

PROPOSED

BYLAW NUMBER 47M2022

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE MCADAM 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 McAdam Residence have been given sixty (60) dayswritten 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 McAdam Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the McAdam Residence, located at 105 Scarboro Avenue SW, and the land on which the building is located being legally described as PLAN 5700AG BLOCK 224 LOT 13 (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,

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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.
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 _____

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SCHEDULE "A"



105 SCARBORO AV SW



SCHEDULE “B”

Description

The McAdam Residence, constructed in 1926, is a one- and one-half-storey, Tudor Revival-style home distinguished by a moderately-pitched, cross-gabled roofline with front shed-dormer, and an arched inset front entrance. The house is situated at the end of a curvilinear boulevard street and across from the Scarboro United Church and Manse. The McAdam Residence contributes to the “Picturesque suburb” streetscapes within the southwest community of Scarboro.

Heritage Value

The McAdam Residence, constructed in 1926 during a mini boom of residential construction during the inter-War years, contributes to the character of J. C. Olmsted’s “Picturesque suburb” plan. Built on an irregularly shaped lot along a curvilinear street with a landscaped boulevard, the single-family home is set back from the street and conspicuously located as the street curves southeastward towards 17 AV SW.

The economy and construction of homes the city and in Scarboro (also known as Sunalta Addition) declined after the First World War, especially through the first half of the 1920s and again at the onset of the Great Depression. However, between the mid- and late 1920s, a second build-out was witnessed in Sunalta Addition. This resulted in the construction of about seventy new houses in the community, including the McAdam Residence, one of 25 homes built between 1926 and 1929 in Scarboro.

The McAdam Residence displays value as a modest example of a Tudor Revival style home. Expressed by its stucco cladding, a front facing dominant gable end with half-timber detailing, an arched inset front entrance and grouped multi-pane windows. Up until the end of the First World War, brick was a pervasive building material in the Sunalta Addition however, stucco became the dominant exterior cladding after 1919, typically applied in a smooth unified manner. The exterior also features Craftsman-style elements such as a moderately pitched roof and open eaves with exposed rafter ends. The interior of the McAdams residence includes wood craftsmanship throughout the house from the hardwood floors, baseboards, to built-in cabinetry.

The McAdam Residence has had several owners over the years, beginning with its original owner Guy J. McAdam in 1928 (Central High School teacher), followed by Charles “Chas” G. McMicheal in 1929 (collections inspector for the CPR Dept of Natural Resources), and James Durno in 1943 (fieldman for the Canadian Shorthorn Association and a livestock engineer in Calgary for over 43 years). It is noteworthy that even with the changing ownership of the McAdam Residence, each owner retained the original quality of the Semi-Bungalow features, design, and craftsmanship.

Character Defining Elements

Exterior character-defining elements include but are not limited to:

- form, scale and massing as expressed by its one and one-half-storey rectangular plan; full basement; front (north) dormer; west (side) projecting bay window;
- moderately pitched cross-gabled roof; shed roof over dormer and bay window; projecting open eaves with tongue-and-groove soffits; wooden verges and exposed rafter tail ends;
- wood construction clad in stucco with Tudor half-timber detail on the front-facing gable; and concrete foundation with painted parging;

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- central covered round arched front entrance within the front-gable; concrete raised front entry staircase;
- original fenestration including: rectangular fixed, hung, and casement wood windows in either multi-pane or one-over-one pane arrangements, a semi-circular paned window; moulded wooden frames & door surround, wood lug sills; wooden storm windows;
- external brick chimney and rear central internal chimney (both now clad in stucco) with a projecting two-course painted brick cap;
- deep front setback; large irregular-shaped rectangular lot with mature trees including high hedges on the east and west property lines; rear lane garage driveway access; and
- situated along a historic curvilinear “Picturesque suburb” street pattern exhibiting landscaped boulevards, sidewalk edges, and layered vegetation.

Interior character-defining elements include but are not limited to:

- original layout including entrance hallway, living and dining room, two main floor bedrooms; upper floor wide hallway flanked by two rooms with sloped ceilings;
- closed wood stairway to second floor with wood handrail and balustrade;
- arched main floor hallway openings, including all wood doors with wide flat moulded frames and original doorknob hardware; wide flat moulded interior window frames with a three-pane moulded transom light above rear main floor bedroom door; double fifteen-pane glazed wood doors between the living and dining room; and double glazed eight-pane above four vertical pane wood doors between the entrance hallway and living room;
- original hardwood floors and wide flat wood baseboards throughout;
- decorative square and rectangular cast-iron furnace vents along the lower part of the wall throughout; and
- decorative exposed three-bulb light fixture in upper bedroom; decorative bronze doorbell with four vertical hanging chimes; two brick fireplaces; and wood built-in cabinets with single pane glazing doors.

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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 Exterior

The following elements are regulated:

- a) One and one-half story massing; rectangular plan; stucco cladding on main floor and upper level; mock half-timbering on north gable; wood water table above concrete foundation (Images 2.1 – 2.7);
- b) Medium pitched side-gabled roof; north-facing gable; north-facing dormer with shed roof; moulded wood verges; wood tongue-and-groove soffits; projecting open eaves; exposed rafters tails (Images 2.1 – 2.7);
- c) Front entry recessed behind wood rounded arch offset under north-facing gable; box bay window with shed roof, exposed rafter tails (Image 2.1 – 2.2 and 2.8 – 2.9); and
- d) Original fenestration including: twinned and triple multi-pane single-hung window assemblies; twinned and triple one-over-one single-hung window assemblies, multi-pane casement windows; fixed semi-circular multi-paned window; wood sashes and frames; wood lug sills (Images 2.1 – 2.5, 2.7 – 2.8 and 2.10 – 2.14).



