

Notice of Intention to Designate

Northern Alberta Pioneers and Descendants Association Cabin as a Municipal Historic Resource

Recommendation:

That Executive Committee recommend to City Council:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1, of the March 23, 2011, Planning and Development Department report 2011PPP104, be served on the owner of the property occupied by the Northern Alberta Pioneers and Descendants Cabin located at 9430-Scona Rd. NW in accordance with section 26 of the *Alberta Historical Resources Act* RSA 2000.
2. That the funding of \$126,469.52 for this restoration project be provided from the Heritage Reserve Fund.

Report Summary

The recommendation in this report initiates the process of designating a heritage building at the owner's request as a Municipal Historic Resource, in accordance with the *Alberta Historical Resources Act*.

Report

The Northern Alberta Pioneers and Descendants Cabin is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B - "A Policy to Encourage the Designation of Municipal Historic Resources in Edmonton." The property is currently owned by the Northern

Alberta Pioneers and Descendants Association and is located on land leased from the City of Edmonton. On October 18, 2010, the owner completed the application requirements to have the Northern Alberta Pioneers and Descendants Cabin at 9430 – Scona Road NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

Any future renovation will meet the Standards and Guidelines for the Conservation of Historic Places in Canada. The designation of this property will ensure its proper restoration and protection in the future.

Policy

City Policy C450B – A Policy to Encourage Designation of Municipal Historic Resources in Edmonton

Corporate Outcomes

The Way Ahead, City of Edmonton Strategic Plan 2009-2018:

- Improve Edmonton's Liveability – Preserve, celebrate and support Edmonton's heritage, arts and culture.

Budget/Financial Implications

Upon completion of the project phases, as outlined in Attachment 5, the owner will be paid up to \$126,469.52 as a rehabilitation incentive from the Heritage Reserve Fund. This funding is based on matching grants, up to 50 percent of the eligible restoration costs.

Should the owner receive funding from the Alberta Historic Resources Foundation for restoration work, the allocated funding from the Historic Resource Management Program may be adjusted accordingly.

Justification of Recommendation

1. Issuance of a Notice of Intention to Designate and subsequent approval of the designation bylaw will provide Administration authority to ensure that the building is restored and maintained in accordance with sound principles of conservation.
2. Rehabilitation incentives funds will be available from Internal Order (#174101 – Heritage Reserve Fund).

Attachments

1. Notice of Intention to Designate the Northern Alberta Pioneers and Descendants Cabin as a Municipal Historic Resource
2. Location of the Northern Alberta Pioneers and Descendants Cabin at 9430 – Scona Road NW
3. Photographs of the Northern Alberta Pioneers and Descendants Cabin.
4. Heritage Planner's Statement of Significance
5. Description of City Funded Work for the Northern Alberta Pioneers and Descendants Cabin

Others Reviewing this Report

- L. Rosen, Chief Financial Officer and Treasurer
- M. Koziol, Acting General Manager, Asset Management and Public Works Department and General Manager, Capital Construction Department

Notice of Intention to Designate the Northern Alberta Pioneers and Descendants Cabin as a Municipal Historic Resource.

HISTORICAL RESOURCES ACT

Section 26 H.R.A., R.S.A. 2000, c.H-9, as amended

TO: Mr. Robert (Bob) Maskell
President, Northern Alberta Pioneers & Descendants Association
9430 Scona Road NW
Edmonton AB T6E 3W4

Notice is hereby given that sixty (60) days from the date of service of this Notice, The Municipal Council of The City of Edmonton intends to pass a Bylaw that the original 1958-59 building known as the Northern Alberta Pioneers and Descendants Cabin, and the land on which such building is located, legally described as:

Plan I4, Block Z

and municipally described as 9430 – Scona Road NW be designated a MUNICIPAL HISTORIC RESOURCE under Section 26 of the *Historical Resources Act*, as amended from time to time.

AND TAKE FURTHER NOTICE THAT the Municipal Council of the City of Edmonton has appointed the General Manager of the Planning and Development Department to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

DATED this day of 2011.

