



TOWN OF PEACE RIVER

MUNICIPAL HERITAGE INVENTORY PROJECT 2010-2013

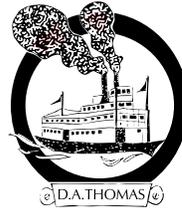


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Donald Luxton & Associates, September 2013

1.0 Introduction

1.1 Introduction

The Town of Peace River has a rich and highly complex history rooted in the area's situation on the Peace River and access to a wide variety of natural resources. With a history spanning thousands of years, First Nations groups and later early settlers adapted to the area's northern Albertan landscape set on the banks of the Peace River. The development of the community began in earnest commencing with the building of the rail line in 1916. The community thrived due to its central location in the Peace River Valley and access to natural resources.

The Town of Peace River has a healthy stock of their historic built environment intact and building and community histories have been well documented through provincial historic surveys, local history books, publications, archival collections, local history blogs, and oral history accounts.

The Town of Peace River's heritage program is well established and a tremendous amount of work to conserve their historic sites has been undertaken to date. The program is managed by **Laura Gloor**, Museum Coordinator at the Peace River Museum, Archives and Mackenzie Centre. The program is supported by an active **Historic Places Committee**, established in 2009, to help grow the Heritage Inventory and Heritage Register (designated heritage buildings). This committee reports directly to Council on heritage related matters in the town.

Beginning in 2010, the first of two Heritage Inventories were established. The 2010 Inventory saw the addition of 10 resources in addition to the development of a Thematic Framework and Community Context Paper. The Thematic Framework and Community Context Paper are important components in the development of a robust Heritage Management Program. The primary goal of this portion of the project was to identify major factors and processes that shaped the built environment of the town to the present day. This important

document was developed through community-guided research vetted through the Heritage Places Committee and museum staff. The Thematic Framework is a chart that outlines the major themes of development that has led to the breadth of historic resources visible in the town today. Each theme is represented by examples of local heritage resources. The Thematic Framework is based on the Parks Canada National Historic Sites of Canada System Plan and the Alberta Thematic Framework (*In Time and Place*), which identify the major themes that influenced the history and heritage of Canada and Alberta. A Community Context Paper expands on each of the themes in the Thematic Framework. The final document helps to define a sense of identity and pride of place for Peace River's heritage resources and directs future values-based management of their historic resources. The intention is to use the document as a tool to further expand the heritage program in the town. By ensuring that each theme is represented by a site on the Heritage Inventory, the entire breadth of the town's history is preserved in the physical and built form.

In 2013, 13 more sites were added to the Heritage Inventory for a total of 23 sites for both projects.

The Town has also developed a Municipal Heritage Policy document (2012) that outlines a framework and supporting policies and documents to enable heritage designation in the community. Donald Luxton & Associates was retained for all three of these projects.

In addition to the local heritage program, the town also has one site designated as a Provincial Historic Resources (Peace River N.A.R. Station). The first Municipal Historic Resource (local designation) was achieved in 2016 as a result of the efforts of the Museum and Town staff and the HPC.



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(L-R) Karen Rumball, Megan Purcell, and Laura Gloor present the results of the 2013 heritage inventory project, as well newly acquired mounted 1924 fire insurance plans of Peace River at the 2013 PeaceFest

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The goal of the 2010 and 2013 Heritage Inventory projects was to expand the town's Heritage Inventory program, through the evaluation of a range of sites using a values-based approach. This globally recognized approach is based on the recognition of different interpretations, levels and meanings of heritage value and considers a broad-based view that goes beyond just architectural value. A values-based assessment of heritage also looks at environmental, social/cultural, economic and even intangible aspects of our shared experiences through history. It is important to consider that values are multivalent, and that a historic place can illustrate more than one value.

The 23 priority sites were selected by the Heritage Places Committee to be added to the Heritage Inventory and Donald Luxton & Associates undertook

the research, building analysis and writing of the documentation. The sites were evaluated using a *Statement of Significance (SOS)* and *Statement of Integrity (SOI)*, which are the national and provincial standard documents for evaluating the inherent heritage values of a historic site.

The three-part SOS contains:

- A brief description of the historic place
- An identification of the key heritage values assigned to the historic place based on the Thematic Framework developed for the Town of Peace River, and
- A list of Character-Defining Elements, which are the principal materials or elements that can be attributed to the value(s) of the resource.

The Province of Alberta also requires a *Statement of Integrity*, which outlines the current architectural integrity for each resource.

The following schedules were undertaken for both projects:

2010 PROJECT	
August 13, 2010	Start-up Meeting with the Museum and HPC
October 5	Thematic Framework Reivew with HPC
December 7	Public Open House (30 attendees)
March 7	Council Presentation

2013 PROJECT	
May 14, 2013	Start-up Meeting with the Museum and HPC
July 13	Open House – hosted at PeaceFest
October 23	SOS Review with Museum and HPC
November 12	Council Presentation

