

City of Lacombe
Bylaw 515

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 Lacombe Nurseries Limited Residence 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 Lacombe Nurseries Limited Residence located at 5650 58 Street, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

WHEREAS, the owners of the Lacombe Nurseries Limited Residence 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 “Lacombe Nurseries Limited Residence Designation Bylaw”.

2. Schedules

2.1. Schedule “A” – Lacombe Nurseries Limited Residence 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 Lacombe Nurseries Limited Residence, located at 5650 58 Street, Lacombe and legally described as:

PLAN 9621619
BLOCK 8
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS

Is hereby designated a Municipal Historic Resource.

4.2. The Lacombe Nurseries Limited Residence 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 Lacombe Nurseries Limited Residence 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 Lacombe Nurseries Limited Residence 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 27TH DAY OF MAY, 2024.

GIVEN SECOND READING THIS 12TH DAY OF AUGUST, 2024.

GIVEN THIRD AND FINAL READING THIS 12TH DAY OF AUGUST, 2024.

Original Signed

Mayor

Original Signed

Chief Administrative Officer

City of Lacombe Bylaw 515 Schedule A



City of Lacombe
Statement of Significance

File Number: HS 17633

Site Name: Lacombe Nurseries Limited Residence

Other Names:

Address or Location:
5650 58th Street

Legal Description:
9621619;8;3

Build Date: Circa 1922



East façade 2024

City of Lacombe (Peter Bouwesema)

DESCRIPTION OF HISTORIC PLACE

Lacombe Nurseries Limited Residence is a one-and-a-half-storey residence originally built in the early 1920s. It has been expanded over the years; however, it continues to feature the original side-gable roof, with a gabled front porch supported by tapered square columns on brick/concrete piers. This semi-bungalow with California Craftsman influences sits on an expansive city lot - set back from 58th Street – and once was the northwest periphery of Lacombe, Alberta.

HERITAGE VALUE

The significance of Lacombe Nurseries Limited Residence is derived from the community's heritage values, as expressed in the Thematic Framework: Lacombe Architecture; Local Industry; and Agriculture and Research.

The Lacombe Nursery was one of the most significant ventures in Lacombe during the twentieth century and became one of the largest nurseries in Western Canada. Its genesis is directly associated with the development of the Dominion Research Station (experimental farm).

Lacombe was a major agricultural center in central Alberta. The rich agricultural landscape of the area enticed farmers to settle in the early years of development. This led to the development of industries, businesses and social networks to support farmers in the community. The success of agriculture in Lacombe, combined with heavy promotion from the Board of Trade, was the impetus to establish a federally run experimental farm in the town in 1907, which became the foremost instructor of prairie farming practices.

G.H. Hutton decided to purchase a farm in Lacombe in 1906 to provide housing for horses for the possible experimental farm. Lacombe was chosen to be the location for the experimental farm a short while after that, and Hutton became its first superintendent. Hutton was a great community promoter and saw the need for a nursery in the area.

Hutton visualized the service that a nursery could provide to the settlers who came to central Alberta. He persuaded Mitchell and Caldwell to become his partners. Land was purchased in 1910, and with the venture well-launched, Hutton sold out to his partners.

By 1913, the nursery, then known as the Mitchell Nursery Company, was one of the largest in Western Canada. Mr. J.N.B. McDonald, hired as manager in 1912, became a shareholder in the company. In 1916, after buying out all other shares in the company, McDonald became the sole owner of the nursery. McDonald Nursery, later named Lacombe Nursery, was a successful venture for over 70 years, providing various plants, trees, and shrubs to residents and clients across Canada. Lacombe Nurseries closed in the winter of 1990-1991.

This house was originally a residence for the Lacombe Nurseries. The building, constructed in 1922, was home to the McDonald family during their leadership of the Nurseries. Later, in 1977, J.N.B.'s grandson and Nursery owner, Don Hay, lived at the Residence.

The one-and-one-half-storey Residence has been expanded over the years; however, it continues to feature the original side-gabled roof, with a gabled front porch supported by tapered square columns on brick/concrete piers. This semi-bungalow with California Craftsman influences sits on an expansive, natural lot.

The Craftsman movement, which began in the late 19th century, emphasized the beauty of natural materials and the skills of individual craftsmen over the more 'industrialized' and mass production of the time. This movement was designed to bring comfort and familiarity to the home. The style is evocative of a country cottage feel, and this achieved through natural materials such as stone foundations, chimneys and fireplaces, exposed rafters and beams, and eave brackets.

