

PROPOSED

PUD2019-0748
ATTACHMENT 1

BYLAW NUMBER 26M2019

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE RICHARD AND ANNIE TAYLOR 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 Richard and Annie Taylor 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 Richard and Annie Taylor Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Richard and Annie Taylor Residence, located at 3216 17 ST S.W., and the land on which the building is located being legally described as PLAN 4479P; BLOCK 48; THE SOUTHERLY THIRTY TWO (32) FEET OF THE NORTHERLY SIXTY (60) FEET OF LOTS NINETEEN (19) AND TWENTY (20) (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”.

PROPOSED

BYLAW NUMBER 26M2019

- (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.

EFFECTIVE DATE

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

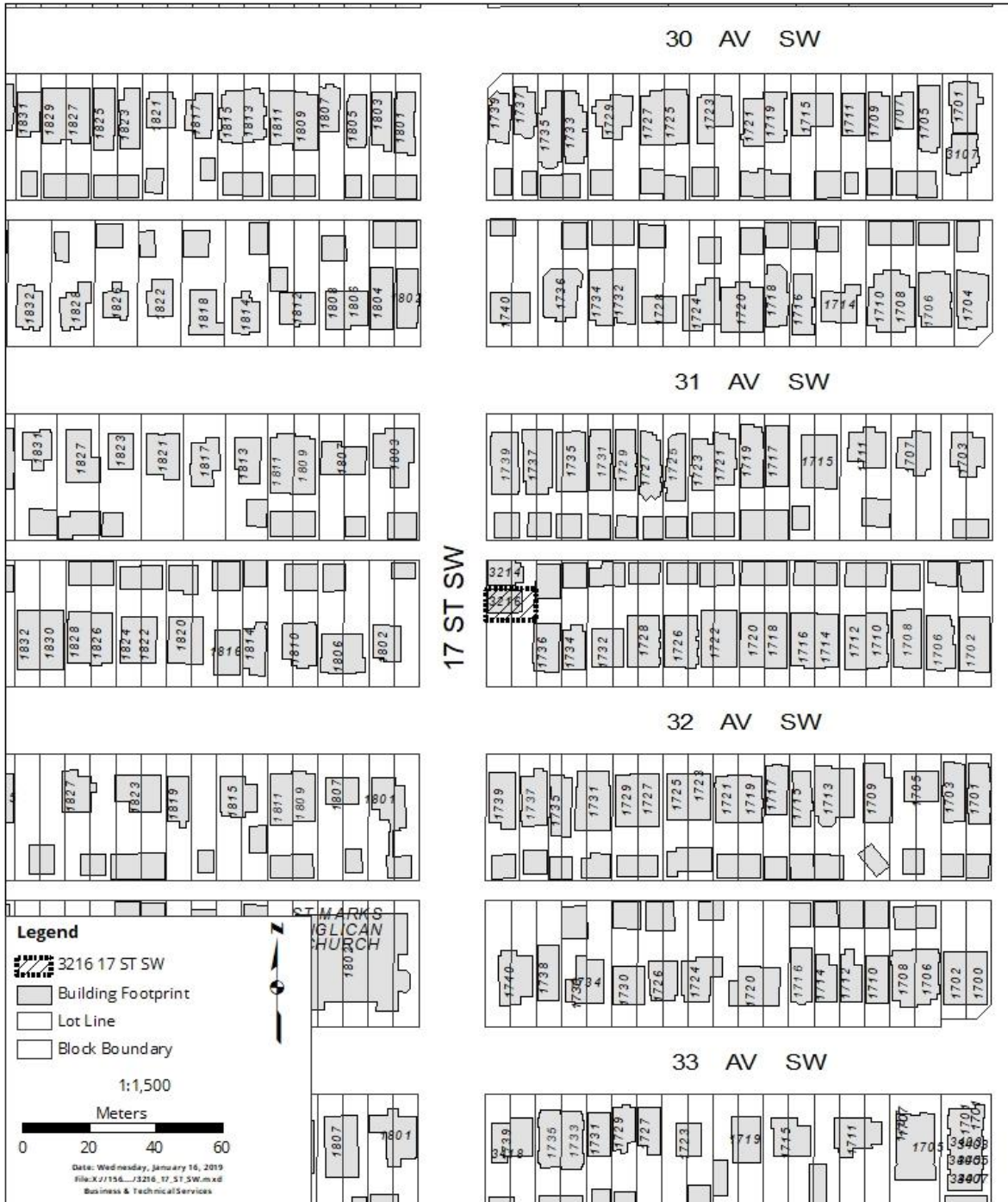
PROPOSED

BYLAW NUMBER 26M2019

SCHEDULE "A"



3216 17 ST SW



PROPOSED

BYLAW NUMBER 26M2019

SCHEDULE "B"

Description

The Richard and Annie Taylor Residence is a one and one-half-storey, red-brick-clad, wood-frame Edwardian Cottage residence. Built in 1912, the gable-roof cottage is situated in a residential setting in the South Calgary community. The property is visually and historically related to two adjacent brick residences (1736 32 Ave. SW and 3214 17 St. SW) creating a unique and conspicuous grouping.

Heritage Value

The Richard and Annie Taylor Residence is of historical significance as one of the oldest remaining properties in the South Calgary community and symbolizes the earliest phase of the community's development. It was constructed in 1912 by owner James Taylor, a building contractor. Upon completion it was occupied by family member Richard Taylor - proprietor of the Phoenix Press at 231 8 SW - his wife Annie, and their four children.

