

BYLAW NUMBER 37M2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE ROBERT AND MARY
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 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 Robert and Mary Taylor 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 Robert and Mary Taylor Residence as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The "Robert and Mary Taylor Residence" comprises:
 - a) A Classical Revival-style residence dating from 1912;
 - b) 463.985 square-meters of land which comprises the parcel; and
 - c) Is located at 3423 Elbow Drive SW, and legally described as Plan 7850AH; Block D, Lots 7 and 8 as shown on attached Schedule "A".
3. The "Robert and Mary Taylor Residence" is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Robert and Mary Taylor Residence is hereby described in the attached Schedule "B".
5. The specific elements of the Robert and Mary Taylor 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 Classical Revival-style residence 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 Classical Revival-style residence which are not specifically described or identified as a Regulated Portion 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 or repair does not negatively impact the Regulated Portions, and that all the other permits required to do such work have been obtained.
- 7.
- a) Any changes to the land that surrounds the Classical Revival-style residence that require a building permit or a development permit also require the approval of 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 such changes must be done in accordance with the terms of the Standards and Guidelines.
 - b) Changes to the land that surrounds the Classical Revival-style residence that do not require a building permit or development permit are not subject to the Standards and Guidelines.

COMPENSATION

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

EXECUTION OF DOCUMENTS

- 9. 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

- 10. The schedules to this Bylaw form a part of it.
- 11. This Bylaw comes into force on the date it is passed.

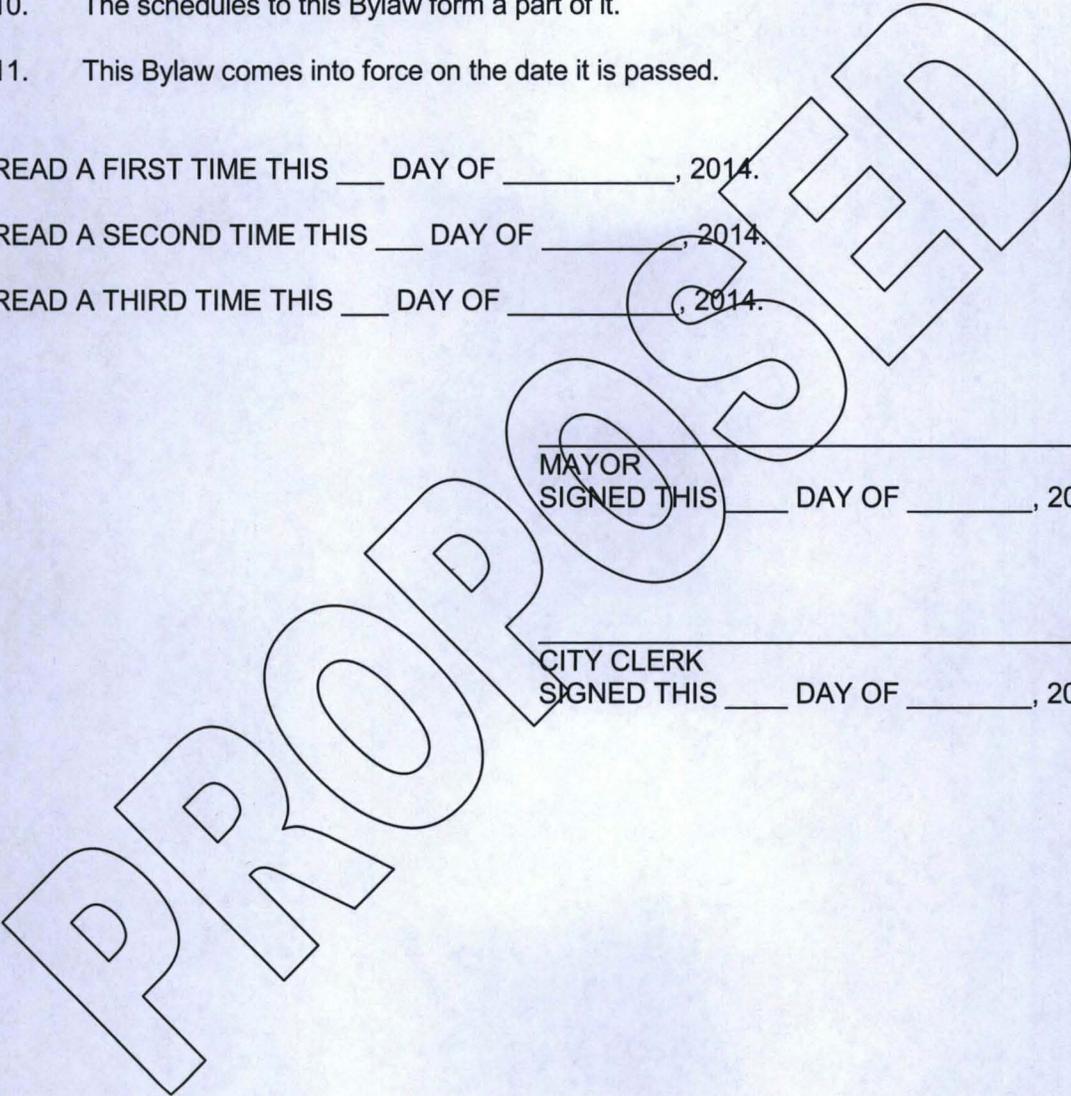
READ A FIRST TIME THIS ___ DAY OF _____, 2014.

