

Proposed Wording for a Bylaw to Designate the Nimmons 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 Nimmons 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 Nimmons Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Nimmons Residence, located at 1420 19 AV SW, and the land on which the building is located being legally described as Plan 1610440; Block 1; Lot 23 as shown in the attached Schedule “A” (the “Historic Resource”), 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-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

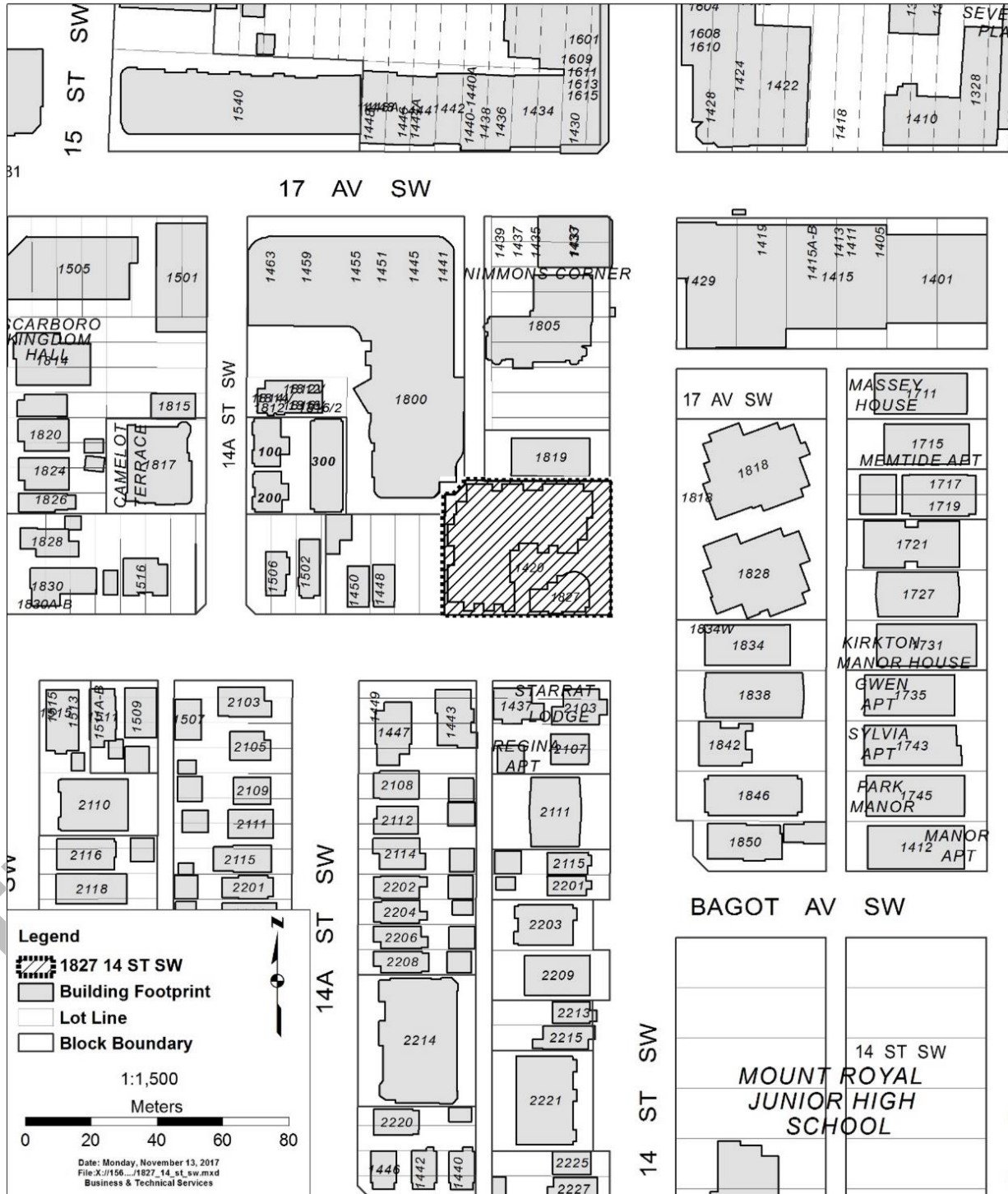
7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



