

**BYLAW NUMBER 47M2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO DESIGNATE THE GEORGE C. CUSHING  
RESIDENCE 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 Council of The City of Calgary to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of their heritage value;

**AND WHEREAS** the owner of the George C. Cushing Residence has 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 George C. Cushing Residence as a Municipal Historic Resource”.

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

2. The “George C. Cushing Residence” comprises:
  - a) A Queen Anne Revival-style residence dating from 1906;
  - b) 650.272 square-meters of land which comprises the parcel; and
  - c) Is located at 1313 Centre Street SW, and legally described as Plan SC; Block 100; Lots 19 and 20 as shown on attached Schedule “A”.
3. The “George C. Cushing Residence” is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the George C. Cushing Residence is hereby described in the attached Schedule “B”.
5. The specific elements of the George C. Cushing Residence possessing heritage value are hereby known as the Regulated Portions (“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 two-storey, wood-frame, Queen Anne Revival-style house 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

the City of Calgary Council, or the heritage planner appointed by the City of Calgary 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, (*"Standards and Guidelines"*), as referenced and summarized in the attached Schedule "D".

- b) All portions of the two-storey, wood-frame, Queen Anne Revival-style house which are not described or identified as a Regulated Portion in Schedule "C" are hereby known as the Non-Regulated Portions ("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, and that all the other permits required to do such work have been obtained.
7. a) Only changes to the land (the land identified in Schedule "C") that require a building permit or a development permit require the approval of the City of Calgary Council, or the Heritage Planner appointed by the City of Calgary Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Such changes must be in accordance with the terms of the Standards and Guidelines as referenced and summarized in the attached Schedule "D".
- b) Changes to the land (the land identified in Schedule "C") that do not require a building permit or a development permit are not subject to the Standards and Guidelines.

#### **COMPENSATION**

8. No compensation pursuant to Section 28 of the *Act* is owing.

#### **EXECUTION OF DOCUMENTS**

9. 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**

10. The schedules to this Bylaw form a part of it.

11. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

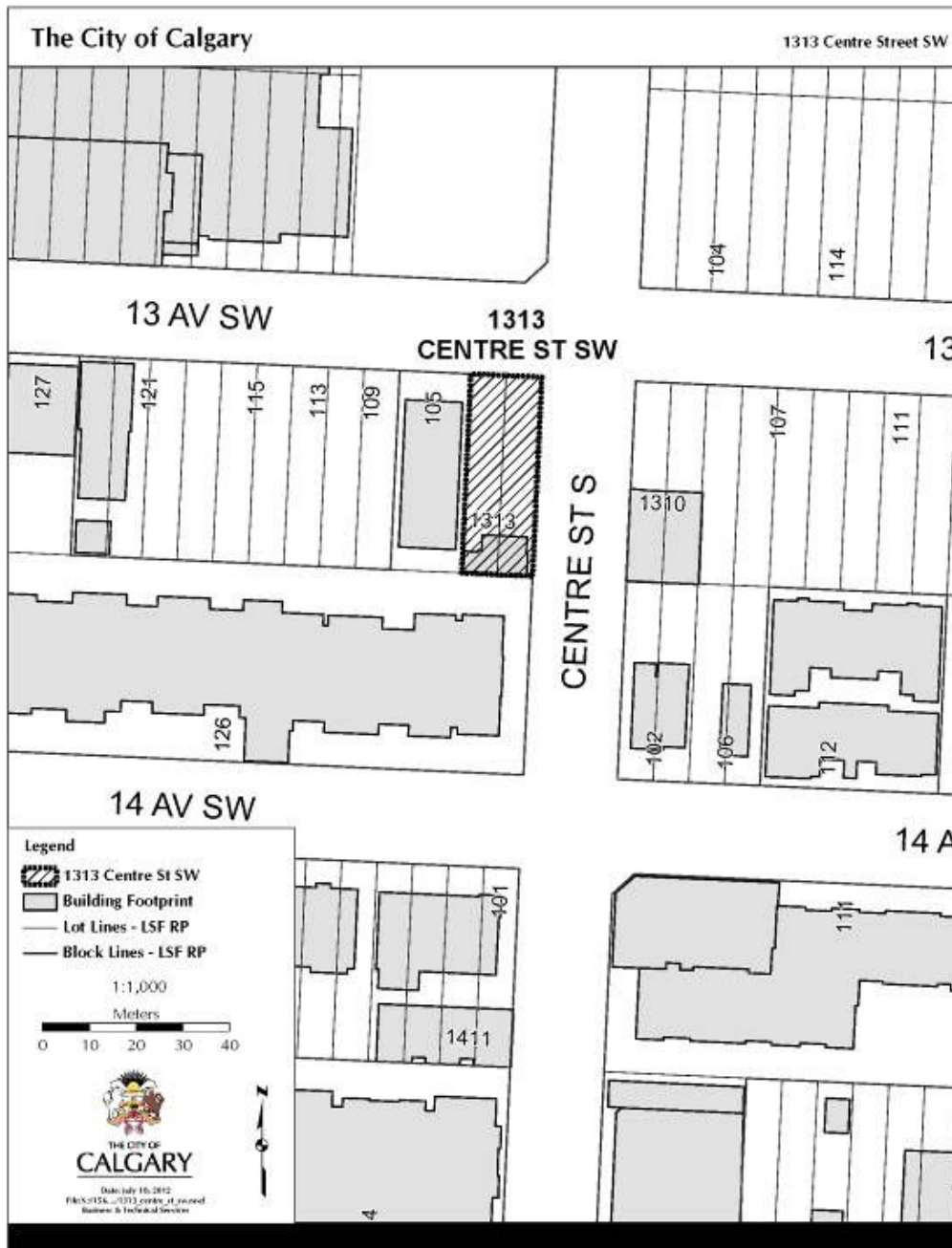
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

