

PARKDALE COMMUNITY



Heritage Inventory





2008 December

parkdale community
Heritage Inventory



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1.0 INVENTORY PROJECT BACKGROUND

1.1 Introduction

The Parkdale Community Heritage Inventory was initiated by the City of Calgary and the Parkdale Community Association Heritage Subcommittee to evaluate ten potential historic places in Parkdale, a residential community founded nearly a century ago. Heritage Collaborative Inc. (HCI) was commissioned to research and complete a preliminary evaluation of the ten sites identified by the Parkdale community for possible inclusion on the City of Calgary's Inventory of Historic Resources. These ten sites are:

1. 134 37th Street N.W.
2. 140 37th Street N.W.
3. 210 37th Street N.W.
4. 214 37th Street N.W.
5. 3106 Parkdale Boulevard N.W.
6. 3110 Parkdale Boulevard N.W.
7. 3204 Parkdale Boulevard N.W.
8. 3208 Parkdale Boulevard N.W.
9. 3210 Parkdale Boulevard N.W.
10. 3220 Parkdale Boulevard N.W.

1.2 The Parkdale Study Area

The study area and boundaries of the Parkdale community are:

- on the north, the escarpment from Shaganappi Trail to the west side of 28th Street N.W.;
- on the east, the west side of 28th Street from the escarpment to the south bank of the Bow River;
- on the south, the south bank of the Bow River from the west side of 28th Street N.W. to the east side of 37th Street and then, north along the east side of 37th Street N.W. to Bowness Road and then by the north side of Bowness Road N.W.;
- on the west, the east side of 37th Street N.W. from the Bow River to 3rd Avenue/Bowness Road and thence Shaganappi Trail north to The Trans Canada Highway.



1.3 Parkdale Community Heritage Inventory Process

The process for conducting the Parkdale Community Heritage Inventory was as follows:

- To conduct an informal “windshield survey” of the community to confirm that the ten selected sites were appropriate for consideration for listing on the Inventory of Evaluated Historic Resources for the City of Calgary. While conducting the windshield survey other sites which may possess heritage value were noted as ‘Places of Interest’ which should be considered for future updates of the Inventory;
- To prepare a historical Context Paper on the Parkdale community;
- To research and document the ten selected properties in accordance with the City of Calgary’s standards;
- To conduct a draft evaluation for each of the ten sites with the Parkdale community to ensure the values identified aligned with those of the community;
- To present the research and documentation on each site to the Calgary Heritage Authority (C.H.A.) for evaluation and consideration for the City of Calgary’s Inventory of Evaluated Historic Resources.

1.4 Final Outcome

On 17 October 2008 each of the ten Parkdale sites were evaluated by the C.H.A.’s Evaluation and Review Committee. The King Residence was determined to be a City-wide Historic Resource, while the other nine sites were determined to be Community Historic Resources. On 14 November 2008 these recommendations were approved by the C.H.A. Board.

1.5 Parkdale Places of Interest List

During the windshield survey, and through discussions with the community, 28 additional resources were noted as having potential heritage value for reasons of natural history, archaeological potential, historical and/or architectural merit. Therefore it is suggested that these sites receive consideration in the future for inclusion on Calgary’s Inventory of Evaluated Historic Resources or when associated with planning and development interventions.





2.0 PARKDALE COMMUNITY – HISTORICAL CONTEXT

By Donna Zwicker

2.1 Acknowledgements

Thank you to the Parkdale Heritage Inventory Project supporters, the City of Calgary and the Alberta Municipal Heritage Partnership Program, for selecting the Parkdale Heritage Inventory as a Pilot Project. Community appreciation is extended to Darryl Cariou, Senior Heritage Planner and Clint Robertson, Heritage Planner, Land Use Planning and Policy, City of Calgary as well as Matthew Francis, Head, Municipal Heritage Services, Historic Resources, Alberta, Tourism, Parks, Recreation, and Culture.

Thank you to members of the Parkdale Heritage Subcommittee, Parkdale Planning and Development Committee and the Parkdale Board of Directors, Parkdale Community Association for all the volunteer time, energy and support given to this project.

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2.2 In the Beginning

by Gerry Oetelaar

Although there is evidence for human occupation in the province of Alberta dating back some 11,000 radiocarbon years before present, the oldest archaeological sites in the city of Calgary date back only 8,500 radiocarbon years before present. Archaeological sites dating to this time period occur on the slopes of Broadcast Hill south of the Parkdale area, in Tuscany west of

Parkdale was once frequented by wayfaring generations of migratory aboriginal peoples. Then, western land survey, grazing leases, homesteading opportunities and C.P.R. land grants became the processes and programs leading to domestic settlement. The Parkdale area was included in an early irrigation business venture. Realized and unrealized subdivision schemes proposed practical grid pattern development plans. For a time, a private athletic club and golf course was located just a short stroll from the streetcar line. Links to prominent Calgary entrepreneurs, politicians, speculators and city builders have added a colourful dimension to the history of this Bow River Valley community.

the study area, in downtown Calgary east of Parkdale, and in Hawkwood north of the study area. From this early date until the time of contact, there is evidence for the continued use of the Calgary area by aboriginal groups. Traces of these occupations include tipi rings which represent the preserved remnants of the lodges used by the people; buried campsites usually identified as the remains of fireplaces with associated domestic debris; thin and thick scatters of bison bones, some of which represent the locations where small herds of bison were trapped and killed; pictographs or paintings on some of the exposed rock faces, and the occasional burial although these are very rare.

For reasons discussed below, very few archaeological sites have been discovered in the Parkdale area. In 1977 and 1978, Dr. Michael Wilson, then a graduate student in the Department of Archaeology at the University of Calgary, investigated a number of archaeological sites exposed during the construction of the McKay Towers. These archaeological sites included two buried campsites dated to 4600 and 4000 radiocarbon years before present as well as a more recent buried tipi ring and two historic sites. The historic sites consisted of a possible Métis encampment and a pile of garbage

apparently deposited by an early Chinese settler in the area. Aside from these fortuitous discoveries, few other archaeological sites have been reported from this area. However, the scarcity of archaeological sites in Parkdale should not be attributed to a lack of human use of the area before the advent of the first Euro-Canadians. Actually, the small number of sites recorded in Parkdale reflects the history of archaeological research in the province. Before the passage of the Alberta Historical Resources Act in 1973, developers were not required

to hire archaeologists to survey tracts of land slated for development. Since 1973, any new development in the Calgary area was and is preceded by an archaeological reconnaissance and therefore most of the archaeological sites that have been found occur in the newer residential communities and industrial areas. Unfortunately, the city does not require such archaeological assessments in older communities where we know that archaeological and historic sites are preserved because earlier developments did not involve the destructive impacts of terraforming so common today.

Given its history of development and our current understanding of the local archaeology, Parkdale represents just such a community. For example, many of the homes constructed in the early decades of the 1900s were erected on foundations set in basements dug by hand. Such constructions leave intact most of the archaeological deposits present in the area as indicated by the discovery of such sites in the Pointe Mackay area. That is, the deposits of earlier occupants of the area remain buried beneath the surface in the community. At the same time, our reconstruction of the trail network in the Calgary area clearly indicates that Fort Calgary was constructed at the intersection of two major thoroughfares used by the Blackfoot people. The major east-west trail extended from Blackfoot Crossing to Swan's Bill and passed through Township 24, Range 1 about one mile north of Parkdale. West of Parkdale, archaeological sites occur at regular intervals along this trail and presumably similar traces of early human occupation are preserved within the community today.

2.3 Frontier Days

Sir John A. Macdonald is perhaps best remembered for his vision of a transcontinental railway linking Canada from coast to coast. Calgary pioneer Alfred S. McKay was one of the young men working on that historic transportation project. McKay was hired on to a railway construction crew in Ontario and later joined a Dominion Land Survey party dispatched from Winnipeg to survey, map and record the landscape ahead of the navvies laying the main line of the Canadian Pacific Railroad (C.P.R.) through what is now Saskatchewan and Alberta to Lake Louise.¹

An extensive land survey of the West was undertaken beyond the mapping of the railway route. The mapping process had many uses including demarking areas of Hudson Bay Company and C.P.R. land grants, lands available for homestead grants and generally helping facilitate the leasing, buying and selling of local property. The Dominion Lands Office, a branch of the Department of the Interior, administered and managed the Dominion lands survey. Quadrilateral townships contained thirty-six one-mile square sections. The townships were numbered by range and relationship to the Meridian.² Township survey reports provided important public information about topography, soil and grazing potentials.³ Early Calgary settlement was located in Township 24 Range 1,

West of the 5th Meridian. Parkdale's 37th Street N.W. appears to have been constructed along the boundary between Range 1 and 2 separating early area land use between the Calgary Township area and available rangeland. In 1910 the City limits were extended westward to 37th Street N.W., a boundary lasting until the amalgamation of the neighbouring town of Montgomery in 1963.⁴

The excitement created by large-scale ranching opportunities in the American West triggered similar Canadian interest in ranching ventures north of the border. Senator Matthew Cochrane, a Montreal entrepreneur, wrote to Sir John A. Macdonald in December 1880 presenting a convincing argument for the creation of grazing leases for areas of the North West reportedly less desirable to settlers.⁵ Exclusive grazing rights were granted to large-scale ranching operations beginning in 1881. Cochrane, a cattle breeder from Hillhurst, Quebec became the president of the newly formed Cochrane Ranche Company Limited in 1881. The ranching operation was first located north and west of Calgary including today's town of Cochrane.⁶ Cochrane purchased cattle from Montana and hired the local I. G. Baker Co. to drive the herd from the border to the Bow River to establish his ranching operation. However, unseasonably heavy snow falls and bitterly cold winter temperatures in two consecutive years, management problems that plagued the newly formed Cochrane Ranche operation, and pressure to allow settlement on portions of the lease, led Cochrane to the business decision to move the company herd south to a newly acquired grazing lease on the Belly River.⁷

George Clift King was an employee and then manager of the I. G. Baker Company's Calgary mercantile business from 1877–1883 and therefore had business dealings with Cochrane. King would become a long-time Parkdale resident later in life.⁸ G. C. King & Co., wholesale and retail general merchants, was incorporated in July 1883 when King left the I. G. Baker Company. G. C. King & Co. serviced the ranching community. Tough times for the ranching community translated into lean sales figures for the business. During hard years some ranchers experienced difficulty keeping up with payments on goods purchased from the mercantile business.⁹

In April 1882 A. W. Ogilvie acquired a 34,000 acre grazing lease encompassing today's Parkdale west of 37th Street N.W. In September of that year he filed an assignment to the Cochrane Ranche Company, which in effect gave control of this neighbouring land lease and a total of 134,000 acres to Matthew Cochrane. The Ogilvie/Cochrane lease bordered on the western side of 37th Street N.W. and did not include what is today Parkdale east of 37th Street N.W.¹⁰ Alexander Ogilvie and Matthew Cochrane had business associations in Eastern Canada and were both members of the Senate.¹¹

In 1884 the newly formed British American Ranche Company filed an assignment consolidating control of a large tract of grazing land west of today's

37th Street N.W. including the original W. A. Ogilvie grazing lease lands.¹² Matthew Cochrane became president assuming responsibility for overall policy and company performance.¹³ The new ranching operation raised sheep to the north and horses on the open range south of the Bow River.¹⁴ Today's Parkdale west of 37th Street N.W. would have been included in the British American Rancho sheep grazing lands. In 1885 the British American Rancho Company had shown negligible growth and failed to increase profitability for shareholders. The company experienced labour difficulties, prairie grass fires and increasingly bitter disputes with 'squatters'. One of the 'squatters' on the American Rancho Company grazing lease was Alfred S. McKay, who had remained in the region after working for the Dominion Land Survey.¹⁵

Pressure to cancel leases in areas of higher homestead activity interest mounted.¹⁶ In April 1887 terms of the British American Rancho Company grazing lease were reviewed by the Committee of the Privy Council. Subsequently, land west of 37th Street NW was thrown open to homesteading applicants.¹⁷ McKay appears to have wasted no time heading to the land titles office to register an entry to a half-Section later that month on land he had resided upon for two years. He had a house, stables, corral and about 200 acres fenced with fifty head of cattle and twenty horses, more than a dozen acres of land broken and cropped and had spent over \$1000 in improvements. He was informed that the Section already had an entry. McKay knew that the rules of entry required taking an oath that no other person had any claim on or had created improvements to the land. The previous claim was withdrawn without incident and McKay's entry was permitted.¹⁸ By August 1888 the British American Rancho Co. had hired Fitzgerald and Ellis to auction its sheep and dispose of lease holdings north of the Bow River.¹⁹

Alfred S. McKay filed to obtain a homestead land grant under the Dominion Land Act. The Act, passed in 1872, offered a free land grant of 160 acres—a quarter section—for a \$10 filing fee on qualifying land. Other conditions included building a home, cultivating the land and at least a six months residency for each of the three-year's tenancy.²⁰ McKay filed on 144 acres obtaining the Dominion Land Grant in September 1891 and the Certificate of Ownership or Patent that October for the lands, which would later include Parkdale west of 37th Street N.W. home today to the Colonel Belcher Care Centre. A caveat for the Calgary Hydraulic Company was subsequently listed on the title. McKay applied for a further 19 acres (S.E. Section just north of the Bow River. He obtained the Dominion Land Grant in November 1891 and Patent January 1892. The original sandstone portion of the McKay homestead can still be found nestled among the condominiums in Point McKay. In May 1901 he purchased 160 acres north of his homestead at \$5.50 per acre from the C.P.R. and in April 1902 he purchased another 160 acres north of that at \$6.00 per acre also from the C.P.R. McKay, like the extended Riley family, expanded land holdings north beyond the river valley.²¹

Today's Parkdale lying east of 37th Street N.W. was land first titled to the C.P.R. as per revised Dominion Land Regulations of 1881. The land entitlement occurred in advance of the arrival of the railway in Calgary. With some exception, odd-numbered sections in townships within twenty-four miles and on either side of the main or branch line of the Canadian Pacific Railway from Winnipeg to Jasper House were generally reserved for the company.²²

Calgary's early settlement was located at the confluence of the Bow and Elbow River. Then the C.P.R. arrived in Calgary in 1883, placed the railway station in one of its allotted sections, and soon announced plans to subdivide the Section into lots, effectively managing land use development of what would become the new business district. The company was a powerful force and it wasn't long until previously established businesses considered the move across the Elbow River. The Parkdale area was some distance away from this early development and, significantly, on the opposite side of the river from the growing townsite.²³

Alfred S. McKay was employed as a ferryman on the Bow River in the interim years of the 1880s between completing his stint as a surveyor and becoming a homesteader. McKay began as an assistant and later assumed the role of ferryman. The much-needed ferry to the north side of the Bow first crossed the river in what is now Ogden; later the ferry was relocated to a site near what is today's Edmonton Trail. McKay, in an interview, explained that the ferry carried passengers and freight. *"Nothing was barred excepting range cattle and range horses,"* he said. *"We did draw the line at those."*²⁴ An 1885 town council decision and subsequent construction of the wooden Langevin Bridge brought an end to the need for that ferry service. McKay's ferryman skills would come in useful when he later built a home from sandstone, transporting the stone from Thomas Edworthy's quarry (old Brickburn area) to his homestead roughly across the Bow River.

George and Harry Alexander, young entrepreneurial Irish immigrants, began investing in Calgary and today's Parkdale by 1888.²⁵ In December they, along with silent financial partners, purchased land (Section 19, Township 24 of Range 1, West of the 5th Meridian) from the C.P.R. which included what is today Parkdale east of 37th Street N.W. Section 19 in today's terms is roughly bounded by 37th Street to the west, 16th Avenue NW to the north, 24th Street or Crowchild Trail to the east and the Bow River and beyond to the south. The Bow River was a boundary in Section 19 land sales, reducing the size of the parcel from 640 acres to roughly 533 acres for the Alexanders. Land south of the river was parceled separately.

The Alexanders agreed to terms of \$9.00 per acre for the eastern quarter sections and \$8.00 per acre for the western quarter sections, all north of the Bow River. A regular payment schedule, principle and interest, was adhered

to through to 1893 when a lump sum payment was used to clear the balance owing.²⁶ The Section of land purchased was immediately east of the McKay homestead. The Alexanders and others saw land value in this barren landscape adjacent to the river.