1827 14 ST SW



SCHEDULE “B”

REGULATED PORTIONS

1.0 East Façade

The following elements are regulated:

- a) The red-brick exterior walls laid in stretcher bond (Image 1.2);
- b) Doorway assembly with panelled oak door with oval-shaped bevelled glazing and panelled, oak sidelights with oval-shaped, leaded and bevelled glazing; rock-faced sandstone lintel and threshold (Image 1.3);
- c) Fenestration, with 1-over-1 wooden sash windows with 4-pane wooden storm sashes; smaller, fixed-sash leaded and stained-glass window; rock-faced sandstone lintels and sills (Images 1.1-1.6);
- d) Open, full-width, wraparound veranda and balcony of wood construction with classical, Tuscan-style columns, single-bellied balusters, pedimented entrance tongue-and-groove ceiling, and wood-shingle-clad base (Images 1.1, 1.2, 1.7-1.14);
- e) Polygonal corner turret (Images 1.1, 1.8); and
- f) Wood-shingle-clad gable with mock-half timbering detail (Image 1.2).



(Image 1.0 – Historic (1912) contextual view of the Nimmons Residence in its original siting, showing east and south facades; image courtesy Glenbow Archives)



(Image 1.1 – Contemporary (2023) contextual view of the Nimmons Residence in its current siting following relocation, showing east and south façades)



(Image 1.2 – East façade of the Nimmons Residence; contemporary L-shaped stair accessing veranda is non-regulated)



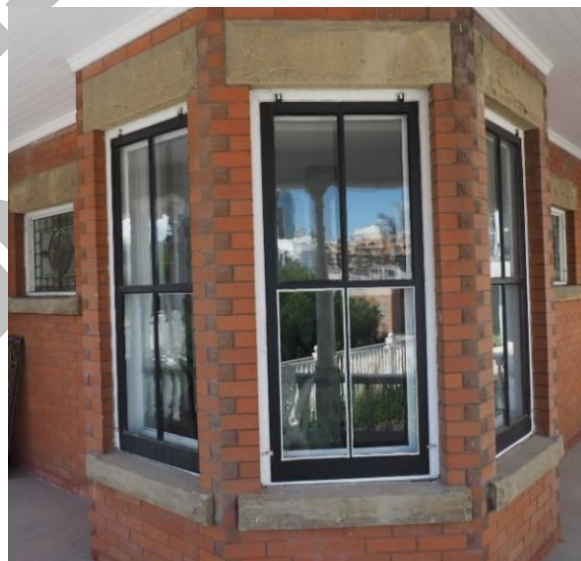
(Image 1.3 – Main entrance, showing doorway assembly)



(Image 1.4 – Example of a typical 1-over-1 wooden-sash window; sandstone lintel above the window opening and sill below)



(Image 1.5 – Example of smaller leaded and stained-glass windows)



(Image 1.6 – Corner turret, showing examples of window with 4-pane wooden storm sash; rough-faced pitched brick detail at corners)



(Image 1.7 – Detail view of the veranda, looking northwest, showing balustrade and Tuscan-style columns; contemporary L-shaped stair accessing veranda is non-regulated)



(Image 1.8 – Detail view of the veranda, looking southwest, showing balustrade and Tuscan-style columns)



(Image 1.9 – South facade of the veranda, showing column detail and tongue-and-groove ceiling)



(Image 1.10 Detail of entrance pediment on veranda)



(Image 1.11 – Detail view of veranda skirt at northeast corner of the Nimmons Residence, showing baluster and column profile)



(Image 1.12 – Detail view of the veranda, looking north, showing tongue-and-groove ceiling)



(Image 1.13 – Balustrade at balcony level, looking south)



(Image 1.14 – Detail view of balustrade at balcony level, looking east)

2.0 South Façade

The following elements are regulated:

- a) The red-brick exterior walls laid in stretcher bond (Image 2.0);
- b) Rock-faced sandstone lintels below main floor, indicating fenestration from original foundation (Images 2.0, 2.1);
- c) Fenestration, with 1-over-1 wooden sash windows and wooden 1-over-1 and 4-pane storm sashes; smaller, fixed-sash leaded, stained-glass window; rock-faced sandstone lintels and sills (Images 2.0, 2.1);
- d) Bay (oriel) window clad in wood with multiple tongue-and-groove panels and a hipped roof (Images 2.1, 2.2); and
- e) Wood-shingle-clad gable with mock-half timbering detail (Image 2.0).



