

PROPOSED

PUD2018-1207
ATTACHMENT 1

BYLAW NUMBER 52M2018

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE BLUM 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 Blum 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 Blum Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Blum Residence, located at 128 Shannon RD S.W., and the land on which the building is located being legally described as PLAN 9912058; BLOCK 7; LOT 18 (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 or otherwise permanently changed, other than for maintenance work and routine preservation, 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,

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alteration, and repair does not negatively impact the Regulated Portions, 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.

EFFECTIVE DATE

8. This Bylaw comes into force on the date it is 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"



128 Shannon RD SW



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SCHEDULE "B"

Description

The Blum Residence is a one-storey with full-height basement Expressionist house set back from Shannon Road SW on a large property in the Shawnessy neighbourhood in Calgary's Southwest. The home is distinguished by its rambling massing with curved corners, flat thin-shell concrete roof and dramatic crescent-shaped full-height fieldstone supports, flanking each side of the front façade. A balcony with a low wooden balustrade lines the main storey of the house. A curved fieldstone wall and wooden flat roof garage fronts the south side and a gravel driveway lines the south end of the property. The house is situated within a context of newer 2000s houses on the west side of the cul-de-sac.

Heritage Value

The Blum Residence, built in 1963, has high style value as an exceptionally rare example of Expressionist style in a residential context in Calgary. Designed by owner Gerhard Blum, a German-born architect trained at the University of Manitoba, the Blum Residence features dynamic curvilinear sculptural massing, with four circular pods arranged in a shamrock-like composition. Originally built on a large acreage with unencumbered views of the Rocky Mountains, the organic form integrates with the rolling hills of the Foothills, in stark contrast to the angularity of the mountains. The Expressionist style, while highly varied, emerged with advances in building technology and integration of form with the natural landscape. In the Blum Residence, adaption to the rugged nature of the Rocky Mountain foothills is evident; curves and horizontality are emphasized down to the smallest details, with living spaces sandwiched between two thin shell curved concrete roofs and anchored to the land with massive crescent-shaped walls with rustic rounded fieldstone veneers. The rambling massing of the house echoes Suburban Ranch design in its low horizontality, with thoughtfully placed full-height and clerestory windows to diffuse the piercing prairie light to the interior spaces. A low-height wooden and steel pipe balustrade fronts the projecting concrete slab floor, connecting the four pods of the house into one cohesive and flowing unit. The totality of the design was well integrated into the former Foothills landscape, providing protection from the elements and framing views to the mountains through its fully glazed western elevation.

The Blum Residence is further valued for its design value, for its masterful use of thin shell concrete technology. Blum, (died 2006), who moved from Germany with his wife Irma to Calgary, Canada in 1952, was an accomplished mason, having trained as a Journeyman Mason from 1946 to 1949. He attended the University of Manitoba to become an architect, and upon graduation won the Thesis Prize for a sports complex he envisioned. After the Blums settled in Calgary, Gerhard worked for a short stint at Gilleland and Strutt from 1952 to 1953 before opening a private practice as G.A. Blum & Associates. He was responsible for designing the Kingsland Community Hall (1961) and the Summit Complex on Sulphur Mountain in Banff (1980), in addition to the Stampeder Hotel, many churches of different faiths, nursing homes and multiple modern homes. He also taught at SAIT and ZIT (Zambia Institute of Technology). The use of thin shell concrete in Modern design allowed the traditional roof forms to be manipulated into highly varied sculptural forms, as it allowed tensile forces to dissipate. As well, it permitted the architect to design large, open expanses of space, to allow for more open concept design in the interior. The expansive thin shell concrete roof and floor slab are stacked with recessed living spaces, and supported by inconspicuous round concrete columns around the building perimeter.