PROPOSED

**SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE GEORGE C. CUSHING RESIDENCE  
AS A MUNICIPAL HISTORIC RESOURCE**



PROPOSED

**SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE GEORGE C. CUSHING RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE**

**Description**

The George C. Cushing Residence, built in 1906, is a two-storey, wood-frame, Queen Anne Revival-style house and property. The modest house features a wraparound veranda, turreted corner and patterned shingle cladding. The house is a rare surviving example of an early twentieth century residential structure in a context of mixed commercial and multi-unit residential structures immediately south of Calgary's downtown district.

**Heritage Value**

This Queen Anne Revival-style house was built in 1906 for George C. Cushing (1881-1930), and his wife Sarah (McKernan), who were married that year. George was a member of the well-known Calgary family that dominated the milling and lumber business in the city in the late nineteenth and early twentieth centuries. It survives with the A.B. Cushing Lumber company office at 1301 10 Av. SW, as one of just two buildings, and the only residence associated with the Cushing family and their important Calgary businesses and presence. Undoubtedly the building materials of the house would have been sourced from the Cushing Bros. company, thereby serving as an extant example of the company's choicest offerings at the time and a direct tie to that firm.

George C. Cushing was the nephew of both William H. Cushing who controlled Cushing Bros. Ltd, a large planing and milling company, and Alfred B. Cushing, who was in charge of A.B. Cushing Mills, a hardware and lumber company. From 1906-16 George was employed for Cushing Bros Ltd, first as a yard foreman, then as a chief salesman, by 1911 as an assistant and local manager, and from 1912-16 as treasurer before being transferred to the company's Regina office to serve as the local manager. Cushing Bros Ltd was started in 1885 as a sash, door, and planing mill and became a major presence in Calgary and the prairie region. By 1914 the Calgary-based firm had become one of the largest of its kind in Canada with factories in Edmonton, Regina, and Saskatoon, and retail locations elsewhere in Alberta and Saskatchewan. In the years preceding the First World War the large Calgary factory alone employed 200 workers and turned out an array of goods that included doors, windows, ornamental glass, mouldings, all kinds of millwork and office, bank, and church fixtures.

In the late nineteenth and early twentieth centuries the Cushing name was prominent in the region with W.H. Cushing being well-known in Alberta for serving as a Calgary alderman (1890-1905), mayor (1900) and then the Alberta Minister of Public Works (1905-10). Meanwhile his brother Alfred went on to establish his own separate company in 1911, the A.B. Cushing Lumber, which claimed to be the 'Largest Hardware Depot West of Winnipeg'.

