Proposed Wording for a Bylaw to Designate the Walter Hargrave 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 Walter Hargrave 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 Walter Hargrave Residence as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Walter Hargrave Residence, located at 1732 13 AV N.W., and the land on which the building is located being legally described as PLAN 2410633 BLOCK 20 LOT 20 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-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.

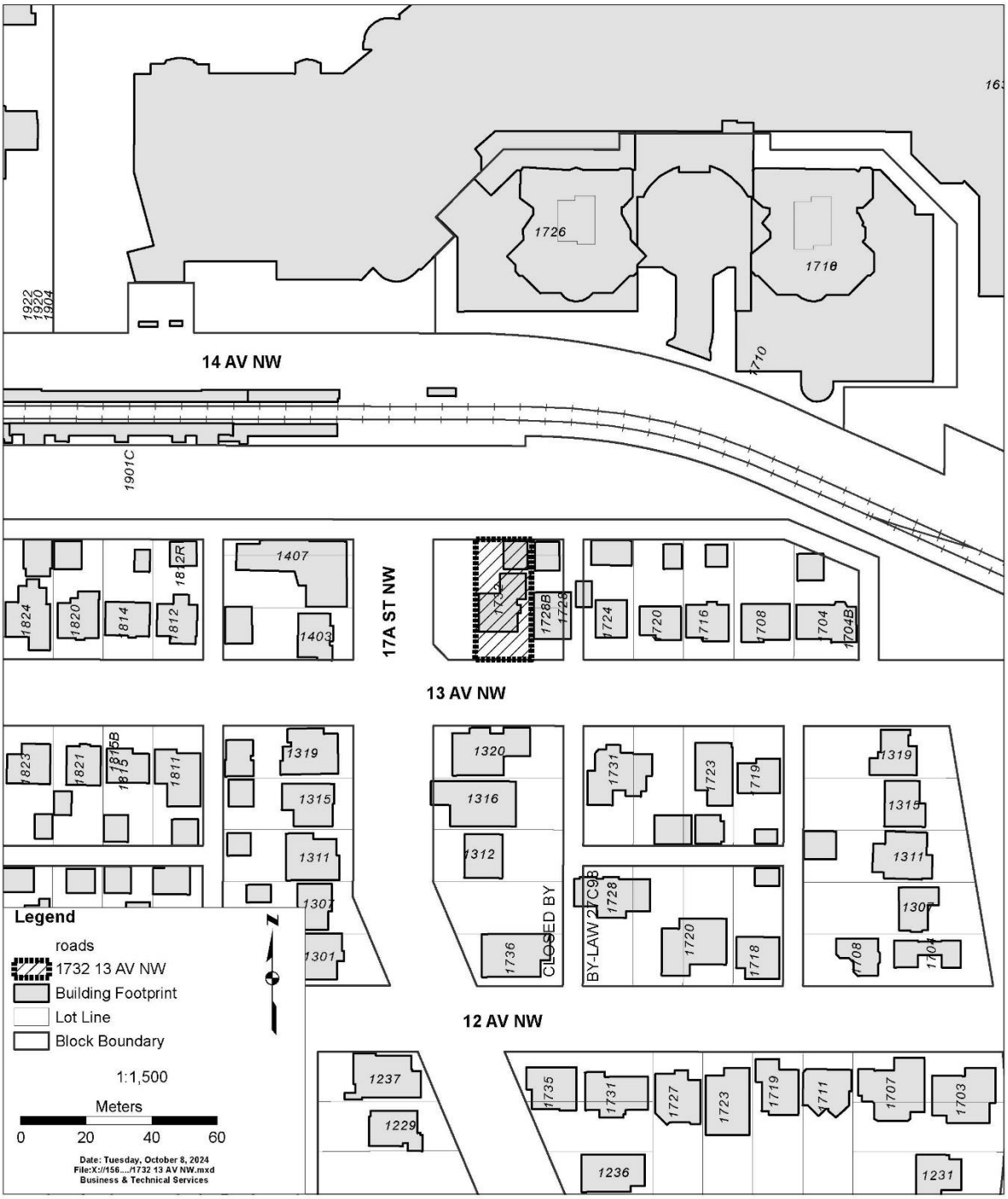
SCHEDULES

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

SCHEDULE "A"

Calgary

1732 13 AV NW



SCHEDULE "B"

Description
The Walter Hargrave Residence, built in 1913, is a one and one-half storey Arts & Crafts style house, clad mainly in cast-stone blocks and concrete-bricks, with low-pitched side gable roof, full-width partially enclosed front veranda, and central second-storey extension with front-facing gable roof. It sits on a large corner lot within a residential block and neighbourhood.

