

SCARBORO COMMUNITY ASSOCIATION  
CALGARY, ALBERTA



# SCARBORO HISTORICAL CONTEXT PAPER



MARCH 2021



## ACKNOWLEDGEMENTS

We would like to thank all those people who took the time to contribute and support the preparation of the Scarborough Historical Context Paper. Extensive research, writing, and resident conversations contributed significantly to the comprehensiveness and depth of reflection on historic themes, heritage values, and unique characteristics featured in the context paper. With the leadership and support of the Scarborough Community Association's Planning Committee, a Scarborough Heritage Research team of volunteers was assembled to research and prepare the context paper. The Heritage Research Team's enthusiasm and passion to document Scarborough's history, people, and stories as a means to celebrate and protect this valued historic resource for future generations are evident within the pages of the context paper and acknowledged with much gratitude.

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*\*Note: All photographs not credited were taken by members of the Scarboro Research Team.*

*\*Cover Photographs*

*John Charles Olmsted at work, Courtesy of National Association of Olmsted Parks; and Sunalta Addition Preliminary Plan, Olmsted Brothers, Brookline, Mass., File No. 3752-Plan No. 4, March 15, 1910. Courtesy of the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site.*



*"Automobile and child's car in front of Frank Moodie home, Calgary, Alberta", 1916. Courtesy of Glenbow Museum Archives, NA-3724-9, Archives and Special Collections, University of Calgary.*

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## **ACKNOWLEDGEMENTS**

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# 1 INTRODUCTION

## Purpose

The Scarborough Historical Context Paper is part of a Scarborough Community Association heritage project that also includes a Places of Interest List (POIL), Heritage Area Evaluation (Statement of Significance/Statement of Integrity), and a preliminary Oral History component in the form of a Scarborough Community Builders List.

### *Context Paper*

A context paper is a good starting point for community heritage projects. Scarborough has not had its history documented in any significant manner, therefore, this paper has been prepared as a foundation for future heritage activities. Following Alberta's *In Time and Place: Master Plan 2005, Thematic Framework for the Protection, Preservation and Presentation of Alberta's Past*,<sup>1</sup> the themes presented focus on historical eras of development as well as on the unique resources and activities that carry meaning to the Scarborough community. Historical development is characterized by themes that identify economic, social, and political movements; pivotal events; and developmental forces. Other thematic frameworks call attention to activities rather than chronology.<sup>2</sup> An important influence on life in Scarborough has been the Olmsted design for the neighbourhood's parks and streetscapes. The paper presents how the community has evolved from its natural and pre-contact history, influenced by town planning, land use, and transportation patterns, in turn, to exhibit the trends in building styles and design at present.

This paper will serve as a reference and framework for evaluating Scarborough's heritage resources and determining its places of interest and heritage values. It will also inform activities in other disciplines such as the preparation of local area redevelopment plans, cultural and heritage plans, and community projects. The context paper was extensively researched using a wide range of material, including archival and secondary sources, which are all listed in the bibliography.

### *Places of Interest List*

A Places of Interest List (POIL) is a list of existing properties that may exhibit heritage value. The Places of Interest List can be found in Appendix A. The places identified are associated with significant individuals, landmarks, themes (including significant eras), activities, cultural practices, events, institutions, architectural styles and design, or other heritage value for the city and/or the community. A wide variety of places have been considered historically significant for Scarborough: residential and institutional buildings; green spaces; patterns of streetscape, as well as the overarching design characteristics of the "Picturesque suburb." As the context paper was being developed, places of interest were identified and prioritized for potential inclusion on the City of Calgary's Inventory of Historic Resources, including Scarborough as a "historic district." Both the context paper and POIL were informed by discussions with residents and site visits to Scarborough.

### *Scarborough Community Builders List*

A Community Builders List identifies persons who are important to the history of the community. It provides the basis for subsequent oral history research that aims to capture the collective memory of the community. Residents in Scarborough have been influential both within the neighbourhood and with the municipality, at times organizing leisure, religious, and educational activities and at other times lobbying for roadworks, health care, and suffrage. These examples of intangible heritage inform the cultural history of Scarborough, and they have influenced the community's development. Along with the POIL, a preliminary list of subjects for oral history interviews is provided in Appendix B. These lists are dynamic, as names will be added with time. The absence of a person's name does not indicate the absence of heritage value or an intentional omission. Scarborough's residents will be engaged in a community-led oral history project going forward.

### *Site Evaluations and Statements of Significance (SOS)*

Individual site evaluations and Statements of Significance (SOSs) identify the heritage value, character-defining elements and integrity of a single historic resource and follow the City of Calgary's evaluation processes. The

research at the site evaluations and SoS stage is more in-depth than what is required for a context paper—both for the property and for its historic associations—and draws on primary sources such as building permits, early tax assessments, directories, and historic title searches. The community has 204 identified resources in a heritage survey that was completed in the 1980s through to 2003 and was archived with the province. Currently, Scarboro has eighteen historic resources on the City of Calgary’s Inventory of Historic Resources. These include nine residences, Sunalta Elementary School, Scarboro United Church and Manse, Fire Hall No. 5, three boulevards (Senlac, Sharon, and Shelbourne), two parks (Triangle Park, Scotland Street Plot), and the Chevra Kadisha Chapel, which was demolished in 2014. The Scarboro United Church and Manse is the only designated Municipal Historic Resource. Currently, three boulevards, two parks, and one residence are in the process of municipal designation. A recent review took place within Scarboro to confirm and/or identify other resources for evaluation as to their significance.

### **Historic Themes**

The context paper begins with a description of Scarboro’s geographic area and its unique topography. Following this, chapters are presented according to historical eras that trace the development of the community, and remaining chapters elucidate themes of community life, green spaces, architecture, and streetscapes. Scarboro is a rare example in Canada of a fully executed residential Olmsted design. It was Calgary’s first garden suburb (“Picturesque suburb”) and is illustrative of the Boom Era (1906–13). Designed by John Charles (J.C.) Olmsted, stepson of Fredrick Law Olmsted Sr., it is one of only two fully executed Olmsted residential communities in Canada—the other one being Uplands in Oak Bay, British Columbia.

Scarboro was laid out as a system of parks and boulevards, fully built out in accordance with J.C. Olmsted’s plan, and this design has been strictly retained up to the present day. Several principles can be observed as operating in Olmsted landscapes. A “genius of place” highlights the unique characteristics of the site in the design. Capitalizing on views of the Bow River and burgeoning downtown Calgary, Scarboro’s cultural landscape exemplifies this principle. The “unified composition” of elements is important to Olmsted designs, where all elements subscribe to an overarching vision. The tendency is to avoid highly decorative plantings in favour of subtle elements that defer to the larger whole. Olmsted designs elicit a positive affect and response to their surroundings. This comprehensive approach accounts for the emphasis on boulevards, parks, and pathways that connect green spaces throughout the neighbourhood. The many “parklets” that appear in Scarboro—small green triangles located at intersections of curving streets—are Olmsted signature features, found in the firm’s residential districts from 1869 to 1930. When the motivations and principles for landscape design are used in rehabilitation and maintenance, they can help strengthen the presence of Olmsted’s vision and make these landscapes work better for park users. This context paper demonstrates the heritage value of Scarboro as a cultural landscape.

Two themes cover the evolution of the natural lands upon which Scarboro was developed. The hillside topography of the area and its proximity to the Bow River explain why it became a site for First Nations’ encampments that were found throughout Calgary, and later, why the Canadian Pacific Railway (CPR) successfully subdivided and sold these lands:

- Pre-1903:           The Land and the First Peoples**
- 1901–1912:       Canadian Pacific Railway (CPR) – Age of Optimism.**

Between 1909 and 1912, the Canadian Pacific Railway understood the topographical value of the sloped lands in close proximity to Calgary’s downtown. The vision, design, complexities, and marketing of a suburb that capitalized on the contours of its natural landscape is captured in two significant themes:

- 1909–1912:       City Beautiful Movement, Olmsted Design, and Marketing of a Picturesque Suburb**
- 1912–1929:       Real Estate Booms, Urban Development, and Scarboro Gets Its Name.**

Throughout the Depression and Second World War, the build-out of the community, and Calgary’s growth challenges, Scarboro’s history has presented three themes of resilience and sustainability. The significance of Olmsted’s design principles created open spaces for communicativeness (interaction among neighbours) and provided access to nature in a way that attracted people to its parks and streetscapes. Social activities amongst

residents were well established by the Scarboro Community Club during the depression years, which inspired the continued commitment to the heritage values of the community:

- 1930–1945: Depression and Second World War Community Impacts**
- 1945–1960: Community Build-Out to Current Scarboro**
- 1960s–present: Community Challenges and Opportunities.**

The final four themes intersect all the historical eras of Scarboro’s development:

**Community Life: A Social History of Scarboro**

This theme discusses the vibrant social and cultural history of Scarboro, the significance of the Community Club founded in 1934 as Scarboro’s society offered neighbourhood programming. The neighbourhood’s educational and spiritual institutions, as well as its recreational and leisure activities, helped build relationships and long-term family history among residents.

**Green Spaces: A Horticultural History of Scarboro**

This theme details the realization of Olmsted principles in the designed landscape and horticultural story of Scarboro’s parks, boulevards, and trees. This theme details the implementation history and value of the horticultural aspects of the Olmsted landscape design.

**Architecture: A History of Scarboro Buildings; and  
Streetscapes: A Look at Scarboro Boulevards**

These two themes describe how the community exemplifies early twentieth-century architecture and layering of architectural styles along with the Olmsted streetscape design, resulting in a retained integrity of architecture and streetscape over the years. Restrictive covenants continue to establish the building setback of thirty feet from the road (twenty feet in some cases) along with the limited use of property to single-family residential: in essence, these measures protect the original 1910 Olmsted design. It is important to note that, in addition to style or design, many of the buildings and streetscapes discussed in this chapter also possess heritage value due to their historic associations and themes.

At the end of each chapter, a list of “heritage value statements” is provided. Some values are overarching, such as the value of the artistic design by J.C. Olmsted that enabled the creation of this unique Picturesque suburb as a part of Calgary’s early development, and the value of marrying built and natural environments into one overarching configuration of topographic space. A context paper ties the historical associations and significance to place and explains which aspects of the built form display, or are evidence of, certain heritage values. Therefore, each thematic chapter includes the relevant “Character-Defining Elements” and/or potential historic resources that are associated with it. Where material evidence no longer remains, potential interpretive sites and subjects have been identified for future interpretive plaques, signage, artwork, or murals.

*Notes:*

1. Scarboro’s original community name was “Sunalta Addition” until the late 1920s when it was renamed Scarboro. Therefore, the Historical Context Paper uses the name “Sunalta Addition” in the early historic themes, after which time the community name of “Scarboro” is used. The history of the name change can be found in the chapter, “1912–1929: Real Estate Booms, Urban Development, and Scarboro Gets Its Name.”
2. The term “Picturesque suburb” is used in the Historical Context Paper. The Picturesque tradition embraced naturalistic principles derived from the English gardening tradition and writings such as Humphry Repton and John Claudius Loudon. In this paper it refers to a “residential community designed according to naturalistic principles conceived as a therapeutic respite from the city, with curvilinear streets and irregularly shaped lots laid out in reference to the natural topography.”<sup>3</sup>

## Description

### Boundary Description

Scarboro (formerly Sunalta Addition) consists of approximately 45.7 hectares/113 acres bounded at the bottom of slope mainly along 12 Avenue SW and 14 Avenue SW to the north; 17 Avenue SW to the south; 16 and 17 Street SW on the east; and Crowchild Trail SW on the west. The Historical Context Paper's "heritage area" boundary is slightly larger than the city's community boundary as the full Royal Sunalta Park has been included given the significance of the park area within the Olmsted plan and the tennis club for the community's history.



### Scarboro and the Surrounding Community Context

Scarboro includes approximately 330 single-detached homes, Scarboro United Church, and Sunalta School within close proximity to a mix of shops and offices along 14 Street SW and 17 Avenue SW to the north and east of Scarboro. Designed to respect the topography, the community streets have been laid out in a curvilinear manner and triangular green spaces have been created at several intersecting street ends. The layout of the community promotes walking and connects with surrounding residential communities: Sunalta to the northeast, Bankview and Richmond/Knob Hill to the south, the Beltline near to the east of Sunalta, as well as Shaganappi to the west of Crowchild Trail SW. 17 Avenue SW and Crowchild Trail are major thoroughfares that have some impact to pedestrian walkability when connecting to surrounding neighbourhoods. Scarboro residents can easily access the restaurants, grocery stores, retail, and offices that exist along 14 Street SW and farther to the east along 17 Avenue SW. An LRT station (Sunalta) is approximately three blocks from the bottom of the slope on the north side of the community, while transit buses have routes along 14 Street SW and 17 Avenue SW.

### Historic Subdivision Description

Between 1884 and 1907, the future site of Scarboro lay outside of Calgary's corporate limits. At the time, it was property of the Canadian Pacific Railway (CPR). As part of its 1881 agreement with the CPR, the federal



government granted the company twenty-five million acres (ten million hectares) of land on odd-numbered sections along the railway right-of-way. Within Calgary's pre-1910 city limits—which comprised all of Township 24, Range 1, west of the 5th Meridian—the CPR obtained sections 9, 15, and 17. Section 17 extends west from 14 Street SW to 24 Street SW and from Kensington Road NW south to 17 Avenue SW. It comprises present-day Scarboro, Shaganappi, Sunalta, and West Village, as well as portions of Hillhurst and West Hillhurst.

## 2 HISTORIC THEMES

### Pre–1903: THE LAND AND THE FIRST PEOPLES

The community of Scarboro is located on the traditional territories of the Blackfoot and the people of the Treaty 7 region in Southern Alberta, which includes the Siksika, the Piikuni, the Kainai, the Tsuut’ina and the Stoney Nakoda First Nations, including Chiniki, Bearspaw, and Wesley First Nation. The City of Calgary is also home to the Métis Nation of Alberta, Region 3.

Scarboro sits on elevated land that overlooks the Bow River. It is a location that has been safe from the cyclical flooding that occurs in Calgary and provides an enviable vantage point of the city. Although there has not been a significant amount of archaeological research done in this specific area, we know that nomadic people once camped in this area. Archaeological research indicates human habitation in the Calgary area as far back as 12,000 years ago.

*Calgary, especially along the Bow and Elbow Rivers, was an important encampment area for nomadic peoples whose way of life centred on following the migratory patterns of the buffalo, their main source of sustenance. The banks of the Bow River provided a welcoming environment for these people and for the animals they hunted. This was a winter grazing area for buffalo, where the fast-flowing Bow rarely froze, the high river bank provided protection from winds, and warming chinook winds mitigated the winter cold. Calgary also offered one of the best river-crossing places for many miles.<sup>4</sup>*

Specific archaeological information is sparse because Scarboro developed well before there was widespread and intentional archaeological work done in Calgary. However, the land was used by Indigenous peoples, and “during the first few decades of Calgary’s existence, the high terrace surface from Shaganappi Point to Mount Royal was a favored site for Sarsi [Sarcee] encampments, at least some of which were people awaiting payment of treaty money.”<sup>5</sup>

Under Treaty 7, registered Indigenous peoples were allotted funds from the government that were distributed annually. Each year, members of the nations would come into Calgary from their hunting grounds to pick up their treaty funds.

*A painting from 1877. . . show camps on or near the Scarboro bench. The painting, a field sketch attributed to William Winder, looks westward from the highland east of the Elbow River (now called “Scotsman’s Hill”) and centers upon the area between the last meander of the Elbow, on the left, and the Bow River, on the right. In the middle is a highland that can only be the Mount Royal-Scarboro upland; upon it are drawn five tipis and the handwritten caption identifies it as an “Indian camp,” though the tribe is not identified. The first photograph, a well-known and much-published scene from about 1890, shows an extensive Sarsi camp, probably just below the bench and close to Scarboro, with the town of Calgary in the background.<sup>6</sup>*



*"View of Fort Calgary, Alberta, August 29, 1877" by William Winder. Courtesy of Glenbow Museum Archives, NA-98-10, Archives and Special Collections, University of Calgary.*

Published, first-hand accounts support the presence of encampments in the Scarboro area. Without the sprawl and development of modern-day Calgary, the hills on which Scarboro is situated were bare, with few trees and no houses. Kathleen Nimmons McCloy recorded her view at the turn of the century from her home at 1827 14 Street SW: "But the biggest sight of all from the old ranch house, looking across the prairie in the summertime was the Indian camp. Every summer the Indians would come to Calgary to collect their treaty money. They stayed in a huge camp on what later became Scarboro Ave. Any Indians who died were buried on the site. We liked the Indians and they often came to our house and were given meals."<sup>7</sup>

The discovery of two human skeletons in 1953 along Scarboro Avenue by employees of the City of Calgary Public Works Department ignited conversation about the possibility that this location may have been a burial site for Indigenous peoples. However, archaeologists seem to conclude that the burials were more likely the result of circumstance and not a formal burial site: "On circumstantial grounds, therefore, it is suggested that the Scarboro Burials were of Sarsi [Sarcee] origin and that they most likely date from the time of the treaty money camps."<sup>8</sup>

#### **Heritage Values**

- The history of the First People and their relationship to the land is an important component of heritage valuation.

#### **Character-Defining Elements**

- The geography of the community—the shelf on which the neighbourhood sits in relation to the river and the riverbanks. "The 'Scarboro Bench' is a terrace extending along the south valley wall about halfway upslope, from Shaganappi Point in the west to Mount Royal in the east."<sup>9</sup>

#### **Interpretation Opportunities**

- Signage about the Treaty camps and where the skeletons were found.

## 1903–1912: CANADIAN PACIFIC RAILWAY (CPR) – THE AGE OF OPTIMISM

Between 1884 and 1907, the future site of Scarboro lay outside of Calgary’s corporate limits. At the time, it was property of the Canadian Pacific Railway (CPR). As part of its 1881 agreement with the CPR, the federal government granted the company 25 million acres (10 million hectares) of land on odd-numbered sections along the railway right-of-way. Within Calgary’s 1910 city limits—which comprised all of Township 24, Range 1, west of the 5th Meridian—the CPR obtained sections 9, 15, 17, and 23. Section 17 extends west from 14 Street SW to 24 Street SW and from Kensington Road NW south to 17 Avenue SW. It comprises present-day Scarboro, Shaganappi, Sunalta, and West Village, as well as portions of Hillhurst and West Hillhurst.<sup>10</sup>

In the summer of 1883, C.E. LaRue of the Dominion Lands Survey completed the survey of Township 24. The CPR reached Calgary that August, and its tracks traversed Section 17 on the east–west orientation that still remains the right-of-way. In January 1884, the CPR (through its real estate subsidiary, the Canada Northwest Land Company) subdivided Section 15 as the Townsite of Calgary and located its railway station there. The Town of Calgary was incorporated on 7 November 1884, and its area comprised those portions of sections 14, 15, and 16 that lay south of the Bow River. Calgary became a city on 1 January 1894.

Section 17 remained undeveloped in the nineteenth century. The establishment of a Protestant cemetery at Shaganappi Point in Section 18 in 1885 created traffic along the Morley Trail across Section 17, which lay between Calgary and the cemetery.<sup>11</sup> In 1890, the *Calgary Herald* speculated that the proposed Calgary & Edmonton Railway, a CPR subsidiary, might establish its shops on CPR-owned land, possibly within Section 17. Later that year, town council hoped to induce the CPR to make Calgary a divisional point and to establish its repair shops on Section 17.<sup>12</sup>

Anecdotal evidence records some nineteenth-century activity in Section 17. For example, Indigenous and non-Indigenous men and women gathered there in July 1890 for a day of horse-racing that included gambling. In July 1895, the Literary Society held a picnic along the Bow River in Section 17. Kate Moir McCloy (née Nimmons, 1891–1975), who grew up in the Nimmons house at 1827–14 Street SW in Bankview overlooking Scarboro, later recalled seeing a huge Indigenous encampment on the future site of Scarboro Avenue each year when treaty payments were made. McCloy recalled that if anyone in the encampments died, they were buried on the site. Such burials were discovered in 1953.

### Sandstone Quarry

The first known non-Indigenous land use in twentieth-century Scarboro was industrial. In the first decade of the century, a sandstone quarry operated in the ravine west of what is now Summit Street. This was one of some two-dozen quarries that operated between 1885 and 1915 within Calgary’s twenty-first century municipal boundaries. In a thirty-year span that included one of the city’s greatest-ever population and real estate booms, Calgary transformed itself into what was even then known as Canada’s Sandstone City. Hundreds of commercial, public, and residential buildings were built of sandstone or included sandstone as part of their construction.

The quarry was located on a five-acre parcel that the CPR sold in 1906 to John Sarginson Wilson (1855–1933) and Thomas Edgar Jackson (1866–1929) and an additional, adjacent acre that Jackson bought in 1908. Wilson, a carpenter and bridge-builder originally from England, came to Alberta in 1890 and moved to Calgary in 1899. According to one source, he was a construction foreman who worked on sandstone buildings in Calgary, including City Hall. Jackson came from Ontario in 1885, homesteaded in the southeast quarter of Section 18 (in the future Shaganappi neighbourhood), and later acquired other nearby properties. Jackson was the figure behind Jackson’s Quarry, which operated at an unknown location (or multiple locations) in the vicinity of 17 Avenue and 24 Street SW prior to August 1909, when its goods and chattels were sold at auction.





*This 1913 map of Plan 5700AG shows the rectangular parcels identified as CM 278757 and CP 317884. These correspond to the CPR's land sales to T.E. Jackson and John Sarginson Wilson and to the quarry site. "Sunalta Suburb Calgary Sec. 17. Tp. 24. R. 1 W. 5th M. Alberta." Calgary: Can. Pac. Ry., Dept. of Natural Resources, 1913, detail.*

Operationally, the quarry was evidently an extension of the Bankview Quarry, which was situated in the same gully as Jackson and Wilson's property but south of 17 Avenue. William Nimmons (1824–1919) had established that quarry as early as 1892 on his Section 8 homestead immediately south of Section 17. Nimmons ultimately subdivided and sold his homestead, which now comprises Bankview, Knob Hill, and part of Richmond.

Early in the twentieth century, the Bankview Quarry was operated by the partnership of Gilbert and Bone (comprising partners William Gilbert and John Bone) followed by Gilbert, Bone, and Oliver (with the addition of William Oliver). William McCombie Gilbert (1865–1937) was born in Aberdeenshire, Scotland, and moved to Calgary by 1905. That year, he formed a stone contracting partnership with John Bone (1851–1919), who was born in Cornwall, England, and moved to Calgary around 1902. William Oliver (1858–1940) was born in Roxboroughshire, Scotland, and he joined their partnership when he moved to Calgary around 1908.

As partners, the three men operated a quarry in the future Edworthy Park in addition to their Richmond/Scarboro operation. Oliver retained the Bankview Quarry after their partnership dissolved in 1911, and he operated it under the name "Wm. Oliver and Co." Gilbert took up farming near Red Deer, and Bone continued in his separate quarrying business at Brickburn in the future Wildwood district in partnership with Alphonse Leblanc.

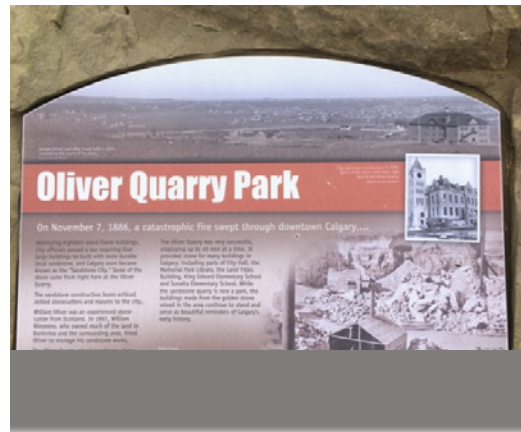


*"Oliver sandstone quarry, Calgary, Alberta," ca. 1915. Courtesy of Glenbow Archives, NA-3423-1, Archives and Special Collections, University of Calgary.*

Oliver also reportedly quarried on a separate site a short distance west of the future Sunalta School, on or near the future location of Oliver Quarry Park. After his Richmond quarry closed in 1915, Oliver remained in the sandstone business and continued quarrying at or near Cochrane into the 1930s.



The light-coloured area at the centre of this photograph is a sandstone quarry evidently operated by William Oliver. It was located west of Sunalta School, which appears at the right of the image. Crowchild Trail later divided the two sites. The quarry is interpreted at Oliver Quarry Park. "View of Calgary, Alberta," ca. 1910–15. Courtesy of Glenbow Archives, NC-44-1, Archives and Special Collections, University of Calgary.



University of Calgary's

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At an unknown date before 1915, roadway construction on 17 Avenue SW led to the closure of the quarry in the ravine north of the avenue. Jackson himself reportedly pushed to have the coulee filled in to facilitate the extension of streetcar service. South of 17 Avenue, the quarry remained in operation until 1915. At the time, it was one of the last quarries still in business and the only one still operating within what were then the city limits. Among other structures, stone from this quarry was used in City Hall, Memorial Park Library, and possibly Sunalta School.

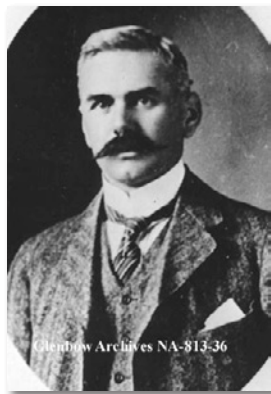
For years, the quarry remained exposed and posed a safety hazard. Further research can determine whether it was partly filled in during the early 1920s. By 1951, a storm sewer had been constructed in the quarry. Remnants of the quarry were finally obliterated in the 1960s by the construction of Crowchild Trail, which occupies part of its site. The Scarboro portion of the quarry was replotted in the 1960s as Plan 6917JK in advance of Crowchild Trail development.

In 1901, the CPR sold the portion of Section 17 north of the Bow River to Lawrence W. Herchmer (1840–1915), who had served as commissioner of the North-West Mounted Police from 1886 until 1900. Herchmer built a home on the property, which he evidently planned to develop as a horse-breeding operation. In 1906, Herchmer subdivided his property and promoted it as the Westmont subdivision. The neighbourhood was later developed as Westmount.

Herchmer's subdivision and sale of his property coincided with the beginning of Calgary's pre-First World War population and real estate boom. Between the census years 1906 and 1911, the city's population rose from 11,967 to 43,704, an increase of over 265 per cent. In the same period of time, Calgary expanded vastly in area, growing from three sections (more or less) to an entire township of 36 sections. The expansion area included three sections, and part of a fourth, owned by the CPR.

The CPR always endeavoured to maximize profits on its land holdings. The company placed railway stations on its own undeveloped properties, which resulted in the development of new settlements on CPR-owned land. The railway imposed grid-like town plans on these new settlements; the Townsite of Calgary, subdivided in 15-24-2-W5M in 1884, is such an example.

At the cusp of the boom in 1905, the CPR established a new relationship to facilitate the development of its Calgary-area real estate. William "Barney" Toole (1871–1952), the CPR's district land agent in Calgary since 1894, resigned in 1905 and established a financial, insurance, and real estate brokerage in partnership with insurance broker George L. Peet (1870–1953). Toole, Peet and Company Ltd. was the sole agent for CPR land sales in Calgary from 1905 until 1925. By the end of 1905, the CPR had registered its first subdivision in Section 9 (Plan 4453L, "Addition to Calgary") which later became part of Lower Mount Royal.



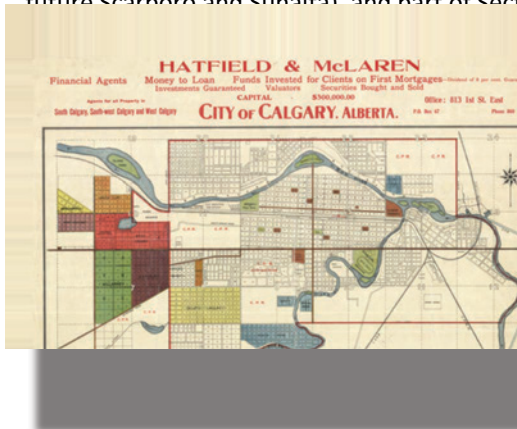
' 1910, by E.B. Cur  
and "George Pee



Glenbow Archives, NA-813-36, Archives and Special  
, " ca. 1904, by R. Randolph Bruce. Courtesy of Glenbow

Archives, NA-2240-8, Archives and Special Collections, University of Calgary.

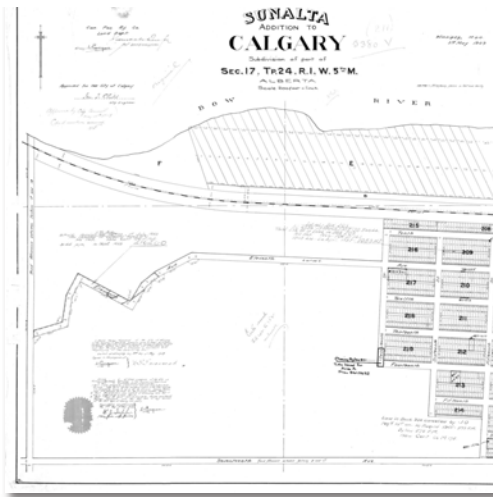
In June 1906, CPR Land Commissioner F.T. Griffin and Assistant Land Commissioner J. Lonsdale Doupe spent an afternoon with Toole driving around Calgary.<sup>13</sup> Less than a year later, on 15 March 1907, Calgary annexed a vast area that included the CPR's Section 9 (which included the future Mount Royal), Section 17 (which included the future Sunalta and Scarboro, including the sandstone quarry), and part of Section 23 (which included Bridgeland), as well as many other districts.



Hatfield & McLaren's real estate map of Calgary shows the CPR's real estate holdings in Section 9 (Mount Royal), Section 17 (the future Sunalta and Scarboro, including the sandstone quarry), and Section 23 (Bridgeland). "City map of Calgary, Alberta," ca. 1908. Courtesy of Glenbow Archives, NA-2295-3, Archives and Special Collections, University of Calgary.

Lower Mount Royal was developed first. Seven early purchasers built luxury homes on their lots within the CPR's initial 1905 subdivision. Within weeks of the 1907 annexation, the CPR registered Plan 179R, which extended south from 17 Avenue to Dorchester Avenue and stretched from 14 Street SW to the neighbourhood's eastern escarpment. The subdivision was conceived as an elite residential district, complete with large lots (some extending the full depth of the block) and curvilinear streets that followed topographic contours.

Sunalta followed a more prosaic design when it was subdivided two years later. In 1909, the CPR registered Plan 5380V (Sunalta Addition to Calgary), a new residential neighbourhood and industrial zone along the northern and eastern portions of Section 17. The name is almost certainly a portmanteau of the word "sunny" and the abbreviation for the name "Alberta." North of the CPR right-of-way, the plan assigned an industrial value to the riverbank, placing a series of industrial lots positioned between the Bow River and the railway tracks. On the level area to the south—bounded by 10 Avenue to the north, 17 Avenue to the south, 14 Street to the east, and 17 Street to the west—it established a residential district characterized by a grid pattern of streets and avenues and standard residential lots with a twenty-five-foot frontage. Both zones were developed as indicated in Plan 5380V, with residential lot sales commencing in the spring of 1909.



*Plan 5380V (Sunalta Addition to Calgary), 1909. Courtesy Government of Alberta, Ministry of Service Alberta.*

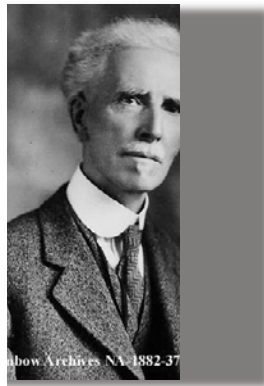


Glenbow Archives NA-2281-7

*Sunalta, as seen later from the home of George Venini at 48 Scarboro Avenue, was designed on a strikingly different model than Scarboro. The Calgary Tennis Club is visible to the right. "View of Sunalta district, Calgary, Alberta," ca. 1915. Courtesy of Glenbow Archives, NA-2281-7, Archives and Special Collections, University of Calgary.*

Residential Sunalta was clearly meant to be a neighbourhood of modest homes. It stands in contrast to Sunalta Addition—the future Scarboro—which was already being contemplated for the rise of land to the west.





*“Jacob Lonsdale Doupe, D. L. S.,  
Archives and St*

*chives, NA-1882-37,  
ary.*

In his dozen-year tenure as the CPR’s assistant land commissioner, J. Lonsdale Doupe played a significant role in townsite and subdivision development in Western Canada. In Calgary, Doupe played a major part in developing Sunalta, Scarboro, and Mount Royal. Perhaps his greatest contribution was his decision to engage the Olmsted firm to create Scarboro’s design.

Doupe was born in Toronto on 14 September 1867, just weeks after Confederation. His parents were Joseph Doupe (1838–1910), a dominion land surveyor, and Anne Eliza Doupe (née Cranston, 1834–1928). The new nation’s boundaries expanded in 1869–70 to include prairie Canada, and Doupe’s father began surveying in the West as early as 1871. The family resettled in Winnipeg, where Doupe lived for most of his long life. He earned a master of arts degree at the University of Manitoba and joined the CPR as a surveyor in 1889, at the age of 21. In time, he became assistant engineer of the construction department.

In Calgary, Doupe’s appointment as assistant land commissioner in 1900 was noted in the *Daily Herald*. The CPR Land Department was headquartered in Winnipeg, where Doupe reported to Land Commissioner F.T. Griffin. In his many visits to Calgary, Doupe stayed at the Alberta Hotel (which remains extant at 805–1 Street SW as the Alberta Hotel Building). Plans for the CPR’s Calgary subdivisions were designed in the Winnipeg office, but Doupe—an experienced surveyor—played an on-site supervisory role in Calgary.

Doupe was visionary, and he is thought to have been influential in the decision to adopt principles of the Picturesque suburb concept in Scarboro and Upper Mount Royal. Doupe engaged the Olmsted firm for Scarboro’s design and for expert advice in designing Upper Mount Royal. He worked closely with J.C. Olmsted in designing Scarboro.

Early in 1912, the CPR transferred its lands administration to its new Calgary-based Department of Natural Resources and appointed Doupe as the department’s general townsite agent. If Doupe moved to Calgary to take up the appointment, he did not remain long enough to make an impression in city directories. Within three months, he was replaced by James Duff and appointed as chief surveyor of western lines, a post he held until his retirement at the end of 1932. Doupe remained in Winnipeg and died there in 1952.

Doupe had an indirect Calgary connection. His daughter Mary (1906–1978), the second of four children that he had with his wife, Mary Somerville (née Young, 1878–1974), married a former Calgarian. Scottish-born George Victor Ferguson (1897–1977) moved in 1912 to Calgary, where his father, Rev. James Thompson Ferguson, became superintendent of home missions for the Presbyterian church in southern Alberta and the Kootenay region of British Columbia. Coincidentally, Doupe had surveyed in the eastern Kootenays in 1899, and, for that reason, Mount Doupe in that region was named for him in 1962.

### ***Heritage Values***

- Scarborough has activity value as the site of a sandstone quarry that was active early in the early years of the twentieth century. Stones from this quarry were used in buildings constructed during Calgary's pre-First World War boom and contributed to the city's characterization at that time as the Sandstone City.
- Scarborough possesses institution value through its association with the Canadian Pacific Railway Company, which owned this section of land.
- Scarborough has people significance through the sandstone quarry's owners (Thomas Edgar Jackson and John Sarginson Wilson) and operators (William McCombie Gilbert, John Bone, and William Oliver). Jackson was an early homesteader, rancher, and quarry owner. Wilson was a construction foreman who worked on sandstone buildings. Gilbert, Bone, and Oliver are well known quarry operators from Calgary's sandstone era.

### ***Character-Defining Elements***

- Scarborough's southern boundary, the line formed by 17 Avenue SW, is a legacy of the Dominion Land Survey's work of 1883 and of the CPR's one-time ownership of the Scarborough subdivision. It defined the southern limit of the CPR's property at this location, and the CPR developed Scarborough to the edge of this boundary.

### ***Interpretation Opportunities***

- The quarry site can be interpreted adjacent to Crowchild Trail and within Scarborough. William Oliver's quarrying operation is interpreted at Oliver Quarry Park, but that site is outside of the neighbourhood (west Crowchild Trail in Shaganappi), and the story can be told in greater detail.

## 1909–1912: CITY BEAUTIFUL MOVEMENT, OLMSTED DESIGN, AND MARKETING OF A PICTURESQUE SUBURB

### Olmsted Legacy and a Garden Suburb

Many famous North American landscapes like Central Park in New York, the Emerald Necklace in Boston, and Mount Royal Park in Montreal share a master designer: Frederick Law Olmsted. Born in 1822, Olmsted pursued several professions including journalism and scientific farming, but in his later years turned to designing landscapes.<sup>14</sup> Olmsted was one of the first contemporary landscape architects in North America and designed many of the emerging urban parks in the rapidly urbanizing cities of the time. Olmsted's work was strongly influenced by the English Picturesque landscape tradition, and his projects respond to the unsanitary, dense conditions of the contemporary city, infusing a calm pastoral sensibility in an otherwise chaotic and fragmented urban landscape.<sup>15</sup>

Olmsted's two sons, John Charles (J.C.) and Frederick Law Jr., the stepson and son, respectively, both joined the Olmsted firm in the late nineteenth century, first working as draftsmen and associates, and later as designers and partners.<sup>16</sup> As there was no formal education for landscape architecture at the time, the Olmsted brothers, and later the draftsmen who were hired, learned through apprenticeships and hands-on work. When Frederick Law Olmsted Sr. retired from professional life in 1895, the family business needed to be reorganized. The firm did not lose customers or fall into disrepute, as many would have expected. John Charles and Frederick Law Olmsted Jr. ("Rick," as he was commonly known) formed the Olmsted Brothers firm in 1898. The home base for the Olmsted Brothers firm was Brookline, Massachusetts. By the time Frederick Law Olmsted Sr. died in 1903, the office had been established as the pre-eminent landscape architecture firm in North America due to the brothers' keen business sense. Boasting over 6,000 works over the lifespan of the firm, the Olmsted legacy spread throughout North America and many of the designed landscapes still exist and are greatly used.<sup>17</sup>

The brothers were talented. Frederick Law Olmsted Jr. focused on the newly emerging field of city planning. He gave specialized advice on a variety of urban problems facing American cities in the East, such as traffic congestion, "tall" buildings, and poor housing. J.C. Olmsted focused his planning expertise on the realm of park systems and "suburbs," in particular those suburban projects emerging in the West. From 1903 to 1914, John spent most of his nights in hotels dotted along the railway lines of North America.<sup>18</sup> "It is a lonesome life for me too living so much of the year in hotels and sleeping cars. Once in a while some one joins me at a meal or I join them but almost always I eat alone," he wrote in a letter to his wife.<sup>19</sup> In November 1909, he described a lengthy train ride from Winnipeg to Medicine Hat, across "bare rolling prairie," then northwest through the "steppe-like" landscape to Calgary.<sup>20</sup> John would receive high praise for his design of garden suburbs.

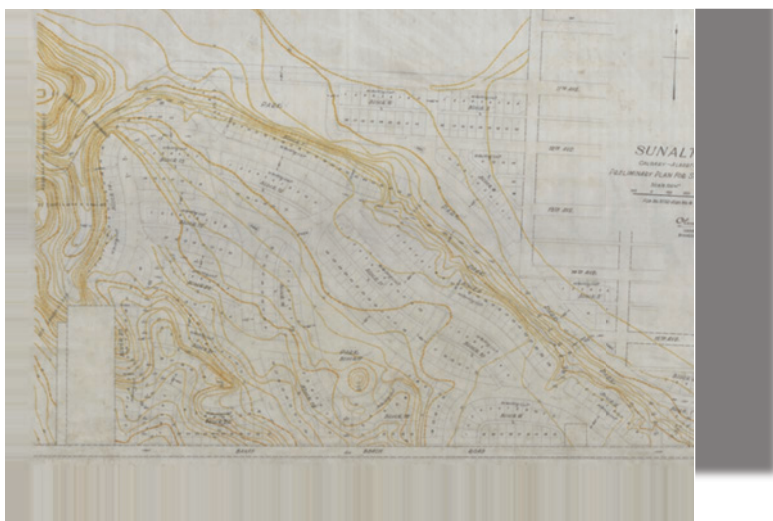
Olmsted projects demonstrate the ability of landscape design to ameliorate living conditions for city dwellers using open recreational spaces and native vegetation, making nature more accessible for citizens. Olmsted Sr. asserted that natural landscapes provide society with "receptive recreation" that "causes us to receive pleasure without conscious exertion," improving the health and mood of people.<sup>21</sup> Society benefits from these beautiful spaces, which he thought encouraged healthy and genteel sociability, unlike dark and dirty streets with narrow pathways, which promoted crime and disorder. Olmsted designs make use of the Picturesque tradition,<sup>22</sup> open space, and mood-influencing vegetation to improve users' social lives, health, and happiness.

### Garden Suburban Design

While public parks, college campuses, and private residences would make up many of Frederick Law Olmsted Sr.'s early commissions, he also was involved, from early in his career as a landscape architect, in the planning and development of the first suburbs in North America.<sup>23</sup> Riverside, Illinois, the first master-planned suburb in the United States, was designed in 1867 by Olmsted, along with his then partner, Calvert Vaux, for the Riverside Improvement Company, a development firm in Chicago.<sup>24</sup> Olmsted recognized that the rapid urbanization and migration of people into a city was "made at too great a sacrifice of certain advantages which can at present be

only enjoyed by going out of them.”<sup>25</sup> Foliage, open spaces, wide roads, and refined architecture that were previously only “possessed by but a very few, even of the wealthiest class of any country, have consequently, of late, become common to thousands in every civilized land.”<sup>26</sup> As North American wealth increased, city dwellers were becoming dissatisfied with the dirty, dark, and overpopulated urban neighbourhoods and were seeking to live in pastoral, semi-rural suburbs. Riverside was designed to complement the natural topography of the site, with broad curvilinear streets along contours and the winding river. Large vegetated park-like spaces and rambling paths provided easy access for residents to enjoy the natural beauty of the place, and long lots with large setbacks gave a picturesque view as one travelled through the neighbourhood.

While Riverside was the firm’s earliest planned community, the later subdivision projects completed by John Charles Olmsted share many of the distinct features of this suburb. In Canada, the Olmsted Brothers firm drafted and completed a variety of planned neighbourhoods across the country, including Uplands in Victoria, British Columbia, and the Sunalta Subdivision in Calgary, known today as Scarboro.<sup>27</sup>



*Sunalta Addition Preliminary Plan, Olmsted Brothers, Brookline, Mass., File No. 3752-Plan No. 1, March 15, 1910. Courtesy of the United States Department of the Interior, National Archives, Frederick Law Olmsted National Historic Site.*



*Plan for Sunalta Addition (later called Scarboro), Calgary, AB, 1911. Courtesy of City of Calgary, Corporate Archives, M000208.*





*General Plan for Riverside Suburb, Illinois.  
Olmsted, Vaux & Co., 1869.*

### Designing “Special” Suburbs in Western Canada, John Charles Olmsted (1907–1914)

The landscape architecture movement in residential development mirrored trends in urban design. It is no coincidence that Calgary’s Planning Commission hired Thomas Mawson in 1911 at about the same time that the Olmsted Brothers firm was contracted by Canadian Pacific Railway (CPR) to design special suburbs in Calgary. The idea of the Garden City and the suburban ideal of residential communities were fuelled by a real estate boom.

At the height of the Boom Era that began in the first years of the twentieth century but was starting to fade by 1912, CPR wanted to give Calgary the same stature as other well-recognized and appreciated cities in North America. The City’s Planning Commission hired Thomas Mawson, an English town planner, to create a design for Calgary’s city centre and plan its growth to outlying areas. Thomas Mawson’s blueprints eradicated the old grid system of streets and imposed a circular and elliptical design.<sup>28</sup> His plan for Calgary was directly influenced by Chicago’s Columbian Exposition of 1893. This world fair presented a Beaux-Arts vision of the “new” American city: symmetrical, splendid, and neo-classical.<sup>29</sup> Mawson designed grandiose institutions, such as a new City Hall for Calgary, with white columns and stone that harken back to Classicism, symbolizing permanence and achievement. He also planned fabulous parks and extensive public gardens to make for a *healthy* city that married with beautiful architecture. The organizers of Chicago’s Columbia Exposition in 1893 were Daniel Burnham and Frederick Law Olmsted. Like Olmsted, Mawson believed that gardens and architecture should be designed together.<sup>30</sup> They believed in the ability of city planning to improve the lives and health of people and ultimately produce citizens of good character. The Mawson plan, often called “Vienna on the Bow,” was never executed in Calgary due to the outbreak of the First World War.

The Olmsted design of residential suburbs was meant to provide people with beautiful parks, playgrounds, and gardens to boost the mind and the body. CPR retained the firm to create special suburbs for a more or less wealthy clientele. The design for Bridgeland was meant to benefit workers in manufacturing establishments in east Calgary, a district with a predominantly immigrant population from southern and eastern Europe. The design for South Mount Royal would accommodate the wealthiest class in Calgary, whereas the design for Sunalta Addition could be marketed to a middle-class buyer. These Olmsted designs exhibited a high degree of craftsmanship and their execution is a rare representation of an early style of landscape architecture that applied naturalistic principles to the spatial organization of a suburb.

In Western Canada, the influence and work performed by John Charles Olmsted emanated from relationships he established in Winnipeg. The development of Western Canada was fuelled by Winnipeg, Canada’s largest urban centre in 1911 (pop. 136,000). Winnipeg harboured headquarters for some of the country’s largest companies, such as the Canadian Pacific Railway and the Hudson’s Bay Company. These companies had their own land

departments that sent agents and surveyors to establish holdings and townsites throughout Western Canada. Other real estate companies sent their surveyors across the prairie region as well, in order to buy and sell property.

The table below lists the projects that received advice, reports, and/or plans by the Olmsted Brothers firm in Western Canada between 1900 and 1920. These projects were planned and executed during the real estate boom in Western Canada (1903–14) until John Olmsted’s passing in 1920. Notably, John Charles Olmsted worked on plans for residential subdivisions with William Gardner in Oak Bay (1908), Jacob L. Doupe in Calgary (1909–11), and Frederick Heubach in Winnipeg (1909–14).

**Special Suburbs, Parks, and Private Estates of the Early Twentieth Century in Western Canada<sup>31</sup>**

Province	City	Project Name	Date	Designer	Notes
MANITOBA	Winnipeg	Crescentwood	1904	?	C. H. Enderton (dev.)
		Assiniboine Park, borders the suburb of Tuxedo Park	1904	Frederick G. Todd	Winnipeg Public Parks Board
		Doupe Private Estate	1909	<b>John Charles Olmsted</b>	Jacob Lonsdale Doupe (estate), advice given only
		Campus Park for University of Manitoba	1909–14	<b>John Charles Olmsted</b>	University of Manitoba, report given only
		Tuxedo Park (now Old Tuxedo)	1909–10	<b>John Charles Olmsted</b>	Frederick William Heubach (dev), advice given; parts developed
		Heubach’s Industrial Village	1910–13	<b>John Charles Olmsted</b>	Report given only
		Olmsted Park	1910	<b>John Charles Olmsted</b>	Only part of the scheme was implemented
	Campus Park for Univ. of Manitoba (St. Vital)	1913–14	<b>John Charles Olmsted</b>	University of Manitoba (St. Vital), advice given only	
	Regina	The Crescents	1913	Thomas Mawson	Unknown
BRITISH	Victoria	Uplands	1907–8	<b>John Charles Olmsted</b>	William Hicks Gardner (dev.), design work completed and project constructed
COLUMBIA	Vancouver	Shaughnessy Heights	1907	L. E. Davick, engineer	CPR (dev.)
		“ ” revised plan	1908	Frederick G. Todd	CPR (dev.)

		Marpole Private Estate	1911	<b>John Charles Olmsted</b>	Clarence M. Marpole (estate), advice given only
		Campus Park for Univ. of British Columbia	1913	“Rick” Olmsted Jr. & James F. Dawson	University of British Columbia, advice given only
ALBERTA	Edmonton	Glenora	1906	Unknown	James Carruthers (dev.)
	Calgary	Sunalta (Scarboro)	1909–10	<b>John Charles Olmsted</b>	CPR (dev.)
		Bridgeland Addition	1909–10	<b>John Charles Olmsted</b>	CPR (dev.)
		South Mount Royal	1910–11	<b>John Charles Olmsted</b>	CPR (dev.)

J.C. Olmsted’s designs for residential suburbs in Western Canada were put on display in Philadelphia on 15 May 1911. The exhibition was staged as part of the National Conference on City Planning (NCCP). More than 35,000 people viewed the exhibition, which was on display from mid-May to mid-June 1911. Presentations from different professional fields put forth solutions to pressing urban problems. J.C. Olmsted’s proposals were subdivisions *adapted to nature*: plotting streetscapes in harmony with topographic features; segregating different modes of transportation and moulding them into the subdivision’s layout; designing streets to intersect precisely with adjoining areas of development.<sup>32</sup>

The plans for residential subdivisions chosen by the Olmsted Brothers for the exhibition included Uplands (BC), Sunalta, and Bridgeland (Calgary, AB) as well as South Winnipeg Industrial Village (MB).<sup>33</sup> All the plans were of a good viewing size, measuring about four feet by three feet each. J.C. Olmsted’s superior designs, manifesting the height of his talents, were created between 1907 and 1910. They were labelled as follows:

- General Plan for Subdivision of Uplands, Victoria, BC
- Preliminary Plan for Subdivision of Sunalta in Calgary, Alberta, Canada
- Preliminary Plan for Subdivision of Bridgeland in Calgary, Alberta, Canada
- Plan for an Industrial Village near Winnipeg, Manitoba<sup>34</sup>

The Olmsted Brothers firm assembled thirty exhibits to illustrate their recently completed projects in Philadelphia. The western Canadian subdivision plans were commissioned by only Winnipeg-based clients: Jacob L. Doupe of the Canadian Pacific Railway and two real estate promoters with previous connections to the Hudson’s Bay Company, William Gardner and Frederick Heubach. Notably, the plan for South Mount Royal (Calgary) did not get displayed in Philadelphia, probably due to the fact that it was not ready in time. There are suggestions that the plans for the South Mount Royal subdivision were only “partially executed” by J.C. Olmsted because his design added to previous development in that area.<sup>35</sup> Similarly, the plans for Tuxedo Park (Winnipeg) did not get chosen for the Philadelphia Exhibition in 1911. This subdivision actually combined the efforts of at least five people. J.C. Olmsted credited the design of the University Section (today’s Old Tuxedo) to Charles Chataway, a Winnipeg surveyor and mapmaker.<sup>36</sup> Only parts of the Bridgeland design were executed in Calgary.<sup>37</sup> Uplands and Scarboro are perhaps the only two fully executed J.C. Olmsted subdivision plans in all of Canada.

**JOHN CHARLES OLMSTED (1852–1920)**  
**Landscape Architect, Designer, and Planner**



*John Charles Olmsted at work*  
*Courtesy of National Association of Olmsted Parks*

Landscape architecture as a profession and philosophy has been enormously influenced by the work of John Charles Olmsted (1852–1920). A founding member of the American Landscape Architecture Association, John Charles was a prolific and dedicated designer of many well-known landscapes that can still be enjoyed in numerous North American cities. The grounds of the Washington State Capitol, the community of Uplands in Victoria, and the system of Overton Park and Riverside Park in Memphis, Tennessee, are existing reminders of his enormous influence on our cultural landscapes.

Born in Switzerland, John Charles was the nephew of Frederick Law Olmsted, the pre-eminent American landscape architect and the designer of landscapes like Central Park in New York. In 1859, his mother was remarried to Olmsted Sr. and John Charles became his stepson. Before working as a landscape architect, he was a surveyor for the American frontier, gaining knowledge in botany, geology, and topography.

Later, John Charles began working as an apprentice in his stepfather's firm and continued the work of park planning in many major American cities. Later, he was joined by his younger stepbrother Frederick Law Olmsted Jr, and after the death of major partners and their father's retirement, the firm was established as the Olmsted Brothers in 1898, with John Charles and Olmsted Jr. the principal partners. The firm then experienced a large growth in the number of projects and staff over the next forty years, with over 3,500 commissions by the time of John Charles's death in 1920.

John Charles worked primarily as the designer and planner for the firm, and continuation of the Picturesque design aesthetic and attention to detail can be attributed to him. Over his career as a landscape architect, he designed and planned a great number of parks, communities and developments, including the landscape

### “Sunalta Addition” in Relation to Olmsted Designs in Winnipeg, Oak Bay, and Calgary

Of the subdivision designs executed by J.C. Olmsted in Western Canada, “Sunalta Addition” and “Uplands” are probably the two most accomplished existent examples of Olmsted residential parklands.

When J.C. Olmsted was offered three sites for subdivision in Calgary, commissioned by CPR, he focused his energies on “Sunalta.” Viewing this suburban development in relation to the other subdivisions that required his attention might help us appreciate the significance of the Sunalta Addition.

