

BYLAW NUMBER 5M2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE
THE JAMES A. ROSS 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 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 the James A. Ross 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 James A. Ross Residence as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The "James A. Ross Residence" comprises an Edwardian Gable-Front house dating from 1907 and is located at 1421 10 Ave S.E., legally described as Plan A3; Block 10; Lot 30 as shown on attached Schedule "A".
3. The James A. Ross Residence is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the James A. Ross Residence is hereby described in the attached Schedule "B".
5. The specific elements of the James A. Ross Residence 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 the James A. Ross Residence, 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".

- b) All portions of the James A. Ross Residence, 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 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.

MAYOR
SIGNED THIS ___ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2017.

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE JAMES A. ROSS RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE



PROPOSED

SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE JAMES A. ROSS RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Description

The James A. Ross Residence, built in 1907, is a stylistically modest, one and one-half storey Edwardian Gable Front house, clad in painted-wood clapboards, whose façade is dominated by a full-width open porch and steeply-pitched front gable.

Heritage Value

The James A. Ross Residence, built in 1907, is a good representative example of an Edwardian Gable Front house, retaining a high degree of integrity. Along with its style-defining steeply-pitched front-facing gable, other common style features seen in this house are its symmetrical upper storey with central window, asymmetrical first storey, and front porch. It is almost certainly based on a pattern-book design.

This home provides a tangible reminder of the historic development of Inglewood in the early 20th century as the city's main industrial centre and residential area for factory workers and other labourers who needed to live near their places of employment. It is typical of the practical, modest dwellings built for and owned by working-class residents in the neighbourhood and around Calgary during this period.

The community that became known as Inglewood was Calgary's birthplace, first settled in 1875 soon after the founding of nearby Fort Calgary. As the expected site of the Canadian Pacific Railway's mainline station, the area attracted early land speculators, notably Major John Stewart who in 1882, with partner Acheson Gosford Irvine (the NWMP Commissioner), surveyed the land then laid out and sold lots. Soon there were more than 300 people living in shacks and tents on those lots.

However, after the CPR announced in 1883 that it would bypass the fledging settlement and locate its station on undeveloped land further west, the community languished. During 1883-4, several buildings were slid across the frozen Elbow River and others simply abandoned. As of 1902 there were just 37 homes here, plus the Calgary Brewing & Malting Co., Patrick Burns meat packing plant, and a CPR shop. Trying to re-market the land as an exclusive residential area, Major Stewart built his own fine home here (in 1885), as did the brewery's founder A.E. Cross and a few other prosperous citizens.

The community, then known as East Calgary or Brewery Flats, developed instead as Calgary's major industrial area. By September 1908 more than a dozen other major employers joined those first three, including Alberta Iron Works, Western Milling Company, Cushing Brothers Sash and Door Factory, Canada Cement, and several oil companies. Soon clusters of single-family homes were built for workers who needed to live near these employers.

Until 1907 the block where the Ross Residence is located, as well as other nearby land, remained undeveloped, owned by a single investor (George Irvine, a Quebec judge, from 1889 to 1898; then Murray Kennedy, a Quebec merchant). In 1905 most of this block was acquired by Calgary merchants Thomas Alexander Hatfield and Robert J. McLaren, who began to sell off lots individually, in pairs, and in groups.

In 1907 James A. Ross, a patternmaker for Alberta Iron Works, purchased the lot, had this house built, and lived in it until 1910. As of 1910 there were 2 houses and a church on this side of the block and 10 single-family homes and a boarding house on the other side. Other

residents of the 1400 block in 1910 included a miller, grocer, labourer, carpenter, painter, machinist, secretary, and two iron moulders. From 1910 until 1919, the house was owned and occupied by James Pinel, a steamfitter for the Calgary Brewing and Malting Company.

The longest residents were John and Annie Banks who had two sons. After working for others, John, a tinsmith, formed John Banks & Son (later Sons), located at 1206 9 Av SE from 1950 through 1982. After his death in 1963, Annie stayed on. Their son Robert, a machinist, lived there as well, either continually or intermittently, in the 1940s through 1970s. He owned as well as occupied the house after Annie's death in 1972 until he died in 1981.

Today this house contributes to an intact block of early 20th-century homes. Most of the 25 houses and church present on a 1921 map remain today, largely unaltered.

Character-Defining Elements

The exterior character-defining elements of the James A. Ross Residence include but are not limited to its:

- Medium setback on a grass-planted lot on a residential street;
- One and one-half stories with partial basement, off-centre front entrance, side-hall plan;
- Steeply-pitched front-gable roof with projecting eaves, cross-gable dormers, closed soffits;
- Central brick chimney with corbelled cap;
- Wood frame construction clad in painted-wood clapboards and shingles (porch, dormers), painted Douglas fir door and window surrounds, concrete foundation;
- One-over-one sash windows, painted wood storm sashes (three remaining); and
- Open front porch (originally half-width, changed before Nov. 1921 to full-width) with hipped roof with closed soffits, balustrade clad in painted-wood shakes with a plain painted-wood sill, painted-wood square tapered porch posts with moulded capitals, plain boxed cornice, wood plank flooring, wood tongue-and-groove ceiling.

