

Proposed Wording for a Bylaw to Designate the Crawford 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 Crawford 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 Crawford Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Crawford Residence, located at 636 Elbow DR S.W., and the land on which the building is located being legally described as PLAN 3824AH LOTS 4 AND 5 (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, 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

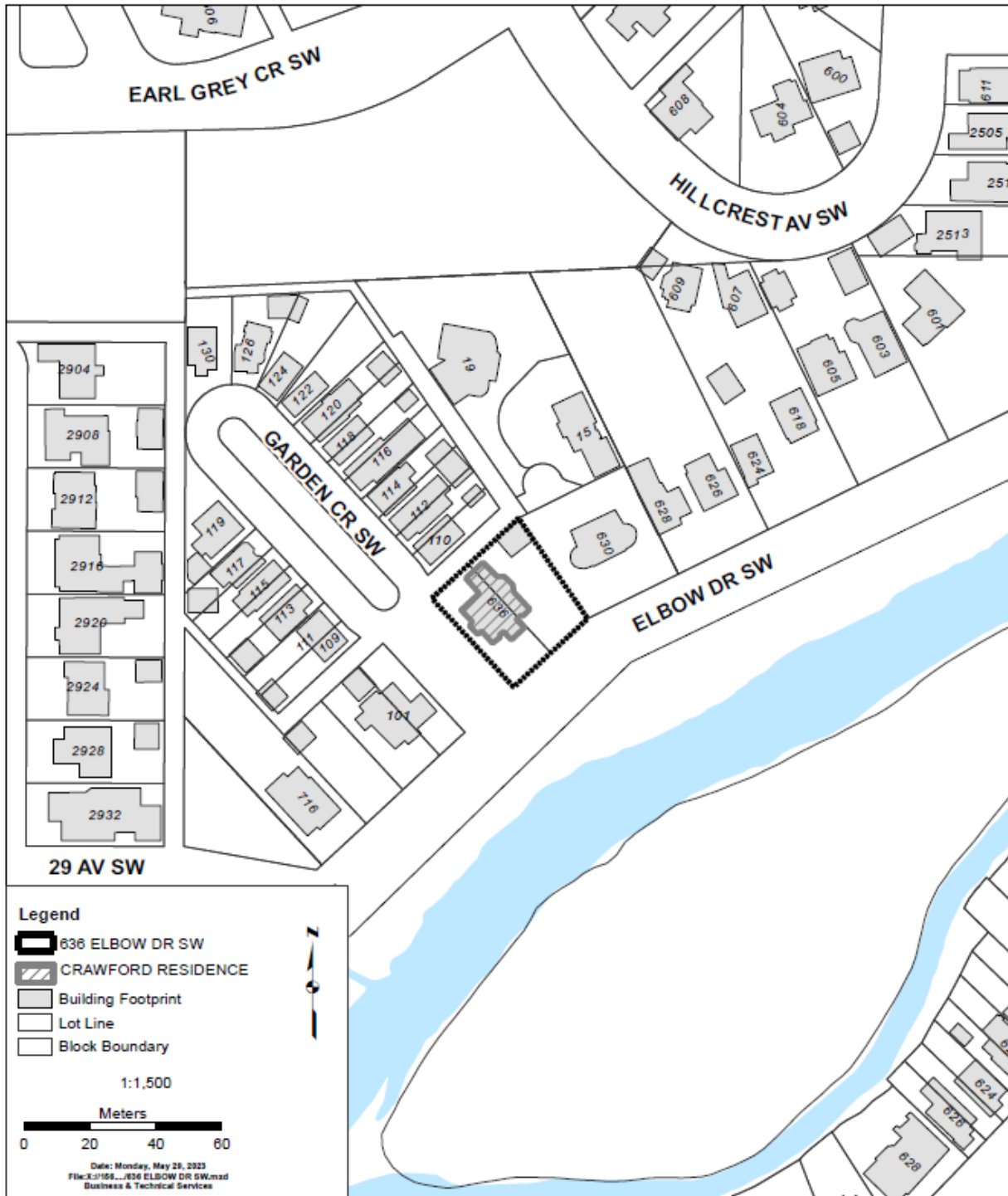
7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