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The Blum Residence has further symbolic value as a vestige of the area's large lot estate parcels subdivided from the farming and ranching lands, first settled early in Calgary's development in the 1880s. The residence is situated just west of the former hamlet of Midnapore, and along with this property, was annexed by the City of Calgary in 1961. The Blum family acquired 8.09 hectares from Nina Jeffery in 1960, in an area that was largely undeveloped, with the only access to downtown via 14 Street SW road allowance. The original quarter section was first homesteaded by Thomas Robinson, who had acquired the land in 1890. In the 1980s, the area began to be heavily redeveloped beginning with Genstar Development Company in 1981. In 1997, the Blum property was subdivided, with several thousand homes built in the area in the early 2000s. The property has retained many of its original mature conifers, and its rolling terrain, featured in the home's design as it shifts from one storey to two storeys on the south side, to accommodate the change in elevation of the original landscape.

Character-Defining Elements

The character-defining elements include, but are not limited to:

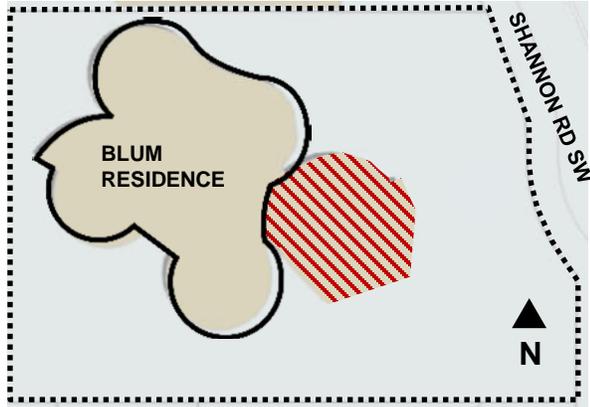
- form, scale, and massing as expressed by its: one storey massing with full-height walk-out basement; irregular plan consisting of four circular wings; main floor sandwiched and recessed between two flat concrete slabs with curved detailing supported by wooden beams and concrete columns; robust crescent-shaped walls with fieldstone veneer where the circular wings intersect; balcony with low balustrade lining front perimeter of concrete floor;
- construction materials including: concrete-frame structural system with thin shell concrete roof and floor supported by round concrete columns; rounded fieldstone veneer on curved corner walls and basement walls; concrete block foundation; wooden-frame system at each storey with narrow vertical wooden siding; wood detailing and trim; continuous balustrade with vertical wooden boards and round steel pipe sandwiched between horizontal wood top and bottom rails;
- elements of Modern Expressionist style including: design emphasizing horizontality and curves; curved sculptural form with four pods intersecting at the centre; recessed living space between lower and upper storeys; anchored to landscape with round columns; majority of windows on rear facade with few windows on public façade; entryway tucked under south façade at grade on lower storey;
- original fenestration including: large vertical and clerestory picture windows at main storey on front and sides of residence; single-assembly tall vertical windows at lower storey; full wooden-frame glazed wall on rear façade; plain wooden front door;
- additional features such as: brick and concrete block central interior chimney; flat roof garage with lapped wooden siding; enclosed former original BBQ pit round structure with fieldstone veneer with pyramidal glass roof on southwest side of house; and
- deep setbacks; associated landscaping elements including: groupings of mature coniferous and deciduous trees; curved retaining wall with rounded fieldstone veneer on southeast side of property.

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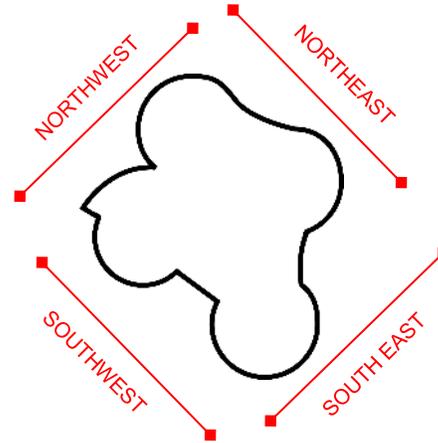
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Reference Images

Supplement to REGULATED PORTIONS



1 Property image showing land parcel (dotted line), residence (solid line), and attached garage (hatched fill)



2 Outline of the Blum Residence (excluding attached garage), identified as directional elevations

REGULATED PORTIONS

The written descriptions of the Regulated Portions are definitive and the images of the Regulated Portions are illustrative only.