The George C. Cushing Residence survives as a rare example of Queen Anne Revival-style architecture in the Beltline community, and one of a small number of such houses in Calgary. Modest in scale and design the house would have been similar to a number of others constructed in Calgary at the time, but now is one of the last of its type, as well as being one the earliest known houses in the Beltline community.

The house is an exemplary execution of a Queen Anne Revival-style residence from the early twentieth century with its fine proportions, detailing and execution. Distinguishing features of the house include a wraparound veranda, turreted corner, and patterned shingle work in the gables and frieze. With its high degree of integrity the house also retains its original windows, siding and finishes, which includes nicely panelled fascia boards and uniquely textured soffits. The

interior of the house displays most of its original fir mouldings, casings, doors, flooring and staircase finishes.

**Character-defining elements**

The character-defining elements of the George C. Cushing Residence include, but are not limited to its:

- Wood-frame construction with wooden drop siding, corner boards, frieze band and courses of patterned wood shingle cladding;
- Two-storey form;
- cross gable roof; hipped verandah and rear extension roof; polygonal corner turret with metal finial; roof-wall junctions comprising closed eaves with distinctively tooled and textured wooden soffits, framed cornice boards, and panelled wooden fascia boards; buff-coloured brick chimney with corbelled cap;
- Open, wraparound veranda with classical Tuscan-style columns on panelled bases, turned balusters and wooden tongue-and-groove ceiling;
- Single-door, main-entrance assembly with transom light;
- Fenestration, with wooden, fixed and hung-sash windows and corniced casings comprising one-over-one and two-over two windows, patterned, textured, jewelled and/or stained glass upper sashes or fixed sashes;

**Interior features**

- Those extant portions of the original floor-plan / configuration which includes all interior demising walls of the ground floor and second floor (not basement) and which on the ground floor comprise a stair hall, large southeast room, large southwest room and small northwest room; and which on the second-floor comprise a stair hall and corridor, and a small northwest room (bathroom);
- The staircase, comprising balustrades of turned balusters, squared newel posts, and wooden, tongue-and-groove paneling ;
- All historic window and door casings and baseboards;
- The wooden, seven-panel door and a set of wooden seven-panel, double pocket doors (first floor) and associated door hardware (knobs/plates) ;
- The leaded and 'jewelled' glass first-floor foyer window; and the leaded and 'jewelled' glass transom light above main entrance door;
- Built-in china cabinet (southwest room);
- Three iron heating grates ; and
- Some extant fir floors throughout.

**SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE GEORGE C. CUSHING RESIDENCE  
AS A MUNICIPAL HISTORIC RESOURCE**

**REGULATED PORTIONS**

**1.0 East Façade**

- 1.1** a) Wooden cladding materials and detailing including the drop siding, corner boards, cornice boards, frieze band, and the alternating courses of regular and diamond-shaped shingle cladding (within gable) (Photos 1.2, 1.3);
- b) Fenestration with wooden-sash windows and wooden, corniced casings comprising: a single-pane sash with single-pane transom light (first storey) (Photo 1.4); a hung-sash, one-over-one window (second storey) (Photo 1.5); a hung-sash window with a single-pane lower sash and a patterned upper sash with textured and stained glazing (second storey) (Photo 1.6); a fixed-sash window with diamond-patterned glazing (attic) (Photo 1.7);
- c) Single-door, main-entrance assembly with transom light (Photo 1.8);
- d) Open, wraparound veranda with wood finishes comprising classical, Tuscan-style columns on panelled bases, turned balusters, and a tongue-and-groove ceiling (Photo 1.2, 1.9)



(Photo 1.2: East Façade)

REPOSED





(Photo 1.3: Gable cladding showing alternating courses of regular and diamond-shaped shingles with frieze band below)

	
(Photo 1.4: Single-pane sash with single-pane transom light (first storey) and corniced casing)	(Photo 1.5: An example of a hung-sash, one-over-one window (second storey) and corniced casing)

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(Photo 1.6: Hung-sash window with a single-pane lower sash and a patterned upper sash with textured and stained glazing (second storey) and corniced casing)



(Photo 1.7: Fixed-sash window with diamond-pattered glazing (attic) and corniced casing)



