

City of Lacombe  
Bylaw 518

**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 Garland 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 Garland Residence located at 5204 53 Street, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

**WHEREAS**, the owners of the Garland 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 “Garland Residence Designation Bylaw”.

**2. Schedules**

2.1. Schedule “A” – Garland 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 Garland Residence, located at 5204 53 Street, Lacombe and legally described as:

PLAN 8396AM  
LOT A  
EXCEPTING THEREOUT ALL MINES AND MINERALS

Is hereby designated a Municipal Historic Resource.

4.2. The Garland 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 Garland 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**

5.1. 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").

5.2. Schedule “B” is attached and forms part of this Bylaw.

5.3. 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 8<sup>th</sup> DAY OF JULY, 2024.

GIVEN SECOND READING THIS 23<sup>rd</sup> DAY OF SEPTEMBER, 2024.

GIVEN THIRD AND FINAL READING THIS 23<sup>rd</sup> DAY OF SEPTEMBER, 2024.

Original Signed

\_\_\_\_\_  
Mayor

Original Signed

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Chief Administrative Officer

## City of Lacombe Bylaw 518 Schedule A



### City of Lacombe Statement of Significance

**File Number:** HS 28745

**Site Name:** **Garland  
Residence**

**Original Owner:** Delmar Garland

**Address or Location:**  
5204 53<sup>rd</sup> Street (Day Street)

**Legal Description:**  
Lot A, Plan 8396AM

**Build Date:** 1913



East façade 2024

City of Lacombe (Peter Bouwsema)

### STATEMENT OF INTEGRITY

The Garland Residence has retained nearly all of its original elements as well as its form, scale and massing. The closed balustrade with shingle siding, on the front porch, was removed at some point and partially replaced with an open balustrade.

The siding materials show some weathering and should be considered in the near future for conservation. The balustrade on the porch, on the east side, should also be considered for conservation. Replacement vinyl shakes located on the west gable of the house are not true to the historic character and could be considered for replacement with wooden shingles matching other locations on the house.

### DESCRIPTION OF HISTORIC PLACE

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The Garland Residence is an elegant eclectic Arts & Crafts one and one-half storey front gabled residence with a bellcast roof line, a variety of shingle types and a full width porch. The residence is located on a corner lot on 53<sup>rd</sup> Street and 52<sup>nd</sup> Avenue in a residential neighborhood west of downtown Lacombe.

### HERITAGE VALUE

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The Garland Residence is valued as a symbol of the high quality residences built during Lacombe's major economic boom from 1905 to 1913. The land was purchased from the Presbyterian Church, who subdivided Lot 6 Plan 1x in 1912 into four lots. Delmar Garland purchased one of the three lots for sale and constructed this residence in 1913. The house is one of a number of intact and original houses on this street.

Garland owned the house until 1923, after which it was sold to James Richardson.

The house had additions built, namely the garage (circa late 1950's) and the kitchen (circa 1940's) sections, on the rear, including the south facing porch and the carport. The additions were clad utilizing the same types of siding materials as the original house.

The Garland Residence is further valued as a fine example of the quality and craftsmanship of many of the houses built during this period of substantial growth in Lacombe. The residence features the persistence in Lacombe of an eclectic Arts & Crafts style featuring a variety of siding including shingle (lapped and fish scale), a bellcast roof with whalebone bargeboards, and saddle dormers.

The Garland Residence has a unique square bay window with triple assembly one-over-one single-hung windows at the gable peak on the front façade. The home's elegant design illustrates an adherence to traditional domestic styles, reflecting the social and economic consciousness during the 1910's. At the time, houses were also expected to display historical references in order to demonstrate the owner's good taste. The house remains intact as one of the earlier extant houses in Lacombe.

## CHARACTER-DEFINING ELEMENTS

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Key elements that define the heritage character of the Garland Residence include its:

- Location on a corner residential lot with minimal set back from the property lines;
- Residential form, scale and massing as expressed by its one and one-half storey rectangular plan with bellcast front gabled pent roof at the gable ends; closed soffits; saddle dormers; full-width porch; and gabled projection at the rear of the house;
- Wood-frame construction with wooden shingle siding below floor level of the front porch, on the saddle dormers, and the front gable; lapped siding on the main; and fish scale shingles at front gable peak; parged faux concrete block foundation on the south facing portion of the basement concrete;
- Influences of the Arts & Crafts style such as: variety of siding types; complex roofline; watertable and bargeboards; full width front porch with square porch columns;
- Two original internal red-brick chimneys; and
- Original window openings and double and triple assembly one-over-one single-hung wooden sash windows.



South façade 2024

City of Lacombe (Peter Bouwsema)



Rear of house 2012

Donald Luxton and Associates



One saddle dormer with lapped and fish scale siding, 2024

City of Lacombe (Peter Bouwsema)



1910S View of Garland Residence; Left

Peel's Prairie Provinces, Prairie Postcards PC003854

## City of Lacombe Bylaw 518 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 518  
Schedule C

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION  
COMPENSATION WAIVER

We John Dilworth & Sharon Dilworth being the registered owners of the property located at 5204 53 Street in the City of Lacombe and being legally described as:

Plan 8396AM  
Lot A

(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. 518, 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.

  
John Dilworth

MAY 14/24  
Date

  
Sharon Dilworth

MAY 14/24  
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.