

Heritage Calgary Response



TO: Gareth Webster, File Manager

FROM: Cynthia Klaassen, Heritage Resources Program Manager

DATE: Wednesday, November 8, 2023

RE: LOC2023-0311 – Bankview DC District

Dear Gareth,

Thank you for including Heritage Calgary in this Land Use Application circulation, which includes multiple addresses located on the south side of the 1500 block of 25 AV SW in the community of Bankview. Heritage Calgary is a Civic Partner whose mandate is to advise Council on all matters relating to Calgary's heritage. We evaluate potential historic sites, maintain Calgary's [Inventory of Evaluated Historic Resources](#) (the Inventory) and promote public awareness of our shared heritage.

All seven residences located along this block were constructed ca 1912, and some are currently listed on the Inventory. Together these extant heritage homes create a unique, historic streetscape in a neighbourhood that is undergoing rapid change with the construction of new multi-unit buildings and infill developments.

About the Resources

The following three residences are included in this application and are currently listed on the Inventory: [Magarrell Residence](#), [Doberer Residence](#), and [Colborne Residence](#).

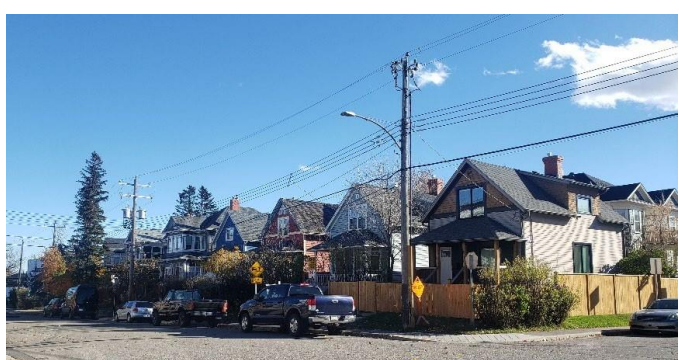


As per their Inventory listing, all three residences are symbolic of the development of pre-First World War housing stock that contributed to the development of the Bankview district, located away from the city-centre but well-connected via street car. They were built by James R. Magarrell in 1912-13. Through the years occupants included an RCAF pilot, a politician, the founder of P. Lawson Travel, and a dentist, symbolic of Calgary's developing middle class.

All three Magarrell homes are excellent examples of the two-and-one-half Edwardian style of home popular at this time in Calgary, although these stand out as the ground floor was clad in red brick. They retain a high degree of exterior integrity with asphalt shingle hipped roofs featuring bell-cast eaves; large front-facing open gable dormers, also with bell-cast eaves and decorative bargeboards; and wide, enclosed front porches. Rectangular in plan, each house has a unique rear addition.

The four additional houses located west of the Magarrell residences on this block were built by Dr. Thomas H. Crawford in 1912. Former occupants of those dwellings include a carpenter, travelling salesman, CPR employees, a tailor, and an accountant.

These occupants likely commuted to work using the streetcar that ran a block away along 14 ST SW, and aided the development of this early Calgary subdivision.



North side, 1500 block of 25 AV SW Photo credit: Cynthia Klaassen

Before its transition into a Calgary suburb, this neighbourhood - now known as 'Bankview' - had been the ranch of William and Isabelle Nimmons, who subdivided it in 1905 for development.

They named this street "Isabella" after their daughter.

About the Application

The proposed LOC2023-0311 is for a "Direct Control Heritage Area." It is intended to ensure that future development in the defined area is compatible with the existing heritage resources, including their placement on the site, as well as their form, design, and general appearance. It is intended to support the retention of the existing historic houses and provides context-sensitive opportunities for future development. This Direct Control Heritage Area does not provide legal protection to any of the existing buildings.

This is the first time in Calgary that a Direct Control Heritage Area has been proposed with the goal of protecting Calgary's built history. If successful, this land use planning tool will provide an optional heritage incentive for residential blocks outside of Main Streets that have at least 50% heritage assets.

Comments from Heritage Calgary

Heritage Calgary is pleased to support the creation of this unique Direct Control Heritage Area. If successful, this heritage conservation tool could be applied in other historic areas where retention of existing residences to maintain an historic streetscape is desired, while permitting gentle densification. This newly defined Direct Control Heritage Area provides guidelines to ensure that future development remains compatible with the existing streetscape and its intention is to regulate the built form to ensure that future infill development remains compatible with and subordinate to the existing built form.

Upon implementation of this Direct Control Heritage Area, Heritage Calgary encourages the participating property owners to consider listing their property on the Inventory (if not already listed) and to request legal protection through a municipal designation by-

law where appropriate. Listing on the Inventory does not provide legal protection however it is the first step in the process to obtaining municipal designation.

Heritage Calgary would also like to encourage the property owners and community to consider the creation of an interpretive element that explains this Direct Control Heritage Area to passers-by and provides additional information on-line; interpretation could include a brief history of the block and neighbourhood, and an explanation of the creation of the special Area. The Area will likely become a feature for the Bankview neighbourhood and contribute to its future development, and Heritage Calgary is available to work with the property owners and community to create interpretation that tells its story.

Conclusion

Thank you for providing Heritage Calgary an opportunity to comment on this application. If the reader has any questions or concerns, please contact Cynthia Klaassen, Heritage Resources Program Manager, at the email listed below.

Kind regards,



Cynthia Klaassen, M.A.

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