(Photo 1.8: Single-door, main-entrance assembly with transom light)



(Photo 1.9: Open, wraparound veranda)

**2.0 West Façade**

- 2.1** a) Wooden cladding materials comprising drop siding, corner boards (Photos 2.2, 2.3)  
b) Fenestration with wooden-sash windows and wooden, corniced casings comprising: hung-sash, one-over-one windows (two) (Photo 2.2);



(Photo 2.2: West Façade, oblique view)

PROPOSED



(Photo 2.3: West Façade, upper section)

PROPOSED



### 3.0 South Façade

- 3.1 a) Wooden cladding materials and detailing including the drop siding and corner boards (Photo 3.2)
- b) Fenestration with wooden-sash windows and wooden, corniced casings comprising: a bay window with four (4) one-over-one, hung sash windows (first storey); two (2) one-over-one, hung-sash windows (second storey) (Photos 3.2, 1.5)



(Photo 3.2: South Façade, oblique view)

PROPOSED




#### 4.0 North Façade

- 4.1 a) Wooden cladding materials and detailing including the drop siding, corner boards, cornice boards, frieze boards, and the alternating courses of regular and diamond-shaped shingle cladding (within gable) (Photo 4.2);
- b) Fenestration with wooden-sash windows and wooden, corniced casings comprising: a fixed leaded, beveled, and 'jewelled' glass stair hall window (first storey) (Photo 4.3); a two-over-two hung-sash window (first storey) (Photo 4.4); a hung-sash window with a single-pane lower sash and a patterned upper sash with textured and stained glazing (second storey) (Photo 4.5); a fixed-sash window with diamond-patterned glazing (attic) (Photo 4.6);



(Photo 4.2: North Façade)

PROPOSED

	
(Photo 4.3: Fixed leaded, beveled, and 'jewelled' glass stair hall window (first storey))	(Photo 4.4: a two-over-two hung-sash window (first storey))
	
(Photo 4.5: Hung-sash window with a single-pane lower sash and a patterned upper sash with textured and stained glazing (second storey))	(Photo 4.6: fixed-sash window with diamond-patterned glazing (attic);



## 5.0 Roof Elements

- 5.1 a)** the cross-gable form of the principle rooflines: hipped roofs on the front verandah and northwest corner; the polygonal tower roof with ornamental metal finial (Photos 5.2, 5.5);
- b) roof-wall junctions comprising closed eaves and wooden soffits with distinctive tooled and textured finish (Photos 5.3, 5.4); framed cornice boards (Photo 5.4); wooden, panelled fascia boards (on gables) (Photo 5.3);
- c) buff-coloured brick chimney with corbelled cap (Photo 5.6).



(Photo 5.2: View of the rooflines / profiles)

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<p>(Photo 5.3: Example of the panelled fascia boards)</p>	<p>(Photo 5.4: Example of wooden soffits with distinctive tooled and textured finish with framed cornice boards below)</p>
	
<p>(Photo 5.5: polygonal tower roof capped with ornamental metal finial)</p>	<p>(Photo 5.6: Buff-coloured brick chimney)</p>

## 6.0 Interior

- 6.1 a) Those extant portions of the original floor-plan / configuration which includes all interior demising walls of the ground floor and second floor (not basement) and which on the ground floor comprise a stair hall, large southeast room, large southwest room and small northwest room; and which on the second-floor comprise a stair hall and corridor, and a small northwest room (bathroom). (Images 6.02, 6.03)
- b) The staircase, comprising balustrades of turned balusters, squared newel posts, and wooden, tongue-and-groove paneling (Photos 6.04, 6.05)
- c) All historic window and door casings (Photos 6.06, 6.11, 6.12); baseboards (Photos 6.13);
- d) The wooden, seven-panel door and a set of wooden seven-panel, double pocket doors (first floor) and associated door hardware (knobs/plates) (Photos 6.07, 6.08);
- e) The leaded and 'jewelled' glass first-floor foyer window (Photo 6.09); and the leaded and 'jewelled' glass transom light above main entrance door (Photo 6.10);
- f) Built-in china cabinet (southwest room) (Photo 6.14);
- g) Three iron heating grates (Photo 6.15);
- h) Extant fir floors throughout all rooms (except first-floor stair hall, first-floor northwest room and both bathrooms)

