

**BYLAW NUMBER 43M2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO DESIGNATE GLENWOOD MANOR  
AS A MUNICIPAL HISTORIC RESOURCE**

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**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 real property as a Municipal Historic Resource whose preservation City Council considers to be in the public interest because of its heritage value;

**AND WHEREAS** the owners of Glenwood Manor 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 Glenwood Manor as a Municipal Historic Resource”.

**BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

2. “Glenwood Manor” comprises a Georgian Revival Apartment Building dating from 1928 and is located at 904 Memorial Dr. N.W., legally described as Condominium Plan 8110119; Units 1-12 as shown on attached Schedule “A”.
3. Glenwood Manor is hereby designated as a Municipal Historic Resource as defined in the *Act*.
4. The heritage value of Glenwood Manor is hereby described in the attached Schedule “B”.
5. The specific elements of Glenwood Manor possessing heritage value are hereby known as the Regulated Portions (the “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 Glenwood Manor, 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 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 “D”.

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- b) All portions of Glenwood Manor, which are not described or identified as a Regulated Portion in Schedule “C” 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 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.
10. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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## SCHEDULE "A"



904 Memorial Drive NW



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## SCHEDULE “B”

### **Description:**

Glenwood Manor, built in 1928, is a three-storey red-brick clad masonry and concrete apartment building designed in an eclectic style – drawing from the Georgian Revival, and incorporating Spanish and Arts & Crafts influences. The U-shaped plan of the building has maintained 12 units throughout its history, which function present-day as condominiums. Glenwood Manor is located on a prominent corner lot along Memorial Drive in Sunnyside, and is visible from the Peace Bridge.

### **Heritage Value:**

Rich and of high quality, built with the latest amenities of the time – Glenwood Manor is a symbolic reminder of the economic prosperity Calgary enjoyed during the late 1920s. From its opening in 1928, Glenwood Manor established itself as a premier location for Calgary’s emerging upper-middle class, and remains a particularly fine and well-preserved monument to a period of early local success.

Bolstered by a new Imperial Oil refinery, industry consolidation and the opening of the Royalite #4 “Wonder Well” in Turner Valley, Calgary’s budding oil industry found a period of confidence in the 1920s before the onset of the Great Depression. Demand for housing increased, particularly in neighbourhoods with vacant lots from the collapse of the pre-war construction boom (1909-13). Just north of the Bow River, the Boulevard stretch of Sunnyside presented an opportunity to cater to “a newly rich city” with the development of luxury properties offering riverfront views. Glenwood Manor was designed and built by engineer Andrew Murdoch, and was advertised to beneficiaries of success at the time – boasting Fridgidaire, filtered water and the choice of electric or gas cooking (even promising a never-built billiards room in the basement). Despite opening at the onset of the Great Depression, Glenwood Manor catered to professionals and entrepreneurs for decades, before finally suffering lower rent and higher vacancies in the 1970s as Sunnyside fell into decline.

Builder and first owner Andrew Murdoch lived in Glenwood Manor, as did notable Calgarians that contribute to its city-wide heritage value. Future oil magnate Sam Nickle resided there from 1939-41, just prior to his explorations in Turner Valley and following substantial success. Two Aldermen (Councillors) stayed in Glenwood Manor during different eras: Elaine Husband in the 1980s, and Pansy Pue in the late 1960s and early 1970s. Pue additionally served as Provincial Conservative Secretary, and was only the second woman to hold the position of Alderman. Less celebrated but notable in their time, Lou Doll, an entrepreneur of local renown, and Captain E.H. Parsons, Industry Coordinator for Calgary Power Ltd. all lived in Glenwood Manor apartments.

The architectural style of Glenwood Manor is significant city-wide as a Georgian Revival-based expression of eclecticism in Calgary. Along with its sister building, Donegal Mansions, this prominent and well-maintained structure broadcasts the popularity of eclectic styles in the early 20th Century, and the ‘modern’ way that various revival architectures were combined and streamlined for desired effect.

Glenwood Manor’s strong symmetry is characteristic of the Georgian Revival, with window fenestration aligned vertically and horizontally across the front façade. Glenwood is organized in a U-Shaped plan, atypical of the Georgian Revival, but congruent with the symmetry used in that stylization. Red-brick cladding, the simple classical style porticoes found on both wings, and its hipped roof are also consistent with the Georgian Revival. Not uncommonly, the more high-

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style elements of Georgian architecture – dentils, balustrades, pilasters – were omitted in this eclectic building, and there is a clear blending of contemporary influences. The eaves of Glenwood Manor project over the façade in a manner typical of the concurrently popular Prairie style, and the building's roof is clad in metal tile patterned after the then-fashionable Spanish Revival. Detailing for the front entrances and hallways adopts Arts and Crafts motif, with oak and Douglas fir woodwork, and decorative leaded glass. Additionally, three of the exterior walls of Glenwood Manor feature brick panels with inset art stone created by the T.A. Bell Company.

