

Proposed Wording for a Bylaw to Designate the Jones 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 Jones 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 Jones Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Jones Residence, located at 1302 Prospect AV SW, and the land on which the building is located being legally described as PLAN CALGARY 2112AC BLOCK FORTY SEVEN "A" (47A) THOSE PORTIONS OF LOTS NINE (9) AND TEN (10) LYING SOUTH OF THE NORTHERLY FIFTY FIVE (55) FEET THEREOF 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"



1302 PROSPECT AV SW



SCHEDULE “B”

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” and Image 1.1).



(Image 1.1: Building orientation and placement on parcel)

2.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) Two and a half storey massing; L-shaped plan with two storey polygonal tower at the centre (attached Schedule "A", Images 1.1 and 3.1);
- b) Primary steep pitched, cross-gable roof with jettied gable pediments (east and north) with narrow wood vergeboards; lower portion of gables with heavy wood vergeboards and wood tongue-and-groove eaves with exposed rafters; flared eave on south-facing roof plane; shed roof on east- and north-side wraparound enclosure (formerly conservatory) with wood tongue-and-groove eaves and exposed rafters; flat roof on polygonal tower (Images 3.1, 3.3, 3.6, 4.1, and 5.1);
- c) Secondary steep pitched roofs comprised of jettied gable pediments on paired dormers (south) and roof over two-story box bay window (west); all with narrow wood vergeboards (Images 4.1, 5.1 and 5.3); and
- d) Tall, red brick, internal chimney stacks (3) with decorative corbelled caps (Image 3.1).

3.0 East façade

The following elements are regulated:

- a) Random ashlar, cut sandstone foundation; red and brown banded, English-bond brick cladding topped with moulded wood cornice (1st storey); 2nd storey clad in rough-cast stucco with decorative wood half-timbering, shingles, belt course and corner boards (Image 3.1);
- b) Square plan, east- and north-side wraparound enclosure (formerly conservatory) random ashlar, cut sandstone foundation with battered (sloped) profile on north corner; multi-pane-over-single pane wood window profile; wood window casings (Images 3.1 and 3.3);
- c) Two storey, polygonal tower with original wood multi-pane-over-single pane windows (2) and paired assembly (1); wood casings, sills and trim; moulded frieze and cornice (Images 3.1, 3.3 and 3.9);
- d) Original fenestration with wood windows including the following configurations: single (5), paired (1) and triple (1) assemblies of multi-pane-over-single pane; paired multi-light casement window profile; wood casing; soldier course brick headers and both rowlock and header course bricks sills (1st storey), wood sills, trim and mullions (2nd storey) (Images 3.1 – 3.3 and 3.7 – 3.9);
- e) Primary entry way tabbed with cut sandstone stone set into the brick cladding (Images 3.1 and 3.3); and
- f) Above grade, rounded terrace comprised of random ashlar, cut sandstone retaining wall with decorative blind arcade topped by rusticated even course, cut sandstone balustrade and coping (Images 3.1 – 3.5).

Note: A return to the original wood shingle cladding on the jettied gable pediments (see Image 3.1) would not be precluded. The shingle cladding was replaced with horizontal wood cladding and is not regulated.

A return to the original fenestration and wood shingle cladding on the east- and north-side wraparound enclosure (formerly conservatory – see Image 3.1) would not be precluded. Both were altered at an unknown date and are not regulated.



(Image 3.1: East and north façades ca. 1930 showing form, roof profile, cladding, fenestration and above grade, rounded terrace retaining wall - courtesy of Glenbow Library and Archives Collection (CU 1234217))

TEXT FOR DISCUSSION



(Image 3.2: Portion of east façade showing typical random ashlar, cut sandstone foundation, banded brick cladding (1st storey) and decorative wood half-timbering and shingles (2nd storey).



(Image 3.3: East façade ca. 1995 showing battered (sloped) north corner of sandstone foundation and main entry way tabbed with cut sandstone)



(Image 3.4: Interior of above grade, rounded terrace with cut sandstone balustrade and coping)



Image 3.5: Detail of red and brown banded, English-bond brick cladding.



(Image 3.6: Close up of moulded wood cornice above brick cladding, decorative wood half-timbering and eaves with exposed rafters)



Image 3.7: Example of original fenestration with multi-light-over-single pane wood window with soldier course brick header and rowlock brick sill. Note: Storm window is not regulated.

