

CITY OF LACOMBE
BYLAW 396

A Bylaw of the City of Lacombe to designate the site known as St. Andrew's United Church 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 the preservation of St. Andrew's United Church located at 5226 - 51 Avenue, Lacombe is deemed in the public interest to designate as a Municipal Historic Resource,

WHEREAS the owners of St. Andrew's United Church have waived their right to any compensation owing for any changes 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 owner of this Municipal Historic Resource has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act.

NOW THEREFORE, the Municipal Council of the City of Lacombe, in the Province of Alberta, duly assembled enacts Bylaw 396 as follows:

SHORT TITLE

1. This Bylaw may be cited as "St. Andrew's United Church Designation Bylaw".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The parcel of land known as the St. Andrew's United Church, located at 5226 - 51 Avenue, Lacombe and legally described as:

Lots 37 to 42, Block E, Plan 1900U

is hereby designated a Municipal Historic Resource, pursuant to the *Historical Resources Act*, Revised Statutes of Alberta 2000, c. H-9 as amended.

3. The St. Andrew's United Church is valued by the City of Lacombe for reasons described in the attached Schedule "A", hereafter referred to as the "heritage value".
4. The heritage value of St. Andrew's United Church 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").

PERMITTED REPAIRS AND REHABILITATION

5. 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").

ADMINISTRATOR

6. The Chief Administrative Officer of the City of Lacombe is hereby appointed to administer matters arising from implementation of this Bylaw.

COMPENSATION

- 7. No compensation pursuant to Section 28 of the Act is owing or shall be paid to registered owners of St. Andrew's United Church as set out in Schedule "C", attached.

SCHEDULES

- 8. Schedules "A", "B", and "C" form part of this Bylaw.
- 9. This Bylaw comes into effect when it receives third reading and is signed by the Mayor and the Chief Administrative Officer or designates.

INTRODUCED AND GIVEN FIRST READING this 9th of, June, 2014 .

GIVEN SECOND READING this 9th of June, 2014.

GIVEN THIRD AND FINAL READING this 25th of August, 2014.

Original Signed
Mayor

Original Signed
Chief Administrative Officer

Schedule "A" Description and Value of Municipal Historic Resource

UNCERTIFIED COPY

ST. ANDREW'S UNITED CHURCH

**5226 51 AVENUE
(HAMILTON AVENUE)**

Original Name: St. Andrew's Presbyterian Church

Contractor: G. P. Vickers

Date of Construction: 1908-09

HS 32881



STATEMENT OF INTEGRITY

St. Andrew's United Church is a key historic resource in Lacombe with many original elements including its brick cladding, steeple and windows. The church has had several additions through the years that have caused stress fractures to the brick cladding on the west side of the original building. An enclosed entryway was added on the front corner of the building at the steeple and a large extension was added in the 1980s at the rear of the church. Louvred vents were added to the church steeple to enclose the belfry. A 1950s addition was added on the east side including offices and a hall. The interior has been renovated extensively.

DESCRIPTION OF HISTORIC PLACE

St. Andrew's United Church is a large red brick church with Gothic Revival-style inspired architecture situated at the corner of 53 Street and 51 Avenue in Lacombe. The building is identifiable by its steeply pitched front-gabled roof, pointed Gothic-pointed-arch windows, and large corner belfry.

HERITAGE VALUE OF HISTORIC PLACE

St. Andrew's United Church, built 1908-09, is significant as a community institution that has served the spiritual needs of the Lacombe community for over a century. Lacombe's Presbyterian congregation was founded in November 1892, with the first church constructed in 1895 by Robert McNaughton. As Lacombe's population grew with the emigration of Presbyterians from Scotland and Ireland, so too did this congregation, necessitating a larger place of worship. With funds raised by the church's women's group, construction of a new church began in 1908 and it was dedicated on January 31, 1909, opening as St. Andrew's Presbyterian Church. In 1922 the town's Methodist and Presbyterian congregations voted to join forces, thereafter becoming St. Andrew's United Church. The church continues to serve the religious needs of the community today.

St. Andrew's United Church has additional significance as a key example of the high quality of Lacombe's architecture, which displays Gothic Revival-style references. Built at a cost of \$12,315.93, it was constructed by local builder G.P. Vickers. The Gothic Revival style was one of the most favoured architectural expressions for religious structures in Alberta. Clad in red brick, this historic landmark features elegant Gothic pointed-arch windows, a steeply pitched front gabled roof and a corner belfry. Later additions provide evidence of the church's evolution over time, including modifications to the corner entry and additions at the rear and side elevations. Although changes have occurred, the building remains an important historic landmark in Lacombe.

