

During 2019 and 2020, a visual ‘windshield survey’ of historic properties in 26 inner-city communities was completed by The City of Calgary and Fireweed Consulting. This resulted in over 4000 homes from the pre-1945 period being identified as **heritage assets**—houses meeting select criteria of historic architectural significance and integrity to their original design and construction. Many of these buildings had not been listed on the *Inventory of Evaluated Historic Resources* by Heritage Calgary, but are considered to have particular significance where they exist in proximity to other heritage assets from a similar development period. This information supports the phased implementation of Heritage Area Policies approved by Council in July 2020.

Process & Criteria

Windshield surveys are a commonly-used way to visually identify sites of heritage value within a large area, with pioneering examples such as Los Angeles ‘SurveyLA’ program. The name ‘windshield survey’ refers to the typical method of a researcher evaluating properties from a stopped vehicle on an adjacent street. Calgary’s 2019-2020 survey representing the largest single identification of heritage properties performed locally to-date.

Unlike research for Calgary’s [Inventory of Evaluated Historic Resources](#), a windshield survey only captures visible heritage elements such as architectural style and design, and not [intangible values](#) such as significant people or events connected with a historic place.

The criteria and extent for the 2019-2020 Calgary windshield survey was established to prioritize certain areas and ages of historic buildings understood to have the greatest present need for conservation.

26 communities were selected for the survey, based on:

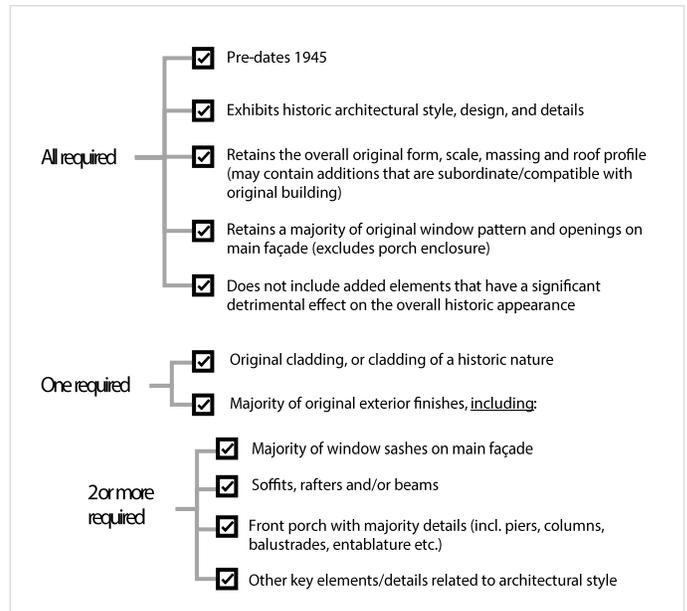
- Original development patterns observed in historic aerial photography
- City of Calgary building data showing the age of existing buildings within communities
- The likelihood of a particular community to experience significant growth and change within the near-future

Criteria for the survey was developed to identify buildings generally constructed prior to 1945, and substantially retaining identifiable historic architectural style, design and details. This pre-war period of historic buildings was determined as having particular merit for conservation at this time for the following reasons:

- Buildings of this period were generally constructed of high-quality and often irreplaceable materials such as old-growth lumber or locally-quarried stone
- Pre-war houses are typically smaller in size than comparable buildings of later eras, and have a greater likelihood of not being retained
- A significant number of buildings from this era have already been demolished, and only a limited sample remains in Calgary

Sites constructed after the 1945 cut-off date for the survey could be included as heritage assets only if determined to have exceptional stylistic or other architectural merit. Those sites, or other potential sites of significance not identified on the survey may be suggested to [Heritage Calgary](#) as candidates for the *Inventory of Evaluated Historic Resources*. If placed on the *Inventory*, these sites would become eligible for the widest array of conservation tools and incentives.