1.2 Thematic Framework

Canadian Theme(s)	Alberta Theme(s)	Peace River Theme	Description	Examples of Sites
1.0 Peopling the Land	<i>Prehistoric Alberta</i> <i>Aboriginal Life</i>	First Nations in Peace River	This theme articulates the ancient and continuing First Nation presence in Peace River. For over 11,000 years, the Peace River area has had a significant First Nation population of Athapaskan speaking Beaver and Sekani groups and later with the Fur Trade, and Woodland Cree (1800s).	<ul style="list-style-type: none"> • Cultural landscapes • Archaeological sites • Sites or commemorations to Treaty No. 8
1.0 Peopling the Land	<i>Fur Trade</i> <i>Aboriginal Life</i>	Fur Trade, Explorers & Métis	This theme articulates the point of arrival for early explorers and the impact of the Fur Trade to the Peace River area beginning in the late 1700s and into the 1900s.	<ul style="list-style-type: none"> • McIlroy Residence • Historic exploration sites or trails • Cultural landscapes or archaeological sites • Fort Fork and St. Mary's House • Sites associated or in commemoration of Twelve Foot Davis • Trappers cabins • Metis sites • HBC Factor's House • Spatial arrangement of original river lot system
1.0 Peopling the Land	<i>Aboriginal Life</i> <i>Agricultural Development</i>	The Delayed Frontier: Missionaries & Homesteading on the Peace	This theme articulates the pioneering spirit and impact made on Peace River by the first settlers of prospectors, First Nation groups, Anglican and Catholic missionaries, surveyors and traders on the Peace.	<ul style="list-style-type: none"> • The Long Trail • Grouard Trail • Third Mission • Real Estate Speculation Companies • Sites associated with St. Augustine Mission at Shaftesbury flats • Houses and farms associated with early development in town • Kidder Residence • Kelly Residence
1.0 Peopling the Land	<i>Agricultural Development</i> <i>Urban Development</i> <i>Business and Industry</i>	Response to the Mighty Peace: Agriculture and Town Development	This theme articulates the role of the geography and Peace River in shaping the community and how the choice to settle on a flood plain has impacted the community. The theme also explores the rich agricultural roots that thrived because of the unique ecology and economies and town development that spurred as a result.	<ul style="list-style-type: none"> • T.R. Wilson Dry Goods Store • J.D. Levesque Ltd. Store • Clarke Residence • Jerry Residence • Original design of street grid in town and buildings associated with town development • Sites and farms associated with agricultural industry • Rumball's Electric Hatchery • Immigration Hall

Canadian Theme(s)	Alberta Theme(s)	Peace River Theme	Description	Examples of Sites
2.0 Developing Economies	<i>Resource Development</i> <i>Law Enforcement</i>	<i>Impact of the Klondike Gold Rush</i>	This theme articulates the sites, people and historic sites associated with the Klondike Gold Rush and how it initiated the NWMP into the area as well as a small Alberta provincial police unit.	<ul style="list-style-type: none"> • Trails and sites associated with the Klondike Gold Rush • Outfitters or accommodations built for the Gold Rush • NWMP sites and houses • RNWMP Officer's Residence • Anderson Residence
2.0 Developing Economies	<i>Resource Development</i>	<i>Natural Resource Development</i>	This theme articulates the development of a rich variety of natural resource industries such as oil, gas, electrical power, coal, silica sands, kimberlite, gravel, and forestry in Peace River.	<ul style="list-style-type: none"> • Sites and buildings associated with the oil industry • Oil and gas wells • Forestry related sites such as sawmills • Sites and cabins associated with hunting and trapping industries • Commercial and retail businesses that supported natural resource industries • Crown Warehouse • Oil well site
2.0 Developing Economies	<i>Transportation</i>	<i>Transportation & Communication Centre for Peace River Country</i>	The theme articulates the role of Peace River as a regional centre for transportation and communication because of its location and access to the Peace River.	<ul style="list-style-type: none"> • CCR (ED&BC) Railway • Northern Alberta Railway Station • Railway trestles • Peace River Airport • Highways • West Peace Shipyard • Dominion Telegraph Offices' • Post Office • Dunvegan Bridge
3.0 Building Social and Community Life 4.0 Governing Canada	<i>Politics and Government</i> <i>Health</i> <i>Education</i> <i>Intellectual Life</i>	<i>Regional Centre for Education, Health, and Governance</i>	This theme articulates Peace River's role as a regional hub for activities associated with teaching and learning by children and adults, formally and informally as well as activities and processes associated with the provision of health, welfare and government services.	<ul style="list-style-type: none"> • 1930 Municipal Hospital Landscape • Dr. Green Residence • Irene Cottage Hospital site • Sites associated with Mission education • Early schools and school sites • Buildings associated with early law and fire operations • Peace River Town Office • Courthouse

Canadian Theme(s)	Alberta Theme(s)	Peace River Theme	Description	Examples of Sites
3.0 Building Social and Community Life	<i>Work and Leisure</i> <i>Sports</i>	Community Life	This theme articulates the impact of activities, festivals, celebrations, sports and organizations for the provision of social groups and activities in Peace River.	<ul style="list-style-type: none"> • Greene Valley Game Reserve • Masonic Lodge • Dr. Greene’s Cabin • Sites and buildings associated with Peace River Air Show • Sites associated with sports and recreation in town • Peace River Museum, Archives and Mackenzie Centre • Sites and buildings associated with Treaty Days, Tea Dances, Peace River Pow Wow, Pioneer Days, PeaceFest, Rodeos, theatre, music, etc. • Twelve Foot Davis Ball Park
3.0 Building Social and Community Life	<i>Spiritual Life</i>	Spiritual Life	This theme articulates the activities associated with the spiritual life of the people of Peace River including organized religions.	<ul style="list-style-type: none"> • St. James Anglican Church • Anglican Bishop’s Lodge • Athabasca Hall • Immaculate Conception Roman Catholic Church • Pentecostal • First Nation spiritual sites • Other churches of historical importance • Mt. Pleasant Cemetery
4.0 Governing Canada	<i>Military</i> <i>The Face of Alberta</i>	Peace River on the Global Stage	This theme articulates the major factors outside of Peace River that impacted the town.	<ul style="list-style-type: none"> • 86th Avenue Streetscape • Forseth Supplies Sites and buildings associated with: <ul style="list-style-type: none"> • First and Second World War • Soldier Settlement Board Grants • Accommodation and retail associated with building of Alaska Highway • Settlement spurred by migration from Great Depression • Mackenzie Highway • Influenzas • Oil and gas booms • Modern oil sand development
5.0 Expressing Intellectual & Cultural Life	<i>Intellectual Life</i> <i>The Face of Alberta</i>	Inspired by the Peace	This theme articulates the people, institutions and cultural spaces inspired by Peace River.	<ul style="list-style-type: none"> • Sites and buildings inspired by Peace River • Observation areas such as Sagitawa Lookout and Kaufmann Hill

2.0 Historic Context Paper

2.1 OVERARCHING THEMES

Throughout the development of the Town of Peace River, amongst the different cultures that explored, settled, worked and were inspired by the Peace, four pervasive themes emerged on a continuous basis. These meta-themes permeated the development of the town of Peace River from its early habitation by First Nation groups,

to the present day. They are in part a response to the unique river ecology and isolation of the Peace River valley and more importantly because of the hearty and determined breed of people that settled here and were able to survive. These meta-themes include: *integration, self-reliance, isolation and innovation*. They serve as overarching themes in each of the 13 themes present in Peace River.



