

Nimmons Residence



Address	1827 14th St SW Google Maps Nimmons
Community	Bankview - Ward 8
Year Constructed	1898
Type	Residential
Current Owner	Brava Development Corp
CHI Watch Risk¹	High (4 out of 5)
Designation²	Not designated. Provincial Registration 1/1/1980.
City Inventory	Heritage Inventory Nimmons
Significance³	<p>Nimmons Residence is a prominent building from Calgary's golden age of ranching. It is one of the few remaining examples of a ranch house within Calgary, and one of the best example of the Queen Anne Revival-Style of architecture within the city. It is one of the first houses in Calgary to be built using red brick instead of buff-coloured brick. Materials were sourced from Nimmons' own quarry and brickworks located on the ranch. Nimmons' brick and sandstone were also used for the Lougheed House, and many of the city's Sandstone homes and schools, helping to spark Calgary's urban development. The Nimmons Residence holds historical significance for the communities of Bankview and Richmond/Knob Hill as it was the first house to be built in the area. The later communities were subdivided from the Nimmons' ranchland.</p> <p>The home is noted for its distinctive hipped and cross-gabled roof and polygonal corner tower with broad wraparound verandah. It is a prominent landmark due to its distinctive architectural style, spacious setbacks, and location on an elevated corner property along a main street (14th Street, S.W.).</p>

	<p>The residence was specifically positioned on the north-east corner of Nimmons' 3D Ranch. The original placement of the house provided unobscured views for Williams Nimmon's wife, Isabella. As daughter, Kathleen Nimmons said, "Father built the house on a hilltop so mother could look out the windows and see the great sweep of prairie and the village of Calgary in the distance." (Calgary Herald: December 5,1953)</p>
Who	<p>William and Isabella Nimmons were prominent pioneer ranchers during Calgary's golden age of ranching. William Nimmons was an influential real estate developer.</p> <p>Interesting Facts:</p> <ul style="list-style-type: none"> • Nimmons bought the land from the Hudson's Bay Company for \$8 an acre. • Nimmons was once imprisoned by Louis Riel in 1869. • Albert Nimmons (son) competed in the first Calgary Stampede.
Status	<p>The Nimmons Residence was recommended for municipal designation at the Jan 15, 2018 meeting of the City's Planning and Urban Development Committee, under the condition that the current owner may relocate the house to a specific envelope on the same parcel of land to create room for further, higher-density development. This plan was tied to a prior Land Use application. At the Jan 22, 2018 meeting of City Council, a motion to withdraw and abandon the designation bylaw passed, because the owner had expressed intent to submit a new Land Use application for a combined parcel that could change the proposed relocation of the house. The rationale for abandoning the bylaw was that future de-designation might be required to allow for a different relocation plan than specified in the proposed bylaw. De-designation to allow relocation of a historic resource is highly controversial. City Council decided in 2017 to de-designate the Eau Claire Smokestack to relocate it. This was the first time that the city had de-designated a municipal historical resource. The heritage community expressed concern that de-designation would set a precedent for other protected properties. While not formally designated, the property remains protected under a previous agreement.</p> <p>The latest proposal for Nimmons "Court" includes physically moving the Nimmons Residence to the front corner of the land, closer to the sidewalk, to make way for an L-shaped development on the lot. The new plan accommodates an 80 plus unit residential, five-storey building with commercial. A Development Permit (DP2018 – 5576) was approved on Feb 6, 2020.</p>
CHI's Position Statement	<p>CHI supports designation of the Nimmons residence as a condition of moving it and developing around it. However, CHI is concerned that by including an agreement within a designation bylaw to allow for future relocation, as was the case with Nimmons, a precedent is set for future designations to contain similar clauses. CHI believes that relocating a property within site boundaries should not occur if the placement of the property is a defining characteristic of its historic significance. This is consistent with the intent of the Standards & Guidelines for the Conservation of Historic Places in Canada. Relocating a building should be the last possible option to save it. CHI urges the City of Calgary to consider the intent of preservation principals of protection and enhancement (as outlined in the heritage policy of the Municipal Development Plan) when considering development on historic sites or streetscapes and send a message to the citizens of Calgary that heritage preservation is a priority.</p>
Upcoming	<p>Any appeal of the Feb 6, 2020 decision must be submitted to the Subdivision and Development Appeal Board from February 13, 2020 to March 05, 2020.</p>
Public Call to Action	<p>Write to your City Councillor and ask them to support the Heritage Conservation Tools and Incentives Report. Cite the Nimmons residence and the historic community of Bankview as an example of a district that needs to be preserved through new and more effective heritage conservation policy. A public hearing on this report is scheduled for</p>

	the Standing Policy Committee on Planning and Urban Development on April 1, 2020. Follow CHI and watch the media for updates.
Related articles & posts	Feb 7 2020 Skyrise Calgary April 2 2018 CHI Nimmons Post Jan 15 2018 City of Calgary PUD Meeting 7.3 Jan 15 2018 Global News Nimmons Jan 15 2018 Calgary Herald Nimmons Century Homes - Nimmons
Historic Photos	Glenbow Photo Archives #NA-3691-3, NA-3691-4, NA-3691-29, NA-3691-12, NA-3423-1, NA-3691-13, NA-3691-14

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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