By 1908 and 1909, J.C. Olmsted was travelling to Winnipeg to meet with prospective clients. William Gardner was the youngest partner of a Winnipeg-based financial, insurance, and real estate firm: Oldfield, Kirby and Gardner. Gardner became a founder of the Winnipeg Real Estate board (incorporated in 1903) and the honorary president of the National Association of Real Estate Boards. In 1907 he started buying land from the Hudson’s Bay Company, which had holdings in Oak Bay on Vancouver Island. By 1909 he had purchased 465 acres of the Uplands Farm and signed an agreement with the municipality of Oak Bay that would limit his taxes while he developed an upscale private residential neighbourhood. The design for the residential parkland was undertaken by none other than J.C. Olmsted. In October 1908, J.C. Olmsted met with William Gardner to discuss the Uplands development and deed restrictions.<sup>38</sup>

Less than a year later, in September 1909, a partner of the Olmsted Brothers firm noted an initial quote given to Doupe, assistant land commissioner to the Canadian Pacific Railway Company, for a subdivision plan in Calgary of about 200 acres at \$10 per acre plus expenses. The notebook entry mentioned: “When J.C.O. or I go West we should advise Mr. Doupe.”<sup>39</sup> CPR’s Land Department was based in Winnipeg, but Doupe met with J.C. Olmsted in Calgary to give him a guided visit in November 1909 (described below). Doupe was forty-two years old. J.C. Olmsted was his senior at age fifty-seven. They exchanged letters again in December 1909, this time about Doupe’s own personal property that he purchased in Winnipeg. “You were good enough to state that if I would send you a sketch of the lot you might be able to make some suggestions,” he wrote to J.C. Olmsted on the 10<sup>th</sup> of December 1909. J.C. Olmsted responded with a lengthy handwritten letter on 31 December 1909, on paper with letterhead from the Hotel Washington in Seattle. He commented at length about the orientation of the future house; the morning and afternoon light in the living room; the situation of the rooms vis-à-vis the garden; and the viewpoints from neighbouring properties. The interior of the house was conceived in the greatest detail, just as the connection of the house to the outdoors. Landscape and architecture were imagined as part of one and the same design. He concluded with the thought that the house’s orientation “seems to make the best use of the local landscape conditions”; and signed off as, “yours very truly, John C. Olmsted.”<sup>40</sup>

In comparing the letters exchanged between Doupe and J.C. Olmsted to those written between Frederick William Heubach and the latter, of the same period, one would remark a significant departure in tone and etiquette. With the CPR’s assistant land commissioner, J.C. Olmsted could be friendly and experimental. His thoughts were not so much decisive as they were suggestive and playful. With Frederick H. Heubach, a real estate developer with significant land holdings in Winnipeg, J.C. Olmsted’s letters took on the calibre of a teacher admonishing his student. Heubach was an investment broker and a real estate promoter. He had previously acted as private secretary to the Hudson’s Bay Company’s land commissioner. He also became manager of the Winnipeg Industrial Exhibition. Between 1909 and 1914, Frederick Heubach contracted J.C. Olmsted to work on several Winnipeg projects including Tuxedo Park, Heubach’s Industrial Village, Olmsted Park (given the name for marketing purposes), and a campus park for the University of Manitoba. J.C. forcefully insisted that Heubach must provide workers and their families with more parks and recreational facilities, as well as larger-sized lots for growing vegetables or for keeping chickens or milking cows.<sup>41</sup> His attempts to create plans for Tuxedo Park, on some 4,000 acres of farmland to be converted into a suburban district, were an overlay with previous attempts to create preliminary plans and road systems. Hence, no completed, integral J.C. Olmsted plan would ever be executed by Heubach as real estate developer.

The unique subdivisions that CPR developed with the help of J.C. Olmsted’s designs, however, resulted in patterns of development and building requirements that did not exist elsewhere in Calgary. The collaboration between



Doupe and J.C. Olmsted explains the rise in residential land values in southwest Calgary, where residential land patterns would remain unchanged for fifty years, due to building restrictions enforced between 1909 and 1912.<sup>42</sup>

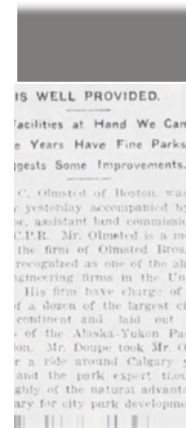
### Jacob L. Doupe and John C. Olmsted in Calgary (1909)

The projects in Calgary were fuelled by CPR's expansion out west. By 1909, the company was commissioning the design of "special" suburbs on CPR-owned land. On the 15 and 18 of November 1909, J.C. Olmsted met with Doupe in Calgary. He labelled his diary entry "Sunalta" and described the visit: "[Mr. Doupe] showed me maps and discussed conditions at Calgary and of this particular property and of Mt. Royal, a CPR subdivision S.E. of Sunalta and already largely sold out and partly built upon." Of Sunalta subdivision, he wrote:

*It is proposed to lay out a narrow park strip along the bottom of the bluff to protect the hill property from the cheaper property on the flat ground. In the unplanted part a higher building limit can be placed on lots. The blocks must not be shorter than 500 feet and the lots are ordinarily 150' deep but not less than 120'. Law required lots less than 66 ft. wide to have an alley. 51' is the usual width of lots. Law requires streets to be not less than 66' wide. The exception tract in S.W. quarter of contoured land was sold for a quarry. It has a right of way 30' or 33' wide from the public street in the ravine north of it, but this is not shown on contour map.*

On the 18<sup>th</sup> of November 1909, J.C. Olmsted accompanied Doupe for a drive around Calgary. The *Calgary Herald* newspaper [19 November 1909] reported the visit of this "park expert." J.C. Olmsted "of the Olmsted Bros. of Boston recognized as one of the ablest park engineering firms in the United States," visited Calgary to assess sites with potential. "Boston expert says Calgary is well provided," the article's byline read, and "we can in five years have fine parks."<sup>43</sup>

Doupe and J.C. Olmsted started by visiting the Sunalta subdivision at about 9:30 am. "The land is thinly covered with yellowish grass and weeds," wrote J.C. Olmsted in his diary. "In the gullies the woods are larger and in the main gully there are some patches of very low bushes. On the west part of bluff like slope next the low ground, the shady slope is covered with brush from 5 to 15 ft. high seemingly largely of trembling aspen. Mr. Doupe thought also willows and hazel . . . He thought it worthless and said it would have to be grubbed off by lot purchasers. I thought that on the contrary it was valuable and much better than nothing."<sup>44</sup>



"Almost all the planting I saw on private places seemed to be spruces (and sometimes pines) and starved poplars and box elder and a few yellow locusts. Often spruces and poplars are alternated about 5 ft. apart. On a little park and on the grounds of a cattle king only did I see spruces that were 15' or 20' high and growing with some vigor. Generally, they look stunted from drought. The soil is nearly everywhere a sort of clay and alluvial deposit often mixed with coble [*sic*] stones and coarse gravel stones . . . I could see large native spruces on north slopes by the river some distance below the city. It evidently takes years of nursing and irrigating to get trees established."<sup>45</sup>

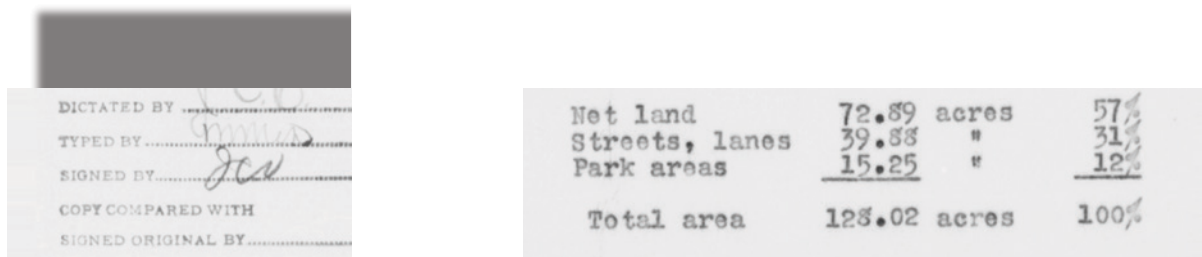
Of the services in the Sunalta subdivision, J.C. Olmsted wrote: "It is expected a street car line will be eventually built out 14<sup>th</sup> Avenue and in time will be extended to a tract about a mile west of Sunalta and a little north which is owned by the city for a park, and he [Jacob L. Doupe] thinks it will loop back by 17<sup>th</sup> Avenue."

J.C. Olmsted continued his notes: "The city is supplied with natural gas. The city has water by gravity. The reservoir is about a mile S.W. of Sunalta. I saw that sewers were being extended southward to and beyond 17<sup>th</sup> Avenue. Some of the streets in the heart of the city are asphalt and a few cement concrete grooved. There is a cement factory east of the city and a big one some 40 miles west. Coal is mined within 780 miles. The country is rolling to hilly and is bare cattle rangeland, but wheat farming is said to be increasing. There is one factory between Sunalta and the R.R. and there will be more. A brick factory is just being graded for south of Sunalta. The city is built mainly of pale red brick and pale buff brick and light brown sandstone where it is not wood."<sup>46</sup>

The first observations made by J.C. Olmsted were about the geological, topographical, and ecological conditions of the proposed site, demonstrating his sensitivity to local context. He recognized the unique climatic conditions and the native vegetation, imbuing the land with intrinsic value. The practical side of building and the transportation of people and goods also concerned J.C. Olmsted. He was as much concerned with the development of the suburb as with the creation of a design that would be subservient to nature.

After initial exchanges, Doupe forwarded contour maps, land surveys, and area dimensions to the Olmsted Brothers, from which initial calculations of land allotment were derived for the Sunalta Addition.

Park area was to be 12 per cent of the total land area; streets and lanes were to be 31 per cent, leaving 57 per cent of land for construction.<sup>47</sup> Demarcating such a large percentage of land to parks was unusual in Calgary at many of J.C. Olmsted's suburban designs.



John Charles Olmsted estimate, 6 April 1910, Job File 3752, "J. Lonsdale Doupe, Calgary, Alberta."

### John Olmsted's "Unique" Sunalta Addition Design

The correspondence between J.C. Olmsted and Doupe reveals a close relationship that developed as the two men worked intensively together over a period of at least three years. J.C. Olmsted's letter to Doupe dated 11 January 1910 proselytized about the obligations of real estate men: it should be their duty to reserve land in new subdivisions for landscaped parks, playgrounds, and connecting parkways.<sup>48</sup> They should devote a portion of their time and energy "to organized efforts" to put in motion "the accomplishment of far sighted and liberal city development."<sup>49</sup> Charles had a lot to say on the topic; the letter was twelve typewritten pages in length.

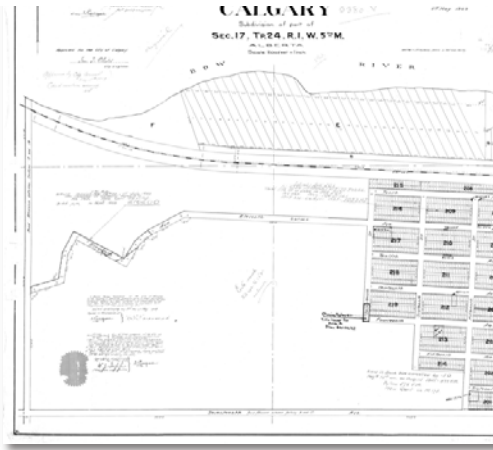
Addressing himself to Doupe, in his role of CPR's assistant land commissioner, J.C. Olmsted wrote:

*it is to be hoped that **you as the practically determining agent of the owners of such large tracts of land as those under consideration**, will give very full and more than usually favourable consideration to **such departures from the prevailing rectangular street plan, and from the prevailing happy-go-lucky absence of adequate restrictions in deeds**, as further study of the subject may develop as desirable and reasonable.<sup>50</sup>*

The message seemed to sink in for Doupe. On 19 July 1911, he lectured at the annual gathering of the National Association of Real Estate Exchanges in Denver, Colorado, offering his thoughts on CPR's approach to subdivision development:

We pay attention to the sanitary and do not neglect **the aesthetic** in laying out our townsites. **Where we have valuable city property, as in the city of Calgary, every advantage is taken for landscape effect**, as applied in modern engineering, and we have not hesitated to avail ourselves of the assistance of experts from your larger [American] centres. **The class and value of buildings allowed in such suburbs, the distance from street lines, etc., is strictly supervised.**<sup>51</sup>

The landscape effect that Doupe referred to was that particular result when parts of an aesthetic design combine to make *the whole greater than the sum of its parts*. By reserving a larger percentage of land for streets and parks, it was possible to provide for “the eventual increased beauty and attractiveness of the suburb,” wrote J.C. Olmsted to Doupe. Adopting a “liberal” attitude in designing a suburb in “the best interests of the city as a whole, of future residents in and beyond these suburbs in general and of the future occupants of particular lots” did not mean sacrificing pecuniary profit in order to accomplish “public spirited ideals.” J.C. Olmsted explained that “striving for a higher quality than the ordinary” would result in higher profits in the long run. With “adequate advertising and explanation of these provisions for future beauty, you would be enabled to sell the lots for enough to much more than offset the diminished amount of net land for sale.”<sup>52</sup>



The Olmsted design for Scarboro (the Sunalta Addition) was a pattern for residential development that distinguished itself from overall city patterns.

The street block “grid” was the simplest and cheapest way of exploiting land developed by the railway companies. In Sunalta to the east of J.C. Olmsted’s design for subdivision, the streets followed typical railway plans developed in Alberta. Surveyors of the railway had a preference for the “I” plan.<sup>53</sup>

*Plan 5380V (Sunalta Addition to Calgary), 1909. Courtesy Government of Alberta, Ministry of Service Alberta.*

led to the feeling that “prairie towns all look alike: identical grain elevators, identical banks, identical railway stations, a main street that is called Main Street and a road along the tracks called Railway Avenue—when you’ve seen one, as they say, you’ve seen ‘em all . . . The towns do not reflect the people who live in them but rather the repetition of technology.”<sup>54</sup>

J.C. Olmsted decried Calgary’s use of uniform streets, grids, and lack of diagonal main avenues as suggesting a lack of planning. Calgary’s overall “disregard of public interests” was concerning as “there has usually been too perfect uniformity in some cases and too little effort to plan for the greatest good of the city as a whole.”<sup>55</sup> Significantly, J.C. Olmsted also noted the lack of public parks and open spaces in the city: “that of an inadequate or total lack of reservation of land when first subdivided, for ornamental public squares, local parks, and playgrounds, large landscape parks, and connecting parkways and boulevards.”<sup>56</sup>

The Sunalta Addition reflects principles of recreational open space, the picturesque landscape, and context-sensitive design through many of the neighbourhood’s distinctive characteristics. The design of the community was thoughtful and intentional and created to withstand the test of time. The Olmsted Brothers understood the rapidly changing nature of cities in North America, and Scarboro today reflects the careful consideration of how to make value in a community last.

Streets were laid upon natural curves in the topography. Notably, Scarboro Avenue runs along the crest of a steep embankment, allowing the shape of the land to remain, providing a picturesque experience as one moves along the street. As well, minimal grading was used throughout the community to maintain the undulating topography. The steep embankments and natural landforms of Scarboro contribute to the sense of place. Native vegetation cover was deemed valuable by Olmsted Jr. and not removed along the bluff. Instead, the existing shrubs and trees were complemented by numerous plantings of large street trees, hedges, and small gardens. The design for the Sunalta Addition uses light and shadow created by this foliage to add visual interest for residents and visitors, and the canopies of the tree-lined streets shelter and enclose the wide roads. Numerous small parks are scattered throughout Sunalta Addition, adding to the sense of perspective within this picturesque landscape.

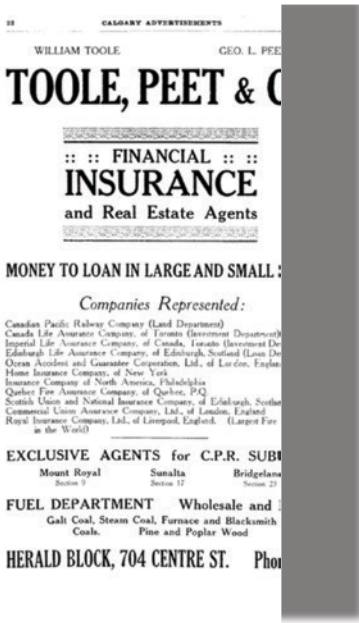
To strengthen the social bonds of the community, spaces for public interaction were intentionally set aside in the Sunalta plan for subdivision. These parks are often triangular, giving a recreational centre for three adjacent streets, drawing neighbourhoods and passersby into chance encounters. Their small size ensures that these community “islands” are accessible by everyone.

**Marketing of Sunalta Addition and Toole, Peet & Co.**

At the turn of the century, Doupe recognized that he was doing something exceptional in contracting the Olmsted firm. In 1911 Doupe referred to the “important subdivisions” of CPR property in progress at Calgary.<sup>57</sup>

Up until 1912, the City of Calgary didn’t show much interest in controlling development. Calgary amended its building bylaw to divide the city into residential and commercial districts, and also provided guidance on the location of apartment buildings. But, these planning measures were largely ineffective.<sup>58</sup> Between 1901 and 1912, Calgary’s population increased tenfold. The agricultural sector was booming and land speculation soared with it. By 1912, the Subdivision Sharks, “a crowd of real estate men gesticulating at you from the printed page [were] clamouring at you like Saturday-night marketmen to ‘buy, buy, buy!’”<sup>59</sup> News stories in Eastern Canada, the United States, and the United Kingdom captured interest for foreign investment. Capital raised from abroad left the housing market vulnerable to events in other parts of the world, which eventually led to the collapse of the market in 1913. The number of building permits issued between 1904 and 1912 went from just under a million dollars to twenty million dollars.<sup>60</sup> The real estate boom in Calgary led to the *over-extension* of residential districts. Land in subdivisions was sold cheaply with assurance that amenities like streets and utilities would be added later. Houses scattered across the city were virtually isolated from main roads and utility lines. In 1922 a report prepared by a special committee of Council showed that twenty-eight of Calgary’s thirty-six sections were unimproved, while eight years later, it was estimated that over 80 per cent of the city’s area was unoccupied.<sup>61</sup>

In contrast to the City of Calgary’s lack of planning regulations, the developers that remained successful after the real estate crash of 1913 were those that offered utilities in residential districts, serviced by streetcars, and that ensured the quality and character of development through strict building restrictions.<sup>62</sup> The full-page advertisement for CPR’s sale of lots in Sunalta Addition on 20 April 1912 states *in bold*: “Building Restrictions Make it Impossible to Establish Business Blocks Indiscriminately.” “This is not an ‘out-lying’ subdivision,” it reads, “it is contiguous to streetcar lines, electric light and city water, and but a half hour’s walk from the business section.”<sup>63</sup>

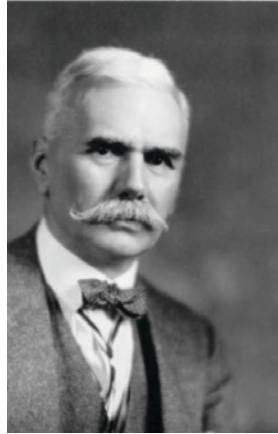


Between 1910 and 1912, the CPR’s exclusive Calgary real estate agent, Peet & Co. was instrumental in marketing the Sunalta Suburb No.2 developing plans for the suburb to include amenities and services that would make it a fully developed neighbourhood. A restrictive covenant for Sunalta Addition, registered in April 1911, created the building scheme that established Scarborough’s future.<sup>64</sup>

Peet & Company Ltd. was established in 1905 when William Toole and George L. Peet formed a partnership. Their company specialized in real estate, insurance, mortgage loans, investments, and coal.<sup>65</sup> From 1905 to 1925, Toole, Peet & Co. was the sole agent for the CPR subdivisions of Mount Royal, Sunalta, Sunalta Suburb No.2 (later to be known as Sunalta Addition, then as Scarborough), Bankview and Bridgeland. In the real estate business, the firm was said to specialize in “inside city,” which referred to property within or adjacent to the city.<sup>66</sup>

<sup>66</sup> *Person’s Calgary Directory, 1910, p. 22.*

## WILLIAM '



*William Toole, photograph taken in the 1920s, used in the "Who's Who In Canada."  
Courtesy of Tyler Trafford, 1997, p. 10.*

Barney Toole was an Irishman who came to Canada in 1890 after leaving school. He joined the Land Department of the CPR in Winnipeg. In 1894, he came to Calgary as inspector of the Land Department and the following year he was appointed district agent in charge of land affairs in Alberta. For the next ten years, he was in charge of immigration to the country, encouraging and supervising immigration, while reporting to the head office in Winnipeg.

In 1905 Toole left the CPR to enter into private business. He became an agent of general finance, real estate, and fuel. The same year that Toole resigned, his wife Edith and their two children died. When Barney Toole left his position, the Canadian Pacific Railway Company closed its district office and gave him the Calgary townsite business of the company. Since then, the firm Toole, Peet & Co. became the exclusive agents for the CPR townsite properties.

Toole joined with George L. Peet in 1905, another native of Ireland and a prominent Calgarian, to form Toole, Peet and Co. Ltd. Mr. Peet had established an insurance firm in 1897. The new company, with Mr. Toole as president and Mr. Peet as vice-president, operated departments for bonds and stocks, real estate, insurance, mortgage loans, coal, estates and rentals, oils and mineral stocks.

Barney Toole was to become a manager and director for several insurance companies and investment agencies. He had numerous business and social connections. In his obituary, Toole is described as "a distinguished looking businessman with a military bearing . . . a familiar figure to many Calgarians throughout the 56 years he lived here."

When Toole first came to the city in 1895, he joined the old Calgary Board of Trade and in January 1944 he was presented with a silver plaque commemorating continuous membership in the organization for twenty-five years or more. The Board of Trade is now known as the Chamber of Commerce.

Toole was an active member of the Ranchman's Club of Calgary and also a charter member of the Calgary Grain Exchange. An active sportsman in his youth, Toole belonged to Calgary Golf and Country Club, Calgary Lawn Tennis Club, Calgary Polo Club, Fish Creek Polo Club, and Calgary Motor Club.



## Building Restrictions for Olmsted Designs

The Olmsted firm was known for suggesting building restrictions for its designed suburbs. In Oak Bay, for example, *The Morning Albertan* said of the Uplands subdivision on 25 July 1912, "It is governed by reasonable restrictions which absolutely guarantee its character as a home district for all time . . . No apartment houses, hotels or commercial buildings of any kind will be permitted." Historically, the first restricted subdivision is the Riverside development in 1871, near Chicago, designed by Olmsted and Vaux. A Riverside lot owner was required to observe a thirty-foot setback for houses and to "maintain one or two living trees between his house and his highway-line" in an unfenced front yard. Some of the community's most scenic parkland was reserved for public use where residents could come together "for recreating and enjoying . . . on common ground, and under common shade."<sup>67</sup> Restrictions in Forest Hills, New York City, were used to define house setback from the street, as well as open space on either side of a building. They were also concerned with porches, steps, bays, and house width.<sup>68</sup> For the next thirty-some years, the instrument would be used with increasing frequency. "Restrictions were integral components of the Olmsted design canon, increasingly so under the Brothers as the number and complexity of suburban projects grew."<sup>69</sup>

When John Frederick Law Olmsted Jr. reviewed the deed restrictions used in Olmsted-planned neighbourhoods in 1940 for the *Architectural Record*, he clearly noted the distinction between suburban planning and the field of government controls, such as building codes and zoning ordinances. He wrote: "In practical effects the two fields largely overlap and react upon each other."<sup>70</sup> Building restrictions were used to control: (1) the kinds of use assigned to lots; and (2) the location and design of physical improvements and alterations on any lot. They can, and often do, go further than what is legally possible for zoning regulations and municipal building codes. The restrictions would be used to *fill gaps*, *complement* or *add* refinements to municipal zoning ordinances, always with the intent of protecting the neighbourhood against inappropriate uses and structures.

## 1910 Building Restrictions for Sunalta Suburb No.2

The restrictions for development used in the Sunalta Addition were set up by CPR and implemented with the help of Toole, Peet & Co. Restrictions on most lots included a setback from the street of thirty feet and a requirement that only single-family dwellings be built. Canadian Pacific Railway typically sold off its subdivisions in phases, piece by piece.<sup>71</sup> The CPR's contract of sale for what is now Scarboro (dated July 1910) was labelled "Sunalta Suburb No. 2," as this was the second sell-off of lots in Sunalta. CPR's Winnipeg lawyers, Tupper, Galt, Tupper, Minty & McTavish<sup>72</sup> included building restrictions in the contract.<sup>73</sup> Exempting certain lots on the edges of the subdivision that were close to CPR tracks and anticipated streetcar extensions, the contract set minimum values for the homes to be built: \$500, \$1,000, and \$2,000, values that varied with the location of the lot.<sup>74</sup> The contract also outlined restrictions for setbacks from the street: thirty-foot setbacks on most streets and twenty-foot setbacks on others. Toole Peet & Co. began advertising Sunalta Suburb No. 2 on 22 July 1910.



Original Contract for Sunalta Suburb No.2, Job File 3752: Doupe, J. Lonsdale; Subdivision, "Sunalta"; Calgary, Canada, 1909-1910. Olmsted Associates Records: Job Files, 18631971.

The *Calgary Herald* announced on 22 July 1910:

*C.P.R. Suburb – New Addition  
Nearly 600 Lots direct from Railway*

*All applications must be on Company’s regular form. Maps on application.*

The lots for “Sunalta Suburb No. 2” went up for sale even before plan 5700AG for “Sunalta Addition” was registered by the City of Calgary.

**SUNALTA**  
C. P. R. Suburb—New Addition  
Nearly 600 Lots direct from Railway. One-Third Cash, balance one and two years.

**Sale Starts at This Office 9 A.M., 26th July**  
Prices and conditions subject to change without notice. All applications must be on Company’s regular form. Maps on application.

**Sunalta Prices and Building Restrictions**

Block	Lot	Price	Class of Building	Setback from Street	Block	Lot	Price	Class of Building	Setback from Street	Block	Lot	Price	Class of Building	Setback from Street
221	1	1000	Residential	30 ft.	222	1	1000	Residential	30 ft.	223	1	1000	Residential	30 ft.
221	2	1000	Residential	30 ft.	222	2	1000	Residential	30 ft.	223	2	1000	Residential	30 ft.
221	3	1000	Residential	30 ft.	222	3	1000	Residential	30 ft.	223	3	1000	Residential	30 ft.
221	4	1000	Residential	30 ft.	222	4	1000	Residential	30 ft.	223	4	1000	Residential	30 ft.
221	5	1000	Residential	30 ft.	222	5	1000	Residential	30 ft.	223	5	1000	Residential	30 ft.
221	6	1000	Residential	30 ft.	222	6	1000	Residential	30 ft.	223	6	1000	Residential	30 ft.
221	7	1000	Residential	30 ft.	222	7	1000	Residential	30 ft.	223	7	1000	Residential	30 ft.
221	8	1000	Residential	30 ft.	222	8	1000	Residential	30 ft.	223	8	1000	Residential	30 ft.
221	9	1000	Residential	30 ft.	222	9	1000	Residential	30 ft.	223	9	1000	Residential	30 ft.
221	10	1000	Residential	30 ft.	222	10	1000	Residential	30 ft.	223	10	1000	Residential	30 ft.
221	11	1000	Residential	30 ft.	222	11	1000	Residential	30 ft.	223	11	1000	Residential	30 ft.
221	12	1000	Residential	30 ft.	222	12	1000	Residential	30 ft.	223	12	1000	Residential	30 ft.
221	13	1000	Residential	30 ft.	222	13	1000	Residential	30 ft.	223	13	1000	Residential	30 ft.
221	14	1000	Residential	30 ft.	222	14	1000	Residential	30 ft.	223	14	1000	Residential	30 ft.
221	15	1000	Residential	30 ft.	222	15	1000	Residential	30 ft.	223	15	1000	Residential	30 ft.
221	16	1000	Residential	30 ft.	222	16	1000	Residential	30 ft.	223	16	1000	Residential	30 ft.
221	17	1000	Residential	30 ft.	222	17	1000	Residential	30 ft.	223	17	1000	Residential	30 ft.
221	18	1000	Residential	30 ft.	222	18	1000	Residential	30 ft.	223	18	1000	Residential	30 ft.
221	19	1000	Residential	30 ft.	222	19	1000	Residential	30 ft.	223	19	1000	Residential	30 ft.
221	20	1000	Residential	30 ft.	222	20	1000	Residential	30 ft.	223	20	1000	Residential	30 ft.
221	21	1000	Residential	30 ft.	222	21	1000	Residential	30 ft.	223	21	1000	Residential	30 ft.
221	22	1000	Residential	30 ft.	222	22	1000	Residential	30 ft.	223	22	1000	Residential	30 ft.
221	23	1000	Residential	30 ft.	222	23	1000	Residential	30 ft.	223	23	1000	Residential	30 ft.
221	24	1000	Residential	30 ft.	222	24	1000	Residential	30 ft.	223	24	1000	Residential	30 ft.
221	25	1000	Residential	30 ft.	222	25	1000	Residential	30 ft.	223	25	1000	Residential	30 ft.
221	26	1000	Residential	30 ft.	222	26	1000	Residential	30 ft.	223	26	1000	Residential	30 ft.
221	27	1000	Residential	30 ft.	222	27	1000	Residential	30 ft.	223	27	1000	Residential	30 ft.
221	28	1000	Residential	30 ft.	222	28	1000	Residential	30 ft.	223	28	1000	Residential	30 ft.
221	29	1000	Residential	30 ft.	222	29	1000	Residential	30 ft.	223	29	1000	Residential	30 ft.
221	30	1000	Residential	30 ft.	222	30	1000	Residential	30 ft.	223	30	1000	Residential	30 ft.

Sunalta lot prices and building restrictions were listed for blocks 221 to 249. Omitted from the real estate sale were blocks 220, 244, 245 and 250, as well as lot 25 on block 224.

William Oliver’s sandstone quarry was still in operation at this time. It was situated at 17 Avenue SW and ran north up to the gulley just west of the future site for Sunalta School. Block 249 adjacent to the quarry was put up for sale, but blocks 244, 245, and 250 were reserved as the site of Sunalta School, its surrounding green space (which became a playground), and the gulley to the west, which was an extension of the quarry. Block 220 was reserved for the Calgary Tennis Club to be built in 1912.

*Sunalta – C.P.R. Suburb – New Addition. Lots for sale listed in full-page newspaper advertisement of the Calgary Herald. Listings included lot prices, street setbacks, and building restrictions. Poster created by Toole, Peet & Co., 22 July 1910. Courtesy of Glenbow Library and Archives, POSTER-61.*

Lot 25 on Block 224 was excluded from the land sale because it was already the site of the Bankview Methodist Church, inaugurated on 14 February 1909 by Reverend Dr. George William Kerby of Central Methodist Church. In early 1908, the Reverend William Hollingsworth apparently preached the church’s first service in the private home of local carpenter and future Neilson Furniture elevator operator Phillip John Withell, newly arrived from Ontario. Shortly thereafter, the Methodists acquired this site across 17 Avenue from Bankview, approximately where the Chevre Kadisha Jewish Memorial Chapel would later stand. This place of worship allegedly started out as a tiny makeshift equipment shed placed on the property. On the day of dedication, a call for donations went out to defray the expenses of the new church. A special collection was taken up at both morning and evening services, with the hopes of raising \$200 to \$300 for this purpose. The sum collected was several times more than the

amount forecasted, during the morning service alone! The original frame structure could seat about 150 people, but it would require further expansion. A permit was issued 28 June 1911 for the erection of a larger church.<sup>75</sup>

### 1911 Restrictive Covenant for Sunalta Addition – the “George Anderson Caveat”

On 5 April 1911 the restrictive covenant for “Sunalta Addition” was signed and registered. CPR worked with a Winnipeg real estate agent named George W. Anderson to register what is legally known as the building scheme for the Sunalta Addition.<sup>76</sup> On 5 April 1911 the CPR agreed to sell to Anderson two lots in Sunalta Addition, subject to a building scheme set out in a restrictive covenant—the “Anderson covenant”—that identified all the parcels covered in the building scheme.<sup>77</sup> Anderson registered a caveat describing the CPR’s building restrictions on all the titles in the plan. An accompanying plan, 5700 A.G., was made by the CPR’s surveyor, David T. Townsend, and dated 6 April 1911. It was registered in the Land Titles Office in Calgary on 8 May 1911, and new titles were issued.<sup>78</sup> Two years earlier, City Council had approved a plan for the larger part of Sunalta, 5380V, west of 14 Street, from the railway right-of-way to 17 Avenue SW, the road allowance between two sections. 11 Avenue SW ran off the edge of the plan to the west.

The caveats that Anderson placed on the Scarboro property titles were warnings that someone else had a claim to an interest in the land. Because many interests—mortgages, builders’ liens, etc.—tend to become obsolete over time, the statute provided a process by which caveats could be challenged and, if appropriate, continued, if the interest was the kind that ought to persist into the future.<sup>79</sup> The instrument Anderson registered with the Land Titles Office in Calgary appointed the Calgary law firm Lougheed, Bennett, Allison and McLaws to receive all notices and proceedings with respect to the caveat.<sup>80</sup> Someone unsuccessfully challenged the caveat in 1914, and the Alberta Supreme Court (as it was then known) ordered that it be made permanent.<sup>81</sup>

As anticipated by the CPR’s earlier advertising, the “Anderson caveat,” as it has come to be known colloquially, envisioned a residential neighbourhood of “single dwelling house[s],” while acknowledging that livery stables or “mercantile or business building[s]” might be built on its north and south edges.<sup>82</sup> (It also forbade the use of the land as a quarry—one was evidently enough.) Unlike many restrictive covenants in North America, it did not contain racial restrictions, being only about the layout of the neighbourhood and the usage of the land.

The “Anderson caveat” is a restrictive covenant that covered:

- 1) Building Use – residential vs. non-residential (i.e., commercial);
- 2) Building Regulations –
  - a. minimum cost of construction that varied according to lot size and location; and
  - b. minimum setback from street or avenue.

The integrity of the restrictive covenant in Sunalta Addition has stood the test of time. In the wake of the financial downturn on the prairies that followed the First World War and the Spanish Flu—which also sparked the Winnipeg General Strike—certain Scarboro properties in the 1920s went through tax sales after their owners failed to pay the property taxes owing. Legislation at the time required the removal of all encumbrances (the aim likely being to remove mortgages, liens, and the like), which resulted in the covenant being lifted from these titles until after the passage, in 1927, of amendments to the *Land Titles Act* that required subsequent buyers to be bound by covenants that were on title prior to a tax sale, although a covenant might be modified or discharged if the Court found it appropriate.<sup>83</sup> The statute may have been inspired in part by *Hutchings v. Campbell, Wilson & Horne Ltd.*, a 1924 decision of the Alberta Court of Appeal that concerned an easement. The case made it clear that a covenant creating reciprocal, mutually interdependent interests in land could not simply be wiped off the title through a tax sale.



## 1912 Final Design and Marketing for “Sunalta Addition”

In 1912, the CPR’s Department of Natural Resources handled the third land sale for Sunalta. This time the lots were registered on plan 5700 A.G., referring to the suburb called “Sunalta Addition,” later to be known as Scarboro. Lots in Sunalta would be subject to a fourth land sale in 1918, when lots became available west of the Sunalta School across the gully with Oliver’s quarry. It is interesting to note that the advertisement for “Sunalta Addition,” published in *The Calgary Herald* on Saturday, 20 April 1912, in marketed), to the west of the future school grounds.

At the center of the map in the advertisement is a large white space marked with “H.” This space was reserved for the future Sunalta School, the school yard, and the quarry to the west of school. The letter “H” followed the alphabetical labelling of parcels provided in Plan 5700 A.G. when the suburb was registered with the City of Calgary in March 1911.<sup>84</sup> The green space replaced blocks 13, 14, 15 of the original Olmsted plan received in March 1910. The blocks would be renumbered by CPR as blocks 244, and 250 in the plans from 1913 onwards.

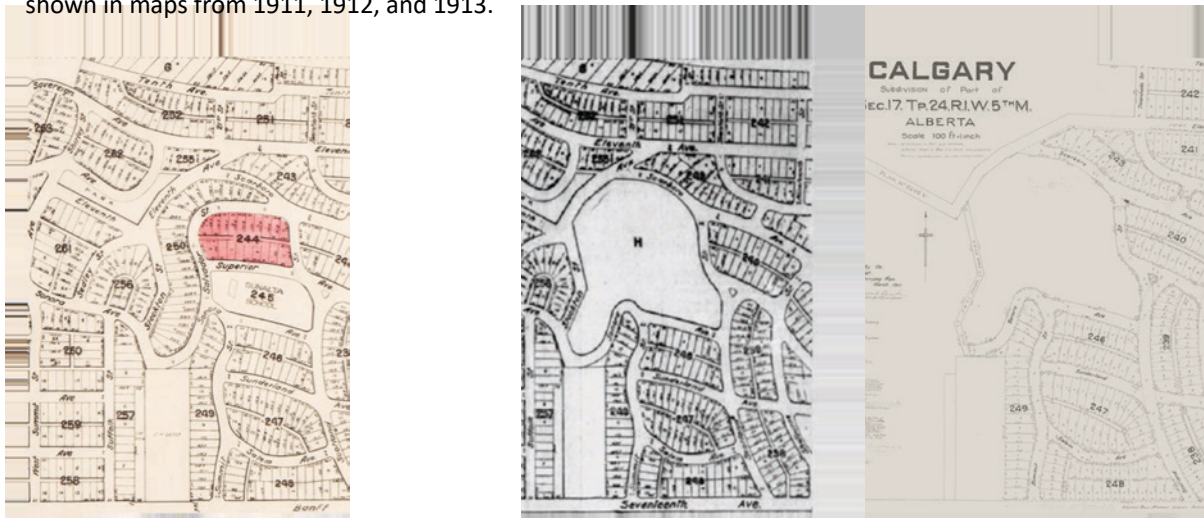
The CPR advertisement from 1912 reads:

SUNALTA will have many beautiful parks, ample space having set aside for this purpose.

SUNALTA lots are view lots. From their hillside location they overlook the city and the winding Bow river.



The parks space shown at the center of the map published in *The Calgary Herald* in 1912 would not appear in the 1913 map created by CPR and registered with the City of Calgary. Here is a comparison of this space marked “H” shown in maps from 1911, 1912, and 1913.



Plan 5700AG (Sunalta Addition Subdivided), March 1911, detail. Courtesy Government of Alberta, Ministry of Service Alberta; and *Calgary Herald*, 20 April 1912, p. 35, detail; and CPR Co. & Dept. of Natural Resources. Sunalta Suburb Calgary Sec. 17. Tp. 24. R. 1 W. 5<sup>th</sup> M. Alberta. Calgary: Can. Pac. Ry., Dept. of Natural Resources, 1913, detail.

The real estate crash of 1913 affected the future sales of Sunalta, but not before the final design of the Sunalta Addition had been established in 1912, defining patterns of development, as well as amenities and park spaces, that continue to exist today. The heritage significance of contemporary “Scarboro” (2021) can be measured by its integrity in comparison to the maps created by CPR in 1912 and the building scheme that was part of the contract of sale and used to protect the J.C. Olmsted design for this attractive neighbourhood.

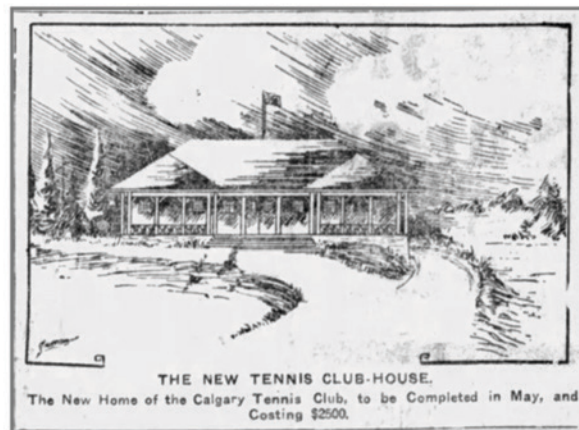
The Canadian Pacific Railway’s marketing strategy in 1912 was to sell off lots in a suburb with fully built-out amenities. The firm Toole, Peet & Co. assisted in making sure that those amenities were added. As anticipated by 1912, the Sunalta Addition would be a fully equipped residential community with a school, tennis club, streetcars, a quarry, a firehall, electric lights on Scarboro Avenue, and a nearby pumphouse for water. In 1914 the first roads were paved and in 1915 a golf course was added to the edge of the district.

Sunalta School, incorporated into the planning at the outset, was built in 1912, presiding over an ample schoolyard.<sup>85</sup> The 1912 advertisement in the *Calgary Herald* stated: “SUNALTA has not been laid out with a view of getting the greatest possible number of lots out of the property. Streets follow the conformations of the hills, and when flanked with trees, will be wide and beautiful curving roadways.” Sunalta School was built in 1912, using Paskapoo sandstone from Oliver’s Quarry. Its style of architecture was Classical. The school took pride of place, looking down and across the neighbourhood over the city.

In 1912, the Calgary & Lawn Tennis Club Limited purchased Block 220 of “Sunalta Addition,” its current site, for an exorbitant sum of \$10,000 (about \$1,000,000 in today’s dollars).<sup>86</sup> Six shale courts and an elegant clubhouse (subsequently destroyed by fire in 1958) were immediately constructed.



would not be surprising if Barney Toole were involved in the real estate deal for the tennis courts. An ardent tennis player in his youth, Toole won the championship for Manitoba and the North West Territories in 1890, 1893, 1894, and 1895.



Barney Toole, prior to an exhibition match, Vancouver 1900. Courtesy of the author (2006).

“The New Home of Calgary Tennis Club, to be completed in May 1912, costing \$2500.” *Calgary Herald*, 18 April 1912.

...ships in 1906, held at Fort Calgary. The CTC formed a limited liability corporation in 1912 in order to purchase the current site. The new tennis courts and clubhouse for the Calgary Lawn Tennis Club were located at 14 Avenue and 16 Street SW at the edge of “park E” in the CPR plan of 1912, which would become the Royal Sunalta Park.

In 1913 the land reserved for a park to the northwest of Sunalta School, across the gully and towards the Bow River, block 253 of CPR’s plan, would become Calgary’s first public golf course.<sup>87</sup> In 1914 Parks Superintendent William Reader proposed a nine-hole golf course for the park. In September 1915 the Shaganappi Point Golf Course opened as an eighteen-hole golf course that had two thousand players by the November closing. It might not be surprising that William Barney Toole was also an avid golfer.<sup>88</sup> The Shaganappi Point Golf Course provided another amenity to attract residents to the new “Sunalta Addition.”

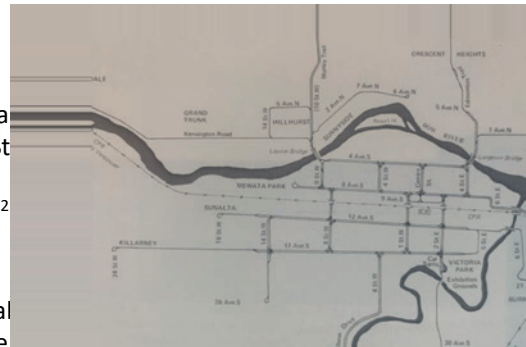


The Oliver brothers opened their sandstone quarry in 1902 and years later it was operated by William Oliver, an experienced stonecutter from Scotland. William Nimmons owned the quarry on 17 Avenue (with the storefront at the corner of 17 Avenue and 14 Street), and William Oliver managed it. The quarry was shut down in 1915. It was an extensive operation in a large gully that ran north and south in the vicinity of today's Summit Street SW and west of Richmond Road. In 1914–15, the remaining quarry ran about 600 feet north and south in the gully, and about another 600 feet on the south side of the avenue.<sup>89</sup>



In autumn 1912, the Calgary Municipal Railway extended streetcar service west along 17 Avenue all the way to 24 Street SW. As of 1909, the city had opened its street railway system, prompted in part by a real estate lobby on council.<sup>90</sup> No longer was the working man forced to walk to work. The street railway enabled him to buy a modest home in the suburbs where lots were reasonably cheap. Within three years, there were over fifty cars traversing almost sixty miles of track. Calgary suburbs sprawled more than ten miles from the city centre. The prime mover of suburban growth was the streetcar.<sup>91</sup>

In 1912, the Calgary Municipal Railway track diagram shows a Sunalta streetcar line running along 12 Avenue SW from 14 Street SW to a turnaround loop at 18 Street SW. This service was apparently a “stub shuttle” requiring a transfer at 14 Street.<sup>92</sup> A similar “stub service” became available along 17 Avenue.

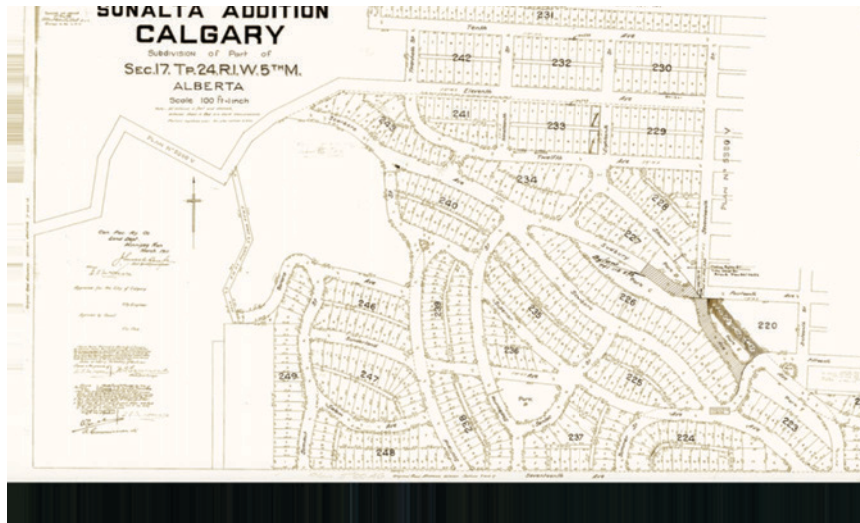


The CPR promotion in *The Calgary Herald* of 1912 said: “Sunalta on the famous Banff Coach Road. This in itself is an assurance that the property is the very choicest obtainable. Sunalta will soon be traversed by streetcar lines. Then values will jump.”

*Calgary Municipal Railway, Track Diagram. Courtesy of Hatcher (1975).*

## The Boundaries of Sunalta Addition in 1912

The Canadian Pacific Railway's desire to market a suburb with fully built-out amenities resulted in an integrated layout of this planned district, made extra special due to its unique landscape design. J.C. Olmsted's most notable Canadian residential subdivisions were completed in Western Canada between 1904 and 1913. The land developer who financed this cultural landscape is not negligible to the success of Sunalta Addition. CPR had the benefit of a government land grant, in-house technical support, and ready access to working capital, which were critical factors in facilitating the steady progress of the building scheme. The final design for "Sunalta Addition" took shape as the CPR prepared for land sales in 1911 and 1912.



*Map of Sunalta Addition  
Plan 5700 A.G.,  
March 1911.*

At the height of the real estate boom, when Thomas Mawson provided his vision for Calgary, maps were drawn that borrowed influences from Classicism and Environmentalism. The Sunalta Addition retains this symbolic value of the Boom Era in Calgary. It also retains its sandstone buildings, examples of grandiose architecture, and an Olmsted design sensitive to topography.

The Mawson Report, which was provided to the City of Calgary in 1912, included a map of "Sunalta Addition."

"SUNALTA is well away from the noise and dirt of the business districts, yet easy means of conveyance are close at hand," stated the CPR advertisement for 1912 land sales.



*Figure 1 of Mawson report, "City of Calgary Past and Present," pp. x-xi, detail. Courtesy of Glenbow Archives and Special Collections, University of Calgary.*



**1912 Boom in Calgary:** “The Golden Horn of Plenty pours a wealth of factories and industries into the lap of Miss Calgary.” The 1912 boom resulted in rapid growth of Calgary and the expansion of business and industry.

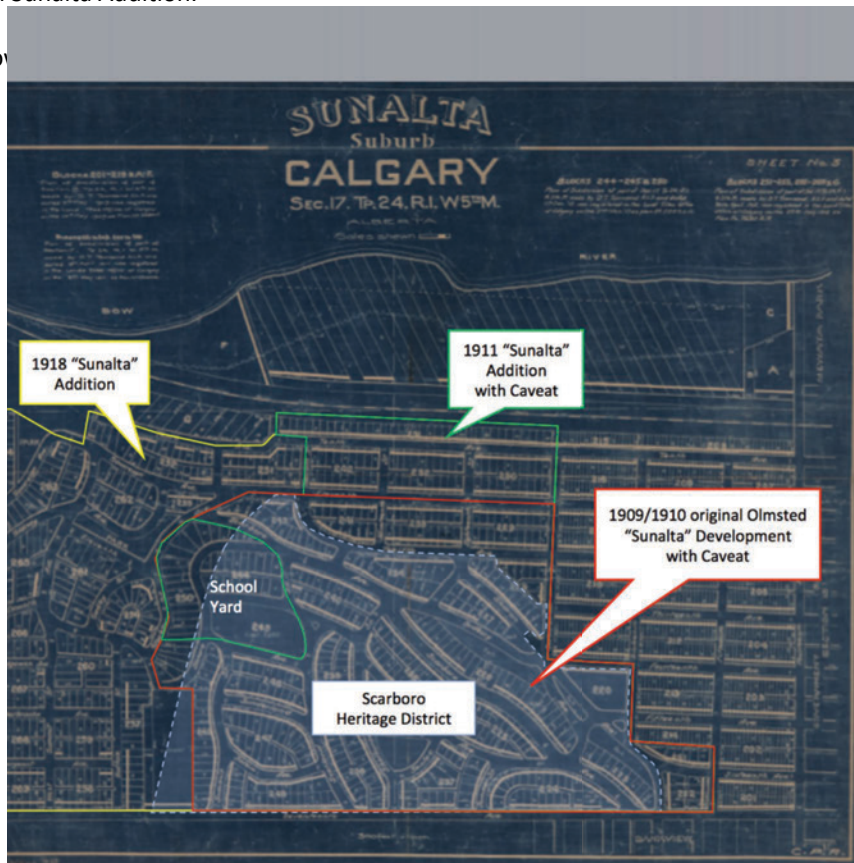
*Cartoon in the Calgary Herald by “Buck,” 6 May 1912. Courtesy of A Century of Alberta (2005).*

At the turn of the century, land speculators and workers who bought into “Sunalta Addition” were doing so because they believed in the investment potential of this suburb. Ownership in a streetcar suburb, at the height of the real estate boom, meant buying an opportunity to realize gains on capital investment. “After their marriage in 1912, a land surveyor and his wife, Edith McCall, paid \$4,400 for a house in a ‘nice quiet neighbourhood’ of Winnipeg. As Edith commented in her diary, ‘it is going to pay us far better than renting and property there will go up decidedly in a year or so.’”<sup>93</sup>

By 1912, the fever of the Subdivision Sharks had peaked. Real estate speculation had become a form of gambling. Economic prosperity fuelled a design aesthetic that led persons in business and politics with means to seek the best of what was on offer. In 1909 the 100,000 Club of Calgary estimated that the population would reach 100,000 residents by 1915. That’s how fast the city was growing. The intense real estate speculation at the turn of the century did indeed turn into a real estate crash by 1913. But not before patterns of development had been established in Sunalta Addition.

The map below

unalta Addition.





The above area matches the integrity of the topographic map used by the Olmsted Brothers in September 1909.



### **Heritage Values**

- Scarborough has symbolic value as a fully integrated residential suburb planned at the height of the Building Boom (1906–1913) in Calgary. It is an ideal planned garden suburb, developed by CPR under the stewardship of Jacob L. Doupe.
- This neighbourhood also possesses important design value as a rare fully executed suburb planned by John Charles Olmsted. The residential landscape exhibits design principles that flourished in the late nineteenth and early twentieth centuries, conceived to give therapeutic respite from the city, with curvilinear streets and irregularly shaped lots that follow the natural topography. John Charles Olmsted's mastery of landscape design is artistically displayed in this suburban design crafted to fit with nature, where architecture is subordinated to the effects created by natural scenery. This residential parkland reflects the skillful execution of design principles seen in other Olmsted projects and retains these characteristics to this day. The design for the suburb was further protected and marketed by CPR's land commissioner, Jacob Lonsdale Doupe, with the help of the real estate firm Toole, Peet & Co. CPR's marketing strategy benefited from the skills and connections of William "Barney" Toole. The original design and the building scheme (perpetuated by restrictive covenants)—along with added amenities that became iconic municipal landmarks, such as the Calgary Lawn & Tennis Club, Sunalta Elementary School, Scarborough United Church, and Shaganappi Golf Course—ensure the continuing importance of this historic area today.
- Scarborough has person value for its association with John Charles Olmsted, Jacob Lonsdale Doupe, and William Barney Toole, as they played critical roles in planning and developing this important cultural landscape.

### ***Character-Defining Elements***

- The small parks at the intersection of neighbourhood streets provide easy park access to visitors and residents that contribute to personal well-being and interpersonal exchanges.
- Ample parks provide a variety of opportunities for recreational experiences, both passive and active.
- Large house setbacks (mostly thirty-foot setbacks) and wide streets add a sense of open, pastoral space to the community. This building scheme is perpetuated due to the excellent integrity of the George Anderson caveat (a form of restrictive covenant) on land titles in Scarborough.
- Plantings are integrated with existing vegetation on the embankment and provide varied levels of shade and texture, adding to the peaceful atmosphere.
- Curvilinear streets trace the contours of the land, making walking, cycling, and driving a picturesque experience, while enhancing the visual interest of the natural landforms.
- Non-grid streets limit through-traffic and create pockets of open space in which neighbours-can interact, which fosters community spirit.

### ***Interpretation Opportunities***

- Interpretive signage about the Olmsted firm and the design of planned suburbs according to naturalistic principles.
- Signage focused on the importance of historical figures: John Charles Olmsted, Jacob Lonsdale Doupe, and William Barney Toole.

## 1912–1929: REAL ESTATE BOOMS, URBAN DEVELOPMENT, AND SCARBORO GETS ITS NAME

Development began in “Sunalta Addition” in the 1910s and continued in the 1920s, making use of lot lines and green spaces designed by J.C. Olmsted. The suburb’s development over the next historical eras—the Age of Optimism (1912–13); the First World War (1914–18); and post-First World War years (1919–29)—reflects aesthetic choices and activities that led to place-making. The First World War brought about a rupture with the spirit of optimism that had characterized the Boom Era. The Methodist Church at the corner of 17 Avenue and Scarboro Avenue and the proliferation of women’s organizations and social movements began to carve out a unique expression for this cultural landscape. By the late 1920s, the interaction between people and place gave rise to “Scarboro district.”