## **Character Defining Elements:**

The exterior character-defining elements of Glenwood Manor include but are not limited to its:

- Corner lot siting with wide and deep front lawn and gardens;
- Two-storey form and massing on a raised basement; u-shaped plan comprised of two self-contained wings with parallel projecting bays and individual porticoes; three mid-height chimneys arranged symmetrically (central and one per wing);
- Masonry and mill construction with textured red-brick cladding in simple stretcher bond on board-formed rusticated concrete foundation; textured red-brick chimneys with recessed caps; cast concrete window sills and lintels;
- Low-pitched hipped roof with deep Prairie style eaves and wood soffits; Spanish galvanized metal roof tiles;
- Rear three-level wood veranda/fire escape with plain balusters; elevator shaft (enclosed within veranda) clad in wooden drop-siding containing a wood-frame elevator car;
- Inlaid cast concrete 'GLENWOOD' plaque centered on front elevation; three decorative brickwork panels with central art stone;
- Symmetrical Georgian Revival fenestration pattern; original four-, six- and eight-over-one hung wood sash windows with storm sashes; second-storey leaded glass window panels in transom configuration (two);
- Iron fence surrounding property on south, east and west edges; textured red-brick fence pillars with concrete base and ornamental concrete caps; and
- Oak entry doors with leaded glass and surrounds; transom lights.

The interior character-defining elements of Glenwood Manor include but are not limited to its:

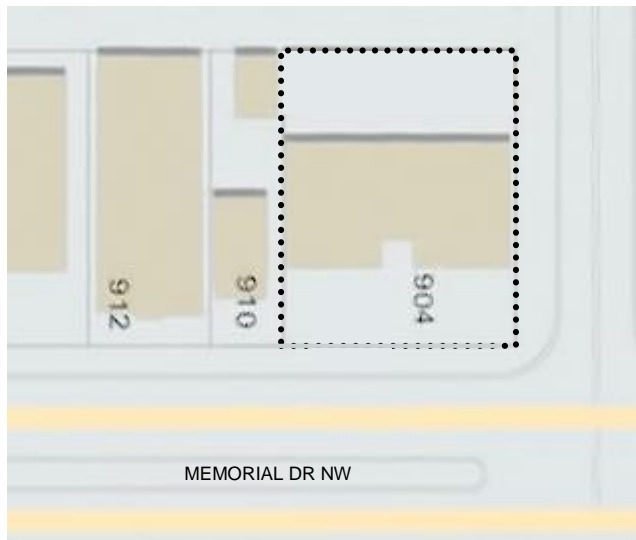
- Woodwork in common areas including oak staircases, balustrades, baluster caps and casings in raised basement and first storey, Douglas fir on second-storey; in-unit wooden detailing including flooring, casings, mantles, built-in living room bookcases with half-height pilasters and decorative arched ceiling beams;
- Unglazed porcelain tile work including 'GLENWOOD' inlay at main entrances and in-unit bathroom tile with border decoration;
- In-unit fireplaces with decorative brick surrounds; and
- Cast-iron radiators; original door and window hardware.

## SCHEDULE "C"

### REGULATED PORTIONS

#### 1.0 Context, Orientation and Placement

- The placement of the building on the parcel of land as shown in Image #1.1; and
- The 1059.1 square-meters of land which comprises the entire parcel, and specifically its soft-landscaping character including a wide and deep front lawn and gardens.



(Image #1.1 – Building orientation and placement on parcel)

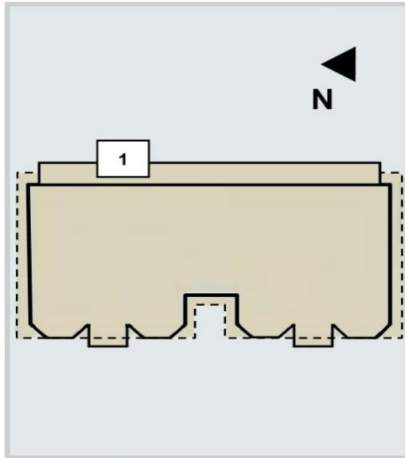
#### 2.0 Exterior

- The two-storey form and massing on a raised basement; u-shaped plan comprised of two self-contained wings with parallel projecting bays and individual porticoes; three mid-height chimneys arranged symmetrically (central and one per wing) (Image #2.1, Images #2.2-2.6);
- The masonry and mill construction with textured red-brick cladding in simple stretcher bond on board-formed rusticated concrete foundation (Image #2.3); textured red-brick chimneys with recessed caps (Image #2.8); cast concrete window sills and lintels;
- Low-pitched hipped roof with deep Prairie style eaves and wood soffits (Image #2.8); Spanish galvanized metal roof tiles (Image #2.2, Image #2.12);
- The inlaid cast concrete 'GLENWOOD' plaque centered on front elevation (Image #2.8); three decorative brickwork panels with central art stone (Image #2.9);
- The symmetrical Georgian Revival fenestration pattern (Image #2.2); original four-, six- and eight-over-one hung wood sash windows with storm sashes (Image #2.7); second-storey leaded glass window panels in transom configuration (two) (Image #2.10);