Top: Joseph B. Early's flower garden along the Shaftesbury Trail in 1932
Bottom: Construction of the Central Canada Railway bridge over the Heart River in 1916

PRMAMC 83.1137.001 18 (Top); PRMAMC 83.1137.001 52 (Bottom)



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2.2 First Nations in Peace River

The area that would eventually become Peace River has a long and rich history, stretching back more than 10,000 years. Evidence of First Nation sites for habitation and food gathering occurred along the Peace River in Alberta and BC and are part of a grouping of some of the oldest archaeological sites in North America. These early habitation sites are connected to a second migration from Asia across the Bering Land Bridge and through the Ice Free Corridor approximately 10,000 years ago.

The Town of Peace River is located in the territory of the Athapaskan speaking people, consisting of the Beaver (Dunne-za) and the Slavey (Dene Tha). At the time of contact, the Beaver occupied the largest area in Peace River Country. Their economy was centred on a nomadic, seasonal round based on migratory Woodland Caribou, beaver and moose and they had intimate knowledge of, and respect for, the natural systems of the region. Their social systems were made up of small, often polygamous nuclear family units specialized to hunt in small groups. Throughout the year, these groups met to trade and hunt larger game runs. Individuality and autonomy was key to Athapaskan culture, and rank was gained

through expression of these traits.

Following the arrival of the European settlers in the late 18th century, the First Nation people in the Peace River area transitioned to trapping during the Fur Trade period. They worked as trappers for valuable beaver and muskrat pelts but continued with their seasonal rounds until they signed Treaty 8 in 1899 (Slavey, Cree and Beaver) and 1902 (Slavey). With the treaty, traditional lands were surrendered in exchange for quarter sections of land and/or money, a horse, harness and wagon (or 2 carts) as well as yearly monies. Their traditional lifestyle was irrevocably changed. It also freed up land to be purchased by settlers.

Woodland Cree, with origins in Hudson Bay, partnered with fur traders early in the fur trade and served as middlemen for the North West Company and the Hudson's Bay Company by providing supplies to the fur traders such as clothing and food. With the fur trade expansion into the west, the Cree moved into the Peace River area, displacing the traditional territory of the Beaver and causing years of conflict and warfare between the two groups.

Since the early development of the area, the First Nations of the area have had a deep respect for the ecological integrity of the Peace River region. Over history, the connection between land and the First Nation people has been expressed in many different ways including the creation and performance of song and dance, the celebration and importance of art, the passing down of stories and legends from one generation to the next, and the constant interaction and integration between Native and non Natives. This connection remains an important part of the identity of Peace River today. Due to in part to its isolation, the First Nation and Métis communities in Peace River are well integrated into Peace River community. From early in the development of the town, Native and non-Natives attended the same schools and worked in neighbouring farms. Many Native celebrations such as Pow Wow's and the Tea Dance have become town-wide celebrations in Peace River.



Dane-zaa First Nations in the Peace River area

2.3 Fur Trade, Explorers & Métis

The fur trade movement beginning in the late 1700s brought with it the first non-Native fur traders and explorers into the Peace River area and was an important impetus to the future settling of the area. It also laid the groundwork for the varied cultural mix that dominates the town today. Trapping continued to be an important industry in the town until the 1960s.

The peaceful and sparsely populated area surrounding Peace River was disrupted in the mid 1700s with the arrival of Cree middlemen from the Hudson’s Bay Company. The Hudson’s Bay Company had no interest in establishing forts in the west until some of the finest beaver pelts were brought back to HBC headquarters from the area. By the 1780s, furs were traded directly from the Beaver and the Cree with the newly formed Northwest Company. The Northwest Company hired Alexander Mackenzie to lead the fur trade in the Athapasca-Peace region and by 1788, the Northwest Company had built their first fort, Fort Chipewyan on Lake Athabasca. Mackenzie established Fort Fork, 24 kilometres upstream from the present-day town of Peace River in 1792, and it was from this location that he set out on his historic journey to discover the Northwest Passage, ending in Bella Coola on July 22, 1793.

From the 1780s to 1810, the Northwest Company dominated the fur and pemmican trade in the Peace River Country and in the west, building a number of other posts such as Dunvegan and Fort St. John. The Hudson’s Bay Company, established their first fort in 1802, and competition between the two companies ignited, drawing Beaver, Cree and Slavey trappers into a bitter conflict that finally ended in 1821 with the merging of the two companies.

After the companies amalgamated, many of the employees in the Peace River area were



Top: Charley Hanson stretching and drying his pelts in the Battle River area, north of Peace River
Bottom: The Métis family of Charles (left) and Angelique St. Germain, first settled along the Shaftesbury Trail in 1894. Alexander Mackenzie (right), originally an HBC employee, also settled along the Shaftesbury Trail in 1888 with his family

PRMAMC 72.491a (Top); PRMAMC 80.1137.001 15 (Bottom)

let go. Some chose to settle in the Peace River area and work as ‘free traders’ or ‘independent traders’. These free traders came from a varied background, including French Canadian, Iroquois and Métis. Henry Fuller Davis, known locally as ‘Twelve Foot Davis’ was one of the



area's best-known independent traders. Born in 1820 in Vermont, he arrived in the country in the 1860s to work the Cariboo Gold Rush and eventually settled in Peace River as a trapper and trader. The Métis, a mix of Cree or Ojibwe women and French Canadian or Scottish/English traders, settled as early as the 1870s in the Peace River area. Many originally worked as traders and trappers but became well integrated with the community. There were several communities of Métis in Peace River Crossing in the area during this time and many, such as the St. Germain family, had small holdings of land when the town was first surveyed in 1908. The Métis, known for their strong individualism, continue to play a strong role in Peace River community.

Several trading companies operated out of Peace River Crossing during its period of growth including the Hudson's Bay Company, Revillon Freres Trading Co. and the Peace River Trading and Land Company, also known as the 'Diamond P'.



