

City of Lacombe  
Bylaw 497

**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 Denike Block 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 Denike Block located at 5012 50 Avenue, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

**WHEREAS**, the owner of the Denike Block has 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. The bylaw shall be referred to as “Denike Block Designation Bylaw”.

**2. Schedules**

2.1. Schedule “A” – Denike Block Statement of Significance is attached and forms part of this bylaw.

2.2. Schedule “B” – *Standards & Guidelines for the Conservation of Historic Places in Canada* is attached and forms part of this bylaw.

2.3. Schedule “C” – Compensation Waiver is attached and forms part of this bylaw.

**3. Definitions**

In this bylaw:

3.1 “Municipal Historic Resource” shall mean a historic resource that is designated under section 26(1) of the *Historical Resources Act*.

**4. Building and Land Designated as a Municipal Historic Resource**

4.1. The parcel of land known as the Denike Block, located at 5012 5 Avenue, Lacombe and legally described as:

PLAN 2790AJ  
BLOCK 2  
LOT A AND THE MOST WESTERLY 1 FOOT OF A LOT B  
EXCEPTING THEREOUT ALL MINES AND MINERALS

Is hereby designated a Municipal Historic Resource.

4.2. The Denike Block is valued by the City of Lacombe for reasons described in the attached Schedule "A," hereinafter referred to as the "heritage value."

4.3. The heritage value of the Denike Block 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").

4.4. Schedule "A" is attached and forms part of this bylaw.

## 5. Permitted Repairs and Rehabilitation

4.1 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").

4.2 Schedule "B" is attached and forms part of this bylaw.

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

## 6. Compensation

6.1. No compensation pursuant to Section 28 of the *Act* is owing or shall be paid to registered owner of the Denike Block as set out in Schedule "C".

6.2. Schedule "C" is attached and forms part of this bylaw.

## 7. Effective Date

7.1. This bylaw shall come into force and effect when it receives third reading and is duly signed.

## 8. Severability

8.1. 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 22<sup>nd</sup> day of August, 2022.

GIVEN SECOND READING THIS 14<sup>th</sup> day of November, 2022.

GIVEN THIRD AND FINAL READING THIS 14<sup>th</sup> day of November, 2022.

Original Signed

\_\_\_\_\_  
Mayor

Original Signed

\_\_\_\_\_  
Chief Administrative Officer

## City of Lacombe Bylaw 497 Schedule A

### STATEMENT OF SIGNIFICANCE

#### DENIKE BLOCK

5012 -50<sup>TH</sup> AVENUE (BARNETT AVENUE)

LACOMBE, ALBERTA, CANADA

Original Owner: C.R. Denike

Date of Construction: 1913 HSI0531

Legal description: Lots A & B, Block 2, Plan 2790AJ



(LDHS 90.1.845)



West and south facades (Peter Bouwsema 2022)

#### STATEMENT OF INTEGRITY

The Denike Block is one of the more well preserved buildings in Lacombe's downtown core. The brick cladding is original and in very good condition. In 2020 the present owner undertook some major foundation upgrades at the rear of the building to ensure the structural integrity for years to come. As part of this work, the rear façade and small portions of the east and west faces of the building had it's bricks removed to ensure structural integrity and to allow for some modifications of the window/door openings at which time the original bricks were cleaned off, reversed and reinstalled. The main floor window storefront and entry door are original and in good condition. All other windows and doors were replaced during this 2020 restoration with the use of historically sensitive appearances with majority being in the same sized openings. Stairs accessing the basement and the second storey are original. The front door that allows access to the second storey



Rear façade (north)(Peter Bouwsema 2022)

is a common metal door which could be replaced with a wooden door in a future conservation program to present more historically correct. The original pressed metal stringcourse above the storefront was determined to be not salvageable and therefore was replaced with a modern style sign band. Additional work at a later date could include some foundation retrofit and brick cladding stabilized along the west face but at present is in fair to good condition.

#### DESCRIPTION OF HISTORIC PLACE

The Denike Block building is a two storey masonry clad building with a single storefront with recessed entryway, brick corbelling and a stepped central roof parapet. The building faces south on 50<sup>th</sup> Avenue and is part of a group of commercial Edwardian buildings in downtown Lacombe. The Denike Block is connected on the east side to the McLearn Annex.



The new Lacombe Bank.