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of St. Andrew's United Church include its:

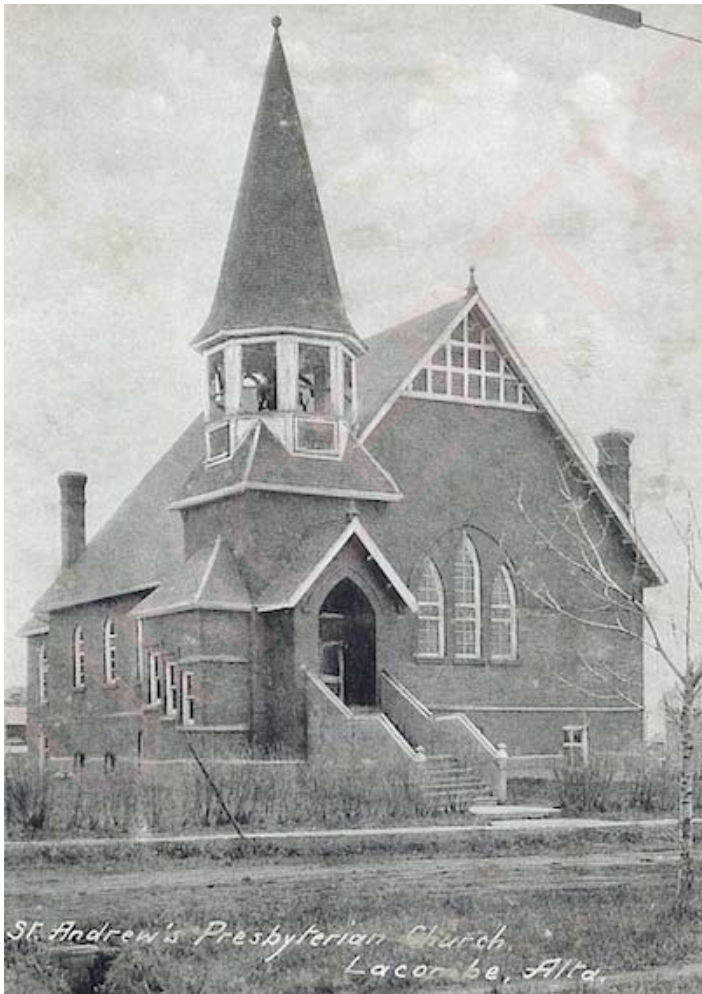
- prominent corner location at 51 Avenue and 53 Street in Lacombe;
- ecclesiastical form, scale, and massing as expressed by its two-storey height, plus basement; rectangular plan with basement; steeply-pitched front gabled roof; corner belfry topped with quadrilateral shaped steeple with pyramidal roof;

STATEMENTS OF SIGNIFICANCE

- masonry construction with red-pressed brick with red mortar and concrete foundation;
- lighting rod with decorative bulb, located on the steeple;
- Gothic Revival details such as: steeply-pitched roof; Gothic pointed-arch windows; and open belfry in the steeple;
- additional decorative features such as shingle pattering and half-timbering in the gable ends; brick stringcourses; and horizontal brick pattering above windows;
- original windows including: Gothic pointed-arch wooden frame windows with diamond-lead panes in single and triple assembly; 2-over-2 single-hung windows; later additions of stained and patterned glass windows; and
- interior features such as wooden trim.



INTERIOR OF ST. ANDREW'S CHURCH, 1940S (MICHENER HOUSE MUSEUM AND ARCHIVES)



ST. ANDREW'S CHURCH AS IT APPEARED IN THE 1910S (LDHS 90.1.294C)



INTERIOR OF SANCTUARY (2012)

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 [address] 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)

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.
2. Conserve changes to a historic place which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
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.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
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.

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.
8. Maintain character-defining elements on an on going 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.
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

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.
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.
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

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.
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>

Schedule "C" Conservation Waiver – Include a signed copy of conservation waiver

UNCERTIFIED COPY

CITY OF LACOMBE

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION
COMPENSATION WAIVER

I/We St. Andrew's United Church being the registered owner(s) of
the property located at 5226-51 Avenue in the City
of Lacombe and being legally described as:

Lot 37-72 Block E Plan 19001

(hereafter the "Property")

Consent to the City of Lacombe designating the Property as a Municipal Historic Resource pursuant to the City of Lacombe Bylaw No. 396 pursuant to 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 expressly waive all rights to claim compensation from the City of Lacombe for any cause whether rising in common law, equity or by statute, because of the City's designation of the property as a Municipal Historic Resource.

Lawrence Hrycaiu (Lawrence Hrycaiu)
[Owner] Chairman of the Board, St. Andrew's United Church.

July 7, 2014
[Date]


JAMES L. DIXON, MEMBER DESIGNATE (ST. ANDREWS UNITED CHURCH)

July 7, 2014
DATE