General Manager
Planning and Development Department
Agent for The City of Edmonton

EXPLANATORY NOTE

The above Notice is addressed to the owner of, or person with a legal interest in, the resource named which the Municipal Council of the City of Edmonton (hereinafter referred to as The Council) intends to designate, by Bylaw, as a Municipal Historic Resource under Section 26 of *The Historical Resources Act*.

EFFECT OF NOTICE

This Notice of Intention protects the historic resource named in it for 120 days from the date it was served on you. During these 120 days **NO PERSON MAY DESTROY, DISTURB, ALTER, RESTORE OR REPAIR A MUNICIPAL HISTORIC RESOURCE OR REMOVE ANY HISTORIC OBJECT FROM IT** unless they have written approval of the Council or person appointed by the Council for the purpose.

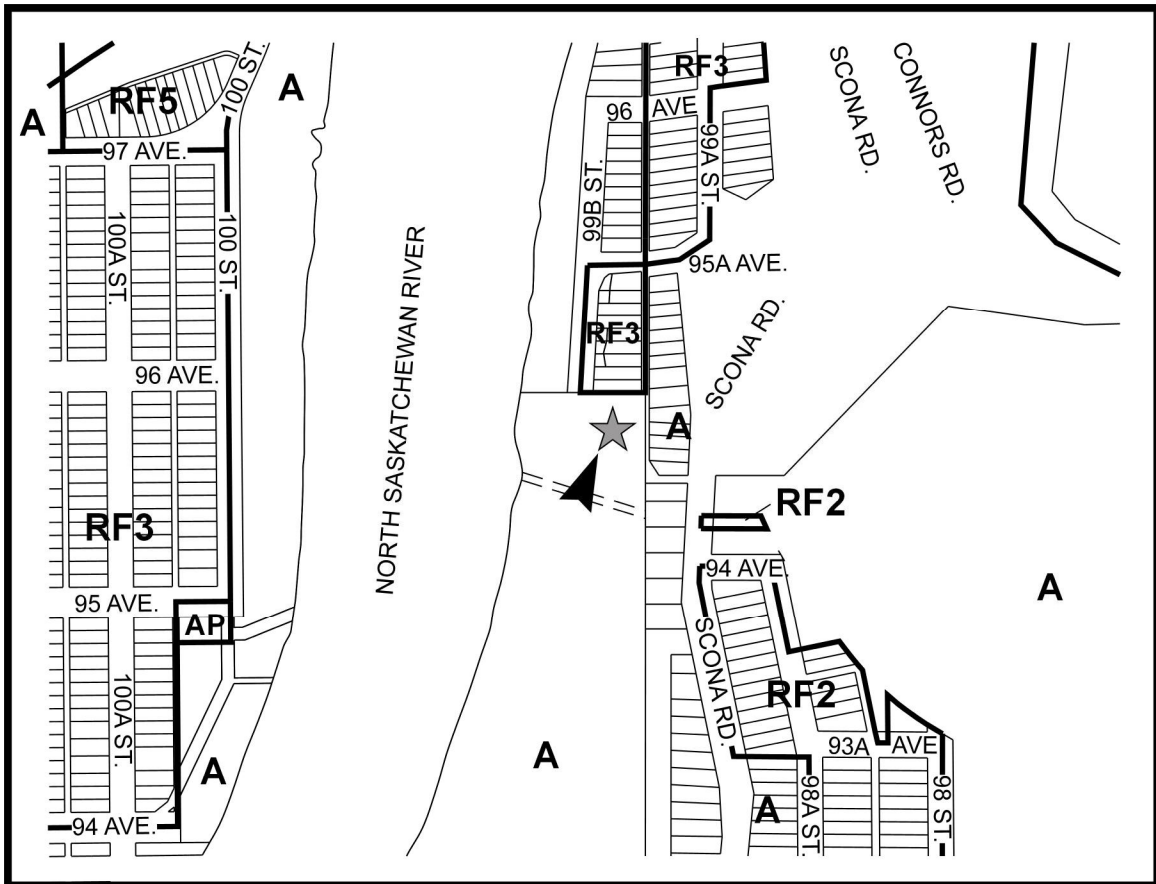
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

Although there is no right of appeal as such against designation as a Municipal Historic Resource, you are not precluded at any time from writing to the Council, claiming that the site should not or should cease to be designated. Such claim must demonstrate that property to be designated is not of architectural or historical significance. The evidence provided to support the claim will be carefully considered.

