

PROPOSED

PUD2020-0915
ATTACHMENT 4

BYLAW 32M2020

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE ROULEAU 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 Rouleau 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 Rouleau Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Rouleau Residence, located at 141 18 AV S.W., and the land on which the building is located being legally described as PLAN 8611375; BLOCK 11; LOT 1 (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,

PROPOSED BYLAW NUMBER 32M2020

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.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

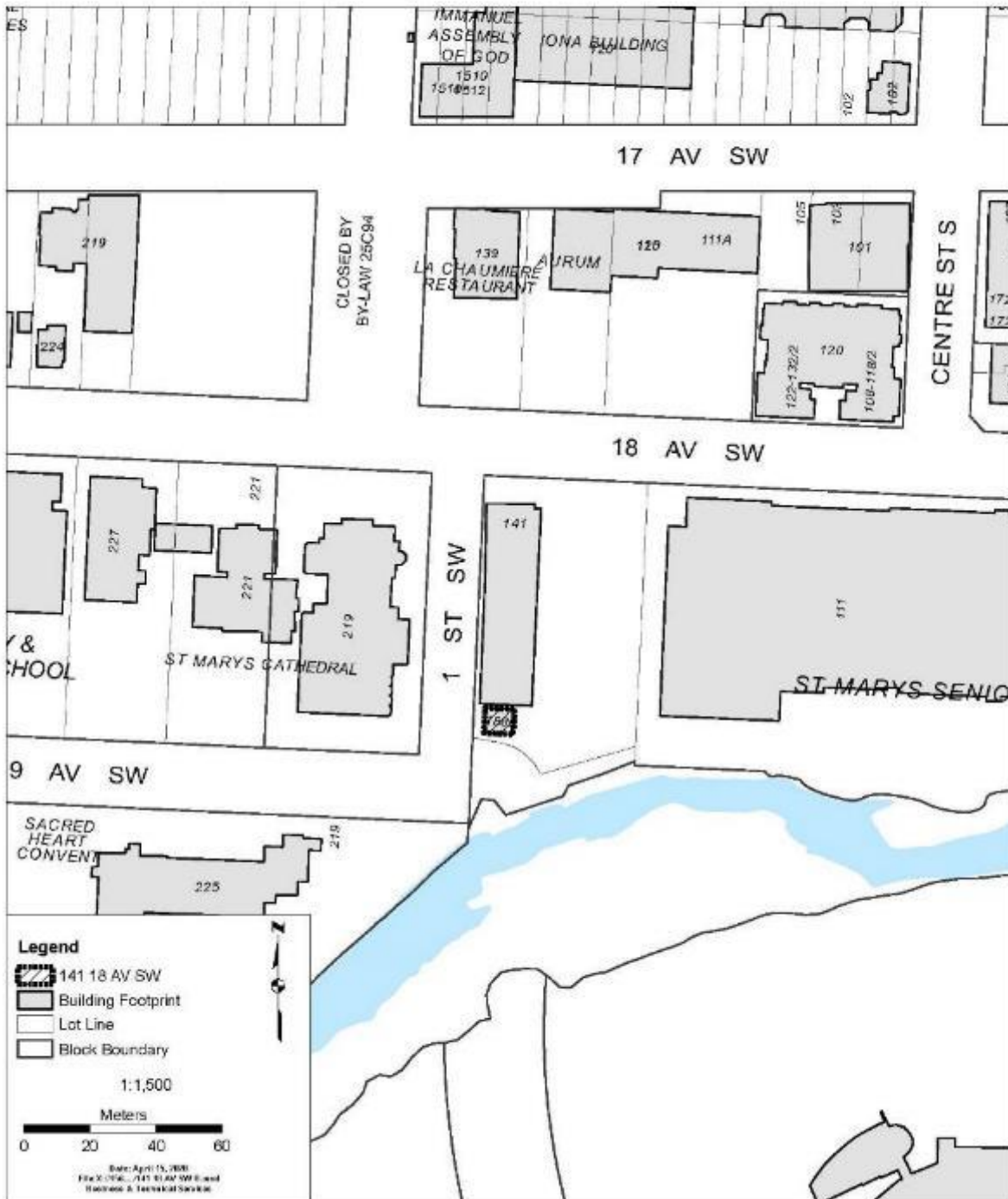
SIGNED ON _____

PROPOSED BYLAW NUMBER 32M2020

SCHEDULE "A"



141 18 AV SW



PROPOSED BYLAW NUMBER 32M2020

SCHEDULE "B"

Description

The Rouleau Residence is a one and three-quarter storey wood frame house, constructed in 1885-86 in a modest Queen Anne Revival style. Its asymmetrical façade incorporates a bay window, an elaborate front entry door surround with decorative crown, pointed-arch window heads, and fretwork in the front gable. The house is situated on the site of the former St. Mary's Parish Hall/CNR Station in Mission, where it was relocated in 2005.

Heritage Value

The Rouleau Residence is significant as one of the oldest known buildings in Calgary, and an early example in the city of modest Queen Anne Revival architecture. The Rouleau Residence was constructed beginning in the fall of 1885, likely from a pattern-book design. It incorporates elements of the Queen Anne Revival style, including its asymmetrical façade with bay window, and fretwork detailing in the front gable. The elaborate front door surround with decorative crown and the pointed-arch window frames suggest a Free Classic variation of the style.

The Rouleau Residence has further symbolic value as a reminder of the development of Mission as a French-speaking Roman Catholic settlement, known as Rouleauville from 1899 to 1907. In 1883 Father Albert Lacombe was granted two quarter-sections of land south of Calgary, where the Oblate Fathers had previously established the mission of Notre Dame de la Paix. The Oblates subdivided the land with the intention of creating a permanent French Catholic settlement, and registered the area as Plan B (later B1) in 1887. The village of Rouleauville was incorporated in 1899, taking its name from its two most prominent residents, brothers Judge Charles-Borromée Rouleau (1840-1901), and Dr. Édouard-Hector Rouleau (1843-1912), resident of this house. However the village's Francophone character was soon overcome by an English-speaking majority, and in 1907 Rouleauville was annexed to Calgary as the community of Mission.

