

Arthur M. Webb Residence



Photos: K. Rubman MR 2022 & JN 2021

Address	1040 5 AV SW Click here to view on Google Maps
Community	Downtown West End, Ward 7
Year Constructed	1925
Type	Residence
Current Owner	City of Calgary
CHI Watch Risk¹	At Risk (3 out of 5)
Designation²	Not designated. Placed on the inventory in 2021.
City Inventory	Heritage Calgary/City Inventory Webb Residence
Significance³	This fine example of an Arts & Crafts house in an English cottage style retains a high degree of exterior integrity. It has a modest, unpretentious appearance; a low-pitched, sheltering roof; exposed construction elements (rafter beams and roof brackets); and historically inspired details (mock half-timbering, multi-pane windows). It is one of only four single-family houses remaining in the area—two of them greatly altered, none in use as residences. The rarity of this single-family house in the neighbourhood, its attractive architectural form and details, and its prominent setting at the edge of open land (currently a public park) all make this building a community landmark.
Who³	The house was lived in continuously by just two families until 1989. It was built in 1925 for Arthur Montague Webb (1899-1966), who lived there until 1947. He was married to Elva and they had three children. From 1915 until retiring in 1964, Arthur M. Webb worked for the Webb Stores (Hillhurst and Downtown), founded and run by his father.

	It was next occupied by the family of Roy McKenzie Patriquin, a retired farmer, and his wife Amalia, until 1989.
Status	<p>The last private owner (2001-2015)—Llyn Strelau, who used the home as his jewelry workshop and studio—was a careful steward of the house and left it in good condition. Mr. Strelau sold it to the City of Calgary in 2016 with the understanding that it might be used as a community amenity. But the City has left the property vacant. Its future is now uncertain. The Downtown West Community Association (dwca.ca) as well as several local residents have been communicating with the office of Ward 7 Councillor Terry Wong regarding the future of the house, its protection and reuse as a community amenity.</p> <p>The DWCA “Our Story” notes: “In recent years, Downtown West has experienced a significant amount of residential development. However, it stands as an “island” at the west end of the Centre City, lacking the qualities of amenity and integration that would provide a stronger sense of identity. “</p> <p>The Land Use, and that of the 3 lots to the east (temporarily in use for Bowforth Park) is part of DC47Z92 (search 1990’s DC’s here).</p> <p><i>“ The purpose of this West End District is to:</i></p> <p><i>(a) provide for predominantly high density residential development, with low to medium density commercial development; and</i></p> <p><i>(b) establish a comprehensive system for the provision of at-grade pedestrian amenities which enhances the residential character and livability of the District.”</i></p> <p>There were no active Land Use or Development Permit applications as of March 2, 2022.</p>
CHI’s Position Statement	<p>CHI is alarmed that this City-owned property has been left vacant since 2015 and is concerned that it will suffer the fate of demolition by neglect and/or fire, as did the CMLC Enoch Sales House in 2019. Mr. Strelau’s act of good faith in selling the property to the City should be respected.</p> <p>The historically significant Webb Residence should be designated, retained and adapted for community use. Its intact exterior is very attractive and is a reminder of the history of residential development in the downtown. Located near the Bow River pathway system, it could be a potential stopping point for cyclists, pedestrians (dogs), and tourists traversing between the burgeoning West Village and Eau Claire/Prince’s Island. Possible uses include: a restaurant, coffee shop, bakery or ice cream shop, retail store, daycare centre, bicycle or raft rental facility, art or music studio, wellness spa, non-profit offices, etc. These uses are very compatible with the adjacent Bowforth Park. Together, they provide much needed amenity and green space for a rapidly growing, high-density, inner-city population. The landmark site is placemaking and contributes to community identity. The green space supports the heritage context of this former single-dwelling residential avenue. Green space/trees provide many benefits for climate resiliency, including stormwater management, cooling, air quality, carbon capture, and habitat.</p> <p>Given that this site is so close to the Bow River and is not completely dwarfed by condo towers, CHI asserts that the 1992 DC is outdated and does not adequately consider shadowing or the benefits of low scale and open space with light penetration. The City should consider the applicability of Bylaw 33P2013, 8.15 DENSITY TRANSFER FOR SUNLIGHT PRESERVATION and/or density transfer for heritage preservation for the Webb site and to retain the now temporary Bowforth Park.</p>
Upcoming	Possible demolition, sale and development.
Public Call to Action	Contact Councillor Wong’s office to express support for retaining this house and your suggestions for its use: ward7@calgary.ca . Please cc contact@calharyheritage.org .

Historic Photos



Webb Residence ca. 1947 (courtesy previous owners)



Webb Residence 1984, Alberta Heritage Survey, HS 6123

Updated: March 6 2022 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 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