



# Demystifying Designation Workshop # 4

November 24<sup>th</sup>, 2018

Windsor Park Community Hall



*CALGARY TREND HOUSE (1953) in Elboya*



*ORMAN RESIDENCE (1912) in Sunnyside*

# Agenda

## Introductions & Welcome

### **Speakers** *20 mins each including Q/A*

- Clint Robertson (City of Calgary Sr Heritage Planner)
- Laura Pasacreta (Heritage & Architectural Consultant, Fireweed Consulting)
- Halyna Tataryn (Tataryn Group Real Estate)
- Doreen Orman (Owner who achieved designation)
- Elicia Cantafio (Buyers of Orman home)
- Mike Kurtz (Provincially and Municipally designated Trend House owner)

## Closing/Final Remarks

# Demystifying Designation

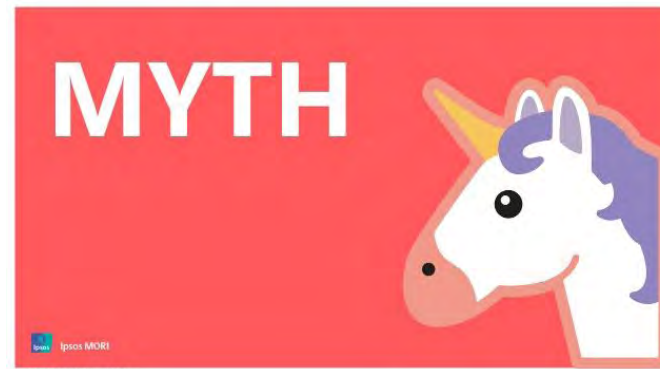
Clint Robertson

Senior Heritage Planner

Planning & Development, City of Calgary



Upton Residence, Sunnyside 1908





*Some day in the dim and distant future, Calgary people will seriously regret the absence of relics of days gone by such as the old town hall and the like and will marvel that the city officials in ancient days were so shortsighted as to dispose of them for their value as firewood . –*

**Morning Albertan newspaper 1911**



TL – Old and new City Hall , 1911;  
BL – Moravian Church, 7 Av/ 3 St SE;  
TR – Dr Geroge Res, 8 Av/ 5 St SE  
BL- First School, 9 Av/ 5 St SE





## WHAT IS DESIGNATION? WHAT DOES IT MEAN?

- It is the protection and regulation of a heritage property;
- It occurs through the passage of bylaw on the property by City of Calgary Council
- It protects / regulates the property in perpetuity
- The full term for 'designation' is Municipal Historic Resource Designation
- The designation process follow the requirements and specifications of The Province of Alberta's *Historical Resources Act*



T- Ross Res, Inglewood, 1907  
BL- Wm Gray Res, Hillhurst, 1911; BR – White Res, South Calgary, 1915



## WHAT CAN BE DESIGNATED?

PREREQUISITE: Property must be listed on Calgary's Inventory of Evaluated Historic Resources (the 'Inventory')

[www.calgary.ca/heritageinventory](http://www.calgary.ca/heritageinventory)

## WHAT IS THE INVENTORY AND DOES MY PROPERTY QUALIFY?

Inventory:

- List of 851 sites in the Calgary; its always growing / increasing
- Maintained by the Calgary Heritage Authority (CHA), a City Council-appointed committee charged with determining what has heritage value in the city
- Listing on the inventory alone is a "formal acknowledgement" that a place has heritage value
- Listing is non-protective/ non-regulatory / not registered on title



## GETTING ON THE INVENTORY – DESIGNATION STEP ONE

Requirement to get on Inventory -  
Property must have value in at least one  
or more of the following 8 criteria:

- ✓ Event
  - ✓ Institution
  - ✓ Person/ people
  - ✓ Information/ scientific
  - ✓ Design/ Style/ Type
  - ✓ Construction
  - ✓ Landmark
  - ✓ Symbolic/Spiritual/ Social
- ☐ Must also have integrity – enough  
heritage fabric to give it a strong  
feeling of heritage character

Process to get on Inventory –

- CHA has annual budget to research/  
document properties to add to  
inventory (no cost to property owner)
- Request made to CHA to have property  
considered for Inventory listing
- CHA (via HP staff) will hire consultant to  
research/document site
- CHA Evaluation committee/ & Board will  
review evaluation for placement on  
Inventory

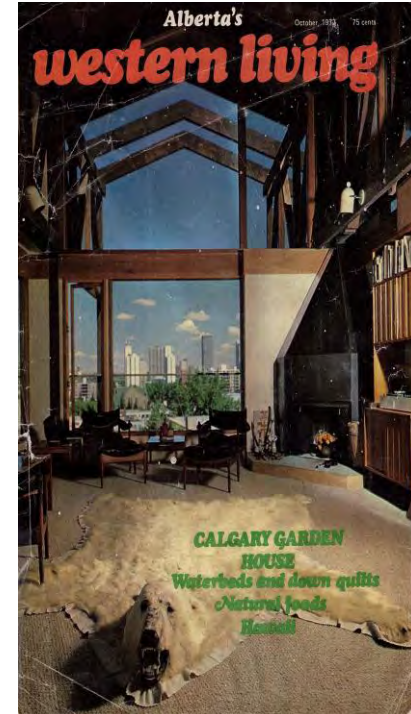
R- Grant Residence, Parkdale, 1913; L-  
Blum Residence, Shawnessy, 1963



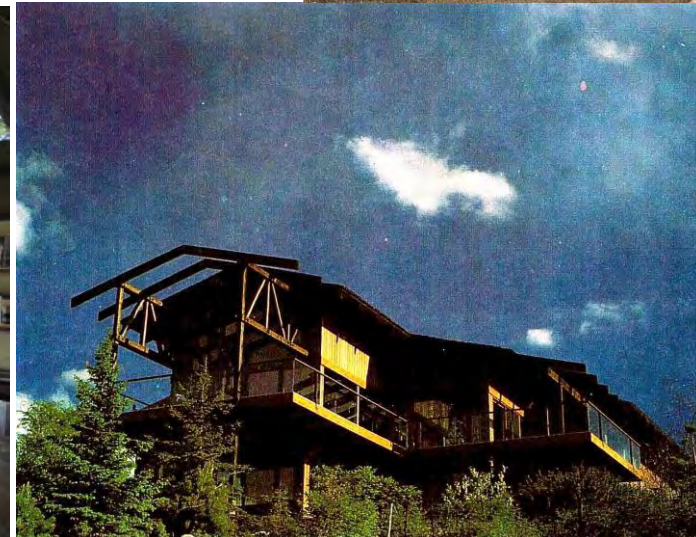


## Requesting Designation, Drafting Bylaw, & Council Approval

1. Owner requests designation - letter to City via Heritage Planning (HP)
2. HP works with owner to determine what will be protected; minimum = exterior
3. HP drafts bylaw outlining what is to be regulated
4. When owner comfortable with draft bylaw City issues "Notice" that it is proceeding with Designation
5. The bylaw goes to Planning & Urban Development Committee of Council and then Council for approval
6. After Bylaw adopted by Council it is registered on title



Anderson  
Residence, Mount  
Royal, 1975



## BYLAW COMPONENTS

### 1. Preamble:

#### **BYLAW NUMBER 31M2013**

#### **BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE WITHROW RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE**

\*\*\*\*\*

**WHEREAS** the Historical Resources Act, R.S.A. 2000 c. H-9, as amended (the "Act") permits the Council of The City of Calgary to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of its heritage value;

**AND WHEREAS** the Owner of the Withrow Residence has 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 Withrow Residence as a Municipal Historic Resource".

**BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**



## BYLAW COMPONENTS (continued)

2.

Map:

### SCHEDULE A

**SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE FINDLAY APARTMENTS AS A MUNICIPAL HISTORIC RESOURCE**



## 3. Statement of Significance

**BYLAW NUMBER 28M2013**

### SCHEDULE B

**SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE FINDLAY APARTMENTS AS A MUNICIPAL HISTORIC RESOURCE**

#### **Description**

The Findlay Apartments, built 1909-10, is a Georgian Revival-style apartment house located in the centre city Beltline community, immediately south of downtown. The three-storey, red-brick building is trimmed with sandstone finishes and features front balconies, now enclosed. The 488 square-meter (0.12-acre) parcel occupies a mixed residential and commercial context.

#### **Heritage Value**

The Findlay Apartments, built 1909-10, is among the oldest apartment buildings in the city and represents the earliest era of purpose-built, apartment-house development Calgary. This distinction combined with its high-quality materials and Georgian Revival-style designs contribute to its architectural value.

The dignified, but understated, apartment house was constructed by James Findlay (1859-1918), a prominent Calgary druggist, and a leading businessmen and civic member. Findlay commissioned the Calgary-architectural firm of Lawson and Fordyce to design an apartment residence with the result being the 17-suite Findlay Apartments - among the best of its type to be constructed in the city. The building features high-quality finishes, including pressed red brick and sandstone, and is distinguished stylistically, by its formal, Neoclassical appearance. Elements characteristic of the Georgian Revival style include its symmetrical design, cut-sandstone frontispiece (main bay) and foundation, sunken brickwork channels, brick pilasters, rounded window and hipped roof. Open, front balconies on each floor contributed to the building's original amenities. The interior originally contained eleven studio apartments and six spacious two-bedroom suites complete with fireplaces; a communal smoking room on the top floor was another amenity, and meant to facilitate a fraternal atmosphere among residents.

Upon completion, the elegant building attracted a professional and managerial-class of exclusively male occupants who would have found the location very convenient to both the downtown and wholesale districts where they worked. The building thereby serves to recall the attractive and historic character of the area, then known as Victoria Park, which developed as

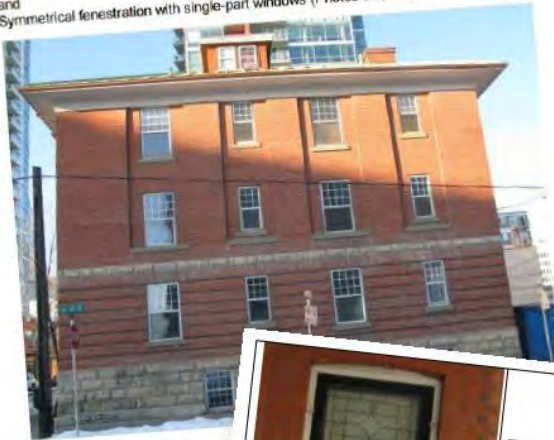


## 4. Schedule of Regulated Portions :

### 3.0 South Façade

The following elements are regulated:

- 3.1
- The pressed, red-brick façade; brickwork that comprises sunk channels; and arched (flat) window heads (Photos 3.2, 1.2);
  - Coursed, rough-faced sandstone foundation and stringcourse detailing (Photos 3.2, 1.2); and
  - Symmetrical fenestration with single-part windows (Photos 3.2, 1.2).



(Photo 3.2: View of



Photo 1.04: An example of a window with an ornamented upper sash (with storm sash)

Photo 1.05: An ornamented upper sash (viewed from interior)

### 1.0 North Façade

The following architectural elements of the North Façade shall also be preserved:

- Red-brick cladding laid in stretcher bond; vertically-laid brick window heads; brick window sills (Photo 1.01);
- Two projecting, polygonal bays (Photo 1.01);
- Fenestration (window pattern) (Photo 1.01);
- Eight one-over-one, wooden-sash windows with wooden storm sashes (two- and four-pane) (Photo 1.01, 1.02);
- Two wooden, single-pane, fixed-sash windows (Photo 1.01, 1.03);
- Six wooden-sash windows with ornamented upper sashes (containing bevelled, leaded, 'jewelled', and opaque glazing) over single panes; wooden storm sashes (Photo 1.01, 1.04, 1.05);
- Open, full-width, veranda with squared supports, classical-style, turned, single-bellied wooden balusters, and a wooden, tongue-and-groove ceiling (Photo 1.01, 1.06);
- Two doorways, including oak, panelled door with single-pane glazing (Photo 1.01, 1.07);
- Parallel gables with mock-half timbering, comprising rough-cast stucco and wooden tongue-and-groove eaves (Photo 1.01, 1.08); and
- Block-modillion, wooden, tongue-and-groove soffits (Photo 1.01, 1.09).



Photo 1.01: The North Façade

## 5. Reference to Standards & Guidelines:



BYLAW NUMBER 28M2013

### SCHEDULE D

#### SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE FINDLAY APARTMENTS AS A MUNICIPAL HISTORIC RESOURCE

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 conserved.

#### **The Standards**

Definitions of the terms in italics below are set forth in 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*.



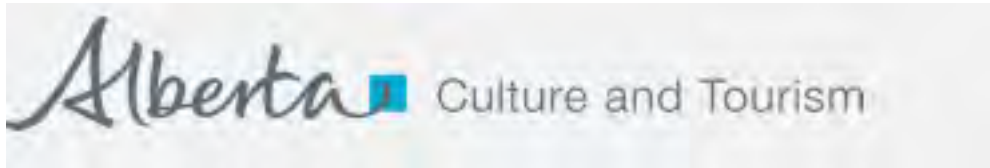
## Historic Resource Conservation Grant Program - Terms and Conditions



THE CITY OF  
**CALGARY**  
LAND USE PLANNING & POLICY

City of Calgary grant: 50% rehab cost up to 15% assessed value \*

\*subject to available funds



### Categories

- Historic Resource Conservation
- Transportation/Industrial Artifact Conservation
- Heritage Awareness
- Publications
- Research

Province of Alberta grants:

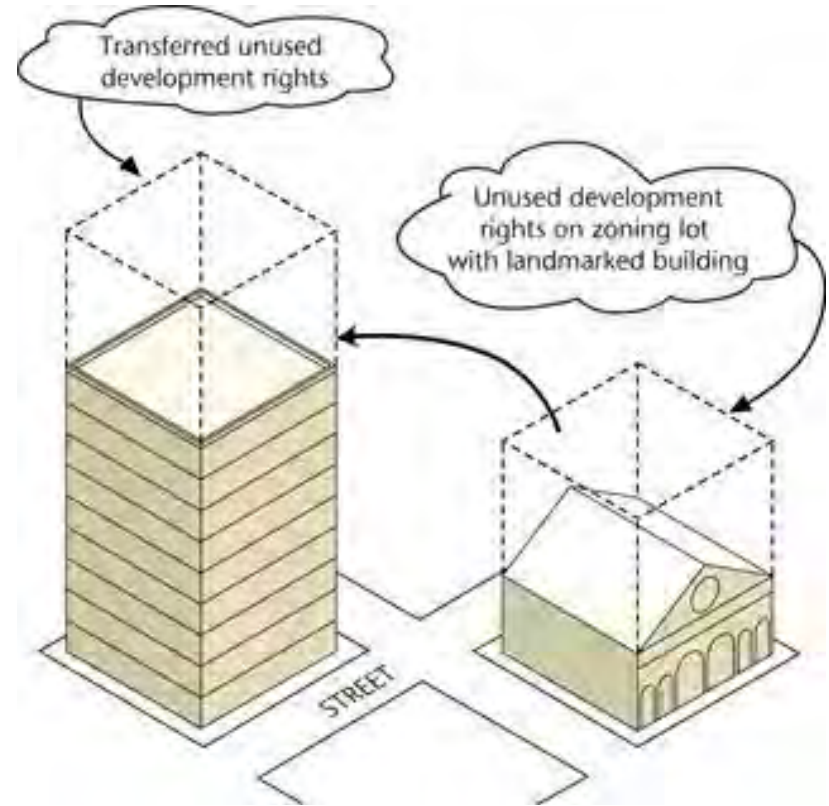
- 50% rehab cost up to \$50,000/ year for a site protected by City\*
- 50% rehab cost up to \$100,000/ year if site protected by Province
- One time \$25,000 grant for professional studies (arch/engineering/ conservation)

\* Funding reduced to 33% if combined with City grant



# WHY DESIGNATE? INCENTIVES

- ✓ Alternate land use or planning support in exchange for designation
- ✓ Ability to sell unused development rights (density) in Centre City (Downtown, East Village, Beltline)
- ✓ Ability to “generate” additional salable density based on rehab expenditures (Beltline/ Downtown)



**MYTH**

**Only high-style & 'prominent' buildings are deemed designation worthy.**

F – if it is on/eligible for the Inventory it can be designated - including modest 'vernacular' type houses and other buildings

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LOCAL NEWS

## Are 'run of the mill' heritage homes worthy of preservation? Advocates argue yes

 ANNALISE KLINGBEIL, CALGARY HERALD

Published on: May 20, 2017 | Last Updated: May 22, 2017  
4:40 PM MDT





# BUSTING THE MYTHS

## MYTH

**Provincial or National designation are “better” than Municipal designation.**

F – Prov designation and muni designation offer the same protection, although sites designated by Province are eligible for more Prov grant \$. National designation is honourific only and offers no protection.



Trend House, Elboya, 1953





# BUSTING THE MYTHS

## MYTH

### **Municipal designation does not protect against demolition**

F – regulating and protecting against demo and unsympathetic changes is exactly the purpose of designation. However, any bylaw is only as strong as the will of council.

On the other hand, just being listed on the inventory, does not protect a property.

- L – 101-108 10 St NW, Sunnyside, 1919
- R top – Jenkins Groceteria, Beltline, 1926
- R bottom – Carson Blk, Inglewood, 1912



# BUSTING THE MYTHS

## MYTH

**Designating your property or buying a designated property will create an onerous situation for you/ others.**

F- City of Calgary bylaws are drafted with the owner to ensure they provide the level of regulation desired by the owner. The bylaws Schedule of Regulated Portions provides certainty as to what can be changed and is developed with an owner to anticipate current /future aspirations for the property.







# HERITAGE DESIGNATION

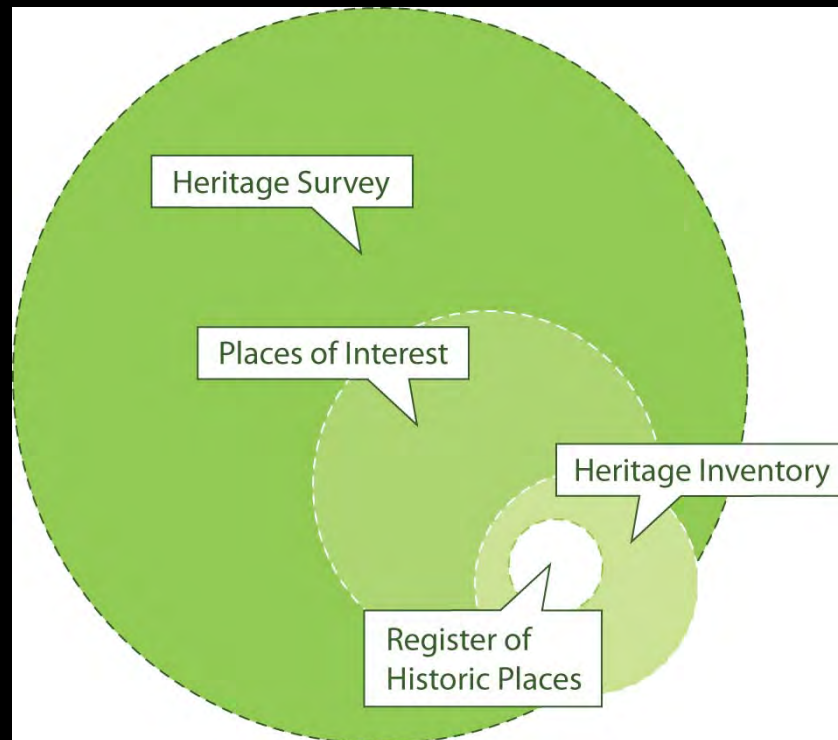
Tips from Inside the Trenches

Laura Pasacreta  
Fireweed Consulting  
MA CAHP



# MUNICIPAL HISTORIC RESOURCE

- Historic site legally protected through City bylaw
- Completely volunteer based
- Negotiated on a case-by-case basis with the City
- Compensation = planning and monetary incentives



# CURRENT SITUATION



## HISTORIC PRESERVATION

Cherishing our cultural heritage

# CURRENT SITUATION

Global shift: new over old

Construction practices and building materials reflect and support this shift

Society-wide = replacement over maintenance

As a Result: Cultivated a 'Culture of Deferred Maintenance'

