

BYLAW NUMBER 6M2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE TURCOTTE (CALDWELL)
RESIDENCE AS A
MUNICIPAL HISTORIC RESOURCE**

WHEREAS the Historical Resources Act, R.S.A. 2000 c. H-9, as amended (the "Act") permits the Council of The City of Calgary to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of their heritage value;

AND WHEREAS the owner of the Turcotte (Caldwell) Residence has 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 Turcotte (Caldwell) Residence as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The "Turcotte (Caldwell) Residence" comprises:
 - a) A Craftsman-style house dating from 1911-12;
 - b) 302.607 square meters of land which comprises the parcel; and
 - c) Is located at 110 Garden Crescent SW, and legally described as Plan 3824AH, Lot 6 and the South 8 Feet 4 Inches of Lot 7, as shown on attached Schedule "A".
3. The "Turcotte (Caldwell) Residence" is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Turcotte (Caldwell) Residence is hereby described in the attached Schedule "B".
5. The specific elements of the Turcotte (Caldwell) Residence possessing heritage value are hereby known as the Regulated Portions ("Regulated Portions"). The Regulated Portions are specifically described or identified in the attached Schedule "C".

PERMITTED REPAIRS AND REHABILITATION

6. a) The Regulated Portions of the Craftsman-style house and property, as described or identified in Schedule "C" shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than routine preservation and maintenance work, without prior written approval from the City of Calgary Council, or

the heritage planner appointed by the City of Calgary 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, ("*Standards and Guidelines*"), as referenced and summarized in the attached Schedule "D".

b) All portions of the Craftsman-style house and property, which are not described or identified as a Regulated Portion in Schedule "C" are hereby known as the Non-Regulated Portions ("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, and that all the other permits required to do such work have been obtained.

COMPENSATION

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

EXECUTION OF DOCUMENTS

8. 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

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

READ A FIRST TIME THIS ____ DAY OF _____, 2015.

READ A SECOND TIME THIS ____ DAY OF _____, 2015.

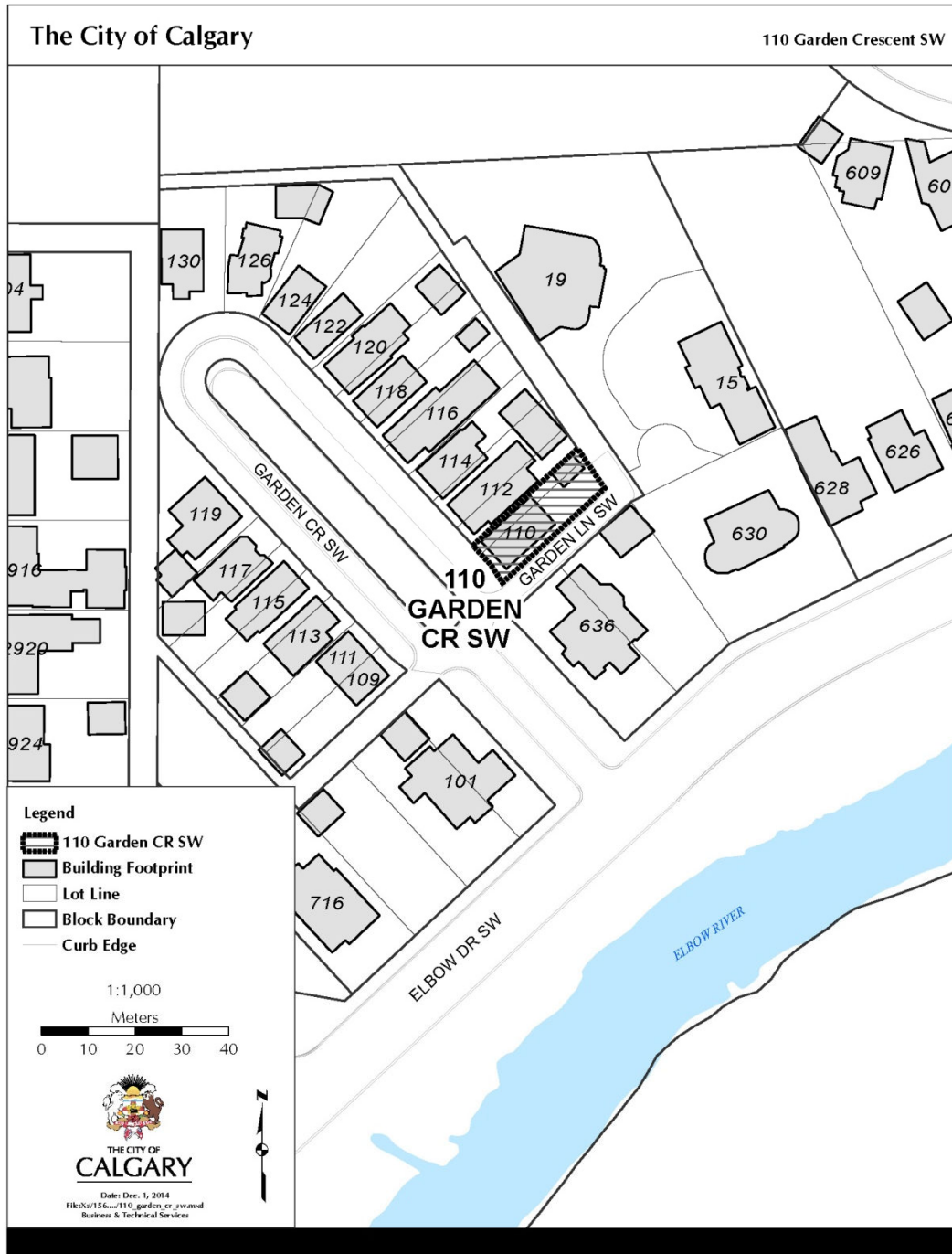
READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

**SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE TURCOTTE (CALDWELL)
RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE**

PROPOSED



SCHEDULE “B” TO THE BYLAW TO DESIGNATE THE TURCOTTE (CALDWELL) RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Description

The Turcotte (Caldwell) Residence is a substantial, two-storey Craftsman-style dwelling and property situated in the Elbow Park community. The wood-frame house, built in 1911-12 is distinguished by its full-width front veranda, clapboard siding and mock half-timbered gables. The property is located on Garden Crescent, a distinctive and historic residential cul-de-sac.

Heritage Value

The Turcotte (Caldwell) Residence is one of the more substantial, high-quality, and architecturally distinctive early homes in the Elbow Park community.

The Craftsman-style house, built 1911-12, is distinguished by a full-width front veranda supported by thick, tapered supports with brackets and a unique, stylized balustrade. Other attractive features of the house include gables with mock half timbering, a second-story sleeping porch, and bay windows on the side. The interior is characterized by plain, stained wood finishings typical of the Craftsman-style, including an open main staircase, beamed ceilings and a variety of mouldings. The degree of interior and exterior integrity is significant, with the home even retaining its original kitchen cabinetry.

After brief residency by its owner-builder, James H. Garden, a prominent contractor, alderman (1910-23) and urban-planning advocate, this house was occupied 1913-20 by Louis Turcotte, a clerk for the Dominion Lands Office. Since 1924, however, it has been the home of members and descendants of the same family. In 1924, it became the home of Lewis Caldwell - the owner of L.W. Caldwell & Co., a producer of hosiery, caps, and other knitwear – and his wife Frieda. Caldwell's company thrived during WWII thanks to military contracts. The property remained the home of the Caldwells until their deaths in 1966 and 1973 respectively. Their son, Lewis W. Jr., an engineer, lived in the house with gaps until 1974. Their daughter, Helen, a bank secretary, lived there until 2007 when it was acquired by a nephew.

The property is located on Garden Crescent in the Elbow Park community - one of Calgary's earliest planned residential communities. Elbow Park was annexed by the City and first subdivided into residential lots in 1907. A few speculative and custom homes were built earlier, but Elbow Park's first major growth period was from 1911 until WWI, especially in the northern section of the community where the subject property is located. Most of the houses developed were spacious single-family homes of one-and-a-half or two stories in height built to serve the city's burgeoning middle / professional class.

This was one of the first houses built on Garden Crescent, a distinctive and historical residential cul-de-sac. Garden Crescent was laid out in a revised 1911 subdivision plan and largely developed by James Garden to be a highly desirable residential enclave of substantial and comfortable houses. It was one of nine houses that Garden built on the street between 1911 and 1920. As one of the best-preserved residences in the community predating the First World War, the historical integrity of the house, combined with its substantial and high-quality character reflect the original aspirations and character of the community, and Garden Crescent in particular.

