

PROPOSED

PUD2021-0100
ATTACHMENT 2

BYLAW NUMBER 15M2021

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE GEORGE A. TURNER 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 George A. Turner 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 George A. Turner Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the George A. Turner Residence located at 3210 6 ST S.W., and the land on which the building is located being legally described as PLAN 3452W BLOCK A LOTS 25 AND 26 (the “Historic Resource”), 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,

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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.

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

8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE "A"



3210 6 ST SW



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SCHEDULE “B”

Description

The George A. Turner Residence, built in 1912, is a 2-storey rectangular house with off-centre entrance, wraparound (now enclosed) front veranda, and prominent deep-pitched front-facing gable. Its second storey, seen above the veranda, is clad in stucco with mock half-timbering. The house sits among similar-sized houses in compatible styles on a residential block.

Heritage Value

The George A. Turner Residence, built in 1912, represents the early development of Elbow Park—one of Calgary's earliest planned suburbs. Elbow Park had its start in 1907 when former ranch land owned by Colin George Ross and Felix McHugh was annexed by the City. It was subdivided into lots and sold or brokered by F.C. Lowes & Co. with the goal of creating an upper-class district. This was Freddy Lowes' first of many neighbourhood-planning ventures in Calgary.

While a few grand or speculative properties were built as early as 1909, the main wave of development in Elbow Park began in 1911, starting in the contiguous areas of Rosevale, where this house is located, and Glencoe, as well as in Garden Crescent and East Elbow Park, with clusters of homes elsewhere in the neighbourhood. A streetcar line served Elbow Park by 1910. There were 11 houses on this block in 1912, the first year the block was listed in the city directory; 13 by 1913; 15 by 1914, including this one listed for the first time. The house continues to contribute to a streetscape of similar-sized houses in compatible styles, many dating from the same historical era. By 1915 at least half the existing building stock of Elbow Park had been built, with Glencoe and Rosevale densely filled while other parts remained little developed. Elbow Park experienced new spurts of building activity in 1919, in the late 1920s (cut short by the Depression), and, significantly, in the late 1940s and early 1950s.

This residence exemplifies the housing constructed by speculative builders in Elbow Park to serve Calgary's burgeoning middle class during the city's pre-WWI population boom. During the first wave of building in Elbow Park, most houses were developed by individual owners, hiring contractors, for their own use and/or as rental units. Elbow Park also saw much speculative building by contractors and realtors, who often built new houses in pairs. This house was built by Harold A. Christensen (Doyle, Thomas & Christensen). Those construction partners also built 4 houses on adjacent lots backing up to this one (3207, 3211, 3213, 3217 on what is now Elbow DR).

This is a good representative of the substantial homes built in the neighbourhood for upper-middle-class residents. Most early houses were 1½ or 2-storey homes such as this one, worth \$2,000 or more. From its beginnings, Elbow Park was favoured by white-collar workers. In 1913 about half of working residents—at percentages much higher than Calgary as a whole—were businessmen, professionals (especially lawyers, doctors, dentists, and accountants), and brokers or financial managers. Some 20% held sales or clerical jobs or were skilled workers and tradesmen.

The first owner/occupant of this houses was George A. Turner (1914-1919), who worked for a hardware company. After that, Ernest H. Levy, manager of a dry cleaning business, and his wife, Blanche, owned the house in 1919-1948 and lived there c.1919-1928 and again in the 1940s. Elmer J. Anderson, an optician, rented the house in the 1930s. The next long-time owner/occupants were Jack and Esther Wise, owners of a dress shop (1949-1969), then John Mayell, an architect, with his wife Megan, a teacher, and their 2 children (1969-2017).

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The Turner Residence is a good example of a Craftsman house, a style popularized by commercial pattern books of the time and common in Elbow Park. Typical features of the style seen here include its horizontal emphasis, sheltering gable roof, use of varied natural materials (in this house: brick, stucco, timber), large veranda for indoor-outdoor living, and exposed structural elements (open eaves, exposed rafters)—all meant to create a cozy, picturesque look in harmony with nature. Highlights of the interior are the grand curving oak staircase; and the oak door and window casings, deep baseboards, and living/dining room pedestal dividers.