READ A SECOND TIME THIS ___ DAY OF _____, 2014.

READ A THIRD TIME THIS ___ DAY OF _____, 2014.

 MAYOR
 SIGNED THIS ___ DAY OF _____, 2014.

 CITY CLERK
 SIGNED THIS ___ DAY OF _____, 2014.



SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE ROBERT AND MARY TAYLOR RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE



PROPOSED

SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE ROBERT AND MARY TAYLOR RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Description

The Robert and Mary Taylor Residence, built in 1912, is a two-storey Classical Revival style dwelling faced in red brick and trimmed with rough-faced sandstone. The house features a full-width front veranda and is differentiated by a Palladian-type attic window. The house is part of an early Twentieth Century residential streetscape that faces parkland along the Elbow River.

Heritage Value

This house is architecturally significant because it is one of the more substantial, high-quality and stylistically prominent houses in the community. The building's quality, pressed red-brick facades, sandstone detailing, ample size and generous front veranda distinguish the house. Like many houses of the period, the house is a stylistic hybrid, although elements such as its Palladian-type attic windows, pedimented veranda, stylized transom light and original panelled balustrade lend the house a Classical Revival-style character. Other features such as the wood-shingle detailing, tapered veranda supports and plain interior staircase temper this characterization but contribute to the attractiveness and visual interest of the residence.

Elbow Park was one of Calgary's first planned suburbs. In 1907 former ranch land owned by Colin George Ross and Felix McHugh was annexed by the City, then subdivided into lots and sold or brokered by Freddy Lowes with the goal of creating an upper-class district. This was one of Lowes' first, of many, real estate ventures in Calgary. The wide boulevard along the Elbow River, following the existing land contour, was a highlight of the subdivision plan. This property is on that prominent street.

A few houses were built in Elbow Park starting in 1909, but building mainly began in 1911, and peaked in 1912. A streetcar line served Elbow Park by 1910. By 1915 at least half the existing building stock had been constructed. The northern part of the neighbourhood was the most developed, with the subsections of Glencoe and Rosevale (where this house is located) densely filled. Other parts of Elbow Park remained little developed until new waves of building in late 1920s (cut short by the Depression) and, more significantly, the late 1940s and early 1950s.

The block where this house sits held five homes by 1913, with six additional homes built between 1918 and 1931; this collection of 11 historic houses remains intact.

This property is representative of the housing constructed in Elbow Park to serve the city's burgeoning middle and professional classes during its pre-World War I population boom. While some estate homes were built in Elbow Park during that period, most were attractive and comfortable wood-frame dwellings—the brick façades of this house makes it relatively unique. The substantial, high-quality character of the house aligns with the original intentions of creating a high-class residential district.

Many houses of the period were constructed on a speculative basis by individual builders and small scale contractor/developers. This house and 3427 next door were owned and developed by contractor Thomas Montgomerie, who came to Canada from Scotland in 1908. Although listed as living in Calgary only in 1912, he owned and developed at least 18 houses in the city between 1909 and 1913, in Elbow Park, Bridgeland, Sunalta, and Bankview. He was also hired as a builder by other owners. Upon completion, this house was purchased by an owner in Ontario who never occupied the house. It subsequently served as a rental property for decades, likely owing to the fact that the economy and real-estate market experienced a major

recession by the middle of 1913, not long after the house was completed which altered the plans of the original buyer to either occupy or sell the property.

