

PROPOSED

IP2023-0787
ATTACHMENT 3

BYLAW NUMBER 39M2023

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE KALBFLEISCH RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “Act”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of the Kalbfleisch Residence have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Kalbfleisch Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Kalbfleisch Residence, located at 2604 TORONTO CRESCENT NW, CALGARY and the land on which the building is located being legally described as PLAN 359 GP, BLOCK 6, THAT PORTION OF LOT (1) WHICH LIES EAST OF THE WESTERLY 12 FEET THEREOF, EXCEPTING THEREOUT ALL MINES AND MINERALS (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-

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regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

7. The schedules to this Bylaw form a part of it.
8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE "A"



2604 TORONTO CR NW



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SCHEDULE "B"

Description

The Kalbfleisch Residence, built in 1967, comprises a striking, two-storey, Modern-style residence situated on a sloping corner lot. Prominently sited in the residential neighbourhood of St. Andrew's Heights, the house is located on the north side of Toronto Crescent NW at Windsor Street, bordering a bluff with dramatic views of the Bow River Valley. The residence is recognized for its tapered concrete end walls, massive reverse-incline wooden roof, glass curtain wall elements, and narrow wooden siding and cream-coloured brick cladding.

Heritage Value

The Kalbfleisch Residence, built in 1967, is highly valued as a bold expression of Modern-style architecture in Calgary and reflects the height of the Modern design movement on the Canadian prairies. The residence expresses this style through a high contrast of planes, volumes and materiality; all hallmarks of Modern-style architecture. Heavily articulated planes expressed through tapered concrete side walls and a soaring reverse-incline roof envelop recessed living spaces on the first and second storeys. These rectilinear volumes are sheathed in a variety of exterior treatments including glass curtain wall elements, narrow vertical wooden panels and cream-coloured brick cladding. Two full-width balconies with wrought-iron balustrades, delicately echo the planes of the house at the second-storey. The balconies are supported by massive, projecting wooden beams, which shelter an inset central wooden door. The neutral palette of materials is balanced with a punch of colour, playfully detailed with the geometric, coloured-glass sidelights of the front entryway.

Prominent local architect, John Hondema, in collaboration with the property's owner, Ray Kalbfleisch, designed the residence in 1965. Kalbfleisch, who purchased the property with his wife Eileen in 1963, was an administrator with the Calgary School Board (CSB) and was responsible for hiring architects to design the large number of schools being constructed during Calgary's postwar boom. Hondema was one of the preferred architects who had designed several school buildings for the CSB. He also designed the Our Lady Queen of Peace Polish Church in 1967-68.

The Kalbfleisch Residence is also valued as a rare example of design adapted to the local geography and climate of the area. The Kalbfleisch Residence is situated on a bluff overlooking the Bow River Valley and is fully exposed to the elements. Hondema designed the residence to protect, repel and diffuse the impact of the natural environment to the house. The residence is heavily anchored to the landscape with muscular planes of tapered, poured concrete end walls which support a strong wooden roof designed to deflect wind, rain, and snow from the house as well as to help to control and diffuse light. The living spaces are recessed back from the projecting planes to provide further shelter. A garage is integrated into the ground floor at the side of the house.

The Kalbfleisch Residence is additionally significant as symbolic of the growth and diversity of Calgary's postwar suburbs and is an integral residence that recalls the early development of the St. Andrew's Heights community. St. Andrew's Heights was developed as a desirable, upper-middle class residential neighbourhood of curved streets and cul-de-sacs in what was once a largely rural area with vast open grassland and farmsteads. Construction of the neighbourhood commenced in 1953 by developer Campbell and Haliburton Limited. The neighbourhood was conceived as one of the early 'neighbourhood units' in the city, designed to include a school, a shopping centre and theatre to support the tracts of proposed residential housing. However, apart from the school, these amenities were never built as the neighbourhood was not large

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enough to support commercial businesses. The Kalbfleisch Residence was constructed after completion of the primary development of the neighbourhood and while more elaborate, reflects the quality and style of houses built in the neighbourhood during this period.

The Kalbfleisch Residence's dramatic Modern architectural style and unique design adapted to local conditions on the bluff as well as its prominent siting on a bluff highly visible in the St. Andrew's Heights neighbourhood, contributes to its landmark status in the community.