Heritage Value
The Walter Hargrave Residence, built in 1913, is one of the earliest buildings in Hounsfield Heights.

The communities of Hillhurst, West Hillhurst, and Hounsfield Heights were created on land acquired by homesteader Thomas E. Riley and added to by his sons. He and his wife, born Georgina Hounsfield, raised 10 children in a house they built in what would become Hounsfield Heights, called Hounsfield Lodge Farm. Construction of the CPR mainline through Calgary in 1883 brought an influx of pioneer and immigrant settlers. To make land available to house them, the Riley family began subdividing and selling portions of their land, starting in 1904 with Hillhurst.

Edmunde J. Riley and Thomas C. W. Riley, sons of Thomas E., filed plan 5625AC for "Hounsfield Heights" in 11 July 1910. Most of Calgary's pre-WWI subdivisions used a grid pattern with 25 ft. lots, meant to be affordable to middle- and working-class residents. Hounsfield Heights, by contrast, had 50 ft. lots, and minimum building cost and set-back requirements, to create an upscale suburb. The plan included some curving streets that follow the topography, in the manner of the "picturesque suburb" popularized throughout N. America by landscape designer Frederick Law Olmsted, whose firm helped plan part of Upper Mount Royal. Newspaper ads for Hounsfield Heights compared it to Mount Royal, and touted the large lots and river and mountain views. City utilities were provided in 1911. But development languished, probably due to the neighbourhood's higher costs and isolation. Streetcars went up 10 ST to 16 AV by 1912, but bypassed Hounsfield Heights, whose eastern boundary is 14 ST. There were just 4 houses there at the end of 1911, 7 at the end of 1912, 10 including this one at the end of 1913. WWI ended Calgary's building boom.

Hounsfield Heights did not thrive until the 1950s, driven by the city's resource boom, government housing support for returning WWII servicemen, and the access provided by the 14 Street Mewata Bridge that opened in 1954. This house was the only one on its block until 1952 when 3 were added, heralding a new wave of building in the neighbourhood, accompanied by road improvements and sidewalks.

This house was probably built as a speculative venture, by Wilfred C. Chambers, employee of Toole Peet & Co, real estate brokers involved in much development in early Calgary. Its size and fine features indicate it was intended for an affluent buyer. Instead, it was rented to Walter Hargrave, a commercial traveller for the printing firm J. D. McAra, in 1915; sat vacant for 3 years; then had another short-term tenant. The Royal Trust Co. bought it in a foreclosure sale in 1916. George W. Buchan Jr., shoe company manager, lived there in 1920–21 and 1925-28, with his wife, Annie, who owned it part of that time and after. Oil company president William A. Murphy rented it in 1929–38, followed by vacancy then another renter. From 1945 through to today, the house has mainly had long-time owner-occupants.

This house is unique in Calgary for its early use of concrete. The first levels are constructed of poured concrete, concrete bricks, and “cast stone” blocks moulded from concrete to resemble stone. Before WWI, cast stone was used in a few houses and larger buildings in Calgary (more commonly elsewhere in N. America), but there are no documented instances of a poured concrete house or the use of concrete bricks. The owners heard that the builders of the concrete Centre Street Bridge (1915) also produced the materials for this house.

This is a fine example of an Arts & Crafts dwelling, typified by its horizontal emphasis; low, sheltering roof with deep eaves and exposed rafters; open porches (later enclosed here); and variety of surface materials—all meant to create an unpretentious building in harmony with nature. Interior highlights are its Douglas fir door and window frames, panelled doors, and ceiling beams. The separate WC is an upscale feature, unusual in Calgary.