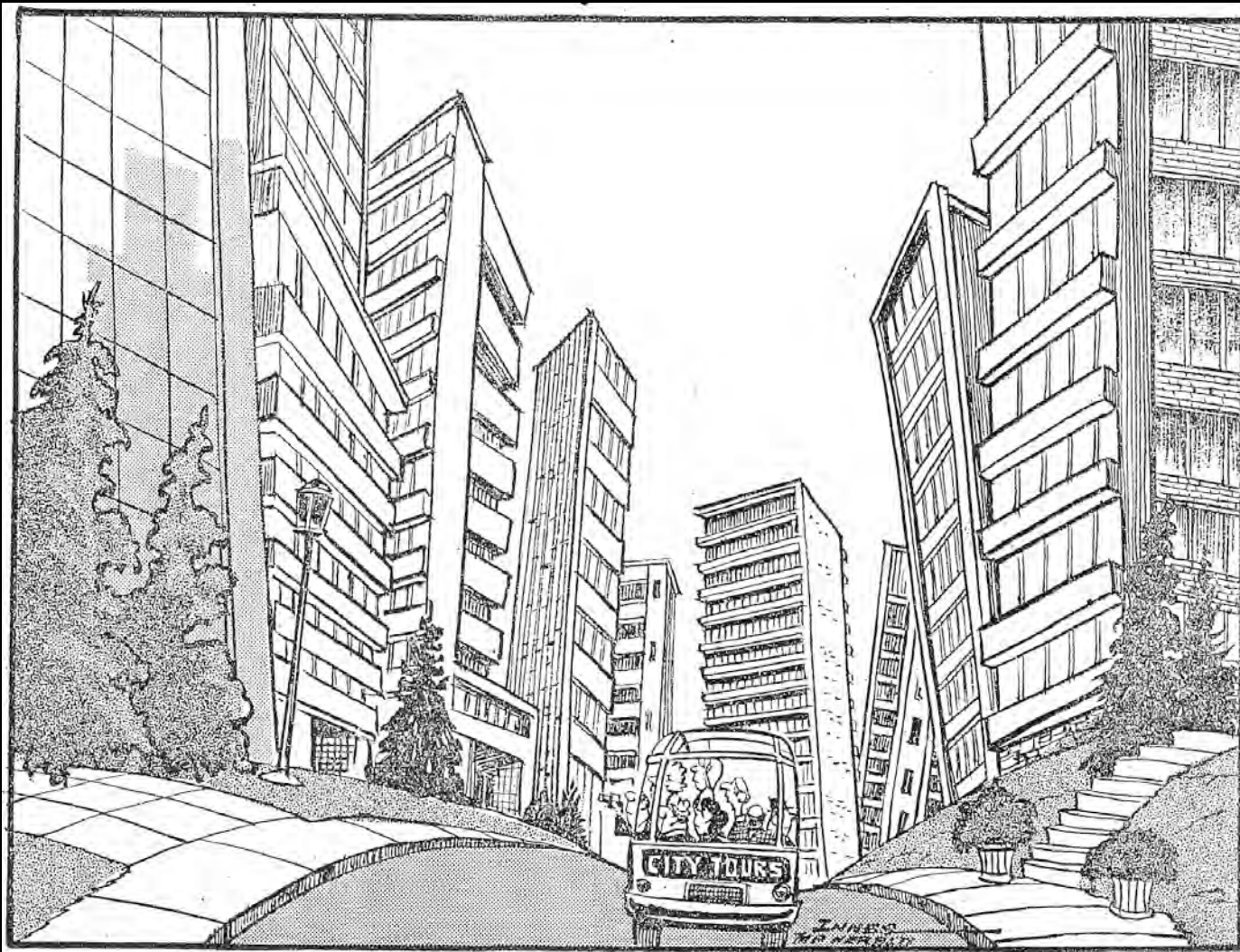




# WHY DESIGNATE?

1. Incentives
2. Flexibility / Creativity
3. Support
4. Community

# INCENTIVES



"...and on our left, you see the original site of Fort Calgary... this area is rich in historical significance."

# CANADA

- No federal legislation to legally protect historic resources
- No incentives – including tax incentives
- Why important? US thriving system of tax incentives that has lead to exceptional level of conservation





# ALBERTA

- Operates on 'carrot' system [no sticks]

***Alberta Historic Resources Foundation \$1.8 million/year  
(for sites on Alberta Register of Historic Places)***

- Heritage Inventory: \$5,000 one time grant
- MHR: \$50,000 cost share per year for restoration
- PHR: \$100,000 cost share per year for restoration
- Architectural, Engineering, Heritage Conservation Reports: \$25,000
- Heritage Awareness (interpretive plaques, workshop attendance, presentations: \$5,000
- Publications: \$5,000 (books) \$3,000 (brochures)
- Research (oral history, research): \$25,000
- Bob Etherington Heritage Trades: \$3,000
- Roger Soderstrom Scholarship: \$10,000

# CALGARY

- Operates on 'carrot' system [no sticks]
- 50% of approved conservation costs – to max of 15%
- First come-first serve
- \$225,000 per year
- Currently 91 MHRs



# FLEXIBILITY/CREATIVITY





# FLEXIBILITY

5

## Municipal Historic Site

## Provincial Historic Site

**City-wide level of significance**

Provincial-wide level of significance

Creative options encouraged

High standard of conservation

Designation managed by city –  
approval by council

Designation managed by the province  
– approval by Minister

Regulated portions negotiated with  
owner - Designation Bylaw

Adherence to SOS – Ministerial Order

Changes to property managed by the  
heritage planners - HAP does not have  
to go through council

Changes to CDE's – Approval by  
Minister –through Conservation  
Advisory (advice is free)

Designation time – approximately 6  
months

Designation time – approximately 2  
years

Voluntary application

# NON-MONETARY INCENTIVES

## *Options for Negotiation with city*

- Secondary suite relaxations
- Building Code equivalencies
- Signage/zoning relaxations
- Density transfers
- Larger laneway house
- Parking density transfer



# NEGOTIATION

- Statement of Significance as Guide/Starting Point
- Interior: creative options encouraged
- Consult Heritage Consultant, heritage Realtor – impacts of protected interior elements to future changes or re-sale





WHAT YOU EXPECT DESIGNATION  
TO LOOK LIKE....