(Image 2.1: North façade)

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(Image 2.2: North façade ca. 1984, Alberta Heritage Survey Program HS 70869)

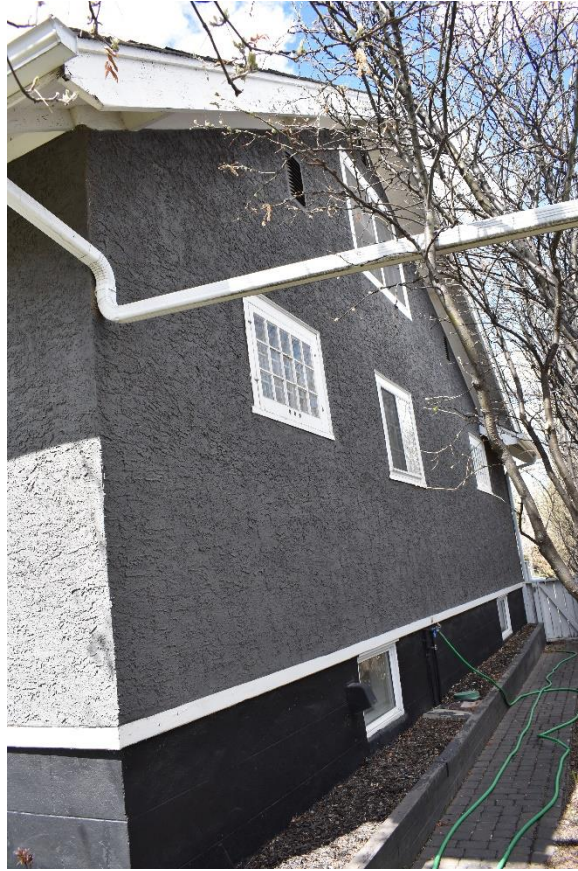


(Image 2.3: West façade)

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(Image 2.4: East façade)



(Image 2.5: South façade)

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(Image 2.6: Detail of wood tongue-and-groove soffits and exposed rafter tails)



(Image 2.7: Detail of moulded wood verge and mock half-timbering on north gable)

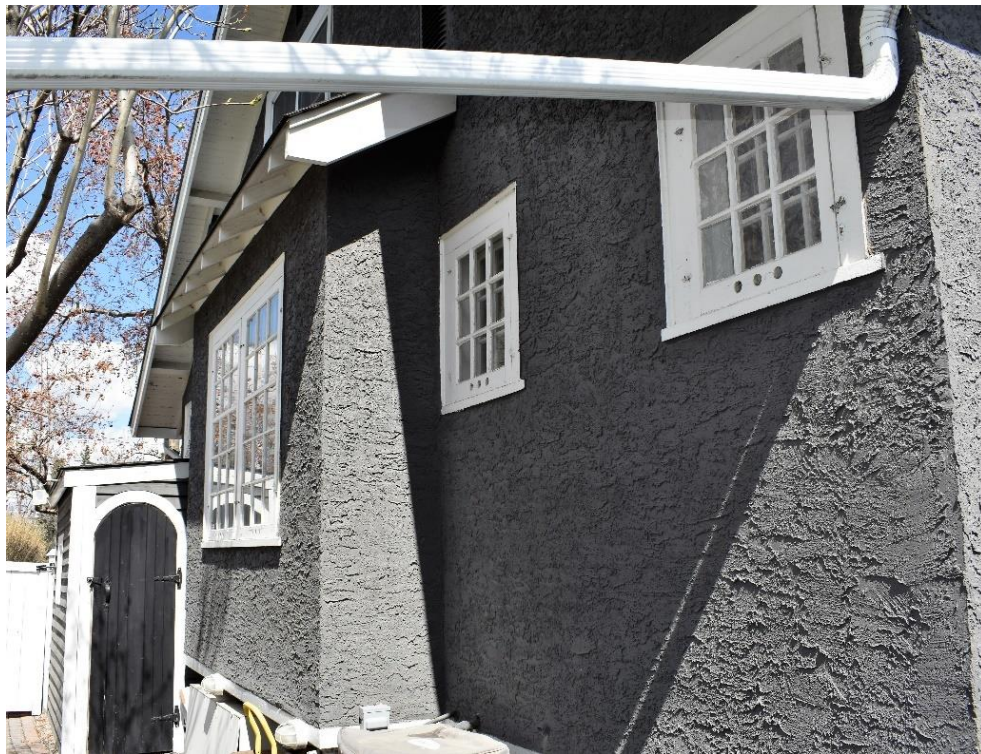
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(Image 2.8: Detail of front entry recessed behind wood rounded arch offset under north gable)



(Image 2.9: Box bay window with shed roof and exposed rafter tails on west façade)

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Image 2.10: Typical twinned and triple multi-pane single-hung window assemblies



Image 2.11: Typical multi-light casement window.



(Image 2.12: Triple and twinned one-over-one, single-hung window assemblies)

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Image 2.13: Fixed semi-circular multi-paned window on west side of covered arched front entry.



Image 2.14: Detail of fixed semi-circular multi-paned window.

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