

City of Lacombe
Bylaw 532

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 Owen 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 Owen Residence located at 5210 53rd Street, Lacombe, which is deemed in the public interest to designate as a Municipal Historic Resource;

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

2. Schedules

2.1. Schedule “A” – Owen 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 Owen Residence, located at 5210 53rd Street, Lacombe and legally described as:

PLAN 8396AM
LOT B
EXCEPTING THEREOUT ALL MINES AND MINERALS

Is hereby designated a Municipal Historic Resource.

4.2. The Owen 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 Owen 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 Owen 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 14th DAY OF July, 2025.

GIVEN SECOND READING THIS 22nd DAY OF September, 2025.

GIVEN THIRD AND FINAL READING THIS 22nd DAY OF September, 2025.

Original Signed

Mayor

Original Signed

Chief Administrative Officer

City of Lacombe Bylaw 532 Schedule A



City of Lacombe Statement of Significance

File Number: HS 22309

Site Name: Owen Residence

Original Owner: Percy and Edna Owen

Municipal Address:
5210 - 53rd Street (Day Street)

Legal Description:
Lot B, Plan 8396AM

Build Date: 1922

Architect: Unknown

Builder: Unknown



Front façade 2025

Peter Bouwsema

STATEMENT OF INTEGRITY

The Owen Residence has retained a majority of its original elements as well as its form, scale and massing. The board and batten materials around the upper floor windows are a replacement of the original deteriorated wood shingle cladding. The shingle cladding above the pent roof in the front gable is also a replacement but in similar style as the original wood shingle cladding.

All eave support brackets and brackets supporting the front entry, projecting gable roof are original and in excellent condition. The front door is original and in excellent condition, having been covered with screen doors for a number of years.

The original horizontal beveled siding is in excellent condition all around the house. The original cedar shingle roofing has been replaced with metal screw through materials. The exterior windows have all been replaced into the original fenestration design. The style of all the new vinyl windows would be considered sensitive in appearance and character of the original.

The interior of the home has been updated but with the use of original doors, fir door frames, fir casings with fillet bead trim below the head trim, fir plinth blocks, and tall fir baseboards. All of these elements are in excellent condition after conservation work. Window casings are also original materials. The living room and dining room floors are the original narrow, quarter sawn oak hardwood in excellent condition.



DESCRIPTION OF HISTORIC PLACE

The Owen Residence is an elegant example of the simple National Folk style, with some Craftsman features, being a one and three quarter storey, front gabled residence with asymmetrical front entry, a variety of cladding types including beveled wood siding, wood board and batten, and wood shingles. The residence is located on west side of 53rd Street on what would have been considered a prominent residential neighborhood at that time, northwest of downtown Lacombe.

HERITAGE VALUE

The Owen Residence is valued as a high quality residence built after WW1. The land was purchased from E. Bradbury in 1917 and the house was built in 1922. Percy C. Owen lived in this house until his death in 1943. Owen moved to Lacombe in 1906 and was a business man working for Morrison and Johnston Hardware, as their secretary, in Lacombe for 30 years. Percy C. Owen was a town councilor from 1931 to 1939. He also worked on the Lacombe and District Hospital Board and the Lacombe and District Board of Trade.

In 1944, Edna Owen sold the house to Claude and Jean Gillies who owned and operated the Empress Hotel in Lacombe from 1928 until it was sold in the same year of the purchase of this residence. While still owning the home, Claude Gillies passed away in 1966.

A subsequent owner was Dr. J.D. McFetridge, who moved to Lacombe in November of 1952. He worked at the Lacombe Medical Center and retired from practice in 1981. Bill and Garlo Berkenkamp also owned the home during the 1980's. Prior to 2015 the home was owned by H. Miller. The present owners (2025), D. Preston and J. Gillies, purchased the home in 2015.

Additional heritage value is placed on original materials still in place. These include, but are not limited to, the beveled lapped wood siding, the front entry projecting gable style roof over the front door and window, with the original support brackets including the those used to support the small pent roof on this entry roof, the original fenestration design, the original front door, the unique pent roof on the front façade near the gable roof peak with the support brackets, the interior finishing including room entry doors, door frames, casings, fillet bead, tall baseboards, original fireplace in the living room, original stair treads to the second floor, and the quarter sawn oak hardwood flooring in the living room and dining room.