The portion of the South Calgary community occupied by this property was subdivided for development in 1906 and annexed by the City of Calgary in 1907. However virtually no development occurred in the area until several years later when Calgary experienced an unprecedented economic and development boom (1909-13). Because the South Calgary area was relatively distant from the city core, and lacked streetcar service until 1911, development in the area remained slow. The announcement in November 1911 of the construction of a new school (King Edward School) and introduction of the streetcar service along 14 Street (to 26 Avenue) sparked increased development in the area, including that of the Richard and Annie Taylor Residence. Despite this stimulus, the development to occur in the area was modest. The area remained largely undeveloped when the boom ended abruptly in early 1913 and development was not revived in a substantial way until after the Second World War. Since many of the original properties in South Calgary have subsequently been redeveloped, the Richard and Annie Taylor Residence survives as one of a limited number of area properties which serve to recall the earliest phase of the community's history.

The property's original owner, James Taylor, an English immigrant (b. 1881), arrived in Canada in 1903 and to Calgary in about 1906. He purchased the property in 1910 as part of a larger parcel which he then reconfigured to accommodate this and another cottage, in addition to his own house - all built in 1912. The other cottage (at 3214 17 St) was originally occupied by Herbert Taylor while James Taylor originally occupied the larger house (1736 32 Av). Presumably James Taylor developed the property in such a way intending to accommodate Herbert and Richard Taylor who immigrated from England in about 1911 and 1913 respectively. This arrangement of associated residences made the property an anomaly at the time, and it remains so today.

Richard Taylor and family lived here until switching properties with James in about 1918. James Taylor remained in this cottage for only a couple of years before it was sold out of the Taylor family. It was subsequently owned and occupied by William Friend, a postal clerk, and his wife Hilda until being sold in 1945, whereupon it has mostly been occupied as a rental property. After switching, Richard and Annie Taylor occupied the larger adjacent home (1736 32 Av SW) from 1918-20 and again from 1929-43.

PROPOSED

BYLAW NUMBER 26M2019

The Richard and Annie Taylor Residence is of heritage value also for its architectural importance in the community, being significant as an uncommon remaining example of the Edwardian Cottage style of architecture in South Calgary. The home's brick exterior contributes to its uniqueness and differentiates it from other period cottages which were typically of more modest wood-clad construction. Originally this house was likely one-storey in form with a hipped roof to match the neighbouring cottage. The gable-roof half storey was likely added very early in its history, either in the 1910s or 1920s, and has gained heritage value in its own right.

Further, the property is a landmark in the neighbourhood due to its historic architectural character, and its integral contribution to the spacial and visual relationship with the two adjacent Taylor residences. This collective arrangement of brick houses creates a prominent and conspicuous grouping in the community; the Richard and Annie Taylor Residence is integral to the landmark character of this grouping.

Character-Defining Elements

The character-defining elements of the Richard and Annie Taylor Residence include its:

- Wood-frame construction with first-story common-bond red- brick cladding;
- One-and-a-half-storey side hall plan; open integral porch with wooden tongue-and-groove ceiling;
- Gable roof; enclosed gable; closed eaves with wooden tongue-and-groove soffit; internal red-brick chimney;
- Fenestration (window pattern);
- Contextual relationship to neighbouring brick cottage and residence.

PROPOSED

BYLAW NUMBER 26M2019

REGULATED PORTIONS

1.0 West Façade

The following elements are regulated:

- a) Red-brick exterior cladding of first storey; cement-stucco, upper-storey cladding (Image 1.1);
- b) Recessed, open porch with wooden tongue-and-groove ceiling (Image 1.1); Fenestration of single windows; side doorway (Image 1.1); and
- c) The main central entrance with wood doorway assembly, sidelight and overhang (Image 1.1).



(Image 1.1: West façade)

PROPOSED

BYLAW NUMBER 26M2019



(Image 1.2: Contextual view showing west façade)

PROPOSED

BYLAW NUMBER 26M2019

2.0 North Façade

The following elements are regulated:

- a) Red-brick exterior cladding of first storey; cement-stucco, upper-storey cladding (Image 2.1); and
- b) Fenestration of single windows (Image 2.1).



(Image 2.1: Oblique view of the north façade)

PROPOSED

BYLAW NUMBER 26M2019

3.0 South Façade

The following elements are regulated:

- a) Red-brick exterior cladding of first storey; cement-stucco, upper-storey cladding (Image 3.1); and
- b) Fenestration of single windows (Image 3.1).



(Image 3.1: South façade)



(Image 3.2: Broad contextual view showing west façade)

PROPOSED

BYLAW NUMBER 26M2019

4.0 East Façade

The following elements are regulated:

- a) Upper-storey cement-stucco cladding (Image 4.1); and
- b) Upper-storey fenestration comprising a single window; upper-storey doorway with wood-panelled glazed interior and storm doors (Image 4.1).



(Image 4.1: East façade)

5.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) One and one-half-storey massing and rectangular form (the rear addition is not regulated) (Images 1.1, 2.1, 3.1, 4.1); and
- b) Front gable roof with continuous shed-roof dormers; closed soffits with wooden bargeboards and soffits (tongue-and-groove at first storey eaves and main roofline; plain wood on dormer eaves) (Images 1.1, 2.1, 3.1, 4.1).

6.0 Land

The Land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A").

PROPOSED

BYLAW NUMBER 26M2019

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

PROPOSED

BYLAW NUMBER 26M2019

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