The Sisters of Providence, pictured in c1898, operated out of St. Augustine's Roman Catholic Mission until its closure in 1950

PRMAMC 75.656.004

2.4 “The Delayed Frontier”: Missionaries & Homesteading on the Peace

“So easy is this Last West of access and so generous her rewards to those who invade her domains as to render the hardships mere child's play... Imagine a West with no hostile Indians, no sun-scorched desert of burning sands, no alkaline plains devoid of vegetation, no lurking dangers of any kind to entrap the unwary traveller: but a West of broad prairies and timbered hills, where both water and feed for horses can always be found in abundance...”

- A.M. Bezanson

Settlement in and around the Town of Peace River initiated with the missionary presence. The missionaries were in part responsible for setting up the area's first institutions and farms, spearheading later agricultural settlement into the area.

Beginning in the 1850s with the Roman Catholic missionaries, Oblates came to bring peace and the word of God to the First Nations and Métis groups in the area. Athapaskan language is a complex language group and only the handful of Oblates able to learn the language thrived in the area, including Father Grouard who was stationed at Dunvegan. Apart from the influence on Native groups, the missionaries brought the first much needed institutional resources such as schools and nursing facilities to the small groups of First Nations, independent traders and trappers. They also established the area's first farms and began teaching farming techniques to the Native groups.

The missionary period impacted the future Town of Peace River in 1887 with an Anglican Mission, known as the Shaftesbury Mission, founded by Reverend John Gough Brick. In 1892, the St. Augustine Mission at Shaftesbury Flats (now the site of the Peace River



An early farmer in the Peace River area, breaking the sod with a two-wheel plough

PRMAMC 80.1137.001.10

Correctional Centre) was founded by Father Husson. The Sisters of Providence established the St. Augustine Mission School in 1889; it remained active until 1950. The school served as a training school (for home economics), an orphanage and a hospital and shelter for people of old age. Because the school was a residential school for students, First Nation families would often camp around the mission to visit and also trade with the missionaries. The mission church is still extant on the Correctional Centre grounds. The Mission Apartments (now the Third Mission Suites), originally the former priest's residence at St. Augustine built circa 1920, was transported down the Peace River in the winter of 1958 to its current location on the northwest side of town, close to the river.

In 1872, the federal government passed the Dominion Land Act, which offered 160 acres of 'free' land to homesteaders. By the 1880s, the Canadian government was attempting to attract people to the Peace River area by offering large parcels of land to British citizens in return

for their continued use of and improvements to the land; land that was touted (somewhat artificially) as being agriculturally ideal for the production of crops. Settlement was slow to the Peace River area and much later than other areas of the province, restricted by geographic isolation and harsh climate. Hopeful and determined homesteaders used the arduous Long Trail from Edmonton to Lesser Slave Lake, then the muddy Grouard-Peace River Trail to Peace River Crossing. Settlement began to increase into the Peace River area with the increase in availability of land with the signing of Treaty No. 8 in 1899 and 1902, making more land available to non-Native settlers.

Boosters such as Colonel Jim Cornwall ('Peace River Jim') and A.M. Bezanson, as well as the Board of Trade, began lobbying the government to build a railway to the area, and encourage settlement through the commissioning of promotional literature and agricultural studies of the area. Cornwall and Bezanson became symbols of the "new commercial spirit in the



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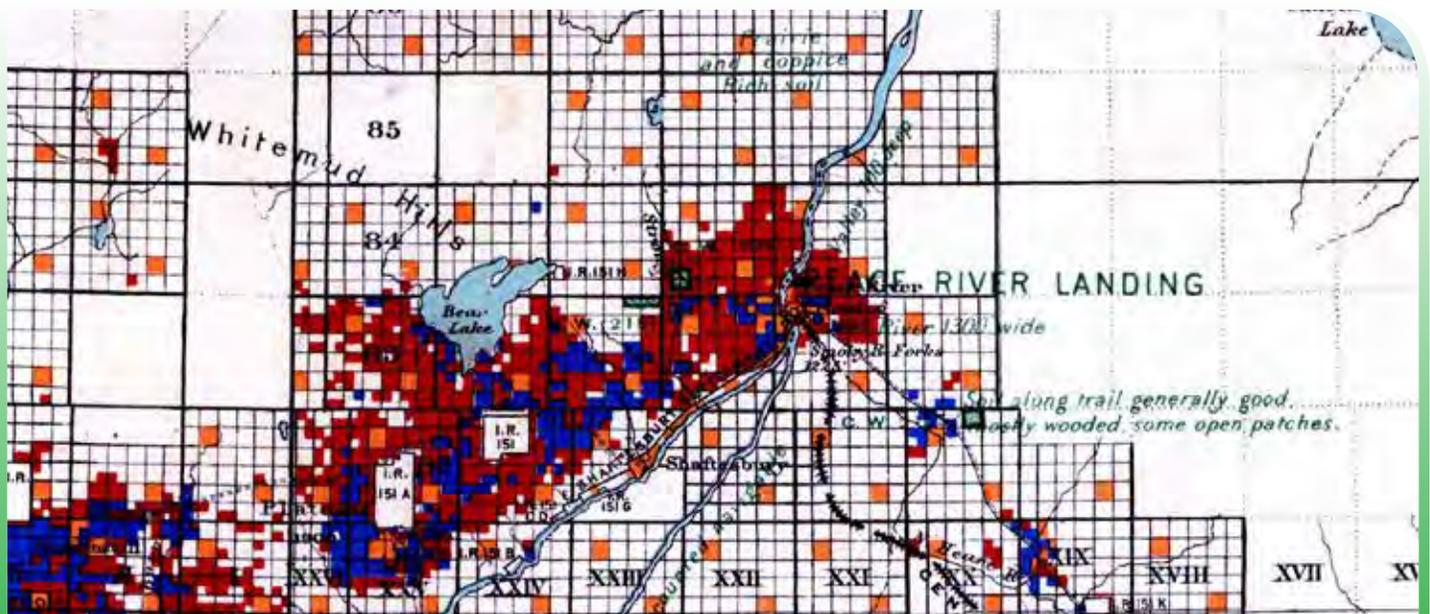
North..." (Leonard 1995: 165).

