

CITY OF EDMONTON
BYLAW 18011
BYLAW TO DESIGNATE THE BARTO RESIDENCE AS A
MUNICIPAL HISTORIC RESOURCE

WHEREAS the *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended, permits the municipal council of a municipality to designate any Historic Resource within the municipality whose preservation it 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 it is deemed in the public interest to designate the building located at 11425 – 95A Street NW, known as the Barto Residence and the land on which the building is located as a Municipal Historic Resource; and

NOW THEREFORE the Municipal Council of the City of Edmonton, having complied with the *Historical Resources Act*, and duly assembled, hereby enacts as follows:

1. BUILDING AND LANDS DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

The building known as the Barto Residence (specifically described in Schedule “A”) (the “Building”) and the land on which the building is located being legally described as:

Plan RN43 (XLIII)

Block 23

Lot 8

(the “Land”) are hereby designated as a Municipal Historic Resource.

2. PERMITTED REPAIRS AND REHABILITATION

Subject to Section 3 hereof, the Building and Land shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in

accordance with the terms of Schedule "A" attached, and the General Guidelines for Rehabilitation and Guidelines for Development on the Regulated Land attached as Schedule "B", to this Bylaw.

3. ADMINISTRATOR

The City Manager is hereby appointed to administer the implementation of any matters arising from the matters set out in this Bylaw, and the Schedules attached hereto which form part of this Bylaw, including, without limitation, the execution of a Rehabilitation Incentive and Maintenance Agreement as set out in Schedule "C".

4. EFFECTIVE DATE

This Bylaw shall come into effect on the date on which this Bylaw is passed by Council.

READ a first time this	13 th	day of	June	2017;
READ a second time this	13 th	day of	June	2017;
READ a third time this	13 th	day of	June	2017;
SIGNED AND PASSED this	13 th	day of	June	2017.

THE CITY OF EDMONTON



MAYOR



CITY CLERK

SCHEDULE "A"

THE IDENTIFICATION OF REGULATED PORTIONS OF THE BARTO RESIDENCE

The purpose of this Schedule is to identify by written description and photographs, those portions of the Building known as the Barto Residence, which shall be regulated by the “General Guidelines for Rehabilitation” (Schedule “B”) and must be preserved (“the Regulated Portion”).

The Regulated Portion of the Building includes the north, west and south historic exterior façades only. This includes the unusual style and eclectic influences in style, form, scale, and mass of the Barto Residence as described below. These features of the Building shall be rehabilitated in accordance with the “Rehabilitation Work” which is part of Schedule “C”.

Non-regulated portions of the Building, being all other portions of the Building not specifically identified as a Regulated Portion, may be rehabilitated, altered, repaired or otherwise permanently affected in any manner provided that such rehabilitation, alteration or repair does not impact on the regulated historic features of the Building. Any development or alterations considered to be non-regulated portions of the Municipal Resource, however, must meet the General Guidelines for Rehabilitation of Designated Historic Resources as identified in the *“Standards and Guidelines for the Conservation of Historic Places in Canada.”* Any development of any portion of the Land shall be undertaken in a manner that is sympathetic to the historic north, west and south façades of the Barto Residence. New development should also make reference to this resource’s Statement of Significance as identified on the Alberta Register.

The following character-defining architectural elements as expressed in the form, massing and materials of the north, west and south façades of the building must be retained:

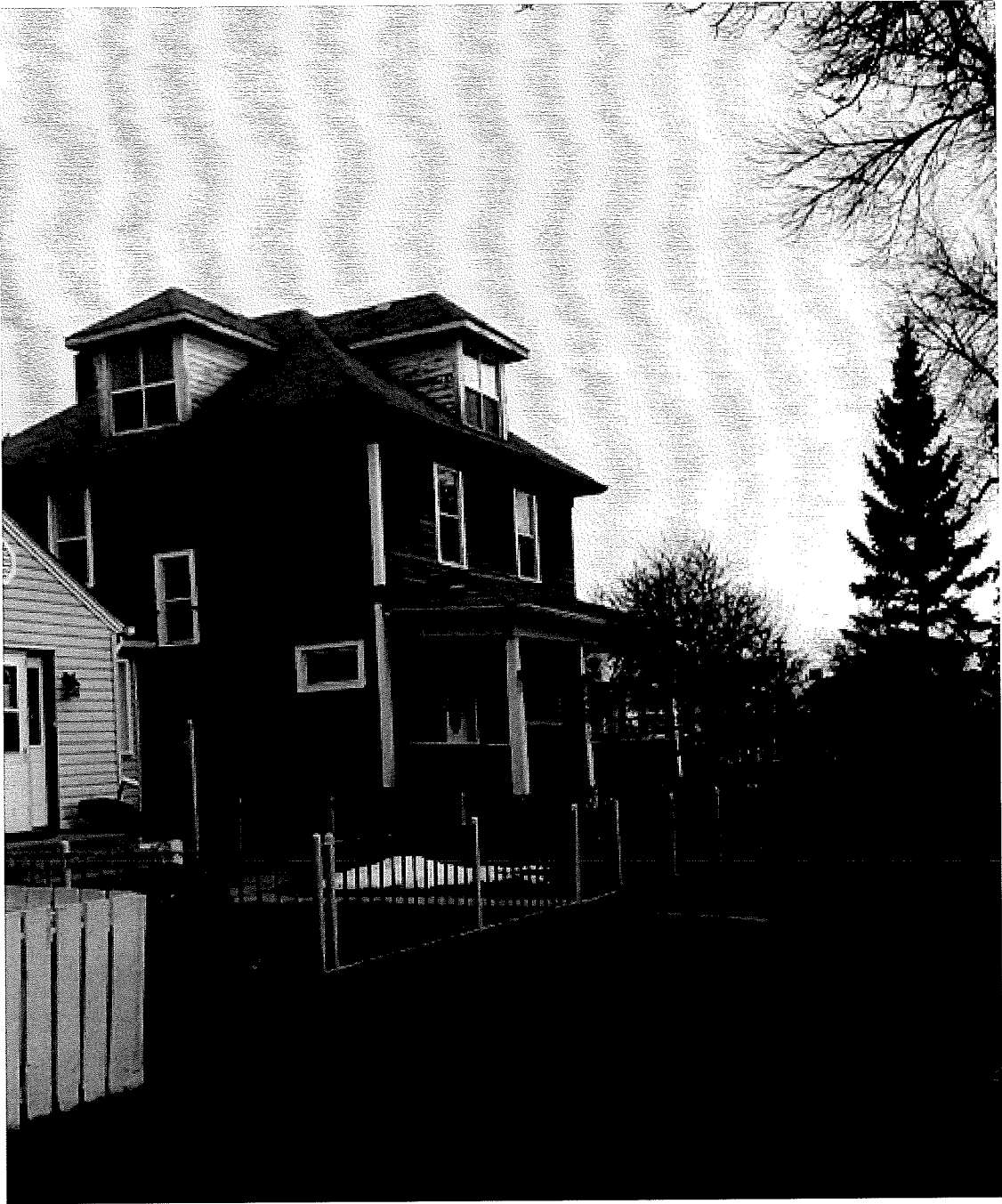
- Wood frame construction, two-storey Foursquare
- Horizontal siding on lower and upper levels and verandah
- Medium pitch hip roof
- Original wood soffits and fascia
- Three hip gable dormers with original horizontal wood siding on west, north and south elevations
- Original fenestration pattern, apart from the large window on the lower level of the façade
- Wood lintels and plain sills on most windows
- Open verandah with low-pitch hip roof, horizontal wood siding and closed balustrade
- Plain pillars and dentillation along the eaves of the verandah
- Moulded wood lintel over main entrance
- Brick chimney