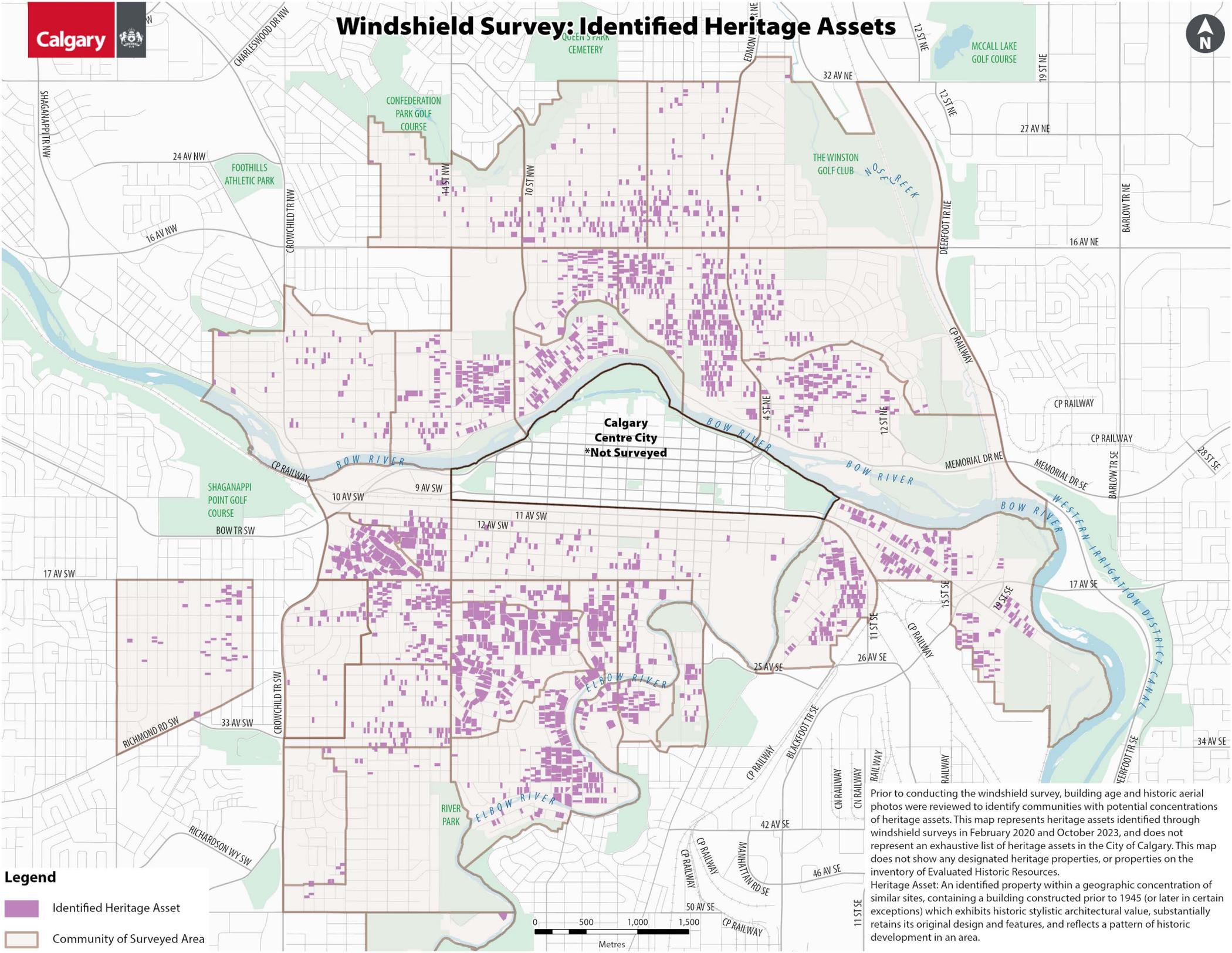
Windshield survey data continues to be monitored to account for changes resulting from demolition and redevelopment. The following pages display the extent of the initial survey results.



Heritage Asset Identification Criteria



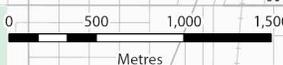
Windshield Survey: Identified Heritage Assets



