

# HINDES CABINS

338 Banff Avenue

Duplex - 1930  
Single - circa 1920s



*Cabin 2*

## Historic Building Features

### Cabin 1

- Single detached rectangular building
- 1 storey, no basement
- Nailed frame construction with wooden shingle covering
- Medium gable roof
- Projecting wooden eaves and verges, exposed rafters, plain fascia
- Single massing brick chimney with weathered wooden shake covering
- Windows: plain flat wooden trim outside and within structural openings (head & sides) with plain wooden slip sills
- Single sash with horizontal sliding sash mechanism, 1-over-1 pane arrangement on front façade
- Main entrance off-centred on façade, flat structural opening shape, plain trim outside & within structural openings (head & sides)
- Single leaf door – 2 panels (lower), glass window detail (upper)
- Window box under slip sills on front façade
- Wooden canopy over main entrance with wooden brackets

### Cabin 2

- Single detached square building
- 1 storey, no basement
- Nailed frame construction with wooden shingle covering
- Medium gable roof with weathered wooden shingle covering
- Projecting wooden eaves and verges, exposed rafters, plain fascia
- Single massing brick chimney
- Windows: plain flat wooden trim outside and within structural openings (head & sides) with plain wooden slip sill
- Single sash with hinged sash mechanism, 2 4x2 pane arrangement on front façade
- Main entrance centred on façade, flat structural opening shape, plain trim outside & within structural openings (head & sides)
- Single leaf door (modernized)
- Window boxes under slip sills on front façade
- Wooden canopy over main entrance with wooden brackets

## Building History

Heritage Canadiana reel T-9536 (image 546)

- July 1914 – Mary Elizabeth Hindes issued lease for lot 7 & 8, block 14 beginning.
- November 1921 – Building permit issued for the construction of a frame residence for lot 7, block 14.
- October 1923 – Inspector's Report notes there is one building used as a dwelling on lot 7.
- August 1927 – Building permit issued for the construction of a frame & stucco garage for lot 7, block 14.
- June 1929 – Building permit for 14'x16' tenthouse issued for lot 8, block 14.
- 1932 Inspector's Report – Report notes there is currently "1 dwelling, 1 tenthouse, 1 shack, 1 garage" on site for lot 7, block 14.
- September 1937 – Inspector's Report details 2 cabins + garage/cabin combo on site, all unauthorized.
- 1938 – Mrs Hindes is instructed to alter the cabins so they confirm with the requirements of the Building Regulations respecting seasonal tent houses or dismantle them.

- Regarding Cabin 1 on lot 8: The Superintendent reports: "Cabin No 1 is occupied by a man named Beamish, a BC resident licensed to sell farm produce etc. in the Park. His home is in this cabin while in Banff".

- The report later states that "no permit has ever been issued for a cabin on this lot... permission was granted in 1929 for the lessee to erect a 14'x16' tenthouse on the lot, but the cabin thereon is 12'x18' structure. In other words, the building on the lot has no legal standing".

- Regarding Cabin 2 on lot 7: "This building is evidently a converted tenthouse since the canvas is still in place under the eaves. Finished inside to the eaves with plaster board, however, brings the building into the class of a cabin. Since no authority was ever granted for a cabin, its construction is a violation of the Park Building Regulations and it should be ordered razed or removed from the lot".

- Regarding Combined Garage & Cabin: "This building was authorized as a stucco garage in August 1927. The stucco finish has never been carried out in accordance with the permit and half the garage has been turned into a cabin without authority".



Left- Cabins pre-1938 improvements (September 1937); Right- Cabins post-1938 improvements (October 1938). Note brick chimney addition on Cabin 1.

## Building History

- The superintendent and administration seem to come down exceptionally hard on Mrs Hindes as she appears to have misrepresented the information on her application to lease the lot in a sworn affidavit signed in May 1923.

- The report states: “[T]he present lessee over her own signature made a statement in her application for the lot on March 17, 1921, that the lot in question was unimproved; thus she cannot claim the building was on the lot when she took it over. As such, the Controller notes that: “The secondary buildings on these two lots ... would seem to embody all the features required to bring the lessee to court in the way of a prosecution ... Little sympathy should be extended to the party in question in view of her statement to the Superintendent”.

- June 1938 – A letter from Mrs ME Hindes addresses a “water tax that has been standing”.

- She writes: “I went to the office to see about it and told them I was starting to pay it off soon as the business starts. They told me I could not get a permit to rent rooms unless I did some repair work on them. That is my only way of making money to pay this water tax. As I am a widow + have no pay chq coming in from govt like some of them have. I will do the best I can this summer. Yours truly, Mrs ME Hindes”.

- Cabin upgrades happen throughout June '38.
- October 1939 – A notice states that ME Hindes is in arrears on all her utility payments to a total of \$164.59 plus interest. She pays \$50.00 towards her utilities debts and offers to pay \$10.00 a month until the arrears are cleared up. The Controller writes: “Your offer is being accepted ... However, failure on your part to keep up the payments agreed upon will render your lease liable to cancellation without further notice.”
- December 1938 – Building Permit issued to convert tent-house into modern seasonal bungalow cabin.
- February 1939 – Building Permit issued to remodel a front of cabin on lot 7.
- May 1940 – Financial troubles continue to plague ME Hindes. By May 1940, she owed \$93.38 plus interest charges for her lot utilities. The Superintendent notes: “It is apparent that Mrs Hindes is doing all she possibly can to reduce her indebtedness. No doubt the winter months have been a trying period for her as her only source of income is from the renting of rooms.”
- October 1946 – ME Hindes transfers her lease to Alf Oman.
- August 1947 – Alf Oman transfers lease to Wilbert Harold Rieder.



Cabin 2- Wooden canopy with brackets; brick chimney; wood shingle covering.



Cabin 1- Main entrance and wooden canopy detailing.