Character-Defining Elements

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

- two-storey rectangular form with side hall plan, side bay-window protrusions, and a one-storey rear porch (enclosed) extension;
- steeply pitched cross-gable roof with overhanging closed eaves with wooden tongue and groove soffit and broad bargeboards;
- wood-frame construction faced in narrow-width wood clapboard siding; mock half-timbered gables; concrete foundation;
- back-corner brick chimney with plain concrete cap;
- fenestration, with a combination of wooden-sash window types including one-over-one windows; a multi-pane leaded upper-sash over single-pane window; a wooden fixed-sash windows comprising leaded multi panes; three-over-one windows; single-light casement windows; wooden-sash storm windows; corniced window and door casings on the primary façade and plain casings on the other facades;
- panelled fir front door with single pane glazing;
- open, full-width, first-storey front veranda with thick, tapered wooden columns with bracketed tops and a stylized balustrade; tongue-and-groove ceiling; wood plank floor;
- open, second-storey sleeping porch with bracketed overhang and tongue-and-groove ceiling, wood plank floor;
- rear second-storey open balcony with plain wood balustrade;
- interior features including much of the original configuration; dark-stained Douglas fir finishings comprising an open staircase and balustrade, doorway arch with columns (first-storey hallway); window and door casings, panelled doors with glass door knobs and other hardware; multi-pane pocket door (living/dining room), swinging 'Dutch' door (dining/kitchen), beamed ceiling (dining room), and wall mouldings; oak flooring (first storey, stairs) and Douglas fir flooring (second storey); Art Deco light fixture (dining room); ornate plated-steel heat registers; brick fireplace (chimneypiece) with corbelled top; original wooden kitchen cabinets with tongue-and-groove finish doors, plate holder and enamelled sink; footed bathtub; and
- deep set back on grass-planted lot in residential setting, on an oblong cul-de-sac facing into highly planted central median.

**SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE TURCOTTE (CALDWELL)
RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE**

REGULATED PORTIONS

1.0 Land / Context

1.1

- a) The original location and placement of the house on the property, the setbacks, site-lines to Garden Crescent SW, the landscape (excluding plantings) and soft landscaping character (Image 1.2)



(Image 1.2: the placement of the house on the property)

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2.0 West Façade

2.1

- a) wooden, narrow-width clapboard siding; mock half-timbered gable with stucco infill (Photos 2.2, 2.3)
- b) full-width, open, first-storey veranda comprising thick, squared and tapered columns topped with brackets, a unique stylized balustrade, wooden tongue-and-groove ceiling, and clapboard-clad stair walls (Photos 2.2, 2.3, 2.5, 2.6)
- c) open, second-storey sleeping porch with cement-stucco-panelled balustrades, bracket-supported projecting hood, and wooden tongue-and-groove ceiling (Photos 2.2, 2.3, 2.4)
- d) fenestration, with a fixed, wooden-sash, leaded window and a wooden-sash window with three-part, leaded, multi-pane upper sash over a single pane; wooden, multi-light storm sashes; corniced window and door casings (Photos 2.2, 2.3, 2.7)
- e) glazed, three-panel fir first-storey door (Photo 2.8); two second-storey doorways each with glazed, wooden four-panel doors (exterior) (Photo 2.9); and single 18-pane French doors (interior) (Photo 2.10);



(Photo 2.2: West Façade)

DESIGN PROPOSAL



(Photo 2.3: Historic view of West Façade, ca. 1924 Glenbow Archives)



(Photo 2.4: Second-story sleeping porch)



(Photo 2.5: a portion of the first storey veranda detailing showing bracketed top of column and the wooden tongue-and-groove ceiling)



(Photo 2.6: a portion of the unique, stylized, first-storey veranda balustrade)



(Photo 2.7: an example of the corniced window and door casings)



(Photo 2.8: the main doorway with glazed, three-panel door)

PROPOSED



(Photo 2.9: an example of one of the two second-storey doorways and a glazed and paneled exterior door)



(Photo 2.10: an example of one of the two second-storey doorways and the interior French door)

PROPOSED

3.0 South Façade

3.1

a) wooden, narrow-width clapboard siding; mock half-timbered gable with stucco infill; plain concrete foundation (Photos 3.2, 3.3)

b) fenestration with one-over-one wooden sash windows (Photos 3.2, 3.3, 3.4); a bay window with a triple-assembly of fixed sashes (Photo 3.5); a bay window with a one-over-one wooden-sash window (Photos 3.2, 3.3); and wooden-sash three-over-one upper-storey windows; wooden storm sashes of single and multiple panes (Photos 3.2, 3.3, 3.4, 3.5)



(Photo 3.2: South Façade, oblique view from the southeast)

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(Photo 3.3: South Façade, oblique view from the southwest)



