

CITY OF LACOMBE
BYLAW 444

A Bylaw of the City of Lacombe, in the Province of Alberta (hereinafter referred to as “the Municipality”), to designate the site known as the Fraser-MacDonald Building 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, City of Lacombe wishes to preserve the Fraser-MacDonald Building located at 4709 49C Avenue, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

WHEREAS, the owners of the Fraser-MacDonald Building 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 Council of the City of Lacombe, duly assembled hereby enacts Bylaw as follows:

1. **BYLAW TITLE**

1.1 This Bylaw may be cited as “Fraser-MacDonald Building Designation Bylaw”.

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

2.1 The parcel of land known as the Fraser-Macdonald Building, located at 4709 – 49C Avenue, Lacombe and legally described as:

PLAN RN1 (I)

BLOCK SIX (6)

ALL THAT PORTION OF LOTS NINE (9) AND TEN (10) DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH WEST CORNER OF SAID LOT TEN (10), THENCE SOUTH EAST ALONG ALLAN STREET TWENTY (20) FEET, THENCE SOUTH WEST AND PARALLEL WITH RAILWAY STREET FORTY (40) FEET, THENCE NORTH WEST AND PARALLEL WITH SAID ALLAN STREET TWENTY (20) FEET, THENCE NORTH EAST AND PARALLEL WITH THE SAID RAILWAY STREET FORTY (40) FEET TO THE POINT OF COMMENCEMENT

EXCEPTING THEREOUT ALL MINES AND MINERALS

is hereby designated a Municipal Historic Resource.

2.2 The Fraser-MacDonald Building is valued by the City of Lacombe for reasons described in the attached Schedule “A”, hereafter referred to as the “heritage value”.

2.3 The heritage value of the Fraser-MacDonald Building 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”).

2.4 Schedule “A” is attached and forms part of this bylaw.

3. **PERMITTED REPAIRS AND REHABILITATION**

- 3.1 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").
- 3.2 Schedule "B" is attached and forms part of this bylaw.
- 3.3 The Chief Administrative Officer of the City of Lacombe is hereby appointed to administer matters arising from implementation of this Bylaw.

4. **COMPENSATION**

- 4.1 No compensation pursuant to Section 28 of the *Act* is owing or shall be paid to registered owners of the Fraser-MacDonald Building as set out in Schedule "C".
- 4.2 Schedule "C" is attached and forms part of this bylaw.

5. **EFFECTIVE DATE**

- 5.1 This bylaw shall come into force and effect when it received third reading and is duly signed.

6. **SEVERABILITY**

- 6.1 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

INTRODUCED AND GIVEN FIRST READING THIS 28 day of May, 2018.

GIVEN SECOND READING THIS 10 day of September, 2018.

GIVEN THIRD AND FINAL READING THIS 10 day of September, 2018.

Original Signed

Mayor

Original Signed

Chief Administrative Officer

City of Lacombe Bylaw 444
Schedule A
Fraser-MacDonald Building Statement of Significance

FRASER-MACDONALD BUILDING
STATEMENT OF SIGNIFICANCE

4709 49C AVENUE
(ALLAN STREET)

Original Owner: Jessie Fraser and Allan MacDonald

Date of Construction: 1920

HS 10617



DESCRIPTION OF HISTORIC PLACE

Located in the downtown neighbourhood in the City of Lacombe just south of the main downtown business area, the Fraser-MacDonald Agency building is a one-storey masonry structure. The building is characterized by its flat roof with stepped front parapets and its glazed storefront with multi-paned windows and recessed asymmetrical entrance. The building was one of 31 buildings in the City of Lacombe involved in the Main Street Program from 1987 to 1993. The façade was reconstructed to resemble its original design.

HERITAGE VALUE OF HISTORIC PLACE

The Fraser-MacDonald Agency building demonstrates Lacombe's success as an important local commercial centre in Alberta during the early twentieth century. At this time, Lacombe emerged as one of central Alberta's predominant commercial and agricultural centres and was situated directly in between Calgary and Edmonton along the C&E Railway line. Constructed in 1920, the Fraser-MacDonald Agency building was built at the time when domestic insurance and real estate needs would have been rebounding following the end of the First World War.

The Fraser-MacDonald Agency building is valued for its association with prominent local businessmen, Jessie Fraser and Allan MacDonald. Both Fraser and MacDonald were real estate and insurance agents, and both worked for the Canadian Pacific Railway (CPR) and the Hudson's Bay Company Land Registry; both men also represented the major insurance companies. The Fraser-MacDonald Agency building stands today as a representation of the wave of early and successful economic forces, which resulted in the construction of many fine commercial buildings in Lacombe.

