

City of Lacombe
Bylaw 508

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 Campbell 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 Campbell Block located at 4918 50 Avenue, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

WHEREAS, the owner of the Campbell 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 “Campbell Block Designation Bylaw”.

2. Schedules

2.1. Schedule “A” – Campbell 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 Campbell Block, located at 4918 50 Avenue, Lacombe and legally described as:

PLAN RN1 (I)
BLOCK THREE (3)
LOTS ONE (1), TWO (2) AND THE SOUTH HALF OF LOT THREE (3)
EXCEPTING THEREOUT: ALL THAT PORTION DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT ONE (1)
THENCE NORTHERLY ALONG THE EASTERN BOUNDARIES OF LOTS
ONE (1), TWO (2) AND THREE (3) ONE HUNDRED AND FIFTEEN
(115) FEET, THENCE WESTERLY AND PARALLEL TO THE SOUTHERN

BOUNDARIES OF SAID LOTS THIRTY (30) FEET, THENCE SOUTHERLY AND PARALLEL TO SAID EASTERN BOUNDARIES TO THE SOUTHERN BOUNDARY OF SAID LOT ONE (1), THENCE EASTERLY ALONG SAID SOUTHERN BOUNDARY TO THE POINT OF COMMENCEMENT EXCEPTING THEREOUT ALL MINES AND MINERALS

Is hereby designated a Municipal Historic Resource.

4.2. The Campbell 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 Campbell 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 Campbell 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 14th day of November, 2023.

GIVEN SECOND READING THIS 26th day of February, 2024.

GIVEN THIRD AND FINAL READING THIS 26th day of February, 2024.

Original Signed

Mayor

Original Signed

Chief Administrative Officer

City of Lacombe Bylaw 508 Schedule A



City of Lacombe
Heritage Resource – Inventory
Statement of Significance

File Number: HS 49655
Other Number: 4665-1347
DES 2251

Site Name: Campbell Block

Other Names: The Leading Store; Soley's; Home Hardware

Address or Location:
4918 50 Avenue

Legal Description:
RN1;3;1-3

Build Date: 1899; 1920



DESCRIPTION OF HISTORIC PLACE

The Campbell Block is a two-storey brick-clad building prominently situated on two-and-a-half lots in Lacombe's Historic Downtown. The noteworthy structure boasts an expansive front façade designed to incorporate two large retail bays at the street level. The upper floor includes elements of the Chicago School, including eight large symmetric windows with vertical lines pushing upward to a horizontal cornice with modillions and brick parapet.

HERITAGE VALUE

The significance of the Campbell Block is derived from the heritage values of the community, as expressed in the Thematic Framework: Lacombe Architecture and Local Commercial Centre. The Campbell Block's unique construction and architecture were directly connected to the pre-1900 and interwar development periods.

The current iteration of the Campbell Block was erected in 1920. However, the western wing of the Block was built in 1899 during the City's first significant boom period. This boom period began with the 1894 union of two separate and largely disjointed surveys, which created the Lacombe Townsite and the unique, angular downtown. The initial land survey opened the town for land sales and launched a prolonged population boom that continued until WWI.

Population growth also fueled the economic development of the community. The commercial core was developed quickly to meet the needs of the expanding community. The boom, in part, led to quicker, undersized, and less expensive building methods utilizing wood-frame as the primary construction medium – building quickly to keep up with demand.

In 1899, local merchant M.J. Macleod's store, *The Leading Store*, outgrew its existing structure on Nanton Street (50th Street), which he opened circa 1896. Macleod saw a need to develop a newer and more prominent storefront to meet community demands.

Macleod's choice location was the corner of two major arteries in the downtown area, Nanton Street and Barnet Avenue (50th and 50th). The new Leading Store opened in November 1899 and was regaled by an Edmonton newspaper as the '*finest store in Alberta*.' The Leading Store became a cornerstone institution in Lacombe and miraculously survived two major fires that destroyed most wood-frame structures in the downtown area (1906, 1911).

M. J. Macleod left to become the Province's first Deputy Treasurer in 1905. The store continued its success under new ownership (Burdick & Blair) and was eventually purchased by local merchant A.M. Campbell after losing his own store during the disastrous fire of 1906.

Campbell's new *Leading Store* remained a vital institution and weathered the economic downturn brought about by WWI. By 1920, optimism had fueled a brief resurgence of development throughout Alberta. Campbell leveraged this optimism in the redevelopment of his site, turning the seminal general store into an up-to-date department store.

The local newspaper hailed it as a '*modern*' business block that would significantly enhance the aesthetics of Lacombe's Main Street. The *new* building conjoined a modern brick and metal east-wing with the original wood-frame store (west-wing). Seamlessly developed to appear as one, the new modern structure featured red-brick cladding and Chicago School elements such as large second-storey windows, cornice with modillions, and brick parapet.

Campbell Block's design echoed commercial buildings erected during Lacombe's pre-WWI boom years, although it was set apart by its scale, modest detailing, and distinctive upper windows. The solid yet elegant simplicity (indicative of the Chicago School) breathed renewed life into Lacombe's early cornerstone institution, *The Leading Store*.

Source: Research File: Campbell_Block_MHR_2023

CHARACTER-DEFINING ELEMENTS

The character-defining elements include:

Site:

- Corner lot at the corner of 50th and 50th
- Historic Downtown, Commercial Core
- Two and a half lots

Plan:

- Form, scale, and mass
- 1920s Chicago School (commercial architecture)
- Two-storey, irregular
- Two separate storefronts on the street level

Envelope:

- Wood-frame (west)
- Brick and metal construction (east)
- Red-brick cladding (south and west)
- Distinctly two structures married as one
- Flat roof
- Fenestration: windows, storefronts, doors, etc

Finishes:

- Extant original fixtures (doors/windows) on west and south elevations
- Eight second-storey, large wood-frame windows
- Sign band
- Piers
- Display windows
- Cornice with modillions
- Brick parapet

Interior:

-Mezzanine (east)

-extant original materials and fixtures, including flooring on mezzanine, railing, stairs, tin ceiling, etc



City of Lacombe
Heritage Resource – Inventory
Statement of Significance

RESOURCE IMAGES

Detailed photography and historical images are available in the Research File: [Campbell_Block_MHR_2023](#)

**Contemporary
Image**



Description South-west corner

Source City of Lacombe (M. Dougherty)

**Contemporary
Image**



Description South façade

Source City of Lacombe (M. Dougherty)

Contemporary
Image



Description Chicago School Window

Source City of Lacombe (M. Dougherty)

Contemporary
Image



Description Cornice with modillions

Source City of Lacombe (M. Dougherty)

City of Lacombe Bylaw 508 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 4918 50 Avenue 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 508 Schedule C

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION COMPENSATION WAIVER

I, Tyler Nowochin of Nowco Hardware Ltd., being the registered owner of the property located at 4918 – 4922 50th Avenue in the City of Lacombe and being legally described as:

Lots 1-3; Block 3, Plan RN1 (hereafter the "Property")

acknowledge and agree that I voluntarily offered the Property as a Municipal Historic Resource pursuant to the City of Lacombe Bylaw No. 508, 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]

Oct 4, 23

[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.