

**CITY OF LACOMBE**  
**BYLAW 420**

**A Bylaw of the City of Lacombe to designate the site known as  
the Young 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 City of Lacombe 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 Young Residence located at 5450 - 49 Avenue, Lacombe is deemed in the public interest to designate as a Municipal Historic Resource,

**WHEREAS** the owners of the Young 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 City of Lacombe, in the Province of Alberta, duly assembled enacts Bylaw 396 as follows:

**SHORT TITLE**

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

**BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

2. The parcel of land known as the Young Residence, located at 5450 - 49 Avenue, Lacombe and legally described as:

Lot 8, Block 21 Plan RN1B

is hereby designated a Municipal Historic Resource.

3. The Young Residence is valued by the City of Lacombe for reasons described in the attached Schedule "A", hereafter referred to as the "heritage value".
4. The heritage value of the Young 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 disturb, alter, restore or repair the character-defining elements of the property without the written permission of the City of Lacombe. The Heritage Resources Committee of the City of Lacombe will review written applications to 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").

**ADMINISTRATOR**

6. The Chief Administrative Officer of the City of Lacombe is hereby appointed to administer matters arising from implementation of this Bylaw.

**COMPENSATION**

- 7. No compensation pursuant to Section 28 of the *Act* is owing or shall be paid to registered owners of the Young Residence as set out in Schedule "C", attached.

**SCHEDULES**

- 8. Schedules "A", "B", and "C" form part of this Bylaw.
- 9. This Bylaw comes into effect when it receives third reading and is signed by the Mayor and the Chief Administrative Officer or designates.

INTRODUCED AND GIVEN FIRST READING this 11th of April, 2016.

GIVEN SECOND READING this 13th of June, 2016.

GIVEN THIRD AND FINAL READING this 13th of June, 2016.

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Mayor

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Chief Administrative Officer

**SCHEDULE "A" – Young Residence Statement of Significance**

## YOUNG RESIDENCE

**5450 49 AVENUE  
(YORK STREET)**

**Original Owner:** Ormiston and Margaret Young  
**Date of Construction:** c. 1948  
**HS 97307**



### STATEMENT OF INTEGRITY

The Young Residence, in its original location, is in excellent condition, displaying many original elements including its decorative chimney, its porch awning and metal window awnings. Some of the windows on the side and rear elevations have been replaced with new vinyl windows and there was a small addition added to the west and north sides of the house.

### DESCRIPTION OF HISTORIC PLACE

The Young Residence is a one-storey, side-gabled Modern bungalow with Colonial Revival influences. The house is located on a unique corner lot on 49 Avenue and C&E Trail southwest of downtown in the City of Lacombe. The rectangular plan house features a projecting pent roof awning over an asymmetrical entryway, triple assembly wooden-sash casement windows and decorative brick detailing.

### HERITAGE VALUE OF HISTORIC PLACE

Built circa 1948, the Young Residence is valued as a fine example of the popular Colonial-inspired Modern

bungalows that were constructed in the post-war boom in Lacombe. Spurred by the Leduc oil boom in 1947, Lacombe witnessed a period of growth, prosperity and positivism in the post-war climate. Coupled with this period of immense growth was an embrace of modern architecture and technology. Modern design was relatively new to Lacombe in the early 1950s, and this residence represents an early expression of the modern movement that would eventually dominate as the primary building type in the town. These solid, modest houses were immensely popular with the middle class after the Second World War, as they were affordable and well-suited to the suburban ideal; clean cut and modern but referencing comforting, historical tradition as evidenced through its Colonial details. Such houses were usually based on pattern or plan book designs, which contributed to their affordability. Elements of the Colonial Modern style are evident in its clean, modern lines, its one-storey massing with wide lapped siding and projecting pent roof awning supported on paired columns shielding the multilight wooden entry door. Decorative parged concrete detailing at the foundation and exterior chimney and original wooden casement windows with metal awnings add elegance and an element of traditionalism to this modern home. Finely-detailed brickwork accents the chimney and entryway of this picturesque modern abode.

The Young Residence is further valued for its association with first owners Ormiston and Margaret Young, originally from Ontario, who had this house built for their growing family. Their nephew, Ross Young, a County Assessor, lived in the house after they moved out.

### CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Young Residence include its:

- location on the north side of 49 Avenue on a corner lot at C & E Trail southwest of downtown in the City of Lacombe;
- siting on a triangular lot;
- residential form, scale and massing, as expressed by its one-storey height with side-gable roof with narrow closed eaves;

# STATEMENTS OF SIGNIFICANCE

- wooden-frame construction with wide lapped siding; decorative parged concrete foundation with quoining detailing; pressed red brick detailing;
- Colonial Modern-style details; including its long rambling massing; wide lapped siding; pent roof awning supported by paired, tripled narrow square columns; curved brick stairs to central entryway;
- original fenestration including triple assembly wooden-sash casement windows with multipane upper sash; single assembly two-over-one or three-over-one casement windows with exterior wooden storms; original multilight wooden main entryway door.



SITUATION OF RESIDENCE ON CORNER LOT (2012)



REAR OF POST-WAR BUNGALOW (2012)

## **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 City of Lacombe 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:

**City of Lacombe**  
5432 56 Avenue  
Lacombe, Alberta  
T4L 1E9

**Parks Canada National Office**  
25 Eddy Street  
Gatineau, Quebec  
Canada K1A 0M5  
<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

Schedule "C" Conservation Waiver - Include a signed copy of conservation waiver

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION  
COMPENSATION WAIVER

I/We Susan M. & Robert E. Parker being the registered owner(s) of  
the property located at 5450-49 Avenue in the City  
of Lacombe and being legally described as:

Lot 8 Block 21 Plan RN1B

(hereafter the "Property")

Consent to the City of Lacombe designating the Property as a Municipal Historic Resource pursuant to the City of Lacombe Bylaw No. 396 pursuant to Section 26 of the *Historical Resources Act* (Revised Statutes of Alberta 2000, c. H-9, as amended), without expectation of compensation of any kind from the City of Lacombe.

For greater certainty, I/we expressly waive all rights to claim compensation from the City of Lacombe for any cause whether arising in common law, equity or by statute, because of the City's designation of the property as a Municipal Historic Resource.

Susan Parker & Robert E. Parker  
[Owner]

14/4/16 14-4-16  
[Date]