

**BYLAW 1244-12
OF
SMOKY LAKE COUNTY**

A BYLAW OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF
DESIGNATING THE ANDERSON HOUSE AS A MUNICIPAL HISTORIC RESOURCE.

WHEREAS Section 26 and 27 of the Historical Resources Act, R.S.A. 2000, c. H-9, as amended, permits the Municipal Council of a municipality to designate any heritage resource within a municipality whose preservation it considers to be in the public interest as a Municipal Historic Resource, upon giving notice to the Owner of the Resource in accordance with the Historical Resources Act;

AND WHEREAS the Council of Smoky Lake County has determined that the property legally described as:

**Anderson House
(otherwise known as The House in the Middle of the Road)
Lot 1, Block 1, Plan 1222830
Settlement Lot 14-58-18-W4M**

is a site of architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic and/or scientific value;

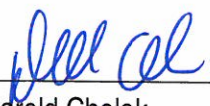
AND WHEREAS not less than sixty (60) days prior to consideration of this bylaw, the Council of the Smoky Lake County may by bylaw designate any historic resource within the municipality whose preservation it considers to be in the public interest, together with any land in or on which it is located that may be specified in the bylaw, as a Municipal Historic Resource. A council that designates an historic resource as a Municipal Historic Resource shall:

- a) cause a copy of the bylaw to be served on the owner of the historic resource and on the owner of any land that will be subject to the bylaw; and
- b) if the bylaw relates to or includes any land, cause a certified copy of the bylaw to be registered at the land titles office.

NOW THEREFORE that the Council of Smoky Lake County in the Province of Alberta, having complied with the Historical Resources Act, and duly assembled, hereby enacts as follows:

1. The property known as Anderson House located on lands legally described as Lot 1, Block 1, Plan 1222830 excepting thereout all mines and minerals, area 0.118 Hectares (0.29 Acres more or less) is hereby designated a Municipal Historic Resource with the County as described in Schedule "A".
2. Council wishes to protect and preserve the original character of Anderson House while encouraging changes that will make the related buildings and structures functional. The Historic Resource shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms outlined in Schedule "B".
3. The administration of this bylaw shall be under the management and control of the Development Authority of Smoky Lake County.
4. This bylaw repeals Smoky Lake County, Anderson House Bylaw No. 1204-09 and amendments thereto.
5. This bylaw shall come into effect after third and final reading.

READ A **FIRST TIME** IN COUNCIL THIS 25th DAY OF APRIL, AD 2013.



Dafeld Cholak
Reeve

S E A L



Cory Ollikka
Chief Administrative Officer

READ A **SECOND TIME** IN COUNCIL THIS 25th DAY OF APRIL, AD 2013.

READ A **THIRD AND FINAL TIME** IN COUNCIL THIS 25th DAY OF APRIL, AD 2013.



Dareld Cholak
Reeve

S E A L



Cory Ollikka
Chief Administrative Officer

SCHEDULE “A”

This Statement of Significance forms Schedule “A” to Bylaw 1244-12 and provides a *Description of the Historic Place*, explains the *Heritage Value* of the building and identifies, by written description and photographs, those *Character Defining Elements* of the Anderson House which are regulated by the “General Guidelines for Conservation” (Schedule “B”) and must be preserved (the “Regulated Character Defining Elements”).

THE STATEMENT OF SIGNIFICANCE

Anderson House
(otherwise known as The House in the Middle of the Road)
Lot 1, Block 1, Plan 1222830
Settlement Lot 14-58-18-W4M

Description of Historic Place

This building includes a one-and-a-half storey house with a wood-shingled gable roof, a gable roof wall dormer, and dovetail log construction with shingle cladding.

This site is significant as a landmark to many residents in the Victoria District because the house is highly visible from the Victoria Trail. The house has been well-known to local residents since its construction in the early 20th century because it is located mere feet from the road on the inside of a curve. When approaching the home from the east (heading west), the house appears to be in the middle of the road, hence the local nickname, “The House in the Middle of the Road”.

This building shows signs of the changing styles in the early part of the twentieth century as the type of settlement expanded. This house was originally constructed in a manner representing the vernacular architecture of the Metis who established the settlement lots in Lobstick and Victoria Settlements. In Alberta, during the late nineteenth century, houses were generally built as one or two room simple structures crudely built of rounded logs and chinked; however as families expanded and more settlers moved to the area, new styles of development were introduced including multi-levels, dovetail log construction, dormers and wooden shingle cladding. The outside walls had been clad with shingles. The interior main floor walls were plastered with a mix of straw and mud then painted white, a common finish used by Ukrainian immigrants. This site is a good example of a settlement homestead showing progression from earlier to later forms of architecture.

Heritage Value

The style of the house is significant because of its design and construction. The one-and-a-half storey home has two rooms on the main floor and several small rooms upstairs. Each side of the house is built with full length logs, tightly fit and connected on the corners by dovetailed joints. The gabled roof is covered with a cedar shingles and includes a dormer. There are currently openings where windows previously existed; however, it is believed that they were double-hung wooden windows. A brick chimney remains on the roof coming from an interior mud plastered chimney down to where a wood stove had been. A root cellar whose walls are unattached rounded logs is accessed through the floor in the west room on the main floor. The basic construction was typical of the period yet features such as the dormer, shingle cladding and multi-roomed second floor makes this house unique for the location and time of construction. The mud plaster white finish and painted (typically green, light red, or blue) tongue-in groove ceiling represent vernacular architecture of the Ukrainian immigrants who later moved into the area, and specifically to this house.

