

BYLAW NUMBER 4M2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE ORMAN 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 to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of its heritage value;

AND WHEREAS the owner of the Orman Residence has 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 Orman Residence as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The "Orman Residence" comprises:
 - a) a wood-frame Craftsman-style residence dating from 1911;
 - b) 417.3 square-meters of land which comprises the parcel; and
 - c) is located at 734 Memorial Drive NW, and legally described as:

PLAN 1948P
BLOCK 19
THE SOUTH WESTERLY HALF OF LOT 45 AND ALL OF LOT 46

as shown on attached Schedule "A".

3. The Orman Residence is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Orman Residence is hereby described in the attached Schedule "B".
5. The specific elements of the Orman Residence possessing heritage value are hereby known as the Regulated Portions (the "Regulated Portions"). The Regulated Portions are specifically described or identified in the attached Schedule "C".

PERMITTED REPAIRS AND REHABILITATION

6.
 - a) The Regulated Portions of the Orman Residence, as described or identified in Schedule "C" shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than routine preservation and maintenance work, without prior written approval from the City of Calgary Council, or the person appointed by the City of Calgary 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 "D".
 - b) All portions of the Orman Residence, which are not described or identified as a Regulated Portion in Schedule "C" 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, and that all the other permits required to do such work have been obtained.

COMPENSATION

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

EXECUTION OF DOCUMENTS

8. 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

9. The schedules to this Bylaw form a part of it.
10. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2016.

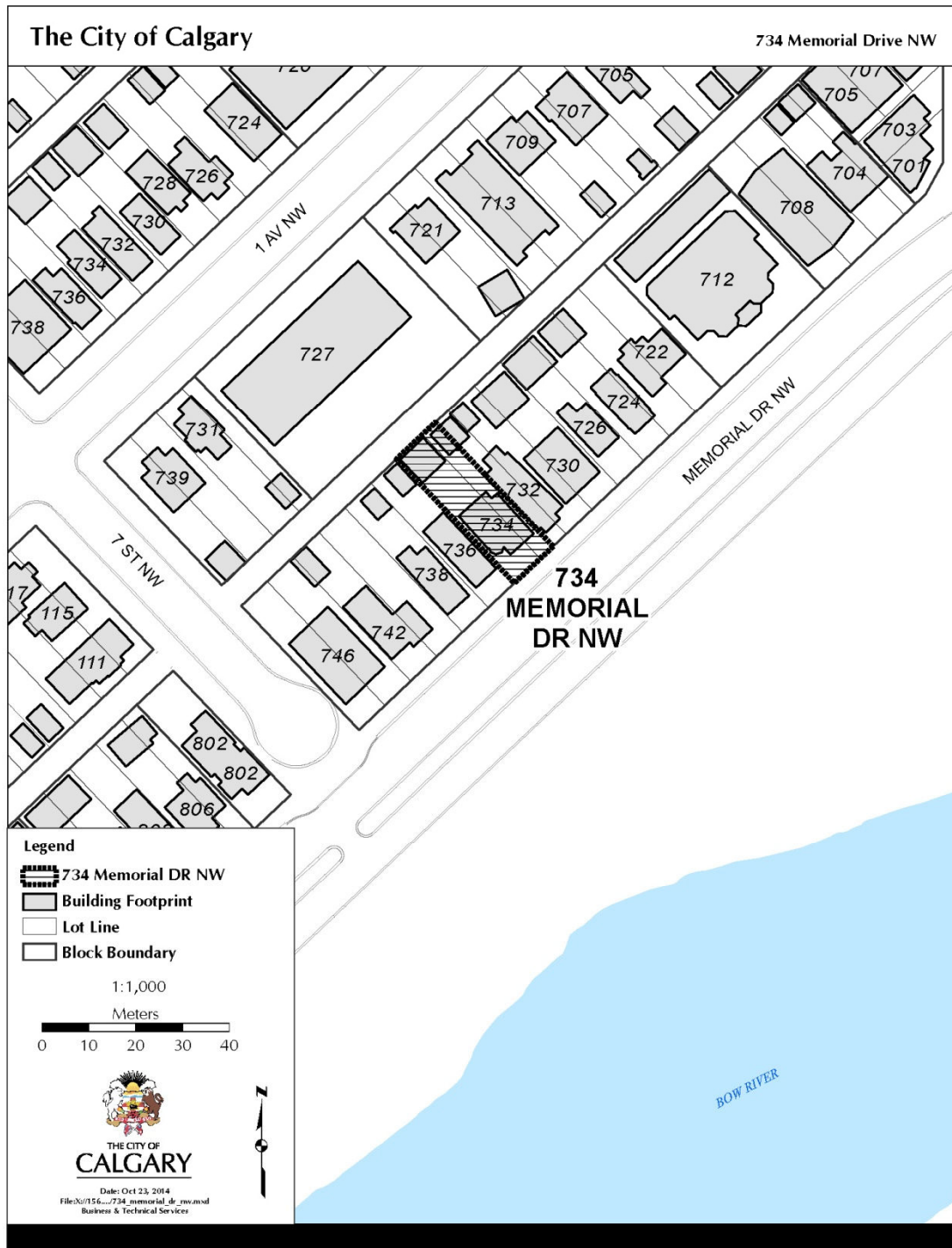
READ A SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME THIS ____ DAY OF _____, 2016.