Character-Defining Elements

The key elements that define the heritage character of the Kalbfleisch Residence include but are not limited to its:

- prominent location on the north side of Toronto Crescent at Windsor Street on a sloping corner lot in the St. Andrew's Heights neighbourhood in Calgary's NW;
- set back from the property lines with unobstructed views of the Bow River Valley from the house;
- associated landscaping elements including large evergreen trees and central poured concrete walkway;
- form, scale and massing as expressed by its two-storey height; original square-shaped plan with integral garage; tapered walls at west and east elevations supporting a massive reverse-incline flat-roof with exaggerated overhanging eaves at the front elevation, transitioning to flat roof at the rear elevation; varying degrees of recessed walls at first and second-storey on front facade; exterior second-storey balconies with open balustrade; awning over integrated garage on the east elevation;
- construction materials such as poured concrete exterior end walls; cream-coloured brick cladding with dark grey recessed mortar; vertical wood cladding on walls and front and garage doors; wooden soffits with vents; exposed wooden beams;
- additional details such as original wall mounted porch light with brushed nickel detailing; pot lights in soffits;
- original fenestration including fixed wooden-sash curtain-wall like glazing and clerestory windows at second-storey on the front façade; fixed single and ribbon windows at first and second-storeys; aluminum-sash windows (fixed and sliding) on sides and rear elevations; full-glazed doors at second-storey; recessed central entryway with wooden door with geometric, coloured-glass sidelights; wooden door with geometric coloured-glass lights at second-storey on rear elevation; and
- interior elements including built-in teak cabinets and slate flooring.

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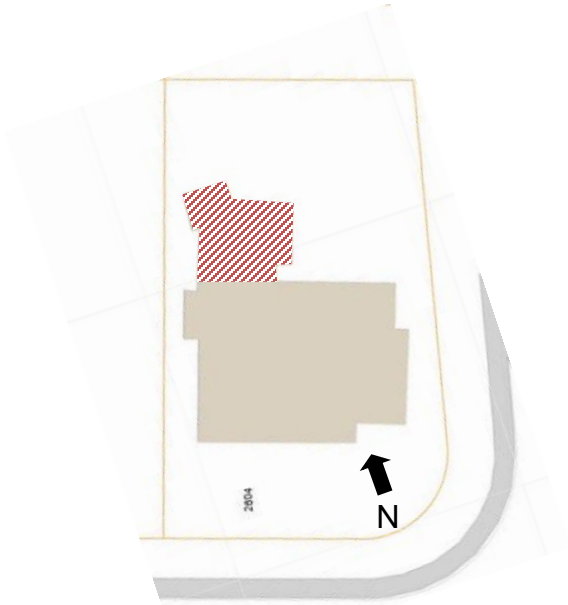
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REGULATED PORTIONS

1.0 Land

The land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A", Image 1.1).



(Image 1.1: Kalbfleisch Residence's existing location and placement on the property. Northwest addition, as denoted in red diagonal lines, is not regulated)

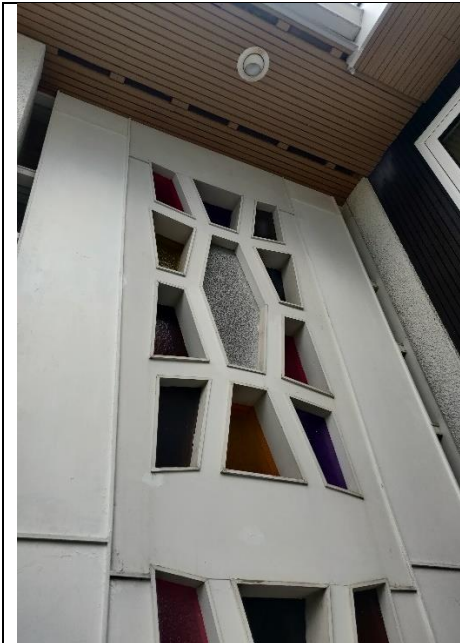
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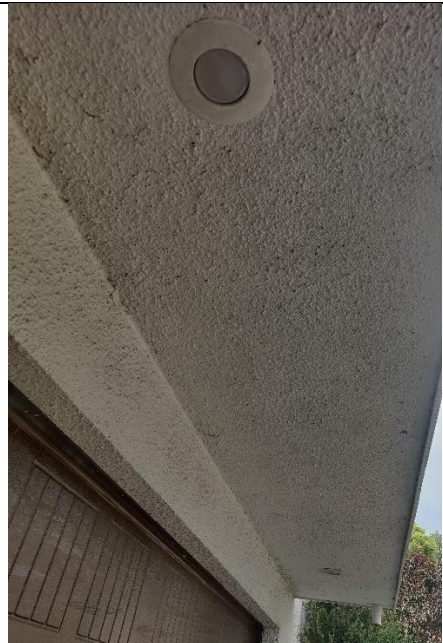
2.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) Two-storey square-shape massing, excluding the northwest addition (Image 1.1) with varied recessed walls (Images 3.1, 5.3 and 6.1);
- b) Reverse-incline flat roof with large overhanging eaves at south façade, transitioning to flat roof at north elevation; eaves at north façade, parapet on east and west façades (Images 3.1, 3.2, 4.1, 5.1, 5.3, 6.1, 6.2);
- c) East-west oriented vented narrow wood slat soffits on south and north elevations, continuing to the interior (Images 3.1 – 3.3, 6.1 – 6.2, 7.1 – 7.2); and
- d) Exterior pot lights embedded in soffits, beneath south bump-out and garage awning (Images 2.1 – 2.3 and 3.1 – 3.3)



