

City of Lacombe
Bylaw 510

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 Presbyterian Manse 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 Presbyterian Manse located at 5214 53 Street, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

WHEREAS, the owners of the Presbyterian Manse 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 owners of this Municipal Historic Resource have 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 “Presbyterian Manse Designation Bylaw”.

2. Schedules

2.1. Schedule “A” – Presbyterian Manse 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 Presbyterian Manse, located at 5214 53 Street, Lacombe and legally described as:

PLAN 8396AM
LOT C
EXCEPTING THEREOUT ALL MINES AND MINERALS

Is hereby designated a Municipal Historic Resource.

4.2. The Presbyterian Manse 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 Presbyterian Manse 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 owners of the Presbyterian Manse 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 11th day of December, 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 510 Schedule A

PRESBYTERIAN MANSE, LACOMBE

Date of Construction: 1902

Municipal Address: 5214 53 Street (formally Day Street), Lacombe

Legal Description: Lot C, Plan 8396AM

Original Owners: William John Lowe

HS10582



Front of the house facing 53rd Street showing fenestrations, bellcast roof, scroll saw detailing and curved support brackets (Peter Bouwsema 2023)

STATEMENT OF SIGNIFICANCE

Description of Historic Place

The Presbyterian Manse is a well preserved one and one-half storey L shaped house with a front bellcast style roof over a partial width roof, set back from the main projecting front gable. The house is located on a narrow lot, set back from 53rd Street in a residential neighborhood west of downtown in the City of Lacombe.

Heritage Value of Historic Place

The Presbyterian Manse is valued as a symbol of the early development of Lacombe. The land was originally owned by some of Lacombe's earliest settlers, Andrew and Caroline Mary Glass, who established a farmstead on this land in 1895 (SW Section 30, Township 40, Range 26, West of 4th Meridian); the homestead was subdivided into 33 lots in 1899. William John Lowe purchased Lots 6 and 7 in Plan 1X in August 1901 and built this house on the property in 1902. The house remains intact as one of the earlier houses in Lacombe.

The Presbyterian Manse is also valued as a testament to the strong spiritual presence in Lacombe and for its association to St. Andrew's Presbyterian Church (now St. Andrew's United Church). Discussions for a new Presbyterian Church to replace the original church built in 1895 were initiated in 1902 with the creation of the Board of Management of the Church and Manse Building Fund of the Presbyterian Church of Canada. Their mandate was to oversee the acquisition of a new lot and manse for the church. The church purchased Lots 6 and 7, Plan X1 at the corner of 53rd Street (formally Day Street) and 54th Avenue (formally Oliver Avenue) in February 1903 from William John Lowe. The existing house plus a barn and well were located on the lot. Debt from acquiring the lots and building the church in 1908-09 were reduced by subdividing Lot 6 into four lots and selling sections in 1912. Monies from the sale of three of these lots was used to pay off the mortgage from the church and repair the manse. They retained the fourth lot with the existing house which they continued to use as the manse. Reverend Matthew White was the first minister to live at the Manse. It was sold to J.C. Schade in 1922 when the manse was moved to a property at 5406 Calgary & Edmonton Trail in Lacombe.

The Presbyterian Manse is further valued as an intact example of early vernacular architecture, with Victorian elements in Lacombe. The house is distinguished by its L-shaped plan with open overhanging eaves and plain fascia, with a sweeping bellcast style gable extending off the front projected gable over a half-width porch; curved brackets support the porch and front entryway roof. Late Victorian elements are visible in its scroll cut detailing at the gable peak.



Rear view of Presbyterian Manse (Peter Bouwsema 2023)



Eave design at porch (Peter Bouwsema 2023)

Character-Defining Elements

The key character-defining elements of the Presbyterian Manse include, but are not limited to its:

- location on a narrow residential lot set back from the property lines;
- residential form, scale and massing as expressed by its one and one-half storey height with L-shaped plan and overhanging open eaves;
- wood frame construction with wooden lapped siding;
- vernacular style details associated with early Edwardian and late Victorian design such as: bargeboards; plain fascia; cornerboards and watertable; curved extension off front projecting gable over half-width porch; curved brackets on the porch and roof over the entryway; and scroll cut detailing at gable peak;
- two original internal red-brick chimneys; and
- original window openings with moulding on front façade.



1910 ca. View of Presbyterian Manse; Center (Peel's Prairie Provinces Prairie Postcards pC003854)

City of Lacombe Bylaw 510 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 ongoing 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 510 Schedule C

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION COMPENSATION WAIVER

We, Ron Nowochin and Hilda Nowochin, being the registered owners of the property located at 5214 53 Street in the City of Lacombe and being legally described as:

Lot C
Plan 8396AM

(hereafter the "Property")

acknowledge and agree that we voluntarily offered the Property as a Municipal Historic Resource pursuant to the City of Lacombe Bylaw No. 510, 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, we hereby agree that 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 we might have.



Ron Nowochin



Hilda Nowochin

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.