The Lacombe Nurseries Limited Residence is a typical Craftsman bungalow with a low profile, moderately pitched gable roof, natural materials, and a covered front porch. Its cottage-like appearance is evoked by its form and mass and its relationship with its landscape. The residence continues to have some interior elements that are original and in intact condition namely the archway with tapered columns and glass fronted cabinets between the kitchen and the formal dining room. The formal dining room has the original fireplace with glass fronted symmetrical cabinets each side and with heavy wooden mantel supported in part the dentil blocks.

CHARACTER-DEFINING ELEMENTS

The character-defining elements are:

Site:

- Oversized, treed lot
- Long driveway/laneway approach
- Relationship of Residence to landscape

Plan:

- Rectangular long façade
- Form and mass
- Low profile

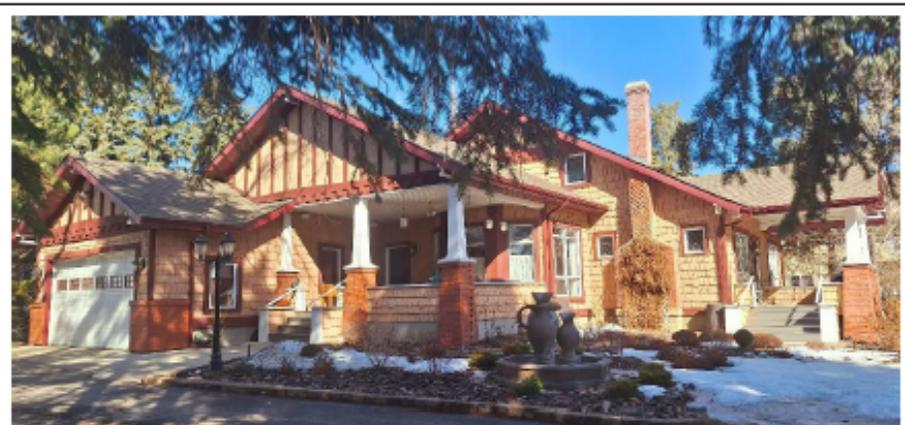
Envelope:

- Gable roof
- Gable, open porch
- Exterior, brick chimney of fireplace
- Original fenestration pattern

Finishes:

- Craftsman elements
- Extant materials
 - Brackets
 - Tapered square columns with brick/concrete piers on east verandah
 - Original beveled glass "piano" windows on south face each side of fireplace
 - Original front door with oval glass
 - Interior archway with tapered columns and glass fronted cabinets between kitchen and formal dining room
 - Interior symmetrical glass fronted cabinets with heavy wooden mantel supported with dentil blocks and brick fireplace in formal dining room

RESOURCE IMAGES

Contemporary Image	 A photograph showing the south facade of a house. The house features a prominent gabled roof with dark wood shingles and a red brick chimney. The exterior walls are a mix of light-colored siding and dark wood paneling. A covered porch with white columns is visible on the right side. The house is surrounded by trees and a small garden area with snow on the ground.
Description	South façade
Source	City of Lacombe (Peter Bouwsema)

Contemporary Image	 A photograph showing the house in its context. The house is a two-story structure with a gabled roof and a prominent chimney. It is surrounded by trees and a snow-covered lawn. A paved driveway leads to the house. The sky is blue with some clouds.
Description	Context
Source	City of Lacombe (M. Dougherty)



Between Kitchen and Formal dining
City of Lacombe (Peter Bouwsema)



Front porch original tapered brick and wooden columns
City of Lacombe (Peter Bouwsema)



Formal dining room

City of Lacombe (Peter Bouwsema)

Historic Image



Description McDonald House (east façade)

Source Lacombe & District Historical Society -2007.2.1

City of Lacombe Bylaw 515 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 5650 58 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 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 515 Schedule C

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION COMPENSATION WAIVER

We Craig Phillips and Denise Phillips being the registered owners of the property located at 5650 58 Street in the City of Lacombe and being legally described as:

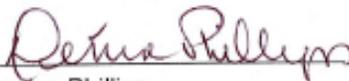
Plan 9621619
Block 8
Lot 3

(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. 515, 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.


Craig Phillips


Denise Phillips

APRIL 9 / 2024
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.