Character-Defining Elements
Character-defining elements include, but are not limited to:

- One and one-half storey rectangular form; wraparound front veranda; second-storey central porch extension; side-hall plan with off-centre entrance; full basement;
- double-pitched side-gable roof; front-facing lower cross gable over second-storey porch extension; rear extended shed dormer; deep open eaves with exposed rafters, wood-plank soffits; tongue-and-groove veranda ceiling;
- basement and main storey constructed of double wall of poured concrete with space between, hollow rock-faced concrete blocks (on outer wall) and concrete bricks (on both walls, per owner) laid in stretcher bond and incorporating flat window heads; inside gables: wood-frame construction clad in stucco and wood mock half-timbering; painted-wood window and door surrounds; concrete sills;
- single-hung sash windows with multi-pane upper portions; multi-pane fixed windows; awning window (basement); hopper windows (bathroom and WC); wood storm windows;
- exterior doors of Douglas fir with 15-panes (front) and with panels topped by clear or pebble-glass panes (some now interior due to additions); short cellar opening with plain wood door;
- exterior front staircase walls of hollow rock-faced concrete blocks and concrete bricks laid in stretcher bond, concrete cap with pebble aggregate;
- concrete-brick chimney with plain cap;
- interior features including original layout with foyer and separate WC; quarter-turn closed staircases to second storey and to basement; Douglas fir baseboards, door and window frames, panelled doors including a pocket door, crown moulding and ceiling beams (living and dining rooms), stair rails, newels, and ballustrades including some ceiling-height bannisters; built-in wood medicine cabinets; lathe-and-plaster walls; tongue-and-groove wainscot (basement stairs); original door and handrail hardware; push-button light switches; original or early light fixtures; cast-iron heating vents in grid pattern;
- deep set-back on a very large corner lot planted with grass, bushes, and trees; concrete-brick walkways; raised lot surrounded by a concrete retaining wall; on a residential street of detached houses.

REGULATED PORTIONS

1.0 South Façade

The following elements are regulated:

a) Stretcher bond concrete brick cladding; continuous hollow rock-faced concrete block band (three rows) (Images 1.1 – 1.3);
b) Wraparound verandah with hollow rock-faced concrete block support pillars terminating under painted wooden frieze board; wooden tongue-and-groove ceiling; arched drainage openings with keystone decoration (Images 1.4 – 1.5);
c) Second storey porch extension; stretcher bond concrete brick cladding with hollow rock-faced concrete block corner columns; stucco and wood mock half-timbering (Image 1.6);
d) Original fenestration (window patterns and openings);a triple assembly consisting of a 12-over-1 flanked by 6-over-1 wood windows with sill and flat gauge lintel in concrete brick; doorway with flat gauge lintel in concrete brick (Images 1.5 and 1.7); and
e) Exterior front staircase walls of hollow rock-faced concrete block cladding and concrete bricks laid in stretcher bond (Images 1.8);

Note: The concrete entrance stairs and concrete cap with pebble aggregate while replaced in kind, is not regulated.

(Image 1.1: South façade)

(Image 1.2: ca. 1996 photo showing south façade with original window assembly on second storey)

(Image 1.3 Stretcher bond concrete brick cladding; continuous hollow rock-faced concrete block band (three rows in south-facing façade, transitioning to two rows)

(Image 1.4 Enclosed portion of verandah: tongue-and-groove ceiling, hollow rock-faced concrete block clad support pillars, wood header)

(Image 1.5: triple assembly consisting of a 12-over-1 flanked by 6-over-1 wood windows with sill and flat gauge lintel in concrete brick)

(Image 1.6: detail of second storey porch extension, stretcher bond concrete brick cladding with hollow rock-faced concrete block corner columns; stucco and wood mock half-timbering)

(Image 1.7: doorway with flat gauge lintel in concrete brick)

(Image 1.8: Detail showing exterior front stairs: walls of concrete bricks laid in stretcher bond and hollow rock-faced concrete blocks)

2.0 East Façade

a) Stretcher bond concrete brick cladding; stucco and wood mock half-timbering; continuous hollow rock-faced concrete block band (two rows); continuous wood band with decorative trim (Images 1.3 and 2.1 – 2.3); and
b) Original fenestration (window patterns and openings); two 15-pane wood windows with concrete sills (main storey); three 6-over-1 wood hung windows with flat window heads and painted wood trim (Images 2.2 – 2.5).

Note: The east side single-storey projecting vestibule built between 1959 and 1986, while sympathetically designed, is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 2.2).