(Image 2.1: Potlight located in soffit on north façade)



(Image 2.2: Potlights located beneath awning on east façade)



(Image 2.3: Potlights located beneath bump-out on south façade)

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3.0 South Façade

The following elements are regulated:

- a) Cream-colored brick cladding with horizontally-recessed and vertically-flush mortar, vertically-oriented narrow wood siding (Images 3.1 – 3.4);
- b) Balconies with railings of vertically-oriented narrow balusters; two of five exposed wooden beams above easternmost balcony; two exposed wooden beams above the recessed central entryway (Images 3.1 – 3.2); and
- c) Original fenestration including full height glazing in multiple assemblies; clerestory windows divided to match mullion patterns below; one wrap-around window; three vertically-oriented windows and one horizontal window at ground floor; recessed entryway with door opening and two geometric coloured-glass sidelights (Images 3.1 – 3.3).



(Image 3.1: South façade of the Kalbfleisch Residence, facing Toronto Crescent NW)

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(Image 3.2: Detail of south façade, 2019 showing front entryway recessed under balcony supported by exposed beams and front door flanked by coloured-glass sidelights. Overhanging eaves, vented narrow wood slat soffits with pot lights also visible)

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(Image 3.3: Detail of east-side balcony showing vented narrow wood slat soffits with pot light, exposed wooden beams, clerestory window and sash pattern, vertically-oriented narrow wood siding)

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(Image 3.4: Detail of cream-coloured brick with horizontally-recessed and vertically-flush mortar)

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4.0 East Façade

The following elements are regulated:

- a) Stucco cladding on tapered walls (Image 4.1);
- b) Original fenestration including northernmost horizontal window and garage entry (Image 4.1); and
- c) Awning above garage; five exposed wooden beam ends that continue to the interior and south facing easternmost balcony (Images 3.3, 4.1, 7.2).

Note: Fenestration and wood cladding on the southernmost portion of east façade are not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 4.1: East façade, 2011. Flush garage entrance and awning, exposed wooden beam ends)

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5.0 West Façade

The following elements are regulated:

- a) Stucco cladding on tapered walls; cantilevered bump-out clad in vertically-oriented narrow wood siding (Images 5.1, 5.2);
- b) Original fenestration comprised of vertical window opening on cantilevered bump-out, (Images 5.1, 5.2); and
- c) Recessed wall with tall narrow window slit and three projecting vertically-oriented wood slats (Images 2.4, 5.1, 5.3).

Note: A return to original configuration/appearance of the bump-out window is not precluded where documentation of original configuration exists.



(Image 5.1: Oblique view of west façade showing tapered walls, cantilevered bump-out with vertical window opening, recessed wall with three projecting vertically-oriented wood slats)

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(Image 5.2: Oblique view of west façade showing the cantilevered bump-out from the north-west corner)

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(Image 5.3: Recessed wall with tall narrow window slit and three projecting vertically-oriented wood slats)

