

BYLAW NO. 1456-16

A BYLAW OF THE TOWN OF VULCAN TO DESIGNATE THE SITE KNOWN AS THE LOISELLE RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE.

WHEREAS, Section 26 of the *Historical Resources Act*, Revised Statutes of Alberta 2000, c. H-9, as amended, permits Municipal Council to designate any historic resource within the Town of Vulcan whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource,

WHEREAS, the preservation of the Loiselles Residence located at 229, 1st Street S, Vulcan, Alberta, T0L 2B0; is deemed in the public interest to designate as a Municipal Historic Resource,

WHEREAS, the owners of the Loiselles Residence have waived their right to any compensation owing for any decrease in the economic value of the designated property (section 28 of the Act) in a written agreement, which is attached as Schedule "C", and

WHEREAS, the owner of this Municipal Historic Resource has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act.

NOW THEREFORE, the Municipal Council of the Town of Vulcan, in the Province of Alberta, duly assembled enacts Bylaw 1456-16 as follows:

SHORT TITLE

1. This Bylaw may be cited as "Loiselles Residence Designation Bylaw".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The parcel of land known as the Loiselles Residence, located at 229, 1st Street S, Vulcan, Alberta, T0L 2B0; and legally described as:

SE-05-17-24-W4

Lot: 17, 18

Block: 5

Plan: 7000 AG

is hereby designated a Municipal Historic Resource.

3. The Loiselles Residence is valued by the Town of Vulcan for reasons described in the attached Schedule "A", hereafter referred to as the "heritage value".

4. The heritage value of the Loiselles Residence resides in the physical elements of the property, listed in the attached Schedule "A" as character-defining elements (and hereafter known as the "character-defining elements").



PERMITTED REPAIRS AND REHABILITATION

5. No person may destroy, disturb, alter, restore or repair the property without the written permission of the Town of Vulcan.

6. The Development Officer of the Town of Vulcan will review written applications to destroy, disturb, alter, restore or repair the property through application of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (see Schedule "B").

PRESERVATION, MAINTENANCE AND REPAIR

7. The Owner agrees to preserve, maintain, and repair, at all times, the subject lands, including any designated architectural features as set out in Bylaw No. 1456-16.

8. The Owner agrees to repair and maintain the designated structure(s) in as good and sound state of repair, so that no deterioration in the condition and appearance of the designated structure determined.

9. The Owner agrees to sign a Maintenance Agreement and submit it to the Development Officer.

ADMINISTRATOR

10. The Development Officer of the Town of Vulcan is hereby appointed to administer matters arising from implementation of this Bylaw.

COMPENSATION

11. No compensation pursuant to Section 28 of the *Act* is owing to registered owners of the Loiselle Residence as set out in Schedule "C", attached.

SCHEDULES

12. Schedules "A", "B", and "C", form part of this Bylaw.

10. This Bylaw comes into effect when it receives third reading and is signed by the Mayor and the Chief Administrative Officer or designates.

Read a first time this 11th day of July A.D., 2016



Chief Administrative Officer



Mayor

Read a second time this 11th day of July A.D., 2016

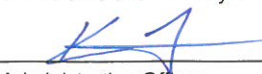


Chief Administrative Officer



Mayor

Read a third time this 11th day of July A.D., 2016



Chief Administrative Officer



Mayor



SCHEDULE "A" – Description and Value of Municipal Historic Resource

As per statement of significance (attached)

Municipal Historic Resource Application

14
758



MUNICIPAL HISTORIC RESOURCE APPLICATION

For more information contact:
 Development Officer
 The Town of Vulcan
 (403) 485-2241

RESOURCE NAME:	LOISELLE RESIDENCE
ADDRESS	229, 1st ST S. VULCAN

NAME OF PROPERTY OWNER/APPLICANT:	JOAN & DAVE SARSONS		
MAILING ADDRESS	BOX 561 VULCAN		
HOME PHONE NUMBER	485 2558	MOBILE	486-0330
EMAIL	jsarsons@gmail.com		

APPLICATION CHECKLIST (INCLUDE COPIES WITH APPLICATION)	
CURRENT PHOTOGRAPHS	<input checked="" type="checkbox"/>
HISTORIC PHOTOGRAPHS (IF AVAILABLE)	<input checked="" type="checkbox"/>
STATEMENT OF SIGNIFICANCE	<input checked="" type="checkbox"/>

DECLARATION:

I hereby submit this Municipal Historic Resource Application with the supporting documents as required and understand that I am applying for legal protection of my property as a Municipal Historic Resource.

