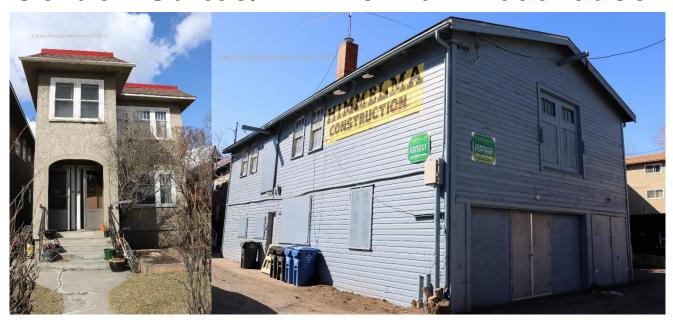


## **Heritage Watch Fact Sheet**

## **Gordon Suites/Himmelman Boathouse**



Address	514 25 Avenue SW (Himmelman Boathouse located at rear)
	Click here to view in Google Maps
Community	Cliff Bungalow
<b>Year Constructed</b>	Gordon Suites – 1929, Himmelman Boathouse - 1926
Туре	Gordon Suites – apartments, residential
	Himmelman Boathouse – industry, workshop
<b>Current Owner</b>	Private
CHI Watch Risk 1.	High (4 out of 5)
Designation <sup>2.</sup>	Not Protected
City Inventory	<u>City Inventory Gordon Suites</u>
	<u>City Inventory Himmelman Boathouse</u>
Significance <sup>3.</sup>	The Gordon Suites 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
	<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.
Who <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 heats for many of its members at his workshop, leasted at E144 25th
	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.
Status	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.
CHI's Position	1) The city should not be incentivizing demolition of Calgary's historic properties by
Statement	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.
	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.
	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.
Upcoming	Land use change and development permit applications.
Public Call to	Please email, tweet, phone, write your Councillor, Evan Wooley the Councillor of Ward 8
Action	which includes Cliff Bungalow-Mission, and Mayor Nenshi.
Related articles	https://www.facebook.com/CalgaryHeritageInitiative/posts/1044502742251862
and posts	http://cliffbungalowmission.com/wp-content/uploads/2016-May-Mission_Statement.pdf
Historic Photos	Glenbow Museum http://ww2.glenbow.org/search/archivesPhotosSearch.aspx
	Image No: NA 5264-1,2,3,4,5
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Updated: July 10 2017 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 or 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