You may also apply by originating Notice to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

After 120 days the Notice ceases to have any effect, unless the Council has revoked it sooner, or the court has shortened the period, or unless the Council has passed a Bylaw designating the resource permanently.

Location of the Northern Alberta Pioneers and Descendants Cabin located at 9430 – Scona Road NW



**LOCATION OF THE NORTHERN ALBERTA PIONEERS
AND DESCENDENTS ASSOCIATION CABIN
9430 Scona Road NW**

Plan 14

Block Z



Site Location

PLANNING AND DEVELOPMENT DEPARTMENT

Photographs of the Northern Alberta Pioneers and Descendants Cabin

East elevation



East elevation showing the 1987 - 88 addition



South elevation



North elevation



West elevation



West elevation



Heritage Planner's Statement of Significance

Northern Alberta Pioneers and Descendants Cabin – 9430 – Scona Road NW

STATEMENT OF SIGNIFICANCE

Plan I4, Block Z
District: STRATHCONA
Zoning: RF3, A

DESCRIPTION OF HISTORIC PLACE

The 1958-59 Northern Alberta Pioneers and Descendants Cabin is a one-storey log structure with a side-facing gable roof with two intersecting gable roofs on the front elevation – one over the entrance and one over an addition on the north east corner.

HERITAGE VALUE

The Northern Alberta Pioneers and Descendants Cabin, associated with the Old Timers Association and built of logs, is significant for its association with the theme of historical myth making in Alberta.

CHARACTER DEFINING ELEMENTS

- The saddle-notch log construction;
- the side-facing gable roof;
- the front-facing gable roof over the central front entrance;
- the cedar shingle roof cladding;
- the stone cladding on the foundation;
- the fieldstone fireplace and chimney;
- the projecting logs underneath the eaves;
- the wood multi-pane windows;
- the wooden window frames and casings;
- the exposed saddle-notch spruce log interior;
- the poplar flooring; and
- the wagon wheel light fixtures in the main floor social room.

Further information

Another log structure associated with the Northern Alberta Pioneers and Descendants Association is the 1926 Exhibition Cabin, located at Northlands Park. It is on the Inventory of Historic Places in Edmonton. It is owned by the Association but is on land owned by Northlands. It has been moved to different part of the Northlands site multiple times since 1960, and there has been no interest from Northlands in its designation.

Construction

The logs of the Northern Alberta Pioneers and Descendants Cabin are saddle notched with an axe, and form a tight weatherproof wall without aid of chinking or plaster. The building is constructed of spruce logs obtained from a stand near the Pembina River in the vicinity of the bridge at Drayton Valley. They were assembled at Pigeon Lake, each log fitted and numbered so the building could be dismantled and reassembled in Edmonton at its current location. The floor of the cabin was planed poplar that was obtained from the municipality of Leduc. The large, bungalow style cabin has a stone-faced basement. The window frames are regular spruce casing and are painted. The roof is clad in cedar shingles. The windows are the original frame windows with small panes that have smaller top windows that open outward. Excavation for the site was done free of cost by contractor Gordon McDonald. The building was begun in 1958 and completed in 1959. The cost was \$75,000.

Designer/Builder

Hobart Dowler

Hobart Dowler was known across Canada for his log and stone buildings. He homesteaded in the Edmonton area as early as 1900. His own home, made of logs, was built overlooking Pigeon Lake where he assembled many of the other ones he built, including the Northern Alberta Pioneers and Descendants Cabin. From 1935-1960 he and his crew built between 80-100 stone and log cabins from material in the area. His buildings all showed the same style by using logs, notch and saddle style connections, split field stone foundations and the massive stone fireplaces in which only igneous rocks were used. Other clients for whom he constructed log buildings include the Central Alberta Pioneers, the Southern Alberta Pioneers Lodge, Rundle's Mission Camp, Camp Wohelo, Camp Maskepton, the Alpine Club of Canada, and cabins at Glacier, Jasper and Yoho National Parks.