636 ELBOW DR SW



SCHEDULE “B”

Description

The Crawford Residence is a corner lot property occupied by an eclectic, two-storey, Tudor Revival style house built in ca.1911. The centre-hall-plan, wood-frame house rests on a sandstone foundation and incorporates brick cladding on the first storey and decorative half-timbering with pebble-dash stucco on the second storey. The primary facade aligns with Elbow Drive, although its corner-lot situation allows for a secondary entrance to face Garden Crescent. An original attached car garage is situated at the rear of the house.

Heritage Value

Built in ca.1911, the Crawford Residence is an exceptional Calgary example of Tudor Revival architecture that incorporates disparate stylistic influences to create a highly unique appearance. It is one of the most substantial, high quality and elaborately detailed properties in the area and features a generous front veranda, porches and balconies.

It was built by one of Calgary’s most exclusive developers, James Garden, who laid out Garden Crescent and constructed many of that street’s attractive homes and adjacent properties. With its prominent placement at Elbow Drive and Garden Crescent, the Crawford Residence recalls the upscale original context of the vicinity.

Characteristic of Tudor Revival style architecture, the exterior of the house features brick cladding on the first storey and decorative half-timbering with pebble-dash stucco on the second storey. The bricks, said to be of English origin, have a coarse rough-faced finish to simulate hand-finishing, while the pebble-dash stucco—two inches in depth—comprises small stones to emulate historical construction techniques. Under the roof, exposed purlins (beams) and rafters as well as jettied gables contribute to the character. The use of local sandstone, which forms the foundation and first-storey detailing, further exemplifies the quality of the construction. Elements such as the home’s metal tile roof were highly unusual in Tudor Revival style architecture—and for residential construction in the city generally. Other discrepant features, such as the curved eave brackets and patterned glazing of the windows, recall earlier stylistic practices and create an uncommon appearance. Such features serve to contrast with the home’s integrated advancements, including an attached double garage—one of the first in Calgary.

Like the exterior, the interior design of the home maintained an English, Tudor Revival feel (with the exception of a classically inspired main parlour) and high-level of quality and detailing. The main level comprises white oak wainscot, paneling, ceiling cross beams, staircase, built-in cabinetry and tiled fireplace surrounds and hearths. The interior was designed with a basement ballroom, attic billiard room, and staff quarters, staircase and areas.

The first residents and owners of the house were Dr. Thomas H. Crawford and his wife Laretta. Dr. Crawford built a successful practice in Calgary after arriving in 1902, specializing in obstetrics. He contributed to the profession as the president of the Calgary Medical Association and played an active role in the Alberta College of Physicians and Surgeons and the Canadian Medical Association.

Crawford also contributed to the community in substantial ways outside of his profession. He was on the first board of directors for Mount Royal College, and was involved with various church and service organizations, including the YMCA, the Boy Scouts and the Masonic Fraternity. He was elected to City Council in 1923 and helped to establish the civic hospitals

board. Crawford died suddenly in 1925, during his second term in office, with Mrs. Crawford selling the property the next year.

After the Crawford family, the property was the home of several other prominent Calgarians, including pioneer oilman Arthur Spooner (1926-30), an early developer of the oil industry at Turner Valley, and Alberta Supreme Court Justice, Harold Riley (1954-61). Riley, who was the grandson of one of Calgary's early pioneers, was appointed to the Supreme Court of Alberta in 1956 and served until his retirement in 1973.