House construction was swift from 1912 to 1914, slowed considerably up until the second half of the 1920s, and then another short boom affected Sunalta Addition from 1927 to 1929. As the engines that fuelled economic growth in the city changed, so too did the composition of its monied classes and the styles of new construction. What makes this district unique is its continued success as a suburb during years of economic hardship. The services put in place by Canadian Pacific Railway and Toole, Peet & Co. ensured that the neighbourhood would continue to attract buyers and developers. Current-day Scarboro is a testament to the early twentieth-century suburb: its inhabitants, their life in community, and their influence upon a growing metropolis.

### 1912–13: The Early Build-Out of Sunalta Addition

During the Boom Era, Calgary’s manufacturing increased, but few industries established clientele beyond the province. Firms in Winnipeg, Eastern Canada, and the United States were establishing branches in the city, with control over economic development continuing to be exercised by head office. Calgary offices had little autonomy. The absence of heavy industry in Calgary precluded the emergence of a large unskilled labouring class. Most workers were skilled artisans or clerks, and the wages were higher than in most industrialized urban centres.<sup>94</sup>

The business community that grew in Calgary provided aggressive local leadership. Countless mining and land development companies were organized by local men seeking big dividends. Calgary men drilled for natural gas within the city limits. Private bridges were funded by local capital. Extensions to the street railway system oftentimes were underwritten by resident promoters, as took place in Bowness and Tuxedo Park. In short, an entrepreneurial elite arose during the years of the Boom Era. Most of the decisions affecting Calgary’s local economic growth were made in the offices of major manufacturers, the Ranchmen’s Club, the Board of Trade, and City Council.<sup>95</sup>

“Better suburbs” appeared. Differentiated districts and distinct patterns of social behaviour emerged as the city became more urban. In the 1890s there were few wealthy individuals in Calgary. By 1912 they occupied whole subdivisions and counted millionaires among their number.<sup>96</sup> The wealthy were identified by their automobiles, their vacations away from the city, and their fashionable tastes, select acquaintances, and worthy social causes. Recreational activities, entertainment, and organizations catered to different socio-economic groups. Calgary’s pre-war elite had little contact with the average citizen.<sup>97</sup>

Following CPR’s advertisement for Sunalta Addition in the *Calgary Herald*, land sales began at 9:00 am on 23 April 1912.

Sales were brisk. Prices averaged \$1,100 a lot. People lined up all night at the new CPR Natural Resources Building to buy \$100,000 worth of property the next day. All the lots offered for Sunalta Addition were sold in 1912, according to Norval Horner.<sup>98</sup>



*Line-up for land sales, Calgary, Alberta.  
Courtesy of Glenbow Archives, NA-2641-1,  
Archives and Special Collections, University of  
Calgary.*





### A City of Immigrants: Anglo-Saxon and Non-Anglo Saxon Mixing

Calgary was full of immigrants at the turn of the century, reaching a peak of 56 per cent foreign-born residents in 1911. The CPR ran advertisements in newspapers in Eastern Canada and also in Europe, telling people about the fertile farmland of the Canadian prairies. In 1909 the CPR spent more money promoting immigration than the Canadian government.<sup>100</sup> William “Barney” Toole encouraged and helped immigrants get settled in Calgary ever since the time he was promoted as district agent for CPR at the age of twenty-four.<sup>101</sup> The energetic and friendly Barney Toole “met the trains,” as his daughter Barbara recalled. “When the immigrants first came out here, he met every train and helped them to find some place to stay overnight, and to become located on a farm. In greeting immigrants from Germany, for example, he knew enough German to be able to speak to them in their own language and make them feel at home.”<sup>102</sup> Barney Toole played a pivotal role in helping newcomers get established in Calgary. Many of these newcomers came to Sunalta Addition.

#### Foreign-Born Population in Calgary

Asian & Othe	1.4%	1.4%	

Canadian-Bor	44.1%	52.4%	

#### Canadian-Born Population in Calgary<sup>103</sup>

Manitoba & Saskatchewan	2.1%	3.2%	

In Upper Sunalta, like in the rest of Calgary, the dominant culture was Anglo-Saxon, and it remained so during the pre-war years, more so than in Winnipeg or Edmonton, where greater cultural diversification was evident.<sup>107</sup> Less than 15 per cent of Calgary was non-Anglo-Saxon in 1911.

#### First Residents in Sunalta Addition, Non-Anglo Saxon Nationals

The very first building that appeared in Sunalta Addition was a “shed” that operated as the Bankview Methodist Church in 1909 at 1706–17 Avenue SW. A small but established church was dedicated there, on Sunday morning, 14 February 1909, by Reverend Dr. George William Kerby of Central Methodist Church (now Central United).<sup>108</sup> This became an extremely important site for Sunalta Addition. A cluster of buildings and activities developed at the corner of 17 Avenue SW and Scarboro Avenue beginning in the 1910s.



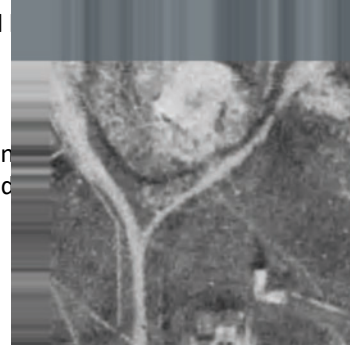
1924 aerial photo, detail. Courtesy of the National Air Photo Library (NAPL) of Natural Resources Canada.

During the dedication of Bankview Methodist Church in 1909, the congregation was asked to contribute funds for improvements to their makeshift building. By 1912, a proper “Bankview Methodist Church” is inventoried in the Henderson Directory for Calgary. Between 1913 and 1914, a Methodist pastor began living behind the church on the lot marked as 103 Scarboro Ave.

Next door to the Methodist Church, a dry goods store opened its doors in 1912. Elizabeth Steen operated the store at 1716–17 Avenue for more than ten years, until at least 1925. The Steen family came from Ireland. She and her husband, Benjamin Steen, lived next door to the shop at 1714–17 Avenue. Mr. Steen worked as a signalman with CPR. The store included “Knob Hill Meat Market” from 1914 to 1917. It changed owners to Henry Chernoff (Jewish) in 1929.

Up the street from the church, a labourer named August Knoepfli, who came from Switzerland, lived at 1928–17 Avenue in 1911–12. Interestingly, this is one of two lots that were purchased by August Knoepfli when he signed and registered the caveat in April 1911.

August Knoepfli lived at 1928–17 Avenue SW from 1912 until 1915. An employee of Canadian Pacific Railway, William H. Mason, lived at this location between 1917 and 1918. Then it became the residence of a Dutchman named Cecil C. Hazen in 1919 and 1920. Finally, it became the residence of another German national by the name of Otto Beingessner from 1927 until at least 1929.



*Photo taken from 1924 aerial map.*

Other first residents in Sunalta Addition were of non-Anglo Saxon origin. Donald B. Frizzle worked with Quick Sale Realty Co.; he was probably owner of the company and of German origin. In 1912–13, Frizzle moved to a new house from 1232–13 Avenue East to 1931–12 Avenue, most likely because he saw an investment opportunity. He bought a lot on the streetcar line.<sup>109</sup> It appears that Mr. Frizzle later sold his property to Mrs. Minnie M. Schultz, whose parents were born in Germany. She is registered as living at 1931–12 Avenue as of 1915.

Mr. George Venini bought the most expensive lot in Sunalta Addition.<sup>110</sup> He built an impressive brick home at 348 Scarboro Avenue that was completed in 1915. Venini was born in Italy and came to Canada in 1889. He moved to Ontario, then Manitoba, and arrived in Calgary in 1906. Venini was married to Anna Dalton from Ontario. George and Anna would become active members of the Sacred Heart Church over the next twenty to thirty years. George Venini acted as chair of the Calgary Catholic School Board from 1918 to 1921. Anna Dalton Venini was member of the Catholic Women’s League (CWL) for twenty-five years. From 1906 to 1932, Venini worked as provincial manager of the Mason and Risch Piano Company Ltd. The upright pianos produced by Mason and Risch at the turn of the century into the 1920s were the best pianos made in Canada. Venini’s daughter, Bernice Byrne, was the author of *From the Buffalo to the Cross: A History of the Roman Catholic Diocese of Calgary* (1975).

### **1911–1913: Home Construction on Scarboro, Superior, and 17 Avenues**

In the early days of Sunalta Addition, several houses were built on Scarboro Avenue and Superior Avenue, which run parallel to one another. The lots on Scarboro Avenue had wonderful views of the city. They gave onto a bluff that would remain natural, a ledge that overlooked the future Royal Sunalta Park. Perhaps due to these fantastic views, they were the first streets to receive prestigious homes representative of the Boom Era. (Also, the quarry on 17 Avenue limited development on the western end of the new suburb.) A house was built at 515 Sunderland Avenue and resided in by Harry Silvester, a building inspector, between 1913 and 1914. About half a dozen structures were built on 17 Avenue SW.

M. Ross Wallace was among those who waited in line the evening of 23 April 1912, until the doors opened for land sales to begin the next morning. Wallace was a builder. He bought three lots, one for him and two others that he would develop on Scarboro Avenue. Wallace built his home at 222 Scarboro Avenue. It was a very fine one-and-a-half storey brick house, with variegated colours of brick and stained-glass windows. Built as a two-and-a-half storey house in 1912, it would later have its middle storey removed during the economic downturn.

**RILEY & McCORMICK LTD.**  
**Res., 228 SCARBORO AVE.**  
**PHONE W1662**

Wallace also built Eneas McCormick’s house at 228 Scarboro Avenue. McCormick was a partner of Riley & McCormick Ltd. The third house Wallace built was at 238 Scarboro Avenue. This house would be occupied by James F.M. Moodie, who owned Rosedale Coal Mine. Mr. Moodie was also involved in developing oil fields in Turner Valley.

Alfred Evans built at 130 Scarboro Avenue. He was a buyer and a manager for the Hudson's Bay Company. He built next door to William H. Shaw, who was retired by 1913. A few lots down, houses were built at 209, 220, and 222 Scarboro Ave, and also at 227 and 228 Scarboro Ave. Patterns of development gave adjacent neighbours. William McKim, who lived at 416 Scarboro Avenue, was a teacher at the Central Collegiate Institute. He built next to Clarence A. Woodley, who was a sales manager for Ellis & Grogan, manufacturing agents, only a few lots down from Guy H. Morton, a sales manager for Canadian Westinghouse. This development pattern was somewhat atypical of the Boom Era, when real estate speculation was rife, and houses were dotted throughout the new suburbs without little services and amenities between them. In Sunalta Addition, houses were built in clusters, almost side by side. A couple of dozen houses would have been built in the neighbourhood by 1914, with development clusters on the ridge and at the corner of Scarboro Ave and 17 Avenue, that is, near to the Methodist Church.

#### **New Home Construction and Residents' Professions 1911–13:**

<b>House #</b>	<b>Street Address</b>	<b>Year of Build</b>	<b>Original Homeowner</b>	<b>Occupation</b>
103	Scarboro Ave	1913	Reverend Thomas Powell <sup>111</sup>	Methodist pastor
128	Scarboro Ave	1913	William H. Shaw	Retired
130	Scarboro Ave	1913	Alfred Evans	Buyer & Dept. Manager, Hudson's Bay Company
209	Scarboro Ave	1913	Rev. John Mayhew Fulton	Secretary
220	Scarboro Ave	1913	Herbert C. Graham	Inspector, Canada Customs
222	Scarboro Ave	1912	Milton Ross Wallace	Builder
227	Scarboro Ave	1913	Dr. Murdoch W. Macaulay	Physician and Surgeon
228	Scarboro Ave	1912	Eneas McCormick	Manager, Riley & McCormick Ltd.
236	Scarboro Ave	1913	Vacant	
238	Scarboro Ave	1913	James F. Moodie	Rosedale Coal Mine; Oilfields in Turner Valley
240	Scarboro Ave	1913	Vacant	
416	Scarboro Ave	1913	William McKim	Teacher, Central Collegiate Institute
417	Scarboro Ave	1913	Clarence A. Woodley	Sales Manager, Ellis & Grogan (manufacturing agents)
431	Scarboro Ave	1913	Guy H. Morton	Sales Manager, Canadian Westinghouse
210	Superior Ave	1913	Vacant	
218	Superior Ave	1913	William Stuart	Bookkeeper, Accountant
220	Superior Ave	1913	H. C. Graham	Customs Inspector
304	Superior Ave	1913	Mrs. Annie Langford	Widow
515	Sunderland Ave	1913	Harry A. Silvester	Building Inspector
1414	Shelbourne St <sup>112</sup>	1913	Llewellyn McKenzie	
1702	17 Avenue	1912	John A. Kingsey	Clerk, Hudson's Bay Company
1706	17 Avenue	1912	Bankview Methodist Church	
1714	17 Avenue	1912	Benjamin Steen	Signalman, CPR
1716	17 Avenue	1912	Elizabeth Steen	Dry Goods Store
1928	17 Avenue	1911	August Knoepfall	Labourer

**1914–1918: Contraction during the First World War**

In 1913 the real estate market collapsed in Calgary. A worldwide recession began. Construction came to a virtual standstill during and immediately after the First World War. This did little to encourage the city to spend money on expanding utilities. The availability of utilities continued to amplify the differentiation of residential districts. Scarboro Avenue received streetlights in December 1912. The first roads were graded in Sunalta Addition in 1914, including Scarboro Avenue, Superior Avenue, 17 Avenue (from 14 Street to Summer Street), 18 Street (between 12 Avenue and Sudbury Avenue), as well as Senlac Street. The next round of road construction would occur from 1928 to 1930. The last of the roads were built out by the 1950s.

Arthur G. Graves was an interesting character who built his home at 314 Scarboro Avenue in 1914. He became city commissioner in 1909. But before that, he worked in the mechanical department of the Canadian Pacific Railway. During his years as city commissioner, from 1905 to 1932, he used his engineering experience, as he was mainly involved in public utilities. He developed Calgary's electric street light system, and he was behind the Bow River Pumphouse No. 2, just on the edge of Sunalta. From 1913 to 1933, the pumphouse became the main intake and pumping station to serve the city.



Members of the Town Planning Commission.  
[ca. 1915–1916]

Arthur Graves stands in front of William Reader: second row, third person from the left.

*Members of town planning commission, Calgary, Alberta, 1915–1916. Courtesy of Glenbow Archives, NA-2393-4, Archives and Special Collections, University of Calgary.*

icantly thereafter. Six houses were built on Scarboro Superior Avenue. A house was built on Scotland Street: this was Alex T. Kinnaird's house; he worked in the Department Registrar for the Land Titles, yet another city employee.

**New Home Construction and Residents' Professions 1914:**

314	carboro Ave	1914	Arthur G. Grave	City Commissioner
117	uperior ve <sup>113</sup>	1914	Carlyle T. Morto	Carlyle Dairy Company

1422	Scotland St	1914	Alex T. Kinnaird	Dept. Registrar Land Titles Office
2132	17 Avenue	1914	Arthur G. Lincoln	Law student, Patterson & Macdonald
2136	17 Avenue	1914	Sydney G. Gardner	Cashier, Mason & Risch Ltd.

After rampant property speculation driven by national and international interests, it all came to a spectacular end in 1913 with the slowdown of immigration and a paucity of foreign investments. The First World War began in 1914. By 1915 building activity in Calgary had dropped off to less than one-fifth what it had been in 1905.<sup>114</sup> Not one stone quarry was operating in the area by 1915.<sup>115</sup>

#### **New Home Construction 1915–1925**

	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925
Salem Ave	–	–	–	–	–	–	–	–	–	–	–
Scarboro Ave	4	2	1	–	–	1	5	2	4	–	4
Scotland St	–	–	–	–	–	–	–	–	1	–	–
Senlac St	–	–	–	–	–	–	–	–	–	–	–
Sharon Ave	1	–	–	–	–	–	–	–	–	2	–
Shelbourne St	–	–	–	–	–	–	1	1	–	–	–
Sonora Ave	–	–	–	–	–	–	–	–	–	–	–
Sudbury Ave	–	–	–	–	–	–	–	–	–	–	–
Summer St	–	–	–	–	–	–	–	–	–	–	–
Summit St	2	–	–	–	–	–	–	–	–	–	–
Sunderland Ave	–	1	–	–	–	–	–	–	–	–	–
Superior Ave	6	–	–	–	–	1	–	1	3	2	1
12 Avenue	–	–	–	–	–	–	–	–	–	–	–
18 Street	–	–	–	–	–	–	–	–	–	–	–
17 Avenue	3	–	–	–	–	–	–	–	–	–	–





Scarboro Building History Map, October 2020

### The Methodist Church and Women's Organizations

The years of the First World War were punctuated by various social movements, such as organized labour and women's suffrage (the provincial right to vote came in 1916). As well, churches were heavily involved in the life of the community. Unemployment was high and relief measures were inadequate. Albertans approved prohibition in a 1915 plebiscite, and the measure was adopted in 1916. Women entered the labour force in increasing numbers and began to fill elected positions in municipal politics. On 1 January 1914, Alice Jamieson and Annie Langford were appointed to Calgary's juvenile court, and Jamieson became the first female judge in Canada and the British Empire. On 10 December 1917, Mrs. Annie Gale was elected Calgary's first female councillor.

From 1913 to the time of the First World War, the tone of women's gatherings changed. Victorian values that had emphasized domesticity and the role of "the lady" receded. New opportunities were provided for women to acquire an education and professional training, to earn a wage and become economically independent, and to influence a wide variety of people. Before the war, upper-class women living on Scarboro Avenue announced invitations for entertaining. Notices were placed in the *Calgary Herald* for days when women "received" in their homes. Mrs. Herbert C. Graham and Mrs. Norman Gibson (mother and daughter) received at 225 Scarboro Avenue on 14 October 1913. At 220 Scarboro Avenue, Annie Graham is "at home" on 11 November 1913, and she receives on the second Tuesday of each month. At 228 Scarboro Avenue, Mary Louise McCormick received for the first time at her new home on 27 November 1913.

Women's social gatherings became broader, cutting across class lines, during the First World War, however. By June 1914, the Naomi Mother's Society was meeting at Mary Wallace's home at 222 Scarboro Avenue. They gathered to hear the very well-reputed Methodist minister's wife Emily Spencer Kerby speak about "the Woman of Tomorrow." In 1915 the Bankview Methodist Church "Ladies' Aid" held a meeting at the home of Mrs. Daniel at 319 Scarboro Avenue. On 21 November 1916, the Bankview Methodist Church Ladies' Aid bazaar was hosted at the Wallace home.

The local Methodist Church provided a forum for women to have a voice. All over Calgary, local congregations, Women's Missionary societies, and ladies' aides became organizations for the "new woman." Of great inspiration to women in Sunalta Addition was Emily Spencer Kerby (1860–1938), who was married to Dr. George W. Kerby, pastor of Central Methodist Church in downtown Calgary, and was no less influential than her husband. Mrs. Kerby worked for thirty-five years in Calgary as an educator, writer, and social activist. She was a capable public speaker, organizer, and member of several board executives. The Central Methodist Church became one of the leading churches in Calgary under the stewardship of the Kerbys. Emily Spencer Kerby sometimes spoke at the Methodist Church at the corner of Scarboro Avenue and 17 Avenue. She and Mrs. McNeil were on the board of directors for the YWCA in the 1910s and 1920s. Mrs. McNeil and her husband Reverend James McNeil, pastor of Grace Presbyterian Church, built a house at 325 Superior Avenue in the late 1920s.<sup>116</sup>

The YWCA—*the Young Women's Christian Association*—the Young Women's Christian Association received a formal proclamation of the Alberta legislature.



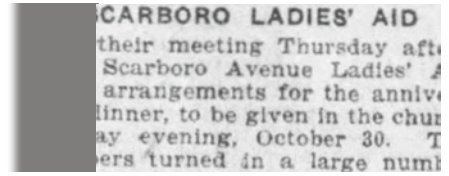
*Mrs. Alice Jamieson on extreme right, front row. Elizabeth Bradshaw, secretary, front row, white blouse and tie. Elizabeth Cushing, Emily Spencer Kerby, Martha Carter, Mrs. G.W. Mackay, Mrs. Harry Alexander, Mrs. Sycamore, Mrs. Marwood, Mrs. McNeil, Mrs. Van Wart, Annie Langford,<sup>118</sup> Maude Riley, Mary Cook, Mary Cushing, Celia Glass, and Kate Underwood.*

*Members of Young Women's Christian Association board at opening of new building, Calgary, Alberta, 16 February 1911. Courtesy of Glenbow Archives, NA-2315-2, Archives and Special Collections, University of Calgary.*

The Methodist Church grew in popularity. Religious affiliations with the Methodist Church rose from 15.8 per cent in 1921 to 26.4 per cent in 1931. Most Methodist and Presbyterian congregations were absorbed into the new United Church of Canada in 1925. By 1931 records show that 41.5 per cent of Calgary's population declared an affiliation with either Methodist or Presbyterian churches. A total of 80.2 per cent of the city's population frequented Methodist, Presbyterian, Anglican, Baptist, or Lutheran churches.<sup>119</sup> Methodists sought to implant Anglo-Protestant values in prairie society.<sup>120</sup> At the same time, the women's suffragette movement was shaped by a kind of internationalism that praised the qualities of British-Canadian women relative to European immigrants and non-white Canadians. It was believed that women's enfranchisement would improve working conditions in factories, protect children, and provide dowers and mothers' allowances to women. A form of maternal feminism gave these women licence to agitate, all the while embracing British-Canadian values and the Christian faith.

Examples of the "new woman" were found in Sunalta Addition during these years.<sup>121</sup> Some were drawn to nursing and joined the Free Hospital League.<sup>122</sup> Others became involved in business and joined the Consumers League. Still others grew more influential in the field of education. In 1906 a book club with members from Sunalta Addition became known as the Calgary Women's Literary Club. It culminated in the creation of a modern library that was opened to the public in 1912. In November 1917 Mrs. W. A. McKim at 416 Scarboro Avenue won third prize in the Victory Bond essay competition held by the *Calgary Daily Herald* for women. "The modern twentieth century woman," Emily Spencer Kerby argued, is "an educated, reading, thinking woman—'a not-afraid-to-express-her-opinion-woman,' of the year 1928."<sup>123</sup>

The Ladies' Aid continued to be a monthly gathering sponsored at the Bankview Methodist Church. By the early 1920s, these gatherings changed name, however, and were called "Scarboro Ladies' Aid."



SCARBORO LADIES' AID  
their meeting Thursday aft  
Scarboro Avenue Ladies' A  
arrangements for the anniv  
dinner, to be given in the chur  
ay evening, October 30. T  
ers turned in a large numl

*herald*, 7 October 1922.

**ANNIE ELIZABETH LANGFORD:  
Woman's Christian Temperance Union (WCTU),  
Juvenile Court Judge**



*Annual Report of the Superintendent of Neglected Children  
Of the Province of Alberta, Department of Attorney General, 1918*

Annie Elizabeth Langford became a resident of Sunalta Addition in 1913 as a widow. Her house was built at 304 Superior Avenue, and she lived there until at least 1925. Langford was part of the first board of director for the YWCA. She was also a representative of the Woman's Christian Temperance Union (WCTU).

In 1914 Emily Spencer Kerby, Alice Jamieson, and Annie Langford met with Alberta's premier in the first recorded meeting of organized women to discuss the franchise. Annie Langford represented the WCTU, Alic Jamieson stood as president, and Emily Spencer Kerby as vice president of the Calgary Local Council of Women (CLCW). The women were part of a fifteen-member delegation that presented a petition of 44,000 signatures, out of which 7,000 represented people from the rural areas. At some point during the meeting, Spencer Kerby, Jamieson, and Langford "requested that the franchise be granted." Two years later, after extensive campaigning by a persuasive network of women's organizations and trades groups, the franchise was granted in March 1916.

On 15 April 1915, by order-in-council, Alice Jamieson and Annie Langford were appointed justices of the peace in and for the Province of Alberta, and members of the Commission of Peace to administer Alberta's 1909 *Act for the Protection of Neglected and Dependent Children*. Only one newspaper, the *Western Standard*, anticipated the confirmation. The office was a political appointment attendant upon the advice of the Liberal patronage committee in Calgary. The Liberals were in power and Langford was a staunch Liberal she ran under that party's banner in Calgary in the summer of 1921.



## Internationalism and Chautauqua gatherings

John and Nola Erickson moved to Calgary from Wisconsin in 1917. They introduced Chautauqua into Canada and operated the circuits from 1917 to 1935. The Chautauqua Circuit endeavoured to bring culture, education, and talent to new and developing lands. Tents were set up in small towns, where lecturers and entertainers drew crowds for their performances.

The Dominion Canadian Chautauquas grew and flourished under the Ericksons' guidance. At its height, there were nine different circuits in a year. More than thirty large tents were used during the summer, which required the employment of approximately fifty young men. Eight or more young women acted as directors, advance organizers, and junior workers. A circuit manager was needed to oversee each circuit.<sup>124</sup>



John M. Erickson and Nola B. Erickson raised their family at 117 Superior Avenue, while they used an office in the Lougheed Building to manage the Chautauqua Circuit. The Ericksons were famous in the neighbourhood for holding open houses and informal gatherings at their home for Chautauqua talent and personnel that travelled to Calgary.

*Erickson home at 117 Superior Avenue, 1917–19.  
Courtesy of Glenbow Archives, NA 1900-39, Archives and Special Collections, University of Calgary.*

## 1919–1929: The Post-War Period

The First World War ended in 1918. In the following year, some 15,000 soldiers returned to Calgary looking for work at the time of a bad drought between 1919–23. Things went from bad to worse through the first half of the 1920s. Some sources say that Calgary's population actually fell by 6,000 from 1921 to 1922.<sup>125</sup> Falling commercial rents were typical of the 1920s; there was more retail space than demand. Smaller establishments could not compete with big department stores and the mail order business. It was difficult to attract investment capital. Following the collapse of the Boom Era, many people could not pay taxes and fell heavily into arrears. Between 1915 and 1923 only about 60 per cent of taxable revenue was collected in any single year.<sup>126</sup> Foreclosures and liquidations were common by the early 1920s. It was obvious that Calgary's financial problems were not going away.

Fire Hall No. 5 is a Craftsman-style bungalow that was retrofitted as a fire hall at 1629 Scotland Street SW in 1921. The makeshift fire hall was an innovative response to the financial restraints that were prevalent in Calgary after the First World War. It served as a fire hall for the Scarboro District from 1921 to 1952, when it was replaced by a newer building elsewhere.

*1629 Scotland Street, ca. late 1930s. Courtesy of Glenbow Archives, NA-4129-10, Archives and Special Collections, University of Calgary.*



### **WILLIAM J. OLIVER: W.J. Oliver Photographic Studio**



*Courtesy of Glenbow Archives, NB-37-3, NA-4868-57, Archives and Special Collections, University of Calgary.*

William J. Oliver built a house in Sunalta Addition at 1412 Shelbourne Street SW in 1922. From the 1920s to the 1940s, Oliver took some of the most celebrated photos of Calgary's events and institutions, streets and people.

William Oliver immigrated to Calgary from Ash, Kent, Canterbury, England in 1910. As a child, he became interested in photography after winning a camera. A few years after emigrating to southern Alberta, he was hired as a camera assistant at the Frederick B. Cooper Photographic Studio in Calgary. In 1911 he began taking photos for the *Morning Albertan*. He later joined the staff at the *Calgary Herald* as a photographer.

In 1912, the W.J. Oliver Photographic Studio was opened, out of the basement of Oliver's house at 314-7 Avenue East. The studio became extremely successful during the 1920s through to the 1940s. Oliver received commissions from the Canadian Pacific Railway to photograph the construction of irrigation dams in southern Alberta, and also of mountain views along the CPR line which were used to decorate CPR hotels at railway stations. Throughout the 1920s and 1930s he took many photos of the Calgary Stampede, and travelled across Canada taking photos and films for the National Parks Branch, Fox News, and others. William wound down his photographic activities in the 1940s and in 1942 sold the studio to Walter Cadman who had joined his staff in 1923.



### 1927–29: Mini Building Boom

By the late 1920s, Calgary’s luck had shifted. According to the Board of Trade, the renewed prosperity was due to good wheat crops and an increase in the American demand for beef. With greater equalization of freight rates, Winnipeg’s advantage in wholesale trade declined, and Calgary’s role as a distribution centre increased. Finally, Calgary’s manufacturing facilities could start producing for a regional market. As Calgary consolidated its position in areas formerly dominated by Winnipeg, various brokerage houses and insurance, trust, and investment companies turned to Calgary for their provincial headquarters.<sup>127</sup> The T. Eaton Company built a million-dollar store. The Hudson’s Bay set up its new emporium. In 1928 P. Burns and Company sold its meat-packing interests to Dominion Securities Corporation of Toronto for \$15 million. Local businessmen passed their companies into the hands of outside influencers. Employment in trades and services accounted for about 50 per cent of the labour force. Public education and the police force became more organized. Several independent business owners began to achieve success by the late 1920s. As well, Calgary experienced a short building boom.

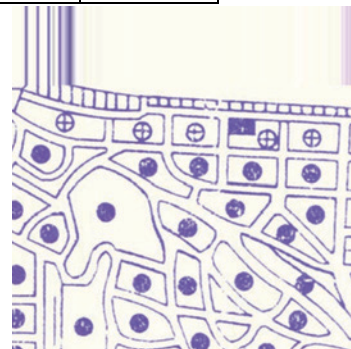
The building boom in the late 1920s resulted in the construction of about seventy new houses in Sunalta Addition. *Note:* The Henderson Directory does not exist for 1926, therefore, new home construction recorded for 1927 is a combination of new homes built in 1926 and 1927.

### New Home Construction 1926–1929

Senlac St	–	–		1
Summer St	–	–		–
18 Street	–	–		–

The zoning map illustrating By-law No. 2835 to the right was published in 1934. The legend explains that the round circle represents “single family.”

Notice that the land to the west of Sunalta Addition is still reserved for the quarry, to the east of which is Summit Street. In the Henderson Directories for the 1920s, this street is said to be an extension of 21 Street North (today’s Richmond Road).



*oning Bylaw Map, illustrating By-law detail. Courtesy of Maps, Academic & Geographic Information Centre, University of*

### New Home Construction and Residents' Professions 1927–29:

House #	Street Address	Year of Build	Resident (owner or renter)	Occupation
105	Scarboro Ave	1927	Guy J. McAdam	Teacher, Central High School
105	Scarboro Ave	1929	Chase G. McMichael	Colonel Inspector of Lands, CPR
109	Scarboro Ave	1927	Mortimer H. Wheatley	Credit Manager, Crown Lumber Co., Ltd.
121	Scarboro Ave <sup>128</sup>	1928	Frank J. Barker	F.J. Barker & Co.
211	Scarboro Ave	1927	Langley Sylvester	N/A
215	Scarboro Ave	1927	Harry O. Heimbecker	Manager, Parrish & Heimbecker Ltd.
219	Scarboro Ave	1925	Jessie Keays	Teacher, Victoria School
235	Scarboro Ave	1927	Frank R. Winter	Farmer
248	Scarboro Ave	1928	Raymond Potter	K. V. P. Grain Co. Ltd.
254	Scarboro Ave	1928	John D. MacMillan	Manager, Macfarlane's Drug Store
258	Scarboro Ave	1927	Maynard Joiner	Manager, Grand Theatre
303	Scarboro Ave	1927	Alex R.B. Calder	Proprietor, Calder Dental Laboratory
304	Scarboro Ave	1927	Edward J. Burkell	Credit Manager, Wood-Vallance Co.
306	Scarboro Ave	1928	Patrick J. Moore	Manager, Heintzman & Co. Ltd.
315	Scarboro Ave	1925	Albert E. King	Clerk, PO
327	Scarboro Ave	1927	William R. Ronn	Manager, Consumers Tire Supply Co.
335	Scarboro Ave	1927	A. Galbraith Clarke	Manager, A. G. Clarke & Co., Ltd.
341	Scarboro Ave	1928	(New House)	
349	Scarboro Ave	1925	Howard E. Heisler	Traveller, Stanfields Ltd.
406	Scarboro Ave	1928	Arnold D. Young	Clerk, CPR
409	Scarboro Ave	1927	Chester H. Marshall	Manager, Universal Motor Cars Ltd.
421	Scarboro Ave	1927	Harry A. Glennie	Salesman, Dunlop Tire & Rubber Goods Co.
432	Scarboro Ave <sup>129</sup>	1928	L.J. Purcell	President & Manager, Purcell Cote Co., Ltd.
440	Scarboro Ave	1925	John E. Bartley	Manager, Calgary Drafting Co.
447	Scarboro Ave	1927	Mrs. Nina L. & Dorothy F. Whiteman	(Dorothy F. Whiteman) Druggist, General Hospital
460	Scarboro Ave	1927	John S. Davie	Westin Investments
505	Scarboro Ave	1928	(New House)	
512	Scarboro Ave	1927	James McCullough	Manager, McCullough Brothers
522	Scarboro Ave	1928	William McRoberts	Manager, Imperial Optical Co.

### Scarboro Gets Its Name!

The building boom of the late 1920s led to a flurry of real estate ads that drew on the name of “Scarboro Avenue Church” or “Scarboro Methodist Church,” as it was called by then. The name attributed to Sunalta Addition would carry forward to the present day. It became known as “Scarboro District.”

During the previous building boom (1912–14), the name given to “Sunalta Addition” differentiated it from the original Sunalta laid out in plan 5380 A.V. The *Calgary Herald* published several advertisements in 1912 and 1913 that mention “Sunalta Bench” and “Upper Sunalta” to differentiate the Olmsted-designed landscape on the hilltop. In 1921 and 1922, there was a flurry of interest for lots found in “Upper Sunalta.” From 1927 to 1932, the frequency of distinguishable nomenclature rose considerably. The trend became to speak of “Sunalta Bench” (1927–29), then it shifted to “Upper Sunalta” (1928–31) and “Lower Sunalta” (1928–31). Finally, the name “Scarboro District” came into vogue from 1929 to 1932. The popularity of “Scarboro District” hit an all-time peak in 1929 and 1932, when it was used more than seventy times in advertisements appearing in each of those years. The *Calgary Herald's* real estate ads associated the Scarboro District with luxury and the single-family home.

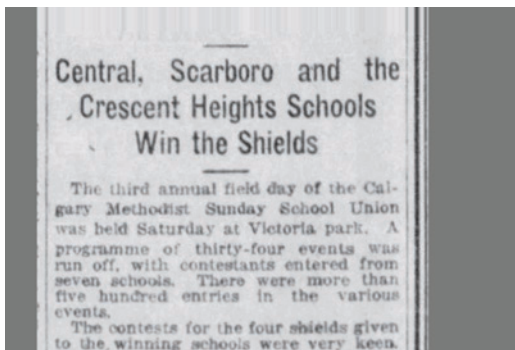
"Scarboro District. Beautiful, eight-room home, with nice grounds, in very good condition. Owner will sell for \$10,500, or trade for small home, five rooms." *Calgary Herald*, 28 March 1929.



*Calgary Herald*, 20 April 1929.

By the late 1920s, community life warranted a special name for residents' activities associated with place-making. The Scarboro Methodist Church, a vehicle for social gatherings, worship, sports, and entertainment, would have certainly contributed to the naming of "Scarboro District." Women's groups, sports clubs, and youth met frequently over the course of the 1920s at the Scarboro Methodist Church, and they borrowed the name "Scarboro" to identify themselves.

In track and field, for example, the Scarboro Avenue School was said to compete against Crescent Heights School.



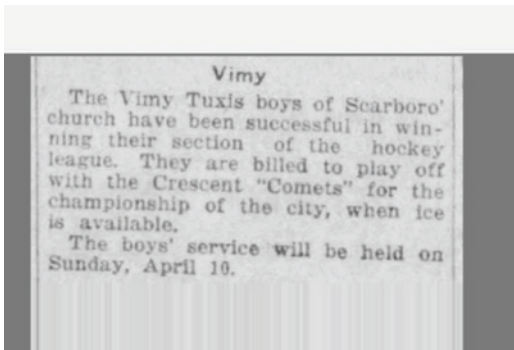
...paper clipping reads: "The third annual field day of the Calgary Methodist Sunday School Union was held Saturday at Victoria park. A programme of thirty-four events was run off, with contestants entered in seven schools. There were more than five hundred entries in the various events.

...contests for the four shields given to the winning schools were very keen. The Junior shield, given by W. W. Cumming, was won by Scarboro Avenue school, with a total of 28 points." *Calgary Herald*, 20 September 1929.

The "Scarboro Huskies" was the name given to the basketball team. "The 'Huskies' met on Tuesday evening at 6:30 for their regular bean and pie supper. The boys surely answered to the call of the camp yell and were full of pep from start to finish. After supper, a great sing-song was enjoyed. The minutes were then read and adopted, following which the roll was called, every boy being in his place with the exception of those on sick leave.

The Bible study proved very interesting, the boys limbering up and freely answering the questions asked by the mentor. 'Joseph's Life Decision Action,' was taken for the subject. The mentor showed how this decision at the age of 17, resulted in a great successful issue for God, and for Joseph's brothers, 23 years afterwards."

oro Church that competed.



The Vimy Tuxis boys of Scarboro church have been successful in winning their section of the hockey league. They are billed to play off with the Crescent 'Comets' for the championship of the city, when ice is available. The boys' service will be held on Sunday, April 10."

Calgary Herald, 9 April 1921.

Scarboro Scraps," the Trail Rangers, the "Scarboro Avenue C. G. I. T." [Calgary Girls in Training], the "Scarboro Avenue Sunday School," the "Scarboro Society." More often than not, groups that met at Scarboro Avenue Church identified themselves with the name of their meeting place.

By the late 1920s, residents articulated a sense of belonging to "Scarboro."

A new United Church was built in 1929 on Scarboro Avenue at the top of the hill at 15 Avenue and given the name of "Scarboro Avenue Church."

The union that resulted in the New United Church of Canada (bringing together Presbyterian and Methodist congregations), combined with the influx of immigration to Calgary, the Chautauqua gatherings, and dinners hosted for Chautauqua performers just down the street: all of this activity indicate that the sense of place created by the late 1920s was quite eclectic and international, composed of strong voices from women and business owners. In other words, the sense of place being created was unique.

The new building site was 132-134 Scarboro Avenue SW. The church was of Gothic design, and its pastor Reverend J.H. Garden. The building was said to have been erected by United Church members of the Scarboro Avenue district.

Calgary Herald, 14 November 1929.



This beautiful building has been erected by United church members of the Scarboro avenue district. It is of Gothic design and is attractive in design both as to exterior and interior. Rev. J. H. Garden is pastor.

### ***Heritage Values***

- Scarborough has information value in displaying the lifestyles of residents in an inner-city “streetcar suburb” at the turn of the century. Due to the neighbourhood’s unique design and CPR’s early provision of services, Scarborough remained popular after the Boom Era and its bust, when property owners built houses during the 1920s. It retains characteristic elements that help citizens appreciate this early twentieth-century example of an “ideal suburb.”
- Scarborough has activity value as a “streetcar suburb” with municipal services (water, electricity, fire station, roads) and institutional buildings (school, church) as well as civic recreational spaces (Calgary Lawn & Tennis Club; Shaganappi Golf Course) that date from the 1910s. The street railway system influenced development along 12 Avenue and 17 Avenue.
- The Fire Hall #5 on Scotland Street has information value in relation to financial restraints following the First World War.
- Scarborough has person value for its association with important figures of influence, such as Arthur Wallace, “Frank” Moodie, George Venini, Annie Langford, Eneas McCormick, William J. Oliver, John and Nola Erickson, Reverend J.H. Garden, Clair J. Cote, Edward H. Crandell, etc.
- The Scarborough Avenue Church symbolizes the influence of the Anglo-Saxon Protestant Church at the turn of the century and its role in building community.
- The Chautauqua residence, home to Nola and John Erickson, is symbolic of internationalism in the early twentieth century.
- Scarborough District has information value due to its “cultural pluralism” at the turn of the century: Protestants, Catholics, women suffragettes, non-Anglo-Saxon immigrants all lived together in the neighbourhood.

### ***Character-Defining Elements***

- Landmark institutions from the Boom Era: Sunalta School (1912).
- Landmark institutions from the Post-war Era: Scarborough United Church (1929).
- Landmark civic amenities include: Calgary Lawn & Tennis Club (1912).
- Landmark civic parks: Triangle Park and Royal Sunalta Park.
- Important cultural events and activities: the women’s movement and the Scarborough Methodist Church were important to the sense of place created for “Scarborough District” in the late 1920s.

### ***Interpretation Opportunities***

- Signage focused on the historic and ongoing use of parks, streetscapes, church and school.
- Interpretive signage at the original residences that have activity value and information value.
- Interpretive signage at the original residences of historic persons of interest.



## 1930–1945: DEPRESSION AND SECOND WORLD WAR COMMUNITY IMPACTS

### Scarboro through Depression and War, 1930–1945

At the start of the 1930s, Scarboro was still in the midst of a building boom, a reflection of the prosperity of the previous half-decade. The spectacular stock market crash at the end of 1929 beggared many investors and ushered in a recession, but few people realized just how bad things would get. For Western Canada, the Depression was an economic cataclysm. The contraction was accompanied by droughts that devastated the agriculture industry. Unemployment was as high as 30 per cent in Canada and even worse on the prairies. Even new discoveries of crude oil in Turner Valley did little to alleviate the gloom.

Scarboro was insulated from the worst effects of the Depression. Despite the rapidly deteriorating economic conditions, a substantial number of houses were built in the first years of the decade. The community association was able to raise enough money to build a clubhouse and membership numbers remained strong. While some households in the district no doubt suffered, the majority got by, until another war ironically changed things for the better.

### Housing

Even as the Depression took hold, home construction in Scarboro scarcely seemed to slow. The amount of new home construction through the district in the first five years of the 1930s was substantial. In 1930 there were approximately 187 residential addresses listed in city directories for the district. Five years later, this had grown to 228, a substantial increase of 22 per cent. Most of the new construction filled in lots along streets that had already seen building, such as Scarboro, Sunderland, and Superior, but development started on other streets which had no or few homes. Salem increased to eleven homes from four, Sonora went from three to seven houses, Summer had its first two houses built, and Summit its first four.

#### New Home Construction 1930–1935

	1930		1935
Salem Ave	4	Salem Ave	11
Scarboro Ave	68	Scarboro Ave	73
Scotland St	18	Scotland St	18
Senlac St	3	Senlac St	4
Sharon Ave	10	Sharon Ave	16
Shelbourne St	23	Shelbourne St	23
Sonora Ave	3	Sonora Ave	7
Sudbury Ave	2	Sudbury Ave	2
Summer St	0	Summer St	2
Summit St	0	Summit St	4
Sunderland Ave	13	Sunderland Ave	18
Superior Ave	35	Superior Ave	41
12 Ave	1	12 Ave	1
17 Ave	7	17 Ave	8
Total	187		228

After 1935 the full bite of the Depression was felt. By 1940 only a handful of new addresses had been added and in at least two cases, these were houses that had become duplexed. The end of home construction was the most obvious sign of the Depression's impact, but there was also a small drop in the number of households that reported home ownership, from around 64 per cent in 1935 to 58.5 per cent in 1940.<sup>130</sup> A few homes had become duplexes or acquired suites.

The conversion of houses into suites or duplexes was a point of serious contention between the district and the city. Such conversions were common in most areas of Calgary during the Depression and war years. Many homeowners needed the rental revenue to make ends meet, which was true of some landlords as well. Other landlords took advantage of falling property values and tax seizure sales to buy houses as revenue properties. The lack of new construction also created a housing shortage, which became acute during the Second World War with the diversion of building supplies to the war effort and a marked increase in Calgary's population. In areas such as Mission, for example, up to 14 per cent of the housing stock had suites with separate addresses or were duplexes by 1941.<sup>131</sup>

In theory, there should not have been any duplexes or suited houses in Scarboro, due to the building restrictions in the caveat that applied to all the CPR lots, which specifically banned multiple household dwellings. The economics of the period did place pressure on the caveat, but ultimately the neighbourhood's—and often the city's—commitment to single-family dwellings prevailed. When the City of Calgary adopted land zoning in 1934, the Scarboro area was zoned for single-family residences only. There was provision for application to the zoning appeal board, which was composed of city councillors, for exceptions. Nearby property owners had to be petitioned and agree to the exception.

Dr. W.A. Piper of 227 Scarboro Avenue made the first known application. Late in 1936 he asked for permission to turn his house into an up-and-down duplex.<sup>132</sup> He had been ill and unable to work and was finding upkeep of the entire house onerous. He also argued that house was ideal for an upper suite, as the previous owner, Dr. McAuley, had maintained his office there and there was a separate entrance. Piper got the approval of the other property owners on his block, and his request was granted.<sup>133</sup>

Another request made around the same time as Piper's was not successful and attracted strong community opposition. The Toole, Peet & Co. had applied in 1935 to convert 222 Scarboro into three suites to increase the owner's rental revenue.<sup>134</sup> The company stated that the existing rental revenue was not sufficient to meet the property taxes and suites were necessary. Interestingly, out of thirty-four property owners residing on Scarboro Avenue, all but one had assented to the application. The company did not follow up on the application with the city engineer, who had to approve any plans to modify the house.<sup>135</sup>

A year later, the company made a new application, this time to convert the house into a nursing home for the Salvation Army. The Scarboro Community Club, as the community association was then known, strongly opposed the application. Club secretary W.A. Whyte made it clear that the club opposed a nursing home at that address or any other area of the district.

This was the start of a sustained campaign against any further attempts to turn homes into multiple dwellings. In 1939, the club wrote the city again to protest the fact that at least two and possibly more houses had been duplexed.<sup>136</sup> The club executive suspected that others were covertly renting quarters.<sup>137</sup> The city engineer later confirmed that five houses had been altered with the city's approval. The club's position was that the CPR caveats prohibited anything other than single-family residences and the zoning of the district supported the caveats. The club questioned why exceptions had been granted. A delegation from the club appeared before the Town Planning Commission at their next meeting, and the commission affirmed that duplexes and suites would no longer be permitted.<sup>138</sup> The club wanted the city to take action against property owners who had already done so, alleging that they must have used misrepresentation to get an exemption in the first place, as well as to inspect residences for illicit suites and enforce the zoning bylaw.

This was not the last word. In 1941 a homeowner circulated a petition in support of her application to duplex her house. The community club again protested to the city.<sup>139</sup> That seemed to be the end of the problem. The club remained vigilant, inquiring with the city commissioner as to active applications at the end of 1942, but there were none. Duplexing did not come up again. The early fight to prevent multi-unit housing, however, signalled the determination of the district's residents to maintain the existing character of the area, which has continued to this day.

The Depression and war left Scarboro as something of a still-unfinished neighbourhood. Even with the construction at the beginning of the decade, vacant lots dotted the more populated streets and avenues, and the western reaches were still mostly prairie and scrub. The neighbourhood had benefited from the attention of the city during the boom at the end of the 1920s. Between 1928 and 1930, Scotland Street, Sharon Avenue, Sunderland Avenue, and 17 Avenue to 24 Street were paved.<sup>140</sup> The remaining roadways were left as gravel. Sidewalks and curbs were built along the paved roads as well as some of the roads that were not done, such as Salem Avenue, Summer Street, and Summit Street. But after 1931, further infrastructure work was sharply curtailed until after the war. The community felt that street lighting was grossly inadequate and wanted ornamental light standards like those installed in Mount Royal but were informed there was no money. The one exception was parks. William Reader, the parks department head, was indefatigable in developing Calgary green spaces, and found room in his budget to develop Triangle Park and also the coulee on the west edge of the district, where the community wanted to establish a clubhouse, ice rinks, and tennis courts.

### The Community Club and Clubhouse

Another sign of the relative stability of the district through the Depression was the building of a community clubhouse. This had become a pressing objective of the Scarboro Community Club, which had begun in 1926 and was the forerunner of the contemporary community association and fulfilled much the same functions. The club subsisted entirely on fundraising from the community. It was believed that a permanent and substantial clubhouse, with ice rinks, tennis courts, and a playground, was crucial for the sports and recreation it offered to the district's residents, particularly children, as well as being a meeting place for social gatherings and other community functions.

By 1933 the club was able to lease city lands in the coulee on the west side of the area and had sufficient funds to build a modest, rustic clubhouse. Although the building was not expensive and utilized volunteer labour, its construction does indicate that the residents were not in such financial difficulty that they could not afford to donate to the club and building fund.

The same was true of the club's ongoing activities. After the clubhouse was built, the club started charging a membership fee for use of the facilities, set at five dollars per family and an additional one dollar per child, up to a maximum fee of eight dollars. The fee was not an insubstantial amount of money in the 1930s.<sup>141</sup> The annual membership drives through the decade usually saw about 60 to 70 per cent of households subscribe. While it is impossible to know whether financial distress was a factor for people not buying a membership, membership drives in the 1940s and 1950s had a similar or even lower rate. The club also charged additional money for some of its other functions, like dances and bridge tournaments, to cover expenses and make some additional profit. Through the 1930s, these events had good attendance, another indication that most households in the district were not in straitened circumstances.

The clubhouse and the community club were a major part of the strong social connections forged among the residents in Scarboro during the Depression. As well as providing recreational facilities and organizing sports for children, the club sponsored a wide variety of social activities through the thirties and onward. The ice carnival, first held in 1928, drew people from across Calgary, with skating and fancy-dress competitions. There were "moccasin dances" held on the community ice rink, where participants donned moccasins instead of skates. The district held several dances every year at Penley's dance hall and the Renfrew and Glencoe clubs, which were not restricted to residents alone but attracted other Calgarians. The club had a dramatic section, which put on plays in Sunalta School and also musical performances there or in Scarboro United Church. There were picnics and marching band performances in the neighbourhood parks. Even meetings of the club executive were intensely social. After business was finished, those attending would often have a singalong, dance, play parlour games, or even put on skits. To what degree the club reflected the social bonds between residents in the area, and to what degree it created them, it is impossible to know. But there were doubtlessly many other informal gatherings, unrecorded and now lost to memory. Even in a time when most people knew their neighbours, Scarboro stands out.

### Some Social-Economic Observations

Scarboro in the 1930s was what many people considered a solidly middle-class, perhaps even an upper middle-class, neighbourhood. The vast majority of residents were in white-collar occupations. Some were in relatively modest positions—clerks, dispatchers, and telegraph operators for the CPR and CNR, for example—but the majority were managers, business owners, or were in sales. Many worked for insurance and finance companies, often as middle management, but there were also stock and commodity brokers. There was a number of professionals, a mix of doctors, dentists, lawyers, accountants, engineers, and even two chemists. There were also five teachers and four principals. Only a small handful made their living in labour or skilled labour occupations.

#### Scarboro Occupations 1930s<sup>142</sup>

Categories	1930		1935		1940	
	#	%	#	%	#	%
Agriculture	5	3.0	3	1.4	1	0.5
Business Proprietor	35	21.2	43	20.3	44	21.1
Clerical	10	6.1	18	8.5	13	6.2
Education	7	4.2	8	3.8	4	1.9
Managerial	50	30.3	68	32.1	73	34.9
Professional	13	7.9	24	11.3	20	9.6
Retired	0	0.0	2	0.9	2	1.0
Sales	23	13.9	24	11.3	23	11.0
Skilled Labour/Trades	12	7.3	10	4.7	7	3.3
Other	10	6.1	12	5.7	22	10.5
	165		212		209	

Overall, Scarboro’s occupational demographics were similar to Mount Royal, considered Calgary’s premier residential neighbourhood of the period, and Elbow Park, another desirable area. Mount Royal had more professionals than Scarboro and, not surprisingly, a larger number of prominent businessmen.<sup>143</sup> Mount Royal was still the area of choice for most of the city’s wealthier citizens. But Scarboro, while still relatively undeveloped compared to the other two districts, was still an area that attracted the physicians, lawyers, businessmen, and middle managers seen in those areas, as well as a smattering of more prosperous individuals.

Scarboro’s residents would have seen their salaries drop, their businesses struggle, and their employment jeopardized during the Depression. Doctors and lawyers had difficulty collecting fees, and the latter often had slow periods with little work. There is no evidence of any significant privation in Scarboro, although it is very likely that households would not advertise the fact that they were receiving government supports—“relief,” as it was known—or struggling to pay mortgages. There does not seem to have been widespread foreclosures or tax seizures of homes, although vacant lots reverted to the city due to tax arrears.<sup>144</sup> In Canada, the Depression disproportionately affected those lower on the socio-economic ladder, and in the west, farmer and ranchers were afflicted with severe droughts and low commodity prices. Neighbourhoods like Scarboro weathered the times much better than many places.

As far as can be told from the surnames seen in the city directories, the great majority of residents were of Anglo-Scottish or Irish heritage. There were names suggestive of French, German, Dutch or other European backgrounds, and several Jewish families. A fair number of residents were likely originally born outside Canada, part of the immigration wave in the first decade of the century, including from the United States, but likely the majority were Canadian-born. Without census data, which is not yet available for 1931 and onward, it is difficult to be more precise, and the ethnicity of the district’s residents merits more study.

## Second World War

The war that started in 1939 was both remote for Calgarians and an everyday reality. Like all of Calgary, the residents of Scarborough had to contend with rationing and shortages. And there was military service. Scarborough saw its sons and daughters, and sometimes fathers, join up to do their part.<sup>145</sup> The burden predominantly fell on the young. This is not surprising given the character of Scarborough as a well-established neighbourhood. Most of its homeowners were likely too old for military service, but many of their sons and possibly some of their daughters would have joined the military, and their sons were liable to conscription before the war was over.

