

Proposed Wording for a Bylaw to Designate the McPherson Ranch House 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 McPherson Ranch House 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 McPherson Ranch House as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the McPherson Ranch House, located at 7011 Sierra Morena BV S.W., and the land on which the building is located being legally described as PLAN 9612317; BLOCK 31; LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS (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"



7011 SIERRA MORENA BV SW



SCHEDULE “B”

Description

The ca.1910 McPherson Ranch House is a two-storey Foursquare-style house clad in red brick featuring a symmetrical façade with prominent centred front entry, a high-pitched, hipped roof with cresting on the ridge, and a full-width verandah with balcony. The 1235 square metre property is surrounded by expansive gardens and part of a former tree belt of very tall mature trees, once part of the McPherson ranch lands. The property is situated in the lower Richmond Hill part of Signal Hill, formerly known as Spruce Vale, at the edge of a housing development and just northwest of the Elbow River.

Heritage Value

The McPherson Ranch House, located on former McPherson family ranch lands and operated by the family for nearly a century, possesses activity value for its associations with ranching. The lands were first homesteaded by Joseph McPherson (1833-1913) and his wife Jane (nee McIntosh, ca. 1835-1909) who emigrated in 1856 from Aberdeen, Scotland, first settling at Carluke, Ontario. Encouraged by their friend, well-known Calgary pioneer Colonel James Walker, also from Carluke, the family moved to Calgary in 1883 and in 1884 began raising crops in the Spruce Vale area, six miles southwest of town. By 1886 they also had 15 horses, 45 head of cattle, 5 log stables and a granary. Joseph, who was active in the agricultural society and fair competitions, was known for his purebred Clydesdales; he also owned one of two threshing machines in the area. Upon Joseph's passing his son Robert (1867-1937) and Maggie (nee Hunter, 1883-1977) took over the farm, continuing to raise draught horses, and in turn Robert's sons Roy and Art ran the farm from 1937, employing their Clydesdales until 1939. In 1942 Roy (b.1905) and Suzanne (nee Mahood, d.1998) moved to the home to raise their five children. Roy carried on dairy farming until the 1950s when he switched to raising Hereford cattle for beef.

The McPherson Ranch House, the earliest remaining house in the area once known as Spruce Vale, also has symbolic value for its associations with the community. Joseph was a well-known local pioneer, active in the district's affairs and instrumental in establishing Presbyterian worship from 1885. Ca1890 local pioneers built the first Spruce Vale School (later called West Calgary). All generations of the McPherson children went to the local school; Robert was a local school board trustee, and Suzanne taught at the West Calgary School in 1927. The Spruce Vale and Elbow River districts pulled together to erect the Elbow Valley Community Hall, overseen by the Old Timers Community Assn where the McPhersons were board members. Many Spruce Vale farmers, including the McPhersons, could access a 3-foot diameter gravity-fed overland water main championed by Alderman John Watson that ran west from the Elbow River to the city and traversed their land.

The striking red-brick house is a well-crafted and stately example of the Edwardian Foursquare Style believed to be constructed by well-known Calgary builder Richard Brocklebank. The home exhibits many elements of the style including its symmetrical façade with high-pitched hipped roof, prominent front entry and full-width verandah, as well as the interior layout with four rooms (one in each corner) on each level. Robert and Maggie built a home for their family ca. 1910 situating it to access the gravity pipeline. Richard (Dick) Brocklebank was a prolific Calgary contractor responsible for many local historic resources including the Central Memorial Library, and also an Alderman for multiple terms.

After annexation of the area in 1956 the one-room school eventually closed and children were bussed to City schools. By the late 1970s, with encroaching development, agriculture - the reason the area had grown and prospered - was no longer viable. In 1981, nearly a century after the family ranch was established, Roy regretfully sold the property and relocated operations to Black Diamond. The house was occupied until the early 1990s when the area was developed as Richmond Hill, part of Signal Hill. After the Alberta Historical Preservation and Re-Building Society successfully sought provincial designation, the ranch house was restored by Roy's daughter and her husband.

Once a well-known reference in a rural landscape, the ranch house now serves as a different type of landmark, one that stands out from the surrounding 1990s neighbourhood by virtue of its red-brick cladding, Edwardian style and expansive grounds which recall the community's roots as former ranch lands.

Character-Defining Elements

Character-defining elements of the McPherson Ranch House include but are not limited to:

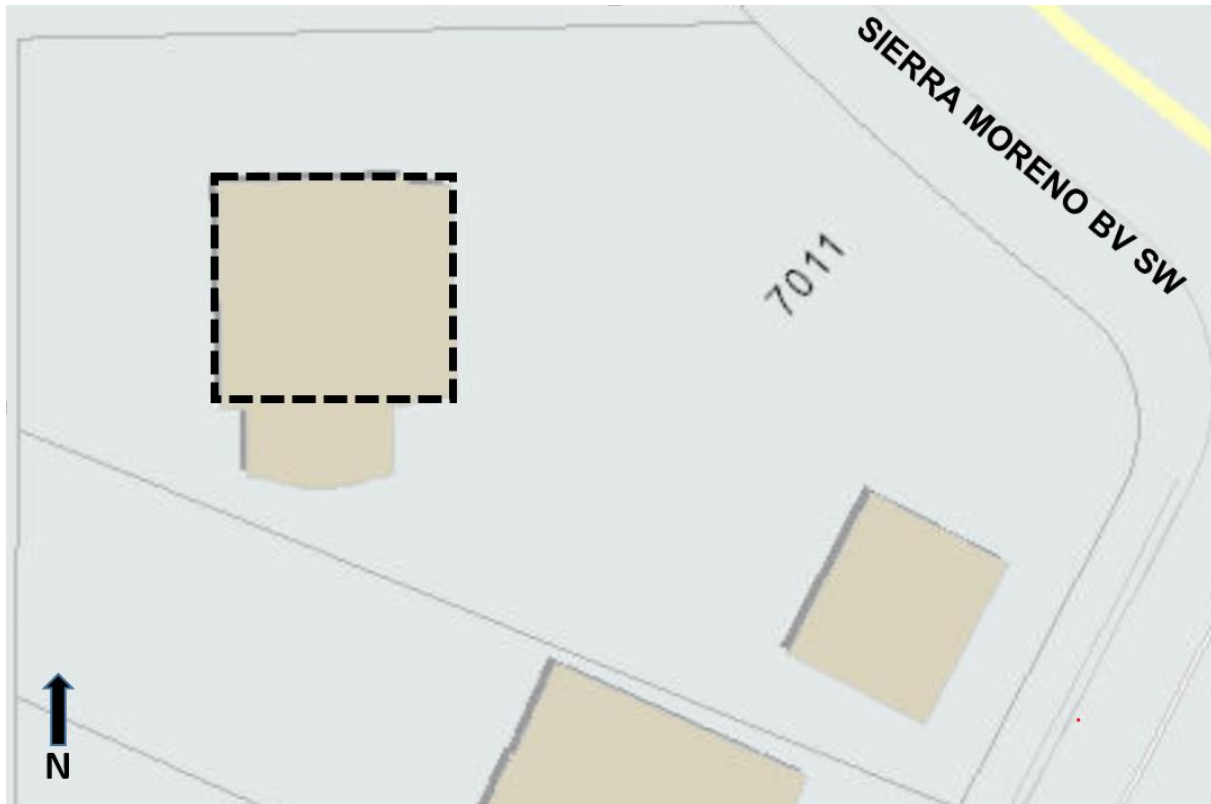
- form, scale and massing as expressed by its two-storey form, on rectangular plan with long façade;
- steeply-pitched, hipped roof with wooden shingles; roof cresting and lightning rods on roof ridge; deeply overhanging eaves with wooden tongue-and-groove soffits, plain wooden fascia and moulded frieze; very tall internal chimney clad in red brick;
- wood-frame construction with red-brick cladding in stretcher bond with wood and rock-faced sandstone trim;
- original fenestration pattern and original window openings and wood frames on all façades; windows such as single assemblies of vertical windows with segmental arches, 1-over-1 double-hung wooden sashes, lintels with radiating brick voussoirs; painted camber pieces and rock-faced sandstone lug sills; centred front entries with segmental-arched openings on main and upper storeys; single-light transom above lower door;
- stairs to centred main entry flanked by large 1-over-1 windows; full-width verandah on main floor with closed balustrade with wooden shingles on exterior and tongue-and-groove panelling on interior, tapered columns with capitals supporting a moulded entablature; full-width upper balcony with open balustrade above the verandah;
- interior features such as: original foursquare floor plan with four rooms (study, kitchen, and living room and dining room rooms linked by a wide arch) on the main level and four bedrooms upstairs; interior plaster mouldings around edge of ceiling and central light fixtures; original fir and oak woodwork including trim, central staircase with original decorative newel posts, original fir flooring on main and upper floors, panelling, picture and plate rails, and 6-panel doors;
- placement and orientation on property; soft landscaped setbacks on all sides;
- mature trees and spruce tree belt; location on former McPherson homestead ranch lands; and
- setting northeast of the Elbow River.

REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

- a) The building's existing location and placement on the property (attached Schedule "A" and Image 1.1).



(Image 1.1: Building orientation and placement on parcel)

2.0 Exterior

The following elements are regulated:

- a) Stretcher bond brick cladding; wood trim (Images 2.1 and 2.5 - 2.7);
- b) Full-width main floor verandah; closed balustrade clad with wood shingles with flared wood shingle corners; tapered wood columns with capital; moulded entablature (Images 2.1 and 2.4 - 2.5);
- c) Full-width upper balcony with open balustrade (Image 2.1); and
- d) Original fenestration and one-over-one hung window profile; wood frames; segmental arch lintels with radiating brick voussoirs; painted camber pieces; rock-faced sandstone lug sills; main floor entry with single light transom profile (Images 2.1 - 2.3 and 2.5 – 2.7).

