

**TOWN OF PEACE RIVER
BYLAW NO. 1987**

BEING A BYLAW OF THE TOWN OF PEACE RIVER IN THE PROVINCE OF ALBERTA TO DESIGNATE THE SITE KNOWN AS THE MASONIC LODGE NO. 89 AS A MUNICIPAL HISTORIC RESOURCE.

WHEREAS, Section 26 of the *Historical Resources Act*, Revised Statutes of Alberta 2000, c.H-9, as amended (hereafter referred to as the "Act"), permits municipal Council to designate any historic resource within the Town of Peace River, 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; and

WHEREAS, the Town of Peace River has a Municipal Heritage Management Policy which recognizes the value of historic preservation; and

WHEREAS, the preservation of the Masonic Lodge No. 89's building and land (hereafter referred to as "property") are deemed to be in the public interest to be designated as a Municipal Historic Resource; and

WHEREAS, the owners of the Masonic Lodge No. 89 have waived their rights 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 the Masonic Lodge No. 89 has 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 Town of Peace River enacts as follows:

TITLE

1. This bylaw may be cited as "Masonic Lodge No. 89 Designation Bylaw".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The parcel of land and building known as the Masonic Lodge No. 89 located at 9904-98th Avenue, Peace River, Alberta and legally described as: Lot 4, Block E, Plan 7820471 is hereby designated a Municipal Historic Resource.
3. The Masonic Lodge No. 89 is valued by the Town of Peace River for reasons described in the attached Schedule "A" (hereafter referred to as the "heritage value").
4. The heritage value of the Masonic Lodge No. 89 resides in the physical elements of the property, listed in the attached Schedule "A", as character-defining elements (hereafter known as the "character-defining elements").

PERMITTED REPAIRS AND REHABILITATION

5. No person may destroy, disturb, alter, restore or repair the land and building without the written permission of the Town of Peace River.
6. The Planning and Development Department of the Town of Peace River 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").

ADMINISTRATOR

7. The Planning and Development Department of the Town of Peace River is hereby appointed to administer matters arising from implementation of this bylaw.

COMPENSATION

8. No compensation pursuant to Section 28 of the *Act* is owing.

SCHEDULES

9. Schedules "A", "B", and "C" form part of this bylaw.

SEVERABILITY

10. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

REPEAL

11. Bylaw Nos. 1974 and 1980 are hereby repealed.

EFFECTIVE DATE

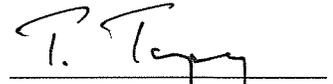
12. This bylaw shall come into force and have effect on the date of third and final reading.

READ a first time this 8 day of August, 2016.

READ a second time this 8 day of August, 2016.

READ a third and final time this 8 day of August, 2016.

SIGNED by the Mayor and Chief Administrative Officer this 8 day of August, 2016.



Thomas Tarpey
Mayor



Christopher J. Parker
Chief Administrative Officer

SCHEDULE "A"

Description and Value of Municipal Historic Resource

Historic Name: Masonic Lodge

Architect/Builder: Unknown

Date of Construction: Built in 1924; moved in 1947

Statement of Integrity

This stucco-clad building is in good condition with no major cracks at the foundation level. All but one window at the basement level have been replaced by vinyl windows. The original multi-pane basement window has been fixed and panes changed out for HVAC vents. The roof, replaced by asphalt shingles, is in poor condition, requiring replacement in the near future. The portico, turned columns, and exposed rafter tails are original and in good condition. The original front door was replaced by a door that is not period appropriate. A single interior red brick chimney requires some in kind repointing.

Description of Historic Place

The Masonic Lodge is a single-storey, Period Revival building located on the north side of 98 Avenue in Peace River. The stucco-clad building has faux concrete block detailing at the foundation, quoining at the corners and a portico with round columns over a central and raised front entryway. New windows have replaced all but one original. The building and parking lot take up two lots just north of the downtown core.

Heritage Value of Historic Place

The Masonic Lodge is valued by the community of Peace River as an important icon of the role of the Masonic Order in Peace River during an important period of development in the 1920s. The building is the only purpose-built Masonic Lodge in the town. The Masons are the oldest and largest fraternal organization in the world, and represent virtually every occupation, profession and ideology. They are a fraternal organization traditionally tied to community service and serve an important role in the development of local community life. The Charter of the Peace River Masonic Lodge No. 89 was signed June 1, 1916 and continues to the present day. The Lodge is known for many community service projects including educational bursaries for local residents.

This Lodge, was built in 1924, and moved to its current location in 1947. It was an important component of early community building, as

a place for professional, business and trade professions to meet on an equal level. Additionally, the Masonic Lodge is valued as a good example of fraternal halls from the interwar period designed in Period Revival style. Typical of the Masonic order, the entry displays a Classical Revival influence in its use of a central columned entry. The Masonic Lodge was also used by the Orange Order as the Orangeman Hall. The Orange Order, founded in 1795, is a Protestant fraternal society with roots in Ireland. The society was formed to commemorate the victorious battle by William of Orange at the Battle of the Boyne in 1690. The Orangemen Lodge provided support to Protestant newcomers to Peace River Crossing and organized social events. The Orangemen order remained influential in many small Canadian communities well into the 1950s. Prior to moving to its current location on 98 Avenue in 1947, the Masonic Hall was converted to a community hall.

Character-Defining Elements

Key elements that define the heritage character of the Masonic Lodge include its:

- Form, scale and massing including its; one-storey height with full basement, rectangular plan, and jerkin-headed roof;
- Masonry construction including: roughcast stucco cladding with faux concrete detailing at the foundation and quoining on the corners;
- Period Revival style with details such as: portico over central entryway, symmetrical window openings and open soffits with exposed rafter tails;
- Additional exterior details such as interior red brick chimney, wood panelled door at rear of building; and
- Windows such as one original 6-paned wooden-sash window in the basement.

SCHEDULE "B"

Standards and 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 Peace River 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 9904-98th Avenue, Peace River, Alberta and legally described as: Lot 4, Block E, Plan 7820471, 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 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.
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 Town of Peace River Bylaw 1987 – Municipal Historic Resource Designation of the Masonic Lodge No. 89.
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 Peace River

9900-100 Street
P.O. Box 6600
Peace River, Alberta T8S 1S4

Parks Canada National Office

25 Eddy Street
Gatineau, Quebec
Canada K1A 0M5
<http://www.historicplaces.ca>

SCHEDULE "C"

Compensation

Signed copy of Compensation Agreement

TOWN OF PEACE RIVER

**VOLUNTARY MUNICIPAL HERITAGE DESIGNATION
COMPENSATION WAIVER**

I/We the Masonic Lodge #89 being the registered owner(s) of the property located at
9904-98th Avenue, Peace River, Alberta
_____ in the Town of Peace River and

being legally described as:

Lot 4 Block E - Plan 7820471

(hereafter the "Property")

acknowledge and agree that I/we voluntarily offered the Property as a Municipal Historic Resource pursuant to the Town of Peace River Heritage Policy #75-2013-02, 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 Peace River.

For greater certainty, I/we hereby agree that I/we will not make an application to the Town of Peace River 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.


GARRY HUGHES
[Owner]

2016 02 27
[Date]