

City of Lacombe
Bylaw 524

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 Stewart 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 Stewart Residence located at 5718 50 Avenue, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

WHEREAS, the owners of the Stewart 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 “Stewart Residence Designation Bylaw”.

2. Schedules

2.1. Schedule “A” – Stewart 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 parcels of land known as the Stewart Residence, located at 5718 50 Avenue, Lacombe and legally described as:

PLAN LACOMBE RN1C (IC)
BLOCK (H)
THE MOST EASTERLY TWELVE AND ONE HALF (12 ½) FEET OF
LOT TWO (2) AND THE MOST WESTERLY FIFTY (50) FEET OF
LOT THREE (3)
EXCEPTING THEREOUT ALL MINES AND MINERALS

Is hereby designated a Municipal Historic Resource.

4.2. The Stewart 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 Stewart 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 Stewart 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 24th day of February, 2025.

GIVEN SECOND READING THIS 28th day of April, 2025.

GIVEN THIRD AND FINAL READING THIS 28th day of April, 2025.

Mayor

Chief Administrative Officer

City of Lacombe Bylaw 524 Schedule A



City of Lacombe Statement of Significance

File Number: HS 10556

Site Name:

Stewart Residence

Address or Location:

5718 50th Avenue

Legal Description:

RN1C;H;2,3

Build Date:

Circa 1908



Front View

City of Lacombe (Brittany Kerik, 2025)

STATEMENT OF INTEGRITY

The Stewart Residence has many original intact elements including its form, scale and massing, patterned concrete block cladding and wooden sash windows. The dormers were re-sided sympathetically with new wooden shingle siding. At some point post 1980s, the widow's walk balcony was removed from the second storey at the front of the house.

Some of the patterned concrete block at the base of the front verandah was removed in 2024 and replaced with a modern cultured veneer stone with similar texture, but not similar sizing. The main floor eaves have had the eaves clad in metal soffits covering over the existing rafter exposed tails.

Numerous interior elements are in excellent condition including built-in fir cabinetry in the dining room with curved glazing in the doors; fir flooring; tall fir baseboards; fir door casings; plinth blocks; fillet bead; frieze board; crown moldings; and the original exterior front door system with elliptical glazing in the door and two sidelights. Interior trims around windows are similar to the door opening trims.

DESCRIPTION OF HISTORIC PLACE

The Stewart Residence is a one and one-half storey residence situated on the north side of 50th Avenue in a residential neighbourhood west of downtown in the City of Lacombe. Distinguishable features of this historic landmark include its patterned concrete block exterior, curved projecting front porch, conical-shaped dormer, and multi-paned wooden windows.



City of Lacombe
Statement of Significance

HERITAGE VALUE

Constructed in 1908, the Stewart Residence is a tangible link to the Edwardian era of growth in Lacombe as the population exploded as one of central Alberta's predominant commercial and agricultural centres.

Situated directly between Calgary and Edmonton, Lacombe was located along the C&E Railway line completed in 1891. The arrival of the Canadian Pacific Railway (CPR) branch line in 1905 via Alix, connected Lacombe to the main line of the CPR, and later the Grand Trunk Pacific and Canadian Northern Railway, attracting a population that came to take advantage of burgeoning agriculture and railroading expansion that was occurring at the time. Speculators and promoters bought land and developed in an effort to bring as many people to the community as possible. This historic resource is a unique example of upper-class housing in Lacombe that was developed during this prosperous period of growth.

The Stewart Residence has additional heritage value for its connection with first owners and occupants, Alexander Stanley and his wife, who named the residence 'Hardwick'. Stewart, who constructed this house himself, played an important role in the development of Lacombe's early infrastructure, working as a surveyor and civil engineer for the town. In 1918, Stewart sold the house to Floyd E. McLeod, who was a prominent member of Lacombe's community. McLeod was proprietor of F.E. General Store and served as Mayor between 1914 and 1916. The house is a key example of the higher end residential architecture built by successful families in Lacombe in the 1900s.

The Stewart Residence is also significant as an unusual architectural expression within the local Lacombe context. It is an example of an Edwardian-era bungalow. The house's curved full width front-projecting verandah, conical-shaped dormer, and textured shingle patterning illustrates features of this style. Other features of this bungalow include wide eave overhangs, exposed rafter-tails, and multi-paned leaded glass windows. The patterned concrete block utilized on the exterior was fabricated by Charles L. Waldran who also fabricated the concrete blocks for the entrance and window castings of the Lacombe Hotel (4964 Highway 2A), built in 1907-1908.

CHARACTER-DEFINING ELEMENTS

- Location on the north side of 50th Avenue on a residential lot on the west side of Lacombe.
- Residential form, scale and massing as expressed by its one and one-half storey height; complex multi-pitched roofline with pyramidal bellcast roof; and hipped dormers and conical-shaped dormer at the front.
- Wood-frame construction; masonry elements such as patterned concrete block exterior.

- Edwardian-era Bungalow elements including its conical-shaped dormer with cedar fish scale shingle cladding; cedar shingle roofing; curved projected full-width verandah supported by wooden lathe-turned columns; wide eave overhangs; and curved and exposed rafter tails on dormers.
- Some original windows including multi-paned over-one wooden sash windows; single-hung patterned leaded glass-over-one wooden sash windows on the front façade; and piano windows on the east and west elevations.
- Original exterior front door system with elliptical glazing in the door and two sidelights.

RESOURCE IMAGES



Rear View

Donald Luxton and Associates Inc. (2011)



Original exterior front door
City of Lacombe (Brittany Kerik, 2025)



The word 'Hardwick' visible on the east column of the verandah facing the house
City of Lacombe (Brittany Kerik, 2025)

City of Lacombe Bylaw 524 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 524
Schedule C

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION
COMPENSATION WAIVER

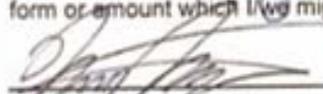
I/We Daniel Joose & Kimberly Joose being the registered owner(s) of
the property located at 5718 50 Avenue in the City
of Lacombe and being legally described as:

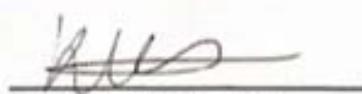
Lots 2 & 3, Block H, Plan RN1C

(hereafter the "Property")

acknowledge and agree that I/we voluntarily offered the Property as a Municipal Historic
Resource pursuant to the City of Lacombe Bylaw No. 524, 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/we hereby agree that I/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 I/we might have.


[Owner] Daniel Joose


[Owner] Kimberly Joose

Jan 27, 2025
[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.