The Rouleau Residence is also significant for its association with Dr. Édouard-Hector Rouleau, a leading citizen of Rouleauville and an instrumental figure in developing the village as the centre of Francophone culture in southern Alberta. A native of L'Isle-Verte, Québec, Dr. Rouleau settled in Calgary in 1887 and purchased this house from Edwin R. Rogers, who was joint proprietor of Rogers & Grant, the largest hardware business west of Winnipeg at the time. Dr. Rouleau set up practice as one of the town's first three registered physicians, specializing in obstetrics. He became medical chief of staff at the Holy Cross Hospital when it opened in 1891, and in 1897 was appointed assistant surgeon to the local North-West Mounted Police detachment. Dr. Rouleau also made significant contributions to Calgary's social and cultural life as an advocate for the Francophone community. He was the founding president of Calgary's Société Saint-Jean-Baptiste, and in 1888 was appointed Belgian Consul for the Northwest Territories. A devout Roman Catholic, he served on the separate school board for 23 years, and was active with both the Knights of Columbus and the Catholic Mutual Benefit Association.

Dr. Rouleau lived in this home from 1887 to about 1902, with his wife Catherine and their four surviving children: Albert (the first Calgary-born priest ordained in the city), Albertine (who joined the Sisters, Faithful Companions of Jesus), Joseph Henri, and Bernadette. In about 1902 Rouleau built a new, larger house on the same site, and this original house was moved two lots east to 114 Joseph Street (now 18 Avenue SW). Frances McHugh, the wife of rancher J.J. McHugh, owned a substantial home on the east corner of the block and acquired the original Rouleau Residence to operate as a boarding house. For the next century it served either as

PROPOSED BYLAW NUMBER 32M2020

rental property or as a private home for various owners. Facing demolition in 2003, the house was saved by The City and a coalition of community organizations and in 2005 was moved onto its present site next to the St. Mary's Parish Hall/CNR Station.

The Rouleau Residence is a landmark in the community of Mission. It has a strong visual presence at the north end of the Talisman Pedestrian Bridge, on the corner of 19th Avenue and 1st Street SW, and contributes to the surrounding grouping of historic places related to Mission's early settlement phase.

Character-defining Elements

- The character-defining elements of the Rouleau Residence include its:
- One and three-quarter story, wood frame construction;
- Full-width front gable with overhanging eaves, and fretwork detailing at roofline;
- Cedar drop siding exterior cladding, finished with corner boards;
- Matching hipped bay windows on both west and south elevations;
- Front door surround with decorative crown over single-paned transom;
- Central brick chimney;
- Front porch addition comprising gable roof with vertically-oriented siding and turned wooden posts; and
- Fenestration pattern comprising rectangular windows with original wood casings and pointed-arch window heads throughout.

PROPOSED BYLAW NUMBER 32M2020

REGULATED PORTIONS

1.0 West Façade

The following elements are regulated:

- a) Cedar drop siding exterior cladding, finished with corner boards; fretwork detailing at roofline (Images 1.1 and 1.4);
- b) Hipped bay window with diagonal siding (Images 1.1 and 1.2);
- c) Fenestration comprised of five wooden one-over-one hung windows with wood casings and pointed-arch window heads (Image 1.1); and
- d) Front porch with gable with vertical siding; turned wooden posts; front door surround with decorative crown over single-paned transom (Images 1.1 and 1.3).



(Image 1.1: West façade)

PROPOSED BYLAW NUMBER 32M2020



(Image 1.2: Hipped bay window with diagonal siding)



(Image 1.3: Porch and front door surround with decorative crown over single-paned transom)

PROPOSED BYLAW NUMBER 32M2020



(Image 1.4: Fretwork detailing at roofline)

2.0 East Façade

The following elements are regulated:

- a) Cedar drop siding exterior cladding, finished with corner boards (Image 2.1); and
- b) Fenestration comprised of three wooden one-over-one hung windows with wood casings and pointed-arch window heads (Image 2.1).



(Image 2.1: East façade)

PROPOSED BYLAW NUMBER 32M2020

3.0 South Façade

The following elements are regulated:

- a) Cedar drop siding exterior cladding, finished with corner boards (Image 3.1);
- b) Hipped bay window with diagonal siding (Images 2.1 and 3.1); and
- c) Fenestration comprised of four wooden one-over-one hung windows with wood casings and pointed-arch window heads (Images 2.1 and 3.1).



(Image 3.1: Oblique view of South façade)

PROPOSED BYLAW NUMBER 32M2020

4.0 North Façade

The following elements are regulated:

- a) Cedar drop siding exterior cladding, finished with corner boards (Image 4.1).



(Image 4.1: Oblique view of North façade)

5.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) One and three-quarter storey massing and rectangular form with full-width gable ends;
- b) Open eaves with wood plank soffits; tongue-and-groove front porch ceiling; and
- c) Central brick chimney (Image 3.1).

PROPOSED BYLAW NUMBER 32M2020

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").

7.0 Interior

The following elements are regulated:

- a) Original staircase elements, including the balustrades and original newel post (Image 7.1);
- b) Wood window casings throughout (Image 7.2); and
- c) Main floor wood flooring throughout (Images 7.1 and 7.2).



(Image 7.1: Balustrades and newel post)



(Image 7.2: Example of window casing)

PROPOSED BYLAW NUMBER 32M2020

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 32M2020

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