Thanks to the *Scarboro News*, the community club newsletter, there is a list of those in uniform in 1942, comprising thirty-seven names.<sup>146</sup> Most were in the air force, including three sons of Norman Loughheed. All were men, but the list is only a snapshot, and it is not known if any women served. The older residents in uniform included Norman Dingle, a lawyer who lived at 220 Superior Avenue, a veteran of the First World War and a lieutenant colonel in the militia.<sup>147</sup> He returned to active service with the headquarters staff of Military District 13 in Calgary. John P. Alexander of 414 Superior was a flight officer in the RCAF. After the war, he became superintendent of forests for the Alberta Government. Dr. J.E. Hesson, a dentist, was overseas as a captain in the Canadian Dental Corp. There was also the Reverend H.E.D. Ashford, the minister for Scarborough United from 1940 to 1941. He left his ministry to serve as a chaplain in the RCAF with the rank of Flight Lieutenant.<sup>148</sup>

The neighbourhood could even boast of a general. A highly decorated career officer, Major General Hugh Andrew Young, fought in the Normandy campaign as commander of the Canadian 6<sup>th</sup> Brigade. Young had lived at 248 Scarborough Avenue while stationed in Calgary before the war and, upon returning from the war, joined his wife at 1702–17 Avenue SW where she had lived since 1943.<sup>149</sup> Young later became commissioner of the Northwest Territories and then deputy minister of Public Works with the federal government.<sup>150</sup>

There were also some contributions on the home front. The Scarborough War Service Unit of the Canadian Red Cross took up the struggle. Working out of the Scarborough United Church, over 150 women in Scarborough and adjoining districts knitted socks and prepared Christmas boxes for soldiers overseas.<sup>151</sup> There was also the Scarborough Hostess Hall. Another initiative of Scarborough United, the Hostess Hall was a place for servicemen to come for companionship and entertainment.<sup>152</sup> The church set up a society to run the hall, which was located in the former Macdonald Hall at 1706–17 Avenue, with Reverend Ashford as the first president. The hall functioned as essentially a drop-in centre for servicemen, where they were welcome anytime, but the society also put on teas, dances, and musical performances. Volunteer hostesses looked after the events and the needs of their visitors. Many of the women who helped at the hall came from the Scarborough congregation and the district. The opening night on 27 September 1940 was packed, with hundreds of soldiers, sailors, and airmen waiting hours outside for a chance to get in.<sup>153</sup> The hall operated until the end of the war.

The war's end was a moment of great celebration in Scarborough as it was across the nation. For Canada, it was also the beginning of an unprecedented thirty-five years of economic expansion. Buoyed by the oil discoveries that started in the 1940s in Alberta, Calgary would grow almost seven-fold, expanding outward in every direction with new suburbs, schools, industrial parks, retail malls, and expressways. Calgary's transformation from a small prairie city to a metropolis had important consequences for Scarborough, which itself was transformed from a half-developed suburb on the edge of town to an inner-city neighbourhood, all in the space of fifteen short years.



***Heritage Values***

- Scarborough through this period had activity value, in the creation of an active community association which was an expression and a source of strong social cohesion in the district and was responsible for community amenities and recreational opportunities.
- Scarborough showed further activity value in residents' participation in the home-front war effort and military service.
- Scarborough had persons value for prominent residents, including H. Gordon Love, founder of CFCN broadcasting; George Maxwell Bell, oilman and newspaper magnate; Rev. John H. Garden as pastor of Scarborough United and later principal of Mount Royal College; William J. Oliver, noted photographer; and Major General H.A. Young. Further research will uncover more individuals of historical significance.

***Character-Defining Elements***

- Triangle Park was developed in the 1930s, including a special 1937 planting to commemorate the coronation of King George the VI.

***Interpretation Opportunities***

- There are no obvious interpretive opportunities for this period apart from being a segment in a developed community history in online or printed form.

## 1946–1960: COMMUNITY BUILD OUT TO CURRENT SCARBORO

### Scarboro and the Age of Expansion

The end of the Second World War ushered in an era of economic expansion and social change never before seen in Canada. After a decade of stagnation and privation during the Depression, the war effort saw five years of near full employment, massive industrial mobilization, high agricultural prices, and government spending that acted as one enormous stimulus. At war's end, there was massive pent-up demand: Canadians, after years of rationing and shortages, had money to spend. The federal government, hoping to avoid the recession that followed the First World War, funded education and programs to finance housing for veterans, with the latter then expanded to the general population in order to meet the demand for new homes. In a virtuous cycle, economic expansion created the additional tax revenues that allow governments at all levels to spend freely on much needed infrastructure. In Alberta, the discovery of oil near Leduc in 1947 gave new legs to the province's oil industry, previously centred on Turner Valley, and filled provincial coffers and individual pockets with more money. Calgary, already the headquarters of the industry, particularly benefited. The city's population had just hit 100,000 in 1946. By 1961 it was over a quarter-million and still growing.

Scarboro immediately felt the impact. The neighbourhood was finally completed, as vacant lots rapidly filled with new houses, streets were paved, and new lighting installed. The city's growth also started the transformation of the district from suburb to inner-city neighbourhood. The proximity to downtown, the large lots, the Olmsted design, and maturing trees and landscaping made the area more desirable than ever, even with the siren call of new suburbs. Scarboro escaped the deterioration experienced in some older residential districts in Calgary. But the car was now king. The streetcar tracks were ripped up and most people chose to drive to their jobs in the downtown core. Commuter traffic emerged as the greatest threat to the viability of the district. Engaged residents with a strong community association fought to limit the negative effects of traffic, inaugurating a twenty-year struggle with the automobile.

### A Neighbourhood Complete

After the war, Scarboro became a bit of a construction site for the next five or so years. There had been a small amount of home building during the war, despite shortages of building material, and by 1945, there was approximately 244 homes in the area. This jumped to 304 in 1950 and 317 by 1955, an increase of 30 per cent.<sup>154</sup> Only a handful of homes were built after this. The new construction was primarily along the south and west edges, which had seen relatively little previous development. Vacant lots filled in throughout the built-up areas. The City of Calgary sold off building lots that had been seized for tax arrears in the late 1940s and early 1950s. Although these sales had been controversial in some districts, such as Elbow Park, there did not seem to be any serious concern in Scarboro.

The new houses of Scarboro were a stylistic break from previous eras. The new predominant housing form was the post-war, modern bungalow. Low hip roofs with overhanging eaves, large picture windows, deep basements, and efficient internal floorplans characterized these houses.

### New Home Construction 1945–1960

	1945	1950	1955	1960	
Salem Ave	12	16	16	16	Salem Ave
Scarboro Ave	79	85	88	94	Scarboro Ave
Scotland St	20	25	25	25	Scotland S
Senlac St	4	4	4	4	Senlac St
Sharon Ave	18	18	19	19	Sharon Ave
Shelbourne St	23	26	27	27	Shelbourne St
Sonora Ave	8	8	8	8	Sonora Ave
Sudbury Ave	2	2	2	3	Sudbury Ave

Summer St	2	8	8	8	Summer St
Summit St	4	15	16	19	Summit St
Sunderland Ave	21	23	23	25	Sunderland Ave
Superior Ave	42	45	45	45	Superior Ave
12 Ave	1	5	5	5	12 Ave
17 Ave	9	23	27	25	17 Ave

The plaster and lathe and more elaborate wood trims found inside older homes disappeared, replaced by wallboard and minimalist décor. Scarborough, where building was on individual lots throughout the area, rather than large development and, in some cases, likely done to suit a particular customer, saw much more variation in design than in most new suburbs. There were two-storey homes, larger split-levels, and so-called ranch style houses, similar to homes built in comparable districts such as Mount Royal, Elbow Park, and Britannia in the same period.



540 Scarboro Avenue, 1966. *City of Calgary Archives, CalA PP-00053*; and 536 Scarboro Avenue, 1966. *City of Calgary Archives, CalA PP-00052*.

The building boom also meant that the area to the west of Scarborough, which had been surveyed and subdivided but never saw residential construction, was finally developed. In the early 1950s, the CPR resurveyed the area and submitted changed subdivision plans to the city for the area of Upper Scarborough.<sup>155</sup> Much of the original Olmsted plan for Upper Scarborough (part of today's Shaganappi) was lost to a simplified layout. Home construction in this area started in earnest once the new subdivision plan was in place, and by 1960 it was built out. The coulee was not developed and formed a physical barrier with the new development to the west, known as Upper Scarborough or Scarborough Heights. 17 Avenue and 12 Avenue—the latter with a newly aligned orientation, later to become Bow Trail—were the only road connections with Scarborough proper and the newly developed area was never really integrated with the old. The community club extended its boundaries in 1954 to include the area and canvassed for memberships there, but two years later Scarborough Heights decided to plump in with the West Calgary Community Association.<sup>156</sup> The building of Crowchild Trail in the 1960s definitively separated the two halves and Scarborough Heights went its own way. The Shaganappi Community Association eventually grew to include Upper Scarborough and Sunalta West, separated by Bow Trail, both to the west of Crowchild Trail.

### Asphalt, Concrete, and Steel

The end of the war meant the Scarborough district could now finally look forward to having its infrastructure finished. Initially cautious with spending, by 1947, the city started to plan and fund residential road surfacing and instituted a program to replace and improve street lighting.

While most of district had already been paved, the remaining gravel roads, including Salem Avenue, were an irritant to residents. The neighbourhood hoped to get the remaining pavement quickly after the war, but the first road, Summer Street, was done in 1952.<sup>157</sup> Possibly due to a nudge from the community club, Shelbourne Avenue followed the next year, and in 1954, Salem, Sonora, and Summit, plus a stretch of 12 Avenue and 18 Street leading into the district. Scarborough's experience was common in older neighbourhoods, as the city concentrated on arterial roads and more heavily travelled routes before turning its attention to side streets.



Scarboro, 1949. Courtesy of University of Calgary Library Aerial Photograph Collection.

The community club had more success with streetlights. Standards for street lighting in Calgary between the wars were abysmal. Residential areas generally had one standard at intersections, small pools of light on otherwise dark streets. In Scarboro, at one point, the club had encouraged homeowners to all turn on their porch lights to provide more illumination.<sup>158</sup> In the 1930s, the club had lobbied for ornamental light standards like those installed in Mount Royal, but the city refused to advance any funds, and that was that, unless property owners wanted to bear the full cost.

The city made new street lighting a priority after the war, and so did the community club in Scarboro, carrying a petition drive in 1946. Near the end of the year, the club had sufficient signatures to present the petition to the city.<sup>159</sup> The district was promised new lights in 1947, but the year came and went without them, likely due to material shortages.<sup>160</sup> Scarboro finally got its lights the following year. The light standards came with some cost to residents. The city paid for the lighting outright, but then applied a special assessment to property owners to recoup some of the expense.





*Scarboro and Upper Scarboro, 1956. Courtesy of University of Calgary Library Aerial Photograph Collection.*

The district also bid goodbye to the street railway system after the war. The city's urban railway was in dismal shape after fifteen years of minimal maintenance. Street railways vanished throughout North America after the Second World War and Calgary was no exception. The city opted to switch to buses, both gasoline and electric, which utilized the same overhead lines as the streetcars. Service had already been cut back on the Sunalta line to rush hours only and the line was shut down in 1946. Finally, on 15 November 1948, the Killarney line ceased service, and shortly after the tracks were pulled up.

The end of street railway system initially left the district somewhat better served for transit, as the city inaugurated a bus line to serve Scarboro. Residents had asked for a bus route as far back as 1940, displeased with the relatively long walk to either streetcar line for many people.<sup>161</sup> In 1946, after the city announced the switch to buses, the community club quickly lobbied for bus service to begin before the cars were retired.<sup>162</sup> The request was granted, and bus service commenced in the fall of 1946.<sup>163</sup> The route did not traverse as much of the district as the community hoped for, and there was further lobbying to get the line extended to Scotland Street and the school.

The bus service was short-lived. Probably due to the increasing preference for cars, the Scarboro route was a money-loser and in 1961, it was cancelled despite protests from residents.<sup>164</sup> The community club suggested that the bus travelling to Spruce Cliff could be routed through the district, even if just at peak times, but the idea went nowhere. There were still buses along 17 Avenue and 14 Street, but much less convenient.

Scarboro also lost its fire hall in 1952, when the city decided a new building was needed to serve the southwest. The new hall was located on 14<sup>th</sup> Street and 32<sup>nd</sup> Avenue SW. The move did not seem to have been controversial in the district. And if the neighbourhood lost a fire hall, it gained a baby clinic. The city decided to convert the old hall—which had originally been a house—into a natal care clinic as part of an initiative to decentralize city-run medical services.<sup>165</sup> Mothers could bring their children for free check-ups and inoculations, with plans to also provide dental services. The centre was run with public health nurses and periodic visits from Dr. L.C. Allan, the assistant city medical officer. Mayor Don Mackay opened the clinic 28 May 1953, and it operated until 1982.



One thing Scarborough missed out on with the post-war expansion of city services, including recreation, was a swimming pool. The City and the Kinsmen Club, a service club which did much of the fundraising, built several outdoor swimming pools in the 1950s. The city wanted to build a pool to serve some of the older southwest districts and one possible location was beside the Tennis Club. The community was quick to encourage the idea. A pool would have been a major financial undertaking for the district, with an estimated cost of 60,000 dollars and the community club potentially responsible for one-third if it wished to help sponsor a pool.<sup>166</sup> In the end, the city decided the proposed location did not serve enough communities, and ultimately an outdoor pool was built near Marda Loop to the south.

### Traffic Woes – Part One

The paving of Scarborough was welcome, but it had an unintended consequence. By the mid-fifties, traffic throughout the city had increased dramatically. Car ownership was one of the symbols of post-war prosperity. Before the Second World War, the majority of Calgarians did not have an automobile. In fact, horse-drawn vehicles were still common, with bread, milk, vegetables, and ice still delivered primarily with horse and wagon.<sup>167</sup> After the war, a car was a must-have item. Widespread vehicle ownership immediately changed Calgary's development. Like most urban areas in North America, but particularly in the West, sprawl became an issue as low-density suburbs proliferated, which quickly made a vehicle essential, which encouraged more sprawl. Building roads, then expressways and eventually freeways became one of the preoccupations of civic government.

Calgary followed this pattern, and the city's explosive growth meant that traffic became a problem even with a robust programme of road building. The downtown core was the most important employment centre, as was common in other North American cities, creating a surge in traffic in and out every workday. The city's inner ring of neighbourhoods immediately suffered as most of the major routes to downtown passed either right through districts or along the borders. As these arterial routes became very busy, inevitably, rush-hour drivers started to look for shortcuts.

In this context, Scarborough was badly positioned. The southwestern margin of the city saw steady development, with Killarney, Rosscarrock, Spruce Cliff, Wildwood, and other neighbourhoods built up in the 1950s. 17 Avenue and 12 Avenue were the major routes to downtown for these districts. Until sometime in the 1950s, the entirety of 12 Avenue was not paved and not as popular a route. As traffic built up along 24 Street, 17 Avenue, and 14 Street, drivers quickly discovered that they could shortcut through Scarborough, and paving the roads in the district made this an even more attractive option.

By 1956, the cut-through drivers were a serious problem.<sup>168</sup> There was heavy truck traffic, sometimes hauling construction equipment. But more of a hazard were the speeders. The city had placed a posted speed limit of twenty miles an hour, but it was ignored. Much more alarming was the claim that many drivers were ignoring the stop signs the city installed to try slowing down traffic a bit. There was a great deal of anxiety that someone, likely a child, was going to get killed.

Residents individually complained to the city, but the Scarborough Community Club also quickly jumped into the fray. The club was essentially stonewalled. When the club had complained, in 1952, to City Commissioner Ivor Strong about road construction trucks, Strong acted quickly to instruct the company involved not to use the shortcut.<sup>169</sup> But when the club president wrote to the Traffic Advisory Committee in 1956, he received a somewhat patronizing reply:

*We might advise that wherever paving has occurred there has always been a tendency for motorists to utilize paved streets and this is the situation in which the residents of Scarborough find themselves.<sup>170</sup>*

The solution of the committee chair, Alderman C.F. Mack, was to finish paving 12 Avenue west to 24 Street, at which point he was confident that much of the traffic would use that route. Other than that, he felt the stop signs, pedestrian signs, and marked crosswalks already installed should be sufficient.

The club's reply some months later was testy. It noted that 12 Avenue had still not been paved, and forcefully drew the attention of Mack to the recklessness of drivers.<sup>171</sup> The club's response fell on deaf ears. The club president was still complaining about the traffic in 1962.

The community could only hope that the building of Bow Trail and Crowchild Trail, despite the considerable impact on the district in other respects, would bring some relief from cut-through traffic as many drivers from the southwest would have a high-speed route into and out of downtown. If building Crowchild did cut down traffic in Scarborough, the reduction was short-lived. In the 1970s, traffic control was the defining issue of the decade for the district. Scarborough, it should be noted, was not alone in its traffic woes. Other comparable districts, such as Elbow Park, Rideau-Roxboro, and even Mount Royal had similar complaints and fought the same battles.<sup>172</sup>

### The Residents of Post-War Scarborough

Although traffic impacted the quality of life in Scarborough, the district remained a very desirable place to live. While most of the new construction was modest compared to some of the early homes, Scarborough very much retained the same character it had between the wars. While Mount Royal remained the city's premier neighbourhood through the 1950s, Scarborough was probably second, if less well-known.

A look at the occupations of householders in Scarborough gives a picture of a prosperous area of white-collar workers and professionals. Of those households reporting the occupation of the primary breadwinner, the largest number had a managerial position—between 20 and 25 per cent through the decade—some in an executive capacity, such as two vice-presidents of Canadian Western Natural Gas. Business proprietors of all types, from large concerns to small businesses, were the next largest group, ranging from 23 per cent in 1950 to about 16 per cent in 1960. These included individuals such as H. Gordon Love, founder and president of CFCN Radio and Television, who had lived in Scarborough since the late 1920s, and Cyril Holloway of McGinnis Holloway Funeral Homes, a resident through the 1950. Not surprisingly with Calgary's building boom, there were several general contractors living in the neighbourhood, including the founder of Hurst Construction. Interestingly, despite the astounding growth of the oil industry, there were only a handful of industry entrepreneurs to be found, and only about 10 per cent of those giving occupations were clearly working at oil companies.

Next to managers, executives, and business owners, professionals were the largest group of occupations. With the oil boom, Scarborough's professional class included an increasing number of engineers, geologists, and geophysicists. Professionals made up 15 per cent of those listing their occupation by 1960. There were two District Court judges and a number of other prominent lawyers found in Scarborough, such as Macdonald Millard, a litigator who had served as the community club president in the 1940s, and James Herbert Laycraft, a future chief justice of Alberta. On the other end of the spectrum, the number of people in the trades or working as skilled labour, always small in Scarborough, dropped to 2.5 per cent.

One interesting development, demonstrating one of the social changes that had begun during the war, was the appearance of more working women in the city directories. While certainly many women worked in pre-war Calgary, with the exception of teachers, it was rare to see them reflected in directories. The 1950s is often seen as a time when, after many women worked outside the home for the first time during the war, traditional gender roles were reasserted. While many women indeed went back to being homemakers, ever-increasing numbers joined the work force and started moving into business and the professions.<sup>173</sup>

### Occupations 1950–1960

Categories	1950		1955		1960	
	#	%	#	%	#	%
Agriculture	0	0.0	0	0.0	0	0.0
Business Proprietor	61	23.3	62	21.5	45	15.7
Clerical/Administrative	13	5.0	10	3.5	12	4.2

Education	2	0.8	1	0.3	2	0.7
Managerial	64	24.4	64	22.1	55	19.2
Professional	39	14.9	35	12.1	43	15.0
Retired	21	8.0	32	11.1	56	19.6
Sales	26	9.9	19	6.6	15	5.2
Skilled Labour/Trades	9	3.4	7	2.4	7	2.4
Widow	5	1.9	20	6.9	26	9.1
Other	22	8.4	39	13.5	25	8.7
Totals	262		289		286	

There were several women professionals to be found in Scarborough in the 1950s. Dr. Margaret Shea of 1628 Scotland Street was a dentist for the city health department. Mrs. Margaret Kerr from Scarborough Avenue owned Margaret Kerr Ladies Wear on downtown on 8 Avenue, while Mrs. Emily Kraft on Superior Avenue had Kraft the Furrier, with two locations. Mrs. Fay Finestone, who also lived on Scotland Street, was the accountant for Art Cleaners, a dry-cleaning company with several locations in the city. There was also Sarah West, a stenographer for the CPR's Department of Natural Resources, and Helen Montgomerie-Bell, the granddaughter of Colonel James MacLeod, who lived with her widowed mother on Summit Street and worked as a secretary at Canadian Western Natural Gas. Montgomerie-Bell had been in Royal Canadian Air Force and was a codebreaker at Bletchley Park in England.<sup>174</sup> She worked for the gas company until retiring in 1977.

The occupations reported by householders in Scarborough also make clear an important demographic change in the district. The community was rapidly aging. In 1950, about 8 per cent were retired, and another 2 per cent were widows. But by the end of the decade, nearly 20 per cent of those reporting an occupation were retired, and another 10 per cent were widows. A similar phenomenon could be seen in Mount Royal and Elbow Park, but Scarborough had a much higher proportion of seniors than the other two districts at the end of the 1950s. This occurred at a time when school boards across Canada were desperately building schools to keep up with the ever-growing number of children as the baby boom reached its peak. Scarborough, as a long-established neighbourhood and a more expensive one, was not an obvious option for young families. The district was a very stable area, with a high rate of home ownership in the 1950s—around 90 per cent of householders reported owning their home—and many long-term residents. Many Scarborough homes were built after the First World War, and a significant number of the people who settled there in the 1920s and 1930s remained for decades, only to get old together.

Such a shift in the area had implications. A drop in school-age children is an obvious factor in school closings, and Sunalta School was threatened with closure around 1957.<sup>175</sup> The community club started having difficulties with membership numbers by 1960, and the large number of seniors was likely a factor. In that respect, the new homes built in the area in the late 1940s and 1950s may have brought an important injection of younger families into the area, but this is speculation. The neighbourhood's future, however, would be determined when those many older residents died or left, and their homes went on the market.

As the 1950s ended, Scarborough was in some respects a changed neighbourhood. At the end of the war, if not exactly situated on the edge of town, Scarborough was pretty close, and in parts of the neighbourhood, houses were few and far between, the roads were oiled gravel, and kids played in vacant lots. This all changed as the district filled up and new areas sprung up to the west and to the south. Scarborough was a suburb no longer and being part of the inner-city—with both the conveniences and disadvantages this brought—was now part of its reality.

***Heritage Values***

- Scarborough has activity value in the period covered as an example of further post-war development of a previously established but partially built-out suburb.
- Scarborough has activity value as an example of effective community lobbying of civic government for improved infrastructure and addressing problems that the community faced.
- Scarborough has persons value for its association with major professional, political, and business figures, including former member of Parliament and District Court judge Manley Edwards; Chief Judge of the Southern District Court John W. MacDonald; James Herbert Laycraft, future Chief Justice of Alberta; H. Gordon Love, founder and president of CFCN broadcasting; Cyril Holloway of McGinnis and Holloway Funeral Home; and others.

***Character Defining Elements***

- Post-war housing styles added to older styles of architecture.

***Interpretive Opportunities***

- Scarborough in this period is a good example of the initial impact of the transition from outer suburb to inner-city community.

## 1960s–PRESENT: COMMUNITY CHALLENGES AND OPPORTUNITIES

### Introduction

Between 1911 and 1951, Calgary’s municipal boundaries remained largely unchanged. Apart from Manchester to the south and Ogden to the southeast, the city was contained within the 36-acre section that had comprised its area in 1910. Scarboro remained approximately halfway between the western edge of the central business district and the western city limit at 37 Street SW. Calgary’s population grew nearly 300 per cent in that forty-year span (from 43,704 to 129,060), but the city’s vast area accommodated this threefold growth in population. The city limits actually contracted; in 1923, Calgary ceded the future Brentwood area to the neighbouring rural municipality and then re-annexed it in 1954.

In the decade between 1951 and 1961, the population nearly doubled again, and a series of annexations expanded the city’s area massively. By 1961, Calgary’s population exceeded 250,000, and its expanded area sprawled from Silver Springs in the northwest to Shepard in the southeast, and from the future Evergreen in the southwest to the future Saddle Ridge in the northeast. A multitude of new residential areas were developed on former agricultural lands, and, between 1961 and 1964, Calgary absorbed the former satellite towns of Forest Lawn, Bowness, and Montgomery. Driven largely by Alberta’s post-Second World War petroleum wealth, Calgary continued in subsequent decades to grow economically, spatially, and in population.

All of these changes affected Scarboro, which by the 1970s had been recognized as an inner-city neighbourhood. Many of its residents benefited from Calgary’s prosperity, including through associations with petroleum and its ancillary industries. But the city’s growth also created transportation and development pressures. Downtown remained the overwhelming destination for working commuters, who since the 1950s had relied increasingly on private automobiles over public transit for their daily commute. This led to traffic problems within Scarboro and to new traffic patterns and infrastructure that affected the neighbourhood directly.

Scarboro residents and the Scarboro Community Association (SCA) have always looked to city administration and local elected officials to satisfy community requirements and to resolve problems. In this period, for the first time in nearly half a century, Scarboro (along with all city areas) gained local political representation. Before 1961, aldermen were elected on a city-wide basis. That year, city council was reorganized on a ward system for the first time since 1917. Calgary was divided into six wards, with each ward represented by two aldermen. Scarboro became part of Ward 4, which in 1961 elected veteran alderman Clarence Mack (1920–1974) and a first-time alderman, Jack Leslie (1920–2010). Mack represented the ward until 1963, and Leslie remained until he won the mayoralty in 1965. Later Ward 4 aldermen included Roy Deyell (1925–2011) from 1963 to 1965, Art Smith (1919–2008) from 1965 to 1967, Marion Law (ca. 1927– ) from 1965 to 1968, Lou Goodwin (1914–1997) from 1967 to 1971, and Ed Dooley (1930–2015) from 1968 to 1971. Between 1971 and 1977, Ward 4 was represented by Ed Oman (1930–2013) and Barb Scott (1931–2014).

Council was again reorganized in 1977, expanding from six wards to fourteen, with one alderman elected from each ward. Scarboro became part of Ward 8, which was represented by incumbent alderman Barb Scott from 1977 until 1995. Later aldermen included Jon Lord (1956–2014) from 1995 to 2001, Madeline King from 2001 to 2007, John Mar from 2007 to 2013, and Evan Woolley beginning in 2013. Mar was a second-generation Scarboro resident who served on the community association’s board before his election to city council. Following the 2017 municipal elections, aldermen were renamed councillors.

### Transportation

In 1959, the city traffic survey committee projected a trebling of privately owned vehicles in the city by 1980. City council adopted the committee’s recommendations to develop concentric inner-ring and outer-ring freeways, including six new bridges, in order to facilitate commuter traffic to and from the city centre. The proposed outer ring included a 24 Street expressway connected to a 22 Street bridge across the Bow River. These two components



were built in 1966–67 as Crowchild Trail and the Crowchild Bridge. The committee also recommended a daytime parking ban on major arteries, including 17 Avenue east of 24 Street SW, which forms Scarboro’s southern boundary.

Traffic Superintendent Robert Bailey (ca. 1931–2009), who headed the 1959 traffic survey committee, also dealt directly with Scarboro. In 1962, Joe Badyk (1927–1996), an oilpatch executive and resident of 401 Scarboro Avenue, sent Bailey a detailed memo outlining the hazardous conditions at the avenue’s intersection with Shelbourne Street. Badyk had written in frustration after two years of inaction from Bailey’s Traffic Engineering Department. Five months later, Badyk thanked Bailey on behalf of grateful Scarboro residents for his quick work. In his brief letter, Badyk identified the larger traffic problem and its expected solution:

*We observed that your department quickly analysed the traffic flow situation; installed crosswalk markings; pedestrian crossing and other traffic signs. Under the circumstance you have unquestionably provided a safer guide for movement of traffic through the Scarboro residential district. Certainly, the final answer to the traffic flow situation in this area will be to divert traffic to and from the South West area of the city, via Richmond Road and the Scarboro gully, to the proposed 22nd Street bridge.<sup>176</sup>*

Scarboro’s traffic problem—later characterized as having been “very severe and destructive”—was that commuters were shortcutting through their neighbourhood.<sup>177</sup> The introduction of Crowchild Trail into Calgary’s transportation system reduced commuter traffic through Scarboro. As expressed in a 1975 brief from the SCA’s Traffic Committee to Mayor Sykes and city council, it also gave community residents reason to hope for the future of their neighbourhood:

*The most encouraging effect of the Crowchild Trail development was its dramatic reduction of traffic on residential streets in Scarboro and the sudden realization by many people—residents and non-residents alike—that maybe an inner-core community such as Scarboro could be protected and that maybe it was not inevitable that we as a community become a traffic victim. Property values soared and all open and available lots were developed with new homes of a calibre that attested to this new optimism. Young families and mature families alike bought every old home offered for sale and with hammers and mortgages in hand, set about rejuvenating the area. Many of these are first time homeowners.<sup>178</sup>*



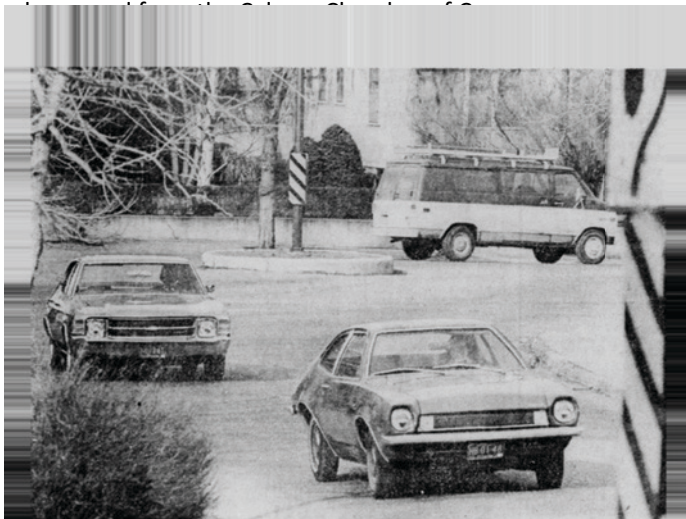
*Crowchild Trail was completed in 1967 and officially opened the following year. It was named for Chief David Crowchild (1899–1982), who had led the Tsuut’ina Nation adjacent to Calgary since 1946. “Crowchild Trail, Calgary, Alberta,” 1967. Courtesy of Glenbow Archives, NA-2864-1164c-1, Archives and Special Collections, University of Calgary.*

Crowchild Trail became an efficient north–south artery on Calgary’s west side and a point of entry into the city centre at 9 Avenue and 17 Avenue SW. But its alleviation of Scarboro’s traffic problems proved temporary, as the SCA’s 1975 brief outlined:

*Again, in the 1970’s, as in the early 1960’s, the residents of Scarboro are being threatened by traffic. But unlike the attitude of inevitability which prevailed in the early 1960’s, the residents of Scarboro now consider any unnecessary through-traffic to be unjust (having spent the last ten years recovering from the effects of the Crowchild development) and improper (believing through-traffic should be encouraged, if not obliged, to remain on the arterial roads provided for it). Furthermore, when the Crowchild Trail was constructed the intersected and bordering communities were assured that every reasonable effort would be made to insulate them from noise and spill-over traffic pollution. In most instances, this was done such as in West Scarboro [the future Sunalta/Scarboro West] where 22nd and 24th Streets were successfully modified to give that area protection but in Scarboro proper nothing was changed.<sup>179</sup>*

A 1974 City of Calgary traffic study confirmed and quantified the traffic problem. To get from the intersection of Richmond Road and 17 Avenue SW to the 11 Avenue/12 Avenue one-way couplet, many shortcutters were following a route along Summit, Sonora, Scotland, Superior, Shelbourne, and 18 Street. This involved six sharp curves and several lesser curves. Many shortcutters drove at high speeds, squealing their tires and disturbing residents early in the morning and late in the evening. City officials worked with the SCA’s Traffic Committee and its chair, James E. (Jim) O’Byrne (1933–2019), an oilpatch executive and resident of 342 Scarboro Avenue. O’Byrne spearheaded an effort to secure road closures intended to keep external commuter traffic out of the neighbourhood, as the community association in Mount Royal had done successfully in 1972.

In autumn 1974, SCA members voted to recommend a six-month trial of road closures. The city approved the trial the following spring, and three configurations of barricades were placed in separate phases between August 1975 and February 1976. In the final month of the trial, they were beautified through use of planters and trees



“Rush hour traffic in Scarboro . . . this intersection is part of the favorite shortcut,” 1975. Courtesy of Glenbow Archives, NA-2864-27362, Archives and Special Collections, University of Calgary.

The city concluded that the experiment had reduced commuter traffic through Scarboro, but the configuration of barricades had disrupted local traffic and had created more traffic on certain streets and in neighbouring Sunalta. Norval Horner, a later SCA president and the community’s historian, wrote of the project as it affected the two neighbourhoods:

*This was a set of internal road closures designed to leave the communities’ borders open but force shortcutting drivers to travel much longer distances to get through. No one was prepared for the*

*commotion that followed installation of the temporary diversions: frustrated drivers buzzed angrily around the communities like bees, formerly quiet streets became busy, community members had their driving habits disturbed, and some went wild. The barricades displaced traffic towards 15th and 16th street in Sunalta, which caused great upset there.<sup>180</sup>*

While Scarboro residents were divided on the barricade experiment, a majority of the neighbourhood's respondents to a City of Calgary survey wanted some form of traffic control. However, the city shelved the divisive barricade project pending further study. Design briefs for Scarboro and Sunalta were developed in 1979–80. Meanwhile, in 1979, city council directed the Transportation Department to study traffic volumes and speeds in residential areas and to suggest remedial action. The following year, the department issued "A Study of Methods to Reduce the Volume and Speed of Traffic in Residential Areas" and made the report available to the Federation of Calgary Communities and the general public. The Calgary Inner City Coalition, a group of seventeen community associations (including Scarboro's) that shared concerns about traffic pressure, densification, and pollution, was formed at the same time.

The SCA was among the community associations that engaged in the city's process. Peter Burgener (1950–2014), an architect and resident of 502 Scarboro Avenue, developed a design brief. Future SCA president Norval Horner and two fellow Scarboro residents, initially George Eynon of 414 Superior Avenue and later Todd Saunders of 218 Superior Avenue, co-chaired the Traffic Committee. With the support of Alderman Barb Scott and colleagues in Sunalta, Horner and his co-chairs persuaded the city to conduct a new study, which was facilitated by transportation planner Neil McKendrick. The result was another experiment in temporary closures, which began in February 1982. Horner later characterized the outcome:

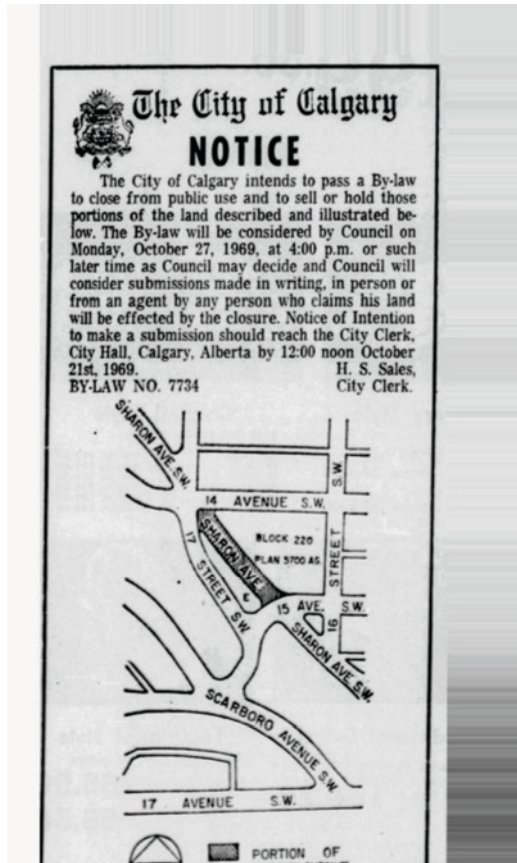
*It was a set of partial closures and diversions that maintained access on all sides of the area. Within a week, I knew we had made a desperate mistake. Shortcutting traffic acted like water in a dam. It would find any opening and drive any distance at high speed to avoid a single traffic light. Formerly quiet streets became raceways.*

At a community meeting in July 1982, SCA members approved a request to close most points of entry into the neighbourhood. The Transportation Department accepted the request and determined that it could make the change without further consultation with city council. The new barriers, placed in August, closed all streets on 17 Avenue between Summit Street and 14 Street SW, and it banned left turns into and out of the community on Scarboro Avenue. Commuters continued to use two small lanes on 17 Avenue SW until the city closed them with locked gates.

The new barrier configuration solved the traffic problem, but city council support for its permanent implementation waned. In a 1983 compromise, the city agreed to place permanent barriers if the residents of Scarboro and Sunalta paid the cost (approximately \$150,000, or \$300 per household). Community residents approved the measure, and the barriers were made permanent. Scarboro and Sunalta remain the only Calgary neighbourhoods that paid for their own traffic controls.

### Consequences of Crowchild Trail Construction

Construction of the new freeway severed Scarboro proper from Scarboro Heights (later renamed Sunalta/Scarboro West) to the north and west, an area that had comprised nearly half of Scarboro's households. It also obliterated the ravine that generations of residents had enjoyed and beautified. This resulted in the loss of the Scarboro community hall and the remaining evidence of the historic sandstone quarry. In compensation for loss of the community hall, the city arranged for the SCA to obtain the former Boy Scouts of Canada hall at 14 Avenue and 17 Street SW, which had recently been vacated. The hall's park setting expanded to its present dimensions through closure of portions of Sharon Avenue (in 1969), 17 Street SW (in 1973), and Sudbury Avenue (in 1974). The park was renamed Royal Sunalta Park around 1998.



“Autumn scene on Scarboro Avenue,” 1960, by Alison Jackson. Courtesy of the Calgary Public Library, Williams & Harris Shared History Centre, aj\_50-02.

*Calgary Herald*, 11 October 1969, p. 19

### Threatened School Closure

In the 1970s, the Calgary Board of Education (CBE) recognized that schools in established neighbourhoods were underutilized while newer subdivisions experienced growing student populations. In 1978, the CBE conducted a demographic study of its schools. Later that year, Collins Meek, the CBE’s director of corporate planning, recommended closing thirty-one inner-city schools, including Sunalta School, where enrollment had declined to 164 students. Meek’s Consolidation Report was widely unpopular, and it sparked energetic opposition in Scarboro.

Parents of Sunalta School students, led by parent Don Wares, prepared a twenty-five-page brief that the SCA presented to the CBE in 1979. The Wares report highlighted the school’s central location, its creditable facilities and condition (including two gymnasias and a new roof installed less than five years earlier), and its historic character. The report also outlined alternatives to closure, including the use of the facility for bilingual programs or for the Christian school proposed by the Logos Education Society and already approved by the CBE as an alternative educational program. SCA members expressed their preference for Logos’ proposal through a vote, and the CBE approved Logos’ use of the building. Logos Christian School opened in September 1979. In time, the student population expanded to the facility’s 400-student capacity, and some families attracted by the school’s program moved to the Scarboro neighbourhood.

The Logos society later opened a second school in St. Andrew’s Heights and contemplated opening a third. However, opposition existed to religious education in the CBE’s alternative schools, which also included two Jewish schools. In the 1983 municipal elections, a slate of candidates known as Save Public Education won a majority of trustee positions on the CBE (although Wares himself was re-elected; he was first elected in 1980), and the



alternative schools program was soon cancelled. Logos Christian School closed in June 1984. However, the CBE allowed Sunalta to remain open as an elementary school if it maintained sufficient enrollment. The school reopened in September with the same principal and much of the same teaching staff.

### Development Pressure

Scarboro has remained intact as a leafy residential subdivision where blocks of detached houses are punctuated only by quiet streets, churches, parks, a school, and community/recreational facilities. (The birch trees lining the community's streets, planted in the 1920s and dying by the 1980s, were replaced through the efforts of SCA Community Services Officer Todd Saunders and his successors.) Historically, the exceptions have been the Scarboro Health Unit (a public health clinic occupying the former Fire Hall No. 5 at 1629 Scotland Street SW) and three commercial enterprises along the busy 17 Avenue thoroughfare, notwithstanding the area's R-1 zoning (Single-Detached Residential). Two of these businesses, the Tom Payne Music Centre (located at 2126–17 Avenue SW between 1959 and 1965) and Spyros Painting & Decorating (at 1728–17 Avenue SW between 1971 and 1976) evidently operated from houses.

The single exception was the Scarboro Confectionery at 1716–17 Avenue SW. Built around 1911, it originally housed a dry goods store operated by Elizabeth Steen (née Stephenson, 1863–1952), who lived next door at 1714–17 Avenue SW with her husband Benjamin (1865–1918). The Steens were immigrants from Ireland. By the late 1920s, the building housed Henry Chernoff's grocery store, a business that eventually became known as Scarboro Confectionery. Lillian Richardson operated the store in the 1940s and 1950s. Bulgarian immigrant Peter Koloff (ca. 1906–1971) bought the building in 1955 and rented it to a series of merchants.

The store finally closed in April 1974, and the building became vacant. To fund her retirement, Koloff's widow, Mildred, sought to maximize the value of her property. In 1975, she secured a judge's order to remove the Anderson caveat, persuaded the city to rezone the property as DC (Direct Control), and arranged the sale of her property to an antique dealer who planned to open a shop on the site. The SCA feared this would set a precedent for further commercialization of 17 Avenue in Scarboro, and it appealed the rezoning successfully.

The adjacent property at 1702 and 1706–17 Avenue SW has also been at the centre of development pressure. In 1959, the Chevra Kadisha of Calgary, the city's voluntary Jewish burial society, acquired title to the property and permission to build its memorial chapel in place of the existing Mennonite church. The new building, designed by well-known local architect W.A. Milne (ca. 1924–2008), was the subject of a year-long dispute that continued after its construction began. The conflict was eventually resolved, and the Chevra Kadisha chapel served the Jewish community from 1961 until 2005 when the building was sold. The new owner, 17th Avenue Properties Ltd., gave notice that it planned to seek an amendment to the Anderson caveat as it applied to the property, a move that the SCA opposed. The owner, and at least one other that followed, were unsuccessful in developing the property.



*The Chevra Kadisha (Aramaic for “sacred society”) chapel at 1702–17 Avenue SW served as the Jewish community’s funeral chapel from 1961 until 2005. The building was demolished in 2014. Courtesy of the Jewish Historical Society of Southern Alberta, #1013 (interior), #1015 (exterior).*



In 2017 Bow Developments acquired the site for \$4.3 million. Two years later, the firm broke ground for Scarboro 17, a fifty-two-unit condo and townhome complex designed by Davignon Martin Architecture for a projected 950 residents. The development site includes the former Scarboro Confectionery site.



*Scarboro Confectionery, 17 Avenue SW and Scarboro Avenue SW, ca. 1970s, Scarboro Community Association.*

Scarboro has also experienced pressure for infill housing. In 1979, for the first time since its construction fifty-three years earlier, a new owner purchased the hillside Branton home and its sprawling 18,000-square foot lot at 501 Salem Avenue SW. It was designed by William A. Branton (ca. 1889–1976), Calgary’s long-time public school board architect, and it remained his home for decades. The new owner planned to subdivide the lot and build a new house on the west side. Despite community resistance, he secured a development permit and defended it successfully at the appeal board. Community representatives were finally able to defeat the proposal by demonstrating its inconsistency with the Anderson caveat, which prevented the placement of two houses on what had been one lot. Subsequent owners built a sympathetic (sensitive and fitting) addition on the west side of the house, but the lot remains intact.

Since the 1960s, Scarboro has overcome a series of existential challenges in the form of intense traffic pressure, threatened school closure, and development pressure. Each of these challenges prompted resident-led activism that resulted in effective traffic controls, continued operation of Sunalta School, and enforcement of the Anderson caveat that preserves the community’s historic character.



*"Norval Horner," circa 2012*

Long-time resident Norval Horner is representative of the many resident activists who have fought successfully to preserve Scarborough's character and heritage. Born and raised in Regina, he earned a B.Sc. at the University of Saskatoon, then moved to Calgary in 1971 and married Nora Moriarty. Norval completed a master's degree in Chemical Engineering at University of Calgary in 1983. He worked in the oil and pipeline industry as an engineer and sometimes as an executive. Norval and Nora bought their current home at 209 Scarborough Avenue in 1976, about a mile from where Nora grew up on Quebec Avenue.

Their house, which had been built in 1913 was originally rented by Rev. John Mayhew Fulton (ca. 1859–1951), a one-time minister of Knox Presbyterian Church (which remains extant as Knox United Church). "When we bought [our home] in Scarborough it wasn't just an old house that we got, it was a community," he told the *Calgary Journal* in 2011.<sup>[1]</sup> Norval and Nora raised four sons in Scarborough, all of who attended Sunalta School. Two of those sons later settled in Scarborough with their families, and a third son too up residence with his family north of Bow Trail in part of the original "Sunalta Extension."

Before long, Norval became active in community affairs, first with Don Wares in a successful effort to keep the doors of Sunalta School open. He then helped lead a renewed effort to reduce shortcut traffic speeding through Scarborough, serving as co-chair (along with George Eynon and later Todd Saunders) of the Traffic Committee. They worked closely with the neighbouring Sunalta community, notably with Harvey Bernbaum and Larry Horne (both of whom later moved to Scarborough). Their years of effort led to the installation of permanent traffic controls in 1984. Norval was also active in defeating development proposals on the community's boundaries. Norval and Nora served as SCA co-presidents in the early 1980s.

Norval became interested in Scarborough's history shortly after moving in and started to collect and preserve that history for posterity. He appointed himself as "community historian" (an unofficial title) and began interviewing long-time residents, some with connections dating to the neighbourhood's very origins. He also borrowed photographs of homes and neighbourhood scenes and made them available to the Glenbow Archives for community purposes. Norval had several photos reprinted in large-scale format and with help hung them in the community hall. When the SCA hall closed temporarily for mould remediation in 2003, he gathered the community's records and became their custodian. Some of the old boxes of papers included meeting minutes from the late 1920s. Norval began leading historical walking tours, and, in 1994–95, he wrote a series of articles for the SCA newsletter on community history, the history of individual homes, and the struggles for traffic controls and to keep Sunalta School open. He also gathered pictures and wrote the text for an anniversary booklet for the school's 75<sup>th</sup> anniversary in 1989.

Source: "Scarboro Survives as an Historic Inner-City Community," *Calgary Journal*, 15 Dec. 1911, <https://calgaryjournal.ca/2011/12/15/scarboro-survives-as-an-historic-inner-city-community/>

***Heritage Values***

- Scarborough has activity value for the successful resident-led activism that preserved the community's character through permanent traffic controls; preservation of residential zoning and the Anderson caveat that establishes a thirty-foot setback; and ongoing operation of Sunalta School.
- Scarborough has symbolic value as an early, inner-city neighbourhood that has survived traffic and development pressure and preserved its original character.

***Character-Defining Elements***

- Royal Sunalta Park, a park setting for the Scarborough Community Association hall expanded from its original small dimensions through closure of portions of 17 Street SW, Sharon Avenue, and Sudbury Avenue.
- Permanent traffic controls at points of entry along 17 Avenue SW.

***Interpretation Opportunities***

- The story behind the traffic controls.
- The story of Crowchild Trail and its impact on the community (loss of ravine and community hall, severance of Sunalta/Scarboro West from Scarborough proper, destruction of the remnant of the sandstone quarry, reduction in traffic pressure on Scarborough).

## COMMUNITY LIFE: A SOCIAL HISTORY OF SCARBORO

### COMMUNITY ASSOCIATION CLUB

The Scarboro Community Association was incorporated in 1934 under the *Societies Act* as the Scarboro Community Club. The objects of the club vividly describe its purpose:

- To provide for the recreation of the members and to promote and afford opportunity for friendly and social intercourse.
- To acquire lands, by lease, by purchase or otherwise, erect or otherwise provide a building or buildings for social and community purposes without limiting the foregoing to provide a recreation playground with all the incidental equipment for skating, tennis, bowling, swimming and other recreation facilities.
- To encourage and promote amateur games and exercise.
- To provide a meeting place for the consideration and discussion of questions affecting the interests of the Community.
- To give and arrange dramatic and musical entertainments, dances, bridge parties. . .<sup>181</sup>

From its inception to the present day, the association has been a vital part of the life of Scarboro, encouraging a high degree of social cohesion and involvement in the neighbourhood among its residents.

Incorporation was the latest step in the evolution of the association, which traced its beginnings to 1926, when residents of the district formed the Royal Sunalta Community Club. Scarboro was on the leading edge of a city-wide initiative. Residential districts throughout Calgary set up residents' associations in the late 1920s and early 1930s. These associations and clubs generally had the same goals: to provide recreation for youngsters in their district, primarily sports, such as through setting up and maintaining ice rinks for hockey and skating; to organize social events for residents; and to lobby civic government. Community associations provided recreational amenities that the city was not yet interested in providing or able to provide, while also giving a voice to neighbourhoods. Scarboro's club was, if not the first, one of the first such associations formed in the city.<sup>182</sup>

The club got off to a quick start. Although not yet incorporated, the club was well organized. By 1927, it had an executive and committees. The club held annual fundraising drives with door-to-door canvassing. One of the first goals was to set up and maintain skating rinks. Vacant lots on the 200 block of Scarboro Avenue were chosen as the first site of the ice rinks.<sup>183</sup> This was also the site for the first Winter Carnivals, run annually from the late 1920s until the late 1970s.<sup>184</sup> In a letter written by long-term resident George Venini to his daughter Bernice, who was away at university, he described the crowds at the Winter Carnival of 1928:

*Well, the long looked for carnival happened last Saturday night it was surely a success as nearly everybody in town was there. To describe the costumes would be like describing the peoples of the world, modern and ancient. Such a conglomeration you never did see. There were Robin Hoods, King Charles, Shakespeares, Indians and Squawk (sic), Cowboys and cowgirls, hunters and troopers, Bill boys and Brownies, Ladies of court, and gypsies, Uncle Sam and John Bull and others too numerous to mention. The night was ideal, and the crowd was immense & to judge from the cars parked around the rink you would think all of Calgary was there.*

*We had skating races and a parade of costumes. The music as supplied by the famous "Electrola" from Mason & Reich. After the prizes were distributed all the young folks, of which there were thousands were given candy, popcorn and doughnuts. Then the dancing started & kept up until midnight with interest unabated. A remarkable community effort.<sup>185</sup>*

By 1930, the ice rinks were moved to Triangle Park, at that point still undeveloped. A small warming hut, which was referred to as the "clubhouse," was also built, although it was a temporary structure. The club hired a seasonal caretaker to look after the ice rinks and hut.

Skating and hockey were quickly followed by other activities. The club helped pay for residents' access to the tennis club until it was able to set up courts of its own. During the summer, there was baseball and later volleyball and other sports organized for children. The club sponsored musical performances of various kinds and had a drama section. It held bridge tournaments and organized social evenings, as well as formal dances several times a year. These events were held at various locations, such as Penley's Academy, a popular dance hall, the Glencoe Club, the Renfrew Club, and on occasion, the Palliser Hotel. Social activities also served as fundraisers, with revenue from door charges and refreshments covering expenses and providing modest profits. The club also undertook the publication of a community newsletter, initially known as the *Sunaltan*, but later renamed *Scarboro News*.

The club was not solely focused on recreation. There was also an interest in the welfare of residents in the district. Through the thirties, there was a sick committee, which kept tabs on which households had someone ill. The committee would send flowers or cards—or a wreath when the illness turned fatal.<sup>186</sup> There was also a welfare committee to help people who were struggling economically. In one case, the committee representative visited a family, discovered they needed clothes, and sought donations from residents. The sick committee continued into the 1940s, but the welfare committee seemed short-lived. It was not mentioned again in the club's minutes after 1932.

By 1933, the Scarboro Community Club's organizational structure, its recreational and social offerings, its advocacy for the community, had reached the form it would have into the 1950s. It was also at this point that incorporation was necessary. There was concern that the executive might be found personally liable in case of any accident or injury during club-sponsored activities.<sup>187</sup> The club was in the process of building a substantial and permanent clubhouse on lands leased from the city. With permanent facilities, the club also started to collect membership fees and required more accountability. With incorporation, a name change was necessary. Another community organization, south of 17 Avenue, had been using Royal Sunalta as well and the club had been considering a new name for several years.<sup>188</sup> Upper Sunalta was one possibility. It is not known who suggested Scarboro, but the choice helped reinforce the identity of the district as distinct from Sunalta.

### **The Clubhouse**

The club had always aimed to procure a suitable site in the district for a permanent clubhouse, large enough for functions as well as storage of equipment, with space enough for ice rinks, tennis courts, and a playground. A committee was formed in 1932 to find a site and three possibilities were offered: buying a lot northeast of Sunalta School, leasing city land in the coulee north of 17 Avenue, or doing the same on the south side of 17 Avenue.<sup>189</sup> With the encouragement of the city, the club settled on the coulee north of 17 Avenue as the most feasible location for its clubhouse. In 1933, the club signed a ten-year lease for the site in the coulee and built a rustic clubhouse.<sup>190</sup> Although initially lacking amenities like running water or toilets, the building had a large stone fireplace and was adequate for the immediate needs. The property was sufficient for ice rinks in the winter and red shale tennis courts, installed in 1934, for the summer. The parks department undertook landscaping through the ravine, installing walking paths and planting grass, trees, and perennials to turn the clubhouse environs into an attractive park. There was even discussion of putting in bowling greens and a swimming pool.<sup>191</sup>

The clubhouse in the coulee would serve for over a decade but was never adequate. Although the building was sometimes used for meetings, including the annual general meeting, the club took to renting Scarboro United or using the school auditorium for the latter. Musical and drama performances under the auspices of the club were usually held at Sunalta School, as was the annual bridge tournament, because the clubhouse was not large enough. Drainage and water seepage from natural springs were another issue. Spring runoff often damaged the tennis courts, requiring constant resurfacing and replacement of the shale, and made it impossible to keep the rink hoardings up year-round.<sup>192</sup> By 1946 the courts were abandoned and the club again subsidized memberships at the Tennis Club.<sup>193</sup> The somewhat isolated location also made the clubhouse a repeated target for vandalism.