(Image 2.0 – South façade of the Nimmons Residence)



(Image 2.1 – Wood-panelled bay (oriel) window)



(Image 2.2 – Oblique view of Wood-panelled bay (oriel) window)

3.0 North Façade

The following elements are regulated:

- a) The red-brick exterior walls laid in stretcher bond (Images 3.0);
- b) Rock-faced sandstone lintels below main floor, indicating fenestration from original foundation (Image 3.3);
- c) Polygonal turret roof at north-east corner of the building (Image 3.2);
- d) Fenestration, with 1-over-1 wooden sash windows with 4-pane wooden storm sashes; smaller, fixed-sash leaded, stained-glass window with 'jewelled' insets; large wood-sash window with patterned and stained-glass upper sash over a single pane; single sash rock-faced sandstone lintels and sills (Images 3.0-3.4);
- e) The open, wraparound veranda and balcony of wood construction with classical, Tuscan-style columns, single-bellied balusters, tongue-and-groove ceiling, and wood-shingle-clad base (Image 3.2); and
- f) Wood-shingle-clad gable with mock-half timbering detail (Image 3.2).



(Image 3.0 – Oblique view of the Nimmons Residence, looking southeast)



(Image 3.1 – Oblique view of the Nimmons Residence, looking southeast; dotted outlines indicate alterations to north façade from prior contemporary addition; all openings and historic windows, including those painted-over in white are regulated)



(Image 3.2 – Oblique view of the Nimmons Residence, looking southwest)



(Image 3.3 – Large north façade window with decoratively patterned upper sash)



(Image 3.4 – Leaded glass window on north façade)

4.0 West Façade

The following elements are regulated:

- a) The red-brick exterior walls laid in stretcher bond (Image 4.0);
- b) Rock-faced sandstone lintels below main floor, indicating fenestration from original foundation (Image 4.0);
- c) Fenestration, with 1-over-1 wooden sash windows; rock-faced sandstone lintels and sills (Images 4.0, 4.1);
- d) Second-storey doorway with transom and rock-faced sandstone lintel (Image 4.0); and
- e) Wood-shingle-clad gable with mock-half timbering detail (Image 4.0).



(Image 4.0 – Oblique view of the Nimmons Residence, looking northeast)





(Image 4.1 – Oblique view of the Nimmons Residence, looking northeast; dotted outlines indicate alterations to west façade from prior contemporary addition)

5.0 Roof Elements

The following elements are regulated:

- a) The hipped roof with lower cross gables with wooden tongue-and-groove soffits and short, turned, wooden roofline finials (Images 1.1, 2.0, 3.2, 4.0);
- b) Polygonal turret roof at north-east corner of the building (Images 1.8, 5.0); and
- c) Tall, red-brick chimney with corbelled cap at southwest corner of the building (Image 5.2).

Note – The shed-roof dormers are not original and are non-regulated (Image 5.2).



(Image 5.0 – Detail view of turret roof)



(Image 5.1 – Detail view showing typical finial profile)



(Image 5.2 – Upper floor & roof detail of south façade; non-regulated shed-roof dormers indicated with dotted outline)

6.0 Interior

The following elements are regulated:

- a) The original window casings throughout (Images 6.0-6.4); and
- b) Main staircase placement, and balustrade including newel posts (Images 6.5-6.8).