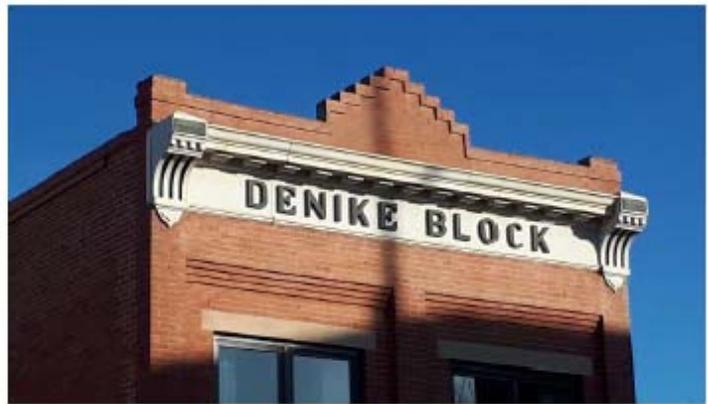
1914 (LDHS 90.1.835)

## HERITAGE VALUE OF HISTORIC PLACE

The Denike Block is valued as part of a grouping of early Edwardian commercial buildings that dominate the downtown core of Lacombe, making it one of the best preserved centers in Alberta. The downtown commercial core retains a consistent and distinctive built form that is a manifestation of successive economic waves that followed the arrival of the C&E Railway in 1891, a second line connecting to Alix in 1905, and the western Canadian boom that occurred prior to the First World War. Beginning in approximately 1905 to 1913, Lacombe experienced an unprecedented boom due to access by rail and its rich agricultural lands, bringing workers, amenities and infrastructure into the area. Local businesses began to emerge as a result to support the population surge of successful agricultural and related industries.

The Denike Block was built in 1913 on land purchased from local businessman Frank McLearn, by established local jeweler and watchmaker, C.R. Denike. Denike occupied the main floor retail space and leased the upper floor initially to the Town Registrar, Perry Pratt.

The Denike Block has additional value for its contribution to a distinct and consistent Lacombe style of architecture that dominates the downtown



Top of south façade view (Peter Bouwsema 2022)

commercial core. The style is in part influenced by the a town bylaw that required the use of brick for new buildings and brick cladding on existing buildings after a 1906 fire destroyed many wood frame buildings in the downtown core. A later 1911 fire on this and the surrounding blocks consumed the Victoria Hotel, which occupied the site of the Denike Block. Nearly all of the buildings constructed during the boom are composed of locally sourced brick and display an Edwardian Classical style. This style is commonly found in Eastern Canada and the United Kingdom and explicitly expresses ties to the British Empire. The Denike Block has retained many of its original features and displays this unique Lacombe style in its modest two storey massing, storefront with recessed door, its symmetrical second floor bays separated by a brick pilaster, a substantial pressed metal cornice, and central stepped brick triangular roof parapet.

## CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Denike Block building include its:

- Location on the north side of 50<sup>th</sup> Street connected to other historic brick structures in the commercial downtown area of the City of Lacombe;
- Continuous use as a commercial building;
- Commercial form, scale and massing including its two storey height and rectangular plan with a flat roof;
- Masonry and wood construction including red pressed brick cladding with sandstone lintels, sills, and at base of brick pilasters;
- Edwardian Classical Revival detailing such as full height storefront with central recessed doorway and full storey glazing, original wood entry door, doorway to second storey on east side of the building, two symmetrical bays at second storey separated by brick pilasters with brick corbelling under substantial pressed metal cornice with modillions, and central stepped brick parapet;
- Window style such as double and single assembly one over one, double hung windows, original Eastlake style door with hardware at storefront; and
- Fabric awning substructure over the storefront façade



Original front door and storefront (Peter Bouwsema 2022)

## City of Lacombe Bylaw 497 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 5228 53 Street 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 497  
Schedule C

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION  
COMPENSATION WAIVER

I/We Downton & Co. / Hannah Downton being the registered owner(s) of  
the property located at 5012 50 Ave, T4L 2L1 in the City  
of Lacombe and being legally described as:

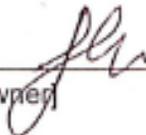
Denise Block Building

5012 50<sup>th</sup> Ave, Lacombe, Alberta, T4L 2L1

(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. 497, 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/we hereby agree that I/we 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/we might have.

  
[Owner]

Feb 9, 2022  
[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.