Signature of Registered Owner(s)

Date

JUNE 11, 2015

PROPERTY INFORMATION:

DESCRIPTION OF ADDITIONS OR ALTERATIONS	DATE
<p>NONE.</p> <p>BACK PORCH RE-DONE (DECK) REPLACED AS TO ORIGINAL. NEW ROOF - 2013 - AS ORIGINAL WINDOWS REPLACED. 14 WINDOWS.</p>	<p>2013 MAY 2013.</p>

DESCRIPTION OF FUTURE RENOVATIONS, ADDITIONS OR ALTERATIONS
<p>FRONT PORCH AREA NEEDS WORK. FRONT STEPS NEED REPLACING. SIDEWALK BUSTED UP - WAITING FOR TOWN SIDEWALK PART VINYL SIDING NEEDS REPLACING WITH WOOD. ALL WOOD SIDING REQUIRES PAINTING. KITCHEN WINDOW WILL BE REPAIRED AT SAME TIME AS SIDING.</p>

APPROVED BY DEVELOPMENT OFFICER	<input type="checkbox"/> Yes <input type="checkbox"/> No	DATE:
APPROVED BY HERITAGE ADVISORY BOARD	<input type="checkbox"/> Yes <input type="checkbox"/> No	DATE:

Alberta SITE FORM

Heritage Survey

¹Key

H S 1 0 4 4 3 7

²Site Name

Loiselle Residence

³Other Name(s)

⁴Site Type

01101 Single Dwelling

Legal Description

⁵ LSD	⁶ Quarter	⁷ Section	⁸ Township	⁹ Range	¹⁰ W-M
	SE	5	17	24	4

¹¹Lot 17, 18

¹²Block 5

¹³Plan 7000 AG

¹⁴Metes & Bounds

¹⁵Address

229 1st St S.

¹⁶Number

229

¹⁷Street

1 S

¹⁸Avenue

¹⁹Other

²⁰Town

Vulcan

²¹Near Town

²²County

Vulcan

NTS

²³Grid

²⁴Letter

²⁵Number

82 / I / 106

²⁶Name

Vulcan

UTM

²⁷Zone

²⁸Easting

²⁹Northing

³⁰Datum

³¹Coordinate Determination

12

339224

5585817

NAD83

Toporama (gc.ca)

³²Latitude

³³Longitude

³⁴Datum

³⁵Coordinate Determination

N 50° 24' 08.8"

W 113° 15' 44.6"

NAD83

GPS



Image 1

³⁶Negative

11-R0084-34

³⁷Other

³⁸View

South

³⁹Date

May 9/2012

⁴⁰Source

Donald Luxton & Associates

Visual Description

41 Style

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 Colonial Revival

42 Plan Shape

1	2	0	2				
---	---	---	---	--	--	--	--

 Rectangular

43 Storeys

1	5	0	3	1	7	0	2
---	---	---	---	---	---	---	---

 One and one half Storeys

44 Foundation

1	8	0	7				
---	---	---	---	--	--	--	--

 Concrete

45 Superstructure

3	0	1	1				
---	---	---	---	--	--	--	--

 Nailed wood frame.

46 Superstructure Cover

2	0	1	4	2	0	1	6
---	---	---	---	---	---	---	---

 Clapboard + Shingle/shake

47 Roof Structure

3	2	0	3	3	3	0	4
---	---	---	---	---	---	---	---

 Gable / Cross-gable - gambrel roof on W gable.

48 Roof Cover

3	4	0	5				
---	---	---	---	--	--	--	--

 Asphalt

49 Exterior Codes

5502	5703	5004	51102	5302	5202
5403	5504	5502	3703	3706	3708
3711	3717				11101
1611	4209	3115	3107	6607	6710
4303	4405	4603	4504	6103	6202
6302	6402	6503	6801	6907	7102
7308	5703	5918	7503	7601	

50 Exterior Gable on E side unknown shape - on W is gambrelled corner boards, closed cornice + cornice return, wooden door with 6 panes. 7308 - closed partial verandah

51 Interior dentil coursing above windows front + W gable - piano window front (leaded glass).

52 Environment In residential context with contemporaneous historic houses in Vukann

53 Condition Excellent

54 Alterations None Noted.

Key H S 104437

Description

Date (dd/mm/yyyy)