Character-Defining Elements

The character-defining elements of Crawford Residence include its:

- two-storey, centre-hall plan and symmetrical facade; two-storey (original) rear extension with double-car garage;
- side-gable roof with lower cross gables and wall dormers; open eaves with wooden tongue-and-groove soffits, exposed rafter tails and purlins; curved console eave brackets (porches and dormers); faux-tile metal shingles; tall, exterior and interior brick chimneys;
- wood-frame construction with rock-faced sandstone foundation and detailing (window sills); rough-faced red-brick cladding; mock half timbering with pebble-dash stucco infill;
- open, full-width, front veranda with arched sandstone base, square brick piers and balustrades with sandstone caps and rails, rock-faced sandstone stair walls, tongue-and-groove wooden ceiling, second-storey sun room (porch) above (with panelled base) flanked by open balconies;
- fenestration, with wooden-sash windows including one-over-one sashes, some leaded upper sashes, and some geometrically patterned upper sashes; four-light, wooden storm sashes;
- panelled, oak front doorway assembly with sidelights, transom lights and glazed front door;
- open, secondary entrance porch with gabled sunroom (porch) above; wooden tongue-and-groove ceiling; square brick piers with sandstone caps and bases; sandstone stair walls; glazed paneled door surmounted by a leaded transom light;
- open, rear (servants') entrance with shed roof and plain wooden supports and balustrades;
- open, second-storey veranda (now enclosed) on the rear garage extension;
- corner-lot location; original placement of the house on the property; and
- soft-landscaped character of the property.

Interior :

- centre-hall plan; largely original layout throughout; nine- and ten-foot ceilings throughout;
- White-oak finishing in principal areas comprising wainscot, paneling, ceiling cross beams, doors, mouldings, main staircase and newel post, and built-in cabinetry;
- nine gas fireplaces with marble, tiled or brick fireplace surrounds and hearths, many original;
- original master bathroom fixtures;
- secondary servants staircase;
- concealed radiators throughout;
- garage finishes including stuccoed walls, tin ceiling, and wooden tongue-and-groove walls.

REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

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

2.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) Two storey massing; symmetrical profile; square plan; original two storey, rear garage extension (attached Schedule "A");
- b) Steeply pitched, side-gabled roof with jettied, pedimented front-facing cross gable; jettied, pedimented side-gable; paired, front-facing shed roof wall dormers (2); rear shed roof wall dormer (1); hipped roof over rear garage extension with open, wood tongue-and-groove eave; gable ends finished with pebble-dash stucco and wood half-timbering; faux-tile metal shingles (Images 2.1, 3.1, 3.6, 4.1 – 4.3, 5.1 and 6.1 – 6.2); and
- c) Heavy bargeboard; deep, open eaves; projecting purlins; exposed rafter tails; curved console eave brackets; open wood, tongue-and-groove soffits (Images 2.1, 3.1, 3.7, 4.1 – 4.3, 5.1 and 6.1 – 6.2).



(Image 2.1: Southeast façade showing side-gabled roof and front-facing cross gable, shed roof wall dormers and balconies)

3.0 Exterior southeast façade

The following elements are regulated:

- a) Rock-faced sandstone foundation with radiating voussoirs; rough-faced, red brick cladding in stretcher bond on the lower level; pebble-dash stucco and decorative wood half-timbering on the upper level walls (Images 3.1 – 3.6);
- b) Sunroom with paneled base above verandah, flanked by balconies with wood hand rails, balusters and corner pedestals (Images 2.1, 3.1, and 3.6);
- c) Full-width, open verandah; low, brick clad balustrade with sandstone coping; drainage openings with semi-circular arches and sandstone sills; square brick columns with sandstone capitals supporting wood frieze and cornice; decorative jetty joists; shallow continuous eave; brick pedestals capped with sandstone; rock-faced sandstone stair walls with sandstone coping; wood tongue-and-groove soffits and ceiling (Images 3.1 – 3.4 and 3.6);
- d) Original fenestration; wood windows including the following configurations: paired (2), triple (4) and five-window (1) assemblies of multi-pane-over-single pane and multi-pane, beveled, leaded glass-over-single pane; French doors (2); jack arch brick headers; sandstone sills (lower level), wood sills (upper level); and wood mullions (Images 2.1, 3.1, 3.6, 3.7 – 3.9); and
- e) Original front entryway consisting of paneled oak door with glass flanked by side lights with glass and wood panels; multi-pane, beveled, leaded glass transom; jack arch brick header (Image 3.10).