CULTURAL HISTORY

Historical Importance

Northern Alberta Pioneers and Descendants Association

The Northern Alberta Pioneers and Descendants Association began as a men's social club, receiving its charter as a society in 1894, and was at the time called the Old Timers' Association. The membership roll read like a who's who of early Edmonton society, with members like Donald Ross, J.A. McDougall, Frank Oliver, Alex Taylor, Rev. D.G. McQueen, John Walter, Malcolm Groat and several Members of Parliament.

Early activities included dinners and balls, and the organization was an active part of Edmonton's social scene until 1914, when activities stopped. The organization was reorganized in 1924, at which time women were given membership rights and the group

was renamed the Edmonton Pioneers and Northern Alberta Old Timers' Association. The social activities were revived, and soon were augmented by other goals, including the preservation of history through the collection of artifacts and biographies of members, the provision of cemetery plots for members without family or friends, and social calls for sick members.

In 1926, a permanent home for the group was built at Northlands, called the Old Timers' Roost, later renamed the Exhibition Cabin. The log structure provided a home for the growing historical collection, and served as a permanent gathering place until 1941, when it was rented to the RCAF and converted to a home for the RCAF Commanding Officer.

In 1944, the RCAF discontinued use, but the Edmonton Pioneers and Northern Alberta Old Timers' Association continued to rent the building out until 1959, using it themselves only one week a year during the Exhibition.

Because the Exhibition Cabin was too small to hold social gatherings other than afternoon teas, and was only available during Exhibition week from 1942-1959, it was decided that a building large enough for social functions and meetings was necessary.

The sod was turned for the Northern Alberta Pioneers and Descendants Association Cabin in July 15, 1958 by Tracy Long, a vice-president and the first white child born in the Namao area. The first executive council meeting was held February 3, 1959, and the building was officially opened November 16, 1959. Premier Ernest Manning and Mayor Elmer Roper both attended the celebrations.

Since its construction the cabin has been used as a meeting place for members, for annual meetings, afternoon teas, council and committee meetings, and social events. It has also been rented out to a variety of community and corporate clients. In 1963 the cabin was used for four weeks by the City to give polio immunizations.

The Association's mandate is now to preserve the history of Alberta and the contribution made by the pioneers who settled here, although social events are still an important aspect.

The Northern Alberta Pioneers and Descendants Association (as it was renamed in 1983) had a considerable effect on Edmonton's historical consciousness and the creation of the pioneer myth. It should be noted that the term myth is not used in a pejorative sense, but is rather an important element in the creation of identity. Promoting the settlement myth of the pioneers, which is a mixture of historical fact and fiction, gives the audience a sense of belonging, pride, self and place. The myth is a defining feature of how Edmontonians view themselves and see their place in history and the local landscape, and has been very influential over the past hundred years.

The creation of a mythic past began almost immediately after the Old Timers' Association was incorporated. The earliest Old Timers' balls and parades were decorated with artifacts from the past, such as a red river cart and hunting, mining and traveling

implements, communicating to newcomers how some early settlers traveled west and sustained themselves once here. The first ball incorporated a First Nations tepee. Subsequent balls replaced the First Nations' presence with a rustic log cabin, a further representation of the early settlers. When the organization was reorganized in 1924 the construction of a pioneering myth increased one of their new mandates became the celebration of pioneering heritage. The Old Timers took part in the Exhibition parade that year, with a float displaying a red river cart and a stage coach – two well known modes of travel. Interestingly, the stage coach of popular imagination was never used in Edmonton, and though a stage coach did travel between Edmonton and Calgary for a short time before the railroad linked the two cities, it was an open bed wagon, rather than the romanticized coach of Hollywood.

The Edmonton Pioneers and Northern Alberta Old Timers' Association was actively involved in the early preservationist movement in Edmonton. In September of 1925, the group organized the relocation of Frank Oliver's original Bulletin building to the Exhibition grounds (it is now located in Fort Edmonton Park). In the late 1940s and early 1950s they unsuccessfully lobbied the government to reconstruct Fort Edmonton on its original site below the Legislature. When the reconstructed Fort Edmonton opened at its present location in 1970 the Edmonton Pioneers and Northern Alberta Old Timers' Association were invited to the ceremonies.