G. C. King once described the Calgary river valley landscape in an interview with the Calgary Herald:

*"Never will I forget the sight that met our eyes- the confluence of the two winding rivers with their wooded banks, the verdant valley, and beyond, the wide expanse of green plain that stretched itself in homage to the distant blue mountains... this was the 'Promised Land'. A wonderful country! A Garden of Eden! A Place to live forever!"*²⁷

The semi-arid climate and unpredictable rainfall cycles in Calgary and the greater Bow Valley region did, however, present sustainability challenges for early ranchers and farmers. Irrigation policies and practices of the 1890s reflected a desire by the government and local residents to control and exploit river water resources especially during times of marginal rainfall. Carving irrigation ditches into the landscape of Southern Alberta provided an opportunity for more sustainable farming. Over seventy irrigation projects drawing from the Bow River were proposed or constructed by 1896.²⁸

The Calgary Hydraulic Company was incorporated in April 1893 to provide an irrigation ditch to an area of what would later become the communities of Montgomery, Parkdale, West Hillhurst and Hillhurst. The Alexanders, along with silent partner, Irish Baronet Sir Douglas Brooke, were the directors of the Calgary Hydraulic Company selling shares to would-be investors. By this time they also held clear title to Section 19. The irrigation operation stemmed from the vicinity of what is today Bowness Park. A head gate and a controllable dam were constructed to raise the water level of an existing river channel. Since water runs downhill and a survey of the area indicated a gradual gradient decrease eastward towards what is today Hillhurst, gravity was used to move the water to irrigation-seeking river valley customers. A plan was devised to meet the Department of the Interior licensing requirements using a headwork, flume, bridge, channel, ditch and culverts to carry twenty five cubic feet of water per second to area farmers.²⁹

An irrigation ditch was excavated closely along the curvature of the southern bank of the Bow River through what is now Bowness. It then crossed the river north of today's Hextall Bridge via a truss bridge of two spans and about 1,500 feet of 30-inch wooden barrel flume to carry the water to the ditch through what would become Montgomery. By 1894 the ditch was completed to 37th Street N.W. The following year the Department of the Interior Report indicated that the Calgary Hydraulic Company had constructed a main lateral

ditch across Sections 19, 20 & 21 of Township 24 or through to current day Hillhurst. The ditch crossed what is today 37th Street N.W., running parallel to the slope of the escarpment—approximately just above today's 8th Avenue N.W. The department report of 1896 indicated that the ditch was six miles long.³⁰

The Calgary Hydraulic Company reported 12 paying customers. Alfred. S. McKay had 25 acres of irrigated land in 1896; two irrigations occurred on 8 June and 12 July. The Calgary Hydraulic Company had 100 irrigated acres. Two irrigations were recorded on 26 June and 28 July in 1896. In southern Alberta, the number of irrigations varied between irrigation companies and customer needs, ranging from frequent irrigation to an average of two to four irrigations per year. Calgary Hydraulic had originally proposed to irrigate 6,000 acres and had applied to charge between \$2.50 and \$5.00 per acre for the supply of irrigation water. Alfred S. McKay, in a hand written letter to J. S. Dennis of the Department of the Interior dated 13 August 1895, lodged a complaint about the water rate. *"I wish to say that in my opinion their water rate is far too high. I am using water this year at \$2.50 per acre but could not continue at that price."* Dennis investigated and entered into discussion with other farmers and another commercial user of the Bow River waterway.³¹

Peter Prince controlled the Calgary Water Power Company Limited, which by 1894 had a power supply agreement with Calgary. He also operated the Eau Claire lumber mill. Both businesses were tied to Bow River water use. The mill had been established in 1886 near today's Prince's Island. Mountain area timber was floated down the Bow River past Parkdale to the Calgary mill. The Bow River was in fact the primary transportation route for the company logging operation until 1943. Log jams as well as natural occurrences such as ice jams and occasional flooding were all part of the experience of those in close proximity to the river. The riverbank landscape and islands on the Bow changed significantly over the years due to natural floods, ice jam and blasting. The Bearspaw Dam built in 1954 finally controlled the unpredictable flooding in the Calgary Bow River Valley.³²

J. S. Dennis appears to have taken a very serious look at the waterway and user groups before making a decision. Dennis deemed the Calgary Hydraulic Co charges too high and reduced the allowable irrigation fee to the standard \$1.50 per acre. He also limited Calgary Hydraulics' water flow use to reflect the actual irrigation of 1900 acres. Resubmission of updated plans for the full proposal of 6,000 acres would be required for consideration of increased water use. The Alexanders protested, countering that they would need 50% more water per acre than originally planned, but Dennis held firm in his decision. The final blow came when a major rainstorm and high water flood in June 1897 produced a sudden rise in the Bow River of approximately 2.5 feet. It seriously damaged the Calgary Hydraulic Co's bridge and flume and effectively shut down the operation. The company application for water use

was cancelled in May 1900 despite political posturing and unsuccessful efforts to raise funds for repairs.³³

The Alexanders struck a deal for the sale of Section 19 with neighbours Alfred S. McKay to the west and the Riley family to the east. Both families were to expand their land holdings within the river valley as well as north beyond it.³⁴ McKay had purchased land north of his homestead in 1902 from the C.P.R.³⁵ In May of that year he also decided to acquire the west half of Section 19 from the Alexanders, 238 acres more or less, immediately east of his homestead. In June 1902 Harriet Riley, wife of Ezra Hounsfeld Riley, obtained the Certificate of Title for the east half of Section 19 an area of 295 acres more or less.³⁶ The Alexanders folded their interest in the area with the title transfers.³⁷ This transaction was rather typical of what was occurring in Calgary at the time. While booster magazines hailed the profits that could be made, in fact speculators — large and small — realized modest profits during this period and the speculation that did occur was on a small scale and generally by local residents.³⁸

2.3 Grand Plans

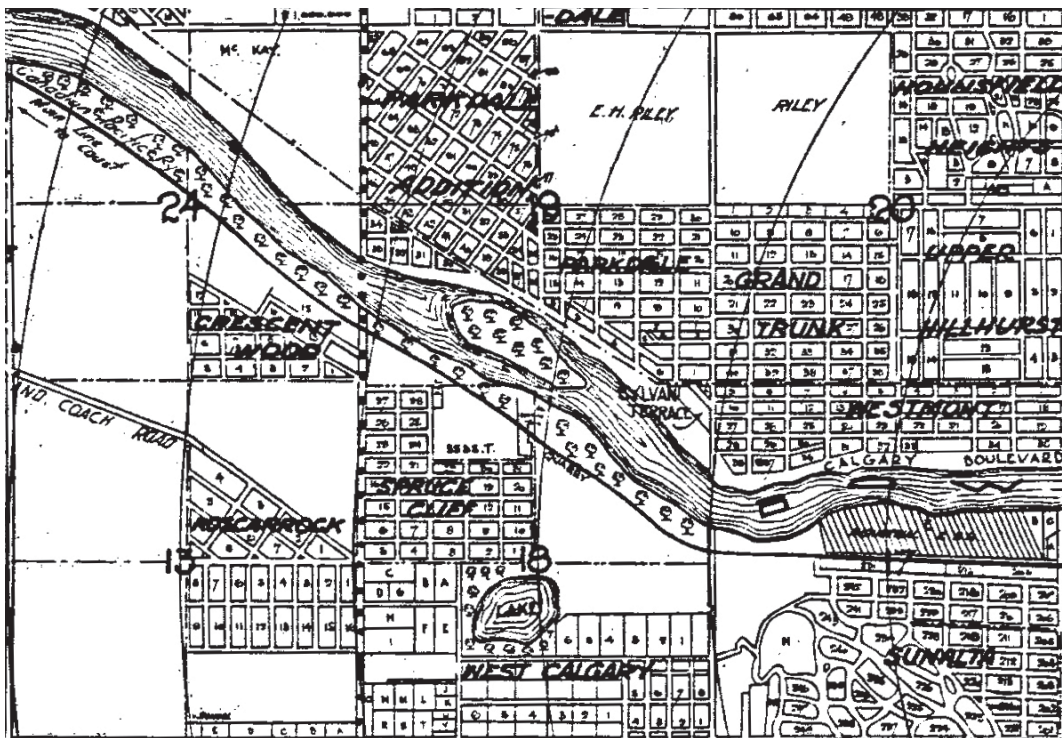
A need for residential dwellings was growing within the Calgary city limits. By the time Alberta became a province in 1905 there was a significant rental property shortage in Calgary, with high rental rates.³⁹ As it turned out, the new suburbs of choice proved to become those with good transportation access and close proximity to local commercial or industrial development.

“Transportation during this era was not an easy matter. Paved streets were few, making moving from place to place slow and difficult. As the residential areas extended further away from the core of the city, the number of external pressures in the form of citizen petitions, real estate development proposals and industrial location concessions provided some serious and thought-provoking challenges for Council. Many of these related to the routing of the street railway, which in turn influenced the direction of the population growth.”⁴⁰

A Calgary street rail bylaw was in place in 1907 and by 1909 the streetcar track extended across the Bow River to Hillhurst.⁴¹ The growing residential population in Hillhurst supported commercial development along Kensington, 10th Street and even to some degree along 5th Avenue.⁴² In 1910 the City limits expanded to 37th Street N.W. and by 1911 the streetcar service travelled through Montgomery terminating at the Hextall Bridge. Calgary real estate agents were advertising Calgary subdivision lots up to five miles away from the

central post office; they were attempting to sell building lots at prices ranging from fifty to three hundred dollars per lot. Real estate salesmen and speculators suggested the proximity to the street railway was a selling feature increasing lot value.⁴³

Three subdivision plans were submitted for Section 19 between 1909 and 1911. Today's 29th Street N.W. would have been roughly the quarter Section boundary and was proposed to be called McKay Street in subdivision plans. In November 1909 William Ross' residential subdivision plans were approved for the southeast corner of the S.E. quarter Section formerly owned by Harriet Riley. The area, proposed to be called 'Happyland', would today be bounded by Crowchild Trail, Kensington Road, 26th Street N.W. and 3rd Avenue N.W. The streetcar system would pass along the southern border of this proposed Parkdale subdivision by 1911. The sliver of land below the streetcar (today's Lions Club residences area) was to be called 'Sylvan Terrace'. Then, on 3 January 1910, William Scott and Samuel Hartront also purchased land in Riley's S.E. quarter section. Their subdivision plans appear to have reserved space connected to Riley Lodge; the lodge was under construction in 1910. Both subdivision plans offered a standard grid pattern set out parallel with the river. The two subdivision developments in the quarter Section would be considered 'Parkdale' throughout the decade.⁴⁴



(Harrison & Pontons, Map of the City of Calgary, 1911/12)

The third subdivision proposal came from Scott, Hartrouft and Alfred S. McKay. Samuel Monroe Hartrouft moved to Calgary in 1904 and began working in the real estate business in 1906.⁴⁵ In June 1910 Scott and Hartrouft Limited became incorporated with William Scott assuming the role of managing director and Hartrouft that of the real estate broker. The company office was in the popular Grain Exchange building.⁴⁶ On 7 March 1911 McKay and partners Scott and Hartrouft Limited created a subdivision scheme for the west half of Section 19, roughly 29th Street N.W. to 37th Street N.W., in what would become known at the time as '*Parkdale Addition*'. Scott and Hartrouft Ltd sold lots that were to form a small grouping of homes along the high profile and desirable streetcar line; the lots were adjacent to the home at 3210 Parkdale Boulevard⁴⁷ The historic residential streetscape is valued today adding an element of character to the community. Five brick homes were built on 37th Street N.W. for McKay and his partners. They were similar to a modern day parade of 'show homes' located in close proximity to one another. The brick homes were considered somewhat upscale, offering variations on a 7-room design.⁴⁸

These two prominent residential streetscapes, one on 37th Street N.W. and the other on what is today Parkdale Boulevard, east of 34th Street N.W., offered Calgarians quality, affordable homes at the City limits. Area advertisements highlighted the convenient streetcar access and building restrictions to protect investment and the magnificent location near the Bow River. It was predicted that fifty new homes costing between \$2000 and \$5000 would be built in Parkdale and Parkdale Addition in 1912. While many neighbourhood subdivisions could offer convenient improvements such as connection to city sewer and water, City of Calgary tax assessment cards for Parkdale Addition indicated the homes had only a private water supply.⁴⁹ In spite of streetcar access, Parkdale and Parkdale Addition homes were some distance from commercial or industrial areas. A review of the main concentration of actual development during this time suggests that it occurred in the southwest part of the City in neighbourhoods such as Sunalta. The onset of a severe economic recession, which began in 1913, caused Calgary housing prices to fall. Parkdale and Parkdale Addition residential lot sales and residential housing starts stalled. Over the next two decades a number of McKay's unsold lots appear to have been disposed of or forfeited under a tax recovery act used by the City of Calgary.

During the 1910s the area was to sport two golf courses, one in today's neighbouring community of St. Andrews Heights (N.E. quarter Section 19) and later another that was part of the Hudson's Bay Co. Athletic Grounds. It was located at Point McKay north of McKay's homestead house, also incorporating land north of Bowness Road. It seems that Calgarians were quick to organize and entertained themselves with sports, games and other social and athletic endeavours in Calgary's early days. Some had a keen interest in the game of golf while others had interests in team sports. The first private golf club in Calgary was formed in the 1890s.⁵⁰ In 1912 a number of golf enthusiasts

attended a meeting held in the Alexander Block and Calgary's second private golf club was discussed and soon organized. Ezra Hounsfeld Riley offered to lend land for new golf links to the organizing group of the St. Andrews Golf Club in what would later become the residential community of St. Andrews Heights.⁵¹ Riley was also to provide land for an athletics grounds which later became Riley Park in today's Hillhurst-Sunnyside.⁵²

Alfred S. MacKay first leased out land south of the streetcar line (today's Bowness Road) and north of his homestead in 1918 to the Hudson's Bay Company Employees Amateur Athletic Association. Hudson Bay Company employees in Western Canada formed local associations with a purpose of providing healthful outdoor recreation, relaxation and social entertainment for members.⁵³ The Calgary site was well established by 1920. A clubhouse, overlooking the Bow River, was furnished with comfortable easy chairs, tables and a phonograph. The clubhouse was conveniently located adjacent to the streetcar line situated on the slope of the natural levy with a view of club activities, the Bow River and the Douglas Fir Escarpment. The clubhouse today would be located slightly east of Veterans Way/Point Drive, south of today's Bowness Road and west of 37th Street N.W. in what is today Point McKay. Dancing could be enjoyed in the clubhouse or on the spacious veranda. Sundays and Wednesday afternoons were the busiest days on the grounds but games and activities were enjoyed every night of the week. Meals, ice cream and soft drinks were available in the clubhouse and the grounds included camping facilities for members who wished to spend their summer vacations at the site. The grounds included a simple 9-hole golf course, tennis court, basketball court, and football field.⁵⁴

The Bowness streetcar line ran from Centre Street and 8th Avenue S.W., across the river through the sparsely populated Parkdale community, to Montgomery and Bowness. In addition, the Grand Trunk line, or the Parkdale-Hillhurst cars, terminated at the Parkdale loop (34th Street N.W.), and connected with the Red line to cross over the Bow River. Convenient and reliable access on the half hour to those destined for the Hudson Bay Company Employee Amateur Athletic Association grounds was therefore possible during service hours. On occasion, special streetcar transportation was arranged with the Calgary Municipal Railway for the large number of members and friends making the trip out to Parkdale for a special athletic event. Records indicate that A. S. McKay was an honoured guest at the 1921 Amateur Athletic Association banquet.⁵⁵

New golf links were created on the grounds in 1923. The links replaced rather than added to the existing rather primitive 9-hole course.⁵⁶ The first course was laid out in 'limited territory' nearly all on level ground, some portions of the course were ill suited for the game, and overall the links were considered not sporty enough for the rapidly increasing membership. The association leased a 'larger tract of land north of the old links and, under the direction

of Superintendent W. R. Reader, of the City Parks Department, the new links were constructed.' The greens would have been in what is today the old Motor Vehicle Site west of 37th Street spilling across 37th Street N.W. into Parkdale Addition. The association was indebted to Superintendent Reader for his enthusiastic interest in the course construction. The course offered natural hazards on seven of the nine holes, a feature plateau hole, two gully holes and a sloping green. The new greens were all 'oil and sand' and were expected to be a great improvement over the ordinary prairie soil greens of the original course. Approximately 150 staff joined the golf Section of the association and it was decided by the executive to offer a controlled number of golf memberships to family and friends of employees.⁵⁷ The association's board of directors announced in the spring of 1924 that the new golf course was a financial success, practically paying for construction costs within the first year of operation.⁵⁸

Club activities continued to flourish throughout the decade. Baseball diamonds were added and a cricket pitch was developed. In 1930 the tennis court was rebuilt and another added. The clubhouse and its expansive veranda continued to be the hub of the grounds whether as a relaxing place to exchange pleasantries at the end of a sport activity or a Saturday night spent dancing to live music. The employees association was to boast that it had 'one of the most extensive athletic propositions of any business organization' serving the mutual welfare of both health and business.⁵⁹ That was not to last however. By the mid-1930s it appears that the athletic organization was no longer using the site and the golf links had become the Parkdale Golf Course. The Parkdale Golf Course was in operation from 1936-1944.⁶⁰

The grand plans for Parkdale fell short of expectations. Vacant Hillhurst and Sunnyside lots continued to be sold and infill homes added during the 1920s. Reasonable lot prices, good transportation, access to shopping and perhaps most importantly public water and sewer service connections made the remaining neighbourhood lots more desirable than lots further west.⁶¹ In contrast, relatively few homes were built on the flat, treeless open spaces of Parkdale or Parkdale Addition during the same time period. 1924 aerial photos of Parkdale and Parkdale Addition reveal a barren landscape with only a few scattered homes. The first two residential Parkdale streetscapes created by the early subdivision schemes remained anomalies. The line-up of five McKay homes at the City limits stood off at the edge of the tiny core of the residential community. The collection of homes on the streetcar line between 30th Street and 32nd Street N.W. and about five homes on the blocks to the north (500 block of 30th Street & 31st Street N.W.) were in close proximity to the Parkdale streetcar loop forming the nucleus of the community.⁶² Brink Brothers Greenhouse was located at 24th Street N.W. and 5th Avenue N.W. and Bow River Auto Court had a small collection of buildings on two lots at Kensington Road and

24th Street N.W.⁶³ The two businesses were located on the fringe of suburban development to the east. Farther west, Montgomery, with only sixty homes by 1947, did not have water and sewer lines installed until 1959.⁶⁴

(The Calgary Daily Herald, 3 March 1911)

PARKDALE ADDITION

ADJOINS PARKDALE

ON THE WEST AND IS A SUBDIVISION WITHOUT AN EQUAL FOR LOCATION AND BEAUTY. PARKDALE ADDITION has a BUILDING RESTRICTION which ensures for it only the most desirable homes.

THE STREET CAR LINE

passes through this subdivision to SHOULDICE CITY PARK. This car line will be completed and in operation during the present season, 1911.

THESE ADVANTAGES---The Building Restriction, the Street Car Facilities, the picturesque location in the Bow Valley along the Bow River, bordering on a boulevard 200 feet wide, have caused the

Investor & Homeseeker

to see that PARKDALE ADDITION at the present prices is the best real estate investment in Calgary today. **OVER 700 SOLD TO DATE.**

Prices---From \$125 at back to \$400 on the car line. Exceptionally easy terms. Apply to the owners.

Scott & Hartrouft, Ltd

Room 202, Grain Exchange Block.

Phone 719

(The Calgary Daily Herald, 4 March 1911)

PARKDALE ADDITION

**“Is a Sight Worth Seeing,
What can suit you better than a
homesite here?”**

Splendidly situated in the **Bow River Valley**, fronting on the 200 ft. boulevard along the Bow with **building restrictions** to protect you, with the **Street Car Line** for your convenience, (this car line passes through the property and will be completed and in operation during the present season 1911) with the Shouldice Park in the distance beyond.

(The Calgary Daily Herald, 6 April 1912)

Home Builder, Contractor and Investor

THE GREAT BUILDING DEVELOPMENT IN

Parkdale Addition

has only commenced. A number of Magnificent Homes have recently been built, costing from \$3000.00 to \$4000.00 each.

WATCH

the Great Building Development commencing this month. We are assured of the erection of from 30 to 50 New Homes this season, costing from \$3,000 to \$5,000 each.

The **Building Restrictions** insure every Home ample street frontage and grounds and only High Class Residences will be built.