(Image 3.1: Southeast façade showing full width veranda and balconies above)



(Image 3.2: Example of sandstone foundation with radiating voussoir; verandah drainage opening with semi-circular arch and sandstone sill)



Image 3.3: Detail of red brick cladding simulating hand chiseling.

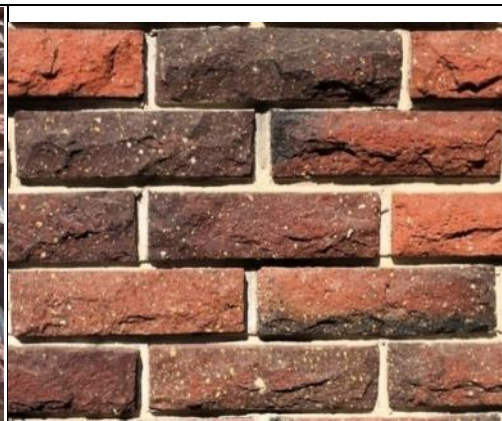


Image 3.4: Detail of colour and material variation in red brick cladding



(Image 3.5: Detail of pebble-dash stucco comprised of small stones and applied 5 cm in depth)



(Image 3.6: Southeast façade oblique image close up. The area demarked with white dashed lines details how the jettied sunroom rests on the projecting ends of the jetty joists above the paired sandstone capitals)