Lougheed House PHR – 1891

Court House - PHR – 1912

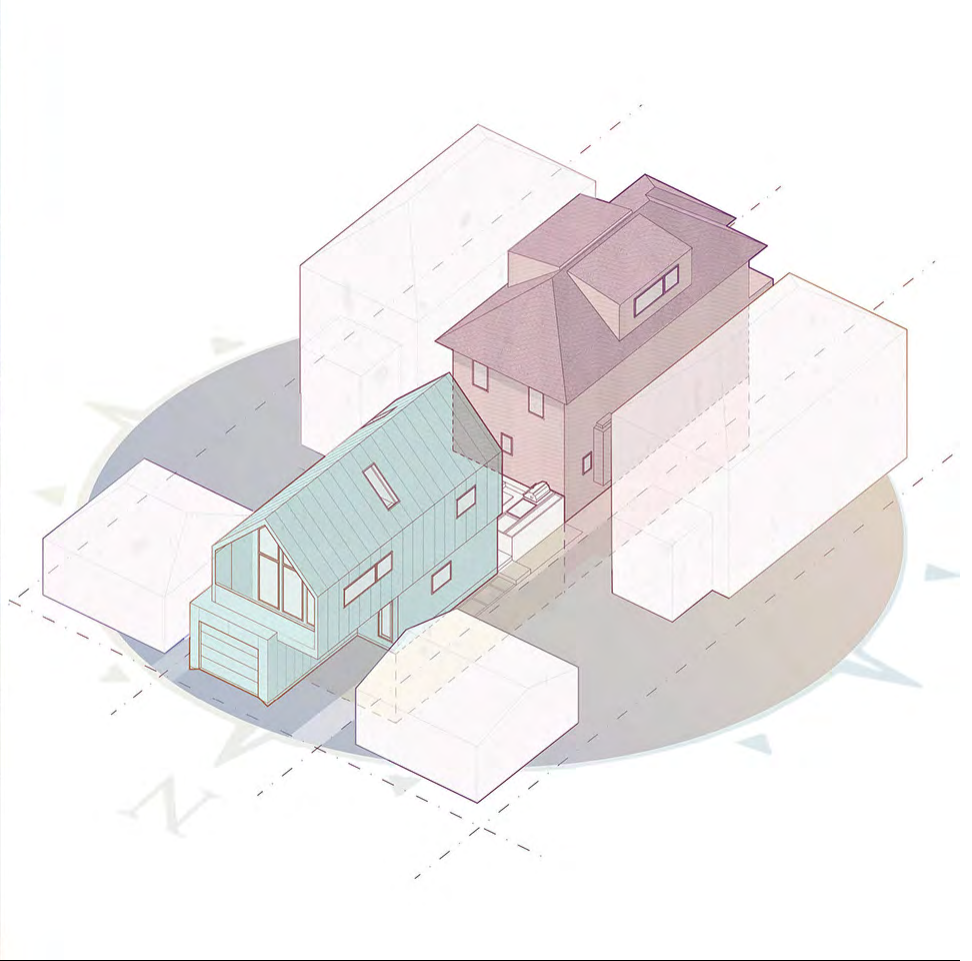


AE Cross - PHR – 1891





WHAT IT ALSO LOOKS LIKE...

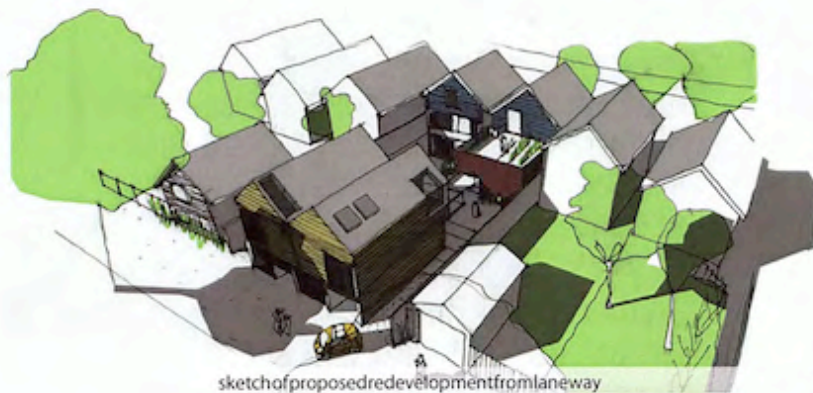


Laneway Houses – Studio North – Cliff Bungalow



Density Transfer- Toronto

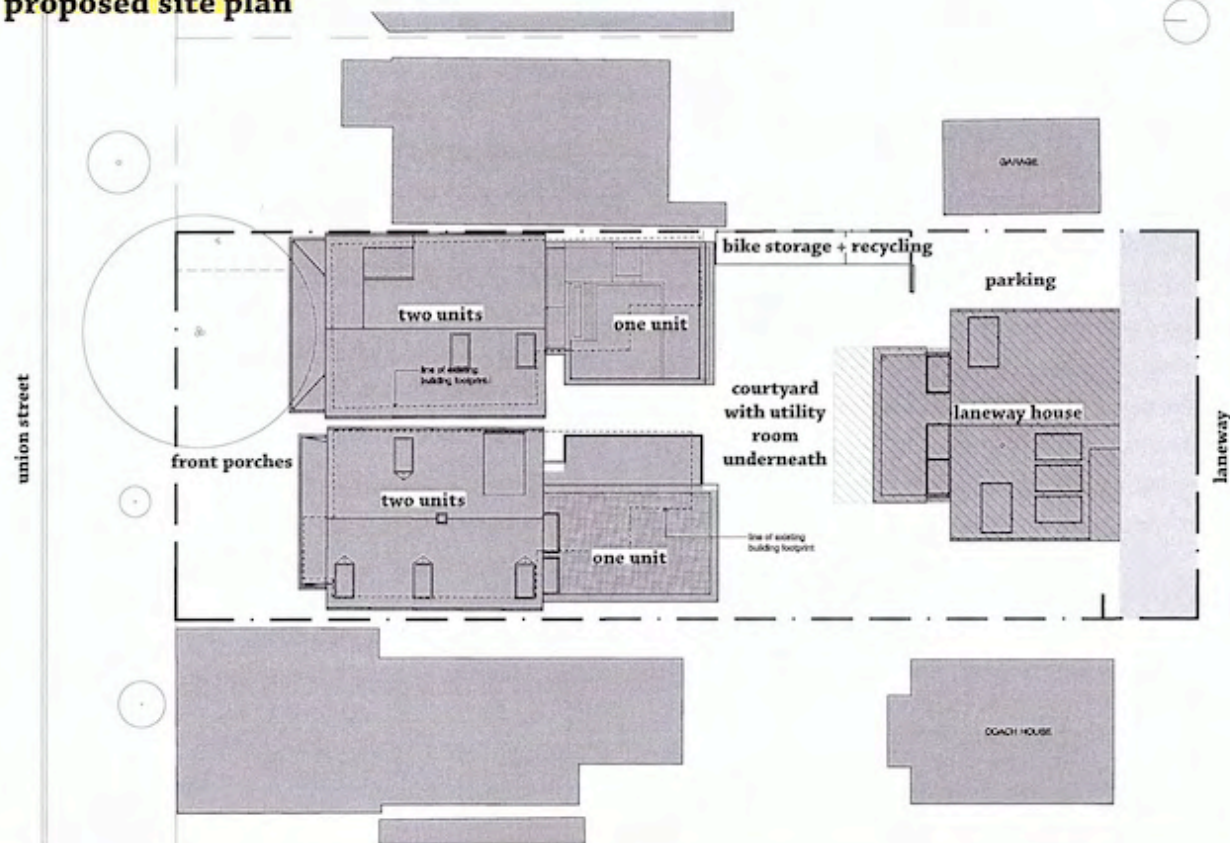




### proposed streetscape elevations



### proposed site plan





Creative Adaptive Re-use - King Edward School – cSpace





Adaptive Re-use – Calgary Arts Academy



# ADVICE



# INFORMATION IS POWER

- Economic Reality to Restoration
- Low materials and high labour
- Labour controlled by learning how to maintain your building
- Advice from city/province/community
- Getting the right trades/materials for building



# ADVICE

Deferred Maintenance is a **CONDITION** not a **GENERAL STATE**

Deferred Maintenance + No Plan + Inexperienced or new build Trades =





# ADVICE

- Heritage Specialists
  - Heritage Advisors - Province
  - Heritage Planners – City
  - Heritage Consultants/Architects – Private heritage consultants
- Types of advice
  - *What elements to preserve*
  - *What can I change in my house*
  - *How to use S&G*
  - *How to maintain heritage house*
  - *Recommendations for trades*
  - *What colour to paint my house*
  - *What is the difference between restoration and rehabilitation*

# ADVICE

- Heritage Professionals
  - *Help to avoid Deferred Maintenance = \$\$ savings*

## How?

1. Conservation Plan – Condition and Plan for Implementation of conservation program – up to 10 years
2. Scope of Work/Specs
3. Sourcing local trades
4. What you can do yourself
5. Avoiding abatement
6. Salvage vs new
7. Interior/exterior design – what to keep? What to restore
8. Maintenance Plan
9. How to apply for grants and what is the best use of grant money

# COMMUNITY



*"OK, that's five votes in favor of saving the historic old hotel, and one vote for stomping it to bits and eating everyone inside!"*



# COMMUNITY

- CHI, Century Homes, CHA, Community Task Force, City, Province, D-talks, Library
- Support for preserving and retaining our heritage
- Education/Connection
- Online Forums
- Recommendations for heritage trades and advice





# THANK YOU!

Laura Pasacreta

*Fireweed Consulting*

[laura@fireweedconsulting.ca](mailto:laura@fireweedconsulting.ca)

Insta: @mcmhouseontheprairie

Calgary's Splendid Climate — Base Ball Game played Feb. 1st. 1906.