(Image 6.0 – Detail view showing more-ornate window casing entablature)



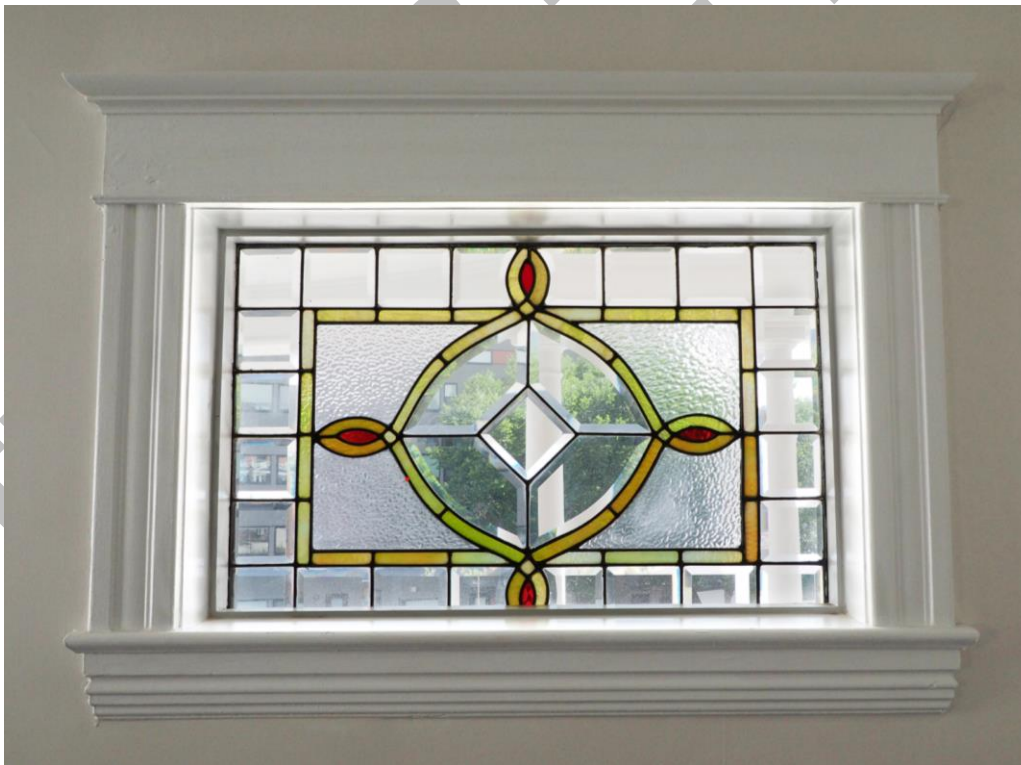
(Image 6.1 – Detail view showing less-ornate example of window casing entablature)



(Image 6.2 – Detail view showing example of doorway casing)



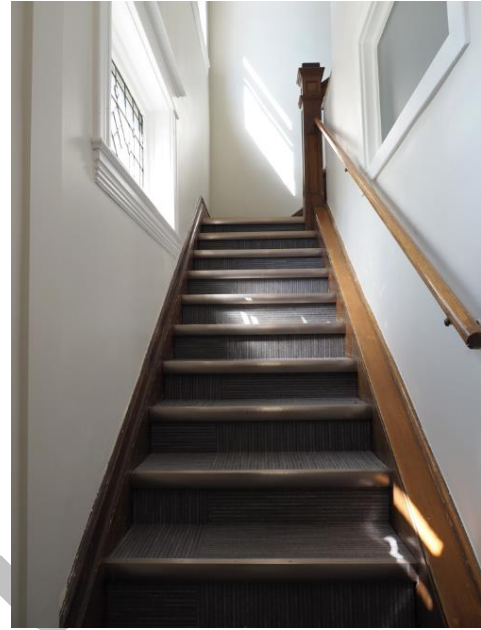
(Image 6.3 – Detail view showing more-ornate example of complete window casing)



(Image 6.4 – Detail view showing less-ornate example of complete window casing)



(Image 6.5 – Main staircase, looking from top of stairs, showing second-storey newel post)



(Image 6.6 – Main staircase from bottom of stairs, showing newel post at landing between first and second storeys; plain rounded handrail is non-regulated)



(Image 6.7 – Detail of second-storey newel post showing baluster and handrail profile)