The Edmonton Pioneers and Northern Alberta Old Timers' Association was also actively involved in anniversary celebrations in Edmonton – events which are commonly used to reaffirm identity. The Association erected a bust of Frank Oliver in front of the relocated Bulletin building in 1927 in honour of Canada's 60th anniversary. The bust is now in Frank Oliver Park in front of the Hotel McDonald. As part of the 1955 Alberta Jubilee the Association helped arrange the Old Stage Coach Tour from Edmonton to Calgary and back. In 1979, the City of Edmonton celebrated its 75th anniversary, and tea was served at the Northern Alberta Pioneers and Descendants Cabin on Scona Road while commemorative scrolls were handed out to Edmontonians born before September 1, 1904. The following year was Alberta's 75th anniversary, and the cabin was used for the presentation of commemorative medallions for people born in the area before 1905.

The 1958-1959 Northern Alberta Pioneers and Descendants Cabin was a natural continuation of the mythic nature of the Edmonton Pioneers and Northern Alberta Old Timers' Association. The archetypal log cabin was a symbol of pioneering. It was first used by the Old Timers in 1897 when a log shack was constructed for card playing at the annual ball. Since then, log structures were seen at many of the annual events, and even atop the arch erected celebrating Alberta's incorporation as a province in 1905.

CONTEXT

Site

The Northern Alberta Pioneers and Descendants Cabin is located in the North Saskatchewan River Valley, just off Scona Road. Mayor William Hawrelak, himself a

member of the Pioneers of Northern Alberta, arranged for the organization to lease the site by from the City in the 1950s. At the time, the site was on a hill that was being leveled to provide fill for the Low Level Bridge. The site overlooks the North Saskatchewan River Valley and the downtown skyline.

A lilac bush was moved to the site in 1962. It had been brought to Edmonton from Eastern Canada by John Walter in 1870 and had grown on the Walterdale flats until 1920, when it was transplanted to the home of C. W. Hillas at 11012 - 113 Street. It remained there until it was transplanted to its present location behind the Northern Alberta Pioneers and Descendants Cabin in 1962.

Neighbourhood

The Northern Alberta Pioneers and Descendants Cabin is located in an isolated northern section of the community of Strathcona. This part of the community contains roughly three dozen houses bordered to the north, west and south by River Valley Walterdale and to the east by Mill Creek Ravine. The Northern Alberta Pioneers and Descendants Cabin is the only non-residential building in the collection, and is the furthest south. The homes range from small 1930s bungalows to modern infill development.

Visual/Symbolic

The Northern Alberta Pioneers and Descendants Cabin is in a highly conspicuous location next to Scona Road, a busy traffic thoroughfare. It is made all the more obvious to passers-by because it is one of the only buildings in the vicinity, and a large log cabin is an unusual building in Edmonton. Thousands of Edmontonians have used the building for a variety of reasons. The building has been the site of many club events, and is rented out for weddings, meetings, and special gatherings.

INTEGRITY

The building was expanded with a log addition between 1987-1988 to include a conference room, an elevator, an accessible washroom on the main floor, and a bar, cloakroom and fire proof vault were built in the basement. New sinks and a cooler were added to the kitchen. The addition is located on the northeast corner of the building and is identified by an inscribed black granite cornerstone.

In 1989, new roof shakes were installed and insulation was added. The walls were stabilized with vertical timbers, steel channel beams, and roof supports.

Beginning in 1993, damaged logs began to be replaced. Exterior fire doors have been installed. A deck was added to the rear in the same log theme as the building.

Description of City Funded Work for the Northern Alberta Pioneers and Descendants Association Cabin

Phase	Description of City Funded Work	Total Estimated Cost	Amount Allocated
1	Log repairs: repair and replace logs where required, chinking where required.	\$190,247	\$95,123.50
2	Painting: remove extant stain and provide new stain and UV protection to log cabin and rear deck.	\$29,700	\$14,850
3	Contingency (15%)	\$32,992.05	\$16,496.02
	Total	\$252,939.05	\$126,469.52