# SELLING YOUR DESIGNATED HERITAGE HOME



## HALYNA SKALA TATARYN

RE/MAX REAL ESTATE (CENTRAL)



- Designation and Heritage Home Values
- Case Studies
- How do I maximize the resale value of my Heritage Home?



Will I ever be able to sell my Heritage Home?



Will I ever be able to sell my Heritage Home?

**YES!**



# Beliefs + Myths

- You can't tear it down
- You can't renovate it
- You can't change interior paint color
- You can't change exterior paint color

# Marketing Advantage to Selling a Designated Home

- One of a kind Landmarks
- Architecturally significant
- Proven design and function
- Pride of ownership
- Opportunity for grants
- Intensification
- Zoning



# Grants

- a property must be listed on the City's [Inventory of Evaluated Historic Resources](#) and be protected by a City of Calgary bylaw as a Municipal Historic Resource, or in the process of being protected.
- Applicants are eligible every 15 years for up to 50% of approved conservation costs up to a maximum of 15% of a property's assessed value (assessed value at the time of application).



# Zoning Incentives

**Downtown District Heritage Incentives,** The City has two incentives to encourage the conservation of historic buildings and sites in the Downtown core. These incentives make it possible for land owners to increase the maximum density allowed on a site.

**Beltline Density Transfer and Bonus Provisions** All properties in the Beltline that are on the City's inventory are eligible to transfer unused development potential to other sites within the same land use district or area. This is made possible through policies in the Beltline Area Redevelopment Plan. For details consult the Land Use Bylaw, Part 2.

**Conversion of Existing Residential Buildings to Commercial Use** A number of area redevelopment plans in the inner city have policies that allow the conversion of residential buildings to commercial use if the structure is legally protected or listed on the City's inventory.

# Conversion of Existing Residential Buildings to Commercial Use





# Laneway Homes





# Rezoning and Lot Value



# Designation and Value

- Robert Shipley, “Heritage Designation and Property Values: Is there an Effect?” The International Journal of Heritage Studies November 1, 2000 (Waterloo)
- *“The rate of sale among designated properties is as good or better than the ambient market trends and the values of heritage properties tend to be resistant to down-turns in the general market”.*

# Designation and Value

- Vancouver Heritage Foundation, “Study of the Comparative Value of Heritage and Non-Heritage Houses in Vancouver Summer 2005
- *“The designation of heritage homes does not negatively affect assessed property value. Designated heritage homes increased at rates similar (630%) to or above growth rates of non-designated (631%) heritage homes outperformed non-heritage homes (587%)”. (1998-2004)*



# Parkdale Case Study

\$601,000





#### 3210 PARKDALE BV NW



P OV^ & =  
Vw&wv=  
Sulfh=  
VtIw=  
Ehgrv=  
E d&w=  
D fuhv=



#### 3104 PARKDALE BV NW



P OV^ & =  
Vw&wv=  
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Ehgrv=  
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D fuhv=



#### 2732 PARKDALE BV NW



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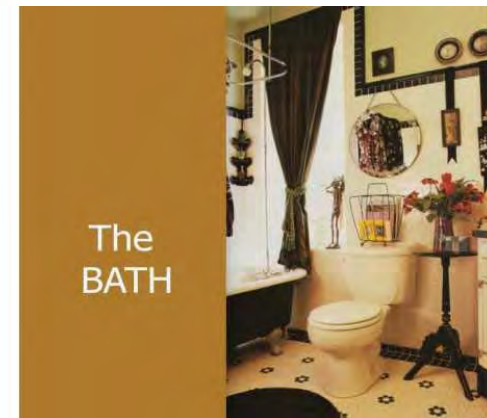


# Horse Creek Case Study





# Bridgeland Case Study



# Preparing to Sell

- Well Maintained
- Period Renovations
- Appropriate Materials
- Great Workmanship
- Asbestos and Knob + Tube
- Not a Scary basement
- Move in Ready



# HIRE THE RIGHT REALTOR

- Full time + Experienced
- Loves old homes, taken the training





# **THE HOME FOR HERITAGE PROPERTY AGENTS**



The Institute is an alliance of real estate agents who sell heritage homes, know heritage homes, and support the preservation of domestic heritage in Canada and North America.

[Heritage Home Institute.com](http://HeritageHomeInstitute.com)

# HeritageHomeInstitute.ca

- A network of realtors who know + love heritage homes
- April 2017, 128 realtors took part CREB
- October 2017, 100+





**HALYNA SKALA TATARYN**

RE/MAX REAL ESTATE (CENTRAL)

**403.240.2020**

**WWW.CALGARYHERITAGEHOMES.COM**





# **The Orman Residence**

**Preservation Through Designation**

# Braemar Lodge



# Braemar Lodge

- When the building is gone, the history is gone. No one knows it was ever there.
- That's what happened with Braemar Lodge.
- I couldn't remember how it looked, but I remember it was a very beautiful building.
- It was demolished in 1965 to make way for a parking lot for Calgary Motor Products and then for the Esso Plaza (now Fifth Avenue Place).



# Orman Residence



A DESIGNATED CALGARY LANDMARK

734 Memorial Drive NW

# Why I Designated

- Several reasons why it was important to ensure the house could not be demolished.
- Calgary is notorious for demolishing heritage buildings and houses.
- We are losing an integral part of our history.
- It's one way of showing respect and honour to those pioneers who immigrated here and built these inner city communities like Sunnyside.

# Family Meeting

- I called a family meeting to let everyone know about my decision to designate.
- My children were concerned designation would devalue the home.
- Understanding why this is important – “It’s about community.”



# The City Designates

- The significance of this house lies in its architectural style - described as “...an eclectic and unique example of a Craftsman-style residence.”
- As well as its symbolic importance – “The Orman Residence contributes to and reflects the historic character and pre-World War One development history of the Sunnyside community.”
- This house was designated for its architectural elements, its historical significance is also due to the people who lived within the walls.

# Heritage Planning

- I was walked through the whole designation process.
- I was helped with everything that to be done designation-wise to get ready for selling the house. Land title, survey.
- Thanks for everything Clint!