By 1943 the club decided that it was time to move out of the coulee and to a new site. Fundraising began for a new clubhouse, and the club approached the city to lease lands adjacent to the school grounds. The proposed site



turned out to be owned by the CPR, and a land swap was necessary. A more serious obstacle was that adjacent property owners were opposed to the move, mostly due to the potential noise. Twenty-two residents signed a petition. The opposition was sufficient to derail the project in the short term when the city refused to give the club a building permit without the approval of the nearby property owners.<sup>194</sup>



*Scarboro community clubhouse and tennis courts, Calgary, Alberta. Courtesy of Glenbow Archives, NA-3733-2, Archives and Special Collections, University of Calgary.*



*Marg and Helen Gifloy at community rink, Scarboro area, Calgary, Alberta. Courtesy of Glenbow Archives, NA-3983-1, Archives and Special Collections, University of Calgary.*

After a contentious meeting with both sides in 1944, the city lands committee essentially threw up their hands and told the factions to go work it out themselves and come back if they managed to agree.<sup>195</sup> A further meeting with the district residents got the club nowhere.<sup>196</sup> The existing clubhouse was damaged by a fire in 1944, but the club chose to use materials donated for a new building to rebuild it, rather than pursue the move. The club executive was resigned in taking no further action until the end of the war.

The continued shortcomings of the coulee site, however, meant the move was only paused. By 1946 the club once again took up the issue. The Sunalta Home and School Association, which saw advantages to having the club's rinks close to the school and wanted playing fields and a playground, threw its weight behind the club. After more negotiations with the opposed property owners and then the city, the club was able to move the project forward.<sup>197</sup> The city had made the land swap with the CPR, removing one complication to granting a lease.<sup>198</sup> The city was also disposing of a number of wartime Quonset huts that had been erected at the Mewata Armoury and was willing to donate some of the huts to interested community groups.<sup>199</sup> The club was granted a hut in December 1947 and during the summer it was moved, installed on a foundation with basement and renovated. The former army hut would serve the club for the next sixteen years.

The construction of Crowchild Trail, however, made yet another move necessary after the land on which the hall and rinks stood was deemed necessary for the expressway. The city offered the club the recently vacated Boy Scouts Hall at 1710–14 Avenue SW.<sup>200</sup> The hall had its own involved history. James Cross and the Calgary Brewery had originally donated the building to the Red Cross and moved to the east end of the CPR station on 9 Avenue SE and used a reception centre for returning wounded soldiers. After the war, the Red Cross donated the building to Boy Scouts, and it was moved to the site adjacent to the Lawn Tennis Club to serve as the Calgary District headquarters. In 1966 the building became the new community hall.<sup>201</sup> When dry rot was discovered in 1978 and fire department condemned the building, the community association once again started fundraising and planning for a new building. In the end, after a narrow vote in 1979, the community association chose to renovate the building.<sup>202</sup>

### Club Finances

The building of the clubhouse changed the financial basis of the club. Previously, the club had relied on an annual funding drive for donations as well as the sums raised with dances, drama, music performances, and the bridge tournaments. There had been debate over whether a membership fee should be charged, but given the lack of permanent facilities, the club decided this was premature.<sup>203</sup> Once the clubhouse was finished, the club changed policy, seeking more stable funding and also controlling access to the rinks and tennis courts. There had been difficulties previously with people from outside the community using the ice rinks, including rowdy behaviour, but the club had felt somewhat powerless to prevent interlopers.<sup>204</sup> Switching to memberships solved this problem. With better facilities, the club also felt it was reasonable to charge memberships for access.



*Boy Scouts' association district headquarters, Calgary, Alberta, 1948. Courtesy of Glenbow Archives, NA-4132-2 Archives and Special Collections, University of Calgary.*

The fee was set at five dollars, with an additional one dollar per child up to a maximum of eight dollars. This was a substantial amount at the time, with five dollars roughly equivalent to \$100 in 2020. As stated, many activities the club promoted, for both children and adults, had additional fees to cover expenses or, as in the case of dances, to

raise some extra money. The fees were a source of perennial debate for the club through the 1950s. A dip in memberships usually led to calls to lower the fee in the hopes of bringing in more members. Overall, membership in the club seems to have been remarkably stable. Although the club did not regularly report the results of membership drives, it was usually successful in signing up 60 to 65 per cent of the district's households.<sup>205</sup> In 1958, the club reached what may have been a high point with about 70 per cent membership.

### **Lobbying and Liaison with the City of Calgary**

Organizing recreational and social activities was a primary focus of the club, but it was also the vehicle for registering neighbourhood concerns with the city, particularly lobbying for desirable amenities and infrastructure. One concern was maintaining the building restrictions in place on many lots. As early as 1928, a club committee was busy ascertaining where the restrictions applied and discovering the intentions of the CPR with regards to enforcing the caveat.<sup>206</sup> One major issue that emerged with Depression and the wartime housing shortage was duplexing or installing suites in houses. The club protested when the city began allowing applications, insisting the city abide by the caveat restrictions and also its own development bylaws. The club remained vigilant through the 1950s as vacant lots were built on, although there does not seem to have been any conflict over new construction. The community association was very involved in the area redevelopment planning process the city instigated in the late 1970s and more recently, in development appeals as older homes have been demolished and the properties redeveloped.

Traffic was another area of concern that arose in the post-war period. Initially, the club lobbied to have paving completed in the district, which was complete by 1954. By the mid-1950s, cut-through commuter traffic had exploded, and the club tried to persuade the city bring in measures to control it. In the mid-1970s, the club led an extended effort to persuade the city to install traffic barriers to prevent commuters from using the neighbourhood as a shortcut.

Transit was another issue. The club lobbied for improved streetcar service, protesting when the Sunalta line was changed, resulting in less service. On a suggestion from a member, the club surveyed the district residents as to the desirability of a bus line through the neighbourhood to augment the streetcar.<sup>207</sup> When a bus route was implemented in Scarboro after the street railway system was discontinued following the war, the club asked for changes to improve service. The club also lobbied the city to develop park spaces in the district, particularly Triangle Park and the coulee where the clubhouse was located. As early as 1931, the club pressed the city for better streetlighting, preferably with ornamental light standards, a cause that was taken up again after the war.<sup>208</sup> This time the request aligned with the city's plans to improve the streetlighting throughout Calgary, and the club's efforts were primarily aimed at getting new lights sooner rather than later. Essentially, if there was any issue that affected the neighbourhood and the club felt the city should take action, a letter to the mayor, city council, or the city commissioner was sure to follow.

The city was not the only body to receive the club's missives and petitions. The club also took an interest in Sunalta School. The school was very much part of the neighborhood fabric, and the club had a good relationship with the school administration, frequently using the auditorium for events and the annual general meeting. The school could use the club's rinks, usually for a nominal fee. In the 1950s, the club complained to the school board about lighting and the condition of the blackboards. It was also heavily involved in convincing the board to build a new auditorium.<sup>209</sup> Later, as the Scarboro Community Association, the organization fought the spectre of closure in the 1980s.

### **The Club's Later Evolution**

The club seemed to have hit a high in 1958, but after that, there was a sea change. Memberships dropped precipitously. In 1959, there were only 157 members, barely 50 per cent. In 1960 membership slipped further, to only 150. The president's report warned that year that the club was no longer viable on the money raised from memberships and fundraising events.

The disengagement had been preceded by a reduction in the social events that had for many years been one of the defining features of the club. In his 1959–60 report, the club president also questioned whether it was worth continuing the annual dance:

*It is quite obvious that from the small turnout at these affairs, and the fact that many of those who attend are persons living outside of Scarboro and who come as guests of members, the annual dance is just not popular with members.*<sup>210</sup>

This was quite a change from debates over whether the club should have three or four dances a year, but attendance had been dropping off for some time. Even by the early 1950s, the club had concentrated on having one annual dance and dinner. The intense sociability that had characterized the club for nearly thirty years had greatly diminished. As the president observed, members likely had too many social activities and were passing on club events, but the problem went deeper, as it was also becoming difficult to find people willing to stand for the executive or be on committees. As the community association itself noted in 1978, there had been little formal opposition to the construction of Crowchild Trail in the mid-1960s, despite the profound effect the expressway had on the district.<sup>211</sup>

The change reflected different priorities, but also a change in society. The television age had dawned. This was one factor, but there were others. The City of Calgary had started to build a variety of recreational facilities after the war and became increasingly involved in directly funding and organizing recreation for children and youth. There was also a marked growth in commercial offerings for entertainment and recreation. The Calgary Ski Club, which had been founded a year after the club was incorporated, saw a precipitous decline in membership from over 1000 early in the 1950s to barely 150 ten years later.<sup>212</sup> Much of its mandate to promote skiing had been usurped by commercial operations. In his seminal essay, *Bowling Alone: America's Declining Social Capital*, political scientist Robert Putnam noted the decline in the United States of participation in civic organizations such as service clubs, religious groups, parent–teacher organizations, the Red Cross, and many others, starting in the late 1950s. He hypothesized that several factors were responsible, from the movement of women into the workforce, increasing time pressures of modern lifestyles, the growth of mass media, and a generational shift.<sup>213</sup>

The club did not fade away as the 1960 president feared. In the 1970s, it was again very active in dealing with traffic issues, leading up to the “battle of barricades” as the fight to get permanent barriers to prevent cut-through traffic was called. But the club was now the community association, formally changing its name in 1981.<sup>214</sup> It was no longer the intensely social organization it had once been, even if it still held social events. Now the beneficiary of operating grants and not so dependent on memberships, the association arguably became a better representative of the whole community. The association remains the primary voice of the concerns of residents and the district’s best advocate.

### LITERARY CONNECTION AND BOOK CLUB

In the early 1920s, Winnifred Eaton Reeve (1875–1954), the celebrity novelist known the world over as Onoto Watanna,<sup>215</sup> rented the house at 330 Scarboro Avenue, and lived there in 1923.<sup>216</sup> This is one of several *pieds-à-terre* Reeve rented in the early 1920s. The national literary publication *Canadian Bookman* described Reeve’s Scarboro Avenue home as “a centre for people of literary inclinations and literary aspirations.”<sup>217</sup> Reeve’s year in the neighbourhood was a flurry of literary activity. She promoted her first Albertan novel *Cattle*, wrote short stories, and penned freelance articles, including a column in the *Morning Albertan* covering the city’s literary scene. As president of the Calgary branch of the Canadian Authors Association, Reeve was actively engaged in building a literary culture in the City of the Foothills. She gave literary talks to local clubs, introduced visiting authors at public recitals, and worked alongside local writers to produce that year’s Book Week festival. Reeve was also instrumental in bringing the Little Theatre movement to Calgary.<sup>218</sup> Reeve left Calgary in the spring of 1924 and returned in 1931. She is commemorated at the University of Calgary in the theatre bearing her name, and on the Wheel of Women in the East Village.

A significant contribution to the social connections in Scarborough took place through a book club that started in 1977 by a small group of young moms. The women gathered in the afternoons to connect and discuss books, which later transitioned into evenings so they could enjoy book discussions with a glass of wine. The success of this social connection within the community has grown over time, as one chapter for a book club with five or six members grew to seven chapters with ten members each. (The seven chapters with approximately seventy to eighty ladies come together for a Christmas dinner each year.) The first book club started with two books per month, which has evolved to one book a month, due to busy schedules. The literature is often not as important as the camaraderie. In June each year, before the club takes a break for summer, members participate in a voting system whereby they suggest their top three book recommendations for the next September-to-June calendar year. Following book selections, a schedule is established with each member hosting one evening for book discussion at her home. Snacks and wine are often provided, each member hosting in turn. The first book club established in 1977 has retained members over the years despite some ladies having moved out of Scarborough and now living in other communities.

### ***Heritage Values***

- The Scarborough Community Club and Community Association have high activity value. The club was important to social cohesion amongst neighbours, maintaining the development character of the district and obtaining support for community amenities. The club promoted and administered recreation activities. Different iterations of the clubhouse and recreation grounds were an important focus.
- The Scarborough Community Club was an excellent example of the importance of community associations to the social life of a district and how such organizations interacted with civic authorities.
- The Scarborough Community Club has institutional value. The organization was the representative for the district with civic government and school boards. The club was vital to the district's social and recreational life.
- The Scarborough Community Club has person value. Residents significant to Calgary's history were active members of the club's executive, including Eneas McCormick, H. Gordon Love, Judge Manley Edwards, and Claire J. Cote.
- Winnifred Eaton Reeves (1875–1954), a celebrity novelist, moved to Calgary, renting a home with her family in Scarborough in 1923 that she deemed "a centre for people of literary inclinations and literary aspirations." This legacy continued with the long-standing Scarborough Book Club, which has contributed to social connections within the community and provides person and activity value.

### ***Character Defining Elements***

- The Scarborough Community Association's third clubhouse is one of the significant non-residential buildings in the district. Major alterations impact its value.

### ***Interpretation Opportunities***

- Interpretation of the history of the club, its activities, and impact on the district to be published through the community association website, augmented by an interpretative display on the history of the club and the district in the current community hall.



## RECREATION AND LEISURE

Scarboro has a long history of recreational and social leisure activities. The 1910 Olmsted Plan envisioned a suburban lifestyle that would heighten one's connection with nature and interactions with neighbours. Ample park spaces were designed to provide opportunities for casual conversation, outdoor play, and sports such as skating, baseball, and soccer. Facilities were added for golf and tennis. These recreational amenities were added at a time of intense suburban development when CPR and Toole Peet sought to market a fully serviced community. The other significant aspect of the Olmsted Plan was its triangular parks, designed to bring residents together. Olmsted designed a system of parks, streets, and open spaces that was enhanced by the programming of social activities provided by the Royal Sunalta Community Club established in 1926.

The many open spaces in Scarboro include large residential lots, streets, boulevards, parks, school yard, church yard, further enhanced by perennial gardens and mature trees. The natural landscape attracts visitors and inspires residents to be outdoors in their yards and walking in the community to connect with other neighbours. Triangle Park, as the largest park in the Olmsted design, was home to Scarboro's first community skating rink. In 1933, the community club decided that a more permanent space for recreation was needed as the location of the rink in Triangle Park was interfering with the development of the park. The executive determined that the coulee west of Sunalta School (then called "Sunalta Ravine" and now under Crowchild Trail SW) would provide a more favourable location for new recreation grounds.

The ravine was designed by William Reader, parks superintendent at the city, as a park that included the community hall, two tennis courts, and a recreational space for a full-sized hockey rink, pleasure skating rink, a stone fireplace, bridges, and stone stairway that linked Scarboro with Shaganappi. The community would pay for materials except for trees and shrubs. A total of \$760 was spent, which included \$350 for the first clubhouse, power, and fencing. Tennis courts received a red shale surface and special fencing for an additional cost of \$290. Residents from around the city came to enjoy the beautified ravine and the new clubhouse, which allowed non-residents to join. Despite the challenges posed by frost on the tennis courts due to spring water in the ravine, the community kept investing in them. In 1937 records show that sixty people a day played on the two courts and that an autumn tennis tournament had 106 registered players.

The club invested in pads and sticks for hockey teams and ran up to six junior teams in a league each spring, while also sponsoring baseball teams. Scarboro hockey teams frequently won city juvenile championships and the 1945 junior hockey team, the Scarboro Hawks, won the city championship and were entered to play in the Memorial Cup; however, they did not win. Alberta's Chief Justice Ken Moore grew up at 306 Scarboro Avenue, and he learned to play football, hockey, and other sports in the community. Later, he played for the Calgary Stampeders for two years, before going on to become a law partner with Peter Lougheed. The clubhouse was described in 1929:

*The movement of a former army hut was completed and remodelled, thus giving the club a splendid club room and dressing rooms for the two hockey teams, Caretaker's room and general dressing room for pleasure skaters. The club-house was placed on a partial basement in which has been installed a heating plant and hot water heating system.<sup>219</sup>*

A "fancy" (figure) skating teacher, Mrs. Ryan, would put on demonstrations with students at the annual carnival for which the club donated \$17 for a trophy. Skating rinks were a lively recreation amenity, with music always playing. Record purchases, record players, and speakers were often discussed at community meetings.

The ravine recreation area was ultimately lost due to various challenges in the 1940s and later with the development of Crowchild Trail and Bow Trail SW in 1964. The community facilities (hall and tennis courts) were relocated, leaving eight acres near Sunalta School available for ball diamonds, soccer fields, and a creative playground. Between 1933 and 1948, the ravine recreation area was integral to the community layout, providing access to Upper Scarboro lands to the west that connected with the Shaganappi Golf Course. The city provided a new site for a community hall and community skating rink in Royal Sunalta Park.



Glenbow Archives NA-3984-3



*"Jack and Ted Crooks with snowman, Scarboro district, Calgary, Alberta," ca. 1920s. Courtesy of Glenbow Archives, NA-3984-3, Archives and Special Collections, University of Calgary.*

*"Skating at community rink, Scarboro, Calgary, Alberta," 1936. Courtesy of Glenbow Archives, NA-3983-2, Archives and Special Collections, University of Calgary.*



Glenbow Archives NA-695-77



*"Boys pulling [potatoes on] a toboggan on Scarborough Avenue, Calgary, Alberta," ca. 1919. Courtesy of Glenbow Archives, NA-695-77, Archives and Special Collections, University of Calgary.*

*1955 Spring Carnival. Courtesy of Norval Horner.*



*Plan of Sunalta Ravine north of 17 Avenue SW, 1932.  
Courtesy of the City of Calgary Corporate Archives (CCRA), 2001-032-104.*

After the abandonment of Oliver sandstone quarry (opened in 1902, shut down in 1915), the Parks Department began planning for the transformation of the ravine into a superb park area for public recreation and garden lovers alike. The ravine cut through the prairie near 21 Avenue SW and ran down to the Bow River forming a gully immediately west of Summit Street SW. The relief (over eighteen metres across the ravine in the south) allowed the designers to capitalize on the varied topography.

By 1932 William Reader had begun implementing the design, and ninety-two trees and forty-three shrubs were planted that year. In his year-end report, he wrote: *“There is opportunity here for a development that could make one of the most attractive landscape features in the City of Calgary. Attached is a plan showing the suggested development of this area ... [that could] well be carried out almost entirely with relief labor, and would involve practically no expenditure on material, as there is an abundance of planting stock of our own raising available. The scheme provides for the uniting of the several springs that rise just north of 17 Avenue [SW] into a water course and the development of a series of lagoons by the construction of check dams extending to 11 Avenue [SW], the larger of these lagoons to be used as a wading pool.”* (CCRA 1932, p. 3.)

In 1933 maintenance included more tree and shrub planting and re-sodding with turf, marking the first recorded use of sod rather than grass seed in community parks. A planting spree began in 1934 with shrubs and then in 1935 perennials were added, and this process continued until 1941. In those years over 11,000

The Calgary Tennis Club is another significant amenity that serviced the community, built in 1912. Land was reserved for the Calgary Tennis Club in 1910 when Toole Peet handled the first sell-off of lots in “Sunalta Addition.” The *Calgary Herald* announced on 22 July 1910 the sale of lots in CPR’s “New Addition,” and lots were listed along with their building restrictions. Notably, block 220 of CPR’s real estate plan was not put on the market. The Calgary Tennis Club was built there in 1912. Whereas the original Olmsted plan envisioned suburban homes being built on that block, consistent with CPR’s map registered in Winnipeg in July 1910, the sale managed by Toole Peet scheduled for 26 July 2010 did not include block 220. When the City of Calgary finally registered plan 5700AG in March 1911, block 220 is shown as an empty block cleared of residential lot lines. William “Barney” Toole was an ardent tennis player, reputed for having won several championships. The land of block 220 was some of the flattest land in the neighbourhood, reserved for this very popular sport at the time of early development.

In 1912 the Calgary Tennis Club was established at the corner of 16 Street SW and 15 Avenue SW. Originally called the Calgary Lawn Tennis Club, a limited liability corporation was set up to purchase ten lots (part of block 220) for the exorbitant sum of \$10,000. Six shale courts and an elegant clubhouse were developed at the very height of the building boom. The intent was to establish an elite club with high annual fees that were to reach \$13 a year by 1913, more than double those of any other Alberta club at the time.<sup>220</sup> The clubhouse later burned down in 1958. Then, in 1983, the call for additional park space in Sunalta at the time of the preparation of the Sunalta Area Redevelopment Plan created some anxious debate. Suggestions were made to relocate Calgary Tennis Club (to give Sunalta additional park space) or to give the Escarpment Park (now called Royal Sunalta Park) to the community of Sunalta. The tennis club fought vehemently against relocation and succeeded in remaining in the park alongside the relocated Scarboro Community Hall and skating rink. Royal Sunalta Park remains shared between Sunalta and Scarboro as a significant historical open space that was part of the original Olmsted plan. In 1930, the Calgary Tennis Club faced severe financial problems, it sold the land to a benefactor, who in turn ceded it to the City of Calgary. The tennis club negotiated an agreement under which the city leased the site back to the club. With slight alterations, this agreement continues today.



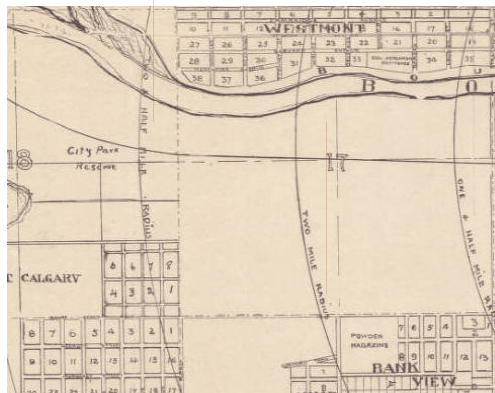
*“Ladies playing tennis, Calgary, Alberta,” ca. 1912–14. Courtesy of Glenbow Archives, NA-1504-9, Archives and Special Collections, University of Calgary.*



*“Calgary Tennis Club, Calgary, Alberta,” 1946. Courtesy of Glenbow Archives, NA-4692-7, Archives and Special Collections, University of Calgary.*

The Shaganappi Point Golf Course sits directly adjacent to the west of present-day Shaganappi. Similar to the landscape of Scarborough along the top of the escarpment, the golf course lands were used by First Peoples for their encampments and buffalo jump for millennia. Later it was a Métis settlement. Calgary's first public graveyard was situated on this scenic hilltop location overlooking the townsite. Due to the underlying sandstone (evident from the quarries along its eastern edge), grave digging was not possible and therefore the lands in 1906 became the city's first park, named Shaganappi Park. The federal government officially transferred the land from cemetery to park use in 1910. In 1914 Parks Superintendent William Reader proposed a nine-hole golf course for recreational use in the park. In 1915 Shaganappi Point became Calgary's first public eighteen-hole municipal golf course (5,562 yards) and is the second oldest course in Canada.

The golf course was not part of the original Olmsted Plan, however, the original layout for the Picturesque suburb did continue to the west to meet with the golf course lands. The design of a parkland style golf course, distinctive for its natural setting and panoramic views, contributed to the early development of Scarborough by integrating recreational activities with the natural environment along the escarpment. As noted in the Inventory of Historic Resources, "The Shaganappi Point Golf Course possesses activity value for its association with the game of golf since 1915. It was the first municipal golf course in Calgary and the second in Canada, as well as the city's only public course until 1962" (Shaganappi Point Golf Course, Inventory of Historic Resources, City of Calgary).



Portion of McNaughton Map showing CPR lands for future Sunalta, S Course, 1962; and Shaganappi Golf Course Golfers, 1962. Courtesy of Special Collections, University of Calgary.

J.C. Olmsted's original vision for this "Picturesque suburb" established a cultural landscape with a system of parks and boulevards designed to connect residents to both the natural environment and each other. The design of the neighbourhood promoted social connections, first through casual encounters and activities in park spaces and, by the 1930s, well-established connections were supported through events and activities led by an active community club. Social leisure activities included dances, bridge tournaments, annual picnics, winter carnivals, the Scarborough Fair, dramatic presentations, book clubs; as well as projects that led to the maintenance and the beautification of parks and streets, the ravine recreation area, the school grounds; there were even "block captains" to "see that residents were properly taken care of," including a sick committee to look out for residents and send flowers. Much of these same social activities, community improvement projects, and resident welfare campaigns continue today, some one hundred years later.



***Heritage Values***

- The Scarboro community has high activity value for the recreational opportunities that were planned, established, and sustained by residents and the community club to promote residents' social connections with each other and the natural environment.
- The Scarboro Community Club has institutional value for the establishment in 1912 and longevity of the Calgary Tennis Club as a part of Scarboro. Emerging from the clubhouse loss to fire and from the debate to relocate it in 1958, the club fought to remain in its location at the corner of 16 Street SW and 15 Avenue SW in order to serve players and tournaments as a part of the city of Calgary's history.

***Character-Defining Elements***

- The location and function of the Calgary Tennis Club at the corner of 16 Street SW and 15 Avenue SW.
- Scarboro's Community Hall location adjacent to the west of the Calgary Tennis Club providing recreational, social, and leisure activities within Royal Sunalta Park.

***Interpretation Opportunities***

- Interpretive visual and/or interactive story boards on the history of the Scarboro Ravine's contribution to the recreational and leisure activities in the community and how this dynamic was changed by the construction of Crowchild Trail, which altered the Olmsted-designed layout to the west of Scarboro

## SPIRITUALITY

Even before many of the houses were built in the Sunalta Addition, places of worship were established in the community. These institutions became important to the community not only as places for religious expression and rituals, but also as social hubs that drew people together through activities, concerts, and other events. While it is unclear whether Olmsted envisioned religious institutions in his plans for this community, these organizations have contributed to his vision of interactive and engaged communities where neighbours know one another.

The Bankview Methodist Church was built on the northwest corner of Scarboro Avenue and 17 Avenue SW. The congregation was formed in 1908, and in 1909 Bankview Methodist Church was constructed at 1704–17 Avenue SW (later renumbered 1706–17 Avenue SW). It was renamed Scarboro Avenue Methodist Church in 1920 and then Scarboro Avenue United Church after the formation of the United Church of Canada in 1925. The church became a hub for the community, with revivals and weekly Sunday school classes among the many opportunities for engagement that were offered. After the congregation moved to its new, purpose-built edifice in 1929, the McDonald Academy of Dancing and Fine Arts took over the original building as its annex. Founded in 1912 by Jennie McDonald (née Forkin, 1874–1962), the institution became a government-inspected grade school by the early 1920s. Beginning in 1929, the former Bankview Methodist Church supplemented the academy's original facility in the Beltline district. Students performed at Chautauqua circuit events that were organized by Scarboro residents John and Nola Erickson. The school closed sometime in the late 1930s.

The building and site continued to have religious associations. The Bible Testimonial Chapel met briefly in the building in 1931, and the Foursquare Gospel Church held services there in 1938–39. Between 1940 and 1945, the building functioned as Scarboro Hostess Hall, a social venue serving His Majesty's Forces. It was an initiative of Scarboro United Church.

In 1945 the building was purchased. It was formally recognized as the Scarboro Mennonite Mission church on 29 May 1946 with twenty-seven founding members, many of whom were recent immigrants to Calgary. This church drew in people from many surrounding communities, and it became a place for newly arrived immigrants to connect with others. In the mid-1950s, the congregation outgrew its building and moved locations to Richmond Road, becoming Calgary First Mennonite Church.

In 1957, the Chevra Kadisha Society<sup>221</sup> purchased the adjacent property at 1702–17 Avenue for \$26,000<sup>222</sup> and, in 1961, the Chevra Kadisha Chapel was built.<sup>223</sup> It was the first purpose-built Jewish funeral chapel in Calgary. The building was "highly valued as a symbol of the strength and perseverance of the Jewish community."<sup>224</sup> Hundreds of funerals were conducted on this site, and it provided the greater community with spiritual care. The building was sold and demolished in 2014.

The Scarboro United Church has been a part of the Scarboro community since 1929.<sup>225</sup> Perched on top of the hill at 134 Scarboro Avenue SW (Scarboro Avenue and 15 Avenue SW), the church has played a prominent role in the life of many in the community.



*'Scarboro United Church, Calgary, Alberta,' 1930, colour postcard. Courtesy of Glenbow Museum Archives, image #PA-4032-7, Archives and Special Collections, University of Calgary.*

The congregation resulted as a merger between the Bankview Presbyterian Church (renamed Bankview United Church) and Scarboro Avenue Methodist Church. The two churches merged on 12 September 1927, under the name of Bankview-Scarboro United Church. Originally, worship services were held at the Bankview site, while Sunday school and other church activities were held at the Scarboro Avenue location. It made sense to consolidate the two congregations. The land for the current building at 132–134 Scarboro Avenue SW was purchased in 1929 for \$2,250. On 17 November 1929 the church was dedicated with morning and evening services broadcast on local radio stations. Nightly events featuring local ministers continued for two weeks following the dedication.<sup>226</sup> Membership was 385 in 1929 and rose to just under 1,100 in 1956.

Scarboro United Church became a gathering place, not only for its members, but for the greater community. In the 1930s the church hosted socials and dances. When the church added a hall in 1951, they outfitted it with badminton and basketball equipment and welcomed the community to use the space. Many long-time residents say they considered the church a second home as they were growing up. Residents and others have chosen this church to celebrate life events. Over the years, the congregation has hosted many community activities including an annual tea, community choirs, lunch programs, and twelve-step programs. Today it continues to be a landmark in the community, as one of two non-residential buildings in Scarboro.

#### ***Heritage Value***

- The 1929 Scarboro United Church building structure and manse (1945) have been identified as municipal historical resources.

#### ***Character-Defining Elements***

- The property is stylistically significant as a fine but understated example of Gothic Revival-style church architecture, and for the adjacent Tudor Revival-style manse.
- The prominence of the church—in terms of stylistic character, scale, and use—in what is otherwise an almost entirely residential community serves to make the property an area landmark. The harmonious pairing of the church and the manse serves to further distinguish the property.

#### ***Interpretation Opportunities***

- Interpretive plaques chronicling the rich religious history of the site at 1706–17 Avenue SW:
  - the Bankview Methodist Church (1909), the Scarboro Methodist Church (1920), the Bankview-Scarboro United Church (1927), and their role for the Scarboro community;
  - the Scarboro Mennonite Mission church (1946) and the aid provided to immigrants in the 1940s; and
  - the Chevra Kadisha Chapel (1961) and its significance for the Jewish community.
- A sign discussing the history of Scarboro United Church (1929) and its heritage designation.

## EDUCATION

Whether you're driving into town on Crowchild Trail or strolling through the Scarboro neighbourhood, it's hard to miss the imposing sandstone building that is Sunalta School. Since 1913 this structure has anchored the community not only with its grand presence perched on a hill, its large open fields and playground, but also its legacy of thousands of students who have called Sunalta home.

Between 1905 and 1914, Calgary saw huge population growth and its student population rose from 2,000 students (1905) to 10,000 students (1914). Between 1905 and 1913, thirty-two new schools were built in the city, "including 12 sandstone, 15 two-room cottage, 2 four-room brick cottage and 3 four-room bungalow schools."<sup>227</sup>



*nalta School on the edge of Calgary. "View of Calgary, Alberta," ca. 1910–15. Courtesy of Glenbow Museum Archives, NC-44-1, Archives and Special Collections, University Calgary.*

The Sunalta Addition (aka Scarboro), sitting on the western edge of the city, was growing also, and, as a new suburb it became a site for one of the new schools. The original Sunalta Cottage School (1909) was located on 12 Avenue SW at 16 Street SW. It was a two-room wooden structure. Construction for the new Sunalta School began in 1912, along with two other identically built schools: King George and Ramsay. Building began for all three schools in June 1912 and was scheduled to be completed the following year. Each school was built with sandstone, considered to be more fire resistant, and a more economical choice because of its projected seventy-five-year lifespan. They were designed to be two-and-a-half storeys high, with fourteen classrooms that could accommodate six hundred students. Contractors Doyle and Thomas built Sunalta School for \$124,000. The new school was built under the supervision of the architect and first superintendent of school buildings William Branton. As one history of the changing Calgary landscape has remarked, the schools featured common elements: "A hipped roof with gable pediments located centrally in each façade, evenly spaced rectangular windows, heavy arch over the entranceway, cupola crowning the ventilation shaft and symmetrical plan gave each school a massive and essentially classical appearance."<sup>228</sup> These schools became a "symbol of the prosperity of the city and its rapid economic and social transformation. . . these attractive and costly school buildings were an indication of the great importance assigned to education in the city."<sup>229</sup>

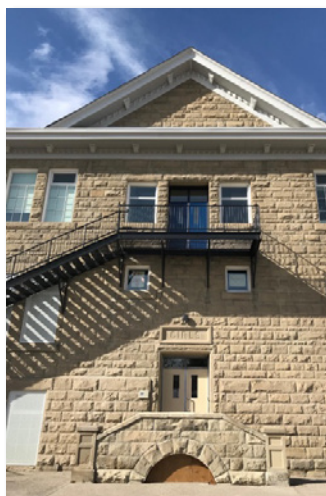
In September 1913 the school opened to students of Knob Hill, Sunalta, and Killarney. Early classes were large. The 1915 Grade 1 class had 46 pupils with 1 teacher. Sunalta School remained an elementary school until 1938, when junior high classes were added. In 1943 the school library was opened.

Sunalta School became a hub of activity with students engaged in sports, social activities, carnivals, and wartime efforts. The school's yearbook, called "Vista," described how students enjoyed school dances, helped with the war effort (collecting salvage and scrap rubber; knitting and sewing for the Red Cross), and volunteered for the armed forces after graduation. From 1943 to 1975, the school won shields and trophies no less than sixty times—the school showed strength in soccer, basketball, and track and field. In 1967 Sunalta won six trophies in track and field.

In 1957 the school was updated. The addition built at this time included two gymnasiums, showers, and a music room. In 1995 a mural was painted on the cinder block walls of the 1957 addition by local artist, Dean Stanton. It became a lively landmark for motorists traveling on Crowchild Trail and Bow Trail.

Sunalta School is one of the few historical sandstone structures still in use as an elementary school under the Calgary Board of Education. Listed as an historical resource on the municipal inventory, it is one of the last schools built in Calgary with Paskapoo sandstone in its rough form.

The school continues to be an important part of the Scarboro community, as a neighbourhood school, where many of its students walk to school, where neighbours meet and chat before and after school, and where generations of Calgarians have been educated.



*View of the southside of Sunalta School showing extensive use of sandstone, historical gendered entrance and architectural detail. April 2020.*

The Roman Catholic residents of Scarboro were fortunate in having a school, Sacred Heart, close at hand. Until 1909, St. Mary's in the Mission district was the only Catholic school in the city. The growth of Calgary made new schools imperative, and the separate school board undertook a building program. In 1911, the separate school board approved a \$60,000 debenture for school construction.<sup>230</sup> One of the sites chosen for the new school was what became 1525–13 Avenue SW, beside the original Sacred Heart Church, a property that the board had purchased in 1909.<sup>231</sup> The four-room, brick school opened at the beginning of 1912 for grades one to eight.<sup>232</sup> Students attending Sacred Heart then went on to either St. Mary's Boys' School or Girls' School.

A large addition was built in 1954 in response to the post-war boom, and Sacred Heart continued as an elementary and junior high.<sup>233</sup> Sacred Heart later became solely an elementary school, and presently it, along with St. Monica's Junior High and St. Mary's in Mission, serve as the designated Catholic schools for Scarboro.<sup>234</sup> The original Sacred Heart school building was demolished in 1988.



Before its demolition, the old school housed the Calgary French and International School, the city's first French immersion school, for a decade. Started as a private school in 1969 in the basement of Christ Church in Elbow Park, the CFIS leased space at Sacred Heart School in 1974.<sup>235</sup> The CFIS moved out of Sacred Heart around 1985 to the Lakeview School.<sup>236</sup>

#### ***Heritage Values***

- The 1913 school building has historical value as one of the original, permanent schools built during Calgary's Boom Era. It was one of the last schools in Calgary to be built using Paskapoo sandstone in rough form.

#### ***Character-Defining Elements***

- The use of Paskapoo sandstone in rough form;
- The historical entrances (boys and girls) at the north and south entrances;
- The large field;
- The architectural elements (cupola, hipped roof with gabled pediments).

#### ***Interpretation Opportunities***

- Historical signage in front of the school outlining its history and historical significance. There is already a plaque, but additional signage with historical photos would be helpful.
- Signage at the original site of Sunalta Cottage School (12 Avenue and 16 Street SW).

## CULTURAL LANDSCAPE: A HORTICULTURE HISTORY OF SCARBORO

### The Initial Years: 1910–1922

Within the Sunalta Addition, the ground surface drops 49 metres from 1102 metres above sea level at Summit Street SW and 17 Avenue SW down to the flood plain of the Bow Valley, to 1053 metres at 14 Avenue SW and 16 Street SW. The gracefully curved street design by the Olmsted Brothers took advantage of the varying topography and included the eighty-foot-wide Scarboro Avenue SW (west as far as Scotland Street), and the westernmost 11 Avenue SW; others being sixty-six-foot wide. J.C. Olmsted planned to have forty feet between property boundaries and the roadside to provide the feeling of openness to the community.

On 23 April 1912 people bought lots for approximately \$1,100 each from the Canadian Pacific Railway Company in the new “Sunalta” subdivision. In 1913 park sites in the Sunalta Addition were, in the eyes of European settlers including Parks and Cemeteries’ Superintendent William Reader, “just virgin prairie,” a term that signifies a time before the native flora was appreciated. According to city records only after the sidewalks in the Sunalta Addition were constructed in the 1920s and early 1930s were the main parks and boulevards graded and seeded with grass; trees often came later. In the older neighbourhood of present-day Sunalta, boulevards were “completed” in 1915, but this meant graded and seeded, and there was no mention of trees. The city had been very protective of its boulevards, evidenced by the 1911 bylaw number 955 that forbade walking across boulevards, and by 1913 the suggested solution was to use stepping stones to protect the vegetation. After the first streets in Scarboro were constructed, residents began to add trees, hedges, lawns, and vegetable gardens; some early photographs show small twigs that have the promise of hedgerows.

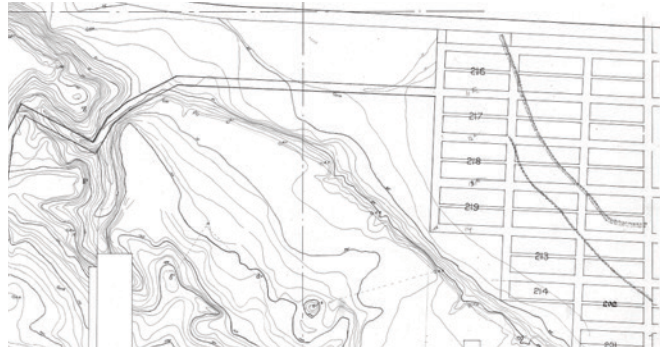
Before the First World War, philosophies on the social impact of the design of new suburbs were influenced by philosophers’ attitudes from the preceding half century both from Europe and well-established areas of North America. It was firmly believed that trees and parks engendered positive behaviour among the poorer echelons of society and were key to improving social mores. In Calgary, William Pearce has been widely credited as promoting this philosophy, but design plaudits should go to Olmsted for the specific design that took advantage of the topography of the Sunalta Addition, and its implementation should be attributed to William R. Reader who for over twenty-nine years in his position as Parks and Cemeteries superintendent guided the city to search out the best trees, shrubs, perennials, and annual bedding plants to decorate the parks and boulevards. In 1914 the British-based Thomas Mawson’s design for the city was going to be a giant leap into well-watered and treed streets and parks, but the First World War prevented that venture. In Scarboro, thanks to Olmsted, Reader, and the residents of the community, that vision was realized.

The suburb of Sunalta and the later addition both have their own history, each reflecting the gardening practices, philosophical attitudes, and economics of their eras. Only in 1920 were boulevard trees planted at the southwest corner of “old” Sunalta with native poplars, then known as balm of Gilead (*P. balsamifera*), and with two species of Russian poplars. William Reader was influenced by the Picturesque design goals of the Olmsted company, but had the difficult task of searching for trees that would withstand the rigours of the climate and the growing season, which was shorter than it is today. In terms of boulevard trees, the expectations of various city departments were different: water supply and sewage pipes were not buried deeply enough to escape frost heave and probably not laid well enough to prevent tree roots from penetrating them; another problem was the presence of overhead wires that required high-canopied trees to be pruned frequently, or even removed.

Reader’s practices evolved with experience: *“It is gradually being demonstrated that quite a number of species of trees, including some of the hardwoods, can be successfully grown here and I recommend that these be used. I am opposed to the too general planting of Russian or other species of Poplars on the streets. Though these trees are rapid growing and therefore appeal to citizens they have undesirable characteristics as fully developed trees are short lived. They are desirable only as planted in reasonable proportions with other trees.”*<sup>237</sup>

## SUNALTA ADDITION: Topography, Climate, Soil, and Natural Vegetation.

Before the city expanded to include the Sunalta Addition in 1907, native aspen (and possibly poplars and white spruce) grew on the escarpment as they do now in the ravine at Edworthy Street on the south side of the Bow River Valley. This is the analogue for the Sunalta Ravine that is now covered by Crowchild Trail. The Sunalta Ravine dissected the high prairie where native plants such as prairie crocus and golden bean would have been surrounded by fescue grasses. Red osier dogwood and Alberta wild rose probably grew beneath the trees where the escarpment drops down from Scarboro Avenue SW towards 12 Avenue SW.



*Topographical Survey Map: south half of Section 17, Township 24, Range 1, West of the 5<sup>th</sup> Meridian:  
received September 1909 by Olmsted Brothers.*

*The rectangles in the southwest refer to the Oliver Quarry;  
the angular track up to the west is 11 Avenue SW. Contour Interval = 5 foot.*

Soils in Scarboro typically contain clay, sand, gravel, and even boulders. Each park or property has its own conditions and both early residents and the city Parks Department were challenged by tougher but similar conditions to those we have now: very cold long winters interrupted by chinook conditions, followed by hot dry summers. Although we know that the climate in Calgary has moderated in the last century, with a long growing season, and the natural vegetation changed as the prairie grassland biome moved northwest and aspen parkland retreated farther north. Our alkaline soils have not and will not change their pH characteristics, and this impacts what we can grow.



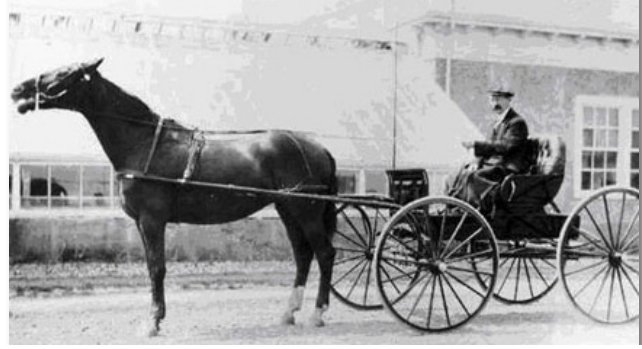
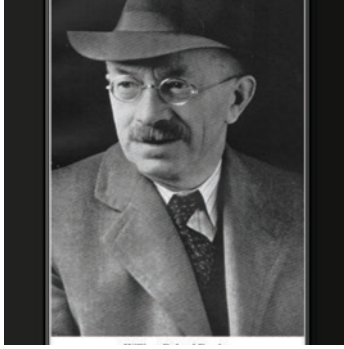
*Boulders on the Scarboro Escarpment:  
looking west towards 314 Scarboro Avenue SW,  
home of Arthur Graves, City Commissioner.*

### The Incremental Years: 1923–1928

The City of Calgary Corporate Record Archives (CCCRA) show that in 1923 in the new addition the first boulevard planting was done on Scarboro Avenue SW, but the planting emphasis was on parks. In 1923 work started with the planting of Russian poplars (the *Populus Wobstii* species) in Sunalta Park with more to follow in 1924 and 1927. They were the same type of poplars that were widely planted on Memorial Drive from 1922 to 1928 in memory of military losses. In the early days the care for parks included fencing, an unexpected characteristic from a twenty-first-century perspective.

Parks here were routinely graded, seeded, and fenced. On parks and boulevards in the first half of the twentieth century, the trees commonly used by the parks department were two species of Russian poplars and the narrow-leaved poplar, *P. angustifolia* (commonly the general term “cottonwood” was used for many poplars). Silver, or white-leaved native birch, *Betula alba*, was also planted, and in parks where there was more space, white spruce (*Picea canadensis*) was used. With time the popularity of perennials increased with Park’s expertise and the increasing availability of seeds and young plants. This came to a peak in the late 1920s, when the Parks Department put more effort into both aesthetics and recreation. 1928 was a banner year for putting the results of the city’s experimental planting to good use; throughout the city, trees planted included Russian poplars, balm of Gilead, green ash, Manitoba maple, birch, white fir, and spruce. Shrubs included bush honeysuckle, berberis, willows, chokecherry, dogwood, bull-berry (silver buffaloberry), cotoneaster, caragana, lilac, spirea, and occasionally, more exotic shrubs—another piece of evidence of William Reader’s willingness to experiment. Although Scarboro, Superior, and Shelbourne boulevards had been prepared earlier, they were not frequently planted with trees until 1928, when 330 trees were planted.

## WILLIAM ROLAND READER (1874–1943)



*William R. Reader, Superintendent of Parks, Cemeteries, and later, Recreation, 1913–42; undated. Courtesy of Glenbow Archives Glenbow Archives, NA 789-125, Archives and Special Collections, University of Calgary.*

*William R. Reader on buggy, ca. 1910s. Courtesy of Glenbow Archives, NA 1604-91, Archives and Special Collections, University of Calgary.*

William Roland Reader was born in Kent, England in 1874 and emigrated with his wife Rose Martha. In 1908 he was hired by Patrick Burns to work on his ranch just south of Calgary. In 1910 Reader built a small house in Crescent Heights and started his own tree nursery there (taken over later by his son). He played a founding role in the Calgary Horticultural Society.

On 1 April 1913 he was hired as parks superintendent and moved into the cottage adjacent to the Union Cemetery and began to transform the northwest corner of the cemetery into a rock garden. He also began experimenting with trees that would withstand the rigours of the climate. As a salesman for beautification and societal improvement, Reader commented to council in his 1913 annual report that *"I think that each [city] park should have a distinct individuality of its own . . . it is important to plant trees of the same species on any one street or avenue; this will give character and individuality to each"* (CCCRA, 1913, 6).

William Roland Reader was very much influenced by the Picturesque ideals of the nineteenth century. One of his principal initiatives was the creation of streets lined with trees, and he developed landscaped boulevards and medians. In 1913 Reader stated, *"I very much doubt if any other public improvement will tend to create and foster a civic pride in Calgary to the same extent [extent] as will the making of boulevards, and planting of trees on our streets, nor will any other feature of our city impress visitors so favorably"* (Ibid., 13). As a proponent of a healthy society, in 1914 he established the Vacant Lots Garden Club to utilize properties (lots) transferred to the city as compensation for unpaid taxes: this club guided and supported the growing of vegetables in various parts of the city to provide for people who needed the food. This also provided an outlet for recreation, as did his eighteen-hole Shaganappi golf course constructed in 1915.

Reader's attitude evolved and he embraced what we now call IPM (Integrated Pest Management) and understood what disease could do to a monoculture of trees of a single species: *"The general planting of anyone species of tree would have a monotonous effect. It would also be found that an epidemic or disease or pest attacking that particular species would be difficult to control under these conditions"* (CCCRA 1915, 10). One of the most influential experiments was the introduction to Calgary of the Colorado blue spruce as a tall hardy evergreen: the Reader Rock Garden has a spectacular specimen near his house there, and this experiment gave rise to the lasting popularity of the tree in Calgary, including within the Sunalta Addition.

Again, Reader demonstrated his enlightened attitudes towards the environment when in 1918 he said: *"The benefits to the public health afforded by street trees, by the restfulness of their green colour, the impediment they offer to dust-laden wind, their cooling and shade-giving properties and the pleasure they afford by ornamenting the streets, are now being felt and appreciated in the earlier planted districts"* (CCCRA 1918, 10).

In the 1920s, Reader's expertise began to be recognized around the world. He was commissioned in 1923 to plan the Prince of Wales' grounds at the EP Ranch at Pekisko in southern Alberta and, as a consequence, in the 1930s he hosted a variety of very distinguished visitors to the Rock Garden and interacted with horticultural experts from Harvard, the UK, Burmah, Tibet, Singapore, France, and elsewhere, which helped to expand his plant collection.

Reader retired in December 1942 after twenty-nine years at his post, but on 10 January 1943 after giving an illustrated talk about his garden, the sixty-seven-year-old Reader died on his way home. In 1944 the city formalized the rock garden as a park and named it the "Reader Rock Garden" in his memory (*Personal Communication, Friends of Reader Rock Garden Society, Diane Dalkin, 2020*).



## Parks and Green Areas

UNESCO has three main landscape types of cultural heritage landscapes, two of which pertain to the Sunalta Addition. The bigger parks belong to the Evolved type (in subtype "Continuing Landscape") with Triangle, Royal Sunalta, and the Sunalta School grounds providing good examples because they retain an active social role in contemporary society and have shown significant material evidence of evolution over time. The Scotland Street Plot, the Superior Plots, and several green areas at the approaches to 17 Avenue SW belong to the "Relict/Fossil" landscape subgroup of the Evolved type, because evolution has ended. The traffic island at the intersection of Scarboro and Superior Avenues is an example of the "Designed Cultural Landscape" type as it was created some decades ago and decorated by residents with annual bedding plants and eventually with "Hope for Humanity" roses and with perennials; drought-tolerant perennials and an Evan's sour cherry tree were planted by residents in 2011, who also designed the enlarged central kidney-shaped raised area on that island.

In 2020 the total parks area in Scarboro was 9.8 hectares, covering 22 per cent of the community area. In the strict sense, "interior Scarboro" (excluding the school playgrounds) occupies approximately 5 hectares of parks or 11 per cent of the community area.

### Triangle Park

2020: 0.69ha (1.70ac)



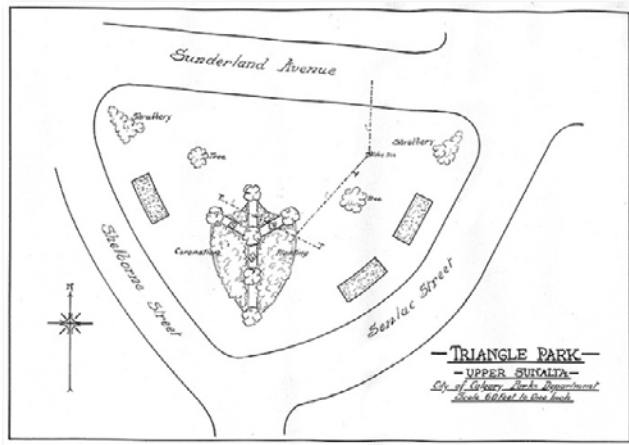
Triangle Park, same as today, from a newspaper clipping, "Sight-seeing car, Calgary, Alberta," ca. 1917. Courtesy of Glenbow Archives, NA-2813-2, Archives and Special Collections, University of Calgary.

The shape and area covered by Triangle Park has not changed since the late 1910 CPR design of Griffin and Doupe. Transforming it from prairie grassland in 1927, the city graded it (3,000 cubic yards of earth was moved), introduced loam, installed the water service, opened a rink that year (by the Scarboro Community Club), and set aside money for fencing and seeding. Sunderland Avenue SW, Senlac Street SW, and Shelbourne Street SW form the boundaries to the triangle.

A donation of five hundred dollars was received from the Royal Sunalta Community Club in 1928 for the improvement of the park and was combined with city funds. The club also provided and planted about one hundred trees and shrubs. The area was ploughed, graded, rocks removed, a portion loamed and seeded, and heavily top-dressed with fertilizer. The water service was improved, and extended, wooden curbing laid along the north and portions of the west side, and the dressing room painted.

In 1929 the temporary wooden curb was replaced by a permanent concrete curb around the park, which necessitated some re-grading of the improved portions. More loam was spread on the park, the skating rink site was levelled at the request of the Sunalta Community Club, and 192 perennials planted, followed in 1930 by 190 more. Planting was further developed in 1933 and twenty shrubs were planted. A large flower bed was prepared at the centre of the plot followed by another in 1934 planted with 112 annuals: 60 shrubs were also planted. The water service was again extended. Further embellishment came in 1935, when the flower bed in the centre of this

park was enlarged and soil there removed and replaced with loam and fertilized. Further enlargement was done in 1936 on the central flower bed and more trees removed and replaced with shrubs and 1,369 more annuals planted. The 1937 design of the Coronation Shield proved to be the highlight of the decade.



*Plan of Triangle Park, ca. 1936/1937. Courtesy of City of Calgary, Parks and Recreation Department, 2001-032-130. Aerial Photograph, Triangle Park, 1948. Unknown aerial photographer.*

During the Second World War, trees and shrubs continued to be planted and maintained, and another flower bed installed with more annuals, but after that, maintenance was reduced and fewer detailed records were kept, possibly due to the appointments of new parks' superintendents. Vestiges of the mid-twentieth-century plantings remain, however, with northwest poplars and laurel-leaf willow, a shrubbery, and flower beds. Triangle Park's newer trees include amur cherries, bur oak, Colorado spruces, and larch.

Triangle Park is a fundamental feature of the original Sunalta Addition designed by J.C. Olmsted in 1910 although he envisioned a larger area encompassing his Park Block 17. Griffin and Doupe divided their Block 236 into lots for sale. Further development is not recorded in the CCCRA until 1927. It was and is a triangular shaped park in the heart of Sunalta Addition, designed for recreation and relaxation, with grass surrounding mature trees (with any failing trees having been replaced by different species) together with groups of shrubs. The triangular shape had been well established as a successful feature of suburban design by Frederick Law Olmsted with the planning of the Riverside Community in Illinois, in 1868.<sup>238</sup>

Triangle Park was recognized in 2009 as a Calgary municipal historic resource. In the Scarboro community at that time, the only other park so designated was the Scotland Street Plot.