Agriculture dominated as the primary impetus into the area, but it suffered setbacks and failures until new strains of grains with shorter growing seasons were developed. Dominion Experimental Farms, stationed at Fort Vermillion and Beaver Lodge helped to develop strains that were tolerant to the short growing season and inclement weather.

The earliest farming settlers in the area combined agriculture with ranching, trapping, mining, and forestry to ensure survival. Because of the geographic isolation of the Peace River Valley, separated from Edmonton by a barrier of muskeg, hills and forest and lack of proper roadways and railways, there was little access to mechanical equipment, apart from what was provided through river transportation and harvest surpluses were sold locally; further entrenching the self-reliant spirit in the community today.

Groups or families of settlers from Eastern Canada, United Kingdom, United States, Roman Catholic Francophones, African Americans, Scandinavians and Ukrainians with pioneering spirits and determination established colonies in various areas of Peace River Country, and many settled permanently in Peace River town. Specific immigration movements into the Peace River Country such as the Mennonites and a large French Canadian movement in the 1950s affected the growth and diversity of the Peace River community.

During this early settlement period, the small settlement of Peace River Crossing officially became the Village of Peace River Crossing (1914) and was incorporated as the Town of Peace River in 1919.



The above map, published by the Department of the Interior in 1914 shows the extent of surveyed townships around the town of Peace River. Blue quarter-sections indicate homesteads prior to 1913, while red quarter-sections indicate homesteads in 1913. The repeating orange sections in each township (sections 11 and 29) are designated school lands, while any other orange quarter-sections indicate that the land has been disposed of (e.g. certificate of title has been obtained by homesteader)

2.5 Response to the Mighty Peace: Agriculture & Town Development

The mighty Peace River is an icon of western Canada. Thirteen-hundred kilometres in length, over one kilometre wide in some sections and cutting through two provinces, the Peace River has undeniably shaped and influenced the Native and non-Native, and historic to present day development of the community. From the beginning, the community of Peace River has had a deep connection to the resource-rich environment that surrounds this mighty river. The Peace River was prehistorically an important source of food and transportation for the First Nation people of the area as well as for the settlers who later arrived in the region. Today, the river is an important part of community identity, providing for a number of activities including fishing, recreation, travel, transport, industrial, and environmental uses.

Peace River Crossing was selected for its flat terrain and as a strategic location at the confluence of the Smoky and Peace Rivers; Heart River, a major tributary of the Peace, cut through the town and Pat's Creek literally ran right through town. Despite warnings from local First Nation groups, the town was developed on the floodplain of the Peace River. And since its inception the community has contended with the ebbs and flows of water on this flood plain, including the affects of devastating floods in 1935 and 2014. The original town site, roadways and bridges were initially designed to avoid floods and this is reflected in the design of the town today.

The flood plain created by the Peace has some of the best soils in western Canada that despite the area's short growing season makes for excellent conditions for agriculture. Market gardens, beekeeping industries, cattle, bison and elk ranching, and hunting and fishing continue to be important activities to the Peace River community. Reverend Brick was responsible for

the discovery of large-scale agriculture in the Peace River area at the Anglican Mission. After planting a successful crop of wheat, barley, oats, buckwheat, peas and beans on Shaftesbury Flats



Top: A 1911 agricultural show held at the home of Herbert A. George
Bottom: The Village of Peace River Crossing in 1914, looking west along 100 Avenue (centre-right)

PRMAMC 80.1137.001 16 (Top); PRMAMC 68.321b (Bottom)





Looking north along 100 Street, just south of 100 Avenue, in the c1920s

PRMAMC 75.636.009

in 1885, he moved the mission to the site and established a commercial farm here and one at Old Wive's Lake, which operated until the First World War. Reverend Brick won the Worlds Wheat Championship at the Chicago World Fair in 1893 for wheat grown on his farm. The northern latitude of the area was not expected to produce such high quality of crops and a wave of botanists and surveyors streamed into the area to record the settlement potential for the Canadian Pacific Railway. The first survey of the town occurred in 1908. With the coming of the ED&BC Railway in 1916, crop export became an important industry in the town. The main crop exports were wheat, barley and oats and increased mechanization and transportation options propelled agriculture to one of the top industries in the town. Agriculture continues to be an important part of the community. The main exports are canola, peas, honey, hay and fescue seeds.

The success of these industries created demand for goods and service businesses in town. By the 1910s, Peace River had a healthy commercial downtown complete with various general

stores, banks and restaurants, druggists, liverys, jewellers, a bakery and three trading posts; the Hudson Bay Company, Revillon Freres Trading Co. and the Peace River Trading and Land Company, also known as the 'Diamond P'. The success of the town in the 1910s and into the 1920s was enhanced by boomers and the Board of Trade, which was established in 1912. The establishment of the railway, while contributing to the economy, also led to a greater reliance on imported and exported goods. Beginning in the 1930s, the town began a program to attract industry to keep goods in the community and lessen the dependence on imports, thus enhancing the self-sufficient nature of the community. By the 1930s, and aided in part by the immigration of many families from dust bowl conditions in the prairies, the downtown core of the town was dense and varied. The commercial downtown served as a regional and wholesale centre for the Peace River Country, until after the Second World War, when Grande Prairie's development surpassed.

2.6 Impact of the Klondike Gold Rush

The area surrounding Peace River inexplicably shifted when ‘gold fever’ reached a “boiling heat” as stories of gold thick in the river beds in the Klondike started to circulate in the late 1890s. The earlier Cariboo and a smaller Peace River gold rush in the 1860s and 1870s made only a small impact in the area. But in 1897, hundreds of foreign miners were arriving at Peace River Crossing from Edmonton to take advantage of the ‘Back Door’ route to the Klondike Goldrush. As the major stopping point en route to the Klondike, Peace River Crossing was thrust into a role as a service and outfitting centre.

The town was ignited with ‘lawless’ Klondikers, and as a response, the North West Mounted Police were sent to the area to establish a permanent post and bring peace and order in 1897-1898. Headed up by Corporal Butler, their primary mission was to control the illegal liquor trade into the area en route to the Klondike goldfields. After the subsiding of the gold rush, the RNWMP post was actively stationed until First World War economic conditions led to the Federal Government cancelling contracts in Alberta, Saskatchewan and Manitoba in 1917. For a short period beginning in 1919, the post was used by the newly formed Alberta Provincial Police. After they were absorbed by the RCMP in 1929-32, Peace River became police headquarters for the Peace River Sub-District.