Code

55 Construction

56

57

58 Usage

59

60

61 Owner

62

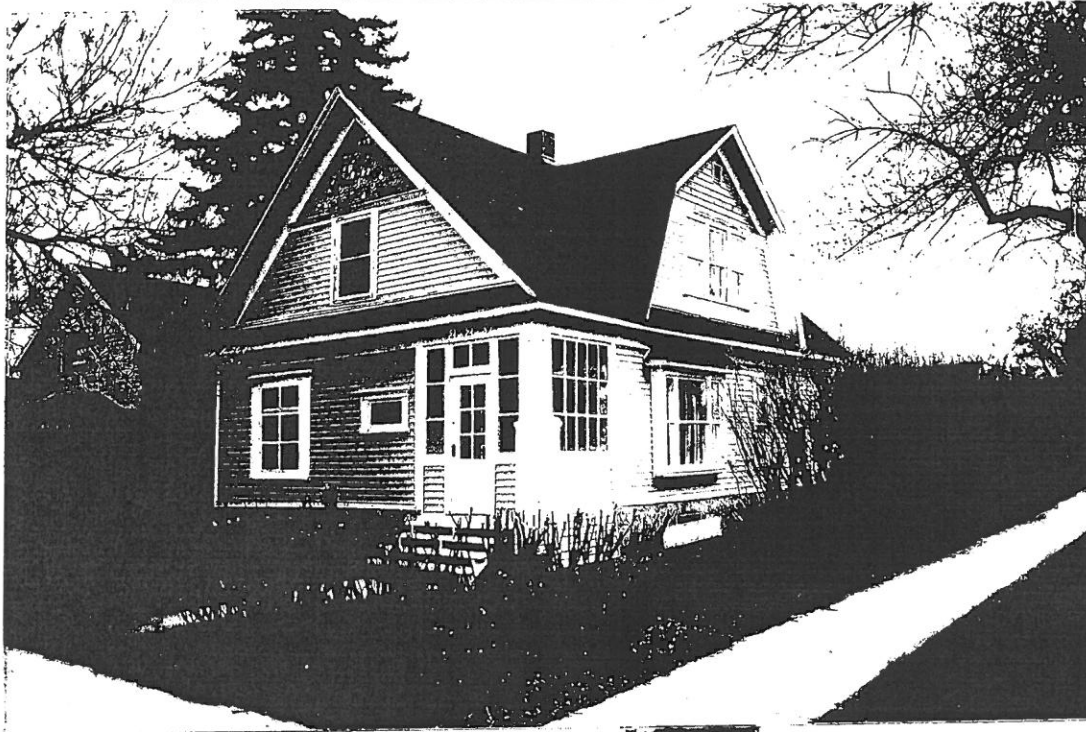


Image 2

36 Negative 2

11-R0084-35

37 Other

38 View

East

39 Date

May 9/2012

40 Source

Donald Luxton & Associates

Image 3

36 Negative

11-R0084-36

37 Other

38 View

North

39 Date

May 9/2012

40 Source

Donald Luxton & Associates



Text Fields

⁶³ Architect

⁶⁴ Builder

⁶⁵ Craftsman

⁶⁶ History

⁶⁷ Sources

⁶⁸ Status

Active

Date (dd/mm/yyyy)

⁶⁹ 28/09/2011

⁷⁰ Form Completed By

Donald Luxton & Associates

⁷¹ 1/7/03/2012

Office Use

⁷² Priority

⁷³ Geo Code

⁷⁴ Borden
Number

⁷⁵ Register

SCHEDULE “B” – *Standards & Guidelines For The Conservation Of Historic Places In Canada*

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition, 2010) will be used by the Town of Vulcan to evaluate applications for written permission to alter a Municipal Historic Resource. The standards and guidelines are directly applied to the character-defining elements outlined in a site's Statement of Significance.

The Standards

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. Under the standards, any work carried out to [address] may include aspects of *preservation*, and *restoration* to the character-defining elements, and *rehabilitation* to all other elements not considered character-defining elements defined below:

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Any intervention should be based upon the Standards outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which are conservation principles of best practice. The Standards are outlined below.

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 on going 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

Guidelines apply to specific elements and materials for character-defining elements. The full text of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd Edition is available from:

Town of Vulcan

321 - 2 Street S

Vulcan, Alberta

Canada T0L 2B0

403-485-2417

<http://www.townofvulcan.ca/>

Parks Canada National Office

25 Eddy Street

Gatineau, Quebec

Canada K1A 0M5

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

SCHEDULE "C" – Compensation Agreement – include signed copy of compensation agreement
