

BYLAW NO. 1463-17

A BYLAW OF THE TOWN OF VULCAN TO DESIGNATE THE SITE KNOWN AS "THE VULCAN ADVOCATE 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 Town of Vulcan 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 "Vulcan Advocate Building" located at 211 Centre Street, Vulcan, Alberta, T0L 2B0; is deemed in the public interest to designate as a Municipal Historic Resource,

WHEREAS, the owners of "The "Vulcan Advocate 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 owners 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 Town of Vulcan, in the Province of Alberta, duly assembled enacts Bylaw 1463-17 as follows:

SHORT TITLE

1. This Bylaw may be cited as "The Vulcan Advocate Building Designation Bylaw".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The parcel of land known as "The Vulcan Advocate Building", located at 211 Centre Street, Vulcan, Alberta, T0L 2B0; and legally described as:

SE-05-17-24-W4

Lot: 27

Block: 6

Plan: 7000 AG

is hereby designated a Municipal Historic Resource.

3. "The Vulcan Advocate Building" is valued by the Town of Vulcan for reasons described in the attached Schedule "A", hereafter referred to as the "heritage value".

4. The heritage value of "The Vulcan Advocate 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").

SCHEDULE "A" – Description and Value of Municipal Historic Resource

As per statement of significance (attached)

Municipal Historic Resource Application

PERMITTED REPAIRS AND REHABILITATION

5. No person may destroy, disturb, alter, restore or repair the property without the written permission of the Town of Vulcan.

6. The Development Officer of the Town of Vulcan will review written applications to destroy, 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").

PRESERVATION, MAINTENANCE AND REPAIR

7. The Owner agrees to preserve, maintain, and repair, at all times, the subject lands, including any designated architectural features as set out in Bylaw No. 1463-17.

8. The Owner agrees to repair and maintain the designated structure(s) in as good and sound state of repair, so that no deterioration in the condition and appearance of the designated structure determined.

9. The Owner agrees to sign a Maintenance Agreement and submit it to the Development Officer.

ADMINISTRATOR

10. The Development Officer of the Town of Vulcan is hereby appointed to administer matters arising from implementation of this Bylaw.

COMPENSATION

11. No compensation pursuant to Section 28 of the *Act* is owing to registered owners of "The Vulcan Advocate Building" as set out in Schedule "C", attached.

SCHEDULES

12. Schedules "A", "B", and "C", form part of this Bylaw.

10. This Bylaw comes into effect when it receives third reading and is signed by the Mayor and the Chief Administrative Officer or designates.

Read a first time this 12th day of June A.D., 2017



Chief Administrative Officer



Mayor

Read a second time this 12th day of June A.D., 2017



Chief Administrative Officer




Mayor

Read a third time this 12th day of June A.D., 2017



Chief Administrative Officer



Mayor

VULCAN COUNTY STATEMENTS OF SIGNIFICANCE FIRST DRAFT

ADVOCATE BUILDING

211 CENTRE ST, VULCAN



Date of Construction: 1917

Statement of Integrity

The Vulcan Advocate building is in good condition, requiring minimal conservation to exterior character defining elements. The brick cladding is in good condition and the building was painted sometime before 1979. The original tripartite wooden-sash windows were removed and replaced with a single fixed pane on the western window opening. Both window openings were replaced with new glass. The signboard has been clad in wood and a concrete block addition was added to the rear of the building in 1959.

Description of Historic Place

The Vulcan Advocate building is a one-storey brick masonry commercial building with a central recessed arched entryway and arched parapet with brick pilasters bordering each end of the building. The building is located on the south side of Centre Street in the Town of Vulcan, and is connected and associated to a grouping of historic commercial buildings in the downtown core.

Heritage Value of Historic Place

The Vulcan Advocate newspaper building is significant as one of the Town of Vulcan's longest running businesses. *The Vulcan Advocate* newspaper was first established in 1913 by Charles Clark, the owner of *The High River Times* in High River, Alberta. The first issue of *The Vulcan Advocate* was published August 6, 1913, typeset by hand and printed in High River. Publication of the newspaper was undertaken in The High River Times office until efficient equipment and office space was acquired. Two months later, a two-page newspaper press was purchased and run out of a small wooden-frame building on Centre Street. R.W. Glover was the first publisher; a position he held until 1919. The purpose-built Vulcan Advocate building was constructed in 1917 to house the printing press and offices. It operated as the Vulcan Advocate newspaper building until it was moved to a larger facility in xxx.