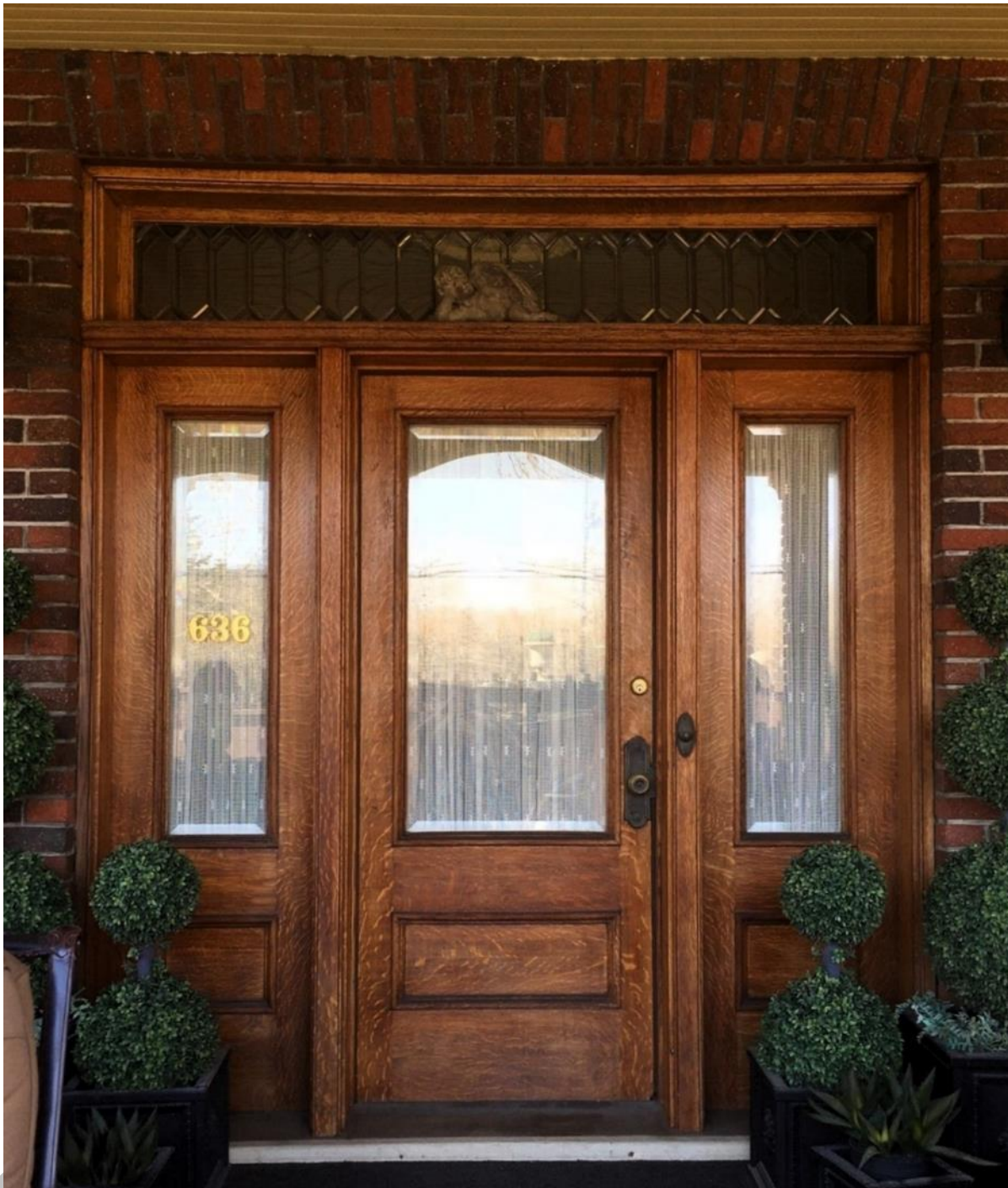


(Images 3.7: Example a triple window assembly, wood mullins, jack brick arch header and sandstone sill. Note: Storm windows in place over windows)



Image 3.8: Example of one of the multi-pane and three-panel French doors.

Image 3.9: Example of a typical window configuration of multi-pane glass-over-single pane window (Note: storm window in place over window).



(Image 3.10: Original front entryway consisting of paneled oak door with glass flanked by side lights with glass and wood panels; multi-pane, beveled, leaded glass transom; jack arch brick header)

4.0 Exterior southwest façade

The following elements are regulated:

- a) Rock-faced sandstone foundation; rough-faced, red brick cladding in stretcher bond on the lower level; pebble-dash stucco and decorative wood half-timbering on the upper-level wall (Images 4.1 – 4.3);
- b) Second story sunroom with paneled base above porch; low, brick clad balustrade with sandstone coping; brick pilasters; square brick columns with sandstone capitals supporting painted wood frieze and cornice, decorative jetty joists; and shallow continuous eave; wood tongue-and-groove ceiling; rock-faced sandstone stair walls topped with sandstone coping (Images 4.1 – 4.4);
- c) Original fenestration; original wood windows including the following configurations; single (4) and paired (2), assemblies of multi-pane-over-single pane and multi-pane, beveled, leaded glass-over-single pane (4); jack arch brick headers; sandstone sills, wood sills; wood mullions; (Images 4.1 – 4.2, and 4.5 – 4.8);
- d) Original side entryway door assembly; oak wood door with glass and wood panel; multi-pane glass transom; jack arch brick header (Image 4.4); and
- e) Tall, exterior rough-faced, red-brick chimney in stretcher bond; sandstone cap and shoulder (Image 4.2).

Note: A return to the original southwest sunroom sashes and profiles and removal of the gable pediment and attic fenestration would not be precluded where documentation of the original profile exists (Image 4.1). The southwest second floor sunroom and attic fenestration was altered ca. 1950s. These alterations, while compatible with the original appearance of the sunroom, are not regulated.