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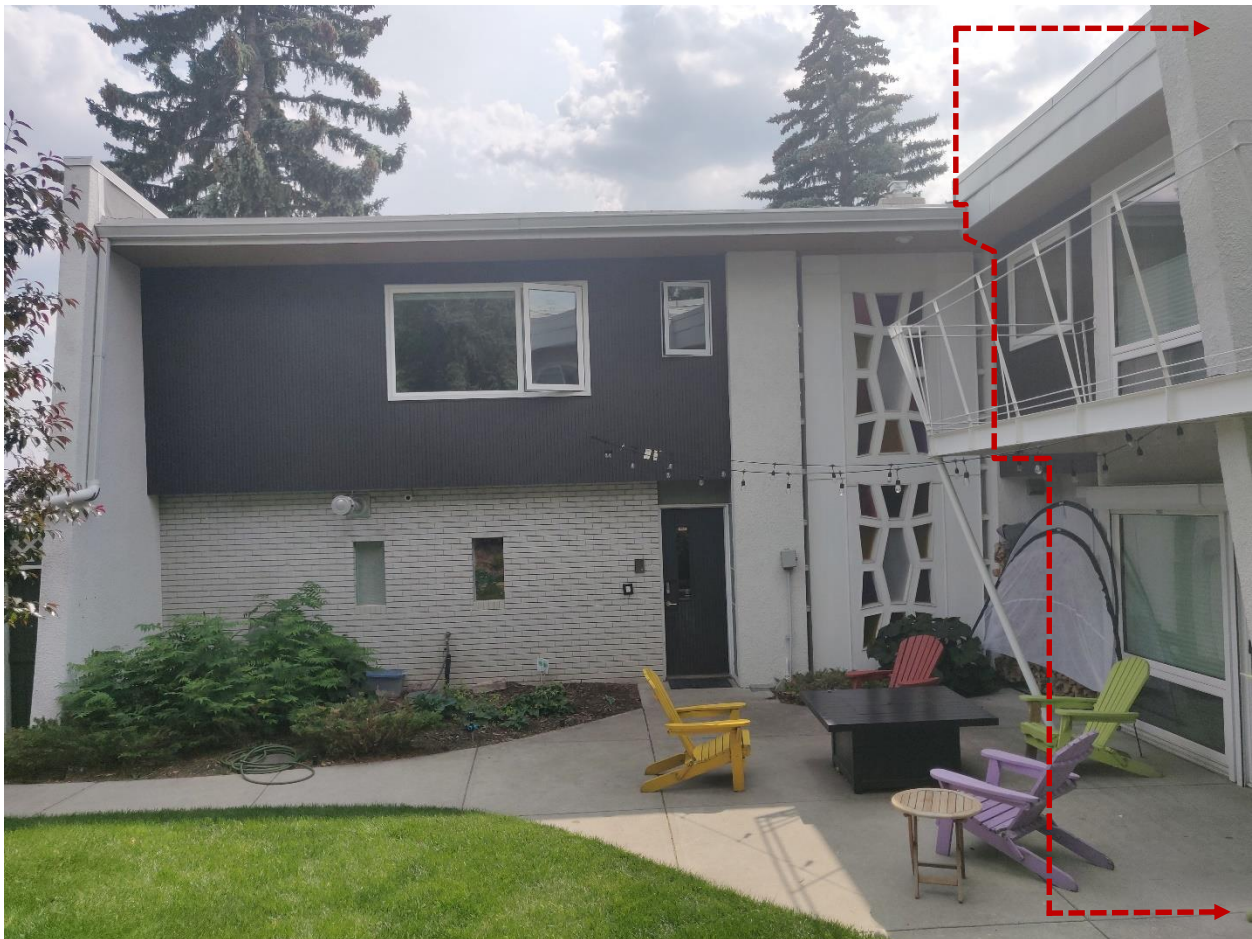
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6.0 North Façade

The following elements are regulated:

- a) Cream-colored brick cladding with horizontally recessed and vertically flush mortar, vertically-oriented narrow wood siding, varying degrees of recessed walls on extant portions of the original façade (Image 6.1);
- b) Original fenestration including one vertical window on the second storey, two vertical windows and doorway at ground storey (Images 6.1); and
- c) Two-storey geometric coloured-glass lights flanked by multi-pane sidelights and extant portions of bump-out clad in stucco (Images 6.1, 6.2).

Note: A return to original configuration/appearance of the easternmost second storey window is not precluded where documentation of original configuration exists.



(Image 6.1: North Façade. Note: addition shown to the right/west of the original structure, as denoted in dotted red lines, is not regulated)

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(Image 6.2: Photo of two-storey geometric coloured glass lights flanked by multi-pane sidelights and extant portions of stucco-clad bump-out. Vented narrow wood slat soffits and pot light.)

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7.0 Interior

The following elements are regulated:

- a) Architectural elements including exposed wooden beams and east-west oriented narrow wood slat ceiling, continuing to the exterior (Images 7.1 – 7.2); and
- b) Split stone clad freestanding central fireplace with raised wraparound hearth extension (Image 7.1).



(Image 7.1: Split stone clad freestanding central fireplace with wraparound raised hearth extension. Detail of exterior east-west oriented narrow wood slat ceiling, continuing to the exterior. Photo Courtesy of Marc Poulin and Jean Rawling)

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(Image 7.2: Exposed wooden beams, two of which are fully exterior and the other three interior, continuing through until ends are projecting on east facade)

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SCHEDULE "C"

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

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extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5