1.0 Exterior and Form

Common exterior elements and form of the Blum Residence:

- a) The one-storey form with an exposed basement (fully exposed at southeast and southwest portions of building);
- b) Irregular split-level plan consisting of four circular wings (Image 1.1);
- c) Thin-shell concrete flat roof and floor supported by round concrete columns (Image 1.2);
- d) The wood detailing including vertical board siding and trim; exposed rafters (all painted darker earth tones, eg brown) (Images 1.3, 1.4, 1.5); and
- e) Wraparound concrete deck, continuing to the interior, with continuous balustrade with railing consisting of regular intervals of opaque panels with coupled horizontal top and raised bottom rails (Images 1.1, 1.2).

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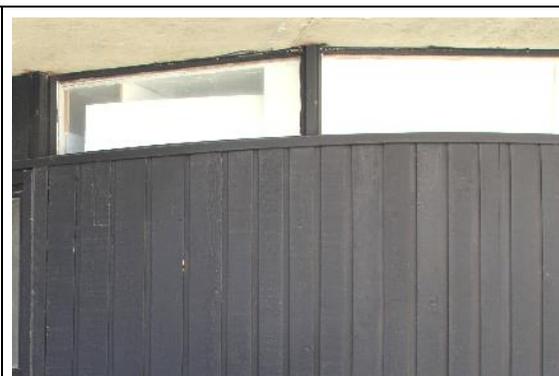
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(Image 1.1: Original schematic plan of the Blum Residence)



(Image 1.2: An example of the thin shell concrete roof forming the overhang and the thin shell concrete floor extending out to form the wraparound deck with continuous balustrade)



(Image 1.3: An example of the vertical board siding)

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(Image 1.4: An example of the wooden exposed rafters)



(Image 1.5: An example of the wooden exposed rafters as seen on the southwest elevation, Image 4.1)

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Exterior elements of the Blum Residence unique to each elevation:

2.0 Northeast Elevation

- a) The crescent-shaped feature wall with split fieldstone veneer (Images 2.1, 2.2); and
- b) The fenestration comprising two large vertical picture windows - one on either side of the crescent shaped field stone clad wall; clerestory and basement level windows (Images 2.1, 2.2).



(Image 2.1: Northeast elevation)



(Image 2.2: An example of a recessed window; one on either side of the crescent-shaped feature wall)

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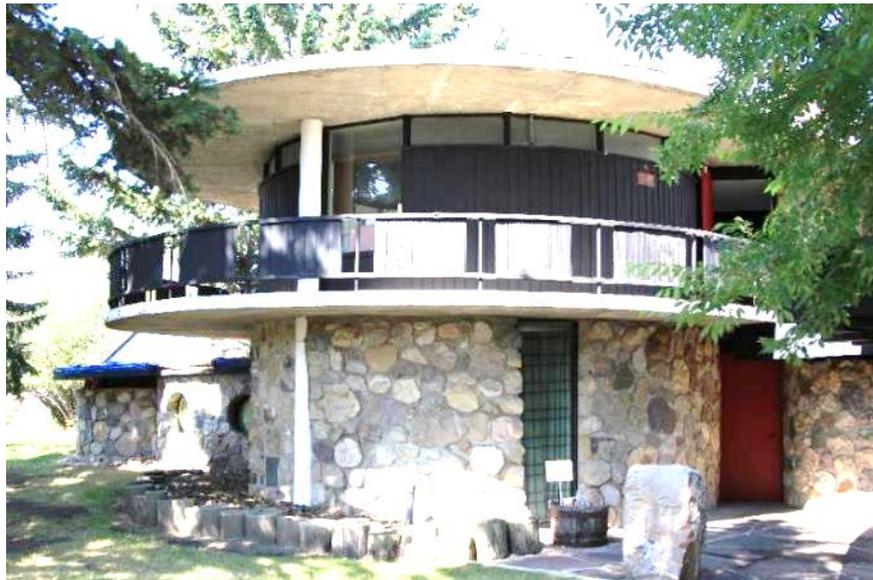
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3.0 Southeast Elevation