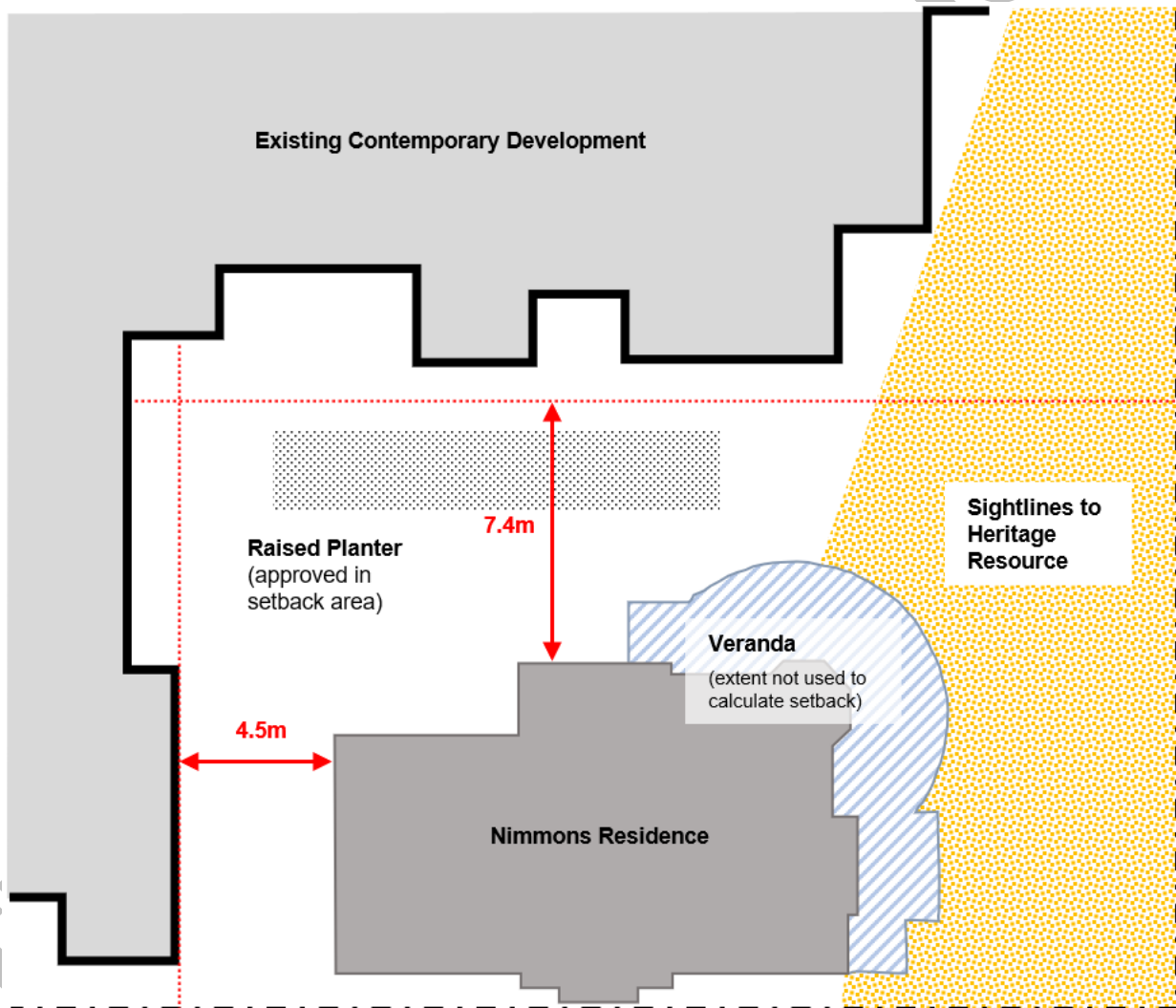


(Image 6.8 – Detail showing newel post at landing between first and second storeys)

7.0 Lands and Context

The following elements are regulated:

- a) The placement of the Nimmons Residence in its existing (relocated) position on the parcel; the existing sightlines to and from the building, including those preserved through articulation of the existing contemporary development (Illustration 7.0); and
- b) The 4.5m setback from any other building to the west of the Nimmons Residence; the 7.4m setback from any other building to the north of the Nimmons Residence; and the setback from the property lines adjacent to 14 Street SW and 19 Avenue SW to the Nimmons Residence (Illustration 7.0).



(Illustration 7.0 – Diagram showing required setbacks and sightlines to the Nimmons Residence)

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

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