Inspector K.F. Anderson, a resident of Peace River until a few years before his death in 1949, was among the first NWMP to the country in 1898. He and a small detachment were responsible for maintaining law and order, delivering post, and census records.



Top: The RNWMP barracks at Peace River Crossing in 1908

Bottom: Detachment of Alberta Provincial Police at Peace River in 1927

PRMAMC 80.1137.001 5 (Top); PRMAMC 83.1283.013 (Bottom)

2.7 Natural Resource Development

The steady settlement that had been occurring in the area beginning with vigour in the 1910s became stronger, as numerous contributing factors led to a mass exodus from Europe, especially from England and Scotland. The devastating effects of the agricultural depression in Europe of the second half of the nineteenth century drove many to seek a new life in the colonies. Between 1870 and the turn of the twentieth century, 700,000 British farmers and farm workers emigrated to start a new life. It was the presence of opportunities with a wide variety of natural resource industries in the Peace River area that attracted newcomers and solidified the community as a national resource capital.

The ample natural resources in the Peace River area attracted newcomers and the community's innovation and diversification in order to sustain, helped to develop the wide array of natural resource industries in the area. Natural resource industries such as oil and gas, forestry, a brick yard, gravel, mining (silica sands, kimberlite), hydroelectric power and even hunting and

trapping contributed to the early and lasting success of Peace River. Even during the Great Depression in the 1930s, Peace River thrived as the community was less dependent on exterior sources for food, supplies, mail and hospital and emergency services.

Oil and Gas have played important roles in the development of the Peace, as the region is a rich source for petroleum and oil sands. As early as 1914, oil companies such as the Peace River Oil Company and Tar Island Oil Company were drilling wells close to the townsite, resulting in a 1910s boom with gas exploration. Gas exploration did not begin in earnest until after the Second World War. Several pipelines and wells were built and served as steady employment for many Peace River citizens after this period. Today, both natural gas and oil are exported from Peace River Country.

The **Forestry** industry in Peace River is another important natural resource to the community and began with the First Nation's use of the boreal forest for food and shelter. The first commercial endeavours emerged with the area's



*Left: The Victory Oil Well along the banks of the Peace River
Right: Pile of wood in the Peace River valley, 1947*

first sawmills being introduced in 1886 by the missionaries. Small, family run sawmills were set up along the riverbanks of the Peace River and by 1908, two steam-powered sawmills were in town. By 1916 there was a Sash and Door Factory. Woodlets along the river supplied fuel for the steamboat traffic until 1930. The logging industry contributed to the early and lasting success of Peace River. Even during the Great Depression of the 1930s Peace River thrived due to the fact that the logging camps were dependent on the town for supplies, mail and hospital and emergency services. Following the Second World War, internationally based logging and plywood operations were built in Peace River, including the Daishowa-Marubeni International Ltd. in Peace River. Today, forestry continues to be an important industry in the area.

Other Natural Resource industries of significance historically and in the present day include exploration and mining of coal, silica sands, kimberlite, gravel and hydroelectric power. Historically, the town had a thriving ship building industry and a brick yard. Hunting and trapping was an important industry for many trappers with the presence of the Hudson’s Bay Company but has been on the decline starting with a rabies outbreak in the 1950s and recent anti-fur movement.

2.8 Transportation & Communication Centre for the Peace River Country

Transportation to the Peace River area before the railway was nothing short of arduous and routes along the Peace River were fraught with difficulty. However, with the slow improvement of overland and river transportation, the Town of Peace River’s siting on the flood plains of the river lent itself as an ideal locale for the development as a hub for transportation and



Top: Group of people leaving on a small barge for Fort Vermillion
 Bottom: The D.A. Thomas was built in 1915-16 for the Peace River Development Company. It routinely traversed the Peace River until it was heavily damaged in 1930 when attempting to navigate the Vermillion chutes. It was subsequently sold for scrap

PRMAMC 80.1137.001 29 (Top); PRMAMC 83.1283.013 (Bottom)



Municipal Heritage Partnership Program

DONALD LUXTON AND ASSOCIATES INC



TOWN OF PEACE RIVER ALBERTA



PEACE RIVER MUSEUM ARCHIVES & MACKENZIE CENTRE



Travelers taking a rest along the Grouard Trail

Provincial Archives of Alberta A11451

communication within Peace River Country. Various modes of transportation into the Peace River Country developed with advents in technology and need. Early in the town's development, communication such as postal delivery and telegraph stations were set up in the town to service the surrounding settlements.



Gerald Forseth in front a Canadian Coachways bus in Peace River

Courtesy of Gerald Forseth

By River

River transportation was an important vehicle for First Nation and Métis groups and later Fur Traders and trappers. Early in the town's development, ferry crossings, steamboat operations, and later floatplane and bush plane companies set up their headquarters in the town and provided access to more remote areas in the Peace Country. The earliest attempts at steamboat transportation were made by Bishop Grouard, who had a ship built at St. Augustine Mission in 1903. The steamboat S.S. St. Charles chartered travelers from Peace River Crossing to Fort Vermilion until 1911. The HBC made several successful attempts to charter sternwheelers as well in the early 1900s, including the grand S.S. D.A. Thomas, the largest steamship on the Mackenzie River system. Dismantled in 1930, the original wheel shaft from the boat is housed at the Peace River Museum, Archives and Mackenzie Centre.

Shipping was also an important business for Peace River. The Northern Transportation Company, owned by J.K. Cornwall ('Peace River Jim') successfully operated out of the river for a number of years.