Character-Defining Elements

Character-defining elements include, but are not limited to:

- 2-storey rectangular plan with full basement, 1-storey wraparound veranda (originally shorter on south elevation); back south-side sun-room extension; rear extension;
- side-gable roof with deep-pitched front-facing cross gable, raised shed roof section in rear; side-gable roof over veranda, flat roof over sun-room; deep eaves with tongue-and groove soffits, exposed rafters;
- wood construction faced in red brick in stretcher bond, stucco and mock half-timbering on 2nd storey; concrete foundation; sandstone lintels and sills (1st storey), painted wood door and window surrounds (2nd storey);
- veranda with plank flooring, tongue-and-groove ceiling; sunroom with wood plank flooring;
- fenestration of rectangular, mainly symmetrical window and door openings; off-centre front doorway, side basement doorway, other exterior doorways at 1st storey rear, 2nd-storey rear (to porch), west wall of sun-room;
- 3-sided front vestibule comprising moulded oak frame, oak front door and two oak side walls each mainly filled with bevelled glass, transoms across all 3 sections of leaded glass in a geometric pattern; front window topped by leaded glass in geometric pattern; single-panelled oak entrance door; oak sun-room door mainly filled with bevelled glass; inner and outer 2nd-storey porch doors of panelled wood with top lights;
- red-brick chimney in stretcher bond with plain concrete cap; and
- moderate set-back on a landscaped lot with one mature tree, within a residential street and neighbourhood.

interior features including:

- unusually large living room (if layout can be verified as original);
- curved, closed-string oak staircase with oak balustrade with turned posts, panelled newel post;
- oak trim including door and window casings, deep baseboards, panelled pedestals between living/dining rooms; on 2-storey: painted wood doors, moulded door and window casings;
- wood plank flooring;
- brick (bedroom) and brick and stucco (living room) fireplaces, both with crenellated and corbelled top, molded oak mantelshelf;
- lathe-and-plaster walls; fir flooring (one bedroom); tongue-and-groove sun-room walls; and original door hardware, radiators, push-button door bell and electrical switch plates, laundry chute door.

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REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

- a) The building's existing location and placement on the property (Images 1.1 and 1.2)

Note: The original wraparound veranda wraps terminated part way around the south facade. The enclosed extension that connects the veranda to the easterly south-facing sun-room, while sympathetically designed, is not regulated, and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 1.2)



(Image 1.1: Current building orientation and placement on parcel)



(Image 1.2 Original building configuration (ca. 1911), showing wraparound porch distinct from sunroom)

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2.0 Exterior

The following elements are regulated:

- a) Two-storey square massing; stretcher bond red brick cladding (first storey), stucco and mock half-timbering (second storey) (Images 2.1 – 2.6 and 2.14);
- b) Side-gable roof with deep-pitched front-facing cross gable, raised shed roof section (rear), side-gable roof with outriggers and moulded capitals (veranda), flat roof (sun-room), deep open eaves, wood tongue-and groove soffits, exposed rafters (side and cross gable) (Images 2.1 – 2.8);
- c) Wraparound verandah with extant brick piers (Images 2.2 and 2.13) ;
- d) Original fenestration (window patterns and openings), sandstone lintels and sills on first storey (Images 2.1, 2.2, 2.3, 2.4, 2.5, 2.7, 2.9, 2.10, 2.11, and 2.12) and
- e) One red-brick chimney in stretcher bond with plain concrete cap (Images 2.1).



(Image 2.1: View from the northwest)



(Image 2.2: Oblique view of south facade)

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(Image 2.3: Oblique view of the north facade)



(Image 2.4: Oblique view of the north facade)

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(Image 2.5: East facade)



(Image 2.6: Front-facing portion of cross-gable roof, wood tongue-and-groove soffits, exposed rafters, wood mock half-timbering)

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(Image 2.7: Side-gable roof with outriggers and moulded capitals (veranda))



(Image 2.8 Verandah eaves, wood tongue-and-groove soffits, exposed rafters)



(Image 2.9: south façade sunroom with extant window openings).