This house had seven residents through 1931, including an oil company employee, bank supervisor, bank manager, two business managers, and prominent Calgary lawyer and entrepreneur Jacob Barron (1916) who later settled elsewhere in neighbourhood. Isaac Marks, of Kosher Meat Market, rented the house from 1932 through 1940. From 1948 through 1974, it was the home of Robert and Mary Belle Taylor and their son Don, with tenants living in an upstairs suite with kitchen. The Taylors assumed ownership in 1961 and were the longest occupants in the home's history. The Bella Concert Hall at Mount Royal University is named for Mrs. Taylor, thanks to sponsorship by the Taylor Family Foundation, chaired by Don, founder and former CEO of the Calgary-based firm Engineered Air.

Character-Defining Elements

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

- Two- storey rectangular form and side-hall plan with bay window protrusions;
- Hipped and cross gable roof with prominent front gable; closed eaves with tongue-and-groove soffits; brick chimney with corbelled cap;
- Wood-frame construction faced with pressed, red-brick cladding in stretcher bond; wood-shingle cladding of gables and bay windows; concrete foundation topped by a rough-faced sandstone water table, rough-faced and smooth sandstone sills and lintels;
- Fenestration with rectangular and Palladian-type (attic) openings; some extant first storey one-over-one, wooden, hung-sash windows and wooden storm sashes; rear casement windows with multi-pane upper portions (attic windows);
- Panelled, wooden, front doorway assembly with beveled-glass sidelights (and wooden storm sashes) and transom light with muntins forming a stylized 'fan' pattern; exterior and interior glazed and wood-panelled doors;
- Open, full-width, front veranda with tapered wood columns on brick piers with rough-faced sandstone caps and wooden, tongue and groove ceiling;
- Interior features include enclosed pantry/serving area with arched doorway; wood flooring on first storey and stairway; staircase with plain balustrades and newel posts; wood panelled doors; radiators with moulded decorative patterns; and
- Deep set back on grass-planted lot in residential setting, facing parkland along the Elbow River on opposite side of street.

SCHEDULE "C" TO THE BYLAW TO DESIGNATE THE ROBERT AND MARY TAYLOR RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 Form and Context

1.1

- The two storey form and existing footprint of the residence; and the location of the residence on the property. (Image 1.2);



(Image 1.2: Footprint and location of the residence on the property)

PROPOSED

2.0 East Façade

2.1

- The pressed red-brick wall cladding laid in stretcher bond; rough-faced sandstone sills and lintels; wood-shingled gable detailing (Photos 2.2 and 2.3);
- Open, full-width front verandah with tapered and panelled columns on brick and stone piers, the moulded frieze, wooden tongue-and-groove ceiling and shed roof profile incorporating a pediment detail and an open wood-shingle-clad balcony (Photos 2.2, 2.3, 2.5);
- Fenestration (design and arrangement of window openings) with original one-over-one, wooden, hung-sash first-storey windows with multi-light, wooden, storm sashes (Photos 2.2, 2.3, 2.4); and
- Side-hall doorway opening and assembly comprising bevelled-glass and wood-panelled door and sidelights, and a transom light with muntins forming a stylized 'fan' pattern; multi-pane sidelight storm sashes with wood-panelled base and wood-panelled storm door (Photos 2.2, 2.3, 2.6, 2.7).



(Photo 2.2: Historic view of the East Façade, 1973)

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(Photo 2.3: View of the East Façade)



(Photo 2.4: Detail view of the East Façade showing original windows with storm sashes)

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(Photo 2.5: Detail view of the East Façade showing the veranah's frieze and tonge-and-groove ceiling.)



(Photo 2.6: Detail view of the East Façade showing the doorway opening and assembly.)