Parkdale Addition

is close in, having a Street Car Service now in operation within fifteen minutes' ride of the center of the city

City Water Assured This Season

CONSIDER this Great Development, the Many Improvements, the Ideal Location, and you will at once be convinced that Parkdale Addition Lots are the best buying in the city today.

Call at Our Office

We will show you 200 of the choicest lots in Parkdale Addition, 100 of which are in the Street Car and Boulevard Blocks, and this is the first time they have been placed on sale.

Don't miss this chance to buy lots near the Boulevard, River and Street Car Line.

Call and compare our prices. Exceptionally easy terms.

FOR SALE BY THE OWNERS

Scott & Hartrout, Ltd.

Phone 3939. P.O. Box 1367

202 GRAIN EXCHANGE BUILDING
Calgary, Alberta

(The Calgary Daily Herald, 15 March 1913)



PARKDALE ADDITION

Calgary's Ideal Home and Investment Opportunity

Here is the garden spot of Calgary for the erection of your home and a certain profitable investment opening

Parkdale Addition, situated on the Bow, with every desirable natural advantage, is the subdivision superb. The vast improvements we have planned for this Addition, which include the erection of no less than twenty more artistic homes of the modern bungalow type, ranging in cost from \$2,500.00 to \$4,000.00 or more, the actual work on which will commence in the course of a very few weeks; the grading of several of the principal thoroughfares, the laying of sidewalks, and the guarantee of the extension of city water and light make this delightful residence section unequal both in the desirability of home building, and certainty of material return upon investments therein.

WHY NOT SECURE ONE OF THESE LOTS TODAY?

Why wait until someone else has snapped up the very lot which you most want? Come in today and make your reservation, or, let us take you out and show you the property, so that you may judge for yourself as to its value. Just say the word and we will have an automobile at your service without your incurring the slightest obligation.

Note the extremely low prices on Parkdale Addition—**\$250 to \$850 per lot, on easy terms.**

SCOTT & HARTRONFT, Ltd.
Phone M3939. OWNERS, 202 Grain Exchange, Calgary.

2.4 Modern Parkdale

It appears that by 1946 some old Parkdale and Parkdale Addition subdivision plans were dusted off and reconsidered. A number of small subdivision applications were also soon in the works so that the area was virtually built out by 1955. Keith Construction, Nu-West Homes Ltd., Engineered Homes, Curwen Homes and Howie Construction were the principle builders in the re-subdivision of Parkdale and Parkdale Addition.⁶⁵ Parkdale resident and author Robert M. Stamp explains that this was rather typical of the Calgary post-war building industry, which was characterized by small contractors. The largest Parkdale area developers were Keith Construction and Nu-West Homes Ltd. Ellis Keith built 46 small, four-room homes in Montgomery for \$2500 each before moving on to build 130 homes in Parkdale and Parkdale Addition. Keith Construction and Nu-West Homes Ltd were also among the first builders of St. Andrews Heights when construction began in 1953. Firms like Keith Construction and Nu-West Homes Ltd handled the land acquisition, sales, servicing of the lots, and construction which eased the process for the new Calgary subdivision homebuyers. A Parkdale Nu-West bungalow sold for the low price of \$7400 in 1953 and an interest rate of 5% could be obtained through the Central Mortgage and Housing Corporation (CMHC).⁶⁶ The Parkdale show home for Howie Construction was located at 3712 Parkdale Boulevard offering a 1154 square foot three-bedroom bungalow for the full price of \$11895. A down payment of \$1950 was required with a mortgage of \$9945. A supporting salary of approximately \$4000 per year was required to approve the monthly payments of \$60.70 plus taxes. An average wage of \$60 per week made the purchase of this home design just out of reach for many wage earners.⁶⁷

In 1950 Nu-West Homes Ltd submitted re-subdivision plans for the triangle of land bounded by today's 3rd Avenue N.W., Parkdale Boulevard and 37th Street N.W. The five brick homes had remained prominent additions to the 37th Street landscape. The approved plans retained the river view lots, and shortened to one block the road (1st Avenue) that aligned with McKay's original homestead. Streetcar frontage lots were realigned to an east-west exposure, perhaps for sunlight and traffic considerations, since the final streetcar to Bowness was to occur later that year (December 1950) leaving the expansive streetcar right-of-way for automobile and bus use.⁶⁸

There were a number of small subdivision plans approved between 1950 and 1953 for the area east of 28th Street N.W. (the area called Parkdale, Happyland and Sylvan Terrace in the 1909 – 1911 subdivision schemes). Reasons for the Parkdale boundary shift from 24th Street N.W. to 28th Street N.W. may have simply been 'opportunity' for the collection of small piecemeal subdivisions to align with the advantages of development east of 24th Street N.W. (Crowchild Trail) in what is today West Hillhurst.⁶⁹

In the 1950s, Parkdale land use development included recreational green space (today's Parkdale Community Association complex), a school (Parkdale School) and a local commercial site (Parkdale Crescent) conforming to City planning direction. It is ironic that the Calgary Board of Education opened Parkdale School in 1952, even before the community was built out, assuming a central location and role in the community. Fifty years later the same Calgary Board of Education closed Parkdale School. Board focus had shifted from supporting the neighbourhood school concept.⁷⁰

The Parkdale Community Association gained society status 29 December 1953. The community centre was the hub of the community providing local programming that supported sports teams, offered dance lessons and hosted numerous and varied adult social events. There was also an array of events and programs provided for local children. The Nifty Fifties Seniors Club, formed in 1983, offered programming and fellowship for senior members of the community and their friends. The sod turning for the seniors centre occurred in 1991.⁷¹ From 1910 to 1930 the City of Calgary planted poplar trees along boulevards in some neighbourhoods. In 1950 however, the elm was chosen; communities such as Parkdale and Crescent Heights had elms planted on their residential boulevards. Homeowners planted trees in their yards as well and it wasn't long until Parkdale developed a green urban canopy.

Parkdale United Church was first located on the northeast corner of 5th Avenue and 24th Street N.W. in Grand Trunk or today's West Hillhurst. It was officially dedicated as Parkdale Methodist Church on 17 March 1912 and after the union of Presbyterian, Congregational and Methodist churches in Canada the church was renamed Parkdale United Church on 31 January 1926. Sod turning for the new 3512 5th Avenue location occurred 30 May 1954. The Christian Education Building was built 10 April 1953 and the sanctuary dedicated 29 March 1961. Over the years the church provided space for Cubs, Brownies, Scouts, Girl Guides and C.G.I.T. ⁷² St. Bernard's Roman Catholic Church was built in 1959 on the west side of 37th Street N.W. at 711 37th Street N.W.

The Parkdale Crescent commercial subdivision plans were approved in August 1951. The crescent-shaped commercial area was inset into blocks 40 and 41. The community mixed-use commercial/residential area included apartment space above a main floor storefront building and a pair of two-story apartment blocks at the north end of the crescent. Zoning rules permitted higher density lots on the perimeter of the crescent in block 40 and 41 although 33rd Street, 5th Avenue and 34th Street were built out with single-family residential homes. Today multi-family units are gradually replacing the bungalows where zoning permits. Parkdale Esso Service, owned by S. J. (Jim) Brock and Eric G. Brock, was located at 33rd Street and 3rd Avenue N.W. Next door, and to the west, the Drive-Thru Dairy Bar was owned by Ray Haynes. North into the Crescent



was the Chopstick Foods Take Out owned by George Yip (today's Oriental Palace). A plumbing and heating store occupied the Keith Construction office building. The small Parkdale Drug Store with post office owned by Donald Bergin shared an adjoining two-story building with Dr. Ian Gunn and Dr. Morison as well as dentist Dr. Sam Martens. Two apartment blocks were located at the north end of the Crescent, and Tom's Modern Market, owned by Peter Quon, was on the western side of the Crescent. The building fronting 3rd Avenue on the eastern portion of the Crescent was subdivided into a series of local shops. Jack Pinel owned Parkdale Foods; later long-time Parkdale resident Wing Kee Yip owned the local corner store located at 3404-12 3rd Avenue N.W. was Steve's Barber Shop and Martha's Beauty Salon, owned by Steve and Martha Danylo and Shepherds Hardware Store; the other small business here was a coffee shop. The bus turn around, formerly the streetcar loop, anchored the space at 3rd Avenue and 34th Street N.W., today the Park 'n' Ride site.⁷³

In 1950 Standard Gravel and Surfacing Co. purchased two five acre parcels of land from the McKay sons (executors) west of 37th Street N.W. and another eleven acres in July 1953. The remainder of the N.E. quarter Section west of 37th Street N.W. was purchased by Standard-General Construction (International) Ltd in July 1953.⁷⁴ In 1954 Parkdale residents protested against the neighbouring gravel crushing plant operation just outside the City limits on 37th Street N.W. Incompatibility was inevitable between the new residential subdivision, which had been approved immediately adjacent to the noise and air pollution of a crushing plant. Eighty-four acres of land was purchased from the Standard-General by the Province in December 1958 for use in Trans-Canada Highway construction. The government purchased a further 61 acres in 1962. A City of Calgary water pumping station was also included on what became known as the Motor Vehicle Site.

The greenspace north of Parkdale United Church below St. Andrews Heights became an area of concern for community residents in the late 1960s. For approximately five years, the community successfully influenced the scuttling of various proposed projects arguing that hillside stability was of issue. In 1972 an approved 143-unit condo development on the 13.9-acre parcel was opposed by the community. The community appealed the decision and the appeal ruling favoured the community. Nu-West Development Limited started court proceedings against the City arguing that approval had been obtained from the provincial planning board and that short of buying the land the City had no power to stop the development. The City paid Nu-West's asking price of \$328,470 for the land. The Council Motion for the expenditure indicated the land was to be used for park purposes in Parkdale. The cost of the land, while high, was less than slippage repair costs incurred in other areas of the City and therefore considered to be a reasonable City acquisition. Ron Gitter, the lawyer representing Nu-West, commented that the company would have preferred to build the project but because of the community reaction they consider it wiser to



walk away.⁷⁵ The Parkdale park area is no longer within community boundaries but the natural open space continues to be an area enjoyed by residents of Parkdale, St. Andrews Heights and West Hillhurst.

Parkdale and Montgomery had concern about another condominium project in 1976. A condominium community was proposed for the land around the old Alfred S. McKay homestead. The S.E. quarter of the McKay property had become a popular drive-in cinema in the 1970's with access through Parkdale off Parkdale Boulevard N.W. Campeau Corporation proposed the condo and twin tower high-rise development in the area bounded by the banks of the Bow, between 37th Street N.W., Bowness Road and Shaganappi Trail. The Calgary Planning Commission approved the proposed 1066-unit, multi-family development and two 31-storey towers. Community leaders armed with a 1300-name petition appealed the decision. The appeal ruling reduced the towers to 20 storeys. The towers were reduced in height but increased in mass such that only 26 units were lost from the original plan. The condo community is now a stand-alone entity outside the official community boundaries of Parkdale and Montgomery.⁷⁶

In 1981, Parkdale residents and neighbours in Point McKay were concerned with the City of Calgary transportation policy and proposed road infrastructure expansion through the community. Seventy residents formed the nucleus of the opposition. Residents were opposed to the proposed widening of Memorial Drive/Parkdale Boulevard/3rd Avenue/Bowness Road to five lanes or a six lane expressway along the north bank of the Bow River through the community. The expansion was averted. Transportation policy, at that time, had a primary focus on the rapid and expansive movement of the car.⁷⁷

Also in 1981, a Parkdale-Hillhurst committee was formed to use available funding sources to found an apartment building in the area for low income seniors. MLA Neil Webber helped the committee find a three-lot parcel of land at 520 34th Street; the land was then purchased by the Government of Alberta. While the building was under construction the committee participated in overseeing the project and were provided with a budget for selecting interior furnishing, paint and supplies for the new 33-unit structure. Today Kendale House is run by Alberta Housing Corporation, assisted by a small committee which oversees the continued maintenance of the building.⁷⁸

With the departure of the gravel operation from the N.E. quarter of the original McKay land grant, the use of the parcel of land moved permanently away from agricultural and industrial purposes. The old Motor Vehicle Licensing Building and Public Works Buildings, commonly referred to as the Motor Vehicle Site (MVS), were erected in 1966 on government lands. Shaganappi Trail was extended in 1970 to improve north-south access. The extension effectively created a large parcel of land wedged between Bowness Road,

Shaganappi Trail, the Trans-Canada Highway and 37th Street N.W. Woods Homes for troubled teens opened in 1982 located at 37th Street N.W. and 7th Avenue N.W. The Medical Examiners Office located at Bowness Road and Shaganappi opened in 1983. Parkmont Achievement Centre, offered a drop-in day program for people with development disabilities, in 1987. Foothills Academy School opened in 1990 on 37th Street N.W. as a private school for children with learning disabilities.⁷⁹

In April 1996 Provincial lands on the site were deemed surplus to provincial needs. The *Parkdale Northwest (Bowness Road) Planning Study* was undertaken by Alberta Public Works, Supply and Services and finished in May 1997 to guide future site use. In 1999 The Calgary Regional Health Authority produced a *Motor Vehicle Site Master Plan* proposing medical uses for the MVS government lands.⁸⁰ The Calgary Health Region was granted approximately 12 acres of land on the north central portion of the site. In June 2003 representatives of Parkdale Community were on hand to welcome the newest community members moving into the Colonel Belcher Care Centre also located on government lands in the MVS. After much negotiation and months of meetings, community representatives were pleased to secure agreement to ensure city standard roads, curbs and lighting for the new street access to be called Veterans Way, a pathway plan through the site linking with the Foothills escarpment and the Bow River Regional Pathway. Further, the community held firm on expectation of green space for the area and a 2.2-acre city park now is located between the care centre and Foothills Academy School, instead of proposed cash in lieu offered by the Province and considered by the City. 175 residents, 135 of whom are veterans, now call Parkdale home, and a further 175 seniors in the adjoining apartment complex, 30 of which are designated assisted living spaces, also have become Parkdale residents.

The Telus Corporation built office, warehouse and storage facilities on 5.58 acres in the northwest corner of the MVS in 1976. The land was later sold to BECA International and the building leased to Canada Post. Community concern was raised regarding appropriate use of the BECA lands when new land use was proposed for a portion of the site. The community strongly opposed the three high-rise residential towers proposed for the site. *The Parkdale Special Planning Study* was undertaken by City Land Use Planning in 2004 to develop new land use policy including the BECA lands that had been omitted from previous 1997 site planning processes.⁸¹ Appropriate in/out access including a new traffic signal, vehicle trips per day parameters, and appropriate land uses were outcomes of the study. In 2008 two new low-rise office towers were added to the site complying with the new 2004 land use polices and guidelines.

In 2000, over a billion dollars of planned institutional and commercial development in the greater South Shaganappi neighbourhood led to the

communities bounding the south portion of Shaganappi Trail to begin to discuss common issues, cumulative impacts and the apparent ongoing nature of the development process. The result was the formation in 2001 of the South Shaganappi Area Development Council (SSADC). The SSADC mission was to provide a unified voice to ensure that an integrated master plan was developed and that issues of common concern were addressed early during the planning and development process. Montgomery, Parkdale, Point McKay St. Andrews Heights, University Heights and Varsity put forward representatives to the Council to work through development issues collaboratively. Working with the other stakeholders was also seen to be important and the South Shaganappi Area Strategic Planning Group was formed to work with area stakeholders.⁸²

In July 2008 members of the Parkdale Community Association received a *Lion Award* from the Calgary Heritage Authority for innovative heritage leadership. Parkdale had been a founding member and steering committee member of the highly successful Heritage Roundtable and was chosen for a City of Calgary Parkdale Heritage Inventory pilot project. Parkdale also created a Heritage Preservation Subcommittee with a Terms of Reference as a subgroup of the Parkdale Planning and Development Committee.

The Parkdale Planning and Development Committee, Parkdale Community Association considers development issues for the community, reviewing and commenting on development applications.. The Community Association volunteers continue grass roots input into the development process. The Parkdale Design Brief (*Red Book*), a planning position paper produced by the community, is currently under revision. Subcommittee work has spread out the planning and development responsibilities engaging more residents in the democratic process.⁸³ Parkdale is currently in a community revitalization cycle as much of the aging housing stock is being replaced with 'infill and semi-detached homes.

Notes:

- 1 The condo community of Point McKay, located along the north bank of the Bow River between Parkdale and Montgomery, was named after Alfred S. McKay. McKay eventually homesteaded west of 37th Street N.W. and became one of Calgary's early pioneers. He was born at Woodbridge Ontario in 1860 and died at his homestead in what is now Point McKay in 1940. At age 19 McKay worked on a construction crew laying the railway roadbed on the North Shore of Lake Superior for the main line of the C.P.R.. In 1880 he joined a Dominion Survey crew in Winnipeg that surveyed ahead of the railway construction crew laying down the main line through what was then known as the North West Territories through to Lake Louise. McKay made his way back to Calgary where he first lived and worked near today's community of Ogden. Sources: City of Calgary Heritage file for 140 37th Street N.W. including newspaper clippings from the Calgary Herald 28 September 1940 and Calgary Herald 26 October 1940; Glenbow-Alberta Institute Archives (hereafter GAIA), Alfred S. McKay file, #NA-35559-6; Provincial Archives of Alberta, (hereafter PAA) Accessions 70.313, Reel 2000, File 43503.