Calgary Centre City
*Not Surveyed

Legend

-  Identified Heritage Asset
-  Community of Surveyed Area



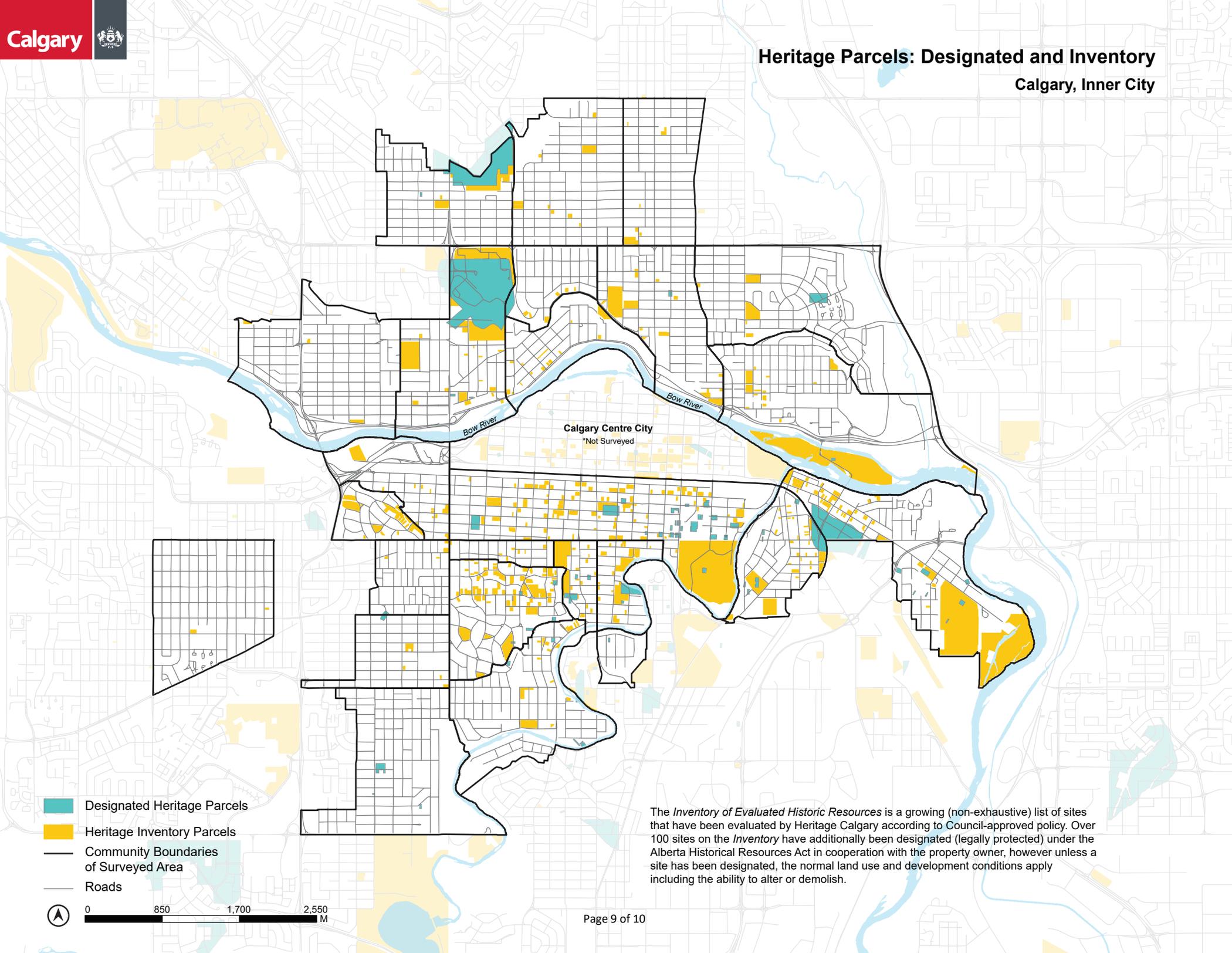
Prior to conducting the windshield survey, building age and historic aerial photos were reviewed to identify communities with potential concentrations of heritage assets. This map represents heritage assets identified through windshield surveys in February 2020 and October 2023, and does not represent an exhaustive list of heritage assets in the City of Calgary. This map does not show any designated heritage properties, or properties on the inventory of Evaluated Historic Resources.

Heritage Asset: An identified property within a geographic concentration of similar sites, containing a building constructed prior to 1945 (or later in certain exceptions) which exhibits historic stylistic architectural value, substantially retains its original design and features, and reflects a pattern of historic development in an area.



Heritage Parcels: Designated and Inventory

Calgary, Inner City



Calgary Centre City
*Not Surveyed

- Designated Heritage Parcels
- Heritage Inventory Parcels
- Community Boundaries of Surveyed Area
- Roads