The Vulcan Advocate newspaper building is also highly significant for its role in the community as an integral form of communication for settlers in the town and the surrounding rural agricultural area. As one of the area's most consistent form of communication, *The Vulcan Advocate* has witnessed the community's rise from an agricultural settlement to its incorporation as a Town in 1921. *The Vulcan Advocate* brought news of two World Wars home to families in Vulcan, and was often one of the only sources of information on local and world events to reach the community on a regular basis throughout much of the history of the community. *The Vulcan Advocate* has provided information on current events to Vulcan for almost one-hundred years and remains a significant part of the Vulcan County area serving the communities of Arrowwood, Brant, Berrywater, Carmangay, Champion, Lomond, Milo, Mossleigh and Vulcan.

The Vulcan Advocate newspaper building is additionally valued for its modest one-storey masonry construction representative of Vulcan's transformation from small agricultural community to one of the largest wheat producing and shipping centres in western Canada. The Vulcan Advocate building represents a period of growth and prosperity in Vulcan in the mid to late 1910s. The date of wartime construction demonstrates the agricultural boom that occurred during the First World War, a time when rising food prices brought new prosperity to local farms. The commercial centre in Vulcan as well as many local farm residences were built during the war years, an unusual pattern at a time when there was little other domestic construction in the province. The building, like many of the commercial buildings in the town, exhibits modest scale and massing coupled with local materials and elegant detailing. Late Edwardian-era vernacular commercial elements visible on the building include the brick pilasters bordering each side of the building, a central arched recessed entryway and an arched central parapet.

Character-Defining Elements

The key elements that define the heritage character of the Vulcan Advocate building include its:

- sitting on its original location on the south side of Centre Street downtown and connected to a grouping of commercial historic buildings in the Town of Vulcan;
- siting to the property lines;
- commercial form, scale and massing as expressed by its one-storey rectangular plan with flat roof;
- masonry construction including red brick cladding;

VULCAN COUNTY STATEMENTS OF SIGNIFICANCE FIRST DRAFT

- Late Edwardian-era vernacular commercial elements including brick pilasters with brick capitals at each corner of the building, brick lintels, brick quoining, arched central parapet and arched and recessed central entryway with wooden soffits;
- fenestration including tripartite fixed windows and original window openings; fanlight above door.



Central recessed doorway showing fanlight and wooden soffits

Alberta SITE FORM

Heritage Survey

'Key

H S 2 7 8 8 0

² Site Name Vulcan Advocate Building

³ Other Name(s) _____

⁴ Site Type 11204

Legal Description

⁵ LSD	⁶ Quarter	⁷ Section	⁸ Township	⁹ Range	¹⁰ W-M
	SE	5	17	24	4

¹¹ Lot 27

¹² Block 6

¹³ Plan 7000 AG

¹⁴ Metes & Bounds _____

¹⁵ Address 211 Centre Street

¹⁶ Number _____

¹⁷ Street _____

¹⁸ Avenue _____

¹⁹ Other _____

²⁰ Town Vulcan

²¹ Near Town _____

²² County Vulcan

NTS

²³ Grid / ²⁴ Letter / ²⁵ Number _____

²⁶ Name _____

UTM

²⁷ Zone _____

²⁸ Easting _____

²⁹ Northing _____

³⁰ Datum _____

³¹ Coordinate Determination _____

³² Latitude

50° 24' 12.5" N

³³ Longitude

113° 13' 42.0" W

³⁴ Datum

NAD83

³⁵ Coordinate Determination

GPS



Image 1

³⁶ Negative

11-R0084-19

³⁷ Other _____

³⁸ View

Southeast

³⁹ Date

May 9 / 2012

⁴⁰ Source

Donald Luxton & Associates

Visual Description

41 Style

--	--	--	--	--	--	--	--

 Lake Edwardian-era vernacular

42 Plan Shape

1	2	0	3				
---	---	---	---	--	--	--	--

43 Storeys

1	5	0	2	1	7	0	2
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44 Foundation

1	8	0	8				
---	---	---	---	--	--	--	--

 Masonry Slab

45 Superstructure

3	0	1	6				
---	---	---	---	--	--	--	--

46 Superstructure Cover

2	3	0	3				
---	---	---	---	--	--	--	--

47 Roof Structure

3	2	1	9				
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48 Roof Cover

3	4	0	7				
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49 Exterior Codes

1	1	0	7	1	3	0	8	3	1	1	3	3	1	2	2	4	9	0	2	5	0	0	2
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

5	1	0	2	5	2	0	3	5	3	0	2	5	4	0	5	5	5	0	7	6	0	2	5
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6	1	0	2	6	2	0	2	6	3	0	2	6	4	0	2	6	5	0	3	6	6	0	6
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6	7	0	2	6	8	0	1	7	1	0	2	7	2	0	2	7	3	0	3				
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50 Exterior Brick pilasters at corner of front facade. Arched central parapet with arched and recessed central entry. Wood soffit in entryway.

