

Jalland Block



Alternate Name	Waves Coffee
Address	602 17 Avenue SW Click here to view in Google Maps
Community	Beltline
Year Constructed	1907
Type	Mixed use: shop and apartment
Current Owner	Arlington Street Investments
CHI Watch Risk¹	High (4 out of 5)
Designation²	Not protected
City Inventory	City Inventory Jalland Block
Significance³	<p>The building is an early and rare example of Dutch Colonial Revival style featuring; gambrel roof with gabled dormers, sidewall decorative shingles and brick walls. It is located at the intersection of two busy streets and is a familiar structure within the community. The main store front facing 17th Ave housed a number of grocers and a post office, the secondary store front served shoemakers and a tailor. Photographer Peter Gold purchased and converted it into Gold Studio of Photography in 1974. Most recently it housed Waves Coffee, now closed.</p> <p>In October 1912, the Jalland Block was the scene of a double-murder/suicide that made headlines for days. The building is a City Wide Historic Resource.</p>
Who	The owners and builders were Thomas and Robert Jalland of Victoria, B.C., who operated Jalland Brothers, a construction and real estate business. They owned the building until 1910.
Status	Proposal to redevelop site: a 5 storey, 23,835 square foot retail and residential condominium development. The main floor to be comprised of boutique commercial

	<p>retail space of approximately 6,500 square feet. The remaining floors (floors 2-5) will be 34 residential units. The development timetable for the construction completion is estimated as September 15 – December 15, 2018.</p> <p>https://www.arlingtonstreet.ca/property/asi-national-block-ii</p>
CHI's Position Statement	<p>CHI opposes demolition and supports the preservation of the Jalland Block with new development in the lot behind. Because this historic building faces an important commercial avenue, and particularly at highly visible corners, the building should remain to preserve the streetscape and sense of place.</p> <p>-CHI response to 5th Ave Case Study for the proposed 17th Ave Design Strategy (2006).</p>
Upcoming	<p>Development Permit DP2016-4968 issued on 2017-03-09. Building Permit 2017-05852 is "hold". BP date: 2017-05-19</p>
Public Call to Action	<p>Please spread the word through social media and your community contacts that this building is worth saving. Email, tweet, phone, write your Councillor, Evan Wooley the Councillor of Ward 8, and Mayor Nenshi.</p>
Related articles	<p>http://beltline.ca/community/heritage/jalland-block</p>

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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