(Image 4.1: Historic oblique image of southwest façade prior to the southwest sunroom and attic fenestration changes)



(Image 4.2: Southwest façade showing deep, open eaves; projecting purlins; exposed rafter tails, image courtesy of R. McDonald)



(Image 4.3: Detail of sunroom and paneled base)



(Image 4.4: Detail of original side entryway oak wood door, multi-pane glass transom, jack brick arch header and brick pilasters with sandstone capitals)



Image 4.5: Example of original fenestration, a multi-pane window. Note: Storm window in place over window.



Image 4.6: Example of original fenestration, a fixed, multi-pane, beveled, leaded glass window. Note: Storm window in place over window.



(Image 4.7: Detail of original fenestration, a paired assembly of multi-pane, beveled leaded glass-over-single pane windows, wood mullion, jack brick arch header and sandstone still. Note: Storm windows in place over windows.)



(Image 4.8: Detail of original fenestration, a paired assembly of multi-pane-glass-over-single pane windows, wood mullion and wood sill. Note: Storm windows in place over windows.)

5.0 Exterior northeast façade

The following elements are regulated:

- a) Rock-faced sandstone foundation; rough-faced, red brick cladding in stretcher bond on the lower level; pebble-dash stucco and decorative wood half-timbering on the upper level wall (Image 5.1);
- b) Canted bay window; jack arch brick headers; sandstone lintels; hipped roof; open wood tongue-and-groove eave (Images 5.2 – 5.3);
- c) Original fenestration; original wood windows including the following configurations; single (5), double (2), triple (1) assemblies of multi-paned beveled, leaded glass-over-single pane; multi-paned beveled, fixed, leaded glass (2); fixed 16-pane (2); wood mullions; jack arch brick headers; sandstone sills; wood sills (Images 5.1 – 5.6); and
- d) Large, tall, exterior rough-faced red-brick chimney in stretcher bond; sandstone cap and shoulder (Image 5.1).



(Image 5.1: Northeast façade showing sandstone foundation; red brick cladding on the lower level; pebble-dash stucco and decorative wood half-timbering on the upper level wall and brick chimney, courtesy of R. McDonald)



(Image 5.2: Detail of canted bay window. Note: Storm windows in place over windows.)



(Image 5.3: Detail of open, tongue-and-groove soffit above bay window)



Image 5.4: Example of original fenestration, a fixed, multi-pane glass window on rear garage extension. Note: Storm window in place over window.



Image 5.5: Example of original fenestration, a fixed, multi-pane, beveled, leaded glass window. Note: Storm window in place over window.



(Image 5.6: Example of original fenestration, a paired assembly of multi-pane-glass-over-single pane windows, wood mullion and wood sill. Note: Storm windows in place over windows)

6.0 Exterior northwest façade

The following elements are regulated:

- a) Rock-faced sandstone foundation; rough-faced, red brick cladding in stretcher bond on the lower level; pebble-dash stucco and decorative wood half-timbering on upper level walls; original steel girder with parging above double motor vehicle entrance; recessed brick panels on side of original rear garage extension (Images 6.1 - 6.2);
- b) Porch with shed roof; wood posts; wood handrail; wood balustrade; brick piers (Images 6.2 and 6.3); and
- c) Original fenestration; original wood windows including the following configurations; single (1) and paired (1) assemblies of multi-pane beveled, leaded glass-over-single pane; single-pane-over-one pane (2); fixed 16-pane (2); wood mullions; jack arch brick headers; sandstone sills (Images 6.2 – 6.6).

Note: A return to the original upper level open veranda (sleeping porch) would not be precluded where documentation of the original profile exists. The original open veranda was altered ca. 1940s. The fenestration changes on the upper level while compatible are not regulated.