Further heritage value is placed on the occupancy of this home by professionals, business leaders, and community minded owners. The house remains intact as one of the earlier extant houses in Lacombe.

CHARACTER-DEFINING ELEMENTS

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

- Location on a narrow, internal residential lot on the historic 53rd Street along with other historic homes;
- Residential form, scale and massing as expressed by its one and three quarter storey rectangular plan with front gable roof design;
- Wood-frame construction with beveled wood siding around the first storey level and cedar shingling at gable peaks;
- Influences of the Craftsman style on this National Folk style home such as: variety of siding types; simplistic roofline, pent roofs on the front façade including on the front entry projecting gable roof, with support brackets, perimeter water-table, and fir front entry door;
- Original fenestration design; and
- Interior elements (first and upper floor) including room entry doors with glass door knobs, fir door frames, fir casing, fillet bead, tall fir baseboards, quarter sawn oak hardwood flooring on the main floor, stair treads to the upper floor, and brick fireplace in the living room.



Front entry Projecting roof with brackets, front door

Peter Bouwsema



City of Lacombe
Statement of Significance



Front entry roof with brackets Peter Bouwsema



Side entry

Peter Bouwsema



Rear view 2025

Peter Bouwsema



Typical room doors, frames, casing Peter Bouwsema



Stairwell to upper floor Peter Bouwsema



Living room fireplace Peter Bouwsema



City of Lacombe
Statement of Significance



Front façade 2015

Jackie Gillies

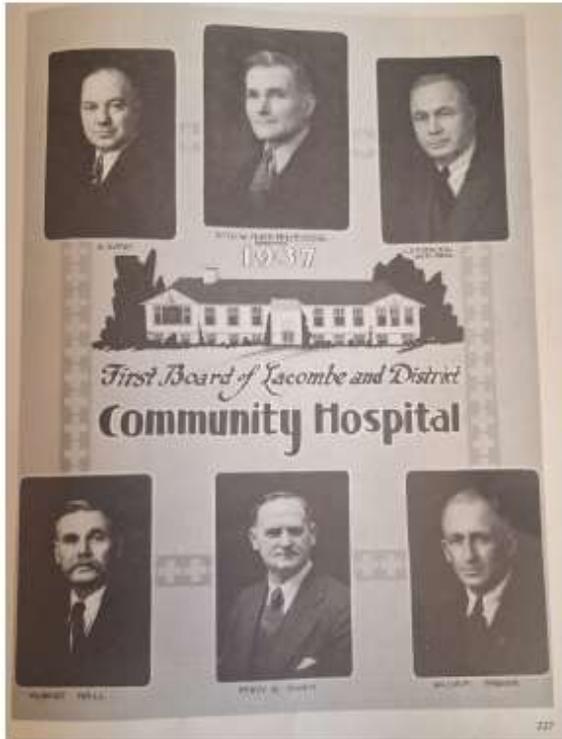


Town Council photo

Lacombe and District Historical Society



City of Lacombe
Statement of Significance



Community Hospital board 1937

Lacombe The First Century



Front façade circa 1997



Front Façade 1990

Alberta Heritage Survey 80-R0058-07

City of Lacombe Bylaw 532 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 5210 53rd Street 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 532
Schedule C

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION
COMPENSATION WAIVER

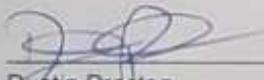
We, Dustin Preston and Jacqueline Gillies, being the registered owners of the property located at 5210 53rd Street in the City of Lacombe and being legally described as:

Lot B
Plan 8396AM

(hereafter the "Property")

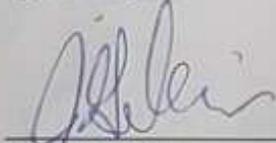
acknowledge and agree that we voluntarily offered the Property as a Municipal Historic Resource pursuant to the City of Lacombe Bylaw No. 532, under Section 26 of the *Historical Resources Act*, Revised Statutes of Alberta 2000, c. H-9, as amended without expectation of compensation of any kind from 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.



Dustin Preston

July 3/2025
Date



Jacqueline Gillies

July 3/2025
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.