- a) The upper floor crescent-shaped feature wall and basement level rounded walls finished with split fieldstone veneer (Images 3.1, 3. 2);
- b) The fenestration comprising large vertical picture windows; clerestory windows; the basement level main entrance with single door (Images 3.1, 3.2, 3.3); and
- c) The attached flat roof garage with exposed roof rafters (Image 3.4).



(Image 3.1: Southeast elevation)



(Image 3.2: Basement level rounded walls finished with main entrance to the right)

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(Image 3.3: Main entrance between two curved, split fieldstone veneer walls.)



(Image 3.4: View of attached garage with exposed roof rafters)

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4.0 Southwest Elevation

- a) The rounded walls (Images 4.3, 4. 4);
 - b) The fenestration comprising large picture windows, stacked vertical wood-frame window wall with glass-panel door at patio façade; clerestory windows; balcony access from kitchen (Images 4.1 - 4.4); and
 - c) Enclosed former BBQ pit with flat roof and glass pyramid shaped skylight (images 4.5, 4.6).
- Note: A return to original configuration/appearance would not be precluded (Image 1.1)



(Image 4.1: View of full height windows at basement level under kitchen area)



(Image 4.2: View of patio with entrance and the upper level kitchen wing with balcony access)

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(Image 4.3: View of living room wing split fieldstone veneer wall)



(Image 4.4: View of living room glass wall with exposed wood rafters element)



(Image 4.5: Enclosed original BBQ pit with flat roof, glass pyramid shaped skylight and window insert)



(Image 4.6: Fieldstone wall with two round openings leading to the original BBQ pit, now enclosed)

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5.0 Northwest Elevation

- a) The rounded walls (Images 5.1, 5.2); and
- b) The fenestration comprising large vertical, clerestory and basement level wooden windows (Images 5.1, 5.2).



(Image 5.1: View of junction where bedroom wing meets up with the living room wing)



(Image 5.2: View of fieldstone veneer wall of living room wing).

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6.0 Interior

- a) The open plan/configuration; upper-level plan with open deck, excepting those portions of the plan being the interior bedroom partition walls (Images 1.1, 6.3 - 6.5);
- b) Architectural elements throughout including the exposed wooden beams and wooden rafters; split fieldstone finished walls (Images 6.1 - 6.8);
- c) The “indoor patio” area connecting to “living isle” complete with fountain and pond, stone flooring, and split fieldstone fireplace (Images 1.1, 6.1 - 6.4, 6.9); and
- d) The concrete staircase with floating treads (Images 1.1, 6.3, 6.11).



(Image 6.1: View of the living room with pond/fountain feature and garden)



(Image 6.2: View of living room with bridge over pond)

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(Image 6.3: View of "indoor patio" seating area with split fieldstone fireplace)



(Image 6.4: View from upper level deck across two storey high "indoor patio" area through to the upper level bedroom wing. Basement area below is also visible)

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(Image 6.5: View of upper level deck leading to bedroom wing)



(Image 6.6: An example of the exposed wooden roof beams)



(Image 6.7: Detail view of "living isle" wooden rafter elements with lights)



(Image 6.8: Detail view of "living isle" garden with wooden structure)



(Image 6.9: An example of the stone flooring throughout the "indoor patio" area)

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(Image 6.10: Detail of the concrete spiral cantilevered stairs, showing the treads cantilever from the outer, split faced stone clad, wall)

7.0 Context / Land/ Landscaping

a) The current (original) location of the house on the land (see Schedule "A").

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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