(Image 2.1: View of house from southeast)

(Image 2.2: Historic photo ca.1959, view of house from southeast)

(Image 2.3: photo ca.1996, view of house from southeast)

	
(Image 2.4: example of one of two 15-pane wood windows with concrete sills; continuous wood band with decorative trim)	(Image 2.5: example of one of three 6-over-1 wood hung windows with flat heads and painted wood trim)

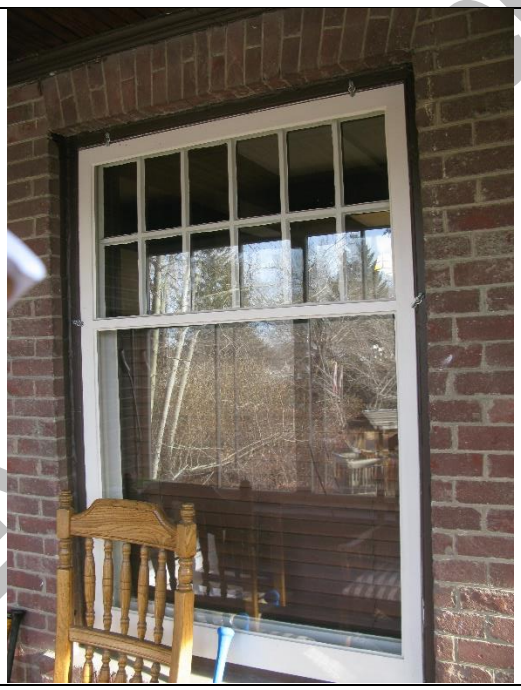
3.0 West Façade

The following elements are regulated:

a) Stretcher bond concrete brick cladding; stucco and wood mock half-timbering; continuous hollow rock-faced concrete block band (two rows); continuous wood band with decorative trim (Images 1.3 and 3.1);
b) Wraparound front verandah with hollow rock-faced concrete block support pillars terminating under painted wooden frieze board; wooden tongue-and-groove ceiling (Images 1.4 and 3.1); and
c) Original fenestration (window patterns and openings); a triple assembly consisting of a 12-over-1 flanked by 6-over-1 wood windows, with concrete sill; a 12-over-1 wood window with sill and flat gauge lintel in concrete brick; two double assemblies of 6-over-1 wood windows with flat heads and painted wood trim (Images 3.2 – 3.4).

(Image 3.1: West façade)

(Image 3.2: triple assembly consisting of a 12-over-1 flanked by 6-over-1 wood windows, with concrete sill; continuous wood band with decorative trim)



(Image 3.3: a 12-over-1 wood window with sill and flat gauge lintel in concrete brick, located within wraparound verandah)

(Image 3.4: example of one of two double assemblies of 6-over-1 pane hung wood windows, with flat head and painted wood trim)