## 1929 PERENNIAL PLANTS ON TRIANGLE PARK AND SCARBORO AVENUE ROCKERIES



*Triangle Park, small perennial and shrub bed (bottom left foreground), and mature northwest poplar originally from ca. 1930.*

In Triangle Park, in 1929, the Parks Department planted 192 individual perennial plants, many of which we know now are hardy in Scarboro's private gardens. The 192 species included yarrow, monkshood, campanula (both the "friendly" *glomerata* species and the invasive creeping bellflower type), pink turtlehead, daylily, iris, Maltese cross, oriental poppy, Jacob's ladder, painted daisy, creeping buttercup, and veronica (speedwell). The Parks' annual report lists their details with botanical names seen here. Sometimes the names have remained the same with time, others have undergone changes in accepted nomenclature.

The CCCRA funds recorded that these specific perennials were planted: *Achillea millifolium rubrum*, *Aconitum Fischerii*, *Campanula glomerata*, *Campanula punctata*, *Campanula rapunculoides*, *Chelone Lyonii*, *Clematis caerulea*, *Erigeron pulchellus*, *Hemerocallis fulva*, *Iris pseud-acorus*, *Iris versicolor*, *Lychnis chalcedonica*, *Papaver orientale*, *Polemonium Richardsonii*, *Polemonium himalaicum*, *Pyrethrum hybridum*, *Ranunculus repens fl. pl.*, *Veronica crassifolia*, *Veronica spicata*.

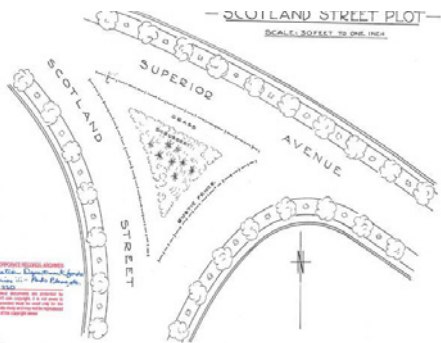
190 perennials were also inserted in 1929 on Scarboro Avenue Rockeries that were generally more drought-tolerant varieties than those in Triangle Park. These included sedums, pinks, and rock cress (*arabis*).

Scotland Street Plot  
 2020: 0.05 ha (0.11 ac)



*Olmsted Brothers Sunalta, Calgary – Alberta Preliminary Plan for Subdivision Sunalta Preliminary Plan, 1910. Brookline - Mass. Detail. Scotland Street Plot shown by arrow. Courtesy of the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site.*  
*Aerial Photograph, 1948. Scotland Street Plot shown by arrow. Unknown aerial photographer.*

Scotland Street Triangle/Plot is a landscape feature of the original Sunalta Addition subdivision designed by J.C. Olmsted. The 1913 subdivision plans show the plot and shape clearly marked at its current location, but the design wasn't implemented until 1934. Known then as Scotland Street Plot, it was one of the small green spaces developed within Sunalta Addition that is part of the curvilinear and heavily landscaped streetscape layout. The plot continued to be developed and recorded in the annual reports of the Parks Department until the middle of the century, with its decoration varying from time to time. Initially it was planned by William Reader to have rustic wooden fencing surrounding an interior shrubbery. In 1934 the area was trenched two feet deep and large boulders and gravel removed and replaced with soil. Fifty spruce (saplings) and 114 shrubs were planted in the central triangle, a four-foot margin being left for a grass border that was seeded with a variety of grass types the following year. In 1941 the turf border was taken up and the space filled with flowering plants.<sup>239</sup> Maintenance has continued to the present day and the interior triangle now has seven Schubert chokecherry trees (*Prunus virginiana* "Schubert"). The park continues to be a reminder to the public and to students from Sunalta School of the original shape and format from the 1930s.



*Historic Plan of Scotland Street Plot, 1930. City of Calgary, City Archives, Parks and Recreation fonds, Discover Historic Calgary resources, Heritage Calgary.*  
*Photograph of Scotland Street Plot, looking east, June 2020.*



Scotland Street Plot, sometimes referred to as Scotland Street Triangle, was recognized in 2009 by Heritage Calgary as a municipal historic resource. In the Scarboro community at that time the only other park included on the inventory was Triangle Park.

### Royal Sunalta Park

2020: 3.17 ha (7.82 ac) northwest of the curved part of 15 Avenue (informally called “the church hill”); originally four acres in 1927 and six acres in 1931. Southeast of that sloping avenue the natural area and a small triangle cover 0.57 ha (1.4 ac). Together they total 3.73 ha.



*Royal Sunalta Park, cropped from Sunalta, Calgary – Alberta Preliminary Plan for Subdivision, Scale 100' = 1", File No. 3752-Plan No. 4. Olmsted Brothers, Brookline - Mass - March 15 – 1910.*

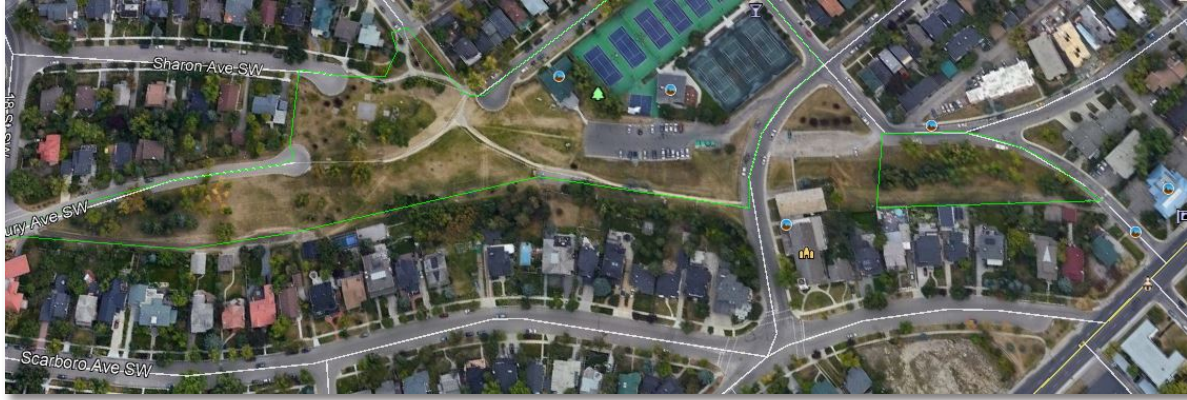
*Courtesy of the United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site. Aerial Photograph, Royal Sunalta Park, 1924, Unknown aerial photographer.*



*Royal Sunalta Park looking east with Calgary Tennis Club, unknown year. Courtesy of Glenbow Archives, NA-920-27, Archives and Special Collections, University of Calgary.*

*Royal Sunalta Park looking east, mature trees and playground, 31 May 2019.*





Aerial Photograph, Google, ca. 2019. Note rotation approximately 45 degrees anti-clockwise from north.

Royal Sunalta Park and the adjacent park east of the curved part of 15 Avenue SW that runs diagonally up the hill to the church was designed initially by J.C. Olmsted as four small parks together, a winding elongated parkland that started near 17 Street SW and ended in the northwest just west of 20 Street, at 11 Avenue SW. Olmsted designed the escarpment park below block 8 (Griffin and Doupe's block 226) to have an eastern end at what is now 206 Scarboro Avenue, but this was reduced in size by the CPR to end before 244 Scarboro Avenue. Later this was changed so that the park ended at 15 Avenue hill (informally the "church hill").

In the Windshield Survey conducted for the city in 2019 and 2020, most of the park within the survey area is included as a heritage inventory parcel. The park is the epitome of context-sensitive design and combines the steep slope of the escarpment as a transitional zone from high prairie to grasses, fifteen metres below, on the southern edge of the Bow River Flood Plain. It provides an ideal winter toboggan run and includes a playground that has been in place since 1918. The park is the location for the Scarboro Community Hall. It has an ice rink in the winter and at its northeast edge, the Calgary Tennis Club has been on this site since 1912.

The area of the park has increased from the 2.4 hectare of 1931 to a current 3.7 hectare. The name "Royal Sunalta" has an interesting and convoluted history, with one of the earliest references to Royal Sunalta Park appearing in the annual Parks reports in 1928.

23 Russian poplars (*Populus Wobstii*) were planted in 1923, followed the next year with ten more and a further eight in 1927. Eight spruce and some shrubs were planted. In 1928 more land was added to the park, possibly near the 300 block of Scarboro Avenue SW and a group of sixty-four birch trees (*Betula alba*) and a small group of native white spruce, *Picea canadensis* (synonym *P. glauca*), installed. Mature poplars lend stature to the scene.

In 1931 the city acquired the property next to the original park that was occupied by the Calgary Tennis Club. Four years later, the steep slopes of the cutbanks in the park were modified to be grassed over and a shrubbery border 120 feet long was prepared across the west end of the park. In 1936, thirty narrow-leaved poplars (*P. angustifolia*) and Russian poplars were planted outside of the tennis court fence.

In the 1960s, 1970s, and 1980s the sequential closure of Sharon Avenue SW, then Sudbury Avenue SW and finally the closure of the 14 Avenue SW and 17 Street SW intersection resulted in the current form of the park.

## ROYAL SUNALTA PARK ROAD CLOSURES

Royal Sunalta Park (with the adjacent park east of the curved part of 15 Avenue SW) was designed initially by J.C. Olmsted as five small parks together with a narrow winding park that extended northwest from near 17 Street SW and ended just west of 20 Street, at 11 Avenue SW. In 1910 Griffin and Doupe of the CPR Company's Land Department changed that plan by creating 18 Street, connecting Scarboro Avenue pedestrian and vehicular traffic to 12 Avenue: the southeastern remnant of that long park is at the intersection of Sharon and Sudbury Avenues. The small parks essentially did not change until some of the trails and constructed streets and were closed in the late twentieth century.

The west end of Sharon Avenue SW is now at 18 Street SW, but prior to the insertion of 18 Street by the CPR, it was designed to join 12 Avenue, and ran southeastwards to intersect 16 Street SW. Part of this avenue immediately southwest of the Calgary Tennis Club was possibly closed by 1966, but certainly closed with bylaw 7734 on October 27, 1969, and now includes the tennis and community association parking lot, and the winter ice rink. Probably in 1966 the small, curved portion of Sharon Avenue below the Scarboro United Church hall was leased in 1979 for use as a parking lot (in 2010 the church discovered that 15 Avenue was not constructed in accordance with the land title and part of the road was on church land. An agreement was negotiated so the property lines now agree with the titles).

Bylaw 8713 (26 February 1973) closed 17 Street SW, south of 14 Avenue. This closed trail—sometimes shown as an avenue—ran southeast towards the north end of the church: it seems that a conventional road was never constructed and in submissions to City Council it was referred to as a gravel lane.

Bylaw 9224 (October 28, 1974) closed Sudbury Avenue SW where it curved to join 14 Avenue at 17 Street SW and in 1983, the intersection at 14 Avenue, Sharon Avenue, and 17 Street was closed as part of the plan to reduce traffic flow through Scarboro and Sunalta communities. The Land Use Community Service (S-CS) District boundary for Royal Sunalta Park, including the natural area to the east, the park, and the outdoor recreation area now circumscribes park numbers SCA 867 and 889, separated by 15 Avenue. The green areas have also been named Parks C, D, E, F, and G, as well as Area 8610632. To the east, Park F is the unimproved natural area with willow trees and poplars taking advantage of spring waters.



*July 1910 map, CPR Co. Land Department, Griffin and Doupe.*

*Aerial Photograph, Royal Sunalta Park, 1949. Unknown aerial photographer.*

## ROYAL SUNALTA PARK ROAD CLOSURES



*Map of Royal Sunalta Park, 1980. Cropped, rotated anti-clockwise ca. 50 degrees. C.I. 2m. Courtesy Peter Peller, University of Calgary.*



*Map: Abandoned roads converted into park areas within Royal Sunalta Park (note change in curvature of 15 Avenue SW, and location of triangular parks, Park "D" and "G"), modified by G. Wright from City of Calgary, Land Use District Map, 2020.*



## Boulevards

The first boulevard tree planting in Sunalta Addition was in 1923 on Scarboro Avenue where six Dakota balm, the term then used for northwest poplar (*Populus x jackii* 'Northwest'), were planted, and five years later in 1928 Scarboro, Superior, and Shelbourne boulevards prepared—but not planted with trees. On Shelbourne Street lilac shrubs were planted on the boulevards and elsewhere in the community, honeysuckle. Two other streets are characteristic of Olmsted design: Sharon Avenue SW and the 400 block of Scarboro Avenue SW, as on both sides of the avenue's boulevards were planted with complimentary rows of arching hardwood trees, with Scarboro still displaying fine arching canopy of elms that enclose the wide road. In 2011 Heritage Calgary evaluated city streetscape to determine heritage significance based on the association they had with William Reader, having a documented planting date, and demonstrated integrity (i.e., enough plant material remains to effectively illustrate the intent of the streetscape development). The result was Senlac Street SW Boulevard, Sharon Avenue SW Boulevard, and Shelbourne Street SW Boulevard were added to the Inventory of Historic Resources.<sup>240</sup>

### Senlac Street SW Boulevard

The boulevard includes the regularly spaced and formally sheared Cotoneaster shrubs (*Cotoneaster acutifolia*) – planted ca. 1931 - with a manicured turf understory that separates the sidewalk from the east side of the curving carriage way.



*Senlac Street SW, boulevard showing cotoneaster, fall, 2011. Courtesy of Heritage Calgary.  
Senlac Street SW, showing the stamped sidewalk on Superior Avenue SW, 1928.*

### Sharon Avenue SW Boulevard

Sharon Avenue is bordered by two landscaped boulevards that run from 18 Street SW toward 17 Street SW and date from 1930. The boulevards included alternating hardwood trees (of the mature trees only three elms remain in 2020) interspersed with purple lilac (*Syringa vulgaris*) shrubs planted in 1931, a manicured turf understory that separates the sidewalks from the carriage way, and the canopy of the trees that encloses the roads. Today because of deteriorating health most of the old trees have been replaced with tristis poplar (*Populus x tristis*) that are slower growing but longer lasting than other poplars.



*Sharon Avenue SW showing the poplars (now removed) and shrubs, early fall 2011. Courtesy of Heritage Calgary.  
Sharon Avenue SW showing the stamped sidewalk on 18 Street SW, 1930.*

### Shelbourne Street SW Boulevard

The significance of Shelbourne Street SW is similar to the other two boulevards for the order design that reflects the influence in Calgary of the Picturesque philosophy in urban planning. The landscape boulevards were initiated in 1927 to run from 17 Avenue SW northwards to Superior Avenue SW and include the regularly spaced, highly scented purple-flowering lilac shrubs planted at about 10-metre intervals with a manicured turf understory that separates the sidewalks from the curving carriage way.



*Shelbourne Street SW showing Lilac bushes, June 2020.*

*Shelbourne Street SW showing the stamped concrete on Sunderland Avenue SW, 1930.*

### **Streetscapes Horticulture**

Unique within the community the 400 block of Scarboro Avenue SW displays a splendid avenue of forty-three mature American, Brandon, and Siberian elm trees on both sides of the avenue, at least one of which was planted about eighty-eight years ago based on annual ring count, probably in 1932. Several Scarboro Avenue boulevards



*Scarboro Avenue SW, showing mature honeysuckle shrub in bloom, June 2020.*





Boulevard Tree Planting Year, recorded 1927–31. Source: CCCRA, compiled by Glynn Wright



Street Construction, 1914 – 1966. Courtesy of Adam Pawlak, City of Calgary, compiled by Glynn Wright  
Some surfaces consisted of gravel, others asphalt.

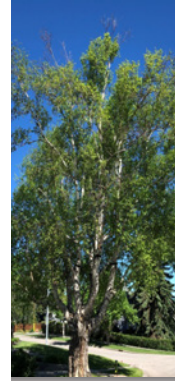
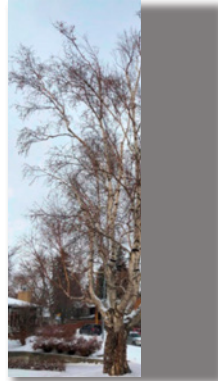
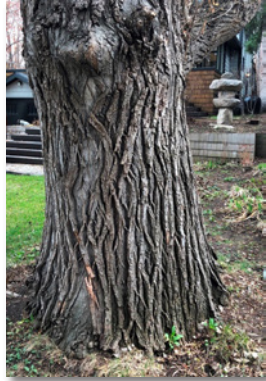


*Sidewalk year stamped, 1926–31. Courtesy of Glynn Wright.*

On Superior Avenue at the junction with Scarboro Avenue, in ca. 2000, a contractor’s mark read “C.M. Payne 1913,” now removed.



*Park Trees, initial year, totals, 1923–41. Source CCRA, compiled by Glynn Wright.*



*ANCIENT SILVER BIRCH 1865, SHELBOURNE ST SW, CA. 90 YEARS OLD, 2020.*

At approximately one hundred years old, probably the oldest poplar in Scarboro Community is on private property and its trunk measures 126 cm in diameter. A Siberian elm on Scarboro Avenue SW has a diameter of 98 cm: using data collected from *"Heritage Trees of Alberta" (2008 edition)*, the diameter growth rate for elm trees is very approximately 1.1 cm per year, so that elm may have been planted ca. 1930. On average poplars grow in diameter 1.3 cm per year, and conifers 0.7 cm per year.

A paper birch on Shelbourne Street is calculated to have been planted in 1924, and just north of it, a huge northwest poplar on Shelbourne Street was probably planted in about 1931. The oldest spruce in Triangle Park may be only thirty-nine years old, but on Scarboro, Salem, and Sunderland Avenues, spruces are up to about



## Rockeries

Rockeries were popular installations in the United Kingdom in the first decades of the twentieth century, and in Calgary's Union Cemetery grounds, specifically in what William Reader regarded as "his" rock garden near his home. Rockeries were installed on Scarboro Avenue SW in 1929 at the base of the light standards. Hundreds of alpine plants were planted on the cutbank adjacent to the 17 Avenue Fire Hall (Fire Hall No. 5) at the south end of Scotland Street SW, and in 1935 and 1937 the rockeries on Scarboro Avenue SW were reconstructed and replanted, sometimes with alpine plants.

## Small Parks

One of the oldest small parks is at the far west end of Scarboro Avenue SW: the current park north of and adjacent to the school playgrounds had a predecessor area of cared-for vegetation whose origins are obscure. Certainly by 1949 it was well developed.

The first park on the three hundred block (plots as they were called) was at the southeast corner of the junction between Superior Avenue SW and Shelbourne Street SW. In 1937 this plot (called number one, and now informally called Eddie's Park) was reserved and placed in charge of the Parks Department, and it was developed as a garden with ninety-five shrubs planted in 1938. More development occurred in 1941 on this plot when the flower bed was moved to a more central position and trees and shrubs planted.

Although the 1910 Griffin and Doupe plans included five small parks, according to Reader (recorded in the CCCRA) two enthusiastic residents supported the decoration of the community with gifts of land to the city. The first gift to the city was a plot of land on Superior Avenue SW near Triangle Park (Superior Plot Number Two). In 1939 part of Lot 6, Block 236 was purchased by the owner of the adjacent Lot 5 on the 300 block of Sunderland Avenue SW on condition that the city retain the balance of the lot and develop it as an ornamental area. Similar in shape and size to the triangle of the first Superior Avenue Plot it was trenched, graded, seeded to lawn, and a flower bed prepared in the centre. This second of the two became known as Superior Avenue Plot No. 2. One of the Superior Avenue plots had the astonishing number of 1375 annuals, followed in the 1940s by even more annual bedding plants.



*Superior Plot #1, triangular park at Shelbourne Street SW and Superior Avenue SW, June 2020.*

*Superior Plot #2, triangular park at Sunderland Avenue SW and Superior Avenue SW, June 2020. Courtesy of Glynn Wright.*

The other gift to the city is on Scarboro Avenue SW (the Ward plot), at the junction of 17 Avenue SW and Scarboro Avenue SW, consisting of Lot 16, Block 224, in Section 17. Mrs. Ward lived on the north side of Scarboro Avenue at number 114—see the later section, this chapter, entitled "Peak Planting Years" for more detail.

## Short Street Park



*Short Street Park on Scarboro Avenue SW, June 2020.*

Short Street park plantings were recorded in 1939 when twenty-four shrubs were planted. The area was improved by removing the gravel and replacing it with soil during the 1939–40 winter in readiness for planting and beautifying the next spring when trees and shrubs were planted, and wooden curbing laid across the plot. In 1941 the preparation of the plot was completed, and water service installed. 505 perennials and some annual flowers were added, and Kentucky bluegrass and redtop grass seed used. In 1950 Short Street Park occupied 0.05 hectares (0.13 acres) but today this park (No. SCA 865) officially includes the natural area along the steep escarpment as well as the turf and trees at the west end of 12 Avenue SW below Bow Trail, a total of 0.76 hectares.

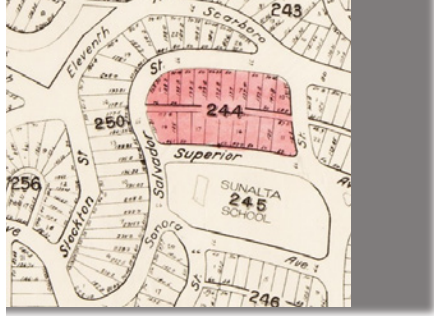
### **Walking Paths within Scarboro Community**

One of the key elements of the people-oriented Olmsted design of 1910 was the ten-foot wide footpaths that allowed citizens and visitors to stroll from the terrace above the escarpment down to the valley floor below them, hence to travel into the established Sunalta subdivision or toward downtown. Apart from two streets leading from Scarboro Avenue (Sudbury Avenue SW and 15 Avenue SW) angling down the hill, there were six paths planned between lots. Of these, one pathway remains, still ten feet wide. It leads north between the 200 and 300 blocks of Scarboro Avenue SW.

Olmsted planned two further paths to the west on Scarboro Avenue SW, and three more passing down into the Sunalta Ravine (one behind what is now the school playground, and two others starting opposite Salem and Sunderland Avenues on Summit Street SW), all leading to what was planned to be Sussex/Stockton Street and the reclaimed Oliver's Quarry. The footpath opposite Salem Avenue is similar in position to today's orchard and park east of Crowchild Trail.

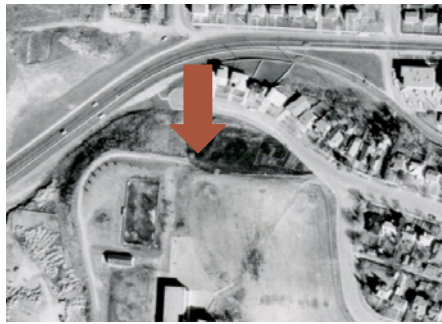


## SUNALTA SCHOOL GROUNDS AND PARK HISTORY



1929 map from City of Calgary, City of Calgary and James Duff, 1929. Decatur  
1949 Aerial Photo, Sunalta School. Unknown Aerial Photographer.

The Sunalta School was built in late 1912 and 1913 and the CPR Company's Cameron and Duff plan from 1919 shows the location of the school and the proposed grounds on block number 245, although in this plan Superior Avenue crosses Scotland Street to terminate at the proposed Salvador Street: north of Superior Avenue, block 244 is shown with its numbered lots but none were sold by 1918. To the west and north, Salvador Street was well used in 1949 as seen in the aerial photograph; where it curves to the east to join Scarborough Avenue, Salvador was closed by 1966 where the park later identified as Park 866 was developed. Between Salvador and the steeply sloping 11 Avenue SW, a group of trees and shrubs lie on the west edge of the park, with open prairie in the centre and more planted vegetation at the east end of the triangle.



Aerial photo. 1966. Unknown Aerial Photographer.  
Aerial photo ca. 2019. Unknown Aerial Photographer.

### Peak Planting Years, the Depression and Second World War: 1929–1945

Just before the crash of October 1929, Mrs. Ward of 114 Scarboro Avenue SW donated to the city Lot 16 across the avenue from her home near the intersection of 17 Avenue SW and Scarboro Avenue SW and the plot was planted with trees and shrubs. The 0.11–hectare Ward Plot/Park/Garden was added in 1929 to the parks system and recorded as the Ward Plot in the 1932 report. Ward Plot had seventy-five trees planted (saplings, no doubt) in that park—an impossible number for anything but tiny trees! In 1934 the caragana hedge on 17 Avenue SW was removed and an additional fifty shrubs were planted. 1935 saw other improvements with a connection to the main and a water service extension installed. Some superfluous trees and shrubs were removed in 1939—too many, because in 1941 more trees and shrubs were planted.

Trees and shrubs continued to be planted on various roads, and perennials planted on Scarboro Avenue SW and Triangle Park, but the “big deal” came in 1932 with the addition to the parks system of the Sunalta Ravine located on what became the Crowchild Trail site in the 1960s.

By 1932 the city had done lots of planting and within Sunalta Addition, Triangle Park had eighty-seven new trees, Royal Sunalta Park had forty-four, and the newer Sunalta Ravine Gardens had ninety-two trees. On boulevards, Reader ordered that poplars no longer be planted after 1934, only American elms, native birch, and green ash. In the period 1913 to 1934, two years stand out as record planting years: 1913 and, twenty years later, 1934 when over 14,000 trees and shrubs were planted: a massive change from the so-called “virgin prairie.”

The decorative nature of gardening in Scarboro came to a peak in Triangle Park in 1937 with the geometric design celebrating the coronation of King George VI. This was perhaps the highlight of community planting in the suburb in contrast to the formal highly geometric arrangements seen in places like Calgary’s Central Memorial Park.

In his 1938 report, Reader said “After many years of experimental work one is reluctantly forced to the conclusion that the species of trees that can be grown in this climate and at this altitude are extremely few in number, being confined principally to the several species of Poplar, Birch, Green Ash, and Elm. As street trees, Poplars are proving extremely unsatisfactory. These are being gradually removed and others substituted.”<sup>241</sup> After William Reader’s retirement in December 1942, Arthur Morris became superintendent of Parks and Recreation.

#### City-wide Tree and Shrub Planting, 1913 to 1934

In the arboriculture section of the 1934 report, Reader includes this comment: “Every endeavour [in 1934] was made to continue the planting of new trees and shrubs, replanting where losses had been sustained and transplanting where there was overcrowding.” He listed his achievements in this context since 1913.

Statement of Trees and Shrubs planted 1913-34 as per Annual Report Records.

<u>Year</u>	<u>Trees</u>	<u>Shrubs</u>	<u>Year</u>	<u>Trees</u>	<u>Shrubs</u>
1913	4931	125	1924	2688	4853
1914	6321	5083	1925	2800	4939
1915	3239	183	1926	3383	3265
1916	4688	1218	1927	5564	4822
1917	3860	2308	1928	4218	4139
1918	2017	795	1929	7475	5777
1919	2074	2472	1930	6660	8211
1920	2295	2126	1931	5376	6064
1921	1030	402	1932	5702	7589
1922	2454	576	1933	1538	9666
1923	4942	1283	1934	7892	6440

City-wide Tree and Shrub Planting Data, 1934. Courtesy of the City of Calgary Corporate Archives (CCCRA)

## Post–Second World War

The city's expansions led to the focus on outer suburbs, and Scarboro community park work evolved into a maintenance phase. Across the city, more money was spent in some years on tree removal from boulevards than on tree planting. Fencing around parks and cemeteries was still expected.

In 1949, Alex Munro (FRHS, 1939) was appointed parks superintendent. In that same year, more large rocks were cleared from Royal Sunalta Park. Although around the city, fern-leafed caragana were used on boulevards, there is no evidence that they were planted in Scarboro. Similarly, in 1954, oak and crabapples were more common elsewhere in the city. The following year, more attention was given to the need for good visibility at street intersections, for instance at Scarboro Avenue SW and 17 Avenue SW. In 1953 the practice of planting shrubs at street corners instead of trees became more common. In 1958, Harry Boothman took over as superintendent and held that position until 1976. Under his management, the practice of giving seedlings to Grade 3 pupils was well established, with 7395 Colorado spruce seedlings handed out in 1966, some of which are no doubt ipresent in Scarboro.

Over the last seventy-five years, other tree species that are able to survive our climate are increasingly available. Changes have occurred in the expectations of community residents who have worked in tandem with the city to select a greater variety of trees in our parks and boulevards.

### Open Space Standards, 1962–1963

#### The City of Calgary developed open space standards in a master plan for parks

As reported by Harry Boothman, there was unanimity of opinion amongst land use authorities as to the desirable minimum provision of open space. The standard of ten acres for each one thousand persons, exclusive of school playing fields, was endorsed by Harland Bartholomew in his recognized standard work "Land Uses in American Cities" and also by the British New Towns Committee and Advisory Committee to the Minister of Town and Country Planning. (In practice, few American or British cities achieve the recommended standard.) However, *mere* provision of space is conceded to be an inadequate philosophy. Convenience of location and a balance of park types to cater for a variety of activities is of greater importance.

*"Calgary's present 13.29 acres of open space per 1,000 population compares favourably with the accepted minimum standard of 10 acres per 1,000."*

**Community Parks:** *"These parks should also be landscaped in such a way that attractive sitting areas are associated with the playground equipment and the buildings."*

**Decorative Parks:** *"Their main purpose is the beautification and decoration of the City. They will range in size from fractions of an acre within subdivisions to large parkways and boulevards. They include traffic circles and beautification malls, etc., in the downtown area, and range from the highly intensified downtown park similar to that associated with the Public Library to large tracts of undeveloped hillsides" (CCRA 1962/1963, 25–28).*

## Twenty-First Century Changes

Summit Street Orchard and the Scarboro/Shelbourne Traffic Island, and the Annual Garden Tour represent some of the changes with the community's horticulture history.

Such was the enthusiasm of Scarboro residents that they have had an annual garden tour for over ten years and the community took advantage of the City's NeighbourWoods planting program a few years ago. At the request of the residents, a planting of fruit trees was implemented by the city in 2011. On the west side of Summit Street SW (1521 Summit Street), contiguous with a park area that also contains other trees and shrubs surrounded by grass, an irregular curved plot of about 15 metres in diameter was prepared to contain seven apple and four pear trees. The apple varieties are norland, goodland, September ruby, Heyer #12, and the pears planted were golden spice and ussurian.

At the traffic island at the junction of Shelbourne Street SW and Scarboro Avenue SW, in 2013, volunteers from the community planted several additional perennials, and an Evans sour cherry (tree form) in the kidney-shaped interior of the island that was expanded at the wishes of the community association.

In the twenty-first century, there has been an increased interest in the urban forestry of the community, for instance as a result of road restrictions along 17 Avenue SW, the green spaces were decorated with lilacs, adding beauty and reducing pollution. As a result of succession planting, in 2020 the Scarboro community has a tree density of 2,387 trees per square km (for comparison, nearby Upper Mount Royal has a density of 1,588/sq. km.).

### **Heritage Values**

- Triangle Park as the largest of the five triangular parks (four of which are entirely within the community) reflects the well-established pattern characteristic of the Riverdale Community of Illinois, also designed by the Olmsted firm. Triangle Park forms the central park in the community and retains its 1910 shape shown in the CPR plan. In 1927 development began with work directed by Parks' Superintendent Reader that included fencing, grading, seeding, and an informal skating rink site.
- Reader's 1937 plan records the ornamentation of Triangle Park with the planting of a commemorative shield design to celebrate the Coronation on 12 May 1937 of George VI (possibly it had been originally planned for the May 1937 coronation of King Edward VIII who abdicated on 11 December 1936). It included five cut-leaved birch (*Betula alba laciniata*) with an under-planting of 182 dogwood shrubs (*Cornus sericea*) conforming to the design used throughout Great Britain. Mayor Andrew Davison turned the sod for the opening of the event. Today, the community of Scarboro actively uses the space for family outings, often with their dogs, and the Parks Foundation has benches and a plaque dedicated to individuals from the community.
- With reference to the UNESCO types of cultural heritage landscapes, the Scotland Street Plot belongs to the "Relict or Fossil" landscape subgroup of the Evolved type, because evolution has ended. The small triangle with curved boundaries is typical of the Olmsted firm's design for the Riverside Community, Illinois; one change that occurred decades ago is the removal of the rustic boundary fence and the evolution from trees, shrubs, and flowers to a small copse of Schubert chokecherry trees surrounded by grass.
- Physical recreation that takes place in Royal Sunalta Park is foremost in the minds of neighbours from both Sunalta and Scarboro communities.
- Royal Sunalta's mature trees include poplars, maydays, and willows. A massive Manitoba maple may have been planted or self-seeded a century ago. Newer trees include Rosthern crabapples, American mountain ash, and columnar Swedish aspen; old caragana shrubs persist and the eastern extension of the park beyond the curved 15 Avenue SW is occupied by a natural area of large old poplars and huge willows that are especially successful because of natural springs.
- The lane connecting Scarboro Avenue SW to Royal Sunalta Park is the one remaining lane of Olmsted's six that were planned to connect the higher parts of the community down the escarpment.

- The influence in Calgary of the Picturesque style of suburban design. The movement supported beautification and formality to encourage order and harmony. Advocates of the design believed the approach would enhance the quality of life and help to reduce undesirable social behaviour.<sup>242</sup>
- The heritage value of Sharon Avenue boulevards that were completed in 1931 lies in the ordered design and the influence in Calgary of the Picturesque ideals.
- The regular planting design of the boulevards reflects the formal approach to the design of public spaces and supported beautification and formality to encourage order and harmony and promote a harmonious social order.<sup>243</sup>
- The heritage value of the boulevards lies in the ordered design reflecting the approach to the design of public spaces implementing the Picturesque philosophy of urban planning to promote a harmonious social order that would increase the quality of life and help to reduce undesirable social behaviour.<sup>244</sup>

#### ***Character-Defining Elements***

- The equilateral triangular shape of Triangle Park with boundaries defined by gracefully curving streets with Senlac and Shelbourne Streets to the east and west respectively and Sunderland Avenue to the north; the layout of the park includes landscaped areas, flowerbeds, and groupings of trees and shrubbery.
- Within the park, three huge northwest poplars remain from an earlier planting, but planning for succession has resulted in copses of amur cherry (*Prunus maackii*) and Brandon elms (*Ulmus americana* "Brandon"); shrubs and an ornamental bed remain from the mid-century.
- The basic form of the Scotland Plot with the edges that are defined by gracefully curving streets and the continued use as a manicured landscape element within the larger Scarboro streetscape system.
- Royal Sunalta Park's combination of space for physical and mental recreation, and relaxation, with social amenities for all ages.
- The ordered design (the cotoneaster is planted at approximately ten-metre intervals) along Senlac Street SW.
- The regularly spaced pattern of purple-flowering lilac shrubs surrounded by the manicured turf separate the sidewalks from the curving asphalt carriage way along Shebourne Street SW and Sharon Avenue SW.

#### ***Interpretation Opportunities***

- A bronze plaque could show the commemorative George VI Coronation Shield from 1937 in Triangle Park.
- A bronze plaque describing Royal Sunalta Park's history, including community clubhouse and tennis courts.



## ARCHITECTURE: A HISTORY OF SCARBORO BUILDINGS

### Pre–World War One Boom and the Age of Optimism: 1906–1913

The expansion of railroad lines across Western Canada at the turn of the century spurred unprecedented growth in Calgary between 1905 and 1914, when the city doubled in size—enveloping several villages and stretches of prairie land.<sup>245</sup> During this time period there existed a new dynamic elite, men and families of the entrepreneurial and managerial classes. A new sense of status and opulence within the city was being established and displayed through the architecture of grand, private residences and notable public buildings.

Until 1907, Sunalta lay outside the city limits, in a section of land owned by the Canadian Pacific Railway. In 1912 the CPR began selling lots in Sunalta Addition. This marks the beginning of the realization of Olmsted's design; in what is later to become a sloping hillside district characterized by curvilinear streets, dappled park spaces, lots with city views, and adjacent leisure amenities. During this era are several examples of residences owned by Calgary's *nouveaux riches*. These homes, often in historical Revival styles, combine dominant forms with exclusive materials such as sandstone and brick as a formal representation of new status. Likewise, many institutional buildings of the same time period, massive in presence, were intended to be representative of urban growth and the value of power.<sup>246</sup>

### Institutions

Within the context of Calgary and its growing urbanism, there existed a shortage of public facilities such as schools, libraries and churches—all deemed important features of a mature urban society.<sup>247</sup> In response, members of school boards, the government, and the community proceeded to populate the city with architectural reminders of Calgary's new status and promising future within Canada and North America. These included elaborate public and institutional buildings. Between 1909 and 1913, twelve sandstone schools were built, including Sunalta School in current-day Scarboro. While several more economical wood frame and brick schools were built during those years to handle capacity, sandstone schools were preferred. The school board made it clear that sandstone edifices were a definite preference, giving the school system a high profile, a choice that offered better quality and thus was more economical.<sup>248</sup> The most prominent examples are imposing, Classical or Revival in style with bold massing, symmetrical and richly detailed. The more expensive schools used sandstone—both rough paskapoo or smooth ashlar blocks—which allowed for more imposing massing while at the same time were considered higher quality and safer buildings. In other words, public and institutional buildings of value represented status, economy, and quality.



#### **Sunalta Elementary School**

536 Sonora Avenue SW

Constructed 1912–13

Architectural Style: Classical Revival

Sunalta is one of several schools, built early in this century by the Calgary Board of Education, with magnificent architectural stature. In the style of Classical Revival it has a broad principal elevation, a hipped roof with gable pediments, a heavy arch over the central section, evenly spaced rectangular windows, and is crowned with a cupola.<sup>249</sup> Considered by the City of Calgary a valuable historic resource, both the massive classical form and the dominant use of rough sandstone contribute to the architecture of a powerful school board and emerging social elite.

### **Residential**

While most urban areas in Alberta and North America were characterized by an economical gridiron plan with mostly twenty-five-foot lots, the Sunalta addition typically boasted fifty-foot lots. Olmsted's principles were critical in defining streets that followed curves in topography rather than an imposed grid. This also resulted in several large and irregular shaped lots at the intersection of curves. Many larger homes—especially along Scarboro Avenue—were built on double lots, which allowed for large front and side setbacks and gardens. By 1915, thirty-one houses had been built; the majority lining Scarboro Avenue, another significant concentration along Superior Avenue and a few others. This era is considered the initial build-out of the new suburb.

Most of the early domestic housing in Sunalta Addition consists of large two-storey square or rectangular building forms. Some could be categorized as homestead or foursquare houses, which were characteristic of permanent housing forms on the prairies before 1920.<sup>250</sup> The most prevalent roof structure was a steep cross gable with multiple projections or dormers. Another characteristic feature from this era was a large front porch or verandah. The verandah was a bridge between the house and the community.<sup>251</sup> While full two-storey dwellings certainly dominated the era, one-and-a-half storey homes also existed and later became the preferred scale.

Of these residences, several represent historical revival styles applied to a form, such as Tudor, Queen Anne, and Gothic. Tudor Revival characteristics are seen throughout the early era and up until the Second World War. In North America, this was typical of turn-of-the-century homes and is suggestive of British influence on domestic architecture—due to mass European settlement in Alberta.<sup>252</sup> Defining architectural characteristics include the extensive use of brick, sandstone details, stucco with decorative wood trim (most often false half-timbered gables), lancet windows, art glass, turrets, and steeply pitched roofs.

While local architects were sometimes employed, many house plans were available from American house magazines. The availability and attractiveness of published plans ensured that Alberta's domestic architecture developed more or less as part of mainstream North American house design.<sup>253</sup> Much like today, architects in Calgary were only significantly involved in designing houses for the wealthy, almost exclusively in larger urban contexts.

Brick and stone were regarded as elite building materials. In part, this was due to an association during the late nineteenth century in Eastern Canada with the use of brick in residences of high status. Brick reached maximum production in Alberta during the boom years between 1907 and 1912, but with the real estate collapse in 1913, the First World War, and the subsequent Depression, most brick manufacturers went out of business.<sup>254</sup> Its availability and use as a building material was most prolific during the era of optimism. It was used widely in Sunalta Addition, as shown in the examples below, especially on the first storey. Often the second storey was stucco or wood with decorative trim. There are also examples from this era of houses clad entirely with wood—a considerably less expensive material. Sandstone was associated with prominent residences in Calgary, however, by 1915 production ceased. It was most commonly used as a material for window headers and column plinths. After World War I, brick and sandstone almost disappeared from the exteriors of houses in Sunalta Addition with the exception of details such as front steps, foundation walls, and chimneys.



**Graham Residence**

220 Scarboro Avenue SW

Constructed 1912

Architectural Style: Tudor Revival

A Tudor Revival house featuring bold half timbering and stucco gables, a prominent stepped sandstone and brick chimney, and a large front verandah supported by robust rough sandstone posts. Originally built for Herbert C. Graham and later owned by His Honour John Walter McDonald, this residence later incurred damage due to being both rented and vacant. The original interior featured a coil sprung ballroom floor in the basement and marble flooring in the bathrooms, no longer intact.<sup>255</sup>



**Wallace Residence**

224 Scarboro Avenue SW (originally 222 Scarboro Avenue SW)

Constructed 1912

Architectural Style: Queen Anne Revival

The Wallace Residence is one of three large properties along Scarboro Avenue built by Milton Ross Wallace; former city councillor and real estate speculator. A Queen Anne Revival style house, it features Tudor half-timbered gables and a turret with elaborate finial. It has a lower variegated red brick facade with an elegant sandstone window head detail.<sup>256</sup> It originally had a middle storey, which was removed in the 1930s.



### **McCormick House**

228 Scarboro Avenue SW

Constructed 1912

Architectural Style: Craftsman

The second house built by Mr. Ross Wallace along Scarboro Avenue was, and still is, owned by the McCormick family. Eneas McCormick established the iconic saddlery business and was a prominent businessman in Calgary. The Arts and Crafts two-storey dwelling is situated on a double lot with an exceptional view. It has a steep side-gable roof and prominent front gable dormer. The first storey is clad in red brick with sandstone lintels and the second storey is wood shingle siding. Another defining feature is the large full-width front verandah.<sup>257</sup>



### **Moodie Residence**

238 Scarboro Avenue SW

Constructed 1912

Architectural Style: Craftsman

At 238 Scarboro Avenue, M.R. Wallace erected a large two-storey dwelling with Tudor detailing, clinker brick, stucco, and half timbers. It features river rock piers and an open front verandah, characteristic of early architecture in Scarboro. This was intended to be a showpiece for the neighbourhood. However, as a recession began to develop in 1913 and was entrenched during the First World War, the house was to sit vacant for six years. Finally, in September 1918, it was purchased by J. Frank Moodie, the founder, majority owner, and manager of the Rosedale Coal and Clay Company, which had a large mine near Drumheller. It is loosely associated with Marion Moodie, the sister of Frank Moodie, a noted nature writer and founder of the Calgary Natural History Club.<sup>258</sup>





**244 Superior Avenue SW**

Constructed pre-1915  
Architectural Style: Other

One-and-a-half storey brick house with intersecting double gables and an arcaded wraparound verandah with fine detailing. Delicate Victorian porch supports and brackets, also found at 218 Superior Avenue. Original iron fence. Occupied by William D. Braden, of Seddes and Braden (real estate).



**10 Superior Avenue SW**

Constructed pre-1915  
Architectural Style: Craftsman

Two-storey Craftsman dwelling with a steep cross-gable roof and triangular knee braces. Rock dash masonry clad with wood trim, brick details, and chimney. The front porch has sandstone piers that extend to the ground, a characteristic of Craftsman style. Occupied by John F. Muir, carpenter.



**344 Superior Avenue SW**

Constructed pre-1915  
Architectural Style: Craftsman

Fine two-storey house with double gable *en echelon*, art glass and shingled elephant pillars on a wraparound verandah.<sup>259</sup> Wood clapboard cladding. Extra stickwork on the gables is a Tudor detail, typical as a secondary influence on Craftsman style. Occupied by James J. McGuire, manager Gray-Campbell Ltd. (carriage builders).





**A.L. Crooks Residence**

144 Scarboro Avenue SW  
 Constructed 1912  
 Architectural Style: Tudor Revival

Originally built in 1912 in a Tudor Revival style for van Crooks, pharmacist and owner of Crooks Drugs Ltd. on the corner of 14 Street and 17 Avenue SW. Original photographs show half timbering and stucco gables and a front porch. Modifications to the home's exterior in the 1980s remove these historical characteristics.



**09 Scarboro Avenue SW**

ca. 1912  
 Architectural Style: Gothic Revival

This two-storey dwelling has an interesting form, in part due to renovations. It is composed of brick and stucco with sandstone lintels and headers. Pointed, arched windows on the original side of the house have unique proportions. Originally the house had a two-storey verandah which was filled in to create a study.<sup>260</sup>



Glenbow Archives NA-2854-63

**Fire Hall No. 5**

1629 Scotland Street SW  
 Constructed 1910  
 Architectural Style: Craftsman

"Fire Hall No. 5, Calgary Fire Department, Scarboro area, Calgary, Alberta," n.d. Courtesy of Glenbow Archives, NA-2854-63, Archives and Special Collections, University of Calgary.

This craftsman bungalow was moved to this site in 1921 and repurposed as the new Fire Hall No. 5. It was a cost-saving solution during a period of retrenchment following the First World War. The

structure was originally part of the South Calgary waterworks complex in what eventually became the Richmond Green area. After a purpose-built Fire Hall No. 5 was constructed in South Calgary Park in 1952, the Scotland Street bungalow was converted for use as the Scarboro Health Unit, a public health clinic. It became a single-family dwelling in 1987. The attached garage has been converted into interior space and the original porch including steps, piers, and columns have been replaced.

### **Calgary Tennis Club**

1445 16th Street SW

Constructed 1912 – burnt down 1958

Architectural Style: Other



*“Calgary Tennis Club, Calgary, Alberta,” ca. 1946. Courtesy of Glenbow Archives, NA-4692-7, Archives and Special Collections, University of Calgary.*

This is the third and final location of the Calgary Tennis Club. In 1912 the site in Sunalta was purchased for \$10,000. Six shale courts and an elegant clubhouse were immediately constructed. The clubhouse burnt down in 1958 and was replaced with the current building.<sup>261</sup>

### **First World War: 1914–1918**

Building in the Sunalta addition slowed considerably with the collapse of the economy in 1912–13 and the start of the First World War. There was some speculation about a lucrative oil and gas industry, but it did not emerge until after the war ended. At this time there was a concentration of residences at the eastern end of Scarboro Avenue and Superior Avenue. Other houses merely scattered the landscape.

Early in the twentieth century, a shift towards function, efficiency, and simplicity began to permeate domestic architectural thinking. This transition was inspired by architectural critic John Ruskin in England and mirrored in North America with the Arts and Crafts movement.<sup>262</sup> These changes did not signal a complete rejection of decoration, but rather a shift towards a more “minimal” house without frills or impractical details. Such architectural “honesty” appealed to people in Alberta, coinciding with their political and social attitudes that held frugality and pragmatism to be virtues.<sup>263</sup> The more vernacular style was often expressed through a single-storey structure: the bungalow. Simple building materials such as wood and river rock were favoured as unpretentious and honest. Non-structural exposed beams, found in Craftsman style homes, were not considered decorative but rather a symbol of strength and protection for the family home.<sup>264</sup> While highly decorated houses continued to be built in Alberta until the end of the war, small houses with more simple exteriors were also fashionable.<sup>265</sup>

### **Residential**

This era signals the bridge between building forms common in the early 1900s and the more prevalent and widely accepted domestic form of the bungalow and semi-bungalow just before and after 1914. The bungalow can be characterized as any relatively small house, a dwelling of simplicity, with authentic materiality and harmony with natural surroundings. They were also considered inexpensive to build and their increasing popularity could be tied to the economic conditions just before World War I.<sup>266</sup> In the context of Alberta, the bungalow retained a low-slung horizontal appearance, porch, and use of warm materials, but often adapted to colder climates through the addition of basements, steeper pitched roofs, and smaller windows.<sup>267</sup> The semi-bungalow with the addition of a half storey emerged as a response to some perceived disadvantages of a single-storey dwelling: noise, lack of space, and actual cost per square foot.<sup>268</sup> While the dominant two-storey building forms from the previous era

continue to exist, we see the emergence of the bungalow and semi-bungalow, forms that gained wide acceptance after 1919. In other words, the overall scale of domestic architecture was becoming less imposing.

Historical revival styles are less dominant during this era and usually consist of more subtle references, such as half-timbered gables. Decorative elements characteristic of Queen Anne Revival were less popular. Examples of semi-bungalows and bungalows from this era borrowed decorations from several styles including Craftsman and Tudor. Verandah and porch conditions also remain a consistent characteristic.

Brick on the first storey with a stucco second storey is the most dominant exterior material combination during this era. The use of wood half timbers is less prevalent and also more restricted in its application. The influence of the Arts and Crafts movement is apparent, especially in bungalows with stucco as the primary material, and occasionally with wood siding, simple wood half timbering, and exposed beam structures. River rock becomes more significant, mainly in the use of column piers and porch supports.



### **Venini Residence**

348 Scarboro Avenue SW  
Constructed 1915  
Architectural Style: Prairie

On one of the largest lots in Scarboro is the Venini residence. Built by George Venini in 1915, it is a large, brick Prairie Style house on a hilltop site. It has an asymmetrical facade and hip roof with a shed dormer and wraparound arcaded verandah. A low, decorative concrete fence surrounds the property. George Venini was the manager of Mason and Reich pianos in Alberta and a real estate speculator. He was known for his support of community activities such as skating parties and dances. The residence is still owned by the Venini family.



### **Templeton Residence**

206 Scarboro Avenue SW  
Constructed 1915  
Architectural Style: Craftsman

A Craftsman-influenced semi-bungalow that features double front gable dormers with half-timber detailing, a large front verandah, and an upper balcony. The interiors are intact and include extensive timber detailing and art glass windows. The exterior has original brick and sandstone details. Noted on Calgary's Inventory of Historic Resources as establishing the dominant character of the street, it was home to several Calgary businessmen as well as Dr. Cochrane, first dean of the University of Calgary's medical school.<sup>269</sup>





**330 Scarboro Avenue SW**

Constructed pre-1920

Architectural Style: Tudor Revival

One-and-a-half storey brick house with a single dominant mid-facade gable. The front gable is stucco with half-timber detailing. The open eaves and exposed rafters are likely borrowed from the contemporaneous Craftsman houses along with the broadly overhanging eaves.<sup>270</sup> This dwelling has a partially enclosed front porch with small pane windows. Occupied by Samuel C. Nickle, salesman Nickle Boot Shops.



**304 Superior Avenue SW**

Constructed pre-1915

Architectural Style: Craftsman

One-and-a-half storey brick house with a full-length porch. Cross gabled with a front gable dormer. Art glass with three-centred arch detail surrounding the main floor windows. Originally occupied by Mrs. Annie Langford, widow. The brick has been painted.



**218 Superior Avenue SW**

Constructed pre-1915

Architectural Style: Craftsman

One-and-a-half storey dwelling with large front verandah and Victorian style columns. Wood clad with clapboard and a brick chimney. (Original shed dormer looks like it has been altered to create a gabled second-floor balcony, somewhat out of scale). Originally occupied by William Stuart, accountant.



### **524 Sunderland Avenue SW**

Constructed pre-1920

Architectural Style: Craftsman

Brick Arts and Crafts bungalow with a cross gable roof, shed dormer, and a full-length porch supported by tapered columns on brick piers that continue to the ground. Symmetrical small-paned windows frame the entrance but do not look original. Porch railings and fence also look to be an addition. Originally occupied by Chris H. Brereton, broker.



### **Carlyle House**

117 Superior Avenue SW

Constructed 1915

Architectural Style: Craftsman

“A Craftsman style house featuring: river rock piers, open front verandah, triangular braced eave supports, half-timber detail in gables and large front gable dormer. It helped establish the dominant character of the street. The house was significant in the neighbourhood and city due to the Chautauqua gatherings held at the house. Home for two significant families; Thomas Carlyle, and John and Nola Erickson.”<sup>271</sup>

## **Post–First World War to Stock Market Crash (1919–1929)**

Alberta’s economy slumped immediately after the First World War, turned upwards in the mid-1920s, and by mid-1928 began to decline into the Great Depression. Despite the economic conditions of the interwar era, home ownership in Alberta was still considered the highest indicator of social standing and family stability.<sup>272</sup> In Alberta, home ownership, or living in detached houses, remained a deeply rooted preference alongside the association of good homes with great leaders.<sup>273</sup> Despite these conditions, 1929 marked a boom in housing construction for those with steady incomes able to take advantage of falling prices.<sup>274</sup> As such, particularly toward the end of this era, a second major build-out was witnessed in Sunalta Addition.

During the interwar era, there was an excessive fascination with elegance and often several stylistic influences were combined into one dwelling, which resulted in a puzzling mixture.<sup>275</sup> For example, in this era and the next we see dwellings with a collage of stylistic influences. In Sunalta Addition, this is most recognizable as an increase in the variety and application of style to form.





### **The Scarborough Avenue United Church**

132 Scarborough Avenue SW

Constructed 1929

Architectural Style: Gothic Revival

“The property is . . . stylistically significant as a fine but understated example of Gothic Revival-style church architecture. The church is distinguished by its crenellated corner tower, sharp spire, pointed-arch windows and half-timbered gables. Marking the main entranceway is a brick-clad frontispiece with blocked doorway surround and label mouldings. The church interior is plainly finished in plaster and

darkly-stained wood trim with the sanctuary distinguished by an exposed-beam ceiling supported by console brackets. Enhancing the interior, the walls are lined with stained-glass windows dating from the building's inauguration, most of which were donated in memoriam. The choir space of the interior shelters a Casavant Freres pipe organ added in 1930 with 23 stops and couplers. The prominent Calgary firm of Fordyce and Stevenson was responsible for the original design of the church. The design originally contemplated transepts to form a cruciform plan however the transepts were not added until 1956–57, at which time the additions by J. Stevenson & Associates also included a caretaker's suite, chapel and church offices.”<sup>276</sup>

### **Residential**

In this era, we clearly see three distinct and acceptable building forms: large two-storey residences, semi-bungalows, and bungalows. Full two-storey houses continued to be popular throughout this era, but as in previous years, they were by no means the only housing form. Semi-bungalows and bungalows during this era were ubiquitous. The semi-bungalow represented a logical compromise between more traditional two-storey residential forms pre-1920s and the evolving bungalow trend of the interwar era, especially for the middle and upper classes.<sup>277</sup> In 1920 the *Calgary Herald* advised that the semi-bungalow was the ideal housing form as it had some of the qualities of a bungalow but allowed for sleeping spaces on the second floor.<sup>278</sup> These houses were often almost square, had an entrance condition, either a porch or a low-pitched gable roof, and a front dormer.<sup>279</sup> The exterior was often finished in stucco.

