

CITY OF LACOMBE
BYLAW 424

**A Bylaw of the City of Lacombe to designate the site known as
the Michener House 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 Michener House located at 5036 51 Street, Lacombe is deemed in the public interest to designate as a Municipal Historic Resource,

WHEREAS the owners of the Michener House 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 424 as follows:

SHORT TITLE

1. This Bylaw may be cited as "Michener House Designation Bylaw".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The parcel of land known as the Michener House, located at 5036 51 Street, Lacombe and legally described as:

Plan RN1 (I)
Block 1
Lot 12
Excepting thereout all mines and minerals

is hereby designated a Municipal Historic Resource.

3. The Michener House 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 Michener House 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 Michener House 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 13 day of June, 2016.

GIVEN SECOND READING this 22 day of August, 2016.

GIVEN THIRD AND FINAL READING this 22 day of August, 2016.

Original Signed

Mayor

Original Signed

Chief Administrative Officer

SCHEDULE "A" – Michener House Statement of Significance

UNCERTIFIED COPY

Michener House

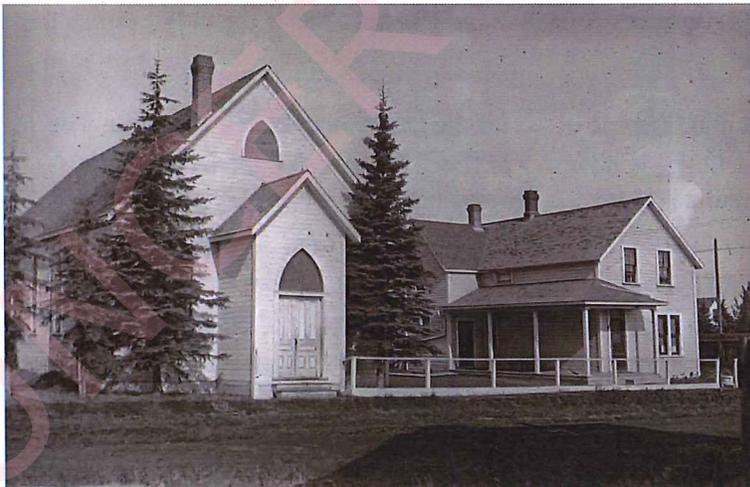
Statement of Significance



LDHS Grace Methodist Church and Manse – Sometime after 1907 and before 1918

Description

The Michener House is a modest, two-storey wood-frame house located at 5036 51st (Alberta) Street in Lacombe, between 50th and 51st avenues. The original building was constructed facing 51st street in 1894. A two storey L-shaped addition was constructed onto the south-west facade in 1918. A porch was added sometimes between 1918 and 1940. The building is situated on a single urban lot. The house is the only element of the property with heritage value. The house rests on a modern concrete foundation poured in 1984 that is non-contributing. A small one-storey addition was added in 1984 to accommodate the new staircases, which are also non-contributing. The back staircases and landing are also not contributing.



LDHS 1990.1.50a Grace Methodist Church and Manse - after 1918, thought to be taken around 1922.



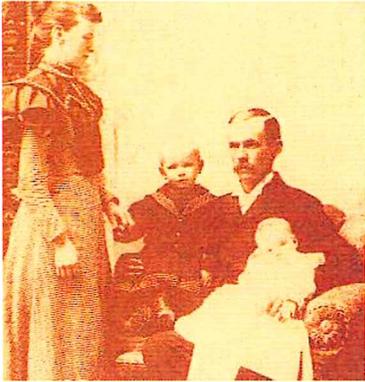
All four elevations of the Michener House as seen in 2014 when the Museum was repainted

Heritage Value

The Michener House is an example of early Lacombe residential architecture and is the oldest remaining documented building in Lacombe today.

The Michener House is valued as the first manse constructed for the first church built in Lacombe. The building was constructed by Reverend E.J. Chegwin (Minister of Grace Methodist Church from 1893-1899) with the assistance from several members in the community including E.E. Matthias, George Jamieson, Percy Switzer, Peter Talbot, Dan Gourlay, M.J. McLeod, and W.F. Puffer. The house was constructed on the lot immediately north of Grace Methodist Church (built in 1893 – demolished in 1984) and served as a manse until 1922. In addition to being the home of the Ministers of Grace Methodist Church and their families, the house was the location of several weddings services for young couples who may not have been able to afford a church wedding at the time.

Today, it is the oldest remaining manse and structure in Lacombe.

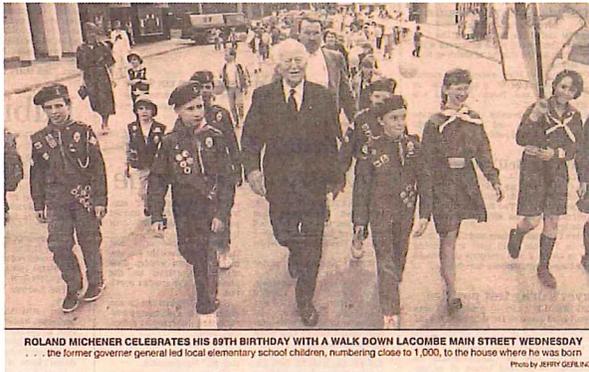


Provincial Archives of Alberta B-9576.
Reverend E.J. Chegwin with his family in 1896

The Michener House is valued as the catalysts for the creation of the Maski-pitooon Historical Society and the first conservation effort in Lacombe. The society was formed in 1971 to acquire the birthplace of Rt. Hon. Roland Michener, which was accomplished in October of 1972. Rt. Hon. Roland Michener was Governor General of Canada from 1967 until 1974. His father, Edward Michener, was the second Reverend at Grace Methodist Church from 1899-1900. With the assistance of the Alberta government, work was completed to restore the house from 1981 until 1984 at which time it opened as a Museum to the public and became known as the Michener House Museum.



LDHS 1990.1.1730 Restoration of Michener House in 1981



Newspaper clipping – from 1989

Roland Michener leads a parade of school children down Main Street to the Michener House Museum.

Character-Defining Elements

The heritage value of the Michener House resides in the following character-defining elements:

Those elements that speak to the house's status as the first manse constructed for the first church in Lacombe, such as:

- The building's orientation on its original site,
- The simple form and massing
- Those elements constructed by Rev. Chegwin or installed up until 1922

Those elements associated with the Maski-pitoon Historical Society's efforts to conserve the residence, such as:

- Those elements that separated the 1894 home from the 1918 addition
- Shape of the red-brick chimney

Those elements that exemplify the early Lacombe residential architecture:

- Wood siding (painted white)
- Wood shingles on roof
- Form, scale and massing
- Fenestration
- Door and transom window

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:

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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>