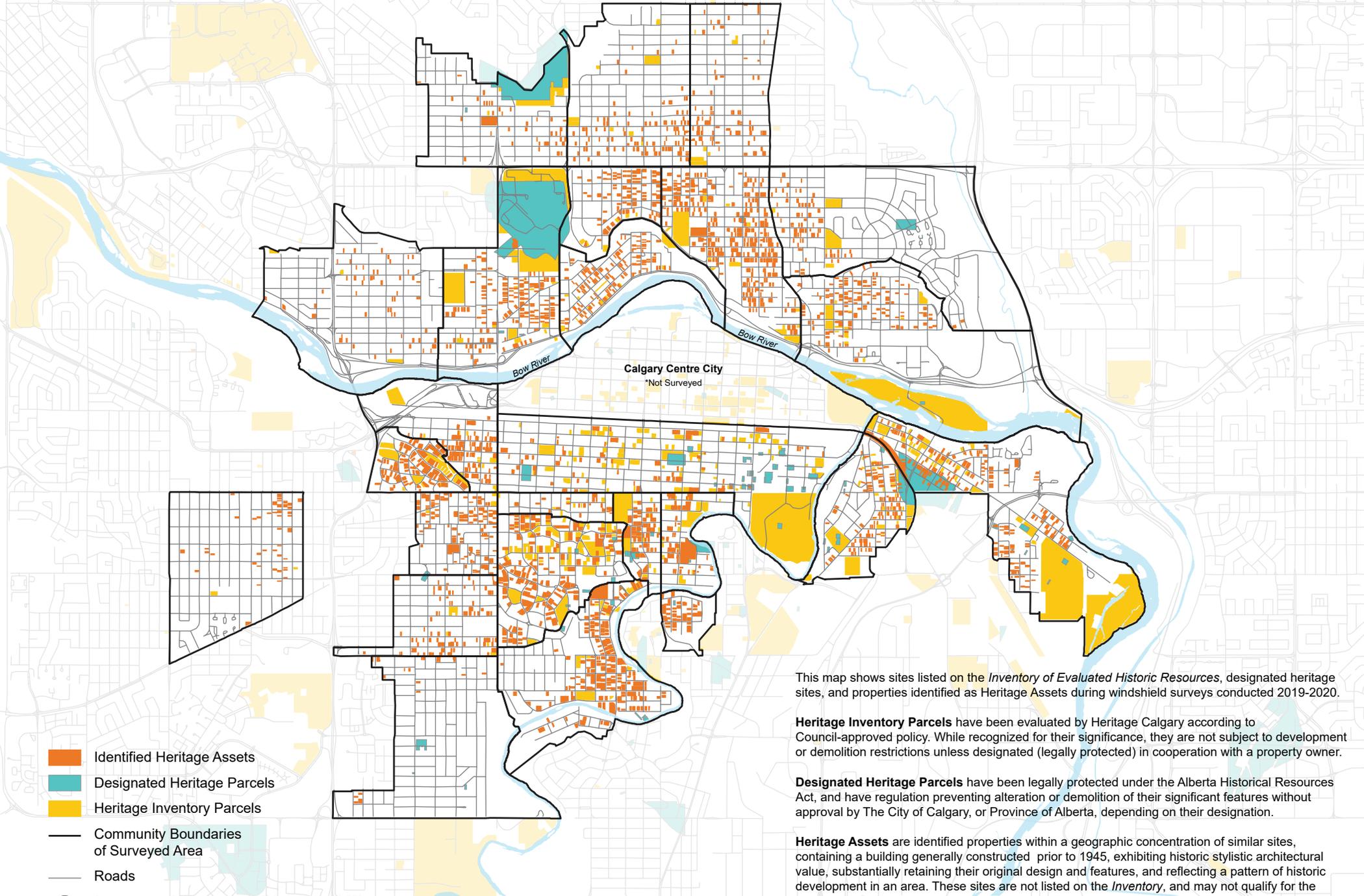


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The *Inventory of Evaluated Historic Resources* is a growing (non-exhaustive) list of sites that have been evaluated by Heritage Calgary according to Council-approved policy. Over 100 sites on the *Inventory* have additionally been designated (legally protected) under the Alberta Historical Resources Act in cooperation with the property owner, however unless a site has been designated, the normal land use and development conditions apply including the ability to alter or demolish.

Heritage Parcels: Designated, Inventory, and Heritage Assets

Calgary, Inner City



- Identified Heritage Assets
- Designated Heritage Parcels
- Heritage Inventory Parcels

- Community Boundaries of Surveyed Area
- Roads



This map shows sites listed on the *Inventory of Evaluated Historic Resources*, designated heritage sites, and properties identified as Heritage Assets during windshield surveys conducted 2019-2020.

Heritage Inventory Parcels have been evaluated by Heritage Calgary according to Council-approved policy. While recognized for their significance, they are not subject to development or demolition restrictions unless designated (legally protected) in cooperation with a property owner.

Designated Heritage Parcels have been legally protected under the Alberta Historical Resources Act, and have regulation preventing alteration or demolition of their significant features without approval by The City of Calgary, or Province of Alberta, depending on their designation.

Heritage Assets are identified properties within a geographic concentration of similar sites, containing a building generally constructed prior to 1945, exhibiting historic stylistic architectural value, substantially retaining their original design and features, and reflecting a pattern of historic development in an area. These sites are not listed on the *Inventory*, and may not qualify for the *Inventory* as an individual property. Their formally-recognized heritage significance is tied to being part of a geographic concentration of similar sites.