

City of Lacombe
Bylaw 519

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 McLear Block and Annex 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 McLear Block and Annex located at 5006-5010 50 Avenue, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

WHEREAS, the owner of the McLear Block and Annex 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 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 “McLear Block and Annex Designation Bylaw”.

2. Schedules

2.1. Schedule “A” – McLear Block and Annex 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 parcels of land known as the McLear Block and Annex, located at 5006 50 Avenue and 5010 50 Avenue, Lacombe and legally described as:

PLAN 2790AJ

BLOCK 2

LOTS B AND C

EXCEPTING THEREOUT:

THE MOST WESTERNLY 1 FOOT IN WIDTH THROUGHOUT

OF LOT B AND THE MOST EASTERLY 5 FEET IN

WIDTH THROUGHOUT OF LOT C

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND

PLAN 2790AJ

BLOCK 2

ALL OF LOT D AND THE MOST EASTERLY 5 FEET IN WIDTH THROUGHOUT OF LOT C
EXCEPTING THEREOUT ALL MINES AND MINERALS

Is hereby designated a Municipal Historic Resource.

4.2. The McLearn Block and Annex 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 McLearn Block and Annex 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 Garland 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 8th day of JULY, 2024.

GIVEN SECOND READING THIS 23rd day of SEPTEMBER, 2024.

GIVEN THIRD AND FINAL READING THIS 23rd day of SEPTEMBER, 2024.

Original Signed

Mayor

Original Signed

Chief Administrative Officer

City of Lacombe Bylaw 519 Schedule A



City of Lacombe
Statement of Significance

McLear Block and Annex

Address: 5006-5010 50th Avenue (Barnett Avenue)
Legal Description: Lots B,C, and D, Block 2, Plan 2790AJ
Builder: George P. Vickers
Date of Construction: 1912
HS 10530



South façade

City of Lacombe (Peter Bouwsema, 2024)

STATEMENT OF INTEGRITY

The McLear Block and Annex are in good near original condition and are in their original location. Both buildings retain their original form and scale. The McLear Block has original brick cladding in good condition and its original pressed tin cornice. The signage identifying the building name does need some restoration work as well as restoration of the top knot detailing only partially in place on both the main building and the annex.

The storefronts have been updated but retain their original form with large storefront windows and central inset doorways. The awnings, while not original, are period appropriate.

The Annex has been altered with a replacement wood cornice and replaced front door that is not period



Statement of Significance

appropriate. A future conservation program could look at a rehabilitation of the front door of the annex.

The interior has been altered in the McLearn Block and Annex; however, the pressed tin ceiling has been retained and restored to near original condition. Major restoration, renovation, and retrofit occurred during 2021 and 2022 including structural repair of some of the concrete foundations.

DESCRIPTION OF HISTORIC PLACE

The McLearn Block is a one storey building with pressed red brick cladding and a central triangular pediment connected to buildings of similar style and age along 50 Avenue in downtown Lacombe. The McLearn Annex is a small one-storey annex connected to the west of the main McLearn building. Both buildings display storefronts with full height glazing, brick corbelling. The main building has retained the large pressed metal cornice.

HERITAGE VALUE

The McLearn Block and Annex are 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 historic centers in Alberta. The building is dually significant for its association to local businessman Frank McLearn. The downtown commercial core retains a consistent and distinctive built form that is a manifestation of successive economic waves that followed the western Canadian boom that occurred prior to the First World War and after the arrival of the CPR branch line connecting to Alix in 1905.

Beginning in approximately 1905 and continuing to 1913, Lacombe experienced an unprecedented boom due to direct 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 McLearn Block and Annex property were built for Frank McLearn by local contractor George P. Vickers between 1911 to 1912. McLearn purchased and subdivided the property into four lots and built the main building and the annex on two of the lots, selling the east block to the Royal Bank and the west block to jeweler and watchmaker C.R. Denike. McLearn opened a pool hall and tobacconist shop on the west side of the building. At the onset of the First World War, McLearn moved his business to the basement and a gentleman's clothing store called Watt Hay's Gent's Furnishings occupied the west side of the building. The store remained in the same space from 1914 to 1990.

The Annex was initially occupied by local real estate agent, F.S. Lewis, then later by a Barber Shop.

The McLearn Block and Annex are further valued for their contribution to a distinct and consistent Lacombe style of architecture that dominates the downtown commercial core. The style is in part influenced by a town by-law that required the use of brick for new buildings and brick cladding on existing buildings after a 1911 fire destroyed many wood-frame buildings on this and the surrounding lots. One of the casualties was Lacombe's first hotel, the Victoria Hotel, built circa 1894, located where the Denike Block, the McLearn Block and the Royal Bank (CIBC) building currently stand. Nearly all of the buildings constructed after this by-law was enacted are composed of locally sourced materials and

Statement of Significance

display an Edwardian Classical Revival style. This style is commonly found in eastern Canada and the United Kingdom and explicitly expresses ties to the British Empire. The McLear Block and Annex buildings display a simple version of this style by their full height storefronts, separated by brick pilasters, brick corbelling and exaggerated pressed metal cornice with central triangular pediment. Both buildings have topknot detailing on the corners of their cornices. The buildings are constructed with locally sourced pressed red brick and pipe columns in the storefront.

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the McLear Block and Annex buildings include the:

- Location on the north side of 50th Avenue connected to other historic brick structures in the commercial downtown in the City of Lacombe; and
- Masonry construction including red pressed brick cladding with gray mortar.

Main Building:

- Commercial form, scale and massing of main building including its one-storey height and rectangular plan with a flat roof; and
- Edwardian Classical Revival detailing such as two full height storefronts, each with central recessed doorways, full height glazing with wood soffits, metal pipe columns separated by brick pilasters: brick corbelling and signband under large pressed metal cornice with corner top knots and central triangular pediment.
- Interior features as pressed tin ceilings

Annex:

- commercial form, scale and massing of the Annex including its reduced height one storey building with small rectangular footprint: asymmetrical doorway with small storefront; and brick corbelling and signband; and
- interior feature as pressed tin ceiling



South façade (circa 2012)

(Donald Luxton and Associates)



Pressed tin ceiling in 5008

City of Lacombe (Peter Bouwsema, 2024)



MCLEAR BLOCK AND MCLEAR ANNEX, PRIOR TO BUILDING OF DENIKE BLOCK AND ROYAL BANK,
(SIGN ON SIDE OF BUILDING ADVERTISING FOR SHOW ON JUNE 13, 1913) 1913

(LDHS 90.8348)

City of Lacombe Bylaw 519 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 5006-5010 50th 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 519 Schedule C

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION COMPENSATION WAIVER

I, Paige Nicole Downton, being the registered owner of the property located at 5006-5010 50 Avenue in the City of Lacombe and being legally described as:

Plan 2790AJ
Block 2
Lots B, C & D

(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. 519, 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.



Paige Nicole Downton

May 6, 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.