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- The oak entry doors with leaded glass and surrounds; transom lights (Image #2.11);
- The rear three-level wood veranda/fire escape with plain balusters<sup>1</sup> (Image #2.1, Item 1; Images #2.12-2.13); elevator shaft (enclosed within veranda) clad in wooden drop-siding including a wood-frame elevator car; and
- The iron fence surrounding the property on the south and east borders with textured red-brick fence pillars on concrete bases and ornamental concrete caps (Image #2.15).

<sup>1</sup> Windows and interior configuration of rear veranda/fire escape are non-regulated



(Image #2.1 – Building form of Glenwood Manor, rear veranda/fire escape indicated by the “1”)



(Image #2.2 – South façade of Glenwood Manor)



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(Image #2.3 – East façade of Glenwood Manor)



(Image #2.4 – East and north façades of Glenwood Manor)



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(Image #2.5 – North façade of Glenwood Manor)



(Image #2.6 – North and west façades of Glenwood Manor)



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(Image #2.7 – Red-brick exterior in simple stretcher bond, concrete window sills and lintels and one of three decorative panels)



(Image #2.8 – Centre of u-shaped plan, showing deep eaves and wood soffits, GLENWOOD MANOR inset panel)

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(Image #2.9 – Detail of decorative panel with inset art stone and dark brick surround)



(Image #2.10 – One of two transom window arrangements with leaded glass)



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(Image #2.11 – Entry door and surround with transom configuration and leaded glass)



(Image #2.12 – North and east elevations, showing rear veranda/fire escape and galvanized Spanish metal roof tile)

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(Image #2.13 – Present form of rear veranda/fire escape showing plain balusters. Windows and interior configuration non-regulated)



(Image #2.14 – Iron fence with brick support columns)



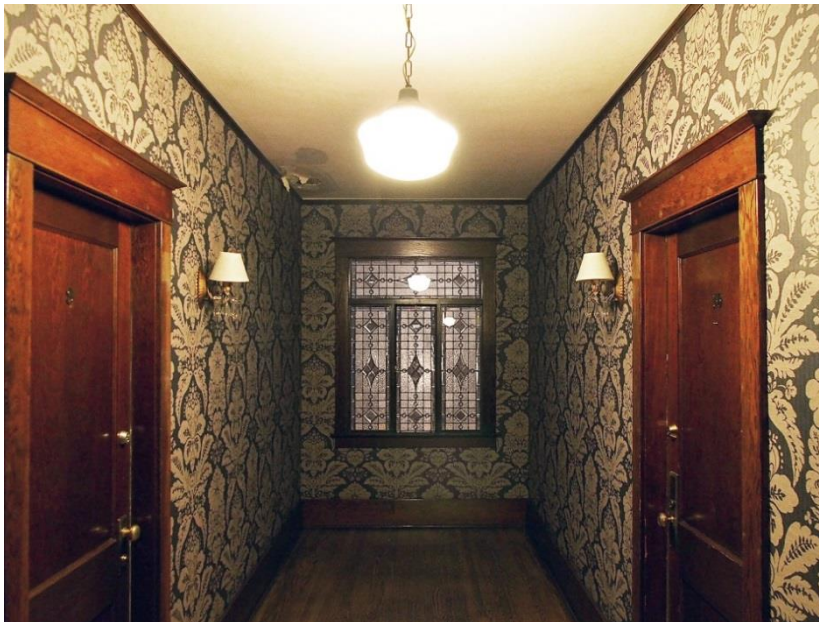
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## 3.0 Interior

- The oak and fir woodwork in common areas including vestibules, staircases, balustrades, flooring, and casings (oak primarily at entrance and on first-storey; fir in raised basement, and on second-story and attic-level) (Images #3.1-3.4); and
- The unglazed porcelain tile in vestibules with 'GLENWOOD' inlay (Image #3.5).



(Image #3.1 – Common hallway on first-storey, showing typical oak woodwork details)



(Image #3.2 – Common hallway on second-storey, showing typical fir woodwork details, and oak flooring)



(Image #3.3 – Typical oak detailing on newel post and door casing)



(Image #3.4 – Typical fir detailing on newel post and door casing)



(Image #3.5 – Example of decorative 'GLENWOOD' tile work)

## SCHEDULE “D”

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



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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](http://www.historicplaces.ca), or from:

Parks Canada National Office  
25 Eddy Street  
Gatineau, Quebec K1A 0M5