Character Defining Elements

The Character Defining Elements are expressed in the form, massing and materials of “The House in the Middle of the Road” including:

- Wood-shingled gabled high-pitched roof
- Gable roof dormer
- Dovetail log construction with wood shingle cladding

- Brick chimney
- One-and-a-half storey structure
- wooden framed double-hung windows
- Interior root cellar lined with loosely-fit round logs
- Interior white finish mud plaster walls
- wood plank flooring
- painted wood tongue-in-groove ceiling
- Location mere feet from inside curve of road.

Photographic Detail



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SCHEDULE “B”

This is Schedule “B” to Bylaw 1244-12 and identifies the “General Guidelines for Conservation” for the Anderson House.

GENERAL GUIDELINES FOR CONSERVATION

1. Approval of Development or Alterations

As per Section 26 (6) of the Alberta Historical Resources Act, notwithstanding any other Act, no person shall destroy, disturb, alter, restore or repair a Historic Resource or remove any historic object from a Historic Resource that has been designated under this Section, without the written approval from Council or person appointed by Council of that purpose.

Council appoints an approving Authority to protect the integrity of this municipal heritage resource to whom the Applicant shall submit a Heritage Resource Intervention Permit Application for any proposed restoration / changes to the structure. Any development or alterations affecting the Anderson House / “House In The Middle of the Road” shall respect and conserve the heritage value and character defining elements identified in the Statement of Significance, in accordance with the General Guidelines below for Conservation and as recommended in the Standards and Guidelines for the Conservation of Historic Places.

2. Compatible Uses

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

3. 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.

4. 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 later idiom shall be discouraged.

5. 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 significance in its own right, alterations to the original building should be recognized and respected where indicated.

6. Repair and Replacement

Deteriorated architectural features shall be repaired rather than replaced wherever possible. Where replacement is necessary, the new material should match the original as to composition, colour, texture, design, etc. The repair or replacement of architectural features shall be based on a sound knowledge of the original characteristics of the features. Such knowledge shall be based on historical or pictorial evidence and not upon conjecture.

7. Style and Craftsmanship

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

8. Cleaning

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting in particular, but also other cleaning methods, damage historic integrity and should not be

undertaken without thorough testing prior to use on a building. Sandblasting is not recommended on brick, stone or wood. In all instances, it should be ascertained that a building exterior is really in need of cleaning prior to undertaking the work.

9. Reversibility of Improvements

When the introduction of new elements or materials is necessary to stabilize or preserve a municipally designated Historic Resource, alterations shall be undertaken such that the new materials, should they fail, may be removed at a later date without damage to the original fabric of the Municipal Historic Resource. Where this is not possible (i.e. use of epoxy), only those methods and materials that have been thoroughly tested and found satisfactory in situ shall be used.

10. Recording

Prior to undertaking any alterations, particularly in cases where alterations may threaten the building fabric (underpinning and moving structures), the Applicant shall compile a complete record of the architectural features of the Municipal Historic Resource. Measured drawings and photographs of details may prove invaluable if major features are damaged or lost during the subsequent repair work.

11. Original Construction Details

In some historic structures, poor construction details or inappropriate materials resulted in rapid deterioration of certain building elements. In these instances, accurate restoration of the original detail will inevitably result in the failure of the element. Therefore, restoration of the resource should be undertaken in such a fashion as to duplicate the original appearance as closely as possible while using details based on sound construction practice.

12. Enforcement

The Owner and the County may enter into an Agreement to ensure that the designated structure will be maintained in such a manner as to prevent any specified deterioration.

13. Improvements

Prior to undertaking any improvements, a schedule of alterations should be prepared. This schedule should include phasing of alterations where necessary due to program or budget restrictions. The type and timing of both short and long term maintenance work should also be included.

14. Codes

At no times should the life and safety of occupants of a Municipal Historic Resource be deemed of lesser importance than the preservation of the original fabric of the Municipal Historic Resource. The required life and safety standards are those required by the current Alberta Building Code. However, notwithstanding these Code requirements, where the essential character of the structure is threatened by changes for code reasons, every effort shall be made to achieve an equivalent safety standard by alternate means so as to minimize the impact on the historic fabric.

15. Signs

As a general rule, signs should be limited to signs that were originally present on the building. In instances where new use or interpretive functions dictate the use of additional signs, these new elements should be integrated into the general design of the project. The size, typeface, graphics and materials should be chosen to suit the period of the Municipal Historic Resource, wherever possible. All signs must conform to the Smoky Lake County Land Use Bylaw.

16. Consent

This bylaw is hereby agreed to by the Owners as registered as a Caveat on the Certificate of Title 122 380 865: Smoky Lake Heritage Board (incorporated society number 5013916878).