The bungalow had an appeal that crossed socio-economic demographics. Although the highest price per square foot, typically the total cost was less than other domestic building forms, due to its smaller overall size. Because of this, it was a popular choice among low- and moderate-income households. However, it was also considered modern, stylish, and an acceptable building form for any Albertan.<sup>280</sup>

Historical revival styles continued to be built throughout this era and the next. There is still a plethora of good examples of dwellings with Tudor and Gothic characteristics and the introduction of the Colonial Revival style, most pronounced in larger two-storey homes. Elements of Spanish Revival also find expression in this era. Characteristics from all of these styles were often applied to all three building forms: two-storey, semi-bungalow, and bungalow.

Up until the end of the First World War, brick was a very pervasive building material in the Sunalta Addition. After 1919 its use was restricted to details such as front steps, foundation walls, chimneys, and decorative wall veneers.

Stucco became the dominant wall surface of this era, often applied in a smooth unified manner. Stucco with wood half timbers is also common and there are more examples of exteriors clad with wood—either clapboard or shingles.



**Branton Residence**

501 Salem Avenue SW

Constructed 1926

Architectural Style: Tudor Revival

This residence was designed and built by W.A. Branton, the chief architect and building superintendent for the Calgary Board of Education. He designed a Tudor Revival dwelling with a front facing gable with a wing. The house has been much altered, but originally had heavy half timbering and lead windows.<sup>281</sup> Originally this 18,000 square foot lot boasted lovely gardens and a small golf course, fondly used by community children.

## William Archibald Branton, 1889–1976



*“William Archibald Branton, Calgary, Alberta”, ca. 1950, by J. De Lorme.  
Courtesy of Glenbow Archives, PA-2807-291, Archives and Special Collections, University of Calgary.*

W.A. Branton was born in Spalding, England. He came to Calgary, Alberta, in 1905 and studied at Brandon College from 1908–10. In 1911 he joined the Calgary School Board, and in 1920 became the building superintendent and architect. He held that position for thirty-four years.

In 1926, Branton designed and built a home in Scarboro. He and his wife had two children, William Raymon (1920–2004) and Mary (Richmond). Branton Junior High School in northwest Calgary was named after him in 1956.<sup>1</sup>

*Source: “Branton, William A,” The University of Calgary: Archives and Special Collections, accessed 7 May 2020.  
<https://searcharchives.ucalgary.ca/branton-william-a>*



### **Cote House**

1615 Senlac Street SW

Constructed 1928

Architectural Style: Tudor Revival

This large two-storey house has asymmetrical multiple facade gables, which are half timbered. There is half timbering also on the second storey. It is stucco with a prominent brick chimney. The entrance has been renovated to include another gabled entry porch with a large Renaissance-influenced front door. It was originally built and occupied by Clair J. Cote, realtor.



### **Mayhew Residence**

320 Scarboro Avenue SW

Constructed 1923

Architectural Style: Colonial Revival

“The future Mayhew property remained undeveloped during Scarboro's first era of home building prior to First World War. A building permit was issued on February 27, 1913 to J.N. Lyon for a brick veneer residence to be built by day labour at an estimated cost of \$5,000.00, but evidently nothing came of the project. Ottewell J. (Otto) Mayhew acquired Lots 7 and 8 around 1921, and this house was constructed by 1923.”<sup>282</sup>

“Born in Cooksville, Ontario in 1884, Mayhew worked as a railway mail clerk and married Emma Shelly in 1910. They moved to Calgary in 1912, and Mr. Mayhew entered the real estate business. He later worked for Shelly's Bakery, owned by Emma's brother, J.W. Shelly. In 1918, Mayhew and a partner purchased the bakery from Shelly, and in 1925 it was taken over by Canadian Bakeries Ltd. Mayhew was appointed Calgary director. He died in 1926, and Emma continued to live in the house until around 1943.”<sup>283</sup>

This prominent two-storey residence has strong Colonial influences. It has a symmetrical rectangular form with stucco cladding and a hip roof with one central dormer, centered on the entrance. The windows, in adjacent pairs, have a double hung sash with small panes and awnings. The front door is centered on the facade on a portion of the house that projects slightly out from the front wall plane, tucked under the broadly overhanging eaves. The broad eaves are likely influenced by the Craftsman style. In keeping with Colonial Revival houses, one of the principal areas of elaboration is the entrance. In this example, the pediment is not supported by pilasters or columns and the front door has sidelights and a false fanlight. One-storey side wings flank the main form asymmetrically with gable roofs. There are symmetrically placed decorative motifs in the stucco. Brick is used for the foundation as well as the main gate.



### **1439 Shelbourne Street SW**

Constructed pre-1930

Architectural Style: Colonial Revival

This two-storey house has a symmetrical form with a side-gabled roof. The entrance is centered with a portico supported by square columns. The windows have a double hung sash. The wood cladding is continuous from the main to second floor. It was occupied by W.N. Poole, treasurer for Revelstoke Sawmills Co. Ltd. who was listed at 515 Sunderland Avenue in 1915.





**1515 Scotland Street SW**

Constructed pre-1930

Architectural Style: Other

Historically intact one-and-a-half storey stucco house with a dominant front gable and grouped symmetrical windows. Interesting and prominent front entrance porch, Mission or Spanish Revival influenced, with brick stairs. Three-centred arch stucco detail above the windows. Originally occupied by Eric Webster, manager of Webster Electric Co.



**107 Superior Avenue SW**

Constructed pre-1930

Architectural Style: Other

This is a lovely single-storey dwelling with eyebrow windows on a side-oriented gable roof. The asymmetrical facade has an arched entry porch and roof parapet in a pseudo-Mission Revival style. The wall surface is stucco. The facade also has triple arched focal windows. 527 Salem Avenue, built before 1936, also had eyebrow windows but the house has been torn down. Originally occupied by Walter J. Wilson, Wilson & Osborne.





### **Oliver House**

112 Shelbourne Street SW  
Constructed pre-1925  
Architectural Style: Craftsman Bungalow

modest, intact, one-storey Craftsman bungalow with front-gabled roof. Front gable is stucco with half-timbered wood details and triangular knee braces. The main storey is clad with wood shingles. Tapered stucco columns support a small porch and on one side of the porch is a low pier without a column—a typical Craftsman porch characteristic. It was the home of W.J. Oliver—a noted photographer. Biography by Sheila G. Meson: *W.J. Oliver: Life through a Master's Lens* (Calgary, Glenbow Museum, 1984).



125 Shelbourne Street SW  
Constructed pre-1930  
Architectural Style: Craftsman Bungalow

single-story Craftsman bungalow with a low-slung gable roof, large verandah, and river rock piers. Wood clapboard cladding and asymmetrical form. Originally occupied by Claude L. Dingham, accountant with Calgary Petroleum Products.



13 Superior Avenue SW  
Constructed pre-1930  
Architectural Style: Craftsman Bungalow

nice period bungalow with a front gabled roof and small porch. It has wood cladding, filleted wood moulding, and notable door and window casing. Originally occupied by H. Gordon Love, president H.G. Love & Co. Ltd. and president of the Calgary Exhibition and Stampede (1962–63).



### **Gilchrist Residence**

101 Scarboro Avenue SW

Constructed pre-1930

Architectural Style: Craftsman Bungalow

Craftsman stucco bungalow located at the intersection of Scarboro and Superior Avenue. It has a front gable and shed dormer and a false beam detail above a small paned focal window. It addresses the interesting intersection, created by Olmsted's design, through an oblique orientation on the site; much like the Venini Residence, built in the previous era. The verandah column piers have been recently updated from the original brick material, otherwise the house is relatively intact. Originally occupied by Hector H. Gilchrist, barrister.



### **1505 Scotland Street SW**

Constructed pre-1930

Architectural Style: Tudor Revival

This is a one-and-a-half storey dwelling with an interesting roofline. The side-gabled roof is intersected with a front gable capped by a hip with decorative half timbers. This is suggestive of Continental, rather than British precedents, and is sometimes referred to as a Germanic Style Cottage.<sup>284</sup> It has a gabled entrance with an arched window above the front door with an arched fanlight. The cladding is wood shingle on the main storey and rock dash stucco. Other materials include brick stairs and a small retaining wall. Occupied by Albert Dyson, general manager at Dyson Distributing Ltd.



### **111 Scarboro Avenue SW**

Constructed 1926

Architectural Style: Other

This one-and-a-half storey dwelling has an asymmetrical facade, two cylindrical forms, and a front gabled entrance nested in another front gabled roof. The cylindrical forms have flat roofs with shallow edge coping and groupings of horizontal ribbon windows with simple wood frames, tailored to the curve. The wall surface is a unified stucco. Likely influencing these characteristics is the International style—relatively rare and avant-garde from 1925 to present.<sup>285</sup> Typical of the era, this dwelling draws on more than one stylistic influence, but it does so in a manner that is exceptionally distinct.



## The Depression: 1930–1939

“From 1930 to the late 1930s house building in the province stopped almost entirely.”<sup>286</sup> By 1929 many large houses in Calgary, south of the CPR tracks, were converted into light housekeeping suites and rooming houses.<sup>287</sup> The somewhat persistent housing crisis in Alberta reached a critical level, as even low rents were unaffordable, and several people lived in inadequate accommodations.<sup>288</sup>

Many houses built during the interwar period have a smaller scale and unpretentious character. Even in more affluent communities, there was a steady decline of two-storey homes, due in part to the Depression and social trends.<sup>289</sup> In fact, the Wallace Residence on Scarboro Avenue had the middle storey removed in the 1930s in order to achieve a lower profile, more compatible with the values of the period. Within the context of Sunalta Addition, building definitely slowed.

### Residential

The interwar era forms remain consistent. There are examples of large two-storey residences, and also several one-and-a-half storey dwellings and bungalows, which continued to be built throughout the 1930s. The eclectic mix of styles from the 1920s became even more extreme in the 1930s and resulted in dwellings with interesting compositions of form and detail. 420 Scarboro Avenue is an excellent example of this somewhat eclectic reinterpretation of style. Smooth stucco wall surfaces are most prevalent throughout the interwar era, sometimes detailed with wood, half timbering, or brick. As in the previous era, wood clapboards or shingles are also used.



#### **George Edworthy Residence**

619 Senlac Street SW

Constructed 1931

Architectural Style: Tudor Revival

Edworthy Residence is valued for its Tudor Revival architecture and is an exemplary model of the style in the neighbourhood of Scarboro. Characteristic of the style is the steeply-pitched, cross-gable roof with extended bargeboards, stucco cladding and decorative half-timbering that comprise overhanging eaves. The window treatment is consistent with the style including multiple groupings of multi-pane, narrow hung-sash windows and wood casements. A defining feature is the gabled front-entry porch with a

round-arched entrance and brick-tabbed door surrounds. The front-entry doorway historically contained a sturdy door with a small grilled door insert that could be opened to speak through. The interior of the house was designed with six gas burning fireplaces including one in the upstairs bathroom, a highly unique feature at the time.

It is believed that George Edworthy himself created the plans for the house. The contract price for the residence was \$7,500, which was a substantial sum in 1931. An important historical feature of the property was the landscaped backyard which included a rock garden and small stream designed by the Edworthys.<sup>290</sup>



**Love Residence**

40 Scarboro Avenue SW  
 Constructed 1931  
 Architectural Style: Colonial Revival

This prominent two-storey home was likely designed by the same architect/builder as the Mayhew residence. Also on a double lot, it has a hipped roof without a full-width porch and an original stucco wall surface. The front entrance is elaborated with an entrance porch and portico supported by two columns. The second-storey windows are in adjacent groupings; however, the large first-storey picture windows are atypical for the period. This residence has a brick foundation wall and mosaic original stone path. It was replaced with the current red concrete tile in a second

major renovation in 2003. The first renovation in the late 1960s included the addition at the back of the house. The original owner was A.G. Clarke, president of A.G. Clarke and Co., financial agents and insurance. The second owner was H.G. Love, Founder of CFCN, president of the Calgary chamber, first non-Ontario president of the Canadian chamber, and president of the Calgary Stampede. It has since remained in the Love family for three generations.



**120 Scarboro Avenue SW**  
 Constructed pre-1936  
 Architectural Style: Spanish Revival

This interesting one-storey dwelling combines a somewhat eclectic mix of architectural styles, very typical of the era. It has several characteristics of Spanish Revival including an asymmetrical, L-plan, cross gabled roof, and polygonal tower. Other characteristics include a stucco wall surface, tile decorative vents, a walled entry courtyard and an arcaded wing wall. The pointed arched window on the main facade does not look typical of Spanish Revival. The foundation wall is brick along with the chimneys. Very few properties in the Sunalta addition

were fenced and this home has an original iron fence. Originally occupied by Henry C. King, manager of House of Antiques Ltd.



**342 Superior Avenue SW**

Constructed pre-1936  
Architectural Style: Craftsman

Two-and-a-half storey semi-bungalow. Verandah is supported by heavy tapered square columns, not original. Original brick cladding. Original Gable dormer with arched window. Ceramic tile roof is not original. Originally occupied by John J. Tynan, president and general manager, John Tynan & Co. Ltd., furniture manufacturers.



**120 Sunderland Avenue SW**

Constructed 1930  
Architectural Style: Minimal Traditional

This single-storey cottage has a steep cross-gabled roof with an additional nested gabled entrance. It has continuous wood siding, a simple entrance with iron railing, and groupings of double hung windows.



**Scarboro Community Club (First)**

Ravine West of Summit Street  
Constructed early 1930s (Record under *Societies Act*, 1934)  
Architectural Style: Other

*'First Scarboro Community Club, Calgary, Alberta,' n.d. Courtesy of Scarboro Community Association, Calgary.*

This was the first community hall built in Calgary. It included a rustic clubhouse with a stone fireplace, red shale tennis courts, and a skating rink. Several community events were held here including club dances for Halloween, Christmas, Valentine's Day, and St. Patrick's Day. The community also had several sports teams. In 1945, the hall was moved to a flatter location behind Sunalta Elementary School.<sup>291</sup>



## Second World War: 1940–1945

The ongoing housing crisis, which intensified during the Depression, became even more severe during the Second World War. Wartime restrictions led to a limit on building permits. In 1939 in Calgary, only fifty-four permits were issued—when an estimated five hundred were needed just to meet demand.<sup>292</sup> By 1942 there were extreme shortages of both manpower and materials.<sup>293</sup> During this development era, around twenty houses were added to Sunalta Addition.

The fascination with details and fantasy seems to come to an end with the start of the Second World War. The dwellings from this era have a small scale, especially from the street, and are relatively unadorned. Even the use of half timbering, which is apparent during all previous eras, is no longer common. Modernism emerges as a stylistic influence in domestic architecture.

### Institutions



#### **The Scarborough Avenue United Church Manse**

34 Scarboro Avenue SW  
Constructed 1944–45  
Architectural Style: Tudor Revival

The manse was designed to complement the church in the compatible Tudor Revival style. It also features dark wood half-timbered gables, a brick frontispiece to mark the main entry with a pointed arch doorway and leaded sidelights. The roof has an extended slope that incorporates an attached garage, a modern concession at the time.<sup>294</sup>

### Residential

The dominant building forms of this era are semi-bungalows and bungalows of a modest scale. Identifying features include low- or intermediate-pitched roofs, often gable-and-wing or a hipped variation. Features such as dormers and defined entrance conditions, seen in the previous eras, become simplified. For example, instead of a porch defining the front entry it will simply be defined by the L created by a cross-hipped roof.

The characteristic styles of this era include the emergence of modern houses—both Minimal Traditional and Ranch.

Prior to the Second World War it was common to see multiple materials combined to create one facade. Sometimes there was one primary material such as stucco with wood detailing or one material used for the first storey and a different one for the second. In this era, we see an unprecedented economy in regard to materials and details. Stucco or wood are the dominant choices.



### **1409 Summit Street SW**

Constructed 1945

Architectural Style: Ranch

This Ranch-style bungalow has a cross-hipped roof with boxed eaves and a large picture window on the front facade. The single storey form, low-pitched roof, modest scale, and unadorned style indicate the emergence of modern houses.



### **Scarboro Community Club (Second)**

Located behind Sunalta Elementary School

Constructed 1945

Architectural Style: Other

*Second Scarboro Community Hall shown during the 1955 Spring Carnival. Courtesy of Karen Taylor.*

In 1945 the community took advantage of a city program to repurpose surplus military buildings into community halls. The new site was flatter, also had a community rink, and became the location of an annual carnival and costume party.<sup>295</sup>

### **Oil Boom and Early Modern: 1946–1966**

This era is considered the final build-out phase of Sunalta Addition. By 1956 most dwellings had filled in along the periphery of 17 Avenue SW and Summit Street SW, which lined the west ravine. After 1966 only two or three more dwellings were added. Around eighty houses in total were built during this era.

While the roots of “modernism” trace back to Europe as early as the First World War era, design in Alberta was entrenched in traditional values until the end of the Second World War. The tastes of Albertans “were conservative, rooted in what they perceived as traditional forms, which fit their needs and were sufficiently flexible to accommodate modern conveniences and meet contemporary needs without requiring radical changes in design.”<sup>296</sup> Further, the wide availability of building plans that appealed to traditional twentieth-century North American house design, combined with mainstream building techniques, prevented any major changes in design philosophy.<sup>297</sup> After the Second World War there are more examples of Modernism's influence on domestic architecture in Alberta. Slab doors, plywood, rubber flooring, large expanses of glass, an absence of ornate detailing, an evolving open plan, and experimentation with horizontal massing are suggestive of Modernism's subtle and rather late infiltration.

## Institutions



### **Chevra Kadisha Chapel**

1702–17 Avenue SW

Constructed 1961 (demolished 2014)

*“Exterior View from the Southeast,” 2002, Sheldon Smithens.*

*Courtesy of Jewish Historical Society of Southern Alberta.*

## Residential

The early housing forms of this era were of a small scale, including semi bungalows and bungalows. Cross-hipped roofs of a low pitch are more evident, much like those of the World War II era. By 1958, 80 per cent of houses built in Alberta were single-storied.<sup>298</sup> During the early 1960s, a new building form emerged, the split-level, such as those found on Salem Avenue and Summit Street. These streets, which were mostly built out after the Second World War, have a hilly topography, well-suited to this new housing form. Several homes also incorporated an attached front garage, with the appearance of a split-level, but technically a “side-down” that was atypical in pre-war designs.

In this post-war period, design elements were pared down to produce a cleaner and simpler look with an emphasis on economy.<sup>299</sup> Dwellings of this era no longer refer to historical revival styles or the Arts and Crafts tradition and instead embrace a cleaner aesthetic. In other words, houses of this era typically did not add wood details such as half timbers, false exposed beams, or window or door frames with a profile. Further, the porch becomes an extraneous addition to the front of the house and is removed in favour of a simple entrance consisting of concrete steps and a doorway. A dominant characteristic is a large picture window on the front facade and the advent of flat roofs, which were previously unprecedented. Hip roofs with a shallow slope were also still popular, often found on bungalows. There are a few examples of houses from this era with glass brick as a decorative element or an arched entryway, the latter may be a vestige of interwar housing in the community. Wall surfaces were typically smooth stucco or wood. Wood siding was usually applied horizontally with wide boards. We also see the disappearance of chimneys replaced traditional brick ones.<sup>300</sup>



### **2 Salem Avenue SW**

Constructed 1948

Architectural Style: Ranch

This home sits on a sloped site and has the appearance of a split-level but is a ranch with a full storey side-down. It has a cross-hipped roof with boxed eaves and multiple picture windows on the front facade.

## Other

Glenbow Archives NA-4132-2



### **Scarborough Community Club (current)**

710–14 Avenue SW

Constructed pre-1945 for Red Cross during World War II; placed in current site and occupied from 1948–66 as the Boy Scouts' Association District Headquarters; occupied since 1980 as the Scarborough Community Hall  
Architectural Style: Other

*"Boy Scouts' Association District Headquarters, Calgary, Alberta," 1948. Courtesy of Glenbow Archives, NA-4132-2, Archives and Special Collections, University of Calgary.*

The second community hall, located behind Sunalta Elementary School, was lost in 1965 when the Crowchild Trail expansion was constructed through the west ravine adjacent to the school site. The City of Calgary gave the Scarborough Community Association this repurposed building as a replacement hall. In 1979 the hall was renovated, and in 1980 it opened with a hall warming party.<sup>301</sup> It is the location of an annual Scarborough BBQ and other annual events.

## STREETSCAPES: A LOOK AT SCARBORO BOULEVARDS

As discussed in previous chapters, Scarboro's streetscapes and unique neighbourhood character are strongly tied to its initial design by Frederick Law Olmsted using Olmstedian principles. The use of a curvilinear plan resulted in smoothly curved streets following natural topography, public green spaces, and few right-angle intersections. These characteristics are evident in all of Scarboro's streetscapes. Further, deed restrictions in the community established enduring characteristics such as gracious front and side setbacks and single-family dwellings.

There are several elements that define a streetscape's character, including plan and plan overlays, street width, curb and sidewalk patterns, lot sizes and block shapes, building scale, setbacks, and plantings. The unique combination of these elements creates the gestalt of neighbourhood streetscape character. How these elements are defined and given priority is associated to both the period(s) and speed of building. In Scarboro, it is possible to trace the eras of development through both the streetscapes and the architecture.

As previously discussed, Sunalta Addition has a curvilinear plan. The smoothly curved layout of streets that followed the natural topography of the landscape is a critically important characteristic of the neighbourhood. This layout created triangular park spaces throughout the community. It also explains the meandering experience when moving through it.

The street width and curb and sidewalk patterns in the neighbourhood vary slightly, as the subdivision was built out over fifty years. The primary artery, Scarboro Avenue, runs the length of the community; it has a wider width than the other streets. Several streets, all built before 1931, have treed boulevards that separate the sidewalk from the carriageway. This delineation helps to separate foot traffic from other forms of traffic and also visually extends the front garden and tree canopy. Alternatively, there exist both avenues and streets built out mostly in later eras, without or with partial boulevards and some without sidewalks. The walkability of streets without boulevards or boulevards and sidewalks is compromised in both function and enjoyability.

Scarboro has irregular rectangular block shapes that are defined by the curvilinear plan and are thus not equal in length or width. With the exception of mostly corner lots, the individual lots are relatively similar in width. It is the combination of similar lot widths, similar housing scale, and consistent front and side setback restrictions that create the smooth rhythm of a unified streetscape.<sup>302</sup> Despite the longer period of development, deed restrictions protected these particular streetscape characteristics.

The vast majority of pre-modern homes in Sunalta Addition have steeply pitched and gabled roofs. This characteristic combined with larger than normal setbacks create visual space around and between the built forms and amplifies the garden effect. This is in keeping with the turn-of-the-century notion that every residential streetscape should be a parkway in itself, with shade trees, ample lawn space, and gardens.<sup>303</sup> In other words, the ratio between building mass to site creates a very specific rhythm and character. The introduction of even one or two intrusive out-of-scale houses can greatly change a street's rhythm.

Due to larger lot sizes, restrictive setbacks, and the scale of houses on the lots, homes in this neighbourhood—especially those built before 1960—have a relatively ample landscaped area. Many of the historic homes take up less than 45 per cent of the total lot area. In instances where a larger scale home was built, it was typically done on two adjacent lots, thus preserving the critical ratio of greenspace. There is some variety in the neighbourhood in terms of landscaping treatment. The majority of lots are landscaped in an early twentieth-century American suburban style with broad expanses of front lawn and no internal barriers. This was a symbol of status and it created a lavish park-like space for passersby.<sup>304</sup> We also see examples of lots with more Victorian or English-style landscaping—low fences, hedges or walls, and garden beds in the center or front of the lot. This style of landscaping creates a more enclosed feel and adds a more expressed lot delineation from the street. Porches, found extensively pre-1930, were typically in the front of the house and garages in the rear or side, suggesting the public nature of outdoor living spaces along the front streetscape. Post-war houses more commonly had garages in the front and porches or decking in the rear, thus providing more private outdoor living spaces.



Of the many elements that can add character to a streetscape or neighbourhood, trees are possibly the most significant.<sup>305</sup> Before 1931 boulevard trees were an important streetscape element. Often, the same species was planted in regular intervals. For example, regularly spaced mature elm trees along Scarborough Avenue give a dramatic effect, and lilac shrubs do the same along Shelbourne Street. Some consistency has been lost along boulevards due to various trees and shrubs being planted by individual homeowners, sometimes to replace plants that were diseased. On the streetscapes that were part of the later community build-out—Summit Street, Salem Avenue, and Sudbury Avenue—the combination of sloped street conditions without boulevards led to a slightly different character than those developed in an earlier era. It is the combination of mature boulevard trees and shrubs, park areas with mature trees and mature private plantings, and ample setbacks that give Scarborough its specific garden feel.



### **Scarboro Avenue SW**

*Streetscape of Scarboro Avenue SW*

Residential dwellings flank the top of the escarpment which runs east-west along Scarborough Avenue; framed on one end by Sunalta School and by Scarborough United Church on the other. This main avenue curves and has an eighty-foot right-of-way, whereas all the others are the standard sixty-six feet. The City of Calgary has a record of original paving construction for Scarborough Avenue in 1914, along with Superior Avenue and Senlac Street. The first two paved avenues also had the highest concentration of dwellings built during the first era of development

and every era thereafter. The street has a unified rhythm due to the consistency of thirty-foot setbacks and the ratio between the scale of the house and the lot. As mentioned before, there are a few examples of much larger scale two-storey homes, but because they were oftentimes built on double lots, ample garden space and streetscape uniformity are preserved.

Scarboro Avenue is a relatively consistent and wide boulevard on both sides of the street for almost the entire length. The regularly spaced mature elms create a formal allée. Although some of these mature trees have been removed due to disease, enough remain to create a visual effect. The majority of properties along Scarborough Avenue have an expanse of grass which meets the sidewalk and is carried across the boulevard to the curb. The effect of this landscaping is the visual extension from the front of the house through to the carriageway. In many cases, this expanse is seventy-five feet. This pattern of a wide street, planted boulevard, sidewalk, no fence, and deep house setback creates a discontinuous enclosure with a very distinct character. The most common landscaping variations along Scarborough Avenue include a short hedge, short hedge with fence/gate, or garden beds lining the sidewalk. While these variations add continuous and semi-continuous elements, which alter the enclosure, the streetscape is defined through all the other unifying elements.



### **Shelbourne Street SW**

*Streetscape of Shelbourne Street SW*

This streetscape consists of two landscaped boulevards which run from Superior Avenue SW to 17 Avenue SW along a curving street. The ordered, regular planting design of the boulevards, constructed in 1927, during William Reader's time as Calgary's Superintendent of parks and cemeteries, reflects the formal approach to the design of public spaces common in the City Beautiful movement. While this street has a narrower sixty-six-foot right-of-way, it still allows the same pattern as Scarboro Avenue with its curved carriageway planted boulevard on both sides, mostly built-out between 1925–30 and as noted in the

architectural chapter, has several examples of modestly scaled Craftsman bungalows that were popular during this era. The scale of housing suits the narrow streetscape and like Scarboro Avenue, the landscaped area to built area of each lot along with the boulevards creates the feeling of a garden street.

The character-defining elements of the streetscape, as recognized by the city, include the continued use of purple flowering lilac shrubs planted in a regularly spaced pattern, and manicured turf, which separates a distinct sidewalk from the carriage way and the curving form of the street.

There are two other streetscapes recognized on the City of Calgary's Inventory of Historic Resources because of their boulevards. The boulevard of Senlac Street SW, constructed in 1930, has regularly spaced cotoneaster shrubs. Sharon Avenue SW, also constructed in 1930, has boulevards which include regularly spaced, alternating poplar trees and lilac shrubs with a manicured turf understory that separates the sidewalk from the carriageway on both sides of the street.



*Regularly spaced cotoneaster shrubs along Senlac Street SW*

Within the neighbourhood, several other streetscapes have the same defining characteristics discussed above, including: Summer Street SW, Superior Avenue SW, Scotland Street SW, Sunderland Street SW, and Sonora Avenue SW. To a high degree of conformity, these streetscapes have a layout of curved street, planted boulevard, sidewalk, no fence or low barrier, deep house setback, 45 per cent or less lot coverage, and steeply pitched roof, which creates room for an extensive tree canopy and a more subtle massing and appearance.

## Variations

Many of the previously mentioned streets and avenues saw houses built during the earlier eras of development. They also have a topography that is either mostly flat or gently sloping. Other examples of streetscapes within Sunalta Addition have variations in character that can be explained by differences in topography and era of development. These variations include inconsistent boulevards, such as one side of the street only or partial boulevards; boulevards without trees; either the absence of sidewalks or partial sidewalks; hard landscaping elements such as retaining walls; front attached garages and side driveways with significant hardscaping.

Encroachment of the front setback—most notable on the one thousand block of Scotland Street SW (due to large two-storey residences with flat roofs that have out-of-scale massing)—is another variation, as well as lots with greater built coverage, and thus often fewer large canopy trees, especially between houses.

Both Salem Avenue SW and Summit Street SW are situated along steeper streets. They also have examples of modern architecture (see architecture chapter for details). These streetscapes still have curving carriageways and deep setbacks; however, boulevards and sidewalks are less consistent elements. Another variation is the use of retaining walls in landscaping due to the extremely sloped topography. On Salem, only one side of the street has a sidewalk and boulevard. The other side has several side driveways which interrupt both visual continuity and walkability. However, the streetscape still benefits from a mature canopy.

Likewise, Summit Street only has partial boulevarding. Sudbury Avenue SW also has a very different streetscape condition. While the street itself is gently sloping, the sites are on steep reverse hills. The street has no boulevards or sidewalks and there are no properties across the street.

In summary, there are several important elements that define the character of almost every street in Sunalta Addition (aka Scarboro). The entire plan of the community includes streets that are curved, many following gentle or steep slopes. This was the hallmark of Olmsted design and it is a unique representation of turn-of-the-century values in urban planning. It is also unique to Calgary as the only fully realized plan of its type. Secondly, deep house setbacks and modest lot coverage (less than 45 per cent) allow for a mature tree canopy and ample landscaping. The garden feel of the community is heavily dependent upon this characteristic. The vast majority, if not all, historic houses have steeply pitched roofs. This gives a dominant built street presence, even with the largest scaled homes. While not every streetscape has the same complete pattern of private properties meeting a sidewalk, treed boulevard and carriageway on both sides—it is still the most prevalent streetscape form—especially notable in relation to the earliest eras of development.

The characteristics least in keeping with the district's streetscape character include shallow or encroaching setbacks, extensive hardscaping, prominent attached front garages, properties defined with solid and visually blocking boundaries, limited mature trees, limited soft landscaping, and a monolithic and out-of-scale built presence. When several of these elements are combined, the impact on streetscape character is greatly altered.



## Street Pattern Conditions



*sidewalk, treed boulevard*

*Avenue SW.*

*Streetscape with a treed boulevard and sidewalk on one side of the street and neither on the other side—along Salem Avenue SW. Mature trees flank both sides.*



*Summit Street SW Streetscape with sidewalk, carriageway, and partial boulevard, mostly untreed.*

## Setback, Massing, and Lot Coverage Conditions



*Modest heritage house on a double corner lot with steep roof pitch, deep setbacks, and extensive lawn and garden. Large heritage house on a double lot with roof pitch, deep setback, and mature trees*



*A heritage house with steep roof pitch, deep setback, mature trees, and a wide front lawn.*

*Large contemporary build, 2019. Shallow roof pitch, front setback encroachment, maximum lot coverage, and few mature plantings.*

### **Fence, Hedge, and Wall Conditions**

While more than 50 per cent of homes do not have a barrier along the front property (i.e., the lawn meets the sidewalk or street), below are some examples of property boundaries defined by continuous elements—fences and hedging.



*An example of a short-wrought iron fence at 420 Scarboro Avenue, constructed pre-1936. The material and design allow for visual continuity between the house and the street.*



*An example of a short stone wall on Scotland Street SW.*





*ort decorative wall and tall hedge on a large corner property along Scarboro Avenue SW.*



*ort concrete retaining wall on corner of Salem Avenue SW and Summit Street SW.*



*er rock retaining wall on site with grade change to the street along Summit Street SW.*

**Front/Side Garage Conditions**



*Side driveway and garage on modest heritage home on Scarborough Avenue SW; side driveway and garage with mature landscaping on contemporary build on Scarborough Avenue SW; and front driveway and garage on new build with extensive hardscaping and minimal front setback on Scarborough Avenue SW.*





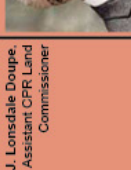





*modern ranch along Salem Avenue SW.*

*ind along Scarborough*



### 3 HISTORICAL CHRONOLOGY

<p>J. Lonsdale Doupe, Assistant CPR Land Commissioner</p>	<p>William Oliver, quarry operator</p> 	<p>Ross Wallace, builder/resident</p> 	<p>William Reader, parks superintendent</p> 	<p>J. Frank Moodie, longtime resident</p> 	<p>Eneas McCormick, longtime resident</p> 	<p>Norval Homer, community historian/longtime resident</p> 						
<p><b>PEOPLE</b></p>												
<p>The Land &amp; the First Peoples</p>	<p>CPR: Age of Optimism</p> <p>Depression &amp; World War Two Community Impacts</p> <p>The City Beautiful Movement, Olmsted Design &amp; Marketing for a Picturesque Suburb</p> <p>Real Estate Booms, Urban Development and Scarborough Gets Its Name</p> <p>Community Build-Out to Current Scarborough</p> <p>Community Challenges &amp; Opportunities</p>					<p>(demolished)</p> 						
<p><b>THEMES</b></p>												
<p>Indigenous encampments</p>	<p>Bankview Methodist Church</p> <p>Scarboro United Church</p> <p>Anderson caveat</p>  <p>Streetcars</p> <p>Sunalta School</p> <p>Sandstone quarry</p> <p>Fire Hall No. 5</p> <p>Shaganappi Golf Course</p> <p>Triangle Park</p>					<p>Horse races</p>						
<p><b>CULTURAL LANDSCAPE</b></p>												
<p>1881</p>	<p>CPR Last Spike 1885</p>	<p>South African War 1899-1902</p>	<p>WWI 1914-18</p>	<p>Great Depression begins 1929</p>	<p>WWII 1939-45</p>	<p>Ledue Korean War 1947-1950-53</p>	<p>New flag 1966</p>	<p>Oil crisis 1973-74</p>	<p>Recession ca 1981-82</p>	<p>Winter Olympics 1988</p>	<p>9/11 2001</p>	<p>COVID 2020</p>

## **APPENDICES**

- APPENDIX A: PLACES OF INTEREST LIST (POIL)**
- APPENDIX B: SCARBORO COMMUNITY BUILDERS LIST**
- APPENDIX C: BIBLIOGRAPHY**
- APPENDIX D: ENDNOTES**

## APPENDIX A: PLACES OF INTEREST LIST (POIL)

### *Places of Interest List*

The Places of Interest List (POIL) is a list of existing properties that may possess heritage value. Places identified are associated with significant individuals, landmarks, themes (including significant eras), activities, cultural practices, events, institutions, or architectural styles and design, or possess other heritage value for the city and/or the community. A wide variety of places have been considered as historically significant for Scarborough: residential and institutional buildings; green spaces; patterns of streetscape, as well as the overarching design for this suburb. As the context paper was being developed, places of interest were identified and prioritized for potential inclusion on the City of Calgary's Inventory of Historic Resources, including Scarborough as a "heritage area." During its preparation, the POIL was informed by research, discussions with residents, site visits in Scarborough, the City of Calgary's Inventory of Historic Resources, and the 2020/21 Windshield Survey Review. The POIL is **ongoing, including prioritization**, and will be adjusted as more research is completed through, but not limited to, an oral history project and inventory evaluations.

#### LEGEND

<b>SoS</b>	Statement of Significance (Refers to the completion of an evaluation of the heritage values and character-defining elements)
<b>Y</b>	Yes
<b>N</b>	No
<b>I</b>	Inventory (Place of Interest is approved on the City of Calgary's Inventory of Historic Resources)

#### Designation Status

<b>PHR</b>	Provincial Historic Resource
<b>RHR</b>	Registered Historic Resource
<b>MHR</b>	Municipal Historic Resource

#### Scarboro Historic Theme Numbers

1. Pre-1903: The Land and The First Peoples
2. 1903-1912: Canadian Pacific Railway (CPR) Age of Optimism
3. 1909-1912: The City Beautiful Movement, Olmsted Design, and Marketing for a Picturesque Suburb
4. 1913-1929: Real Estate Booms, Urban Development, and Scarborough Gets Its Name
5. 1930-1945: Depression and Second World War Community Impacts
6. 1946-1960: Community Build-Out to Current Scarborough
7. 1960s-present: Community Challenges and Opportunities
8. Community Life: A Social History of Scarborough
  - a. Community Association Club
  - b. Literary Connection and Book Club
  - c. Recreation and Leisure
  - d. Spirituality
  - e. Education
9. Cultural Landscape: A Horticultural History of Scarborough
10. Architecture: A History of Scarborough Buildings
11. Streetscapes: A Look at Scarborough Boulevards



Historic Name*	Date	Address	SoS	Designation Status	Historic Theme Number
Scarboro Historic District	1910	Historic District Boundary	Y		All
<b>RESIDENCES/INSTITUTIONAL</b>					
<b>Alphabetized by Historic Name (<i>identified Evaluation priorities</i>)</b>					
A.L. Crooks Residence	1912	244 Scarboro AV SW	N, I		3
Ballantyne Residence	1910	215 Scarboro AV SW			2, 3
Branton Residence	1926	501 Salem AV SW			4
Carlyle Residence	1915	117 Superior AV SW	N, I		4
Chevra Kadisha Chapel	1961	1702-17 AV SW	Y, I		Demolished 2014
Cote Residence	1928	1615 Senlac ST SW			4
Cromarty Residence	1931	311 Scarboro AV SW			5
Daniels Residence	1924	319 Scarboro AV SW			4
Edworthy (George) Residence	1931	1619 Senlac ST SW	Y, I		5
Fire Hall No. 5	1910	1629 Scotland ST SW	Y, I		2
Gilchrist Residence	pre-1930	210 Scarboro AV SW			4
Glover Residence	1922	336 Scarboro AV SW			4
Graham Residence	1912	220 Scarboro AV SW	N, I		3
Graves Residence	1912	314 Scarboro AV SW			3
King Residence	1924	315 Scarboro AV SW			4
King Residence	1930	420 Scarboro AV SW			5
Langley Residence	1926	211 Scarboro AV SW			4
Lea Residence	1915	359 Scarboro AV SW			4
Leech Residence	1914	323 Scarboro AV SW			4
Love Residence	1931	340 Scarboro AV SW			5
Mayhew Residence	1923	320 Scarboro AV SW	N, I		4
McCormick Residence	1912	228 Scarboro AV SW	Y, I		3
Moodie Residence	1912	238 Scarboro AV SW	Y, I		3
Oliver Residence	pre-1925	1412 Shelbourne ST SW			4
Peacock Residence	1925	327 Scarboro AV SW			4
Scarboro Community Club	pre-1945	1710-14 AV SW			5
Scarboro United Church	1929	132 Scarboro AV SW	Y, I	MHR, 2014/09/22	4
Scarboro United Church Manse	1944-1955	132 Scarboro AV SW	Y, I	MHR, 2014/09/22	5
Sheftel Residence	1935	231 Scarboro AV SW			5
Sunalta Elementary School	1912-1913	536 Sonora AV SW	N, I		3
Templeton Residence	1915	206 Scarboro AV SW	N, I		3
Venini Residence	1915	348 Scarboro AV SW			3
Wallace Residence	1912	224 Scarboro AV SW	N, I		2, 3
Waterhouse Residence	1912	330 Scarboro AV SW			2, 3
	1926	105 Scarboro AV SW			4
	1944	237 Scarboro AV SW			5
	1925	512 Scarboro AV SW			4
<b>Alphabetized by Street then Address (<i>requires prioritization</i>)</b>					
Sandgathe Residence	1930	519 Salem AV SW			5
	1948	522 Salem AV SW			6
	1944	528 Salem AV SW			5
	1930	525 Salem AV SW			5

Johnston Residence	1929	534 Salem AV SW		4
	1942	538 Salem AV SW		5
	1929	106 Scarboro AV SW		4
	1927	109 Scarboro AV SW		4
	1919	110 Scarboro AV SW		4
	1930	111 Scarboro AV SW		5
Ward Residence	1922	114 Scarboro AV SW		4
Speer Residence	1921	124 Scarboro AV SW		4
Shaw Residence	1912	128 Scarboro AV SW		2, 3
Knotpyle Residence	1912	130 Scarboro AV SW		2, 3
	1912	201 Scarboro AV SW		2, 3
Pauli Residence	1911	209 Scarboro AV SW		2, 3
	1945	216 Scarboro AV SW		5
Keays Residence	1924	219 Scarboro AV SW		4
McCauley Residence	1918	227 Scarboro AV SW		4
Langley Residence	1930	235 Scarboro AV SW		5
	1912	238 Scarboro AV SW		2, 3
	1944	243 Scarboro AV SW		5
Stubbs Residence	1925	254 Scarboro AV SW		4
Calder Residence	1926	303 Scarboro AV SW		4
Burkell Residence	1926	304 Scarboro AV SW		4
Osborne Residence	1928	305 Scarboro AV SW		4
Moore Residence	1927	306 Scarboro AV SW		4
Heney Residence	1935	310 Scarboro AV SW		5
Clark Residence	1925	335 Scarboro AV SW		4
	1927	406 Scarboro AV SW		4
Marshall Residence	1928	409 Scarboro AV SW		4
	1928	410 Scarboro AV SW		4
Conway Residence	1918	413 Scarboro AV SW		4
Dier Residence	1918	415 Scarboro AV SW		4
	1925	416 Scarboro AV SW		4
Woodley Residence	1914	417 Scarboro AV SW		4
Morton Residence	1930	431 Scarboro AV SW		5
Purcell Residence	1928	432 Scarboro AV SW		4
	1929	433 Scarboro AV SW		4
Bailey Residence	1931	1314 Scotland ST SW		5
	1912	1320 Scotland ST SW		2, 3
Sutherland Residence	1925	1402 Scotland ST SW		4
	1927	1406 Scotland ST SW		4
	1928	1407 Scotland ST SW		4
	1929	1410 Scotland ST SW		4
	1912	1422 Scotland ST SW		4
	1924	1501 Scotland ST SW		4
	1929	1503 Scotland ST SW		4
	1920	1504 Scotland ST SW		4
	1928	1505 Scotland ST SW		4
Sutherland Residence	1929	1506 Scotland ST SW		4
	1929	1508 Scotland ST SW		4
	1929	1515 Scotland ST SW		4
McAdam Residence	1929	1602 Scotland ST SW		4

	1942	1604 Scotland ST SW			5
McLeod, Darrach & Brooks	1929	1610 Scotland ST SW			4
	1931	302 Sharon AV SW			5
Wodell Residence	1930	304 Sharon AV SW			5
Joncas Residence	1929	311 Sharon AV SW			4
Kirkland Residence	1912	312 Sharon AV SW			2, 3
St. John Residence	1925	314 Sharon AV SW			4
Powers Residence	1929	315 Sharon AV SW			4
St. John Residence	1920	316 Sharon AV SW			4
	1936	320 Sharon AV SW			5
Kent Residence	1929	322 Sharon AV SW			4
Jackson Residence	1929	331 Sharon AV SW			4
Jackson Residence	1929	335 Sharon AV SW			4
Cole Residence	1932	336 Sharon AV SW			5
Wilfong Residence	1929	337 Sharon AV SW			4
Pryce Residence	1931	339 Sharon AV SW			5
Mahood Residence	1930	1314 Shelbourne ST SW			5
	1930	1401 Shelbourne ST SW			5
	1930	1412 Shelbourne ST SW			5
	1930	1407 Shelbourne ST SW			5
	1930	1409 Shelbourne ST SW			5
	1927	1414 Shelbourne ST SW			4
Lamont Residence	1929	1415 Shelbourne ST SW			4
Poulson Residence	1929	1421 Shelbourne ST SW			4
Poulson Residence	1929	1423 Shelbourne ST SW			4
McKenzie Residence	1929	1425 Shelbourne ST SW			4
	1924	1431 Shelbourne ST SW			4
	1930	1433 Shelbourne ST SW			5
	1930	1439 Shelbourne ST SW			5
	1944	1605 Shelbourne ST SW			5
	1927	1612 Shelbourne ST SW			4
	1928	1619 Shelbourne ST SW			4
Fleetham Residence	1910	1621 Shelbourne ST SW			4
	1930	1633 Shelbourne ST SW			5
	1929	1635 Shelbourne ST SW			4
	1930	505 Sonora AV SW			5
	1932	527 Sonora AV SW			5
	1932	533 Sonora AV SW			5
	1930	1602 Summer ST SW			5
Crawfort Residence	1930	1603 Summer ST SW			5
	1929	1403 Summit ST SW			4
	1945	1409 Summit ST SW			5
	1931	1512 Summit ST SW			5
	1915	1605 Summit ST SW			4
	1914	1614 Summit ST SW			4
	1944	1624 Summit ST SW			4
	1940	312 Sunderland AV SW			5
Annand Residence	1927	314 Sunderland AV SW			4
Browne Residence	1930	320 Sunderland AV SW			5

	1928	324 Sunderland ST SW			4
	1929	410 Sunderland ST SW			4
McLeod, Darrach & Brooks	1929	502 Sunderland AV SW			4
Horner Residence	1929	503 Sunderland AV SW			4
	1931	506 Sunderland AV SW			5
	1910	515 Sunderland ST SW			5
	1929	517 Sunderland AV SW			4
	1929	523 Sunderland AV SW			
Switzer Residence	1916	524 Sunderland AV SW			4
	1939	527 Sunderland AV SW			5
	1945	531 Sunderland AV SW			5
Ritchie Residence	1927	103 Superior AV SW			4
Wilson Residence	1927	107 Superior AV SW			4
	1946	111 Superior AV SW			5
Leppard Residence	1927	123 Superior AV SW			4
	1929	213 Superior AV SW			4
Stuart Residence	1915	218 Superior AV SW			4
	1927	225 Superior AV SW			4
Weir Residence	1925	226 Superior AV SW			4
Oliver Residence	1925	242 Superior AV SW			4
Langford Residence	1914	304 Superior AV SW			4
Smith Residence	1930	308 Superior AV SW			5
	1927	312 Superior AV SW			4
	1927	316 Superior AV SW			4
	1925	320 Superior AV SW			4
	1925	324 Superior AV SW			4
Gemmell Residence	1929	328 Superior AV SW			4
Sinnott Residence	1927	329 Superior AV SW			4
	1930	334 Superior AV SW			5
Graves Residence	1918	342 Superior AV SW			4
McGuire Residence	1910	344 Superior AV SW			2, 3
Whitney Residence	1912	407 Superior AV SW			2, 3
Jacques Residence	1928	410 Superior AV SW			4
	1928	414 Superior AV SW			4
	1932	424 Superior AV SW			5
McInnes Residence	1920	426 Superior AV SW			4
Knopefali Residence	1912	1928–17 AV SW			2, 3
O’Byrne Residence	1912	2132–17 AV SW			2, 3
Lincoln Residence	1908	2134–17 AV SW			3
Foley Residence	1910	2136–17 AV SW			2, 3
	1928	1328–18 ST SW			4
<b>CULTURAL LANDSCAPES</b> *From Parks Annual Report					
<b>Organized by Type then Alphabetized by Historic Name (requires prioritization)</b>					
<b>Parks</b>					
Scotland Street Plot	1934*	Scotland ST/Superior AV SW	Y, I	MHR (in process)	5, 9
Short Street Park	1939*				9
Sunalta Elementary School Grounds/Park	ca 1959	515 Scarboro AV SW			9
Superior Plot #1	1937*	Superior AV SW			5, 9
Superior Plot #2	1939*	Superior			5, 9

Royal Sunalta Park	1927*	South of Sharon AV, 14 AV, 15 AV SW			4, 9
Triangle Park	1913*	Senlac ST/Shelbourne ST/Sunderland AV SW	Y, I	MHR (in process)	4, 9
Ward Park	1929*	Scarboro AV SW			9
<b>Boulevards</b>					
Senlac ST SW Boulevard	1930/31*		Y, I	MHR (in process)	5, 9
Sharon AV SW Boulevard	1930/31*		Y, I	MHR (in process)	5, 9
Shelbourne ST SW Boulevard	1927/28*		Y, I	MHR (in process)	4, 9
<b>Lanes</b>					
Scarboro AV SW Lane	1910 Olmsted Plan	Lane connecting Scarboro AV SW to Royal Sunalta Park			3
<b>Other</b>					
Natural Areas	1910 Olmsted Plan	Royal Sunalta East of 15 AV SW			3, 9
Visual Relationships <ul style="list-style-type: none"> <li>• Street Views</li> <li>• View Corridors (to/from buildings, landscapes, skyline, river)</li> </ul>	1910 Olmsted Plan	To be identified			3, 9, 10, 11
Calgary Tennis Club	1912	1445–16 ST SW			3

*\*Historic Names require further research, confirmation.*



## APPENDIX B: SCARBORO COMMUNITY BUILDERS LIST

### *Scarboro Community Builders List*

The Community Builders List identifies persons that are important to the history of the community. It provides the basis for subsequent oral history research that aims to capture the collective memory of the community. Residents in Scarboro have been influential both within the neighbourhood and with the municipality, at times organizing leisure, religious, and educational activities and at other times lobbying for roadworks, health care, and suffrage. These examples of intangible heritage inform the cultural history of Scarboro and they have influenced the community's development. Along with the POIL, a preliminary list of projects for oral history research is provided below. These lists are dynamic, as names will be added with time. The absence of a person's name does not indicate the absence of heritage value or an intentional omission. Scarboro's residents will be engaged in a community-led oral history project going forward.