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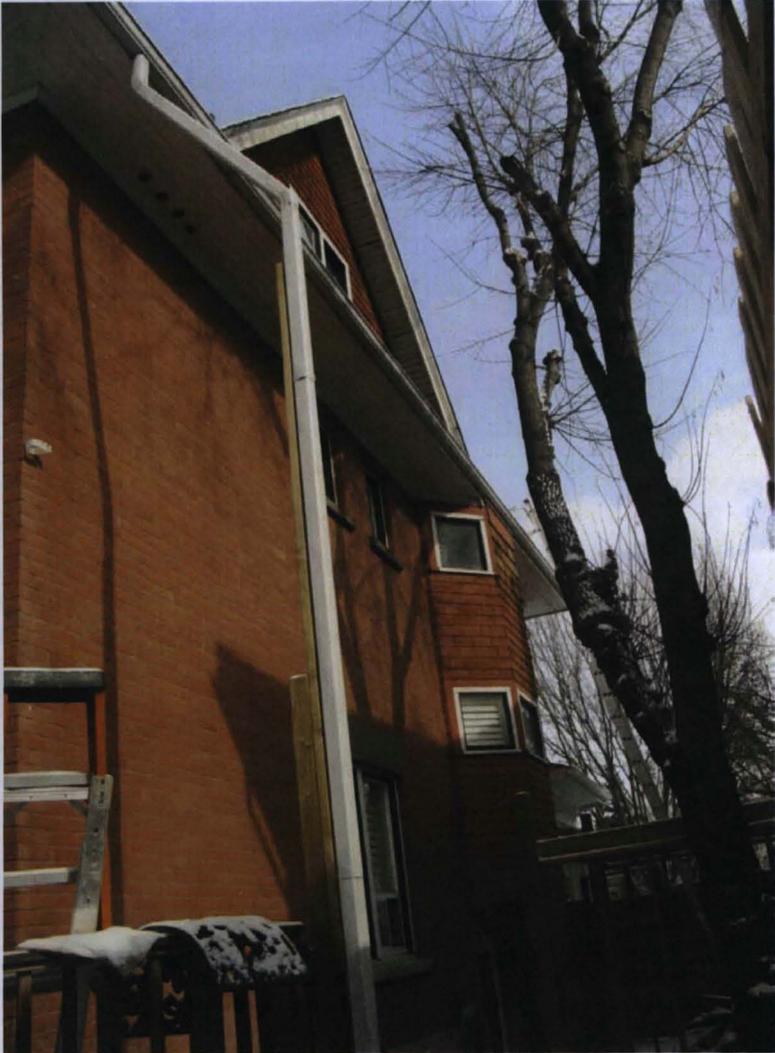
(Photo 2.7: Detail view of the East Façade showing the inner door.)

3.0 South Façade

3.1

- The pressed red-brick wall cladding laid in stretcher bond; smooth-finished sandstone sills and lintels; rough-faced sandstone water table wood-shingled bay window cladding (Photo 3.2, 3.3); and
- Fenestration (design and arrangement of window openings) (Photo 3.2).

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(Photo 3.2: Oblique view from the South Façade from the West)

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(Photo 3.3: Detail view showing an example of the rough-faced sandstone water table on the South Façade and which also surrounds the West and North Facades.)

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4.0 North Façade

4.1

- The pressed red-brick wall cladding laid in stretcher bond; rough-faced sandstone sills and lintels; rough-faced sandstone water table wood-shingled bay window cladding (Photos 4.2, 4.3 and 3.3); and
- Fenestration (design and arrangement of window openings) with original one-over-one, wooden, hung-sash first-storey windows with multi-light, wooden, storm sashes (Photos 4.2, 4.3 and 4.4).



(Photo 4.2: Oblique view from the East of the North Façade.)

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(Photo 4.3: Oblique view from the West of the North Façade.)

PROPOSED



(Photo 4.4: An example of one of the two extant original windows on the North Façade – with storm sash.)

PROPOSED

5.0 West Façade

5.1

- The pressed red-brick wall cladding laid in stretcher bond; rough-faced sandstone sills and lintels; rough-faced sandstone water table (Photos 5.2 and 5.3); and
- Those elements of the historic fenestration (design and arrangement of window openings); the wooden, attic-level, casement sashes with multi-pane upper portions (Photos 5.2 and 5.3).



(Photo 5.2: Historic view of the West Façade, 1973 – shows original fenestration and detailing.)

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(Photo 5.3: View of West Façade)

PROPOSED

6.1 Roof/Roofline

- Hipped roof with lower cross gables; rear shed-roof dormer with wooden tongue-and-groove soffits and exposed rafter tails; one internal sandstone chimney; closed, wooden, tongue-and-groove soffits around the main roofline (Photos 2.2, 2.3, 5.2 and 5.3);

7.0 The Land

7.1

- a) The 463.985 square-meters of land which comprises the entire parcel, and specifically its soft-landscaping character.

PROPOSED

SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE ROBERT AND MARY TAYLOR 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 Department	25 Eddy Street
P.O. Box 2100, Stn. M, #8117	Gatineau, Quebec
Calgary, Alberta, T2P 2M5	Canada
	K1A 0M5