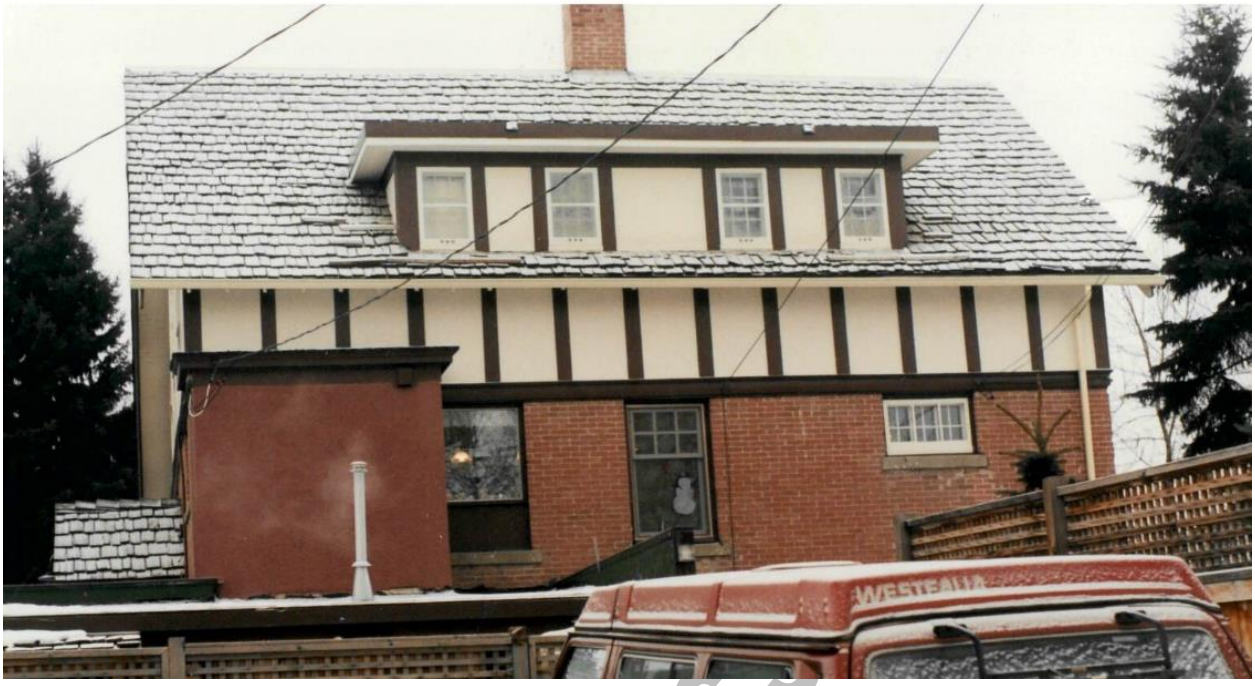
4.0 North Façade

The following elements are regulated:

a) Stretcher bond concrete brick cladding; stucco and wood mock half-timbering; continuous hollow rock-faced concrete block band (two rows); continuous wood band with decorative trim (Images 1.3 and 4.1 – 4.2);and
b) Original fenestration (window patterns and openings); a 6-over-1 wood window and a 12-pane wood window, both with concrete sills; four multi-pane wood windows (shed dormer) (Images 4.1 – 4.4).

Note: The north extension, while sympathetically designed, is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 4.2)

(Image 4.1: North façade)



(Image 4.2: Photo ca. 1996 of rear façade)

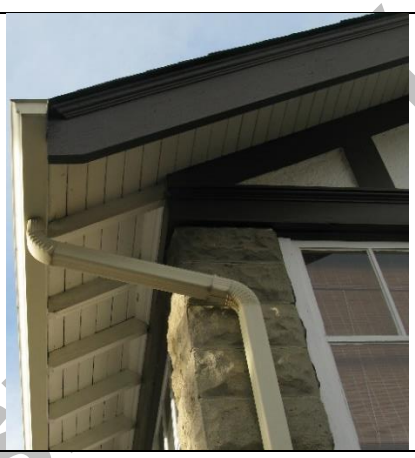
	
(Image 4.3: 12-pane wood window with concrete sill)	(Image 4.4: examples of the multi-pane wood windows (shed dormer))

5.0 Form, Scale, Massing and Roof

The following elements are regulated:

a) One and one-half storey massing with double-pitched side-gable roof; front-facing lower cross gable with rear extended shed dormer; linear profile, rectangular plan (Images 1.1, 1.2, 2.1, 2.2, 2.3, 3.1, 4.1, and 4.2);
b) Open eaves with exposed rafters, projecting painted plain-wood bargeboard, painted wood-plank soffits, painted plain wooden frieze (Images 5.1 and 5.2).

(Image 5.1: Open eaves with exposed rafters, projecting painted plain-wood bargeboard, painted wood-plank soffits, painted plain wooden frieze (second-storey porch))

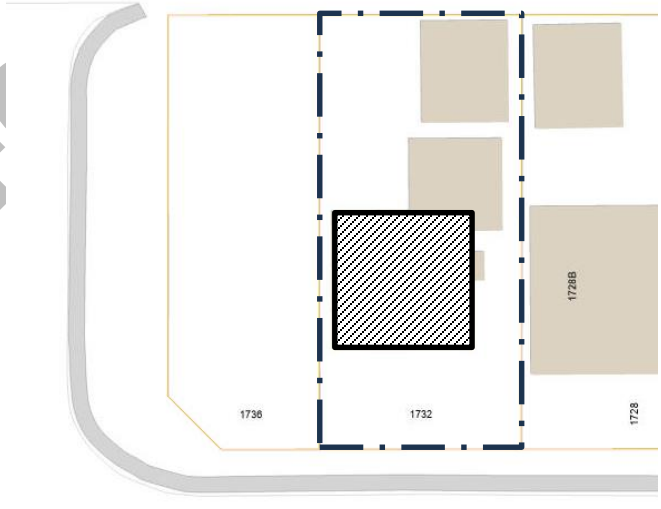


(Image 5.2: Open eaves with exposed rafters, projecting painted plain-wood bargeboard, painted wood-plank soffits, painted plain wooden frieze (verandah))

6.0 Land

The Land is regulated as follows:

a) The original building's existing location and placement on the property (Image 6.1).