By Land

Early overland access via the Grouard-Peace River Trail followed traditional First Nation trails, which was later referred to as the 'usual road' by explorer David Thompson. It cut through swampy muskeg, steep hills and unforgiving rutted mud. Spurred by the Edwardian and settlement boom in the early 1900s, the trail was gradually improved to support more large-scale settlement. Overland transportation was not emphasized again until the adoption of the Model T Ford in the 1920s and massive infrastructure projects like the Alaska Highway and the Mackenzie Highway. Beginning after the Second World War, road improvements and attempts to modernize technology brought a renewed emphasis on road transportation. Goods began to be shipped by way of truck



Peace River's Northern Alberta Railway (NAR) Station was constructed in 1916 by the Edmonton, Dunvegan & British Columbia (ED&BC) Railway subsidiary, the Central Canada Railway (CCR), who built the branch line from McLennan into Peace River

PRMAMC 73.564f

over train and firms such as Grimshaw Trucking (1952), Canadian Freightways and Byers. As roads improved and automobiles became a necessity, the passenger train from Edmonton decreased dramatically, shutting down for good on June 1, 1974. The Dunvegan Bridge across the Peace River was constructed in 1960.

By Rail

Rail came late to the Peace River area, due in part to an attempt by the federal government to settle the south first to block any attempts of Americans to take over. Edmonton Dunvegan & British Columbia Railway (ED&BC) was the first of three railway lines built by J.D. McArthur, who had begun his career with the CPR. The railway line, completed in 1916, ran from Edmonton, north to McLennan, with branch lines terminating at Peace River Crossing and Grand Prairie. The rail line brought the biggest settlement rush to Peace River Crossing to date,

and propelled the town into its role as a regional centre in the Peace Country.

By Air

Air travel was a significant mode of transportation and delivery of communication from Peace River to remote locations throughout the area through both floatplane outfits and later a regional airport. Peace River's first airport was opened in 1921 on Lot 34 on the Shaftesbury Flats, on the west bank of the Peace River.

The airport functioned as a base for land and seaplanes primarily for Imperial Oil Flights to the oil fields at Norman Wells in the Northwest Territories. Beginning in 1930, Commercial Airways operated flights to deliver airmail to and from Peace River. This airport was abandoned in April 1937 after a near fatal accident with a United Air Transport Limited mail plane, another airmail and supplies company established with flights into Peace River in 1937.



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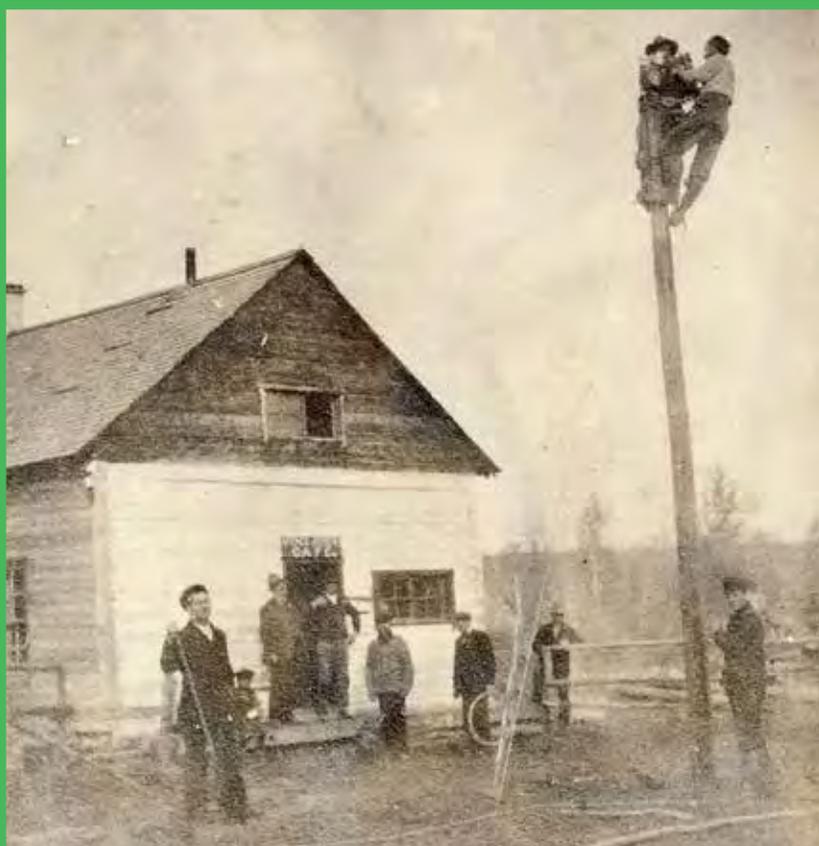


Several legendary bush pilots utilized the seaplane dock in the 1930s including W.R. 'Wop' May, Vic Horner, Grant McConachie, Con Farrel and Burton. The pilots delivered mail, supplies, emergency medical services and passengers throughout Peace River Country and beyond, often risking their lives during this early period of aviation transportation.

The current airport, the site selected by pilot Wop May, was opened circa 1939 on the school section west of town at Strong Creek Hall. Under the War Measures Act, the airport was taken over by the United States Corps of Engineers and expanded for the building of the Alaska Highway in 1942. They occupied the airport until May 1943. It was expanded again in 1960 with the paving of the runway and a new air terminal, which opened in 1961. Plane and helicopter service ran out of this airport. A new air terminal building was constructed in 1984. On September 1, 1996, the Town purchased the airport for \$1.

Communication

Peace River served as the hub for communication early in the development of Peace River Country. Mail delivery to the area was first serviced by Sergeant K.F. Anderson, one of the first North West Mounted Police stationed in Peace River and later a long-time resident of the town. By the 1910s, the area's first telegraph office was established in Athabasca. The headquarters were moved to Peace River on August 3, 1916 in a two-storey Classical Revival influenced Dominion Telegraph Office building on the southeast side of town constructed circa 1912. The town's first telegraph office was built as a log building in 1911. The Telegraph office provided the first communication with Athabasca, Fort McMurray, Fort St. John, Grand Prairie and Peach River. Peace River also continued to function as the central dispatch centre for the Peace River Country.



Top: Agatha A. Bieraugel and her son Dennis sit on a pontoon of a Canadian Pacific Airplanes floatplane on the Peace River in 1945
Bottom: Installing telegraph wire at Peace River in 1910

2.9 Regional Centre for Education, Health & Governance

Beginning in the 1910s and with increased settlement after the First World War, institutional development began in earnest, in part to encourage the long-term settlement of many new families in the area. Many of the farmers, businessmen, trappers, and other settlers brought families with them, or created families upon their arrival, resulting in the need for schools to educate their children. The Town of Peace River was entrenched early as a regional centre for education, health and governance due to the Missions in the area, who enabled these functions early in the development of the town.

