

**CITY OF LACOMBE**  
**BYLAW 423**

**A Bylaw of the City of Lacombe to designate the site known as  
the Kanngiesser Building 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 the Kanngiesser Building located at 4923 50 Avenue, Lacombe is deemed in the public interest to designate as a Municipal Historic Resource,

**WHEREAS** the owners of the Kanngiesser Building 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 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 423 as follows:

**SHORT TITLE**

1. This Bylaw may be cited as "Kanngiesser Building Designation Bylaw".

**BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

2. The parcel of land known as the Kanngiesser Building, located at 4923 - 50 Avenue, Lacombe and legally described as:

PLAN RN1 (I)  
BLOCK FIVE (5)  
ALL THOSE PORTIONS OF LOTS THREE (3) FOUR (4) AND FIVE (5) DESCRIBED  
AS FOLLOWS  
COMMENCING AT A POINT IN THE SOUTHERN BOUNDARY OF BARNETT AVENUE AS  
SHOWN ON SAID PLAN DISTANT ONE HUNDRED AND THIRTEEN AND FIVE TENTHS  
(113.5) FEET FROM THE NORTH WEST ANGLE OF BLOCK FIVE (5) AFORESAID  
THENCE SOUTH AT RIGHT ANGLES TO THE SOUTHERN LIMIT OF BARNETT AVENUE  
TWENTY ONE (21) FEET, MORE OR LESS, TO THE INTERSECTION OF A LINE  
DRAWN PARALLEL WITH THE SOUTH WESTERLY LIMIT OF LOT THREE (3) AFORESAID  
AND PERPENDICULARLY DISTANT NORTH EASTERLY ELEVEN (11) FEET THEREFROM  
THENCE SOUTH EASTERLY ALONG THE SAID LINE NINETY FIVE (95) FEET AND  
FIVE (5) INCHES TO THE SOUTH EASTERLY BOUNDARY OF SAID LOT THREE (3)  
THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY BOUNDARIES OF LOTS  
THREE (3) AND FOUR (4) AFORESAID, TO THE INTERSECTION OF THE NORTH  
EASTERLY BOUNDARY OF SAID LOT FOUR (4), THENCE NORTH WESTERLY ALONG  
THE SAID BOUNDARY SEVENTY FIVE AND FIVE TENTHS (75.5) FEET, MORE OR  
LESS, THENCE NORTH AT RIGHT ANGLES TO THE SAID SOUTHERN BOUNDARY OF  
BARNETT AVENUE SIX (6) FEET AND ONE (1) INCH TO THE SAID SOUTHERN  
BOUNDARY OF BARNETT AVENUE, THENCE WEST ALONG THE SAID BOUNDARY FORTY  
TWO (42) FEET AND TWO (2) INCHES, MORE OR LESS TO THE POINT OF  
COMMENCEMENT  
THE LAND HEREBY DESCRIBED BEING COLOURED PINK ON A PLAN ATTACHED TO  
DAY BOOK NO. 6072R

is hereby designated a Municipal Historic Resource.

3. The Kanngiesser Building 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 the Kanngiesser Building 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 the Kanngiesser Building 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 13<sup>th</sup> of June, 2016.

GIVEN SECOND READING this 22<sup>nd</sup> of August, 2016

GIVEN THIRD AND FINAL READING this 22<sup>nd</sup> of August, 2016

\_\_\_\_\_  
Original Signed  
Mayor

\_\_\_\_\_  
Original Signed  
Chief Administrative Officer

**SCHEDULE "A" – Kanngiesser Building Statement of Significance**

UNCERTIFIED COPY

**Original Owner: Andrew Urquhart**

**Other names of building:**

**Urquhart Block**

**Jack Kanngiesser Ltd.**

**Kanngiesser Store, The**

**Date of Construction: 1907**

**HS 49656**



Photo: North Elevation, May 2016

### STATEMENT OF INTEGRITY

The Urquhart Block is largely unchanged from its original exterior design. The building received restorations as part of the Alberta Main Street Project in 1990, restoring exterior design features that had been covered over the years. The structure itself was deemed sound at this time and all the restoration work was done according to Provincial heritage guidelines, returning the building to its original facade, revealing transoms, removing stucco and repairing brickwork, wooden window frames and decorative elements. Historically accurate materials were used whenever possible. The Urquhart Block was designated as a Provincial Historical Resource in 2007.

### DESCRIPTION OF HISTORIC PLACE

The Urquhart Block is a two-storey building situated on three lots in the central business district of the City of Lacombe. Built in 1907, the structure features a rare polygonal footprint within a triangular block that provides it with two virtually identical street frontages. The building is faced with tan cement brick, differentiating it from the neighbouring buildings. The Urquhart Block is otherwise typical of early commercial buildings constructed in the province, reflecting classical traditions in western architecture of three part design that traditionally corresponded with the base, shaft and capital of classically-styled columns.



Photo: North Elevation, 1908  
Lacombe & District Historical Society

### HERITAGE VALUE OF HISTORIC PLACE

The Urquhart Block was built following the major downtown fire that occurred in Lacombe in 1906, opening up the flat-iron block commercial area for re-development in economic boom time. It was the first building constructed following the fire that led to the call for all businesses in the downtown core to be similarly faced and/or built out of brick or

stone. Developer Andrew Urquhart was an influential homesteader who arrived in Lacombe in 1896. He operated an early post office in the area and served on the Lacombe Town Council, the Board of Trade, and the Hospital and School District Boards. Urquhart developed the unique triangular commercial building with storefronts facing both of Lacombe's major thoroughfares, Highway 12 (50th Avenue) and what would later be known as Highway 2A. Urquhart operated his business, "The A. Urquhart & Company Limited Department Store," out of the building until 1914, selling groceries, dry goods and hardware. The building was owned by David Calder and Alfred Lundy from 1914 until 1945 and by Jack Lawrence of Red Deer from 1945 until 1957. In 1954, John Richard (Jack) Kanngiesser purchased the department store business operating out of the Urquhart building, and in 1957 he purchased the building itself. His son, Jack Kanngiesser Jr. remains the owner of the building at the time of designation, though he no longer runs the business therein. From its construction until 2010, the building housed a commercial department store business of one form or another, selling, in the early years, everything from farm implements to women's undergarments.

The building is typical of Alberta's early commercial design, featuring the division of the façade into a main floor with recessed entrances, large display windows surmounted by transoms and bulkheads; a second storey separated from the first by sign bands and featuring the symmetrical arrangement of multi-paned windows and crowning cornices surmounted by parapets and a central pediment.

The heritage value of the Urquhart Block lies in its representation of early Albertan commercial architecture, in its shape and design unique to Lacombe and to Lacombe's downtown core,

and in its association with influential entrepreneurs and early and enduring commercial efforts in Lacombe.



Photo: Southeast Elevation, circa 1908  
Lacombe & District Historical Society

#### CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Urquhart Block include:

- its location in Lacombe's historic downtown;
- tan cement brick joined by red mortar on the main facades and red brick on the less-visible side walls;
- original chimney;
- dual street frontages, included recessed entryways, large display windows surmounted by transoms, bulkheads, typical sign bands framed on the top and bottom by projecting brick string courses, second storey arched lintels with keystones and windows, projecting string courses below and on top of crowning cornices and parapets, upper cornices with decorative concave brackets and parapets with central pediments;
- fenestration pattern and style, including original three-paneled windows in the second storey.

## **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>