(Image 2.10: north side of the rear porch extension)

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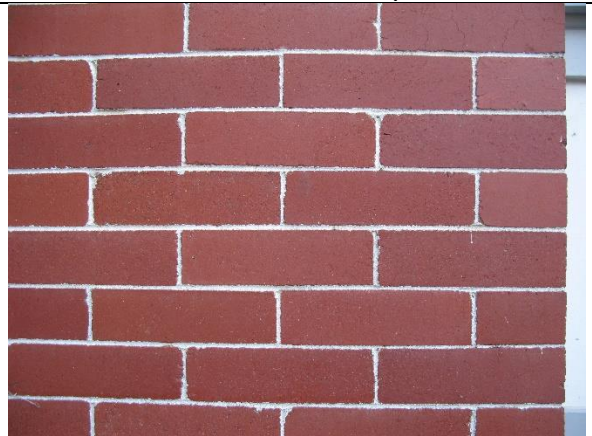
(Image 2.11: Example of window opening with sandstone lintel and sills)



(Image 2.12: Example of door opening with sandstone lintel)



(Image 2.13: Example of extant brick piers supporting verandah)



(Image 2.14: Example of brick cladding with white mortar finish)

3.0 Interior – First Floor

- a) Those extant portions of the original floor-plan / configuration including “L” shaped wraparound porch; sun-room and rear extension;
- b) Veranda area finishing with stretcher bond red brick cladding, wood tongue-and-groove ceiling; front window topped by leaded glass in geometric pattern; sandstone lintels and sills (Image 3.1 & 3.4);
- c) Extant original three-sided front vestibule comprising moulded oak frame, oak front door and two oak side walls filled with beveled glass, transoms across all three sections of leaded glass in geometric pattern (Images 3.2);
- d) Extant original oak woodwork including staircase balustrade, turned posts, paneled newel post; windows and doors trim and casings, deep baseboards, paneled pedestals (Images 3.3 – 3.7); and
- e) Extant original brick and stucco (living room) fireplace, with crenellated and corbelled top, molded oak mantelshelf (Image 3.8).

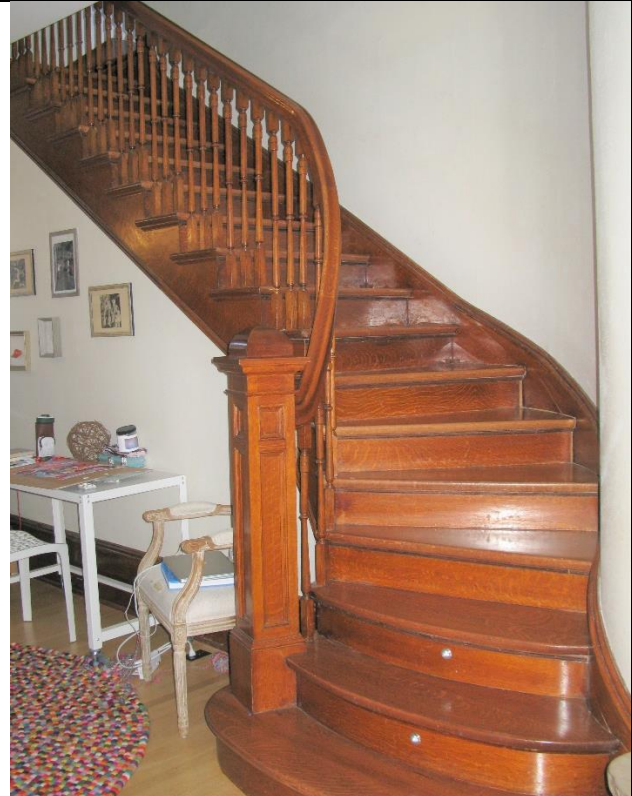


(Image 3.1: Veranda, showing plank flooring and tongue-and-groove ceiling; front window, topped by leaded glass in geometric pattern, with sandstone lintels and sills)

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(Image 3.2: three-sided front vestibule comprising moulded oak frame, oak front door and two oak side walls filled with beveled glass, transoms across all three sections of leaded glass in geometric pattern)



(Image 3.3: original oak staircase balustrade, turned posts, paneled newel post)



(Image 3.4: Front window topped by leaded glass in geometric pattern. Example of window casing)



(Image 3.5: Detailing on a typical door trim and casing)

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(Image 3.6: Example of paneled pedestal)



(Image 3.7: Example of a typical deep baseboard with detailing)



(Image 3.8: brick and stucco (living room) fireplace, with crenellated and corbelled top, molded oak mantelshelf)

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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

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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