PHOTOGRAPHIC DETAILS

Barto Residence, 2016 – West and South Elevations



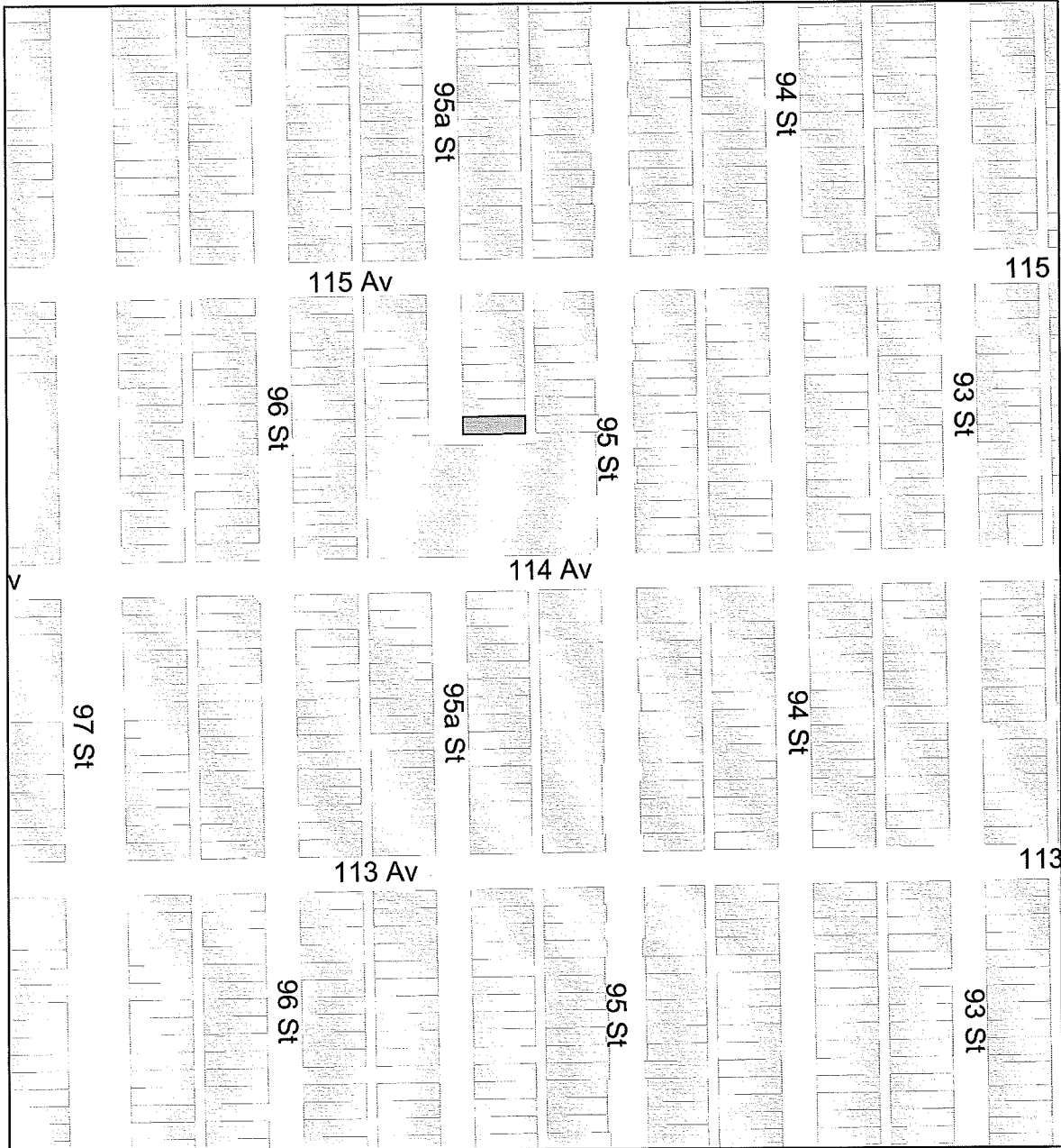
Barto Residence, 2016 – West and North Elevations



Barto Residence, 2016 – South Elevation



LOCATION PLAN



**The Barto Residence
11425 - 95A Street NW**

SCHEDULE "B"

GENERAL GUIDELINES FOR REHABILITATION

The General Guidelines for Rehabilitation are intended to assist in applying accepted principles and practices to the conservation of Historic Resources. The guidelines are set out in the *“Standards and Guidelines for the Conservation of Historic Places in Canada.”* In a manner consistent with accepted practice, City Heritage Policy C450B requires that the standards be used in conjunction with the guidelines to ensure that the basis for a clear and consistent interpretation of the guidelines is provided to assist owners of Historic Resources throughout any rehabilitation process. The following guidelines and the referenced standards shall apply to the Barto Residence and the land on which the building is located (the “Municipal Historic Resource”) and any rehabilitation or maintenance work undertaken with respect to the Municipal Historic Resource at any time.

1. Compatible Uses:

Wherever possible, the uses proposed for a Municipal Historic Resource shall be compatible with the existing building such that only minimal changes are required to the building. The use of a Municipal Historic Resource for its original purpose is desirable.

2. Original Character:

The original distinctive qualities and character of the building as designated by the Municipal Historic Resource Bylaw should be preserved. The removal or alteration of any historical materials or features shall be avoided whenever possible.

3. The Historic Period:

The Municipal Historic Resource should be recognized as a product of its own time. Alterations which are not based on historical fact or which recreate an earlier or a later design idiom shall be discouraged.

4. Witness to Change:

Changes to the Municipal Historic Resource may have occurred over time. These alterations are evidence of the history and development of the building. Because this evolution may have acquired a significance in its own right, alterations to the original building should be recognized and respected where indicated.

5. Style and Craftsmanship:

Distinctive stylistic features and examples of skilled craftsmanship which have been designated by the Municipal Historic Resource Bylaw shall be preserved and treated sensitively.