- 2 Canada, Statutes of Canada, 1883-4, vol. 46-47, Acts of the Parliament of the Dominion of Canada, Chapter 17 Dominion Lands, p.277-280.
- 3 Ibid. Statutes of Canada, Annual Report of the Department of the Interior for yearly reports.
- 4 Map sources: Alberta Registries, Land Titles Office, Calgary (hereafter LTO), Survey Plan number RY5; LTO, Township Plan number 501024.1.TIF; LTO, Township Plan number Oth.421.TIF; LTO Township Plan number 501024.TIF; for more details on the Montgomery amalgamation see *A Hunt for History, Montgomery Memories*, Montgomery Community Association, n.d., p.6 and Robert M. Stamp, *Suburban Modern* (Calgary: TouchWood Editions Ltd, 2004) p. 141.
- 5 Alberta ranching history sources: Warren M. Elofson, *Cowboys Gentlemen and Cattle Thieves* (Montreal and Kingston: McGill-Queen's University Press, 2000); L.V. Kelly, *The Range Men 75th Anniversary Edition* (High River: Willow Creek Publishing, 1988); D. H. Breen, *The Canadian Prairie West and the Ranching Frontier, 1875-1924* (Toronto: University of Toronto Press, 1983); G. Thomas Lewis, ed., *The Prairie West to 1905* (Toronto: Oxford University Press, 1975). The Thomas edition, page 234, includes a copy of a letter from Cochrane to Macdonald suggesting a lease land arrangement. (Original correspondence in Public Archives of Canada, Department of the Interior files)
- 6 A prescribed acreage of public domain was leased for a fee that allowed for government control of land use and established a limited term of 'ownership'. Not surprisingly issues did arise with smaller ranching operations, settlers and squatters. Grazing land leases were granted for up to a maximum of 100,000 acres. Capital was assembled for the larger ranching companies through the sale of shares; Eastern Canadian or British investors appear to have been the initial principle financiers. The Cochrane Rancho Company was incorporated by an Order in Council in 1881. See RG2, Privy Council Office, Series A-1-a, Order in Council Volume 402, Reel C-3334, Order in Council number 1881-0635. Grazing land lease details are found in RG2, Privy Council Office, Series A-1-a, Order in Council Volume 413, Reel C-3337, Order in Council number 1882-0722.
- 7 In 1887 the Minister of the Interior then cancelled the Belly River lease due to settlement pressures substituting it with land north of the Waterton River near Cardston. The Rancho was sold to the Mormon community in 1905. See RG2, Privy Council Office, Series A-1-a, Order in Council Volume 500, Reel C-3385, Order in Council number 1887-0752.
- 8 George Cliff King, O.B.E. (Order of the British Empire) was born 23 April 1848 in Chelmsford, Essex, England. He came to Canada and soon joined the North West Mounted Police (N.W.M.P.) in 1874, holding the rank of Acting Constable (Corporal). He died a Parkdale resident in July 1935. He was a member of F Troop, which, at the confluence of the Bow and Elbow Rivers, established Fort Calgary in 1875. Upon discharge from the force in 1877 King began working for I.G. Baker in Calgary. In 1879 he married Louise Munro, daughter of a fur trader. They were the first couple to be married in the village of Calgary and together had four children. In 1883 G. C. King & Company was incorporated and space for a local post office was included in the store. In 1885 King received the federal government appointment of Postmaster, an office he held for thirty-six years. In 1886 King built a new building for his store on Stephen Avenue known as the Post Office Block that accommodated the post office and his business operations. In 1889 he built the building housing 'Cappy' Smart's funeral home. Smart was soon to sell the business preferring to become a fireman and for approximately thirty-five years was Calgary's popular fire Chief. In 1902 King resided in the area known as Germanstown, now 6th Street N.E., Riverside. King was one of the four principles in the Calgary Electric Lighting Company Ltd. The company executives saw an opportunity to sell lighting to potential

town, commercial and residential customers. King was general manager of the company during most its tenuous existence. Unable to secure a ten-year exclusive franchise with town council and faced with competition from entrepreneur Peter Prince and his Calgary Water Power Company Ltd (Incorporated in 1889) the Calgary Electric Company profitability languished. By 1892 Calgary Electric was in severe financial difficulty and by 1894 town council ordered the company wires and poles removed from Calgary streets effectively giving Prince a monopoly until 1906. G. C. King was also actively involved in local governance and town planning during the 1880's and 1890s. He was Mayor of Calgary from 4 November 1886 to 16 January 1888. A few days after his first council meeting as Mayor a tremendous fire broke out in the early hours of the morning of 7 November 1886. Under King's municipal leadership, building code ordinances were passed prohibiting new wooden-framed structures in the central business district that resulted in the construction of sandstone buildings using locally quarried materials. New fire protection initiatives included plans for a new fire engine, properly equipped fire hall and a fire department. King supported and promoted efforts to establish local telephone and electricity services. In 1886 he was part of the welcoming committee greeting Sir John A. and Lady Macdonald on their visit to Calgary. The couple were passengers on the first train from Montreal to the Pacific coast. King was also a Town Councillor 21 January 1889 to 20 January 1890 and 19 January 1891 to 16 January 1893. King moved to 210 37th Street N.W. in Parkdale in 1915 while still Postmaster. He took up residence in the lovely two-storey brick-clad home, the material originating from Edward Henry Crandell's brickworks across the river in Brickburn. The home was a block from the trolley line and at the City limits. Following his retirement from the Post Office in 1921 he opened a tobacco and confectionery counter in McLean's Drug Store on Stephen Ave, running that business until the time of his death. King George V inducted King into the Order of the British Empire on 1 January 1934. As part of the 125th Anniversary celebration of the founding of Fort Calgary a monument to King was placed on his unmarked grave. Sources: Burns and Elliott, ed., *Calgary Alberta Her Industries and Resources* (Calgary, Alberta, N.W.T.: March 1885; rpt. Calgary: Glenbow-Alberta Institute, 1974); City of Calgary Archives, George Clift King biography; GAIA, George Clift King file; Henry C. Klassen, *Eye on the Future, Business People in Calgary and the Bow Valley, 1870-1900* (Calgary: University of Calgary Press, 2002); W.E. Hawkins, *Electrifying Calgary* (Calgary: University of Calgary Press, 1987); Tom Ward, *Cowtown: An Album of Early Calgary* (Calgary: City of Calgary Electric System, 1975).

- 9 King & Co. slashed prices, setting off a price war with the competition effectively destroying profitability. Faced with a significant number of customers with unpaid bills G. C. King & Company entered into bankruptcy proceedings in 1890.
- 10 There is some confusion with regard to the boundaries of the Cochrane Ranche in relationship to Section 19 (Township 24-1-W5) and Parkdale. Cochrane's letter dated 17 December 1880 suggested the area he selected was close to Calgary but 'excluded of course the land immediately around Calgary'. Ogilvie's grazing lease included Township 24 and the south half of Township 25 in Range 2, W5 adjacent to today's Parkdale east of 37th Street and including the area west of 37th Street N.W. The 1883 area homestead list makes no mention of grazing leases in the vicinity. The 1895 Township 24 map show no grazing leases. See *Prairie West*, page 235, Order in Council 1882-0722, PAA File 43503, Alberta Registries, LTO, Township Plan number 501024.tif.

N.E. Section 24 (Township 24-2-W5) includes the old Motor Vehicle site and current Colonel Belcher Care Centre an area today bounded by Shaganappi Trail, 16th Avenue N.W. and Bowness Road. See A. W. Ogilvie grazing land lease in RG2, Privy Council Office, Series A-1-a, Order in Council Volume 413, Reel C-3337, Order in Council number 1882-0722; Assignment to the Cochrane Ranche Company details

in RG2, Privy Council Office, Series A-1-a, Order in Council Volume 451, Reel C-3351, Order in Council number 1884-1269; See also a map of British American Rancho Company lands 1887 in *Bowness Our Village In The Valley* (Calgary: Bowness Historical Society, 2000) p.11.

- 11 Alexander Walker Ogilvie was born 7 May 1829 in Montreal. He was a businessman and politician. His wealth was established through the Ogilvie family milling operations but he expanded his business acumen to include the formation of other companies and philanthropic endeavours. Ogilvie was president of the National Insurance Company, which he founded in 1875 with a few shareholders including Matthew Henry Cochrane. In 1881 Ogilvie was appointed to the Senate for the division of Alma, an office he held until January 1901. He died 31 March 1902.

Senator Matthew Henry Cochrane was born 11 November 1823 in Lower Canada. He was a livestock breeder, industrialist and politician. He learned the manufacturing business in Boston and accumulated enough capital to establish a financially successful footwear factory in Montreal. He developed a reputation for internationally renowned purebred livestock and he invested in other agricultural and industrial ventures. He was appointed to the Senate in 1872 for the division of Wellington and remained a member of the Senate for a quarter century. In 1880-1881 Cochrane persuaded John A. Macdonald's cabinet that large-scale western ranching operations would need state assurances to secure investors. The grazing land lease program was the outcome. By 1887 there were 46 large-scale grazing land lease ranching operations. Cochrane died 12 August 1903. Sources: Library and Archives of Canada, Dictionary of Canadian Biography Online (Toronto: University of Toronto, 2000); Canada, *Sessional Papers*, 1887, no.4 Mineral and Grazing Lands; Klassen, *Eye on the Future*; GAIA file, R. McDougall, *The Cochrane Ranch 1881-1894, A Local History*, 1968; GAIA file, Cochrane Rancho Company Ltd files.

- 12 Assignment to the American British Rancho Company is found in RG2, Privy Council Office, Series A-1-a, Order in Council Volume 467, Reel C-3373, Order in Council number 1885-1078; British American Rancho Company incorporation in RG2, Privy Council Office, Series A-1-a, Order in Council Volume 443, Reel C-3348, Order in Council number 1884-0159.
- 13 Klassen, *Eye on the Future*, p.162.
- 14 The introduction of sheep on the range became controversial. Cattle had been defined to include bulls, oxen, cows and horses. Efforts to prevent sheep from grazing leases is reflected in RG2, Privy Council Office, Series A-1-a, Order in Council Volume 414, Reel C-3338, Order in Council number 1882-0841. The Committee of Council reviewed the issue and cancelled Order in Council 1882-0841 forbidding the keeping of sheep on the grazing leases. See RG2, Privy Council Office, Series A-1-a, Order in Council Volume 415, Reel C-3338, Order in Council number 1882-0890. Also see *The Great West Before 1900* (Edmonton: United Western Communications Ltd, 1991) p.194-7.
- 15 GAIA, MacKay file, number Na 35559-7.
- 16 Canada, *Sessional Papers*, 1887, no.6 W. Superintendent Pearce Report; Canada Gazette, Ottawa, no 47, vol xx, (21 May 1887)
- 17 See RG2, Privy Council Office, Series A-1-a, Order in Council Volume 499, Reel C-3338, Order in Council number 1887-0634; "Rather Queer," *Calgary Tribune*, 29 April 1887, p.6.
- 18 Ibid. *Calgary Tribune*.

- 19 Advertisement, *Calgary Weekly Herald*, 29 August 1888. The Bow River Horse Ranche Company was formed to manage the grazing land south of the Bow River. See *Bowness Our Village*, p. 11-12.
- 20 Klassen, p.172; *The Great West*, p.234; GAIA, MacKay file, # Na 35559-6;
- 21 The winding Bow River carved into the 160 areas and was excluded from ownership or calculations; an official survey map of 1912, a compilation of survey maps from 1881 through to 1910, divided that quarter-Section into 40 acres, 40 acres, 22 acres, 2.9 acres and 39.4 acres which totalled 144 acres more or less. It appears McKay was able to negotiate purchase of land in the SE corner north of the Bow River to complete his 160-acre parcel entitlement under the Dominion Land Grant program. Sources: LTO, Township Plan number 501024-1TIF. LTO, City of Calgary Parkdale Inventory file, copies of Dominion Land Grant 15 September 1891, Certificate of Ownership 7 October 1891, Dominion Land Grant 13 November 1891, Certificate of Ownership, 11 January 1892 for McKay; and newspaper clipping file article indicating the naming of Point McKay; purchase of C.P.R. land in GAIA, CPR Land Sales files, M2272, Volume 84, contract number 14612 for SE-25-24-2-W5 and M2272, Volume 88, contract number 18080 for NE-25-24-2-W5.
- 22 LTO, Township Plan number 501024.TIF shows initial land development, the rail line and the rivers in Township 24; *Canada Gazette*, Ottawa, no 28, vol xv, (7 January 1882); *Statutes of Canada, Sessional Papers*, 3-4, 1881-1882.
- 23 Further discussion in Sally Jennings, "Urban Planning in Calgary," in *Remembering Chinook Country* (Calgary: Chinook Country Chapter, 2005) 297-300; Beverly A Sandalack and Andrei Nicolai, *The Calgary Project urban form/urban life* (Calgary: University of Calgary Press, 2006) p.6-9.
- 24 The 1883 Township 24-1-W5 records indicated Alfred S. McKay lived in a dwelling near Ogden. He also worked at the ferry. When the ferry was relocated McKay moved upriver settling at the present-day site of Point McKay. PAA File 43503; City of Calgary, Alfred McKay file, *Calgary Herald* clipping 13 July 1935; GAIA, McKay File number NA 35559-6, NA-35559-8; Klassen, p.112-113.
- 25 In addition to the Calgary Hydraulic Company and Parkdale farmland ownership, the Alexanders became the chief promoters for the Calgary Gas and Waterworks Co., a business venture with partners Senator James Lougheed, Peter McCarthy and future Calgary Mayor Alexander Lucas. The private company obtained a ten-year franchise in 1889 to supply drinking water to Calgary with George as president. Years later George Alexander's name had been put forward as a potential name for the Glenmore Reservoir due to his long association with local waterworks. Harry was well known for raising thoroughbreds and training polo ponies at the Two-Dot Ranch near Nanton which he owned until 1902. He was a founding member of the Ranchman's Club. Harry, an accomplished Polo player, was first president of the Calgary Polo Club. Other real estate investments included a building at Alexander Corner constructed in 1891 at the N.W. corner of 8th Avenue and 1st Street S.W. built using sandstone from a quarry located in the vicinity of today's Edworthy Park. Sources: Harry M. Sanders, *Waterworks, One Hundred Years of Calgary Waterworks* (Calgary: City of Calgary: 2000); Tony Rees, *Polo: The Galloping Game* (Cochrane, Alberta: Western Heritage Centre Society, 2000); W. E. Hawkins, *Electrifying Calgary, a Century of Public and Private Power* (Calgary: University of Calgary Press, 1987); William M. McLennan, *Sport in Early Calgary* (Calgary: Brisebois Publishing, 1983); *Early Days in Edworthy Park and the Neighbouring Areas of Brickburn and Lowrey Gardens* (Edworthy Park Heritage Society, 1991) Klassen, p.143; *Bowness Our Village*, Chapter 2; *The Great West*, p.205.

- 26 A total of 534 acres, all of Section 19-24-1-W5 north of the Bow River was purchased. In 1893 John Lawrey (Lowrey Gardens) would purchase the remaining portion of the Section south of the river from the C.P.R. @ 6.00 per acre. See GAIA, C.P.R. Land Sales, M 2272, Volume 80, contract number 3686, M 2272 Volume 80, contract number 3764 and M 2272, Volume 112, contract number 6896.
- 27 *Cowtown*, p.7.
- 28 See: John Gilpin, "The Calgary Irrigation Company: Beyond the Banks," in *Remembering Chinook Country* (Calgary: Chinook Country Historical Society, 2005) p.315; Annual Reports of the Department of the Interior for 1895, 1896 and 1897.
- 29 Low precipitation figures during the growing seasons of the early 1890s supported the concept of irrigation yet later that decade heavy spring precipitation and cooler growing seasons presented new and different challenges. The Calgary Hydraulic Company was incorporated by an Act of Parliament 1 April 1893. Sources: Statutes of Canada, 1893, Chapter 70, p.181; Annual Reports of the Department of the Interior for 1895, 1896 and 1897; Gilpin, *Calgary Irrigation; Bowness Our Village*; GAIA, *Bow River Basin Irrigation Pioneer Developments 1895-1920*, Part 4 compiled by Lawrence Burns October 1960. See letter dated May 26, 1899 from J. S. Dennis, Deputy Commissioner, Department of the Interior, outlining the application process under the North West Irrigation Act of 1894.
- 30 The wooden flume was experimental and the first of its kind in the North West Territories. See Department of the Interior, 1895. 1896 and 1897. The plan showing the right of way for the Calgary Hydraulic Company ditch found in LTO, Survey Plan number 1RR2; LTO, Survey Plan number 148011 adds further survey details.
- 31 GAIA, Burns file, Notice, 25 March 1897; Details of McKay crops: Wheat 8 acres, 216 bushels, Oats, 12 acres, 600 bushels, rye, ½ acres, 10 bushels, vegetables, 2 acres, very fair return and potatoes 300 bushels to the acre. He harvested in August and September. Calgary Hydraulic crop: 40 acres of wheat, 570 bushels, 30 acres of barley, 898 bushels, and 30 acres of oats, 1780 bushels. Harvest mid September, in Department of the Interior report 1897; GAIA Burns file, Alfred S. McKay letter dated 13 August 1895.
- 32 See discussion of the Calgary Water Power Company in *Electrifying Calgary*.
- 33 GAIA, Burns file. See letters dated 18 August, 1895, 19 December 1895, 25 August 1896, 16 September 1896, 12 December 1896, 25 March 1897, 19 September 1898, 7 October 1898, 11 May 1899, 1 May 1900.
- 34 Thomas Riley, of Derby, England homesteaded the Upper Hillhurst area. The late popular writer Jack Peach explained that Riley and his wife had three daughters and seven sons. Ezra Riley was one of the sons. Each of Thomas' sons made application for a homestead when they were of age and reputedly family holdings reached 4050 hectares. The family raised cattle and grew crops on lands north of the Bow River. See GAIA Riley file, Calgary Herald clipping Saturday 4 August, 1884, p.D16. McKay was also to acquire land north of Calgary in the Symons Valley District where he raised cattle and horses. City of Calgary, McKay file, Calgary Herald clipping dated 28 September 1940.
- 35 GAIA, CPR Land Sales files, M 2272, Volume 84, contract number 14612 for SE-25-24-2-W5 and M2272, Volume 88, contract number 18080 for NE-25-24-2-W5.
- 36 Harriet Waterhouse Riley was the daughter of pioneer settlers in the Little Red Deer District. She married Ezra Riley in 1887 and together they had four children, Tom (killed in WWI), Arthur, Louise and Dorothy. A caveat was to later appear on the Certificate of Title, N.E.