(Image 6.1: Northwest façade showing original garage extension, upper level veranda (originally sleeping porch now enclosed) Note: The areas demarked by the white dashed line (fenestration and the garage entrance) are not regulated)



(Image 6.2: Oblique view of northwest façade. Note: The areas demarked by the white dashed line (upper shed roof dormer and upper level garage fenestration) are not regulated)



(Image 6.3: Detail of recessed brick panels on rear garage extension and original fenestration of multi-pane glass windows, jack arch brick headers and sandstone sills. Note: Storm windows in place over windows)



(Image 6.4: Detail of porch, shed roof, wood hand rail, posts, balustrade and brick piers)



Image 6.5: Example of original fenestration, a beveled leaded glass-over-single-pane window, jack brick arch header and sandstone sill. Note: Storm window in place over window.

Image 6.6: Example of original fenestration, a one-over-one, single-hung window, jack brick arch header and sandstone sill. Note: Storm window in place over window.

7.0

The following main floor elements are where original regulated:

Interior

- a) Paneled oak wood doors, moulded oak wood door casings and oak wood glass and paneled pocket doors (Images 7.1 – 7.3);
- b) Moulded oak wood window casings (Image 7.4);
- c) Oak wood vestibule (Image 7.5);
- d) Oak wood colonnade (Image 7.6);
- e) Oak wood staircase, handrail and paneled newel post (Image 7.7);
- f) Oak wainscoting (Image 7.8);
- g) Coffered ceilings in main parlour and dining rooms (Images 7.9 and 7.10); and
- h) Fireplaces and surrounds in main parlour and breakfast rooms (Images 7.11 and 7.12).





(Image 7.3: Oak wood glass and paneled pocket doors)



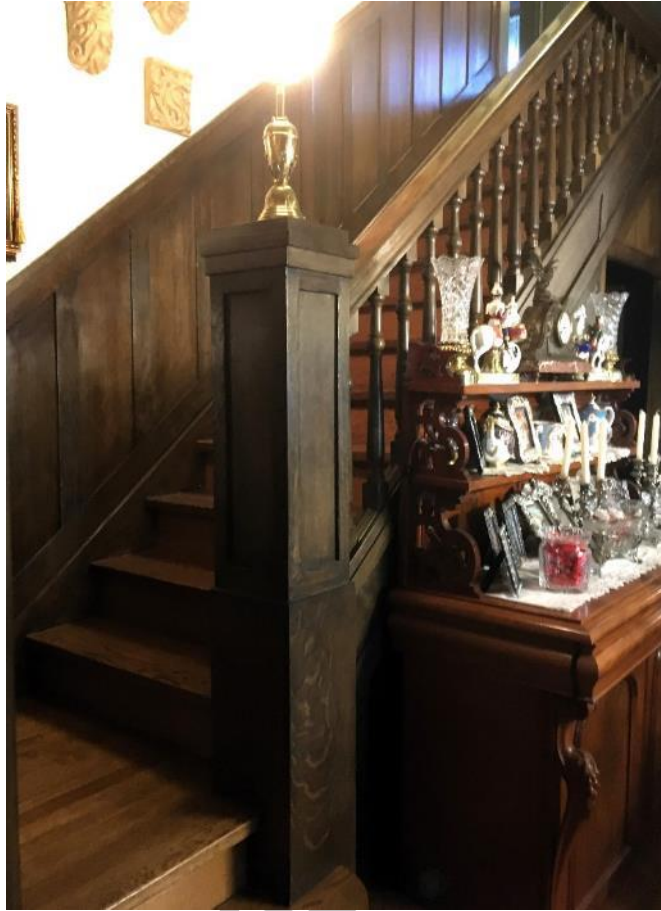
(Image 7.4: Example of moulded oak wood window casing)



(Image 7.5: Oak wood vestibule with paneled and glass oak door, side lights and glass transom)



(Image 7.6: Oak wood colonnade)



(Image 7.7: Oak wood staircase, handrail and paneled newel post)



Image 7.8: Oak wood wainscoting)



Image 7.9: Coffered ceiling in main parlour room)



(Image 7.10: Coffered ceiling in dining room, image courtesy of R. McDonald)



(Image 7.11: Marble fireplace surround in the main parlour room)



(Image 7.12: Oak wood fireplace surround in breakfast room)

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