(Image 6.1: Building orientation and placement on parcel)

7.0 Interior

The following elements are regulated:

a) Original Douglas fir main door assembly with panels topped by 15 glass panes and plain wooden trim (Image 7.1);
b) Original Douglas fir second storey porch exterior wood door with panels topped by 12 glass panes and plain wooden trim (Image 7.2);
c) Extant original main floor Douglas Fir woodwork including baseboards, window and door casings, pocket door, crown moulding and ceiling beams (living and dining rooms) (Images 7.3 – 7.7);
d) Quarter-turn closed staircase to second storey with Douglas fir stair rail, newel, and ballustrade (Image 7.7)

Note: While the back extension (ca. 1996) reused original materials, these are not regulated.

<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>(Image 7.1 Main entry 15-pane Douglas fir door)</td><td>(Image 7.2 Second storey veranda 12-pane Douglas fir exterior door)</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>(Image 7.3 Example of baseboard)</td><td>(Image 7.4 Example of window casing)</td></tr>
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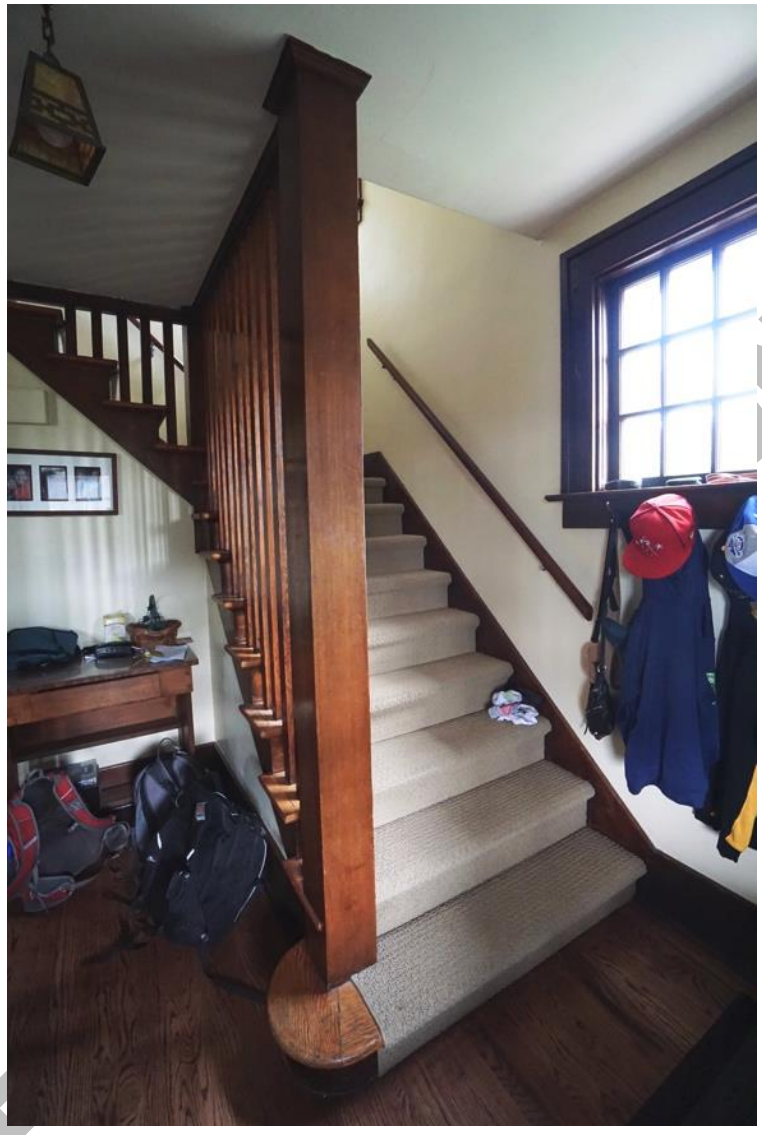
(Image 7.5 Pocket door and example of typical door casing)

(Image 7.6 Example of extant original Douglas Fir crown moulding and ceiling beams in living and dining rooms)



(Image 7.7: Quarter-turn closed staircase to second storey with Douglas fir stair rail, newel, and balustrade; example of a window casing)

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