- quarter section, pertaining to the Calgary St. Andrews Golf Club. The Certificate of Title was transferred upon her death in January 1921 to her husband Ezra Riley.
- 37 Due to cost, time and the effort to obtain the paperwork as well as processing delays caused by high demand, a Certificate of Title or Patent was often not sought after until there was a genuine need to do so. Interestingly the transfer of title for Section 19 showed the CPR Certificate of Title dated 12 May 1902, the Alexanders 14 May 1902, McKay's west half 20 May 1902 and Harriet Riley's title for the east half dated 2 June 1902. See City of Calgary, Parkdale Inventory file, Land Titles Certificates, 2740 5th Avenue N.W. and 140 37th Street N.W.
 - 38 Max Foran, "Land Speculation and Urban Development in Calgary, 1884-1912, in *Frontier Calgary 1875-1914* (Calgary: University of Calgary Press, 1975) p.207.
 - 39 *Ibid.* p.209.
 - 40 Colin K. Hatcher, *Stampede City Streetcars, The Story of the Calgary Municipal Railway* (Montreal: Railfare Enterprises Limited, 1975) p.25.
 - 41 *Stampede City Streetcars*, p.8& p.14.
 - 42 *The Calgary Project*, p.36.
 - 43 *Land Speculation and Urban Development*, p.210.
 - 44 A 1912 City of Calgary map also identified the S.E. corner of what was considered to be 'Parkdale' at the time as the 'Happyland' subdivision. William Ross' subdivision scheme in LTO, Survey Plan number 330 AB (238); Scott and Hartronft in LTO, Survey Plan number 330 AB (239); City of Calgary, McKay house file, 140 37 St. NW; GAI, 1912 Calgary map.
 - 45 Samuel Monroe Hartronft was born in Napierville, Illinois in 1876 and died in 1942. He married Myrtle P. Coons and together they had two children, Myrtle Francis and Stanley. Francis became a local radio writer and was an amateur painter while Stanley became a noted Ontario medical scientist. Myrtle died in 1963 and was a local poet and author. Samuel remained in the real estate business until 1928. In retirement he moved outside the City limits and ran Parkhill Fox Farm. He held a number of positions in provincial and national fox and fur associations. See City of Calgary, McKay file, 140 37th Street NW;
 - 46 See Alberta Gazette, 1910, part 1, page 33 and Calgary Henderson's Directory, Calgary, 1911.
 - 47 The McKay and the Scott and Hartronft Ltd Patents for Parkdale Addition itemized block-by-block notation of lot ownership. A partnership agreement existed. McKay held title to several blocks adjacent to 37th Street N.W. (and McKay's homestead) through to the escarpment. McKay also held title to the most northern blocks of the Section on the escarpment with some blocks unmentioned, no doubt due to the rather large slough (eliminated today from the current Foothills Medical Centre site). Scott and Hartronft held title to about 4/5 of the land below the escarpment adjoining their land purchased from Riley. Land title reflected the land use subdivision map 8321AF approved by City Council 13 February 1911. The subdivision plan used a grid pattern but reflected the contour of the hill down to the streetcar right-of-way that paralleled the river, therefore the blocks appeared to be set on a diagonal. The southeastern blocks realigned north-south to the streetcar line, river and the Parkdale subdivision. The streetcar line right-of-way survey was located along

what is today the main community artery of 3rd Avenue N.W. A generous boulevard and setback along today's Parkdale Boulevard (west of 32nd Street N.W. to 37th Street N.W.) was set out with four blocks of lots with river views. Restrictive covenants were added to some lots sold; this was an apparent selling feature ensuring development standards and suggesting increased lot value. Further research is necessary to determine if all lots were sold with restrictive covenants. See City of Calgary, Parkdale Heritage Inventory file, Certificate of Title dated 7 March 1911 for Alfred S. McKay and dated 7 March 1911 for Scott and Hartronnft Ltd. Also see LTO, Survey Plan number 8321AF.; Personal files of Mies Jacobson.

- 48 The stamped brick used for these homes came from the brick factory owned by Edward Henry Crandell and were produced in kilns located across the Bow River. Crandell was one of Calgary's leading citizens at the time. His Calgary Pressed Brick and Sandstone Co. was turning out 80,000 bricks daily from 15 kilns and employed up to 100 men in the summer at Brickburn. See *Early Days in Edworthy Park*, p.21-22.
- 49 In comparison the northwest neighbourhood of Grand Trunk Addition offered lots starting at \$525, Forest Lawn subdivision lots could be purchased for \$150, a 5-room home in Sunnyside ranged from \$3000 to \$4000, a 7-room home in Mission could be purchased for \$5000, a 10-room home for \$6100 and a beautiful residence in Mount Royal one block off the Blue line streetcar route was offered for \$12000 by realtors. A review of building permits for the week ending 2 May 1913 indicated much greater building activity in Sunalta and Elbow Park than in Parkdale or Parkdale Addition. See City of Calgary, Parkdale Inventory file, Calgary Daily Herald 8 May 1912; Alan F. J. Artibise, "The Urban West: The Evolution of Prairie Towns and Cities to 1930", in *Readings in Canadian History: Post Confederation* (Calgary: University of Calgary Press, 1982) p.265.
- 50 According to William M. McLennan golf in Canada can reportedly be traced to Scottish officers in General Wolf's army and the first Canadian golf course, the Royal Montreal, was created in 1873. Golf fever soon spread westward. The first 9-hole course in what would become Alberta was developed in 1895 in Ft Macleod. By 1893 Calgarians were reportedly playing golf in an area north of 17th Avenue and 4th Street. A private Calgary Golf Club was formally organized in 1896. In 1909 the club purchased 110 acres of land from the CPR to serve a growing membership and in 1910 the club was reorganized and renamed the Calgary Golf and Country Club. The club philosophy encouraged socialization by means of golf, tennis, bowling, other games and hunting. See William M. McLennan, *Sport in Early Calgary* (Calgary: Fort Brisebois Publishing, 1983) p. 1-10.
- 51 Ibid, p.12. The St. Andrews course was laid out on the bluff overlooking the Bow River valley. The clubhouse design included a veranda on three sides. Ezra Riley was named honorary president. See GAIA, E. H. Riley clipping file, Calgary Herald January 1937.
- 52 City Commissioners received a petition in 1911 signed by the presidents of two football leagues, one lacrosse league and two cricket associations asking for the extension of the street railway to the Hillhurst Athletic Grounds. The favourable result was Bylaw 1095 directing the purchase of an extra two miles of streetcar rails. On 26 July 1911 a streetcar began operating over the extension.

In 1915 W. R. Reader, City Parks Department, was apparently responsible for a mile-and-a-half of public skating area on the Elbow River and 18 other skating rinks in the winter as well as providing space for amusement services such as summer band concerts at St. George's Island Park. The streetcar system naturally gained revenue by transporting Calgarians to the venues. It was decided to turn over control of Bowness Park to the Calgary Municipal Railway from the Parks Department with the anticipated increased revenue from ridership to a planned amusement park to offset the costs of the line to the

- town of Bowness and the park. City Commissioners called for amusement centre tenders; plans proposed included a small amusement area, dance pavilion, boating facilities, refreshments as well as a camping and picnic area. The changes to the park that did take place were a financial and a social success. See *Stampede City Streetcars*, p.25 & p.39.
- 53 The Hudson's Bay Company Employees Calgary group is referenced as the Hudson's Bay Company Employees Welfare Association by 1923. *Beaver*, Vol I, No 8, May 1921, p.39.
- 54 *Beaver* Vol I, No 2, November 1920, p.24.
- 55 *Stampede City Streetcars*, p.42; Annual Field Day activities included relay races, dashes, running high jump events, picnic suppers and evening dancing to the music of an orchestra or band. See *Beaver*, Vol III, No 11, August 1923, p.428.
- 56 There has been some confusion regarding the location of the golf links; the fact that the original golf links were replaced and relocated perhaps help to explain varied remembrances. Throughout the remainder of the decade the association referred to offering a well-equipped 9-hole course.
- 57 *Beaver* Vol III, No 8, May 1923, p.315.
- 58 *Beaver* Vol IV, No 4, April 1924, p.266.
- 59 See *Beaver* issues from 1923 through 1930.
- 60 Further research is required to determine the exact cause(s) bringing an end of the employees association on the Parkdale site and details pertaining to the Parkdale Golf Course. Likely the economic depression of the 1930's followed by WWII played heavily into the story.
- 61 See *Hillhurst Sunnyside Walking Tour Map*, Hillhurst-Sunnyside Community Association, n.d. timeline.
- 62 University of Calgary air photo collection, 1924, numbers: 2,41760 & 2,21265 & 2,41762.
- 63 Public Archives of Canada, Fire insurance Maps NMC0031759, 1921 no 673.
Fire Insurance Maps 1921 Parkdale
- 64 *A Hunt for History*, Montgomery Memories, Montgomery Community Association, p.6.
- 65 Discussion with Parkdale resident Donna Brock and Isabel Thiele.
- 66 Keith Construction was a prominent subdivision builder in the 1950s and 60s in neighbourhoods such as Glendale, Highwood, Kingsland, Wildwood, Haysboro, Willow Park and Lake Bonavista. Nu-West Homes would become the largest homebuilder in the city in part because the company was able to control larger tracts of land. In later years Nu-West Homes president Ralph Scurfield introduced the concept of a five-year warranty and the company was a founding partner in the larger Carma Developers of the 1970s. By 1980 Carma was producing nearly 30% of serviced residential lots in Calgary. See Robert M. Stamp, *Suburban Modern, Postwar Dreams in Calgary* (Calgary: TouchWood Editions Ltd, 2004) p.87-92. Nu-west home price from the personal files of Isabel Thiele.

- 67 The Howie Construction Office was located at 215 10th Street N.W. and their 'spec' sheets claimed "We Build Homes – Not Houses." Source: Donna Zwicker personal files.
- 68 Alberta Registries, LTO, Survey Plan 2573GE.
- 69 The 1950s piecemeal nature of the re-subdivision of the 1909-11 Parkdale, Happyland and Sylvan Terrace subdivisions provided the opportunity to redefine community boundaries. Max Foran's research has indicated that there were many examples of community boundary changes during this time in Calgary. Conversation between Donna Zwicker and Max Foran, 19 June 2008. See 1950 subdivision plans: Alberta Registries, LTO, Survey Plan 2573HB, Survey Plan 7525GE, Survey Plan 3329GJ, Survey Plan 5485 FD, Survey Plan 3807GK, Survey Plan 2219GP, Survey Plan 4327 HZ, Survey Plan 4141 GP.
- 70 According to Robert Stamp, the city commissioner in 1945 urged the planning commission to guarantee new neighbourhoods would have schools, playgrounds and commercial sites. In addition, the "Calgary Public School Board began buying sites in advance of housing construction, ensuring that new schools were built in the most convenient locations. The provincial government's new subdivision regulations called for land dedicated to schools and parks." See *Suburban Modern* p.116. For a description of Parkdale School, see Calgary Herald October 1952 or *Suburban Modern* p.155-6.
- 71 *Parkdale Community Provides Extensive Programming*, Calgary Daily Herald, 7 December, 1955. Edith Barkley and Isabel Thiele in conversations with Donna Zwicker.
- 72 Joanne (Enns) Rudrick, *...and Let There Be Light, A History of Parkdale United Church* (Calgary: Parkdale United Church, 1989); Parkdale United Church Photographic Directory, 1985.
- 73 Alberta Registries, LTO, Survey Plan 2262 GJ; People and place names supplied by community resident Donna Brock.
- 74 Parkdale Inventory file, McKay, Land Titles Certificates.
- 75 Calgary Public Library, History Room, Parkdale Community File, newspaper clippings: *Disputed Parkdale project still undecided*, Calgary Herald 28 June 1972; *Disputed Parkdale project debated*, Calgary Herald 04 July 9 1972; *First round won in Parkdale Battle*, Calgary Herald 07 July 1972; *City to halt complex by buying land as park*, Calgary Herald 29 August 1972; *Nu-West accepts offer*, Calgary Herald 31 August 1972.
- 76 There was confusion and discussion about the community boundaries. Ward Alderman Pat Ryan stated that it made geographic sense to put the site within Parkdale because of the barrier created by Shaganappi Trail and the Trans-Canada Highway. An old planning guide which had been produced by the Planning Commission indicated that the area was in the Town of Montgomery before the annexation to Calgary in 1963. The City of Calgary's planning department community association map at the time put the area in 'no-man's land'. Today, Point McKay remains without any community association status. The old Motor Vehicle site area is within Parkdale Community Association boundaries. See Calgary Public Library, Parkdale clipping file, *Montgomery may have prior claim to plan*, Calgary Herald 11 December 1976; *City of Calgary Community District Map Series: The Community of Parkdale*, City of Calgary, 2004. Parkdale Inventory file, newspaper clippings: *Ottawa-based developing firm plans north riverbank complex*, Calgary Herald 2 December 1976; *City Developer Power*, Calgary Herald 5 January 1977; *Towers' plan approved despite expert critics*, Calgary Herald 27 January 1977; *Two Towers aren't monsters*, Calgary Herald 29 January 1977; *Towers in river valley*, Calgary Herald 3 February 1977; *Residents will fight 70 million project*, Calgary Herald 4 February 1977;

Montgomery to fight Campeau, Calgary Herald 9 February 1977; *11 storeys lopped off Campeau apartments*, Calgary Herald 11 February 1977; *100' lopped off Parkdale skyscrapers*, North Hill News 16 March 1977; *Campeau salvages project*, Calgary Albertan 24 March 1977; *'Phantom punch' floors residents*, Calgary Herald 28 March 1977; *Preserving the river bank*, Calgary Herald 18 April 1977; *Campeau and community*, Calgary Herald 22 April 1977.

- 77 Alderman Elaine Husband counselled the area residents on effective grass roots politics. Husband was also successfully in gaining Council support to delay the financing of an \$805,000 project to widen Memorial Drive to five lanes. The proposal to build the six-lane expressway along the riverbank was also postponed. *Point McKay, Parkdale join to fight road*, Calgary Herald 5 February 1981.
- 78 Today two Parkdale residents are members of this committee. Personal files of Isabel Thiele.
- 79 *Parkdale Northwest (Bowness Road) Planning Study*, Alberta Public Works, Supply and Services, 9 May 1997; *Motor Vehicle Site Master Plan*, CHRA, December 1999; *Parkdale Special Planning Study*, City of Calgary, Land Use and Planning, 20 March 2004.
- 80 Ibid.
- 81 *Parkdale Special Planning Study*.
- 82 The SSASPG was created with representation from the SSADC, area MLA's, Aldermen, and vice presidents or senior managers from the University of Calgary, The University Innovation Research Park, the Calgary Health Region, City of Calgary (Planning and Transportation) and Alberta Infrastructure. The Communities obtained grants to hire consultants to collate years of collected data and materials and assist in the production of a community-based planning document. In November 2007 the *SSADC Communities Sustainability Plan* was launched in each of the communities and then in a citywide unveiling. Over 500 copies of the plan have been distributed to developers, planners and other stakeholder groups. *South Shaganappi Communities Sustainability Plan*, South Shaganappi Area Development Council, July 2007.
- 83 The Parkdale Gathering Place Project was a community-city urban village core planning project that the City has shelved. Traffic, parking, affordable seniors housing, urban forestry renewal, and a playground revitalization project have engaged many community residents in a proactive planning process.

3.0 EVALUATED PROPERTIES

3.1 McKay Son's Residence (134 37th Street N.W.)



3.1.1 Description

The McKay Son's Residence is a two-storey, red-brick house with sandstone detailing. The 1912 Arts and Crafts style house features a clipped-gable roof, full-width front veranda, and a second-storey porch with mock half-timbering. It is located on two city lots at 134 37th Street N.W., in the residential community of Parkdale. It is one of five historic brick houses that line the east side of 37th Street N.W., comprising a historic streetscape.

3.1.2 Heritage Value

The 1912 McKay Son's Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of five, distinctive, red-brick houses developed 1911-12 on the east side of 37th Street N.W. by Calgary pioneer Alfred S. McKay. This assembly of houses, along with six others concentrated within the 3100 – 3300 blocks of Parkdale Boulevard constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The McKay Son's Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, Calgary grew

at an incredible pace and annexed much of what would become Parkdale in 1910. The area was subdivided in 1910-11 into 'Parkdale' and 'Parkdale Addition' by the real-estate development firm Scott and Hartrouff who envisioned the development of a professional-class streetcar suburb. During this period many homes in Calgary were being built on a speculative basis including these houses in Parkdale. Though Parkdale gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the McKay Son's Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The McKay Son's Residence is notable for its close association with its developer, Alfred S. McKay, one of Calgary's earliest and most prominent pioneers. McKay was a well-known rancher and farmer who homesteaded across 37th Street at Point McKay in the 1880s. McKay is remembered as a member of the original survey party that chartered the route of the C.P.R. across the prairies and Rocky Mountains, and as a ferry operator on the Bow River from 1882-87. Originally, McKay owned several quarter sections adjoining his homestead, including the property between 37th and 29th Streets N.W. that was subdivided as Parkdale Addition by Scott and Hartrouff. McKay had planned to develop numerous houses in Parkdale Addition for speculative purposes yet only five houses were ever built, including the McKay Son's Residence. McKay retained all of the houses until his death in 1940 despite his original intentions. In the 1920s the house was occupied by McKay's son, Alfred E. McKay, and in the 1930s and 1940s by another son, Herbert. The house was sold out of the family in 1950.

The McKay Son's Residence is also valued for its Arts and Crafts architecture, and is one of the few examples of this style in Parkdale. Characteristic of the style are the mock-half-timbered gables and clipped-gable roof. Significant is the use of brick and sandstone for the home's construction which was obtained locally, with brick from the Crandell Pressed Brick and Sandstone Co. across the Bow River. These high-quality materials set the house apart from the large number of other houses constructed in Calgary at the time, which were mostly of wood construction. Other distinctive features of the house, built by Johnson Bros. contractors, include its spacious, two-storey plan and full-width front veranda with second-story sleeping porch. These attractive features served to give the McKay Son's Residence and the four others a 'show-home' quality that was intended to attract professional-class buyers to the new subdivision and set the tone for development.

The McKay Son's Residence is an integral component of the collection of historic houses that line 37th Street N.W. and that form a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.1.3 Character-Defining Elements

The character-defining elements of the McKay Son's Residence include its:

- Two-storey form
- Red-brick cladding; rock-faced sandstone lintels;
- Clipped, front-gable roof with varied extended slopes; closed, tongue-and-groove wooden eaves; triangular brackets supporting the eaves within the gable;
- Fenestration pattern; multi-pane sidelights (main doorway);
- Full-width front veranda with brick piers and sandstone caps, squared wooden supports, and wooden-shingle-clad balustrades; second-storey, front (sleeping) porch with mock half-timbered cladding.

Sources:

Henderson's Directories 1912-1960

Alberta Land Titles - Historical Search

City of Calgary Collector's Roll - 1911-1914

City of Calgary Building Permit - #1411; 24 May 1912

'Parkdale Addition' Subdivision Plan #8321AF - 1911

Calgary Daily Herald, 13 July 1935, 'Electioneered Over Vast Area for Vote in 1888'.

