

# Gordon Suites/Himmelman Boathouse



<b>Address</b>	514 25 Avenue SW (Himmelman Boathouse located at rear) <a href="#">Click here to view in Google Maps</a>
<b>Community</b>	Cliff Bungalow
<b>Year Constructed</b>	Gordon Suites – 1929, Himmelman Boathouse - 1926
<b>Type</b>	Gordon Suites – apartments, residential Himmelman Boathouse – industry, workshop
<b>Current Owner</b>	Private
<b>CHI Watch Risk</b> <sup>1.</sup>	High (4 out of 5)
<b>Designation</b> <sup>2.</sup>	Not Protected
<b>City Inventory</b>	<a href="#">City Inventory Gordon Suites</a> <a href="#">City Inventory Himmelman Boathouse</a>
<b>Significance</b> <sup>3.</sup>	<p><b>The Gordon Suites</b> hold Community significance for their unusual design, being two mirror-image apartment buildings with distinctive shared entrances and distinctive detailing in the Spanish Colonial Revival style, a style not common in the neighbourhood or Calgary. The rare duo is unique; the only remaining 1920's multi-family structure left in Cliff Bungalow mission</p> <p><b>The Himmelman Boathouse</b> has Community significance because of its is rare, distinctive vernacular design and historic industrial character, being the only light industrial building in the neighbourhood. It has City-wide significance because it was used as a boat-building workshop, an unusual activity for a prairie city.</p>
<b>Who</b> <sup>3.</sup>	Constructed by Arthur Himmelman, a well-known figure in the neighbourhood. Himmelman was a boat builder from Lunenburg, Nova Scotia and ran a successful construction business in Calgary. In 1933, he became the first Commodore of the newly-formed Calgary Yacht Club. The club sailed at Chestermere Lake east of Calgary, and

	Himmelman built boats for many of its members at his workshop, located at 514A-25th Ave SW, directly behind the Gordon Suites. Presumably, Himmelman built the Gordon Suites himself.
<b>Status</b>	A redevelopment proposal came forward in 2016 that included the Gordon Suites and Himmelman Boathouse that cover approximately 1/4 of the total site. The intention is to build 12 and 8 story towers, far beyond the current zoning which allows approximately 5 stories. This means that the current zoning is not sufficient to enable the owner's plan, so city council will be asked to greatly increase the allowed height to help this plan proceed.
<b>CHI's Position Statement</b>	<p>1) The city should not be incentivizing demolition of Calgary's historic properties by upzoning without an equally effective incentive to retain the small number of valuable historic sites. Upzoning is an important city tool, but owners of recognized historic buildings should be able to realize that value, gifted by council, without it being necessary to demolish.</p> <p>As well, when individual sites are greatly upzoned, that now gives incentive for adjacent property owners to justifiably ask for similar upzoning on their sites as well, leading to a spread across the community. This is already happening adjacent to the TOD upzoning which was applied in historic Hillhurst-Sunnyside (communities adjacent to "Kensington" shopping district) which is leading to the likely demolition of 13 character homes in a row.</p> <p>2) Should council entertain providing additional density on the parcel which includes the Gordon Suites and Himmelman Boathouse, it should be in exchange for legal protection of those two sites. In no way should the city gift increased density to the site AND allow two historic sites be demolished.</p>
<b>Upcoming</b>	Land use change and development permit applications.
<b>Public Call to Action</b>	Please email, tweet, phone, write your Councillor, Evan Wooley the Councillor of Ward 8 which includes Cliff Bungalow-Mission, and Mayor Nenshi.
<b>Related articles and posts</b>	<a href="https://www.facebook.com/CalgaryHeritageInitiative/posts/1044502742251862">https://www.facebook.com/CalgaryHeritageInitiative/posts/1044502742251862</a> <a href="http://cliffbungalowmission.com/wp-content/uploads/2016-May-Mission_Statement.pdf">http://cliffbungalowmission.com/wp-content/uploads/2016-May-Mission_Statement.pdf</a>
<b>Historic Photos</b>	Glenbow Museum <a href="http://ww2.glenbow.org/search/archivesPhotosSearch.aspx">http://ww2.glenbow.org/search/archivesPhotosSearch.aspx</a> Image No: NA 5264-1,2,3,4,5

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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 Resources is legally protected against demolition or inappropriate changes.

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