Note: The main floor addition (south façade), built in 1997, is not regulated (Image 2.7). A return to the original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 2.1: East façade)

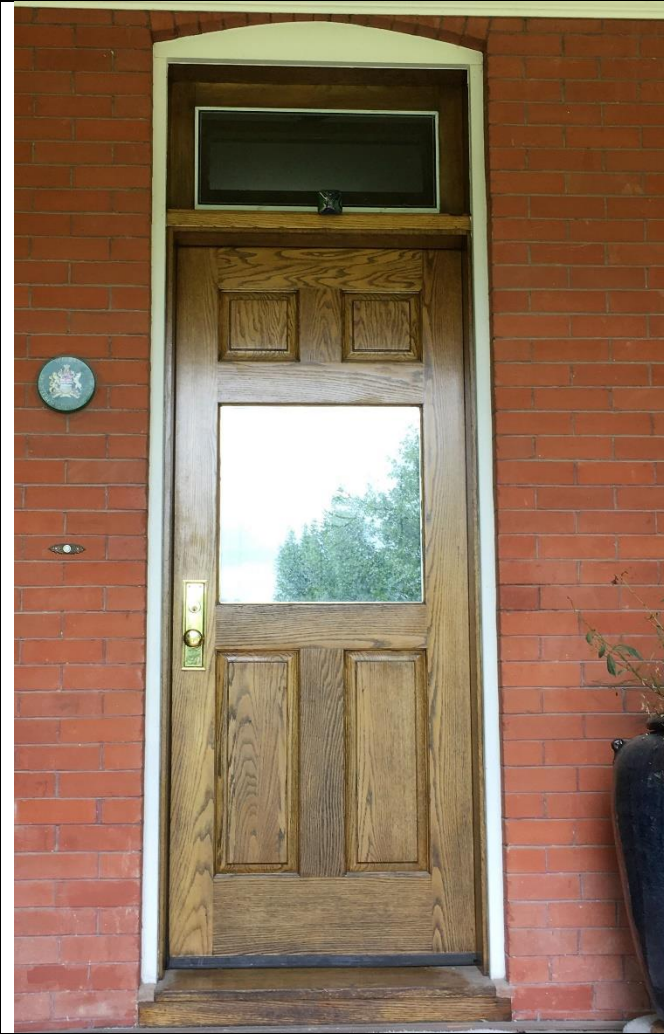


Image 2.2: Detail of front entry way and single light transom profile



Image 2.3: Detail of typical fenestration and hung profile



(Image 2.4: Detail of wood shingle clad verandah with flared, wood shingle corners)



(Image 2.5: North façade)



(Image 2.6: West façade)



(Image 2.7: South façade. Note: White dashed line delineates unregulated portions (main floor addition and upper balcony))

3.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) Two-storey form on rectangular plan with long façade (Image 2.1);
- b) Steep pitched hipped roof; wood shingles; roof cresting and lightning rods on roof ridge (Images 2.1 and 3.1); and
- c) Deep overhanging eaves; wood tongue-and-groove soffits, plain wooden fascia and moulded frieze (Image 3.2).



(Image 3.1: Detail of roof cresting and lightning rods)



(Image 3.2: Detail of eave; wooden tongue-and-groove soffits, wooden fascia and moulded frieze)

4.0 Interior

The following elements are regulated:

- a) Original main floor woodwork and trim: central staircase panelling; living room arch; door and window casings; six panel doors (Image 4.1 – 4.3); and
- b) Main floor plaster moulding around ceilings in foyer and living room (Images 4.3 – 4.4).

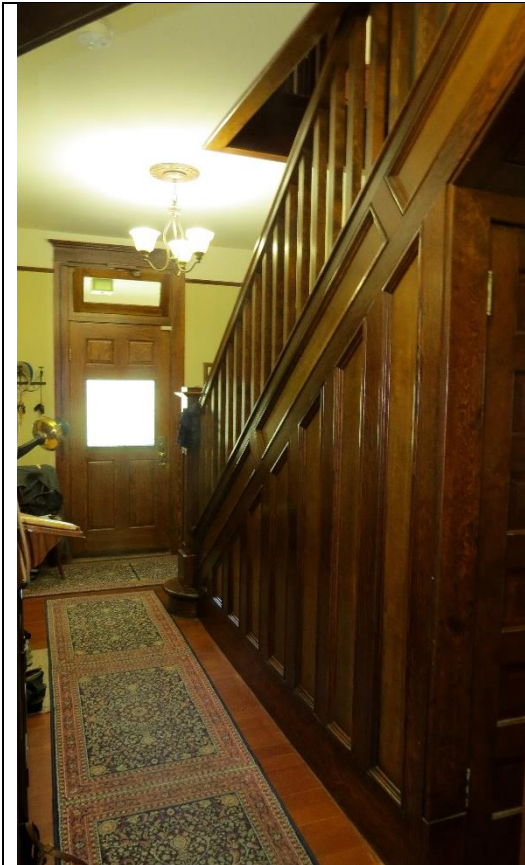


Image 4.1: Main floor staircase wood panelling



Image 4.2: Main floor staircase wood panelling; typical six panel door.



(Image 4.3: Example of wood trim including door and window casings, living room arch, typical six panel door plaster moulding around edge of living room ceiling)



(Image 4.4: Detail of plaster moulding around edge of living room ceiling)

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