

Cope House



Address	860 Hillcrest Ave SW Click here to view in Google Maps
Community	Upper Mount Royal
Year Constructed	1912
Type	Residence
Current Owner	Swell Management Incorporated, www.swelliving.ca . This address is associated with Monogram Homes, "Mount Royal Information Home" www.monogramhomes.ca
CHI Watch Risk¹	High (4 out of 5)
Designation²	Not designated. Placed on the inventory in 1993.
City Inventory	City Inventory Cope House
Significance³	The architecture of this home reflects two popular styles of the time; Tudor half timbering on the front gable dormers and tapered Craftsman columns on the open verandah. The use of patterned brick masonry is unique in the city. The home is sited on a large lot sufficient to allow for a semicircular driveway and deep front yard; both elements typical of the Mount Royal district. 860 Hillcrest Ave. is the middle of 3 historic homes on a very prominent corner off 8 th Street in Mount Royal, across from Earl Grey School. Together these 3 homes form an original streetscape with mature trees. The Geddes House at 856 Hillcrest is listed on the City's Inventory. The Geddes and Cope parcels were among five adjoining lots along Hillcrest Ave. originally purchased by real estate agent W.D. Fraser from the CPR for \$1,500 each. A City Wide Historic Resource
Who³	Daniel V. Cope and his wife Elizabeth came from Ontario and were early residents of Calgary. D.V. was considered a good businessman and established a wholesale furniture business that may have also dealt in stoves and heaters, baby carriages, go-carts, pillows,

	comforters and other merchandise. Later the business expanded to furniture manufacturing. In the 1940's, goods were difficult to obtain so the business shifted to second hand furniture sales before closing. As the original owners of this house, they lived there for forty years.
Status	Monogram Homes 860 Hillcrest Concept for this site is a very large, modern infill The Development Completion Permit DCP2018-0251 is Pending Inspection for DP2017-1996 that was approved on November 7, 2017. The permit was released to the applicant on February 5, 2018. Job is New: Single Detached Dwelling, Accessory Building (garage). Demolition pending. On November 7, 2017 an appeal was heard at SDAB 2017-0078 . Heritage issues were argued but despite its historical significance being acknowledged on the Inventory the home has no official designation, so it can't be saved.
CHI's Position Statement	This demolition highlights the need to provide more resources to homeowners and infill developers to support retention of our grand old homes and ideally have them designated. These resources include awareness of the value of historic resources and why they should be preserved, options for renovation services and materials available in Calgary, and financial incentives, such as grants and tax credits so support restoration. CHI advocates for stronger legislation to protect historic areas and trust funds to purchase, repurpose, maintain and manage historic properties to save historic resources such as the Cope House.
Upcoming	Demolition
Public Call to Action	Take photos of the home before, during and after demolition. Share on social media. Email, tweet, phone, or write to your ward councillor, Councillor Evan Wooley (Ward 8), Mayor Nenshi and the City's Heritage Planner to relay the need for heritage resources to support preservation and designation, using the Cope House as an example.

Updated: June 26, 2018 KP

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1. CHI Heritage Watch Rating

5	Imminent loss	Active plans for demolition
4	High Risk	Risk factors + negative intentions / dormant demolition plans
3	At Risk	Risk factors
2	Possible Risk	Unknown intentions or mix of negative and positive factors
1	Monitoring	Positive intentions but still possible risk

2. A designated Municipal Historic Resource is legally protected against demolition or inappropriate changes.

3. Primary Source: City of Calgary Inventory of Evaluated Historic Resources