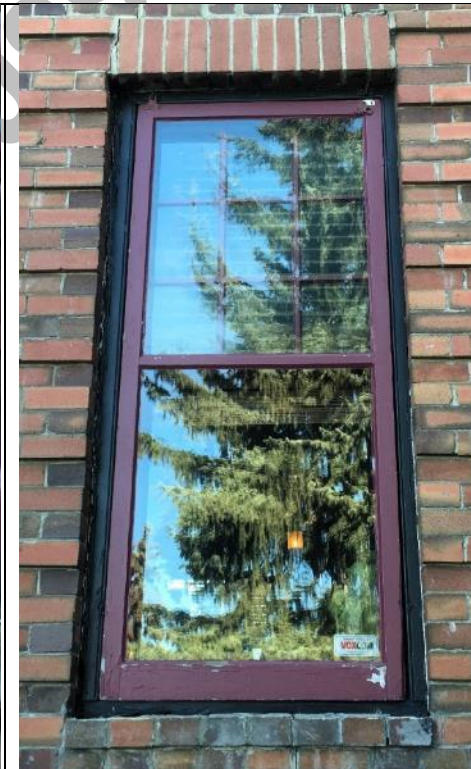


Image 3.8: Example of original fenestration with multi-light-over-single pane wood window with soldier course brick header and header course brick sill. Note: Storm window is not regulated.



(Image 3.9: Example of original fenestration of multi-light-over-single pane wood windows and casings. Note: Storm windows are not regulated)

TEXT FOR DISCUSSION

4.0 South façade

The following elements are regulated:

- a) Random ashlar, cut sandstone foundation; red and brown banded, English-bond brick cladding (Image 4.1);
- b) Inset central porch with original wood multi-pane-over-single pane windows (4); paired six-panel wood doors (2) on both ends of the porch; paired square wood posts (Images 4.1 – 4.3);
- c) Paired dormers on side-gabled roof with original wood multi-pane-over-single pane windows in quad assemblies (2); wood window casings, sills, mullions and trim; wood corner boards, (Image 4.1); and
- d) Original fenestration of multi-pane-over-single pane, paired wood window assemblies (2); soldier course brick headers; rowlock brick sills, wood mullions (Image 4.1).

Note: A return to the open railing with square wood balusters on the inset porch (see Image 4.1) would not be precluded. The railing was altered after 1995 and is not regulated.



(Image 4.1: South façade ca. 1995 showing side-gable roof with flared bottom eave, inset porch and paired dormers)



Image 4.2: Example of the paired, six-panel wood doors in the inset central porch (west side).



Image 4.3: Example of original fenestration of multi-light-over-single pane window with soldier course brick header and rowlock course brick sill. Note: Storm window is not regulated.

TEXT FOR DISCUSSION

5.0 West façade

The following elements are regulated:

- a) Random ashlar, cut sandstone foundation; red and brown banded, English-bond brick cladding (1st storey) topped with moulded wood cornice; 2nd storey clad in rough-cast stucco with decorative wood half-timbering, shingles, belt course and corner boards (Images 5.1 – 5.3);
- b) Two storey box bay window projection with random ashlar, cut sandstone foundation; red and brown banded, English-bond brick cladding; rough-cast stucco with decorative wood half-timbering; fenestration including original wood multi-pane-over-single pane windows in single (4) and triple (2) assemblies; rowlock course brick sill; wood frieze, cornice, sills, trim, mullions and corner boards (Images 5.1 and 5.3); and
- c) Original fenestration with wood windows including the following configurations: single (3) and paired (2) assemblies of multi-pane-over-single pane windows; soldier course brick headers; rowlock course brick sills (1st storey); wood sills, trim and mullions (2nd storey) (Images 5.1 and 5.3).



(Image 5.1: Northerly portion of west façade showing banded brick cladding (1st storey), moulded wood cornice, rough-cast stucco and decorative wood half-timbering (2nd storey) and fenestration. Note: Storm windows are not regulated)



(Image 5.2: Southerly portion of west façade showing sandstone foundation, banded brick cladding (1st storey), moulded wood cornice, rough-cast stucco and decorative wood half-timbering and shingles (2nd storey) and fenestration. Note: Storm windows are not regulated)



(Image 5.3: Close up of two-storey box bay window projection. Note: Storm windows are not regulated)

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