Albertan, 7 February 1936, 'Alfred S. McKay is Accorded Ovation'.

Calgary Daily Herald, 26 October 1940, 'Alfred McKay, Pioneer Railway Surveyor Dies'.

Calgary Herald, 30 October 1940, '300 Attend Rites for City Pioneer'.

3.1.4 Directory and Land Titles Search

134 37th Street N.W.* Residents (Historical):

1913:

1914: Bonneycastle, John (120) – Sunday Sun News

1915: Bonneycastle, John (120) – contractor

1916: Bonneycastle, John (116) – manufacturers agent

1917: Vacant (116)

1918: Clutton George (116) – dairyman, Union Milk co.

1919: Vacant (116)

1920: McKay, Alfd. E. (134) – shipper, Louis Petrie, wholesale grocers

1925: McKay, Alfd. E. (134) – shipper, Louis Petrie, wholesale grocers

1930: McKay, Herbt. C. – farmer

1935: McKay, Herbt. C. – farmer

1940: McKay, Herbt. C.

1945: Wilkinson, A. D. – draftsman, Dominion Bridge

1950: Wilkinson, A. D. – draftsman, Dominion Bridge

1955: Charlebois, Jos. R. – mechanic, Canada Freightways

1960: Smith, John – employee, Steve's Body Shop (134);
Patzel Edw. – plumber (side)

Historical Owners (Title Registration Dates):

13 May 1902: Canadian Pacific Railway

14 May 1902: George Alexander; Henry Alexander

20 May 1902: Alfred Sidney McKay

5 November 1910: Scott and Hartrnft Limited

7 March 7 1911: Scott and Hartrnft Limited

7 March 1911: Alfred S. McKay

* 37th Street N.W. was listed as 38th Street N.W. until 1948

- 17 February 1941: Alfred E. McKay (salesman); Gordon J. McKay (secretary); William A McKay (farmer)
- 18 June 1941: Alfred E. McKay
- 7 August 1950: Alfred D. Wilkinson (draftsman); Eva D. Wilkinson (wife)
- 27 December 1950: Eva D. Wilkinson (widow)
- 11 September 1953: Violet M. Millar (married woman)
- 6 November 1953: Charlebois Joseph R. (mechanic); Matilda M. Charlebois (housewife)
- 15 December 1971: Katherine Faminow (realtor)

3.2 Grant Residence (140 37th Street N.W.)



3.2.1 Description

The Grant Residence is a two-storey, red-brick house with sandstone detailing. The 1912 Arts and Crafts style house features a clipped-gable roof, full-width front veranda, and a second-storey porch with mock half-timbering. It is located on two city lots at 140 37th Street N.W., in the residential community of Parkdale. It is one of five historic brick houses that line the east side of 37th Street N.W., comprising a historic streetscape.

3.2.2 Heritage Value

The 1912 Grant Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of five, distinctive, red-brick houses developed 1911-12 on the east side of 37th Street N.W. by Calgary pioneer Alfred S. McKay. This assembly of houses, along with six others concentrated within the 3100 – 3300 blocks of Parkdale Boulevard constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The Grant Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, the city grew at an incredible pace and annexed much of what would become Parkdale in 1910. The area was subdivided in 1910-11 into 'Parkdale' and 'Parkdale Addition' by the real-estate development firm Scott and Hartrouft who envisioned the development of a

professional-class streetcar suburb. During this period many homes in Calgary were being built on a speculative basis including these houses in Parkdale. Though Parkdale gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the Grant Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The Grant Residence is notable for its close association with its developer, Alfred S. McKay, one of Calgary's earliest and most prominent pioneers. McKay was a well-known rancher and farmer who homesteaded across 37th Street N.W. at Point McKay in the 1880s. McKay is remembered as a member of the original survey party that chartered the route of the C.P.R. across the prairies and Rocky Mountains, and as a ferry operator on the Bow River from 1882-87. Originally, McKay owned several quarter sections adjoining his homestead, including the property between 37th and 29th Streets N.W. that was subdivided as Parkdale Addition by Scott and Hartrouff. McKay had planned to develop numerous houses in Parkdale Addition for speculative purposes yet only five houses were ever built, including the Grant Residence. McKay retained all of the houses until his death in 1940 despite his original intentions.

The house was owned by McKay's granddaughter until 1954 but had been occupied by the Grant family since 1936 when William H. Grant, a steamfitter — who lived elsewhere in Parkdale from the early 1910s — first rented the house. Members of the Grant family occupied and owned the house until 2005, likely making the Grant's family's tenure in Parkdale unequalled.

The Grant Residence is also valued for its Arts and Crafts architecture, and is one of the few examples of this style in Parkdale. Characteristic of the style are the mock half-timbered gables and clipped-gable roof. Significant is the use of brick and sandstone for the home's construction which was obtained locally, with brick from the Crandell Pressed Brick and Sandstone Co. across the Bow River. These high-quality materials set the house apart from the large number of other houses constructed in Calgary at the time, which were mostly of wood construction. Other distinctive features of the house, built by Johnson Bros. contractors, include its spacious, two-storey plan and full-width front veranda with second-story sleeping porch. These attractive features served to give the Grant Residence and the four others a 'show-home' quality that was surely intended to attract professional-class buyers to the new subdivision and set the tone for development.

The Grant Residence is an integral component of the collection of historic houses that line 37th Street N.W. and that form a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.2.3 Character-Defining Elements

The character-defining elements of the Grant Residence include its:

- Two-storey form;
- Front, clipped-gable roof with varied slopes; decorative false beams supporting the eaves
- Red-brick cladding; rock-faced sandstone lintels;
- Fenestration pattern;
- Open, full-width front veranda with brick piers and sandstone caps, squared wooden supports; second-storey, front (sleeping) porch with wooden-shingle and mock half-timbering cladding.

Sources:

Henderson's Directories 1912-1960

Alberta Land Titles – Historical Search

City of Calgary Collector's Roll – 1911- 1914

City of Calgary Building Permit – #1410; 24 May 1912

'Parkdale Addition' Subdivision Plan – #8321AF - 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; Mar. 15, 1913

Calgary Daily Herald, July 13, 1935, 'Electioneered Over Vast Area for Vote in 1888'.

Albertan, 7 February 1936, 'Alfred S. McKay is Accorded Ovation'.

Calgary Daily Herald, 26 October 1940, 'Alfred McKay, Pioneer Railway Surveyor Dies'.

Calgary Herald, 30 October 1940, '300 Attend Rites for City Pioneer'.

3.2.4 Directory and Land Titles Search

140 37th Street N.W.* Residents (Historical):

1913:

1914: Beckett, Arthur H. (124) – manager and editor, Sun Printing and Pub. Co.

1915: Milroy, Robert (124) – chartered accountant

1916: Vacant (124)

1917: Vacant (124)

1918: Richards. Albert G. (122) – Branch Manager, Gurney Northwest Foundry Co.

1919: Richards. Albert G. (122) – Branch Manager, Gurney Northwest Foundry Co.

1920: Richards. Albert G. (140) – Branch Manager, Gurney Northwest Foundry Co.

1925: Vacant

1930: Adams, Karl H.

1935: vacant

1940: Grant, W. Hope – employee, Lougheed Bldg.

1945: Grant, W. Hope

1950: Grant, W. Hope – engineer, Lougheed Estate

1955: Grant, W. Hope – engineer, Lougheed Estate

1960: Grant, W. Hope – engineer, Lougheed Bldg.

Historical Owners (Title Registration Dates):

13 May 1902: Canadian Pacific Railway

14 May 1902: George Alexander; Henry Alexander

20 May 1902: Alfred Sidney McKay

5 November 1910: Scott and Hartronn Limited

* 37th Street N.W. was listed as 38th Street N.W. until 1948

7 March 1911:	Scott and Hartronft Limited
7 March 1911:	Alfred S. McKay
17 February 1941:	Alfred E. McKay (salesman); Gordon J. McKay (secretary); William A. McKay (farmer)
18 June 1941:	Winnifred E. Robertson (married woman)
24 June 1954:	William H. Grant (steamfitter); Mildred L. Grant (housewife); Marjorie Grant (clerk) <i>(remained in Grant family until 2005)</i>

3.3 King Residence (210 37th Street N.W.)



3.3.1 Description

The King Residence is a two-storey, red-brick house with sandstone detailing. The 1911, Queen Anne Revival style house features a flared hipped roof with a lower cross gable that contain ornamental half-timbering. It is located on two city lots at 210 37th Street N.W., in the residential community of Parkdale. It is one of five historic brick houses that line the east side of 37th Street N.W., comprising a historic streetscape.

3.3.2 Heritage Value

From 1915-35 this was the home of one of Calgary's most significant pioneers, George C. King. King was a major figure in Calgary's history and was known as Calgary's 'First Citizen'. He was widely acknowledged as being the first member of the original North West Mounted Police contingent to set foot on the site of Calgary in 1875 and remained a citizen of Calgary until his death in 1935. From 1877-83 King served as the manager of the I. G. Baker store — early Calgary's most important commercial enterprise — before opening a well-known, competing store himself. King then became Calgary's second postmaster, an important government appointment that he held from 1885-1921. Subsequently King served as Calgary's second mayor from 1885-87 and was a Town Councillor from 1889-90 and 1891-93. In 1934 King was made an Officer of the Order of the British Empire for his service in the development of Calgary and district.

The 1911 King Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of five, distinctive, red-brick houses developed in 1911-12 on the east side of 37th Street N.W. by Calgary pioneer Alfred S. McKay. This assembly of houses, along with six others concentrated within the 3100 – 3300 blocks of Parkdale Boulevard constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The King Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, the city grew at an incredible pace and annexed much of what would become Parkdale in 1910. The area was subdivided in 1910-11 into 'Parkdale' and 'Parkdale Addition' by the real-estate development firm Scott and Hartrouf who envisioned the development of a professional-class streetcar suburb. During this period many homes in Calgary were being built on a speculative basis including these houses in Parkdale. Though Parkdale gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the King Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The King Residence is notable for its close association with its developer, Alfred S. McKay, one of Calgary's most prominent pioneers. Originally, McKay owned the property between 37th and 29th Streets N.W. that was subdivided as Parkdale Addition and had planned to develop numerous houses there for speculative purposes. Only five houses were ever built, including the King Residence.

The King Residence is also valued for its understated Queen Anne Revival style architecture, and is one of only four examples of this style in Parkdale. Characteristic of the style is the hipped roof with lower cross gables that contain ornamental half-timbering. Significant is the use of brick and sandstone for the home's construction which was obtained locally, with brick from the Crandell Pressed Brick and Sandstone Co. across the Bow River. These high-quality materials set the house apart from the large number of other houses constructed in Calgary at the time, which were mostly of wood construction. Other distinctive features of the house, built by Johnson Bros. contractors, included its front verandas. These attractive features served to give the King Residence and the four others a 'show-home' quality that was surely intended to attract professional-class buyers to the new subdivision and set the tone for development.

The King Residence is an integral component of the collection of historic houses that line 37th Street N.W. and that form a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.3.3 Character-Defining Elements

The character-defining elements of the King Residence include its:

- Two-storey, rectangular form
- Red-brick cladding with corners pattered as quoins; sandstone lintels;
- Hipped roof with lower cross gable; gable with ornamental half-timbering comprising rough-cast stucco; closed, wooden, tongue-and-groove, flared eaves;
- Fenestration pattern; side bay window with bracketed shed roof;
- Open, full-width front veranda with second-storey balcony (modern replacement); rear integral sleeping porch with wood-shingle-clad balustrades and square corner support.

Sources:

Henderson's Directories 1912-1960

Alberta Land Titles – Historical Search

City of Calgary Collector's Roll – 1911-1914

City of Calgary Building Permit – #2504; 29 November 1911

'Parkdale Addition' Subdivision Plan – #8321AF – 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; 15 March 1913

Calgary Daily Herald, 18 July 1935, 'G. C. King, Pioneer of 1875, Passes.'

Calgary Daily Herald, 18 July 1935, 'Tributes Paid By Fellow Pioneers...'

Calgary Daily Herald, 19 July 1935, 'Calgary to Pay Homage...'

Calgary Daily Herald, 22 July 1935, 'Last Tributes Paid to Pioneer.'

Calgary Daily Herald, 13 July 1935, 'Electioneered Over Vast Area for Vote in 1888'.

Albertan, 7 February 1936, 'Alfred S. McKay is Accorded Ovation'.

Calgary Daily Herald, 26 October 1940, 'Alfred McKay, Pioneer Railway Surveyor Dies'.

Calgary Herald, 30 October 1940, '300 Attend Rites for City Pioneer'.

3.3.4 Directory and Land Titles Search

210 37th Street N.W.* Residents (Historical):

- 1913: Jewitt, Alfred T. (118) – secretary-treasurer, Public School Board
- 1914: Jewitt, Alfred T. (218) – secretary-treasurer, Public School Board
- 1915: King, Geo. – postmaster, Calgary PO (210)
- 1916: King, Geo. (210) – postmaster
- 1917: King, Geo. C. – postmaster
- 1918: King, Geo. C. – postmaster
- 1919: King, Geo. C. – postmaster
- 1920: King, Geo. C. – postmaster
- 1925: King, Geo. C. – clerk P.O.
- 1930: King, Geo. C. – assistant postmaster
- 1935: King, Geo. C. – retired
- 1940: McKay, Gordon – secretary, Commonwealth Petroleum; Temple Mrs. A. M.; Watkin, Percy – salesman
- 1945: Vance, Edmund; Colclough, Mrs. G.
- 1950: Vance, Edmund (210) – chauffer.; Colclough, Lt.-Co. l Wm. T. (210a) – retired
- 1955: Vance, Edmund (210); Colclough, Lt.-Col. Wm. T.(210a) – retired
- 1960: Neil, Alex S. (210) – draftsman, Le Grand Ltd.; (210a) Weisberger, Henry

* 37th Street N.W. was listed as 38th Street N.W. until 1948



Historical Owners (Title Registration Dates):

13 May 1902:	Canadian Pacific Railway
14 May 1902:	George Alexander; Henry Alexander
20 May 1902:	Alfred Sidney McKay
5 November 1910:	Scott and Hartronft Limited
7 March 1911:	Scott and Hartronft Limited
7 March 1911:	Alfred S. McKay
17 February 1941:	Alfred E. McKay (salesman); Gordon J. McKay (secretary); William A. McKay (farmer)
18 June 1941:	William A. McKay (farmer – Cessford, Alberta)
2 May 1958:	Ethel T. McKay (widow – Cessford, Alberta); Gordon J. McKay
22 May 1958:	Ethel T. McKay (widow)
22 August 1972:	Dwight R. Murdy (instructor); Edna A. Mudry (wife)



3.4 Tregillus Residence (214 37th Street N.W.)



3.4.1 Description

The Tregillus Residence is a two-storey, red-brick house with sandstone detailing. The 1911, Queen Anne Revival style house features a hipped roof with a lower cross gable that contains ornamental half-timbering. It is located on two city lots at 214 37th Street N.W., in the residential community of Parkdale. It is one of five historic brick houses that line the east side of 37th Street N.W., comprising a historic streetscape.

3.4.2 Heritage Value

The 1911 Tregillus Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of five, distinctive, red-brick houses developed 1911-12 on the east side of 37th Street N.W. by Calgary pioneer Alfred S. McKay. This assembly of houses, along with six others concentrated within the 3100 – 3300 blocks of Parkdale Boulevard constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The Tregillus Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, Calgary grew at an incredible pace and annexed much of what would become Parkdale in

1910. The area was subdivided in 1910-11 into 'Parkdale' and 'Parkdale Addition' by the real-estate development firm Scott and Hartrouff who envisioned the development of a professional-class streetcar suburb. During this period many homes in Calgary were being built on a speculative basis including these houses in Parkdale. Though Parkdale gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the Tregillus Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The Tregillus Residence is notable for its close association with its developer, Alfred S. McKay, one of Calgary's most prominent pioneers. Originally, McKay owned the property between 37th and 29th Streets N.W. that was subdivided as Parkdale Addition and had planned to develop numerous houses there for speculative purposes. Only five houses were ever built, including the Tregillus Residence. The house was rented out by McKay until his death in 1940 and then by his son Gordon until it was finally sold in 1963. The first occupant to rent from McKay, from 1913-15, was William McKee, a superintendent with Western Builders, Investments and Loans. After several other vacancies and occupants Sydney Tregillus became a long-time resident from 1936-55. Tregillus was a fur farmer and the brother of the well-know Rosscarrock area rancher and brickmaker, William J. Tregillus.

The Tregillus Residence is also valued for its understated Queen Anne Revival style architecture, and is one of only four examples of this style in Parkdale. Characteristic of the style is the hipped roof with lower cross gable that contains ornamental half-timbering. Significant is the use of brick and sandstone for the home's construction which was obtained locally, with brick from the Crandell Pressed Brick and Sandstone Co. across the Bow River. These high-quality materials set the house apart from the large number of other houses constructed in Calgary at the time, which were mostly of wood construction. Other distinctive features of the house, built by Johnson Bros. contractors, included its front verandas, since replaced and integral, rear sleeping porch. These attractive features served to give the Tregillus Residence and the four others a 'show-home' quality that was intended to attract professional-class buyers to the new subdivision and set the tone for development.

The Tregillus Residence is an integral component of the collection of historic houses that line 37th Street N.W. and that form a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.4.3 Character-Defining Elements

The character-defining elements of the Tregillus Residence include its:

- Two-storey, rectangular form;
- Red-brick exterior cladding with corners patterned as quoins; sandstone lintels;
- Hipped roof with a lower cross gable containing mock-half-timbering comprised of rough-cast stucco; closed, tongue-and-groove wooden eaves; decorative, false, exposed beams supporting the gable; internal, red-brick chimney
- Fenestration with wooden-sash windows containing multi-pane upper sashes and one-over-one wooden-sash windows; wooden-sash storm windows; side bay window with bracketed shed roof; glazed and panelled wooden front door and multi-pane sidelights; wooden, French window balcony access with multi-pane glazing;
- Open, full-width, front veranda with squared wooden supports resting on brick piers and with wood-shingle-clad balustrades; half-width, second-storey balcony; rear, integral sleeping porch with wood-shingle-clad balustrades and a square corner support.

Sources:

Henderson's Directories 1912-1960

Alberta Land Titles – Historical Search

City of Calgary Collector's Roll – 1911-1914

City of Calgary Building Permit – #2505; 29 November 1911

'Parkdale Addition' Subdivision Plan – #8321AF - 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; 15 March 1913

Calgary Daily Herald, 13 July 1935, 'Electioneered Over Vast Area for Vote in 1888'.