51 Interior

52 Environment Commerical district, part of a grouping of commercial historic buildings.

53 Condition Good

54 Alterations Original tripartite wooden-sash windows replaced with single fixed pane windows on west elevation. Concrete block addition added to the rear of the building in 1959. Front sign board has been clad over with wood.

Key H S 2 7 8 8 0

Description

65 Construction

Built

Date (dd/mm/yyyy)

Code

56 11/9/17 K

58 Usage

The Vulcan Advocate

59 11/9/17 K

61 Owner

2008 K

62



Image 2

36 Negative
11-R0084-20

37 Other

38 View
South

39 Date
May 9/2012

40 Source
Donald Luxton & Associates

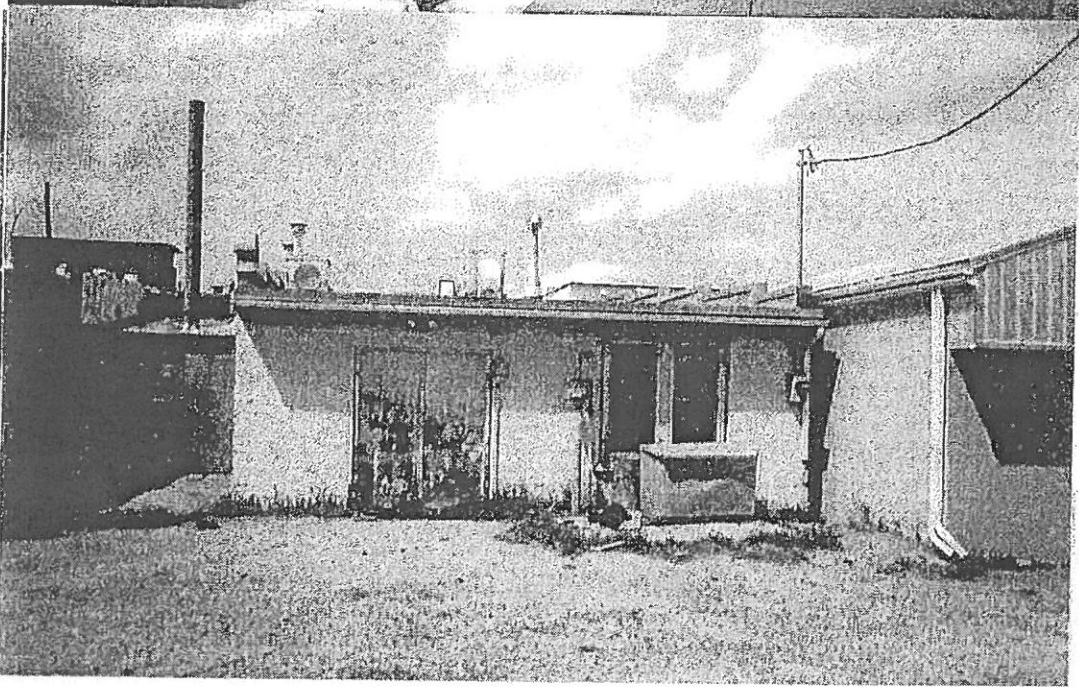


Image 3

36 Negative
11-R0084-21

37 Other

38 View
Northwest

39 Date
May 9/2012

40 Source
Donald Luxton & Associates

Text Fields

³ Architect

⁴ Builder

⁵ Craftsman

History The Vulcan Advocate newspaper building is a one-storey, brick, commercial building with a central recessed entry with brick arch and brick pilasters at the corners of the front facade. The building is significant as it housed one of Vulcan's longest running business - The Vulcan Advocate. The Vulcan Advocate was established by Charles Clark in 1913. The newspaper was first printed in High River, Alberta at the High River Times offices until adequate equipment and office space was acquired in Vulcan. The Advocate building was built in 1917 and was the operating premises for the Vulcan Advocate until 2008 when the newspaper moved into a larger facility.

Sources 1979 Provincial Site Form

³ Status Active

³ Form Completed By Donald Luxton + Associates Inc.