# The Right Realtor

- My first realtor had no experience with selling designated heritage homes.
- I realized I needed to find a realtor who specialized in heritage homes. They understood the value of a designated home and its history.
- I was referred to Halyna and my house sold in 5 days.
- Halyna was very helpful with the process of downsizing and getting ready to move.
- I had furniture and a computer I wanted to give my granddaughters who live in Vancouver.
- Getting these items out to Vancouver didn't seem likely.
- Halyna and her husband, who were Victoria-bound, offered to move these items and even delivered them to my granddaughters.



# The Right Buyers

- Elicia and Dean love the house and its history.
- While there was a higher bid, I knew they were right for my house.
- I felt with Elicia and Dean, the house was in good hands.

# Doreen and Jack Orman



- In 1948, Ellen Dunn (Jack's Grandmother) purchased it and rented it to Jack and Doreen for \$75/month. They purchased it in 1960 for \$11,500 and raised their two children there.
- This house has seen, an abundance of living these past years – laughter and tears, joy and sadness, prosperity and scarcity, wedding receptions, and funeral reception.
- And long ago, very memorable Saturday night parties which always included rolling up the rug and dancing into the wee small hours of the morning.



## First and only designated home in Sunnyside



- Lovingly cared for and cherished by the Orman family for 67 years.



# WHY WE BOUGHT A HERITAGE DESIGNATED HOME

Elicia Cantafio





# WHO WE ARE

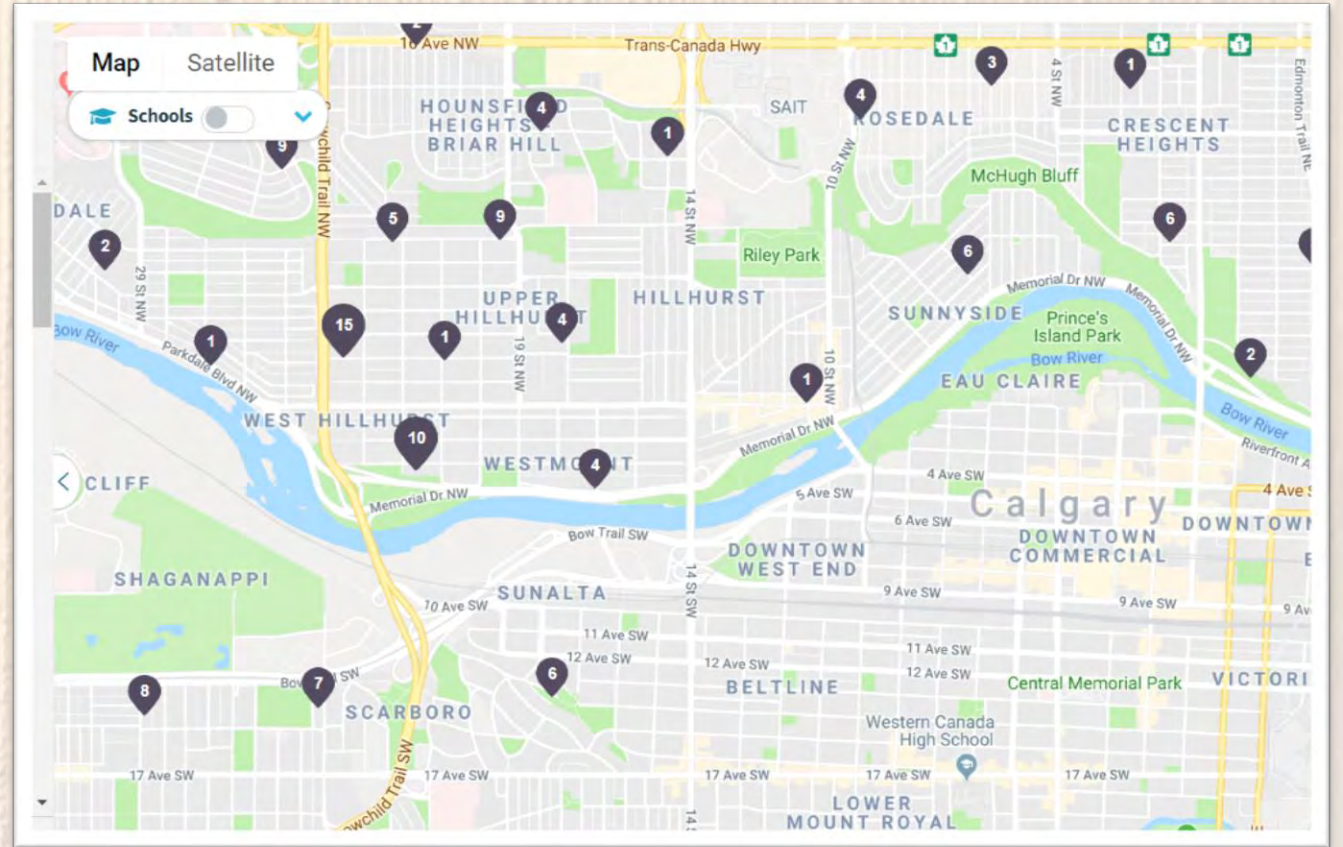
- 30 something couple, no kids
- 3<sup>rd</sup> home purchase
- Works down-town / not-so down-town
- Works in government / new home industry
- Some Handy-man experience
- Enjoy inner-city living





# WHAT WE WERE LOOKING FOR

- A house that better represented us
- Inner-city, walkable community
- Home with Character
- Size
- Price
- Structurally sound
- Investment in the house, not just land
- Designation?





# WHAT WE FOUND WHILE SEARCHING

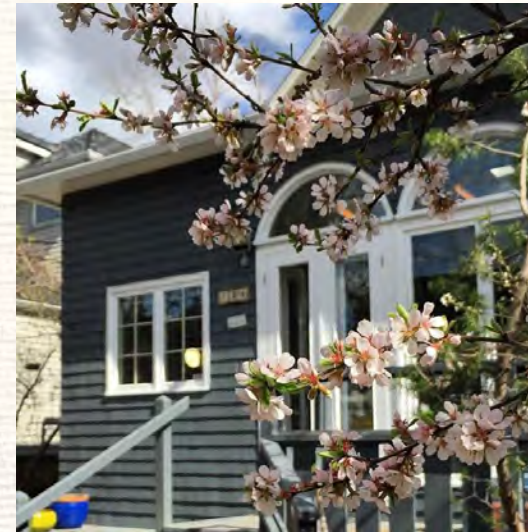
- That I am really picky
- It was difficult to find many that fell within the size-area-price we were looking for
- Homes that were left-for-dead
- Cheap / Quick fix flipped homes





# WHAT WE GOT

- Home!
- Inner-city, walkable community
- Home with Character
- Size & Price
- Structurally sound
- Investment in the house, not just land
- History & connection
- Work





# WHAT IS PROTECTED?

- Exterior
  - mock half timbering
  - original windows
  - wood shake siding
  - Brick chimney
  - Roof shape & exposed rafter tails
- Interior
  - Fireplace with tiled hearth
  - Staircase configuration & Railing
  - Window sills
- General Standards
  - Repair before replace
  - Maintain original Character-defining elements

## REGULATED PORTIONS 1.0 South Façade

a) the wood-shingle wall cladding and mock half timbering in the front gable

## 6.0 Interior

a) the ground-floor fireplace with brick chimneypiece and mottled-green coloured porcelain-tile hearth (Photo 6.1);

b) the main staircase from the first floor to the second floor with its open, 'dog-leg' configuration and plain wooden balustrades and newel posts (Photos 6.2, 6.3); and

c) the original wooden window casings of the first and second floors (Photos 6.4, 6.5).