Albertan, 7 February 1936, 'Alfred S. McKay is Accorded Ovation'.

Calgary Daily Herald, 26 October 1940, 'Alfred McKay, Pioneer Railway Surveyor Dies'.

Calgary Herald, 30 October 1940, '300 Attend Rites for City Pioneer'.

3.4.4 Directory and Land Titles Search

214 37th Street N.W.* Residents (Historical):

- 1913: McKee – superintendent, Western Builders (inferred, no address)
- 1914: McKee, Wm. J. – secretary, Western Builders Investments & Loans Ltd. (214)
- 1915: McKee, Wm. J. – Prairie Builders Ltd. (214)
- 1916: Vacant (214)
- 1917: Vacant (214)
- 1918: Vacant
- 1919: Rochon, E. – president, Rochon Ltd.
- 1920: Vacant
- 1925: Shields, Peter – clerk, Coal Sellers
- 1930: McMinn, Fred – employee, Imp. Oil Refineries
- 1935: McMinn, Fred – employee, Imp. Oil Refineries
- 1940: Tregillus, Sydney – accountant
- 1945: Tregillus, Sydney – fur farmer
- 1950: Tregillus, Sydney O. – mink rancher
- 1955: Riley, S. H.
- 1960: Vogelsang, K. – foreman, Cloverdale Cheese

* 37th Street N.W. was listed as 38th Street N.W. until 1948

Historical Owners (Title Registration Dates):

- 13 May 1902: Canadian Pacific Railway
- 14 May 1902: George Alexander; Henry Alexander
- 20 May 1902: Alfred Sidney McKay
- 5 November 1910: Scott and Hartrouft Limited
- 7 March 1911: Scott and Hartrouft Limited
- 7 March 1911: Alfred S. McKay
- 17 February 1941: Alfred E. McKay (salesman); Gordon J. McKay (secretary); William A. McKay (farmer)
- 18 June 1941: Gordon J. McKay (secretary)
- 18 November 1963: Alexander S. Neil; Karen C. Neil (wife)

3.5 Gray Residence (3106 Parkdale Boulevard N.W.)



3.5.1 Description

The Gray Residence is a one-and-one-half-storey, wood-frame, Craftsman style bungalow built in 1913. The house features a broad, side-gable roof, and a full-width front veranda with brick piers and detailing. It is located at 3106 Parkdale Boulevard N.W. on two city lots in the residential Calgary community of Parkdale. It is one of six historic houses that line the north side of Parkdale Boulevard, in Parkdale, and that form a historic streetscape.

3.5.2 Heritage Value

The 1913 Gray Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of six historic houses developed in Parkdale between 1911 and 1913 by the real-estate development firm Scott and Hartrnft, the principle early developer in Parkdale. This assembly of houses which line the north side of Parkdale Boulevard, along with five others concentrated within the 100 - 200 blocks 37th Street N.W., constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The Gray Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, Calgary grew at an incredible pace and annexed much of what would become Parkdale in 1910. The area between 37th and 24th Streets N.W. was subdivided in 1910-11 into 'Parkdale' (east of 28th Street N.W.) and 'Parkdale Addition' (west of

28th Street N.W.) by the real-estate development firm Scott and Hartronft. Scott and Hartronft envisioned the development of the area as a professional-class streetcar suburb. Though the Parkdale subdivisions gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the Gray Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The Gray Residence is of historical value as a representative example of the housing that was constructed in Calgary at the time for the Calgary's professional class. The first resident of the house was Samuel Campbell Gray, a manager of the Golden West Building Company, who resided in the house for only year. While it seems that the house was constructed for Gray specifically, Gray never technically took ownership of the property from Scott and Hartronft, reflecting the economic downturn that occurred in 1913.

The Gray Residence is valuable for its Craftsman style architecture, and is one of only about a half-dozen examples of this style in Parkdale. Characteristic of the style, the house features a one-and-one-half-storey bungalow form, squared and tapered verandah supports, triangular eave brackets and exposed rafter tails and purlins. The open, full-width veranda is a desirable design feature exempt from more economical bungalow designs, while the brick that comprises the piers and balustrades represents a high quality finish.

The Gray Residence is an integral component to the collection of historic houses that line the north side of Parkdale Boulevard forming a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.5.3 Character-Defining Elements

The character-defining elements of the Gray Residence include its:

- Rectangular, one-and-one-half-storey, bungalow form;
- Wood-frame construction with wooden-shingle cladding
- Broad, side-gable roof with central, front dormer, open, wooden tongue-and-groove eaves with exposed rafter tails and triangular brackets; external brick chimney;
- Fenestration with multi-pane wooden-sash casement windows and wooden, hung-sash windows; side bay windows with shed roofs;
- Open, full-width front veranda supported by squared and tapered single and grouped supports on red-brick piers; solid, red-brick balustrades and stair walls; cast stone caps and railings.

Sources:

Henderson's Directories 1912-1960

Alberta Land Titles – Historical Search

City of Calgary Collector's Roll – 1911-1914

'Parkdale Addition' Subdivision Plan – #8321AF - 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; 15 March 1913

3.5.4 Directory and Land Titles Search**3106 Parkdale Boulevard N.W.*
Residents (Historical):**

1913: Gray, S. Campbell – manager, Golden West Land and Bldg. Co.

1914: Taylor, Dr. James F. – dentist

1915: Mancill Robt. F. – manufacturer's agent

1916: Vacant

1917: Kyle, Wm. P. – chief inspector, Dominion Gov't Gas & Electricity Insp. Service

1918: Nettey, Nellie

1919: Robertson, John B. – elevator superintendent, Western Canada Flour Mills

1920: Robertson, John B. – Foothills Agencies (Investments & Insurance)

1925: Tubman, T. Roy – manager, Palace Theatre

1930: Napper, Geo. E. (3106 Bowness Road) – clerk, Dominion Lands

1935: Napper, Geo. E. (3106 Bowness Road) – traffic department Distributors

1940: Wemp, Stanley D. (3106 Bowness Road) – manager, McGavins (Bread) Ltd.

1945: Wemp, Stanley D. – manager, McGavins (Bread) Ltd.

1950: Wemp, Stanley D. – manager, McGavins (Bread) Ltd.

* Parkdale Boulevard was listed as Bowness Road from 1926 to 1942

1955: Wemp, Mrs. E. A. – widow

1960: Fassnidge, Gord. E. (3106) – bar manager, Pump Room;
Brown, Robt. A. (3106a)

Historical Owners (Title Registration Dates):

13 May 1902: Canadian Pacific Railway

14 May 1902: George Alexander; Henry Alexander

20 May 1902: Alfred Sidney McKay

5 November 1910: Scott and Hartrouft Limited

7 November 1918: John Brandon Robertson (grain superintendent)

24 January 1928: Jennie Watters Tubman (widow)

31 January 1928: Mutual Investment Company Limited

12 July 1934: Charlotte Herring (spinster)

7 October 1943: Edward M. Busby (physician and surgeon); Ida Busby
(wife)

18 June 1948: Stanley D. Wemp (manager); Emily A. Wemp (wife)

28 February 1951: Stanley D. Wemp (manager); Emily A. Wemp (wife)

6 October 1951: Emily A. Wemp (widow)

16 January 1961: Ronald E. Wemp (mechanic)

3.6 Willis (Shields) Residence (3110 Parkdale Boulevard N.W.)



3.6.1 Description

The Willis (Shields) Residence is a one-and-one-half-storey, wood-frame, Craftsman style bungalow built in 1912. The house features a side-gable roof with paired front dormers and a full-width front veranda with balcony above. It is located at 3110 Parkdale Boulevard N.W. on two city lots in the residential Calgary community of Parkdale. It is one of six historic houses that line the north side of Parkdale Boulevard, in Parkdale, and that form a historic streetscape.

3.6.2 Heritage Value

The 1912 Willis (Shields) Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of six historic houses developed in Parkdale between 1911 and 1913 by the real-estate development firm Scott and Hartrnft, the principle early developer in Parkdale. This assembly of houses which line the north side of Parkdale Boulevard, along with five others concentrated within the 100 - 200 blocks 37th Street N.W., constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The Willis (Shields) Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, Calgary grew at an incredible pace and annexed much of what would become Parkdale in 1910. The area between 37th and 24th Streets N.W. was subdivided in 1910-11

into 'Parkdale' (east of 28th Street N.W.) and 'Parkdale Addition' (west of 28th Street N.W.) by the real-estate development firm Scott and Hartronft. Scott and Hartronft envisioned the development of the area as a professional-class streetcar suburb. Though the Parkdale subdivisions gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the Willis (Shields) Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The Willis (Shields) Residence is of historical value as a representative example of the housing that was constructed in Calgary at the time for Calgary's professional class. The house was developed on a speculative basis by Wm. Betz, a carpenter for Scott and Hartronft. It seems that Betz had some agreement with Scott and Hartronft as he never technically owned the property. The first owner-occupant of the house was Ernest Willis, a manager of the Calgary Bill Posting and Advertising Company. Willis owned the house until 1928. The house was purchased in 1936 by Peter Shields, a manager for the coal retail business, who had rented the house from about 1930. Shields had lived in Parkdale since at least the mid 1920s where he previously occupied the house at 214 37th Street N.W. (Tregillus Residence). The Willis/Shields Residence remained in the Shields family until 1989, making the Shields family residency in Parkdale unique in length.

The Willis (Shields) Residence is valuable for its Craftsman style bungalow architecture, and is one of only a small number of examples (about a half-dozen) of this style in Parkdale. Characteristic of the style, the house features a one-and-one-half-storey bungalow form, a full-width front veranda, and exposed rafter tails and purlins. The paired dormer that incorporates a balcony is an unusual variant of the bungalow form.

The Willis (Shields) Residence is an integral component of the collection of historic houses that line the north side of Parkdale Boulevard forming a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.6.3 Character-Defining Elements

The character-defining elements of the Willis (Shields) Residence include its:

- Rectangular, one-and-one-half-storey, bungalow form;
- Wood-frame construction with wooden, narrow-width lapped siding and shingle cladding

- Wood-shingle-clad, side-gable roof with a central, double-gabled dormer containing an open, inset balcony; and open, wooden tongue-and-groove eaves with exposed rafter tails;
- Fenestration pattern;
- Full-width, open, front veranda.

Sources:

Henderson’s Directories 1912-1960

Alberta Land Titles – Historical Search

City of Calgary collector’s Roll – 1911-1914

City of Calgary Building Permit – #1242; 17 May 1912

‘Parkdale Addition’ Subdivision Plan – #8321AF - 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; 15 March 1913

3.6.4 Directory and Land Titles Search

**3110 Parkdale Boulevard N.W.*
Residents (Historical):**

1912: Betz, Wm. A. – carpenter, Scott & Hartront

1913: Betz, Wm. A – carpenter

1914: Willis, Ernest – manger, Calgary Bill Posting & Advertising Co. Ltd.

1915: Willis, Ernest – manger, Calgary Bill Posting & Advertising Co. Ltd.

1916: Willis, Ernest – manger, Calgary Bill Posting & Advertising Co. Ltd.

1917: Willis, Ernest – manger, Calgary Bill Posting & Advertising Co. Ltd.

1918: Willis, Ernest – manger, Calgary Bill Posting & Advertising Co. Ltd.

1919: Willis, Ernest – manger, Calgary Bill Posting & Advertising Co. Ltd.

1920: Willis, Ernest – manger, Calgary Bill Posting & Advertising Co. Ltd.

1925: Willis, Ernest – president, Calgary Bill Posting & Advertising Co. Ltd.

1930: Shields, Peter (3110 Bowness Road) – manager, Willis Sign Co.

* Parkdale Boulevard was listed as Bowness Road from 1926 to 1942

1935: Shields, Peter R. (3110 Bowness Road) – assistant manager, Coal Sellers

1940: Potter, Roy (3110 Bowness Road) –

1945: Potter, Roy

1950: Shields, Mrs. Eliz.

1955: Shields, Mrs. Eliz.

1960: Shields, Peter – employee, Alberta Liquor Control

Historical Owners (Title Registration Dates):

13 May 1902: Canadian Pacific Railway

14 May 1902: George Alexander; Henry Alexander

20 May 1902: Alfred Sidney McKay

5 November 1910: Scott and Hartrnft Limited

2 September 1913: Ernest Willis (advertising manager)

5 September 1928: Charles W. Voss (elevator contractor)

20 February 1936: Peter R. Shields (manager)
(remained in Shields family until 1989)

3.7 Birtch Residence (3204 Parkdale Boulevard N.W.)



3.7.1 Description

The Birtch Residence is a two-storey, wood-frame, Queen Anne Revival style house built in 1912. The house features a hipped roof with lower cross gable, and a full-width front veranda with second-storey balcony. It is located at 3204 Parkdale Boulevard N.W. on two city lots in the residential Calgary community of Parkdale. It is one of six historic houses that line the north side of Parkdale Boulevard, in Parkdale, and that form a historic streetscape.

3.7.2 Heritage Value

The 1912 Birtch Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of six historic houses developed in Parkdale between 1911 and 1913 by the real-estate development firm Scott and Hartrnft, the principle early developer in Parkdale. This assembly of houses which line the north side of Parkdale Boulevard, along with five others concentrated within the 100 - 200 blocks 37th Street N.W., constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The Birtch Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, Calgary grew at an incredible pace and annexed much of what would become Parkdale in 1910. The area between 37th and 24th Streets N.W. was subdivided in 1910-11

into 'Parkdale' (east of 28th Street N.W.) and 'Parkdale Addition' (west of 28th Street N.W.) by the real-estate development firm Scott and Hartronft. Scott and Hartronft envisioned the development of the area as a professional-class streetcar suburb. Though the Parkdale subdivisions gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the Birtch Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The Birtch Residence is of historical value as a representative example of the housing that was constructed in Calgary at the time for the city's professional class. The first owner of the house was Harmon E. Birtch, a real estate broker, and after 1914 an executive with the Dakota Sands Oil Company. It appears that the house was designed and built specifically for Birtch who also commissioned a nearly identical house next door at 3208, suggesting that at least one of these houses was built for speculative purposes. Birtch retained 3204 until 1920 and occupied the house for most of seven years after its construction.

The Birtch Residence is valuable for its Queen Anne Revival style architecture, and is one of only four examples of this style in Parkdale. The house is characterized by its hipped roof with lower cross gable form, bay windows and its full-width front verandah and second-storey balcony.

The Birtch Residence is an integral component of the collection of historic houses that line the north side of Parkdale Boulevard forming a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.7.3 Character-Defining Elements

The character-defining elements of the Birtch Residence include its:

- Two-storey, rectangular form
- Wood-frame construction with wooden, narrow-width lapped siding, corner boards, skirting board, and board stringcourse between the first and second floors;
- Hipped roof with a lower cross gable enclosed by a pent roof; closed, wooden tongue-and-groove eaves;
- The fenestration, including the front and side bay windows;
- The full-width, open, front veranda with second-storey balcony (modern replacements).

Sources:

Henderson's Directories 1912-1960

Alberta Land Titles - Historical Search

City of Calgary Collector's Roll – 1911-1914

City of Calgary Building Permit – #2240; 6 August 1912

'Parkdale Addition' Subdivision Plan – #8321AF - 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; 15 March 1913

3.7.4 Directory and Land Titles Search

**3204 Parkdale Boulevard N.W.*
Residents (Historical):**

1913: Birtch, Harmon – broker

1914: Birtch, Harmon E. – secretary-treasurer, Dakota Sands Oil Co. Ltd.

1915: Murphy, Chas. H. – engineer, Dominion Government

1916: Birtch, Herman E. – broker

1917: Birtch, Herman E. – H.E. Birtch & Co. (farmlands)

1918: Birtch, Herman E. – H.E. Birtch & Co. (farmlands)

1919: Nowell, Wm.

1920: Nowell, Wm.

1925: Perkins, Wm. R. – agent, Travellers Insurance Co.

1930: Perkins, Wm. R. (3204 Bowness Road) – agent, New York Life

1935: Buckman, Ronald S. (3204 Bowness Road) – engineer, Consolidated Smelter Products

1940: Davis, Robt. F. (3204 Bowness Road) – salesman, Motor Car Supply

1945: Little, W. H. – proprietor, Steven's Letter Shop

1950: Little, Wm. M. – proprietor, Steven's Letter Shop

* *Parkdale Boulevard was listed as Bowness Road from 1926 to 1942*

1955: Little, Wm. H. – proprietor, Steven's Letter Shop

1960: White, Ronald – teacher, Calgary School Board

Historical Owners (Title Registration Dates):

13 May 1902: Canadian Pacific Railway

14 May 1902: George Alexander; Henry Alexander

20 May 1902: Alfred Sidney McKay

5 November 1910: Scott and Hartronft Limited

30 November 1912: Harmon E. Birtch (broker)

31 January 1920: Grace E. Soltare (widow)

14 August 1922: Norma Piper (spinster)

18 January 1926: Laure Bella Perkins (married woman)

6 June 1932: Mutual Investment Company Limited

19 March 1957: William H. Little (advertising agent)

1966 John Penner Construction Co. Ltd.

3.8 Hill Residence (3208 Parkdale Boulevard N.W.)



3.8.1 Description

The Hill Residence is a two-storey, wood-frame, Queen Anne Revival style house built in 1912. The house features a hipped roof with lower cross gable, and a full-width front veranda with second-storey balcony. It is located at 3208 Parkdale Boulevard N.W. on two city lots in the residential Calgary community of Parkdale. It is one of six historic houses that line the north side of Parkdale Boulevard, in Parkdale, and that form a historic streetscape.

3.8.2 Heritage Value

The 1912 Hill Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of six historic houses developed in Parkdale between 1911 and 1913 by the real-estate development firm Scott and Hartrnft, the principle early developer in Parkdale. This assembly of houses which line the north side of Parkdale Boulevard, along with five others concentrated within the 100 - 200 blocks 37th Street N.W., constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The Hill Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, the City grew at an incredible pace and annexed much of what would become Parkdale in 1910. The area between 37th and 24th Streets N.W. was subdivided in 1910-11 into 'Parkdale' (east of 28th Street N.W.) and 'Parkdale Addition' (west of

28th Street N.W.) by the real-estate development firm Scott and Hartronft. Scott and Hartronft envisioned the development of the area as a professional-class streetcar suburb. Though the Parkdale subdivisions gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the Hill Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The Hill Residence is of historical value as a representative example of the housing that was constructed in Calgary at the time for Calgary's professional class. The first owner of the house was Harmon E. Birtch, a real estate broker, and after 1914 an executive with the Dakota Sands Oil Company. It appears that the house was designed and built specifically for Birtch who also commissioned a nearly identical house next door at 3204, suggesting that at least one of these houses was built for speculative purposes. Birtch retained 3208 until 1918 but never lived here. From 1925-39 the house was occupied by J. Frank Hill, an insurance agent, and his family. The Hill family, who had purchased the property in 1937 lived here for a total of 14 years, making their residency longer than any other early residents.