NAME	HOUSE #	STREET	OCCUPATION
Alexander, Dr. L. G	1306	Scotland	Physician
Badyk, Joe & Patricia Sandgathe Badyk	1301	Shelbourne	
Barron, Abraham	342	Superior	Lawyer
Bell George Maxwell	534	Salem	Business manager, <i>The Albertan</i>
Berry, Rev James P.	103	Scarboro	Pastor, Scarboro Methodist Church
Branton, William A	501	Salem	Building Superintendent, School Board
Burgener, Peter, & Jocelyn	400 block	Scarboro	Architect (Peter), politician (Jocelyn)
Burke-Gaffney, Lois & Frank	304	Superior	Long-time Catholic School Board member
Byrne, Paul J.E.	408	Superior	Manager, Petroleum Corp of Canada
Carlyle, T. Morton	151	Superior	
Chisholm, Margaret	130	Scarboro	
Colbourne Family	218	Superior	
Cooney, Vince & Ruth	209	Scarboro	Judge
Cote, Clair J. & Kay	1615	Senlac	Head of Toole and Cote realtors
Crandell Edward H	2132	17 AV	Crandell Pressed Brick
Crooks, Ivan H.	244	Scarboro	
Curtis, Mrs. Alice M	514	Sunderland	Teacher, Sunalta (School?)
Dier, Arden	415	Scarboro	
Dingle Norman	220	Superior	CPR lawyer, militia colonel
Dingman, Claude	1425	Shelbourne	Accountant, Calgary Petroleum Products
Dingman, Claude	514	Sunderland	Deputy Chairman, Oil & Gas Conservation Board
Douthwright, Adam	1422	Scotland	
Dutton, Mervyn "Red"	340	Sharon	President, Standard Gravel
Edmanson, Roy M	327	Scarboro	Lawyer, judge
Edwards, Judge Manley	1635	Shelbourne	Lawyer, judge, politician
Edworthy, George	1619	Senlac	Manager, United Grain Growers
Erickson, John M & Nola B.	117	Superior	
Fitzgerald, Ted & Anne	206	Scarboro	
Garden, Rev. John H.	103	Scarboro	Pastor, Scarboro United

<b>Garden, Rev. John H.</b>	244	Superior	Principal, Mount Royal College
<b>Graham, Herbert C.</b>	220	Scarboro	Inspector, Canada Customs
<b>Graves, Arthur G.</b>	314	Scarboro	City Commissioner
<b>Hammill James R.B.</b>	302	Sharon	President, Hammill Motors
<b>Hill, Bruce</b>	517	Sunderland	Manager, Canadian Utilities
<b>Holloway, Cyril</b>	327	Scarboro	Director, McGinnis & Holloway Funeral Home
<b>Horner, Norval, &amp; Nora</b>	209	Scarboro	Community historian, engineer, entrepreneur
<b>Hurst, O. John</b>	418	Scarboro	Contractor, Hurst Construction
<b>Hutchinson Dr. James</b>	417	Scarboro	Principal, Central High, Crescent Heights
<b>Kanuka, Fred</b>	331	Sharon	
<b>Keays, Jessie</b>	219	Scarboro	Teacher
<b>Kerr, Mrs. Margaret</b>	519	Sunderland	Proprietor, Margaret Kerr Ladies Wear
<b>Kinnaird, Alex T.</b>	1422	Scotland	Dept Registrar, Land Titles Office
<b>Kirkland, Samuel J.</b>	312	Sharon	Conductor, CPR
<b>Kraft, Mrs. Emily</b>	215	Superior	President, Kraft the Furriers
<b>Langford, Mrs. Annie</b>	304	Superior	Widow
<b>Laycraft, Chief Justice J. Herbert</b>	410	Sunderland	Lawyer, judge
<b>Leppard, Charles</b>	123	Superior	School principal
<b>Love, H. Gordon</b>	103	Superior	President, CFCN Broadcasting
<b>Love, H. Gordon</b>	340	Scarboro	President, CFCN Broadcasting
<b>Macdonald, Judge John W.</b>	220	Scarboro	Lawyer, judge
<b>Mack, H.M</b>	336	Scarboro	Stockbroker, Mack & Timms
<b>Major, Bill &amp; Jean</b>	222*	Scarboro	Prominent lawyer
<b>Mason, Blair &amp; Marlene</b>	1601	Summit	Lawyer, Queen's Bench judge
<b>McCormick Guichon, Mary</b>	228	Scarboro	Member, University Senate (?)
<b>McCormick, Eneas (Edward?)</b>	228	Scarboro	Manager, Riley & McCormick Ltd
<b>McGuire, James J.</b>	344	Superior	Manager, Gray-Campbell Ltd., carriage builders
<b>McKim, William A.</b>	416	Sudbury	
<b>McPherson, R. Cody</b>	222	Scarboro	Senior Vice President, CWNG
<b>Millard, Macdonald</b>	225	Scarboro	Prominent lawyer, businessman
<b>Montgomerie-Bell, Helen Rothnie</b>	1619	Summit	Secretary, CWNG
<b>Moodie, James F. M.</b>	238	Scarboro	Rosedale coal mine, Turner Valley oil field developer
<b>Moore, Chief Justice Ken</b>	306	Scarboro	Chief Justice, Queen's Bench
<b>Moore, Margaret</b>	416	Scarboro	Teacher, Central, Western
<b>Moriarty, Kay</b>			
<b>Morrison Angus J</b>	533	Sonora	Secretary-treasurer, United Mineworkers
<b>Morton, Carlyle</b>	151*	Superior	
<b>Morton, Guy H.</b>	431	Scarboro	Sales Engineer, Canadian Westinghouse
<b>Muir, John F.</b>	240	Superior	
<b>Mulloy, Anne &amp; Bill</b>	312	Sunderland	Community builder & doctor respectively

<b>Murphy, Clark R.</b>	329	Shelbourne	
<b>Nesbitt, Leonard D</b>	527	Sunderland	Publicity director, United Grain Growers
<b>O'Byrne, Bishop Paul</b>			
<b>O'Byrne, Jim &amp; Leone</b>	342	Superior	Jim very active in SCA & Sacred Heart Church
<b>O'Connor, Ed</b>	243	Scarboro	Owner, O'Connors Men's Wear
<b>Oliver William J</b>	1412	Shelbourne	Photographer
<b>Parslow, I Vernon</b>	1410	Scotland	Cattle broker, Denoon & Parslow
<b>Piper, Dr Wiliam &amp; Norma</b>	227	Scarboro	Dentist
<b>Poole, William. N.</b>	515	Sunderland	
<b>Powell, Reverand Thos</b>	103	Scarboro	Pastor, Bankview Methodist
<b>Reeves, Winnifred Eaton *</b>	unknown	Scarboro	
<b>Scarboro Avenue United Church</b>	1706	17 AV	
<b>Shea, Dr. Margaret</b>	1628	Scotland	Dentist, City Health Department
<b>Silvester, Harry A.</b>	515	Sunderland	Building inspector
<b>Smith, Dave &amp; Cathy</b>	238	Scarboro	Civil engineer (Dave), writer & nurse (Cathy)
<b>Snyder, Clarence</b>	258	Scarboro	Oil well drilling contractor, VP Spooner oils
<b>Somerville, Ernest</b>	531	Sonora	Proprietor, Somerville Calgary Monumental
<b>Steel Col. Francis Macdonald</b>	515	Sunderland	Engineer, Dept. of Interior
<b>Stuart, Wm.</b>	218	Superior	Bookkeeper, then accountant
<b>Templeton, John W., &amp; Ida</b>	206	Scarboro	Manager, Alberta Steam Laundry
<b>Therhault, Wanda</b>	unknown	Scarboro	Active in Sacred Heart Church
<b>unknown</b>	312	Sunderland	
<b>Van Tighem, John (Jack) &amp; Eileen</b>	315	Sharon	Superintendent, Catholic School Board
<b>Venini, George D.</b>	348	Scarboro	Manager, Mason and Risch Ltd
<b>Wallace, M. Ross</b>	222	Scarboro	Builder
<b>Ward, (Mrs Charlotte?)</b>	114	Scarboro	
<b>Weir Fred D</b>	226	Superior	High school principal
<b>Woolliams, Eldon</b>	114	Scarboro	Lawyer, politician
<b>Young, Maj. General H. A.</b>	248	Scarboro	Military officer
<b>Young, Maj. General H. A.</b>	1702	17 AV	Military officer

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## APPENDIX D: ENDNOTES

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- <sup>1</sup> A. William et al., eds., *In Time and Place: Master Plan 2005 For the Protection, Preservation and Presentation of Alberta's Past* (Edmonton: Alberta Community Development, 2005).
- <sup>2</sup> In developing the major themes for Scarborough, the local, provincial, and national thematic frameworks have also been considered.
- <sup>3</sup> "Picturesque Suburb," Cultural Landscape Foundation, <https://tclf.org/category/designed-landscape-types/picturesque-suburb>.
- <sup>4</sup> Marilyn Williams, Jeanie Gartly, and Kerri Rubman, *Chinatown Historical Context Paper* (City of Calgary, 2018/19), 9.
- <sup>5</sup> Michael Clayton Wilson, *The Scarborough Burials, Calgary, Alberta and the Transitional Burial Horizon* (Lethbridge, AB: Department of Geography, University of Lethbridge, n.d.), 11.
- <sup>6</sup> Wilson, *Scarborough Burials*, 11–12.
- <sup>7</sup> Jack Peach, "Stately House Was a Landmark in Pioneer Days," *Calgary Herald*, 8 June 1985, G6.
- <sup>8</sup> Wilson, *Scarborough Burials*, 12.
- <sup>9</sup> Wilson, *Scarborough Burials*, 2.
- <sup>10</sup> Section 9 comprises Mount Royal and Cliff Bungalow. Section 15 comprises Bridgeland, Chinatown, Downtown East Village, Eau Claire, Victoria Park, and much of the Downtown Commercial Core. Section 23 comprises Bridgeland and Renfrew.
- <sup>11</sup> The Shaganappi Point cemetery remained in use until 1890, when the Town of Calgary acquired Augustus Carney's farm south of the town limits and began to develop Union Cemetery. Approximately seventy-five graves were moved from Shaganappi to Union in 1892. The remaining graves were moved in 1911, and the former Shaganappi cemetery was redeveloped as Shaganappi Golf Course.
- <sup>12</sup> In the event, the CPR elevated Calgary to divisional point status in 1898, but its West Shops were constructed in Section 15, in the area between 9 and 12 Avenues from 4 Street SE to the Elbow River.
- <sup>13</sup> "C.P.R. Officials Pay Calgary a Visit," *Daily Herald*, 16 June 1906, 1, <https://search.proquest.com/hnpcalgaryherald/docview/2252268756/185F7236043A49C5PQ/1?accountid=140093>.
- <sup>14</sup> 1822–1903 Olmsted Frederick Law, 1887–1935 Hubbard Theodora Kimball, and 1870–1957 Olmsted Frederick Law, *Frederick Law Olmsted, Landscape Architect, 1822–1903* (Putnam, 1922), <https://www.biodiversitylibrary.org/item/113915>.
- <sup>15</sup> Frederick Law Olmsted, "Public Parks and the Enlargement of Towns (1870)," in *The Urban Design Reader*, ed. Michael Larice and Elizabeth Macdonald, 28–34 (New York: Routledge, 2007).
- <sup>16</sup> Susan L. Klaus, "All in the Family: The Olmsted Office and the Business of Landscape Architecture," *Landscape Journal* 16, no. 1 (1997): 80.
- <sup>17</sup> Charles E. Beveridge and Carolyn F. Hoffman, "The Master List of the Design Projects of the Olmsted Firm 1857–1950" (Boston: National Association for Olmsted Parks, 1987).
- <sup>18</sup> John and Rick Olmsted's respective areas of expertise are described in Larry McCann's *Imagining Uplands: John Olmsted's Masterpiece of Residential Design* (Victoria, BC: Brighton Press, 2017).
- <sup>19</sup> JCO-SWO, 26 October 1909, Letter 1621, Correspondence, JCOC-FLL, cited in McCann, *Imagining Uplands*, 34.
- <sup>20</sup> JCO-SWO, 16–22 November 1909, Letters 1632–1638, Correspondence, JCOC-FLL, cited in McCann, *Imagining Uplands*, 34.
- <sup>21</sup> Olmsted, "Public Parks and the Enlargement of Towns (1870)."
- <sup>22</sup> The Picturesque tradition embraced naturalistic principles derived from the English gardening tradition and writings such as Humphry Repton and John Claudius Loudon. See John Dixon Hunt, *Gardens and the Picturesque: Studies in the History of Landscape Architecture* (Cambridge, MA: MIT Press, 1994), for an introduction to the Picturesque landscape.
- <sup>23</sup> Beveridge and Hoffman, "Master List of the Design Projects."
- <sup>24</sup> Olmsted, Vaux, & Co., *Preliminary Report upon the Proposed Suburban Village at Riverside, near Chicago* (New York: Sutton, Bowne & Company, 1868), 3, <http://hdl.handle.net/2027/hvd.32044102808748>.
- <sup>25</sup> Olmsted, Vaux, & Co., *Preliminary Report*, 4.
- <sup>26</sup> Olmsted, Vaux, & Co., *Preliminary Report*, 5.



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- <sup>27</sup> Beveridge and Hoffman, "Master List of the Design Projects."
- <sup>28</sup> Henry Cornelius Klassen, *Frontier Calgary: Town, City, and Region, 1875–1914* (Calgary: University of Calgary, 1975).
- <sup>29</sup> Stephanie White, *Unbuilt Calgary: A History of the City that Might Have Been* (Toronto: Dundurn, 2012).
- <sup>30</sup> Mawson was a garden designer, a landscape architect, and a town planner. His book, *The Art and Craft of Garden Making* (1900), was immensely popular and became the how-to gardening book of the turn of the century.
- <sup>31</sup> Information presented on suburbs was derived from the thoughtful work of Rick Marshall, Larry McCann, and Martin Segger in their application to the Historic Sites and Monuments Board of Canada for the Historic District known as "Uplands" (1 August 2018). This list was augmented to include projects that involved the Olmsted Brothers firm in Western Canada where advice or a report was provided and/or designs resulted in partial or full implementation of a scheme [cf. Nancy Pollock-Ellwand, "The Olmsted Firm in Canada: A Correction of the Record," *Planning Perspectives* 21 (July 2006): 277–310]. For projects executed, the survey year is listed. The Capilano Estates on the coast of British Columbia was a project that garnered several plans from the Olmsted firm during the 1930s that were "partly" executed, which were prepared by James Frederick Dawson (see Pollock-Ellwand, "Olmsted Firm in Canada," 280).
- <sup>32</sup> McCann, *Imagining Uplands*, 82, 93.
- <sup>33</sup> "List of Entry Slips, Philadelphia City Planning Exhibition, May 1911," Job File 3706, Folder 2, 1911, "National Conference on City Planning," OAR-LC.
- <sup>34</sup> McCann, *Imagining Uplands*, 97–99.
- <sup>35</sup> Communications with Nancy Pollock-Ellwand (27 November 2020) and Michelle Reid (October 2020).
- <sup>36</sup> The University Section of Tuxedo Park was worked on by Frederick Todd and Rickson Outhet; Frederick Dawson and John Olmsted; as well as Charles Chataway (cf. McCann, *Imagining Uplands*, 99).
- <sup>37</sup> See Nancy Pollock-Ellwand's inventory of Olmsted designed subdivisions in Canada, table (Pollock-Ellwand, "Olmsted Firm in Canada," 280).
- <sup>38</sup> McCann, *Imagining Uplands*, 28.
- <sup>39</sup> James Frederick Dawson to Jacob Lonsdale Doupe, 7 September 1909, Job File 3752, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>40</sup> John Charles Olmsted to Jacob Lonsdale Doupe, 31 December 1909, p.6, p.9, Job File 3819, "J. Lonsdale Doupe, Winnipeg," OAR-LC.
- <sup>41</sup> South Winnipeg Conference [Notes], 26–28 September 1911, Job File 4096, Folder 1, 1910–1913, "Heubach's Industrial Village, Winnipeg, Manitoba," OAR-LC, as cited in McCann, *Imagining Uplands*, 29.
- <sup>42</sup> With reference to the southwest neighbourhoods of Sunalta ("Scarboro") and South Mount Royal ("Upper Mount Royal"). It was thought that Bridgeland, because it was close to existing manufacturing establishments in east Calgary and to the non-Anglo-Saxon element at Riverside, had marginal potential. Cf. Max Foran and Heather MacEwan Foran, *Calgary: Canada's Frontier Metropolis, an Illustrated History* (Windsor, ON: Windsor Publications, Inc., 1982).
- <sup>43</sup> "Good Park Grounds: Boston Expert Says Calgary Is Well Provided," *Calgary Herald*, 19 November 1909, 2.
- <sup>44</sup> John Charles Olmsted, 15 & 18 November 1909, Job File 3752, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>45</sup> John Charles Olmsted, 15 & 18 November 1909, Job File 3752, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>46</sup> John Charles Olmsted, 15 & 18 November 1909, Job File 3752, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>47</sup> Olmsted Brothers estimate, 4 April 1910; John Charles Olmsted, 6 April 1910, Job File 3752, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>48</sup> John Charles Olmsted, 11 January 1910, Job File 3752, pp.2–3, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>49</sup> John Charles Olmsted, 11 January 1910, Job File 3752, p.3, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>50</sup> John Charles Olmsted, 11 January 1910, Job File 3752, p.5, emphasis added, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>51</sup> "Part Played by a Great Railway in Land Developing; Mr. Doupe's Paper at Denver," *Free Press News Bulletin* [Winnipeg], 19 July 1911, 18–19.
- <sup>52</sup> John Charles Olmsted, 11 January 1910, Job File 3752, pp.5–6, "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>53</sup> A. Holtz, "Small Town Alberta: A Geographical Study of the Development of Urban Form" (Thesis, University of Alberta, 1987), 93.
- <sup>54</sup> Heather Roberston, *Grass Roots* (Toronto: James Lewis and Samuel, 1973).

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- <sup>55</sup> John Charles Olmsted, 11 January 1910, Job File 3752, p.2. "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>56</sup> John Charles Olmsted, 11 January 1910, Job File 3752, p.2. "J. Lonsdale Doupe, Calgary, Alberta," OAR-LC.
- <sup>57</sup> Jacob Lonsdale Doupe, *Winnipeg Tribune*, 13 April 1911, 4.
- <sup>58</sup> David J. Hulchanski, "The Origins of Urban Land Use Planning in Alberta, 1900–1945," Research Paper No. 119 (University of Toronto: Centre for Urban and Community Studies, 1981): 1, 5; Foran and MacEwan Foran, *Calgary: Canada's Frontier Metropolis*, 96.
- <sup>59</sup> "Land Gambling in Canada," *The Times* [London, UK], Business Section.
- <sup>60</sup> *Henderson Directories* (1914: 129), cited in Paul Voisey, "In Search of Wealth and Status: Economic and Social Study of Entrepreneurs in Early Calgary," in *Frontier Calgary: Town, City, and Region, 1875–1914*, ed. Henry Cornelius Klassen, 221–41 (Calgary: University of Calgary, 1975), 227.
- <sup>61</sup> Max Foran, *Calgary: An Illustrated History* (Toronto: James Lorimer, Ltd., Publishers, 1978), 134; Foran and MacEwan Foran, *Calgary: Canada's Frontier Metropolis*, 96–98.
- <sup>62</sup> Max Foran (*Calgary: An Illustrated History*, 138) argues that the southwest portion of Calgary became the most desirable residential area of the city due to the presence of these three factors: the streetcar; utilities; and building restrictions.
- <sup>63</sup> "Sunalta: Calgary's Superior Home District," *Calgary Herald*, 20 April 1912, 35.
- <sup>64</sup> Barney Toole has been given credit for the restrictive covenant in South Mount Royal, made effective with Toole's own signature in December 1911. The solicitor that prepared the Mount Royal caveat was George A. Walker, working for CPR's Department of Natural Resources in Calgary. Notably, this Calgary-based solicitor borrowed language from the restrictive covenant for the Sunalta Addition when preparing the covenant for South Mount Royal. Mount Royal's instrument #8299AJ, refers to lots in Block Plan 7080. A.J. Scarboro's instrument #7289AG refers to lots in Plan 5700 A.G.
- <sup>65</sup> On the history company, see Tyler Trafford's *Toole Peet, 1897–1997: An Enduring Partnership* (Calgary: Toole Peet & Co. Limited, 1997).
- <sup>66</sup> Henry J. Boam and Ashley G. Boam, *The Prairie Provinces of Canada: Their History, People, Commerce, Industries, and Resources* (London, UK: Sells Ltd., 1914).
- <sup>67</sup> Susan Klaus, *A Modern Arcadia: Frederick Law Olmsted Jr. and the Plan for Forest Hills Gardens* (Amherst: University of Massachusetts Press, 2002), 113, citing Olmsted, Vaux & Co., "Preliminary Report upon the Proposed Suburban Village at Riverside, near Chicago (repr. 1992), 286, 288.
- <sup>68</sup> Klaus, *Modern Arcadia*, 114–15.
- <sup>69</sup> Arleyn Levee, "The Olmsted Brothers' Residential Communities: A Preview of a Career Legacy," in *The Landscape Universe: Historic Designed Landscapes in Context*, ed. Charles A. Birnbaum (Wave Hill, New York: Catalog of Landscape Records in the United States and the National Park Service, 1993), 33. Levee continues: "Covenants codified the aspirations of the architects, the developers and indeed the early purchasers, that the aesthetic and monetary values would be retained as an investment, even in an industrial community such as Vandergrift. In this factory town, the originally planned lot size was further subdivided so that in some cases houses have been built only a few feet apart, their eaves practically touching. When preparing remarks for the 1918 meeting of the American City Planning Institute, John Olmsted observed, "the lesson to be learned from Vandergrift is the need for iron-clad restrictions in the deeds limiting houses to one house for one family on each lot." (citing John Charles Olmsted, "Community Development of Industrial Towns and Villages," paper presented at meeting of the American City Planning Institute, Philadelphia, 26 February 1918).
- <sup>70</sup> "One particular value of the former," Olmsted wrote, "lies in the almost unlimited legal freedom it offers for widely diverse experiments, undertaken on private initiative, in controlling features of planned communities that are not satisfactorily controllable by governmental regulations at any given time and place." See: Frederick Law Olmsted Jr., "Deed Restrictions That Affect Houses in Planned Neighbourhoods," *Architectural Record* 88, no. 5 (November 1940): 32.
- <sup>71</sup> W.B. Yeo, "Scarboro: An Historical and Geographical Background Study" (Calgary: Bow Bend Heritage Services, April 2000), 5, citing Naismith to Cameron (1913).
- <sup>72</sup> On this firm, see Dale Brawn, *The Court of Queen's Bench of Manitoba, 1870–1950: A Biographical History* (Toronto: University of Toronto Press, 2006), 252–54. Galt was the intransigent nephew of Father of Confederation Alexander Tilloch Galt. According to Brawn, Galt was appointed to the bench in October 1912, to the relief of his law partners, who wanted to get rid of him.

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<sup>73</sup> The original contract is kept at the Library of Congress Manuscript Room in a Job File for correspondence between the Olmsted firm and Jacob Lonsdale Doupe. Job File 3752: Doupe, J. Lonsdale; Subdivision, "Sunalta"; Calgary, Canada, 1909–1910. Olmsted Associates Records: Job Files, 1863–1971.

<sup>74</sup> The language of the contract is: "He will not erect or cause or suffer or permit to be erected or placed upon the land hereby purchased any dwelling house that shall cost less than. . ."

<sup>75</sup> The history of Bankview Methodist Church was researched and written by Fredrick Hunter, *A Stroll Through Old Bankview: Some 70+ Significant Selected Sites* (2013).

<http://freepages.rootsweb.com/~database/history/A%20STROLL%20THROUGH%20OLD%20BANKVIEW:%20%20SO ME%2070+%20SELECTED%20SITES.htm>.

<sup>76</sup> Legal records indicate that Anderson was based in Winnipeg. G.W. Anderson managed the Anderson Land Co., which in 1911 advertised itself as "Real Estate and Financial Brokers" and advertised "city properties, B.C. fruit lands, townsite properties, business chances, and timber limits." Its offices were at 226–8 Avenue (South-)East: *Henderson's Calgary City Directory 1911* (Henderson Directories Alberta, Ltd., 1911), 18, 664. Although its advertisements got larger, its activities, at least in the Calgary area, may have been declining. Accompanied by a photo of a "Typical Alberta Oat Field," the bigger, bolder Anderson Company's advertisement in *Henderson* in 1912 indicated a specialization in farms: *Henderson's Calgary Directory 1912* (Calgary: Henderson Directories Limited, 1912), 33 ["*Henderson 1912*"]. The picture in the 1913 advertisement did not mention oats but instead featured farm machinery: *Henderson's Calgary City Directory for 1913* (Henderson Directories Alberta Limited, 1913), 40. By 1914, the Anderson Land Co. was no longer advertising in the Henderson directory.

<sup>77</sup> Anderson bought Lot 15 in Block 237 (1928–17 Ave SW) and Lot 6 in Block 247 (519 Sunderland Ave SW).

<sup>78</sup> The documents showing the land sales and the division and subdivision of the land before and after plan 5700AG was created are contained in the title documentation for 323 Scarboro Avenue. Thanks are due to Peter Strickland for supplying these documents. It appears that when plan 5700AG was created, a new title was issued to the CPR for each block. Handwritten notes on the CPR's certificate of title for Block 235, dated 8 May 1911, reveal first the Anderson caveat, with its instrument number 7289 AG noted, and then a list of the purchasers of the lots, in the order in which they were bought, beginning with William Toole's purchase on Lot 9 a year later, on 16 May 1912. Thirteen more lots in this block were then sold over the remainder of 1912. Sales slowed down in 1913 and 1914. The 1914 judge's order continuing the Anderson caveat is noted, and then subsequent sales through to July 1921. *Tax Recovery Act* proceedings befell William Toole's lot in 1921–22. The CPR's title document and its notes end there, as it seems all the lots had by then been sold.

<sup>79</sup> See *Land Titles Act*, SA 1906, c 24, ss 84–89.

<sup>80</sup> The Lougheed-Bennett firm generally represented the CPR, which underlines the collaborative nature of the arrangement between Anderson and the CPR.

<sup>81</sup> The 26 May 1914 court order was entered on the titles on 11 June 1914 as instrument 3856B. The challenge may well, of course, have been contrived for the purpose. The court order is short: that Anderson's 1911 caveat be continued. A copy of the Anderson covenant and the documents that accompanied it, which include affidavits of signatures and a copy of instrument 3856B, are in the possession of Lyndsay Campbell, as she asked for them when she and her husband bought their house, even though the lawyers said we really did not need them.

<sup>82</sup> The 1953 Henderson Directory has "Scarboro Confy" – Confectionary – listed at 1716 – 17 Avenue, right beside Scarboro Mennonite Church, p.193.

<sup>83</sup> See *Tax Recovery Act*, SA 1919, c 20; *Tax Recovery Act, 1922*, SA 1922, c 25, ss 13, 21(5); *Land Titles Act Amendment Act, 1927*, SA 1927, c 29, s 2, amending *Land Titles Act*, RSA 1922, c 133, adding s 48a, particularly subsections (3) and (5).

<sup>84</sup> Plan 5700 AG shows the following lettering scheme for the parks: Park A - Scotland Plot; Park B - Crowchild / 17 Avenue; Park C - Escarpment above Sudbury; Park D Sharon & Sudbury intersection; Park E - Sharon & Sudbury SW of tennis court; Park F - Sharon escarpment, east of Church lot; Park G - Sharon escarpment, below Church lot.

<sup>85</sup> As mentioned above, the design created by John Charles Olmsted had Blocks 13, 14, 15 allocated for building houses but CPR renumbered those Blocks 244, 245, and 250 and reserved them as open space marked "H" in the plan advertised in 1912.

<sup>86</sup> Larry Kennard, *One Hundred Years of Alberta Tennis: History and Records* (Edmonton: Tennis Alberta, 2006), 7.

<sup>87</sup> Calgary's only other public golf course opened in Lakeview in 1962.

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- <sup>88</sup> Barney Toole was very involved in the more exclusive Calgary Golf and Country Golf. With Toole's assistance, the club purchased CPR land on the banks of the Elbow River, for its course and clubhouse. Toole went on to become club captain and president. His brother Archer and Archer's son, William, became later presidents of the club (*cf.* Trafford, *Toole Peet*).
- <sup>89</sup> Richard Cunniffe, *Calgary in Sandstone* (Calgary: Historical Society of Alberta, 1969), 5. Prior to closing down in 1915, William Oliver was employing about forty men.
- <sup>90</sup> Klassen, *Frontier Calgary*, 240.
- <sup>91</sup> Foran, *Calgary: An Illustrated History*, 90.
- <sup>92</sup> Yeo, "Scarboro," 5.
- <sup>93</sup> *Cf.* Richard Harris, *Creeping Conformity: How Canada Became Suburban, 1900–1960* (Toronto: University of Toronto Press, 2004), 27.
- <sup>94</sup> Foran, *Calgary: An Illustrated History*, 82.
- <sup>95</sup> See Foran, *Calgary: An Illustrated History*, 70–100.
- <sup>96</sup> Brian P. Melnyk, *Calgary Builds: The Emergence of an Urban Landscape, 1905–1914* (Regina: University of Regina, Canadian Plains Research Centre, 1985), 46.
- <sup>97</sup> Foran, *Calgary: An Illustrated History*, 82.
- <sup>98</sup> Yeo, "Scarboro," 4.
- <sup>99</sup> Research on the development of Sunalta Addition made extensive use of the Henderson's Directories for Calgary (1909–1953). The Henderson's Directories developed as a business tool for rapidly growing towns and cities. Agents were sent out to secure the names of each person who makes the city his or her home, gathering information about their occupation, business address, and residential address. The collection of information was susceptible to human error, but from year to year the information can be cross-checked and corrected. Notably, there was a tendency to collect men's names for the directories and women's names were often discounted, especially if these women were married.
- <sup>100</sup> The CPR went well beyond just selling land to attract settlers, they also set up model farms to show settlers how to farm in the prairie environment, sent train exhibits to Eastern Canada, built and marketed "ready-made" farms, and undertook the building of one of the largest irrigation projects on the continent to transform 440,000 acres of semi-arid land in Alberta into productive farmland (see "CPR Immigration and Settlements," *Canadian Pacific Railway Connecting Canada*, online resource, <https://cpconnectingcanada.ca/#immigration-settlements>).
- <sup>101</sup> From 1894 to 1904, Toole was in charge of encouraging and supervising immigration to the area and reported to the Winnipeg head office for CPR (see Trafford, *Toole Peet*). His social connections would continue to serve him well at the real estate firm of Toole, Peet & Co.
- <sup>102</sup> Henry Klassen interviewed Toole's daughter in 1974. See Henry C. Klassen, *Eye on the Future: Business People in Calgary and the Bow Valley, 1870–1900* (Calgary: University of Calgary Press, 2002), 191.
- <sup>103</sup> *Source*: Census of Canada, 1911–1931. See Tables V and VI of Foran, *Calgary: An Illustrated History*, 177.
- <sup>104</sup> "Other European": Scandinavia, France, Italy, Germany, and other parts of Europe.
- <sup>105</sup> Includes Asian population, others and unspecified.
- <sup>106</sup> "Other Canadian" includes British Columbia, Yukon, and Territories, as well as responses not specified.
- <sup>107</sup> Foran, *Calgary: An Illustrated History*, 89.
- <sup>108</sup> *Calgary Herald*, 15 February 1909. Also see Hunter, *A Stroll Through Old Bankview*.
- <sup>109</sup> The only lots on 12 Avenue SW included in this study are the five houses within the municipal boundaries for the community of contemporary Scarboro. These lots include: 1931, 1925, 1919, 1905 and 1901–12 Avenue SW.
- <sup>110</sup> According to Norval Horner, "The Venini House – 348 Scarboro Avenue," *Scarboro Newsletter* (April 1994).
- <sup>111</sup> The first Methodist pastor living at this site was Wilfred E. Galloway (mentioned in Calgary's Henderson Directory for 1914). A year later, in 1915, and in subsequent years up until 1918, the pastor living here was Reverend Thomas Powell.
- <sup>112</sup> The address for this site is given as 325 Shelbourne Street in Henderson's Directory up until 1927 when the address is updated to 1427 Shelbourne Street, then it is updated again to 1414 Shelbourne Street by 1932.
- <sup>113</sup> This address is listed as "151 Superior Avenue" in the Henderson Directory for 1915.
- <sup>114</sup> Melnyk, *Calgary Builds*, 26.
- <sup>115</sup> Cunniffe, *Calgary in Sandstone*, 6.

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<sup>116</sup> Reverend James McNeil appears in the Henderson Directory for 1927 with the residence of 325 Superior Avenue. The directory for 1926 is missing, so the McNeils could have started living there earlier. In 1935, James McNeil wrote the forward to *A Historical Sketch of Grace Presbyterian Church, Calgary, Alberta* (Calgary: A.J. Davis Printing Co, 1935), written by John White Crawford (1883–1962). Other members of the YWCA that lived in Sunalta Addition during the 1920s include Mrs. John A. Marple at 1605 Summit Street SW. Mrs. Marple was married to the Reverend John Allen Marple, who passed away in 1923. *Calgary Herald*, 5 November 1923; 11 July 1929.

<sup>117</sup> Lea Story, “YWCA Marks 100 Years of Providing for Women,” *Calgary Herald*, 16 December 2010.

<sup>118</sup> Annie Langford is introduced in the text box, references include: “Legislature Hears Petition,” *The Morning Albertan*, 10 October 1914. Direct quote from details pertaining to Spencer Kerby, taken from an introduction card dated 1936, Miscellaneous clippings, GAI (MREC) M8464 (cf. Anne Maureen White, “In the Religion of Women: Emily Spencer Kerby, Protestant Social Activist [PhD Diss., University of Calgary, 2000, 112]). Langford was initially approached to become the first female juvenile court judge in Calgary. Someone leaked a report to the local press naming Emily Spencer Kerby and Annie Langford as the first women juvenile court judges in Alberta. Kerby, Langford, and the CLCW viewed the leaked document as an unwanted political maneuver and expressed their support for Jamieson’s appointment in the daily newspapers. See: “Women Endorse Appointment of Mrs. Jamieson,” *Calgary News Telegram*, Friday, 8 May 1914, 13. In June 1915, Langford agreed to be appointed as a juvenile court commissioner alongside Jamieson. *Calgary Herald*, 22 December 1915. For continued discussion regarding Langford’s early appointment as judge, see Marjorie Norris, *A Leaven of Ladies: A History of the Calgary Local Council of Women* (Calgary: Detselig Enterprises, 1995), and Pernille Jakobsen, “Bench-Breakers?: Women Judges in Prairie Canada, 1916–1980 (PhD diss., University of Calgary, 2014).

<sup>119</sup> Source: *Censuses of Canada, 1901–1931*, published in Foran, *Calgary: An Illustrated History*, 178, Table VIII.

<sup>120</sup> Methodists were sending pastors from Ontario to the Prairies at the turn of the century. They worried about the increasing non-Anglo-Saxon population in the region, which lacked Protestant evangelical values and threatened to become Roman Catholic. “If the prairie West, with its vast potential, were not won for Christ, then Canada’s Christian values would be at risk. If, however, the region received a Christian foundation, then Canada would strengthen an Anglo-Saxon mission to bring about the Kingdom of Heaven on Earth.” See George Emery, *The Methodist Church on the Prairies, 1896–1914* (Montreal and Kingston: McGill-Queen’s University Press, 2001), 8.

<sup>121</sup> Marion Elizabeth Moodie (1867–1958) was trained as a nurse at the Calgary General Hospital from 1895 to 1898 and spent ten years as a hospital and private nurse in Calgary and Frank, Alberta. During the First World War she served as a nursing sister and was matron of the Red Cross Convalescent Hospital at Ogden from 1917 to 1919. She was in charge of the Ninette Sanatorium in Manitoba from 1920 to 1926. Her sister Lucy Moodie (1869–1965), who lived at 238 Scarboro Avenue, was trained as a teacher and taught in Calgary from 1898 until she retired in 1922, mainly at Central High School. They were modern women of the day.

<sup>122</sup> Although the city had an excellent hospital, many people could not afford its services.

<sup>123</sup> Cited in Michael Owen, “Do Women Really Count?: Emily Spencer Kerby – An Early Twentieth-Century Alberta Feminist,” (Canadian Society of Church History *Historical Papers*, 1995), 114.

<sup>124</sup> Sheilagh S. Jameson, *Chautauqua in Canada* (Calgary: Glenbow-Alberta Institute, 1987), 106.

<sup>125</sup> Foran, *Calgary: An Illustrated History*, 156.

<sup>126</sup> Foran, *Calgary: An Illustrated History*, 167.

<sup>127</sup> Foran, *Calgary: An Illustrated History*, 120.

<sup>128</sup> House at 121 Scarboro Avenue might have been first built in 1925, but it sat vacant for a couple of years and finally Frank J. Barker made it his “home” as of 1928.

<sup>129</sup> L.J. Purcell’s address is first listed as 430 Scarboro Avenue in Peels Directory for 1928, but in subsequent years it is corrected as 432 Scarboro Avenue.

<sup>130</sup> Henderson’s Calgary Directory, 1935 and 1940. Henderson’s for these years includes reporting of home ownership, which have been used here due to lack of access to city tax data.

<sup>131</sup> David Mittelstadt, *Cliff Bungalow-Mission: A Heritage Community* (Calgary: Cliff Bungalow-Mission Community Association, 2015), 125.

<sup>132</sup> City of Calgary, Corporate Records, Archives [hereafter CCCRA], City Clerks Correspondence, box 272, file 1786, letter, Piper to Zoning Committee, 4 November 1936.

<sup>133</sup> CCCRA, City Clerks Correspondence, box 272, file 1786, letter, City Clerk to Piper, 8 December 1936.



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- <sup>134</sup> CCCRA, City Council Minutes, 1935, pg. 874.
- <sup>135</sup> CCCRA, City Clerks Correspondence, box 279, file 1826, letter, City Clerk to W.A. Whyte, 22 January 1937.
- <sup>136</sup> CCCRA, City Clerks Correspondence, box 302, file 1970, letter, Gowland to Mayor and Council, 30 October 1939.
- <sup>137</sup> CCCRA, City Clerks Correspondence, box 313, file 2037, letter, Farnish to Mayor and Council, 2 May 1940.
- <sup>138</sup> CCCRA, City Clerks Correspondence, box 313, file 2037, letter, Farnish to Mayor and Council, 2 May 1940.
- <sup>139</sup> CCCRA, City Clerks Correspondence, box 323, file 2102, letter, Scarboro Community Club to E.A McCullough, 31 March 1941.
- <sup>140</sup> City of Calgary, Transportation, data compiled by Adam Pawlak.
- <sup>141</sup> Approximately \$100 in 2020 dollars.
- <sup>142</sup> Date compiled from reported occupations in Henderson's Calgary Directory. Categories are subjective.
- <sup>143</sup> David Mittelstadt, "Social History of Mount Royal" (unpublished paper prepared for the Mount Royal Community Association, 2000), 29.
- <sup>144</sup> Scarboro Community Club Archives [hereafter SCC Records], Preliminary Policy Report, 20 October 1978, pg. 7. See also Yeo, "Scarboro," 5.
- <sup>145</sup> This assertion is based on Henderson's Calgary Directory data for 1940 and 1945.
- <sup>146</sup> SCC Records, Newsletters, *Scarboro News*, 24 March 1942, 2.
- <sup>147</sup> *Calgary Herald*, 12 October 1962.
- <sup>148</sup> SCC Records, Newsletters, *Scarboro News*, 24 March 1942, 1.
- <sup>149</sup> Henderson's Calgary Directory, 1939, 1940, 1943, 1945.
- <sup>150</sup> [https://en.wikipedia.org/wiki/Hugh\\_Andrew\\_Young](https://en.wikipedia.org/wiki/Hugh_Andrew_Young).
- <sup>151</sup> SCC Records, Newsletters, *Scarboro News*, 24 March 1942, 3.
- <sup>152</sup> "Former President Visits Scarboro Hall," *Calgary Herald*, 4 November 1941, 11.
- <sup>153</sup> "New Scarboro Hostess House Is Jammed on Opening Night," *Calgary Herald*, 27 September 1940, 13.
- <sup>154</sup> Data based on Henderson's Calgary Directory and is approximate.
- <sup>155</sup> CCCRA, City Clerks fonds, M000843, map of addition to Scarboro Heights, 1951.
- <sup>156</sup> SCC Records, Executive Committee Minutes, 14 September 1954; 13 November 1956.
- <sup>157</sup> City of Calgary, Transportation, data compiled by Adam Pawlak.
- <sup>158</sup> SCC Records, Executive Meeting Minutes, 1945–46, pg. 1, Recommendations for Executive, 1945–46, n.d.
- <sup>159</sup> SCC Records, Executive Meeting Minutes, 6 November 1946.
- <sup>160</sup> SCC Records, Executive Meeting Minutes, 6 November 1946; 11 June 1947.
- <sup>161</sup> SCC Records, Executive Meeting Minutes, 8 December 1940.
- <sup>162</sup> SCC Records, Executive Meeting Minutes, 25 March 1946.
- <sup>163</sup> SCC Records, Executive Meeting Minutes, 4 December 1946.
- <sup>164</sup> SCC Records, letter, W.B. Harcourt-O'Reilly to R.H. Wray Calgary Transit Commission, 25 September 1961.
- <sup>165</sup> *Calgary Herald*, 27 May 1953, 21.
- <sup>166</sup> SCC Records, Executive Committee Minutes, 11 February 1957.
- <sup>167</sup> Hugh Dempsey, *Calgary: Spirit of the West* (Calgary: Fifth House Publishers and the Glenbow Museum, 1994), 132. Oral History projects in Cliff Bungalow-Mission and Elbow Park confirm this.
- <sup>168</sup> SCC Records, letter, Club President to C.F. Mack, Chair, Traffic Advisory Board, 10 June 1957.
- <sup>169</sup> SCC Records, Executive Meeting Minutes, 4 November 1952.
- <sup>170</sup> SCC Records, letter, Alderman C.F. Mack, Chair, Traffic Advisory Board, to Club President, 9 October 1956.
- <sup>171</sup> SCC Records, letter, Club President to C.F. Mack, Chair, Traffic Advisory Board, 10 June 1957.
- <sup>172</sup> David Mittelstadt, "Social and Biographical History of Elbow Park" (unpublished paper for the Elbow Park Residents Association, 2000), 10, and Mittelstadt, "Biographical and Social History of Mount Royal," 18.
- <sup>173</sup> Data is derived from Calgary Henderson's Directory. The categorization of occupations has a subjective element.
- <sup>174</sup> *Calgary Herald*, 1 September 2002.
- <sup>175</sup> Norval Horner, "Sunalta School," *Scarboro News*, September 1994, 4.
- <sup>176</sup> SCC Records, letter, J.S. Badyk to Robert Bailey, Traffic Superintendent, City of Calgary, 14 September 1962.
- <sup>177</sup> SCC Records, "Proposed Experimental Street Closures, Scarboro District, City of Calgary," brief to Mayor Sykes and City Council, 12 May 1975.
- <sup>178</sup> SCC Records, "Proposed Experimental Street Closures, Scarboro District, City of Calgary," brief to Mayor Sykes and City Council, 12 May 1975.

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- <sup>179</sup> SCC Records, "Proposed Experimental Street Closures, Scarboro District, City of Calgary," brief to Mayor Sykes and City Council, 12 May 1975.
- <sup>180</sup> Norval Horner, "The Battle of the Barricades," *Scarboro News*, June 1994, 4.
- <sup>181</sup> SCC Records, Club Objects, 19 March 1934.
- <sup>182</sup> SCC Records, Executive Committee Minutes. Minutes of club meetings are extant to early 1927. The Elbow Park Resident's Association may have been first constituted 1925 to lobby for schools. See Mittelstadt, "Social History of Elbow Park," 199, x.
- <sup>183</sup> Norval Horner, "Scarboro Community Associations and Community Events," *Scarboro News*, March 1994, 4.
- <sup>184</sup> Horner, "Scarboro Community Associations and Community Events."
- <sup>185</sup> Horner, "Scarboro Community Associations and Community Events."
- <sup>186</sup> SCC Records, Executive Committee Minutes, 5 December 1932.
- <sup>187</sup> SCC Records, Executive Committee Minutes, 25 October 1933.
- <sup>188</sup> SCC Records, Executive Committee Minutes, 7 November 1932; 25 October 1933.
- <sup>189</sup> SCC Records, Executive Committee Minutes, 28 October 1932.
- <sup>190</sup> SCC Records, Annual General Meeting Minutes, 25 October 1933.
- <sup>191</sup> SCC Records, Executive Committee Minutes, 15 March 1934.
- <sup>192</sup> SCC Records, President's Report, 1944–45.
- <sup>193</sup> SCC Records, President's Report, 1945–46.
- <sup>194</sup> SCC Records, Executive Committee Minutes, 16 October 1943.
- <sup>195</sup> CCCRA, City Council Minutes, 1944, pg. 369. See also *Calgary Herald*, 25 May 1944, 5.
- <sup>196</sup> *Calgary Herald*, 18 August 1944, 11.
- <sup>197</sup> SCC Records, Executive and General Meetings, 1946–47, President's Report, 11 June 1947.
- <sup>198</sup> CCCRA, City Council Minutes, 1944, pg. 64.
- <sup>199</sup> SCC Records, letter, City Commissioner to R.G. Beazley, Club President, 15 October 1947.
- <sup>200</sup> Norval Horner, "The Scarboro Community Hall," *Scarboro News*, April 1995, 4.
- <sup>201</sup> The building became the community hall in approximately 1966. Norval Horner gives the year of 1965 in "Scarboro Community Hall," but it is not clear the club moved this early. Further research is required on the exact date that the former Boy Scouts Hall became the new community hall.
- <sup>202</sup> Horner, "The Scarboro Community Hall," 4.
- <sup>203</sup> SCC Records, Annual General Meeting Minutes, 14 October 1932.
- <sup>204</sup> CCCRA, City Clerk's Correspondence, box 221, file 1480, letter, Sunalta Community Club to Land Policy Committee, 8 November 1932.
- <sup>205</sup> SCC Records, Executive Committee Minutes, 12 October 1939; letter, J.D. Middlemass, Club Secretary, to R.E. Buell, 29 February 1948; President's Report, 1950–1951; Executive Minutes, 16 October 1957; Executive Minutes, 16 May 1958.
- <sup>206</sup> SCC Records, Executive Committee Minutes, 10 January 1928, 17 January 1928.
- <sup>207</sup> SCC Records, Executive Committee Minutes, 8 December 1940.
- <sup>208</sup> SCC Records, Executive Committee Minutes, 14 April 1931.
- <sup>209</sup> *Calgary Herald*, 8 February 1956, 17.
- <sup>210</sup> SCC Records, President's Report, 16 May 1960.
- <sup>211</sup> SCC Records, Preliminary Report: Scarboro Community Association, 20 October 1978, pg. 7.
- <sup>212</sup> David Mittelstadt, *Calgary Goes Skiing: A History of the Calgary Ski Club* (Calgary: Rocky Mountain Books, 2005), 110.
- <sup>213</sup> Robert D. Putnam, "Bowling Alone: America's Declining Social Capital," *Journal of Democracy* (January 1995): 65–78.
- <sup>214</sup> Scarboro Community Association Archives (SCA Records), Special Resolution of the Scarboro Community Club, 2 January 1981.
- <sup>215</sup> For more information on Winnifred Eaton Reeve: <https://winnifredeatonarchive.org/index.html>.
- <sup>216</sup> Henderson's Directory lists Calgary businessman Sam Nickle as owner of this property in 1921 and 1922. The 1923 edition lists the property as "Vacant." The 1924 edition lists the owner as James W. Durno. By February 1924, Reeve appears to have moved to Elbow Park. Her letter, "A Protest" published in *Canadian Bookman* (March 1924) cites 4004 Sixth Street West (now known as 4004 Elbow Drive) as her address.

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- <sup>217</sup> Calgary Branch Report, *Canadian Bookman*, April 1923.
- <sup>218</sup> “First Move Made for Organizing Little Theater,” *The Morning Albertan*, 24 January 1924; “Drama of People for the People, By the People,” *The Morning Albertan*, 25 January 1924.
- <sup>219</sup> Recorded in CCCRA, 1929 fonds.
- <sup>220</sup> Kennard, *One Hundred Years*, 7.
- <sup>221</sup> The Chevra Kadisha Society formed in 1904 in Calgary and is the city’s oldest Jewish organization continuing to the present day.
- <sup>222</sup> Residents opposed the building of the funeral chapel and the plans were revised to include a synagogue. It was later realized the property wasn’t large enough to house both a synagogue and a funeral chapel.
- <sup>223</sup> The Modern-style building was significant as it was the architectural work of W.G. Milne, a prominent Calgary-based architect who also designed the Calgary Tower (1967) and the Bowlen Building (1967–69).
- <sup>224</sup> Heritage Calgary, “Chevra Kadisha Chapel Calgary,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/PDA/pd/Pages/Heritage-planning/Discover-Historic-Calgary-resources.aspx?dhcResourceId=686>.
- <sup>225</sup> The building was designed by the architectural firm of Fordyce and Stevenson and was built by Carlson and Richards at a cost of \$44,458. The original manse was across the street at 103 Scarboro Avenue, but in 1945, the church replaced its tennis courts with a new manse at the cost of \$10,600. The church houses a Casavant organ, presented by the Ladies’ Aid Society in 1930 (\$6,225) and rebuilt in 1966. Original member, Lillian Maginley, recalls that the floor of the church hall was made of wood with painted court markings for volleyball and basketball games. In addition, the church had a tennis court on the property adjacent to the church (132 Scarboro Avenue).
- <sup>226</sup> “Scarboro United to Be Dedicated,” *Calgary Herald*, 16 November 1929, 2.
- <sup>227</sup> Melnyk, *Calgary Builds*, 96.
- <sup>228</sup> Melnyk, *Calgary Builds*, 98.
- <sup>229</sup> Melnyk, *Calgary Builds*, 102.
- <sup>230</sup> M.B. Venini-Byrne, *From the Buffalo to the Cross* (Calgary: Calgary Archives and Historical Publishers, 1973), 502.
- <sup>231</sup> Sheila Ross, *A History of Sacred Heart Parish 1910–2010* (Calgary: Sacred Heart Parish, 2010), 20.
- <sup>232</sup> Ross, *History of Sacred Heart Parish*, 20; *The Rich History of the Calgary Catholic School District: Celebrating Alberta’s Centennial, 1905–2005* (Calgary: Calgary Catholic School District), 11.
- <sup>233</sup> *Rich History*, 11.
- <sup>234</sup> Calgary Catholic School District, School Finder, School by Community, <https://www.cssd.ab.ca/schools>, 10.
- <sup>235</sup> Kathy Marinakos, Director of Enrolment and Marketing, Calgary French and International School, email communication, 9 October 2020. Henderson Calgary Directory lists the school at 1523–13 Avenue SW in 1974.
- <sup>236</sup> Marinakos, email communication, 9 October 2020. Ms. Marinakos states the school moved to St. Charles School and King Edward School before Lakeview in 1985. Henderson’s Directory continues to list the CFIS at the old Sacred Heart until 1987.
- <sup>237</sup> CCCRA, Parks Department, 1915, p. 10.
- <sup>238</sup> Heritage Calgary, “Triangle Park,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=801>.
- <sup>239</sup> Heritage Calgary, “Scotland Park,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=800>.
- <sup>240</sup> City of Calgary, *Conserving Calgary’s Historic Streets*, Michelle Reid, 2011.
- <sup>241</sup> CCCRA, Parks Department, 1938, p. 2.
- <sup>242</sup> Heritage Calgary, “Senlac Street,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=664>.
- <sup>243</sup> Heritage Calgary, “Sharon Avenue,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=677>.

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- <sup>244</sup> Heritage Calgary, “Shelbourne Street,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=665>.
- <sup>245</sup> Melnyk, *Calgary Builds*, 46.
- <sup>246</sup> Melnyk, *Calgary Builds*, 96.
- <sup>247</sup> Melnyk, *Calgary Builds*, 88.
- <sup>248</sup> Melnyk, *Calgary Builds*, 96.
- <sup>249</sup> Melnyk, *Calgary Builds*, 98.
- <sup>250</sup> Donald G. Wetherell and Irene R.A. Kmet, *Homes in Alberta: Building, Trends, and Design, 1870–1967* (Edmonton: University of Alberta Press, 1991), 76.
- <sup>251</sup> Wetherell and Kmet, *Homes in Alberta*, 95.
- <sup>252</sup> Wetherell and Kmet, *Homes in Alberta*, 59.
- <sup>253</sup> Wetherell and Kmet, *Homes in Alberta*, 60.
- <sup>254</sup> Wetherell and Kmet, *Homes in Alberta*, 129.
- <sup>255</sup> Heritage Calgary, “Graham Residence,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=286>.
- <sup>256</sup> Heritage Calgary, “Wallace Residence,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=285>.
- <sup>257</sup> Heritage Calgary, “McCormick House,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=81>.
- <sup>258</sup> Heritage Calgary, “Moodie Residence,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=277>.
- <sup>259</sup> Yeo, “Scarboro,” 12.
- <sup>260</sup> Yeo, “Scarboro,” 11.
- <sup>261</sup> “Club History,” The Calgary Tennis Club, <https://www.calgarytennisclub.com/page-1529202>.
- <sup>262</sup> Wetherell and Kmet, *Homes in Alberta*, 70.
- <sup>263</sup> Wetherell and Kmet, *Homes in Alberta*, 70.
- <sup>264</sup> Wetherell and Kmet, *Homes in Alberta*, 73.
- <sup>265</sup> Wetherell and Kmet, *Homes in Alberta*, 70.
- <sup>266</sup> Wetherell and Kmet, *Homes in Alberta*, 74.
- <sup>267</sup> Wetherell and Kmet, *Homes in Alberta*, 74.
- <sup>268</sup> Wetherell and Kmet, *Homes in Alberta*, 76.
- <sup>269</sup> Heritage Calgary, “Templeton Residence,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=283>.
- <sup>270</sup> Virginia S. McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* (New York: Alfred A. Knopf, 2019), 456.
- <sup>271</sup> Heritage Calgary, “Carlyle House,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=293>.
- <sup>272</sup> Wetherell and Kmet, *Homes in Alberta*, 152.
- <sup>273</sup> Wetherell and Kmet, *Homes in Alberta*, 153.
- <sup>274</sup> Wetherell and Kmet, *Homes in Alberta*, 174.
- <sup>275</sup> Wetherell and Kmet, *Homes in Alberta*, 210.
- <sup>276</sup> Heritage Calgary, “Scarboro United Church and Manse,” City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=276>.
- <sup>277</sup> Wetherell and Kmet, *Homes in Alberta*, 209.

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- <sup>278</sup> *Calgary Herald*, 14 August 1920.
- <sup>279</sup> Wetherell and Kmet, *Homes in Alberta*, 209.
- <sup>280</sup> Wetherell and Kmet, *Homes in Alberta*, 208.
- <sup>281</sup> Norval Horner, *Scarboro History* (series published in the *Scarboro News*, 1994/95, <https://www.scarborocommunity.com/resources/Documents/Horner%20-%20Scarboro%20History.pdf>, 20.
- <sup>282</sup> Heritage Calgary, "Mayhew Residence," City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=284>.
- <sup>283</sup> Heritage Calgary, "Mayhew Residence," City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=284>.
- <sup>284</sup> McAlester, *Field Guide to American Houses*, 456.
- <sup>285</sup> McAlester, *Field Guide to American Houses*, 620.
- <sup>286</sup> Wetherell and Kmet, *Homes in Alberta*, 176.
- <sup>287</sup> Wetherell and Kmet, *Homes in Alberta*, 175.
- <sup>288</sup> Wetherell and Kmet, *Homes in Alberta*, 177.
- <sup>289</sup> Lawrence D. McCann, *Changing Morphology of Residential Areas in Transition* (Edmonton: University of Alberta, 1972).
- <sup>290</sup> Heritage Calgary, "George Edworthy Residence," City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=481>.
- <sup>291</sup> Horner, *Scarboro History*, 6.
- <sup>292</sup> Wetherell and Kmet, *Homes in Alberta*, 177.
- <sup>293</sup> Wetherell and Kmet, *Homes in Alberta*, 177.
- <sup>294</sup> Heritage Calgary, "Scarboro United Church and Manse," City of Calgary, *Inventory of Evaluated Historic Resources*, <https://www.calgary.ca/content/www/en/home/pda/pd/heritage-planning/discover-historic-calgary-resources.html.html?dhcResourceId=276>.
- <sup>295</sup> Horner, *Scarboro History*, 6.
- <sup>296</sup> Wetherell and Kmet, *Homes in Alberta*, 197.
- <sup>297</sup> Wetherell and Kmet, *Homes in Alberta*, 197.
- <sup>298</sup> Wetherell and Kmet, *Homes in Alberta*, 261.
- <sup>299</sup> Wetherell and Kmet, *Homes in Alberta*, 260.
- <sup>300</sup> Wetherell and Kmet, *Homes in Alberta*, 283.
- <sup>301</sup> Horner, *Scarboro History*, 30.
- <sup>302</sup> McAlester, *Field Guide to American Houses*, 92.
- <sup>303</sup> William T. Comstock, *Turn-of-the-Century House Designs* (New York: Dover Publications Inc., 1994), 11.
- <sup>304</sup> Comstock, *Turn-of-the-Century House Designs*, 98.
- <sup>305</sup> Comstock, *Turn-of-the-Century House Designs*, 93.