

Proposed Wording for a Bylaw to Designate the Madden Residence as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of the Madden Residence have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW THEREFORE THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Madden Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Madden Residence, located at 640 Crescent RD NW, and the land on which the building is located being legally described as PLAN 2187V BLOCK 34 LOTS 28 TO 31 INCLUSIVE, as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource, as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource, which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



640 CRESCENT RD NW



SCHEDULE “B”

Description

The Madden Residence is a one and one-half story wood frame house built in 1911 in the community of Rosedale. An example of the Bungalow Style of architecture with Craftsman influences, the structure has shed dormers on all four sides of an irregular high hipped roof, and an enclosed wrap-around verandah. It is situated on four city lots, with mature trees and a generous setback from the boulevard.

Heritage Value

The Madden Residence is a rare and substantial example of a Bungalow style home built in Rosedale before the First World War. It has an irregular high hip roof featuring shed dormers on all four sides, and an enclosed wrap-around veranda along the south and east elevations. The structure also incorporates Craftsman influences such as projecting eaves with exposed rafter tails and purlins, and an exterior chimney on the west elevation. The generous sized lot with mature trees and low ornamental wall, and the extended profile created by the wrap-around veranda, give the house a notable and dignified presence on the street.

The Madden Residence also has symbolic value as an example of the evolution of Crescent Road as a desirable suburban home for wealthier professionals and entrepreneurs during the early 20th century. The community of Rosedale was slow to develop until its two main construction booms in the late 1920s and late 1940s. However, with its panoramic views of the city centre and Bow River valley, Crescent Road evolved before the First World War as a scenic boulevard stretching from Centre Street, west to 10th Street. One of the earliest homes built on the street, the Madden Residence was among only a handful of dwellings located at the top of the escarpment by 1914. William Madden joined fellow realtors Luther Courtice and Arthur Baalim on Crescent Road, along with printer John McAra and newspaper publisher William M. Davidson.

Among the more notable occupants of the Madden Residence were William L. Carlyle (1920), manager of the Prince of Wales' E.P. Ranch; Dr. R. Maitland Cook (1924-42), who briefly used the southwest room of the home as his medical office in the mid-1930s; and Dorothy Goldin (1943-45) daughter of Calgary's first Jewish settlers, Jacob and Rachel Diamond. As with many other homes in the area, a housekeeping suite was added in the 1940s but the structure has since been restored to a single-family residence, home to teachers and university professors for the past six decades.

Character Defining Elements

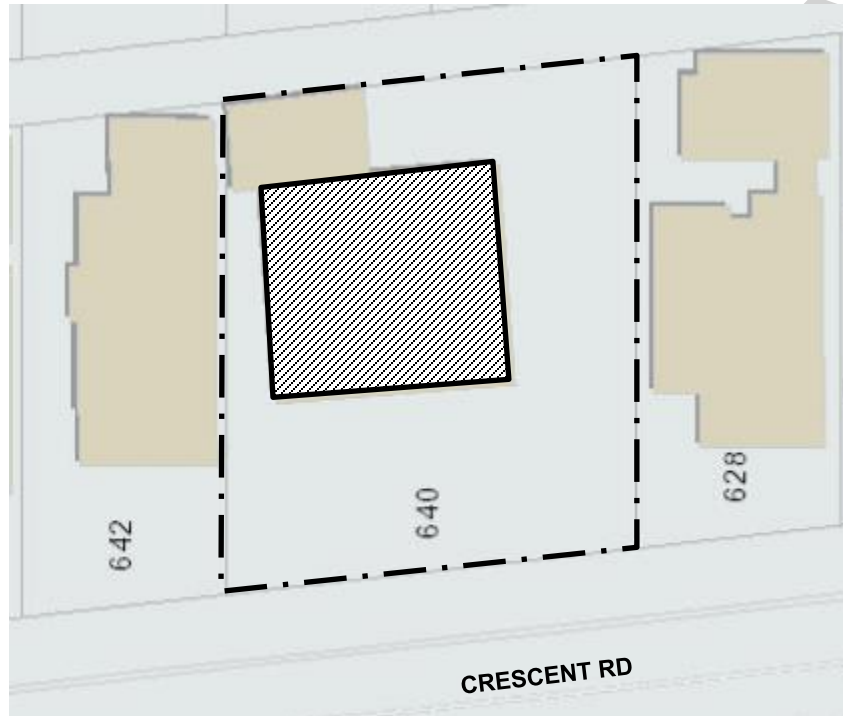
- rectangular plan, wood-frame, one and one-half story construction; original wood shingle cladding inside enclosed veranda; roughcast stucco cladding applied pre-1930;
- full-width wrap-around veranda extending along front and east elevations, with glazing added before the Second World War;
- high-pitched hipped roof with overhanging flared eaves with exposed curved wood rafter tails, plain wood fascia and moulded wood frieze; shed-roofed dormers with overhanging flared eaves with exposed wood rafter tails with decorative ends, plain wood fascia and moulded wood frieze; wood tongue-and-groove soffits;
- large landscaped lot with generous setback and low ornamental concrete wall; and
- interior details including fir window and door casings, wood staircase and railing, boiler in basement, hot water radiators, brick fireplaces on main and second levels, and original bathtubs.

REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

- a) The building's existing location and placement on the property (attached Schedule "A" and Image 1.1); and
- b) The 1113.3 square-meters of land which comprises the entire parcel, its soft-landscaping character, and
- c) The low ornamental roughcast finish concrete wall along the front, south, property line (Images 1.2-1.5).



(Image 1.1: Building orientation and placement on parcel)



(Image 1.2: low ornamental roughcast finish wall along the front, south, property line)

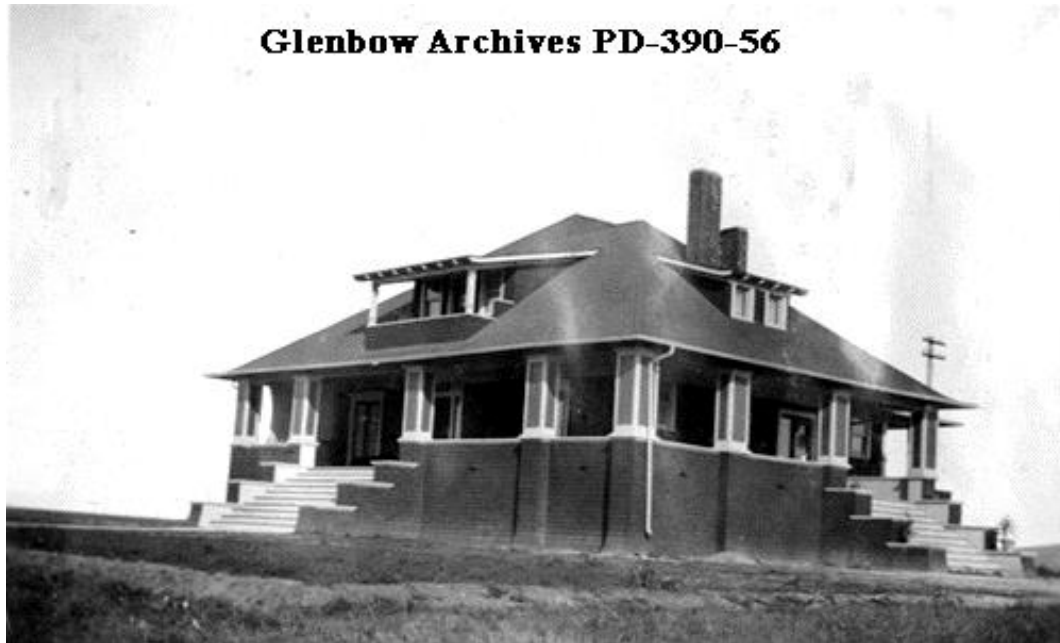


2.0 Exterior

The following elements are regulated:

- One and one-half story massing; rectangular plan; rough-cast stucco cladding (Images 2.1-2.7);
- High-pitched hipped roof with overhanging flared eaves with exposed curved wood rafter tails, plain wood fascia and moulded wood frieze (Images 2.1-2.9);
- Five shed dormers finished with roughcast stucco and wood moulding details; east and west dormers having flared roofs with overhanging flared eaves and north and south dormers having flat roofs with overhanging eaves; small east dormer with flat roofs with overhanging eaves; all dormers with exposed wood rafter tails with decorative ends; wood tongue-and-groove soffits (Images 2.1-2.7 and 2.10-2.13);
- Wrap around (south and east) enclosed porch with squared support columns from ground level terminating under the eaves with moulded wood trim at caps; solid balustrade; continuous moulded wood band at balustrade level (Images 2.1-2.5 and 2.14);
- Original fenestration with wood windows including: 5-over-5 and 4-over-4 light windows (enclosed porch); 12-light slider windows (south shed dormer); triple assembly windows (east, west, and north shed dormers); 1-over-1 single assembly windows and one double assembly window (west and north facades) (Images 2.1-2.7 and 2.10-2.18); and
- Two brick central chimneys clad in roughcast stucco (Images 2.1, 2.2, 2.4, 2.6).