The interior character-defining elements of the James A. Ross Residence include but are not limited to its:

- Painted-wood panelled front door with six upper panes; Douglas fir panelled interior front door with decorative leaded-glass inset; and
- Interior features including Douglas fir finishings comprising closed staircase and balustrade, doorway surround with half-height Tuscan columns (between living and dining rooms), moulded window and door casings with corner blocks, panelled doors, small closet door, beamed ceiling (living room), crown moulding, baseboards; ornate plated-steel heat registers.

SCHEDULE “C” TO THE BYLAW TO DESIGNATE JAMES A. ROSS RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

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 377.3 square-meters of land which comprises the entire parcel, and specifically its soft-landscaping character.



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

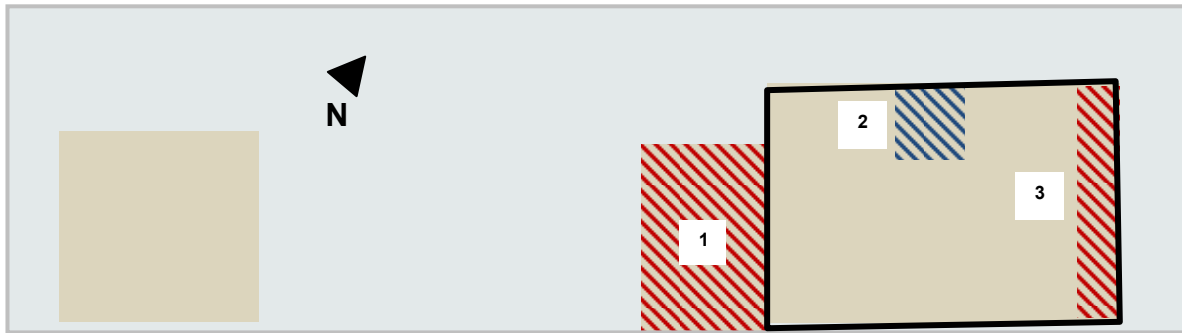
PROPOSED

2.0 Exterior

- The one-and-one-half-storey form and configuration, excluding south first-storey addition (Image #2.1, Area 1; Images #2.2-2.5);
- The wood frame construction on concrete foundation; wooden clapboard cladding (Image #2.2); wood shingle cladding on dormer gables (Image #2.6);
- The steeply-pitched front-gable roof; cross-gable dormers¹; hipped porch roof; projecting eaves with closed soffits (Images #2.2- 2.5);
- The open front porch²; solid balustrade with plain wood sill; tapering squared support posts with moulded capitals; plain boxed cornice; wood plank flooring; wood tongue-and-groove ceiling (Image #2.7);
- The fenestration and window openings in the Regulated Portions of the house; three remaining one-over-one sash windows with painted wood storm sashes (Image #2.8); and
- The painted-wood paneled front door with six upper panes; Douglas fir paneled interior front door with decorative leaded-glass inset (Image #2.9); painted Douglas fir door surrounds.

¹ West dormer enlarged to accommodate bathroom, date unknown (Image 2.1, Area 2)

² Open front porch originally half-width, altered pre-1922 to full-width (Image 2.1, Area 3)



(Image #2.1 – Building form of the James A. Ross Residence, showing known changes to form)

PROPOSED



(Image #2.2 – North façade of the James A. Ross Residence)



(Image #2.3 – North and west façades of the James A. Ross Residence)

PROPOSED



(Image #2.4 – East façade of the James A. Ross Residence²)



(Image #2.5 – South façade of the James A. Ross Residence)

² Extensive vegetation obscures east façade.

PROPOSED



(Image #2.6 – West façade dormer, showing wood shingles on gable-front)



(Image #2.7 – Front porch, showing support posts, balustrade, tongue-and-groove ceiling)

PROPOSED



(Image #2.8 – Remaining one-over-one sash windows with storm sashes)



(Image #2.9 – Exterior and interior front doors)

PROPOSED

3.0 Interior

- The main staircase between first and second storeys¹ (Image #3.1);
- The Douglas fir woodwork throughout first and second storeys including door/window surrounds with corner blocks, decorative ceiling beams, crown moulding, half-height Tuscan columns between living and dining rooms (Images #3.2- #3.4);
- The paneled interior doors (Image #3.4);
- The built-in bedroom cabinets (Image #3.4); and
- The ornate plated-steel ventilation grilles (Image #3.5).

¹ Main staircase has been altered from its original configuration (date unknown).



(Image #3.1 – Staircase from first to second storey)

PROPOSED



(Image #3.2 – Dining and living rooms; half-height columns on dividing wall)



(Image #3.3 – Detail of decorative ceiling beams)

PROPOSED



(Image #3.4 – Upstairs bedroom, showing built-in cabinets; example of interior paneled door with door casings and corner blocks)



(Image #3.5 – Decorative register plate)

PROPOSED

SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE JAMES A. ROSS 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 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 from:

City of Calgary
Planning & Development
P.O. Box 2100, Str. M, #8073
Calgary, Alberta, T2P 2M5

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