## 5.0 Form a

a) the asym  
b) cross-ga  
c) roof ele  
mouldings (triangular p



(Photo 5.1  
an



(Photo 6.1: the fireplace)

Alberta Heritage Survey Program, 1992



# WHAT'S NEXT

- M
- P
- C





# THANK YOU

- Designation is not a deterrent for YOUR home-buyers.
- The designation will help protect the investment in the Home, not just in the land.
- Will help protect the home from future owners.
- Designation does not mean you are stuck in a time capsule - updates are possible.



# Our Designation Journey

Michael Kurtz & Jennifer McColl, Calgary Trend House



# Disclaimer





**VICTORIA**  
3516 Richmond Road, Saanich  
Open March 29 - July 18

**VANCOUVER**  
4342 Skyline Drive, Forest Hills  
Open April 5 - July 25



**EDMONTON**  
8331 120th St., Windsor Park  
Open April 12 - August 1

**CALGARY**  
4738 Elbow Park Drive, Elbow  
Open April 19 - August 8



**REGINA**  
3720 Albert St., Lakeview  
Open April 26 - August 15

**WINNIPEG**  
762 South Drive, Fort Garry  
Open May 3 - August 22



**LONDON**  
Fanshawe Park Road,  
Stoneybrook Heights  
Open May 10 - August 29

**TORONTO**  
41 Waybourne Crescent,  
Lawrence Park  
Open May 17 - September 5



**MONTREAL**  
2 Woodland Ave., Beaufort  
Open May 24 - September 12

**HALIFAX**  
15 Balmoral Rd., Franclyn Park  
Open May 31 - September 19

# 10 TREND HOUSES

Western Woods present

Modern Living on view  
from Victoria to Halifax

Canadians are discovering a new trend in modern living. They're discovering a new flexibility of home design that means easier, healthier more gracious living. They're discovering a new ease and economy of home building—and home maintenance.

It's a trend made possible by the exciting modern use of Western Woods—Pacific Coast Hemlock and Western Red Cedar Lumber, Douglas Fir Plywood, Red Cedar Shingles and Sidewall Shakes.

You'll see this new trend reflected at its best in the ten beautiful Trend Houses constructed across Canada by Western Woods. They have been designed to spark your own ideas and imagination . . . to show you the versatility, beauty and practical advantages of Western Woods.

Canada's famous Western Woods blend perfectly with the natural surroundings and climate of any locality. They allow you freedom for individuality and "personality" in your home unequalled by other building materials. They are adaptable to any exterior and interior design. And Western Woods are as construction-sound as they are decoratively beautiful.

No other building materials give you all the advantages of Western Woods. If you're planning a new home, Western Woods make it easy for you to build on your present budget and to enlarge your home as your income and family grow. If you're remodeling, Western Woods give you unmatched scope for design with economy you'll appreciate. Important too—your home of Western Woods will have good resale value. There's always a demand for fine homes of wood.

Visit the Trend House near you. Then ask your lumber dealer to help you plan your new home with Western Woods or show you how you can remodel on an easy Time Payment plan.



Lifetime charm and individuality are reflected in this striking fireplace wall of natural finished Western Red Cedar paneling. Ceiling, beams and window trim also of durable cedar add warmth and interest.



Here's a kitchen with personality! Attractive cupboards of natural finished Pacific Coast Hemlock make it a joy to work in . . . easy to keep looking bright and beautiful always.

## WESTERN WOODS

Western Red Cedar and Pacific Coast Hemlock Lumber  
Douglas Fir Plywood  
Red Cedar Shingles and Sidewall Shakes

SEE YOUR LUMBER DEALER



Send for beautiful 32-page booklet "Ten Trend Houses" illustrated in full color with plans, exteriors, interiors, of Trend Houses and other modern homes of Western Woods. A valuable source of practical ideas for building and remodeling.

Western Woods, 550 Burrard St., Vancouver 1, B.C.

Enclosed find 50c (coin or postal note) for illustrated, full color booklet "Ten Trend Houses".

Name.....  
Address.....  
City..... Prov.....











**“You won’t be able to  
sell the house”**

**“Who do we think we are,  
saying this is so special?”**



- It's an evaluated resource
- It's part of a bigger story
- Our role is not to determine if it's worthy, but to allow it to be protected
- It's an opportunity to demonstrate our belief in the value of protecting built heritage

2002-2009

2010

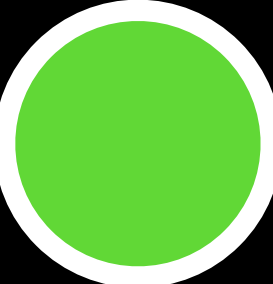
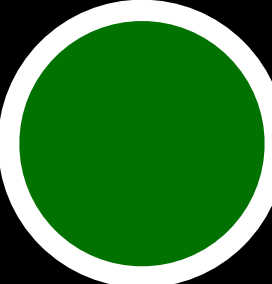
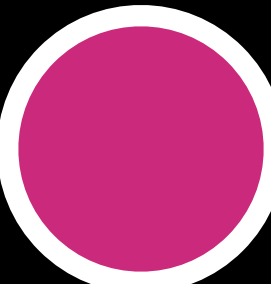
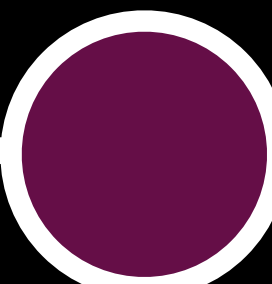
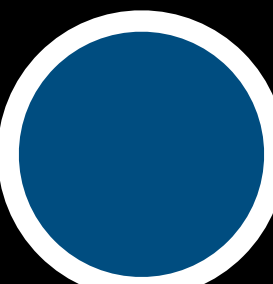
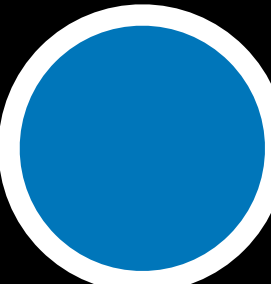
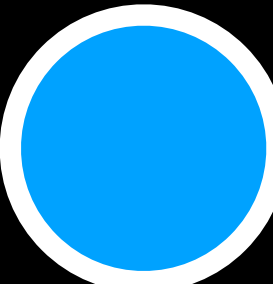
2011

2014

2015

2016

2018



**Initial  
Research**

**Calgary Modern  
Era Survey  
Evaluation**

**SoS Created /  
Trend House  
Added to  
Municipal  
Inventory**

**Municipal  
Designation  
Discussions  
Underway**

**Municipal  
Designation  
Granted**

**Provincial  
Designation  
Applied For**

**Provincial  
Designation  
Granted**



**Do the research**

Create & tell the story



*"Our built heritage is  
the physical evidence of  
our cultural development"*

calgarymcm.com