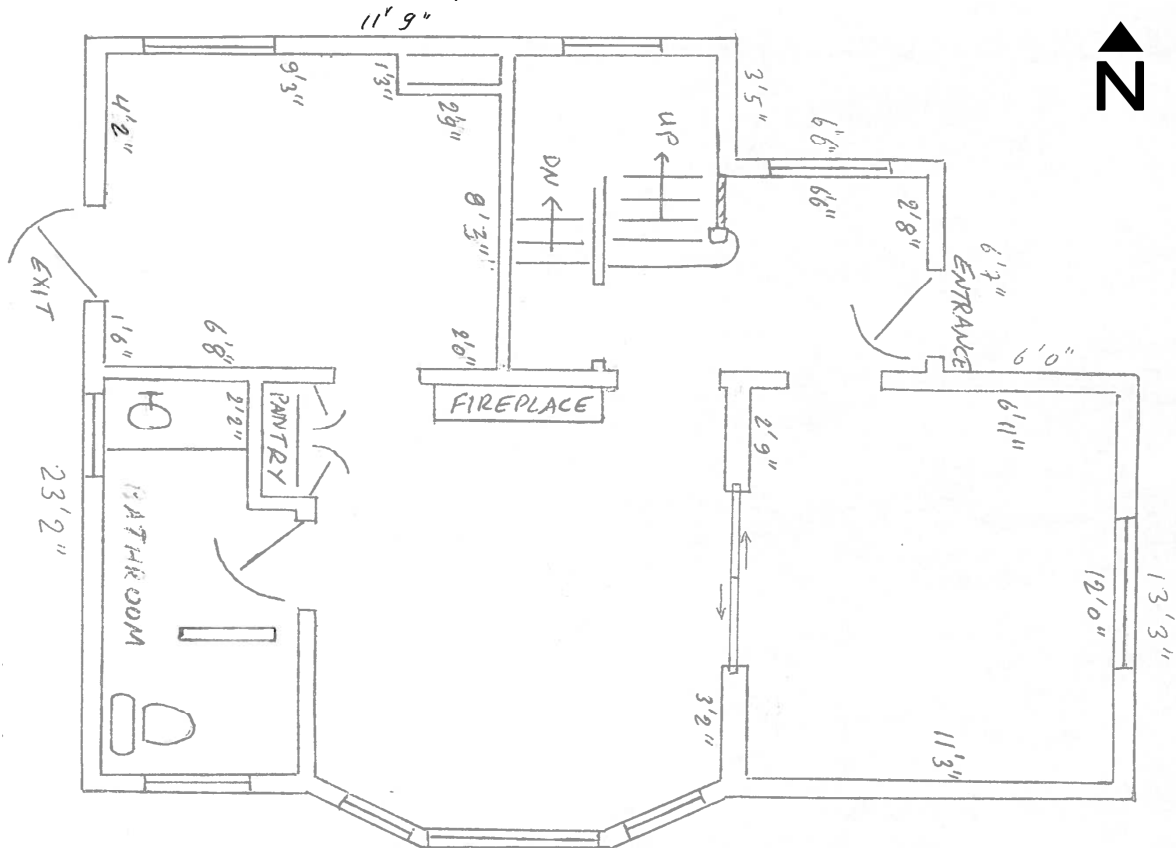


Image 6.02: First-floor plan / configuration

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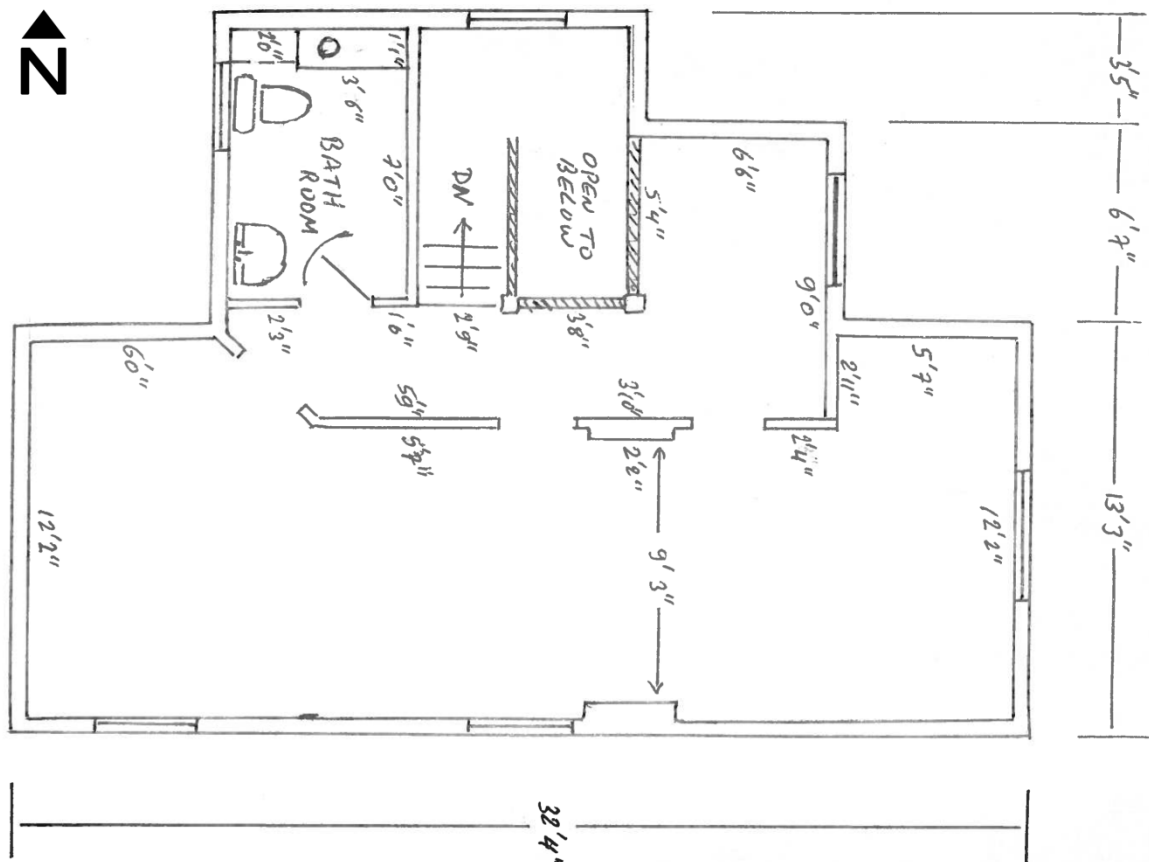


Image 6.03: Second-floor plan / configuration



(Photo 6.04: The staircase - first floor)



(Photo 6.05: The staircase -second floor)

PROPOSED

	
<p>(Photo 6.06: Example of first-floor door and window casings)</p>	<p>(Photo 6.07: The first-floor seven-panel pocket doors )</p>

	
<p>(Photo 6.08: The first-floor seven-panel door and associated casing)</p>	<p>(Photo 6.09: Interior view of the leaded and jewelled first-floor foyer window)</p>

PROPOSED





(Photo 6.10: The first-floor leaded and 'jewelled' transom light above the main entrance door)



(Photo 6.11: Example of the second-floor window and door casings – note some casings retain a varnish finish while some are painted)



(Photo 6.12: Example of the second-floor window and door casings – note some casings retain a varnish finish while some are painted)



(Photo 6.13: Example of the baseboards – first and second floors)

PROPOSED

	
(Photo 6.14: Built-in china cabinet - southwest room of first floor)	(Photo 6.15: Example of an iron heating grate)

**7.0 Land & Context**

- 7.1** a) The current (original) location of the two-storey, wood-frame, Queen Anne Revival-style house on Plan SC, Block 100, Lots 19 and 20 (Schedule “A”); and
- b) the narrow strip of land fronting the two-storey, wood-frame, Queen Anne Revival-style house from the southeastern corner of the house to the northeastern corner of the house.

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## SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE GEORGE C. CUSHING 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 conserved.

### The Standards

Definitions of the terms in italics below are set forth in 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 and Assessment  
Department  
P.O. Box 2100, Stn. M, #8117  
Calgary, Alberta, T2P 2M5

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