The Hill Residence is valuable for its Queen Anne Revival style architecture, and is one of only four examples of this style in Parkdale. The house is characterized by its hipped roof with lower cross gable form, bay window and its full-width front verandah and second-storey balcony.

The Hill Residence is an integral component to the collection of historic houses that line the north side of Parkdale Boulevard forming a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.8.3 Character-Defining Elements

The character-defining elements of the Hill Residence include its:

- Two-storey, rectangular form
- Wood-frame construction with wooden, clapboard siding, corner boards, skirting board, and board stringcourse between the first and second floors;
- Hipped roof with a lower cross gable enclosed by a pent roof; closed, wooden tongue-and-groove eaves;
- The fenestration, including the front and side bay windows;
- The full-width, open, front veranda with second-storey balcony (modern replacements).

Sources:

Henderson’s Directories 1912-1960

Alberta Land Titles – Historical Search

City of Calgary Collector’s Roll – 1911-1914

City of Calgary Building Permit – #2239; 6 August 1912

‘Parkdale Addition’ Subdivision Plan #8321AF - 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; 15 March 1913

3.8.4 Directory and Land Titles Search

**3208 Parkdale Boulevard N.W.*
Residents (Historical):**

1913:

1914:

1915:

1916: Vacant

1917: Vacant

1918: Davis, James A.

1919: Morey, Mrs. Mary J.

1920: Morey, Mrs. Mary J.

1925: Hill, J. Frank

1930: Hill, J. Frank (3208 Bowness Road) – salesman

1935: Hill, J. Frank (3208 Bowness Road) – salesman, Lyle Brothers

1940: Lee, O. B. (3208 Bowness Road)

1945: Richardson, Bertram –

1950: Evans, J. Stanley – representative, Sun Life (Insurance)

1955: Evans, J. Stanley – district manager, Confederation Life (Insurance)

1960: McIsaac, Joseph – mechanic, Stampede Motors

* *Parkdale Boulevard was listed as Bowness Road from 1926 to 1942*

Historical Owners (Title Registration Dates):

- 13 May 1902: Canadian Pacific Railway
- 14 May 1902: George Alexander; Henry Alexander
- 20 May 1902: Alfred Sidney McKay

3.9 Withrow Residence (3210 Parkdale Boulevard N.W.)



3.9.1 Description

The Withrow Residence is a one-storey, wood-frame, Craftsman style bungalow built in 1911. The bungalow displays mock-half-timbering, stucco cladding, bracketed eaves and a distinctive gable-on-hip roof. It is located at 3210 Parkdale Boulevard N.W. on two city lots in the residential Calgary community of Parkdale. It is one of six historic houses in Parkdale, that line the north side of Parkdale Boulevard and that form a historic streetscape.

3.9.2 Heritage Value

The 1911 Withrow Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of six historic houses developed in Parkdale between 1911 and 1913 by the real-estate development firm Scott and Hartrouft, the principle early developer in Parkdale. This assembly of houses which line the north side of Parkdale Boulevard, along with five others concentrated within the 100 - 200 blocks 37th Street N.W., constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The Withrow Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom

to occur in Calgary from 1910-13. During this period, the city grew at an incredible pace and annexed much of what would become Parkdale in 1910. The area between 37th and 24th Streets N.W. was subdivided in 1910-11 into 'Parkdale' (east of 28th Street N.W.) and 'Parkdale Addition' (west of 28th Street N.W.) by the real-estate development firm Scott and Hartronnft. Scott and Hartronnft envisioned the development of the area as a professional-class streetcar suburb. Though the Parkdale subdivisions gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the Withrow Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The Withrow Residence is of historical value as a representative example of the housing that was constructed in Calgary at the time for the city's professional class. The first owner of the house was Edwin P. Withrow, a branch manager of the Dominion of Canada Guarantee and Accidental Insurance Company. Withrow occupied the house from about 1912 or 1913 until 1918.

The Withrow Residence is valuable for its Craftsman style architecture, and is one of only about a half-dozen examples of this style in Parkdale. The house is distinctive for its picturesque roofline which is an uncommon gable-on-hip form, complemented by broad, bracketed eaves. Atypical also are the piers which extend above the roofline. Ornamenting the exterior further is mock half-timbering in the gables. During the period that the house was completed, such bungalows were frequently referred to as displaying 'artistic' design. The builder of the house was a Mr. McKenzie.

The Withrow Residence is an integral component of the collection of historic houses that line the north side of Parkdale Boulevard forming a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.9.3 Character-Defining Elements

The character-defining elements of the Withrow Residence include its:

- One-storey form;
- Wood-frame construction; rough-cast stucco and wood-shingle (base) cladding; mock half-timbered gable detailing comprising rough-cast stucco;
- Gable-on-hip roof; open, broad eaves with exposed rafter tails and triangular eave brackets; piers that extend through the roofline.
- Front veranda (subsequently enclosed).

Sources:

Henderson's Directories 1912-1960

Alberta Land Titles – Historical Search

City of Calgary Collector's Roll – 1911-1914

City of Calgary Building Permit – #2061; 30 September 1911

'Parkdale Addition' Subdivision Plan – #8321AF - 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; 15 March 1913

3.9.4 Directory and Land Titles Search

**3210 Parkdale Boulevard N.W.*
Residents (Historical):**

1913: E. Percival Withrow – branch manager, Dominion of Canada Guarantee & Accidental Ins. Co.

1914: Withrow, E. Percy – branch manager, Dominion of Canada Guarantee & Accidental Ins. Co.

1915: Withrow, E. Percy – branch manager, Dominion of Canada Guarantee & Accidental Ins. Co.

1916: Withrow, E. Percy – branch manager, Dominion of Canada Guarantee & Accidental Ins. Co.

1917: Withrow, E. Percy – branch manager, Dominion of Canada Guarantee & Accidental Ins. Co.

1918: Albert, Max

1919: Albert, Max – farmer

1920: Albert, Max – rancher

1925: Albert, Max – farmer

1930: Jones, Wm. T. (3210 Bowness Road) – employee, Herald

1935: Davis, Robt. F. (3210 Bowness Road) – salesman, Motor Car Supply

1940: Brigden, Fred E. (3210 Bowness Road) – proprietor, Radio Meat Market

* Parkdale Boulevard was listed as Bowness Road from 1926 to 1942

1945: Russell, Mrs. M.

1950: Young, Stewart – mechanic, Universal Sales and Service

1955: Young, S. G. – packer, Royal Canadian Air Force Supply Depot

1960: Peters, Ben; Taerum, Vern – construction worker; Eadie, Alex (side) – security officer, Spy Hill Jail

Historical Owners (Title Registration Dates):

13 May 1902: Canadian Pacific Railway

14 May 1902: George Alexander; Henry Alexander

20 May 1902: Alfred Sidney McKay

5 November 1910: Scott and Hartronft Limited

27 November 1911: William Scott; Samuel M. Hartronft (agent)

17 February 1913: Samuel M. Hartronft (real estate broker)

3 December 1915: E. P. Winthrow (insurance manager)

2 February 1918: Max Albert (farmer)

11 November 1921: Barbara Albert (wife)

23 April 1929: Elizabeth Brooks (married woman)

11 June 1946: William W. Brooks (rancher)

17 August 1946: Stewart St. Clair Young (Air force truck driver); Isabelle Young (wife)

18 October 1956: Jerome H. Schwartz (electrical engineer)

25 November 1966: Pauline E. Smolensky (housewife)

3.10 Betz Residence



3.10.1 Description

The Betz Residence is a one-and-one-half-storey, wood-frame, Craftsman style bungalow built in 1913. The bungalow is dominated by its varied roofline with double front gables and wraparound veranda. It is located at 3220 Parkdale Boulevard N.W. on two city lots in the residential Calgary community of Parkdale. It is one of six historic houses, in Parkdale, that line the north side of Parkdale Boulevard and that form a historic streetscape.

3.10.2 Heritage Value

The 1913 Betz Residence is significant for its contribution to the earliest residential, suburban development to occur in Parkdale. It is one of six historic houses developed in Parkdale between 1911 and 1913 by the real-estate development firm Scott and Hartrnft, the principle early developer in Parkdale. This assembly of houses which line the north side of Parkdale Boulevard, along with five others concentrated within the 100 - 200 blocks 37th Street N.W., constitute two original groupings of development that defined Parkdale until the end of the Second World War.

The Betz Residence is one of only a small number of houses (about one dozen) in Parkdale to represent the major economic and development boom to occur in Calgary from 1910-13. During this period, the City grew at an incredible pace and annexed much of what would become Parkdale in 1910. The area between 37th and 24th Streets N.W. was subdivided in 1910-11

into 'Parkdale' (east of 28th Street N.W.) and 'Parkdale Addition' (west of 28th Street N.W.) by the real-estate development firm Scott and Hartronft. Scott and Hartronft envisioned the development of the area as a professional-class streetcar suburb. Though the Parkdale subdivisions gained streetcar service in 1911, presumably assuring it continued growth, a major economic downturn occurred in 1913, followed by the First World War, halting development of the community until the early 1950s. As such, the Betz Residence recalls an important period in Calgary's history of economic optimism, expansion and initial suburban development.

The Betz Residence is of historical value as a representative example of the housing that was constructed in Calgary at the time for Calgary's professional class. However, the first owner and longtime resident of the house was William Betz, a carpenter for Scott and Hartronft. It is likely that Betz had constructed the house on a speculative basis but was unable to sell it due to the drastic downturn in the economy. It seems that Betz was involved in this type of development previously, having some involvement in the development of another Parkdale house that was built a year earlier at 3110 Parkdale Boulevard (Willis/Shields Residence). Speculative development by individual builders was a typical during the period, with the development of the Betz residence exemplifying this practice. Betz owned the house from 1915-29, but occupied it from 1914-31.

The Betz Residence exemplifies a Craftsman style bungalow, and is one of only a small number of examples (about a half-dozen) of this style in Parkdale. The complex roofline of this house makes it a noteworthy example of its type with paired cross gables. More characteristic Craftsman features include the mock half-timbering of the gables, shingle cladding and the exposed purlins and rafter tails. The wraparound veranda serves to further distinguish the house.

The Betz Residence is an integral component to the collection of historic houses that line the north side of Parkdale Boulevard, forming a valuable historic streetscape. This streetscape symbolizes Parkdale's initial development as an urban community and serves as an important aesthetic asset to the Parkdale community.

3.10.3 Character-Defining Elements

The character-defining elements of the Betz Residence include its:

- One-and-one-half storey form;
- Wood frame construction with wooden shingle cladding and mock half-timbered gable detailing comprising rough-cast stucco;
- Complex roofline with paired crossed gables; open tongue-and-groove, wooden eaves with exposed rafter tails and purlins;

- Fenestration pattern;
- Open, wrap-around veranda.

Sources:

Henderson's Directories 1912-1960

Alberta Land Titles – Historical Search

City of Calgary Collector's Roll – 1911 - 1914

City of Calgary Building Permit – #1751; 26 September 1913

'Parkdale Addition' Subdivision Plan #8321AF - 1911

Parkdale Addition Advertisements – Calgary Daily Herald, 3 March 1911; 6 April 1912; 15 March 1913

3.10.4 Directory and Land Titles Search

**3220 Parkdale Boulevard N.W.*
Residents (Historical):**

1913:

1914: Betz, Wm. A. – carpenter

1915: Betz, Wm. – carpenter, Willis Sign Co.

1916: Betz, Wm. – carpenter, Calgary Bill Posting & Advertising Co.

1917: Betz, Wm. – sign writer, Calgary Bill Posting & Advertising Co.

1918: Betz, Wm. – sign writer, Calgary Bill Posting & Advertising Co.

1919: Betz, Wm. – carpenter, Calgary Bill Posting & Advertising Co.

1920: Betz, Wm. – foreman carpenter, Calgary Bill Posting & Advertising Co.

1925: Betz, Wm. – carpenter, Calgary Bill Posting & Advertising Co.

1930: Betz, Wm. (3220 Bowness Road) –

1935: Bright? (3220 Bowness Road)

1940: Bried, Eugene J. (3220 Bowness Road) – traveller, Canada Western Distributors

1945: Willis, Maurice

* Parkdale Boulevard was listed as Bowness Road from 1926 to 1942

1950: Willis, Maurice – accountant, B.A. Oil

1955: Willis, Maurice – clerk, B.A. Oil

1960: Willis, Maurice – employee, B.A. Pipe Line

Historical Owners (Title Registration Dates):

13 May 1902: Canadian Pacific Railway

14 May 1902: George Alexander; Henry Alexander

20 May 1902: Alfred Sidney McKay

5 November 1910: Scott and Hartronft Limited

3 December 1915: William A. Betz (carpenter)

16 March 1929: Thomas E. Campbell (salesman); Hilda E. Campbell (wife)

18 March 1931: Alan Lings (gentleman)

1 May 1937: The Synod of the Diocese of Calgary

24 January 1945: Maurice Willis (accountant); Pearl M. Willis (married woman)

20 January 1971: Donald G. Wales (lab. instructor); Joan M. Wales (wife)



4.0 PLACES OF INTEREST

4.1 Parkdale Crescent Streetscape

Parkdale Crescent is significant as a mid-twentieth century example of a mixed-use commercial and residential neighbourhood district. Parkdale Crescent was laid out in 1951 and was largely built out from 1953 to 1954. The buildings comprising this compact district contained basic neighbourhood professional and retail services as well as office space. One building combined both commercial and residential uses. This mid-twentieth century example of mixed-use planning aligns with many of today's precepts of good planning.



4.2 Individual Buildings Comprising the Parkdale Crescent Streetscape

3 Parkdale Crescent N.W. Toms Modern Market

Built c. 1954-55, this building contained one of Parkdale's early grocery stores, Toms Modern Market.



5 Parkdale Crescent N.W.

Built c. 1953 as an apartment building. It remains a residential building with much of its exterior integrity.





6 Parkdale Crescent N.W.

Built c. 1953 as an apartment building. It remains a residential building with much of its exterior integrity.



7 Parkdale Crescent N.W.

Built c. 1953, this building originally featured residential suites on the second-storey and four retail and office spaces on the first floor. Early commercial tenants included a dentist, physicians, a drug store and a post office.



8 Parkdale Crescent N.W. Keith Building

Built c. 1953, this building was originally entirely devoted to entirely retail and commercial use. Originally this building contained the offices for Keith Construction, a principal builder in Parkdale in the 1950s. On the ground floor was retail space including a plumbing and heating business.



9 Parkdale Crescent N.W.

Built c. 1959-60, this building initially served as design offices for Keith Construction, a principal builder in Parkdale and elsewhere in Calgary. From about 1961 this building was known as the Lee & Yip Building and housed Chop stick foods, a Parkdale grocer. It exhibits modernist design of the period with its exposed post-and-beam construction elements and stonework detailing.



3404 to 3408 3rd Avenue N.W.

Built c.1953-54, this building frames the entrance to Parkdale Crescent. The building was initially divided into five storefronts that contained neighbourhood services including a food store, barber shop, hardware store, coffee shop, and a real-estate office.



4.3 Individual Built Resources

501 3rd Avenue N.W. Parkdale Service

Built c.1953-54 as a service station. Parkdale Service was an Imperial Oil distributor and may have been designed to company specifications as was common practice during the period.



202 37th Street N.W.

This is one of the five brick houses built c.1911-12 by Alfred S. McKay, a significant Parkdale pioneer. The earliest known resident was John Drummond who lived here from 1913-16. Herbert McKay, a son of Alfred S. McKay resided here in the 1940s and 1950s.



740 35th Street N.W.

This is one of Parkdale's earliest houses, dating from the first half of the 1910s. It is one of only a small number of Craftsman style bungalows in Parkdale. It retains much original integrity despite modern cladding. W. Hope Grant, a long-time Parkdale resident lived here before moving to 140 37th Street N.W.



4.3.1 Wartime Houses

The following four houses are good examples of housing either built during the Second World War or immediately after. These houses maintain a good level of integrity and exemplify the form and design of housing now considered to be of heritage value.



2911 4th Avenue N.W.



719 35 A Street N.W.



735 35 A Street N.W.



3428 5th Avenue N.W.



4.3.2 1950s Bungalows

This has long been the dominant housing type to characterize Parkdale. Most of these bungalows were built in the early 1950s. These houses are now more than half-a-century old and contain heritage value in their own right as housing type. A large number of these bungalows have been demolished in recent years raising concern about the disappearance of this once predominant housing type in Parkdale. Included are some examples of the bungalow form to be found in Parkdale which have a higher degree of integrity.

115 34th Street N.W.



218 37th Street N.W.



515 33rd Street N.W.



523 33rd Street N.W.





539 33rd Street N.W.



704 33rd Street N.W.



739 35th Street N.W.



923 36th Street N.W.

4.3.3 Modern Movement

3216 Parkdale Boulevard

An example of a late 1950s or early 1960s duplex with high integrity. This duplex exhibits elements of West Coast post-and-beam style architecture.



728 32nd Street N.W. Parkdale Elementary School

This school was an important community institution since completion in 1952, operating as a school until 2002. Architecturally, the school retains a high degree of integrity and features key elements associated with Modern architectural design including fenestration with a horizontal emphasis and clean, simple finishes.



2918 8th Avenue N.W. Parkdale United Church

Built 1960-61 this neighbourhood landmark is an excellent example of Modern architecture in Calgary. The church was designed by the local architecture firm, Parsons and McGregor.



711 37th Street N.W. St. Bernard's Roman Catholic Church

St. Bernard's, built in 1959, is an excellent, ecclesiastical example of Modern architecture in Calgary.





4.4 Natural Resources

Parkdale Riverfront

The Bow River is a defining natural feature on Parkdale’s southern edge. The riverfront runs the length of the entire Parkdale community and is the most significant green space in the community.