(Photo 3.4: an example of the one-over-one wooden sash windows with multi-pane storm sash)



(Photo 3.5: the bay window with fixed, triple-assembly wooden sash-windows and storm sashes)

PROPOSED

4.0 North Façade

4.1

a) wooden, narrow-width clapboard siding; mock half-timbered gable with stucco infill; plain concrete foundation (Photo 4.2)

b) fenestration with wooden-sash one-over-one and small, single-pane casement-sash windows (Photos 4.2, 3.4); wooden storm sashes of single and multiple panes (Photos 4.2, 3.4)



(Photo 4.2: North Façade, oblique view from the northwest)

DRAFT

5.0 East Façade

5.1

a) wooden, narrow-width clapboard siding; mock half-timbered gable with stucco infill; plain concrete foundation (Photos 5.2, 5.3)

b) fenestration with wooden-sash one-over-one and single-light casement-sash windows; wooden storm sashes (Photos 5.2, 5.3)

NOTE – the one-storey porch extension is not regulated



(Photo 5.2: East Façade)

PROPOSED



(Photo 5.3: Historic view of the East and North Façades, ca. 1912 – subject property on the left – Glenbow Archives)

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6.0 Form and Roof

6.1

- a) Two-storey rectangular form (the rear, one-storey, East Façade porch extension is not regulated) (Photos 2.2, 3.2, 4.2, 5.2)
- b) cross-gable roof with closed eaves with wooden, tongue-and-groove soffits and broad bargeboards (Photos 2.2, 2.3, 3.2, 4.2, 5.2, 5.3)

PROPOSED

7.0 Interior

7.1

- a) Those portions of the existing (original) interior configuration/ layout consisting of a first-storey stair hall, den, living room, dining room and kitchen with adjoining pantry, and the second-storey stair hall and two front (west) bedrooms
- b) open main staircase with plain, dark-stained wood balusters, newels and arch columns (Photos 7.2, 7.3)
- c) den fireplace with brick chimneypiece (Photo 7.4)
- d) double French pocket doors between living and dining rooms of dark-stained fir and multi-pane lights (Photo 7.5)
- e) the dark-stained fir woodwork of the first-storey comprising: the den's strap work wainscot (Photo 7.6); beamed dining room ceiling (Photo 7.7); window and door casings with cornices (Photos 7.8, 7.9, 7.10), three-quarter-height mouldings (Photo 7.7, 7.8, 7.11); crown and picture mouldings (Photos 7.7, 7.11) and baseboards (Photo 7.9)
- f) the dark-stained and painted fir woodwork of the second-storey comprising: the window and door casings with cornices (Photos 7.8, 7.12, 7.13); the three-panel doors and their original hardware including glass knobs (Photo 7.12), picture rails within the bedrooms and baseboards throughout (Photo 7.9, 7.13)
- g) the 12 ornate heat-register grills (Photos 7.14, 7.15)



(Photo 7.2: the first-storey portion of the main, open staircase)



(Photo 7.3: the second-storey portion of the main, open staircase)



(Photo 7.4: den fireplace with brick chimney piece



(Photo 7.5: double French pocket doors between living and dining rooms



(Photo 7.6: the den's strap work wainscot



(Photo 7.7: An example of the dining room woodwork showing the beamed ceiling, three-quarter-height and crown mouldings



(Photo 7.8: an example of the more elaborate corniced window and casings with egg-and-dart detailing found throughout (except within the second-storey bedrooms)



(Photo 7.9: An example of base of the door casings and baseboards throughout the first and second storeys



(Photo 7.10: an example of the base of the window casings throughout the first and second storeys



(Photo 7.11: An example of the three-quarter-height mouldings found in the living and dining rooms and first-storey stair hall; and an example of the picture mouldings in the living room



(Photo 7.12: an example of the second-storey doors and casings in the stair hall



(Photo 7.13: an example of the simpler door and window casings found within the second-storey bedrooms and kitchen/ pantry



(Photo 7.14: an example of one of nine ornate heat registers of this type



(Photo 7.15: an example of one of three ornate heat registers of this type

SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE TURCOTTE (CALDWELL) RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

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 conserved.

The Standards

Definitions of the terms in italics below are set forth in 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 from:

City of Calgary	Parks Canada National Office
Planning, Development and Assessment	25 Eddy Street
Department	Gatineau, Quebec
P.O. Box 2100, Stn. M, #8117	Canada
Calgary, Alberta, T2P 2M5	K1A 0M5