Note: Rear northeast corner single storey extension built ca.1996, while sympathetically designed is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 2.1).



(Image 2.1: Historic image ca.1915. Oblique view of south and east facades showing original design consisted of open wrap around porch which jogged at rear northeast corner; open balcony off of south shed dormer and; panelled porch columns; wide entry stairs on both south and east facades; wood shingle cladding)



(Image 2.2: Historic image ca.1929. View of south façade showing porch and shed dormer balcony enclosed, and roughcast stucco cladding applied)



(Image 2.3: South façade)



(Image 2.4: Oblique view of east façade, looking northwest)



(Image 2.5: Oblique view of east façade, looking southwest)



(Image 2.6: North façade)



(Image 2.7: West façade)



Images 2.8 and 2.9: Examples of projecting eaves with exposed curved rafter tails and wood tongue-and-groove soffits; plain wood fascia

	
Image 2.10: South dormer with flat roof and exposed wood rafter tails with decorative ends; 12-light slider wood windows	Image 2.11: Example of east and west shed dormer with flared roof and exposed wood curved rafter tails with decorative ends; triple assembly wood frame windows
	
Image 2.12: Small East dormer with flat roof and exposed wood rafter tails with decorative ends; one wood frame window	2.13: North dormer with flat roof and exposed wood rafter tails with decorative ends; triple assembly wood frame windows



Image 2.14: Example of squared support columns from ground level terminating under the eaves with molded wood trim at caps; continuous molded wood band at balustrade level



Image 2.15: Example of a 4-over-4 light wood slider windows of enclosed porch



Image 2.16: Example of a 5-over-5 light wood windows of enclosed porch



Image 2.17: Example of a 1-over-1 single assembly windows (west and north facades)



Image 2.18: 1-over-1 double assembly window (west façade only)

3.0 Interior – First Floor

- a) Those extant portions of the original floorplan / configuration including “L” shaped wraparound porch; main floor entry and hallway (Images 3.1 and 3.6);
- b) Porch area finishing including two 1-over-1 wood windows with diamond shaped divided light upper sashes; wood panelled porch columns with decorative trim; original wood shingle cladding; tongue and groove wood ceiling and dividing wall (Images 3.1-3.5);
- c) Original wood door assemblies including main door assembly with decorative trim, 3-pane sidelights and diamond shaped divided light transom; two double assembly doors from porch (Images 3.6-3.9);
- d) Extant original woodwork including staircase with paneled wall and balustrade with square newel post on rounded riser; windows and doors trim; baseboards; extant interior 5-panel doors (Images 3.10-3.13);
- e) Extant original wood flooring throughout with decorative patterning (Images 3.13-3.15);
- f) In-situ cast iron radiators (Images 3.11 and 3.16); and
- g) Two brick fireplaces with wood mantels and decorative corbelling (Images 3.17 and 3.18).



(Image 3.1: Enclosed porch looking south)



Image 3.2: Example of a 1-over-1 wood window with diamond shaped divided light upper sash



Image 3.3: Example of the panelled porch columns with decorative trim



Image 3.4: Example of the original wood shingle cladding



Image 3.5: Example of the tongue and groove wood ceiling and dividing wall



(Images 3.6 and 3.7: Main floor door assembly with decorative trim consisting of 3-pane sidelights and diamond shaped divided light transom)



(Images 3.8 and 3.9: Example of the double assembly doors from porch)



(Images 3.10 and 3.11: Wood paneled stair wall and balustrade with square newel post on rounded riser)



(Images 3.12 and 3.13: Examples of wood trim, baseboards and extant interior 5-panel door)



Images 3.14-3.16: Examples of wood floors with decorative patterning



Image 3.17: Example of an in-situ cast iron radiator



Images 3.18 and 3.19: Example of one of two identical brick fireplaces with wood mantels and decorative corbelling

SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5