Date (dd/mm/yyyy)

⁶⁹ 07/09/2011

⁷¹ 24/03/2012

Office Use

⁷² Priority

⁷³ Geo Code

⁷⁴ Borden Number

⁷⁵ Register

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 Town of Vulcan 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:

Town of Vulcan

321 - 2 Street S

Vulcan, Alberta

Canada T0L 2B0

403-485-2417

<http://www.townofvulcan.ca/>

Parks Canada National Office

25 Eddy Street

Gatineau, Quebec

Canada K1A 0M5

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

TOWN OF VULCAN

VOLUNTARY MUNICIPAL HERITAGE DESIGNATION
COMPENSATION WAIVER

I, Jason Thornhill of 1868165 Alberta Ltd., being the registered owners of the property located at 211 Centre Street, Vulcan, AB T0L 2B0 in the Town of Vulcan and being legally described as:

Lot 27 Block 6 Plan 7000AG

(hereafter the "Property")

Acknowledge and agree that I/we voluntarily offered the Property as a Municipal Historic Resource pursuant to the Town of Vulcan Bylaw No. 1463-17, 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 Town of Vulcan.

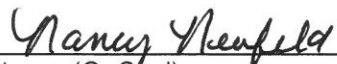
For greater certainty, I/we hereby agree that I/we will not make an application to the Town of Vulcan for compensation under Sections 639 and 640 of the Municipal Government Act, or otherwise, for any reduction in market value of the Property which might arise from such designation and do hereby expressly waive any right or entitlement to such compensation in any form or amount of which I/we might have.

Dated June 12, 2017 at the Town of Vulcan Office.

Owners:



1868165 Alberta Ltd.
Jason Thornhill



Witness (Or Seal)

HERITAGE MAINTENANCE AGREEMENT

THIS AGREEMENT made in triplicate this 12th day of June, 2017

BETWEEN:

1868165 Alberta Ltd.

(hereinafter referred to as the "Owner")

OF THE FIRST PART

-and-

THE TOWN OF VULCAN

OF THE SECOND PART

WHEREAS 1868165 Alberta Ltd. is the registered owner of the property known municipally as 211 Centre Street, Vulcan, Alberta T0L 2B0.

AND WHEREAS the Town of Vulcan Council passed By-law No1463-17.

AND WHEREAS the Owner has applied to participate in the Program, which requires the Owner to enter into a Maintenance Agreement (the "Agreement").

1.0 GENERAL PROVISIONS

1.1 This Agreement shall apply to and be binding upon the property known municipally as 211 Centre Street, Vulcan, Alberta T0L 2B0 (the "subject lands").

1.2 The Agreement and every provision herein contained shall be to the benefit of and be binding upon the parties hereto and their respective representatives, heirs, executors, administrators, successors, and assigns, as the case may be.

1.3 This Agreement shall remain in force and effect until repealed by the Town. In the event that the participation of the Owner in the Program lapses, it is the responsibility of the Owner to provide a written request to repeal this Agreement.

2.0 PRESERVATION, MAINTENANCE AND REPAIR

2.1 The Owner agrees to preserve, maintain and repair, at all times, the subject lands, including any designated architectural features as set out in By-law No. 1463-17.

2.2 The Owner agrees to repair and maintain the designated structure(s) in as good and sound a state of repair as a prudent owner would normally do, so that no deterioration in the condition and appearance of the designated structure determined as of the date of this Agreement shall take place.

2.3 The Owner agrees not to alter, remove, change in any manner, or do any act to the subject lands, including but not limited to the designated structure, which detracts from or is inconsistent with any provision of By-law No. 1463-17.

2.4 The Owner agrees not to proceed with any demolition of or construction to the subject lands, including but not limited to, the designated structure without the express prior written consent of the Town.

2.5 The Owner shall notify the Town immediately of any damage or destruction to the designated structure on the subject land. The Owner agrees to repair, renovate or reconstruct any designated structure if damaged or destroyed and to do so in accordance with plans that have been approved by the Town. The Owner agrees to take all reasonable measures to secure and protect any designated structure from vandalism, fire and damage from weather.

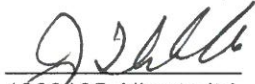
2.6 The Owner agrees to permit the Town or its representatives to enter onto the property at a reasonable time and with 24 hours notice to conduct inspections of the building to ensure compliance with the terms of this agreement.

4.0 NON LIABILITY OF TOWN

4.1 The Town shall not be held liable for any damage to the designated structure located on the subject lands that may result from maintenance and preservation works performed under this Agreement.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

Owners



1868165 Alberta Ltd.
(Jason Thornhill)



Witness (or Seal)



Per
Thomas Grant, Mayor



Per
Kim Fath, CAO