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE ORMAN RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE



PROPOSED

SCHEDULE “B” TO THE BYLAW TO DESIGNATE THE ORMAN RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Description

The Orman Residence (1911) is a one-and-one-half storey Craftsman-style house clad in wood shingles with a mock half-timbered front gable and prominent corner turret. The house faces Memorial Drive and the Bow River in the inner city-community of Sunnyside.

Heritage Value

The Orman Residence is an eclectic and unique example of a Craftsman-style residence in the inner-city community of Sunnyside and retains a high degree of its historical integrity.

The one-and-one-half-storey house displays numerous hallmarks of Craftsman-style design including its bungalow form, wood-shingle cladding, triangular eave brackets, and exposed rafter tails. The front gable of the house is distinguished by its mock half-timbering, a common detailing variant of the style. The corner turret is an unusual design feature of the earlier, waning Queen Anne style. The incorporation of the turret, to what is otherwise very much a Craftsman-style bungalow, makes for an uncommon combination of stylistic features and highly distinctive composition. The unusual character of the house may indicate that the plan was produced by the contractor, rather than as a pattern book design - the origin of much of Calgary's housing stock of the period. The interior finishes of the house, such as the simple, squared staircase balustrades align with the Craftsman character.

The Orman Residence contributes to and reflects the historic character and development history of the Sunnyside community. It recalls the intense residential development in Sunnyside during the neighbourhood's and the city's pre-World War I population boom.

In 1907 the adjacent communities of Hillhurst and Sunnyside were annexed by the City. An influx of pioneer settlers and immigrants to Calgary peaked 1909 to 1913, leading to a boom in construction throughout the city, especially of working- and middle-class housing. Hillhurst and Sunnyside experienced significant development during this period which was enabled by the construction of a new steel bridge across the Bow River in 1909 and the arrival of streetcar service the same year.

In 1911, the subject property was purchased and a building permit obtained by contractor Edward J. Neame, a speculative builder who built several other adjacent and nearby houses.

Shortly after its completion, the house was purchased by real estate broker Percival Playle Barnett, who rented it to physician Stanley Mahood (1913–14) head of the City's Heath Department, then to a mail clerk (1915–18). It was owned and occupied from 1921 through 1933 by Harold Hargreaves, postmaster, and his wife Mae (or May), an employee at Eatons; then rented to William W. Grant (1934–1937) identified as vice president of radio station CFCN - "Voice of the Prairies" - and later as a radio technician; and later rented to William H. Dobson, a traveling salesman, and his wife Lillian (1938–1949).

The house has been associated with a single family since 1948, when it was purchased as a rental property by housewife Ellen Dunn, wife of John Dunn who was Calgary's first sanitary engineer. She also owned other investment properties in Sunnyside. Starting in 1950 this house was rented and eventually purchased by Dunn's grandson John (Jack) Orman (1925-2006) and his wife Doreen Cumming Orman, who raised two children there, also sharing the house with others early on. Jack's childhood home, with his parents Charles Orman (stereotyper for the

Calgary Albertan) and Lillian Dunn Orman (stenographer), was one of Ellen's houses on the same block (704). At one time, five generations of the same family lived in Sunnyside.

After working as an oil scout and landman, Jack Orman cofounded the Petroleum Information Exchange, which provided oil scouting services to independent oil companies. Doreen received a Governor General's Award in 1992 for her decades of volunteer service which included substantial commitments to the YWCA at local, national, and international levels. She's also been an active member of the Calgary Seniors' Resource Society (cofounder), Hillhurst Sunnyside Community Association, Knox Church, and Alberta Children's Hospital. Orman ran as a Conservative MLA candidate in 1979 at the urging of Premier Peter Lougheed.

Character-Defining Elements

Character-defining elements of the property include, but are not limited to:

- one-and-one-half stories, asymmetrical form with polygonal corner tower;
- cross-gable roof with lower, front-cross gable, closed wood tongue-and-groove soffits, corner brackets, turreted tower roof;
- wood-frame construction clad in rectangular wood shingles; half-timbered front gable;
- wooden one-over-one hung-sash windows with wooden one-over-one storm sashes;
- exterior red brick chimney;
- interior features including oak (first storey) and maple (second storey) floors, open main staircase with plain wood balustrades and newel posts, six-panel wood doors, moulded wood window and doorway casings, wide wood baseboards, fireplace with brick chimneypiece and mottled-green coloured porcelain-tile hearth, wood tongue-and-groove walls and ceiling (basement stairway), largely original configuration of second floor with three bedrooms; and
- original situation of the house on the lots with soft-landscaped front setback, massive Griffin Poplar heritage tree in rear yard.

SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE ORMAN RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 South Façade

- a) the wood-shingle wall cladding and mock half timbering in the front gable (Photos 1.1, 1.2, 1.3); and
- b) fenestration, with one-over-one wooden hung sash windows (tower) with one-over-one wooden storm sashes and plain wooden casings (Photos 1.1, 1.2, 1.3, 1.4).

NOTE: The front porch, which was originally open, was enclosed (infilled) on all three sides in 1948. A return to that configuration is not precluded. If the porch is not to be returned to its original open configuration then the existing configuration/finish with two-over-one and six-pane wooden window sashes and exterior wood-shingle cladding shall be regulated.



(Photo 1.1: historic view of the South Façade - front gable prior to the addition of gable windows
– Province of Alberta Heritage Survey Program, 1982)

PROPOSED



(Photo 1.2: the South Facade)



PROPOSED

(Photo 1.3: the South Façade – oblique view from the South West)



(Photo 1.4: an example of a wooden-sash window and casings)

2.0 West Façade

- a) the wood-shingle wall cladding; plain concrete foundation (Photos 2.1, 2.2);
- b) fenestration, with one-over-one wooden hung sash windows with one-over-one wooden storm sashes and plain wooden casings (Photos 1.4, 2.1, 2.2); and
- c) the exterior red brick chimney (Photos 2.1, 2.2).

NOTE: The northerly one-storey portion of the west façade is part of a modern extension which is not regulated.

PROPOSED



(Photo 2.1: the West Façade – oblique view from the North West)

PROPOSED



(Photo 2.2: the West Façade – oblique view from the South West)

PROPOSED

3.0 North Façade

a) only the upper half-storey portion of the North Façade is regulated and comprises the wood shingle wall cladding, the fenestration with plain wooden casings, and the remaining one-over-one wooden sash west window (Photo 1.4, 3.1).

NOTE: The original first-storey portion of the North Façade has been heavily modified and is not regulated, nor is the one-storey, modern extension.



(Photo 3.1: the North Façade – the modern one-storey extension in the foreground is not regulated)

PROPOSED

4.0 East Façade

- a) the wood-shingle wall cladding and plain concrete foundation (Photos 4.1, 4.2); and
- b) fenestration, with the one-over-one wooden hung sash upper-storey window with one-over-one wooden storm sash and plain wooden casings (Photos 1.4, 4.1, 4.2).

NOTE: The northerly one-storey portion of the façade is part of a modern extension and is not regulated; also the one storey extension at mid-point on the East Façade dates from 1978 and is not regulated.



(Photo 4.1: the East Façade – oblique view from the South East)

PROPOSED



(Photo 4.2: the East Façade – oblique view from the North East – the one-storey, lean-to extension in the foreground is not regulated)

PROPOSED

5.0 Form and Roof / Roof Elements

- a) the asymmetrical one-and-one-half-storey form with corner tower;
- b) cross-gable main roof profile with lower gables and turret (tower) roof; and
- c) roof elements comprising wooden tongue-and-groove soffits and wooden cornice/frieze mouldings (Photos 5.1, 5.2); exposed rafter tails (Photo 5.2); extended bargeboards (Photo 5.2); triangular porch-roof brackets (Photo 5.2); metal turret finial (Photo 1.1).



(Photo 5.1: an example of the wooden soffits and cornice/frieze mouldings)



(Photo 5.2: and example of the exposed rafter tails, extended bargeboards and triangular brackets)

PROPOSED

6.0 Interior

- a) the ground-floor fireplace with brick chimneypiece and mottled-green coloured porcelain-tile hearth (Photo 6.1);
- b) the main staircase from the first floor to the second floor with its open, 'dog-leg' configuration and plain wooden balustrades and newel posts (Photos 6.2, 6.3); and
- c) the original wooden window casings of the first and second floors (Photos 6.4, 6.5).



(Photo 6.1: the fireplace)

PROPOSED



(Photo 6.2: a portion of the staircase and balustrades)



(Photo 6.3: a portion of the staircase and balustrades)



(Photo 6.4: an example of the window casings – upper portion)



(Photo 6.5: an example of the window casings – lower portion)

7.0 Context / Land

- a) the current (original) location of the house on the land (see Schedule “A”); and
- b) open and soft-landscaping character of the land in front of the house, although specific landscape elements are not regulated (Photos 1.2).

PROPOSED

SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE ORMAN RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

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 conserved.

The Standards

Definitions of the terms in italics below are set forth in 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 from:

City of Calgary	Parks Canada National Office
Planning, Development and Assessment Department	25 Eddy Street
P.O. Box 2100, Stn. M, #8073	Gatineau, Quebec
Calgary, Alberta, T2P 2M5	Canada
	K1A 0M5