The Fraser-MacDonald Agency is additionally valued for its modest one-storey masonry construction, and for being part of a downtown grouping of masonry buildings constructed in Lacombe in the early 1900s. From its prosperous beginning as a link between two major commercial centres, Lacombe developed its own distinctive appearance. Due to the prevalence of brickyards in the community and the by-law requiring downtown buildings to be constructed of brick, many of the downtown commercial buildings today are the original brick buildings that were constructed in the early 1900s. Now carefully conserved, these buildings contribute to one of the most intact historic streetscapes in Alberta.



FRASER-MACDONALD AGENCY N.D. (LDHS 90.1.842)

STATEMENT OF INTEGRITY

This building was part of the Main Street program in the 1980s where new replica storefront windows were installed. The brick cladding is original and is in good condition. The sandstone sections on the pilasters have some mechanical wear but are in good condition overall. The mirrored glass used to replace the original storefront glass is not period appropriate and could be replaced with a non-mirrored glass should a higher level of conservation be pursued. The building is in its original location.

Many buildings in the downtown core display a distinctive Lacombe style, typified by the Edwardian-era Classical Revival style. The Fraser-MacDonald Agency building, like many of the commercial buildings in the city, exhibits modest scale and massing coupled with local materials and handsome detailing.

CHARACTER-DEFINING ELEMENTS

Key elements of that define the heritage character of the Fraser-MacDonald Agency include its:

- location on a corner lot along 47C Avenue at the alley in the City of Lacombe;
- commercial form, scale and massing including its one-storey height; rectangular plan; multi-paned glass storefront; and recessed entrance;
- masonry construction;
- Classical-Revival style features including: wood and multi-paned glass storefront; brick cornice and detailed brick fascia; brick pilasters at each side of the front façade with sandstone sections; and
- original interior features including: the pressed-tin ceiling, fireplace, Trans-Canada Air Lines route wall map, and a large wall safe.



Fireplace



Trans-Canada Air Lines route wall map located on southern interior wall



wall safe



Pressed-tin ceiling

City of Lacombe Bylaw 444

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)

- 4.1 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.
- 4.2 Conserve changes to a historic place which over time, have become character-defining elements in their own right.
- 4.3 Conserve heritage value by adopting an approach calling for minimal intervention.
- 4.4 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.
- 4.5 Find a use for a historic place that requires minimal or no change to its character-defining elements.
- 4.6 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.

- 4.7 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.
- 4.8 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.
- 4.9 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

- 4.10 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.
- 4.11 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.
- 4.12 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

- 4.13 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.
- 4.14 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>

City of Lacombe Bylaw 444
Schedule C
Conservation Waiver

CITY OF LACOMBE

**VOLUNTARY MUNICIPAL HERITAGE DESIGNATION
COMPENSATION WAIVER**

I, Patricia Marie Marten, being the registered owner of the property located at 4709 49C Avenue in the City of Lacombe and being legally described as:

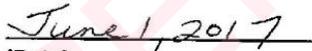
PLAN RN1 (1)
BLOCK SIX (6)
ALL THAT PORTION OF LOTS NINE (9) AND TEN (10) DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH WEST CORNER OF SAID LOT TEN (10), THENCE SOUTH
EAST ALONG ALLAN STREET TWENTY (20) FEET, THENCE SOUTH WEST AND PARALLEL
WITH RAILWAY STREET FORTY (40) FEET, THENCE NORTH WEST AND PARALLEL WITH
SAID ALLAN STREET TWENTY (20) FEET, THENCE NORTH EAST AND PARALLEL WITH
THE SAID RAILWAY STREET FORTY (40) FEET TO THE POINT OF COMMENCEMENT
EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereafter the "Property")

acknowledge and agree that I/we voluntarily offered the Property as a Municipal Historic Resource pursuant to the City of Lacombe Bylaw No. 444, under 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 hereby agree that I will not make an application to the City of Lacombe for compensation under Sections 639 and 640 of the *Municipal Government Act*, or otherwise, for any reduction in market value of the Property which might arise from such designation and do hereby expressly waive any right or entitlement to such compensation in any form or amount which I might have.


[Owner]


[Date]

FOIP Notification Statement: The personal information that you provide to the City of Lacombe is collected under the authority of the Alberta Freedom of Information and Protection of Privacy (FOIP) Act – Section 33(c). The information will be used to process this application for the purpose of having a property considered as a Municipal Heritage Resource. Collected personal information is protected from unauthorized access, collection, use, and disclosure in accordance with the FOIP Act, and can be reviewed and corrected upon request. Questions regarding the collection of personal information can be directed to: FOIP Coordinator, City of Lacombe, 5432-56 Ave, Lacombe, AB T4L 1E9, Tel 403-782-6666.