Education

Education was ingrained early in Peace River’s history with the establishment of schools in many of the surrounding Missions. First Nation and Métis groups were one of the first cultural groups to receive formal education. The school provided an environment where both Native and non-Natives were integrated and educated, creating the first generation of an integrated Native-non-Native population in the town. By 1912, school classes were being held in makeshift classrooms in houses and in 1913 the first schoolhouse was constructed on Grouard Hill. Rapidly, the schoolhouse filled beyond its capacity and a new school was constructed in 1916. The first high school was built in 1920.

Health

The first health care was also provided by the Roman Catholic and Anglican missionaries. One of Peace River’s first doctors was F.H. Sutherland in the 1910s. Dr. William Greene was also a well known doctor and dentist in town. The first hospital built in the district, Irene Cottage, was built in 1914. This eight-bed facility served as the centre for the Peace River district, particularly for maternity and surgeries. It was replaced by the Peace River Municipal



Top: The Peace River High School, c1930s
 Middle: Peace River’s first hospital: the Irene Cottage Hospital
 Bottom: Prior to the formation of the Peace River Judicial District in 1920, Judge Noel made frequent trips to the Peace River country to preside over court proceedings

PRMAMC x87.1521.060 (Top); PRMAMC 73.568.035 (Middle); PRMAMC 80.1137.001 28 (Bottom)



Hospital in 1930 and a new, larger hospital in 1961. The integrated and isolated nature of Peace River community forced a health program that was largely based on volunteers and helpful neighbours. Many labour and deliveries, for example, were assisted by First Nations or Métis midwives.

Governance

As an established regional centre and central transportation hub within the Peace River Country, Peace River was a natural choice for regional government institutions. In 1915, a Dominion Land Office to administer land grants for all of Peace River Country in anticipation of completing the ED&BC Railway was established in 1916. Peace River is also home to a regionally based courthouse and a regional correctional facility. At the local level, Peace River has a Town Office, and has established local fire and police services and a wastewater treatment facility.

2.10 Community Life

The community of Peace River began thousands of years ago with the First Nation people, and continued to develop with the influx of trappers and traders, farmers, loggers, and business men and women in the early 1900s. By the time of the railway, there was growing demand for amenities including schools, hospitals, libraries and social gathering places. Innovative in nature, the Peace River community has had a creative response to the lack of purpose-built community facilities, setting up community functions in schools, churches, banks and the living rooms of residents. Although not a community organization in itself, the construction of the community halls demonstrated the desire for a space for community gathering and activities. The construction of the first community hall in 1920 and the Athabasca Hall in 1936 were precursors to the wide variety of associations, clubs and events that would form in later years. The town's first library was established in 1934 in the upstairs of the first Fire Hall. Peace River also boasted a theatre (Boyd Theatre), which was adapted to moving picture films in the 1930s and several billiard halls and licensed beer rooms in hotels.

Sports and recreation have always played an important role in Peace River's development; covered ice rinks, curling rinks, swimming pools, baseball diamonds, among many others. The situation of the town on the river and with easy access to the surrounding hills has fostered the growth of a golf course and the Misery Mountain Ski Hill.

The agricultural focus in the town has led to the formation of successful agricultural shows and livestock fairs, beginning as early as 1911. Rodeos, parades, a regional museum (Peace River Museum, Archives and Mackenzie Centre) and various theatrical, and musical performances and festivals are well ingrained



From left to right: Art Nugent, Pauline and Cecile Martineau, and Bob McIroy figure skate at the Peace River Skating Arena in c1939



Citizens of Peace River taking part in Sports Day, 1929, hosted at the Fair Grounds in the Moccasin Flats area

PRMAMC 77.897.029

into the social matrix of community life. The integration of Native and non-Native communities in the town also led to town-wide First Nation celebrations of Treaty Days, Pow Wows and Tea Dances.

Peace River is also host to a well-known air show, the Peace River Regional Air Show, which began on May 28 and 29, 1949, first hosted by the Air Cadets. As a regional air show, it continues to the present day.

2.11 Spiritual Life

Spiritual life in Peace River has been influenced by the strong First Nation presence in the area, an influence that encouraged the respect and appreciation of the natural world. The town is rooted in a strong spiritual influence established early with the Roman Catholic and Anglican missionary presence in the 1880s.

As settlement in Peace River Crossing increased, so too did the need for places of worship. The town's first church, of Anglican denomination was a log building built in 1910 where the Grouard-Peace River Trail enters the town. A church cemetery was established on this site by 1908 with the first burial occurring in 1910. St. James Anglican Church and Athabasca Hall were built in 1936 with money from an anonymous donor and the efforts of the Chi Rho Fellowship. The first Roman Catholic Church was built four years later in 1914

and was added and renovated to suit the growing congregation. The building burned down in 1944 and a new church was built in 1945. Other early churches built include St Paul's United Church in 1916, and the First Baptist Church, converted from the town's first schoolhouse in 1919.

Today, churches of many denominations exist in Peace River, illustrating the continued diversity of the area. The Mount Pleasant Cemetery established in 1916, is a notable and sacred site in the community, which serves as a touching stone for the early pioneers and the residents' diverse spirituality.



*Top: St. Paul's United Church in the c1940s
Bottom: St. James Anglican Church, constructed in 1936*

PRMAMC 73.531.064 (Top); Peel's Prairie Provinces Postcard 4603 (Bottom)

2.12 Peace River on the Global Stage

Despite the geographic isolation of Peace River, the development of the town has been influenced by a number of provincial, national and global movements that have significantly altered the cultural landscape.

The early 1900 Edwardian boom was experienced at Peace River Crossing with small-scale real estate speculation in the downtown, on the river and on Misery Mountain. Companies such as the Peace River Land Company and Argonauts Company purchased and sub-divided lots on Peace River town, mainly on the shores of the Peace River, at the western end of town. Many of these large river lots are still visible on the landscape.

The national railway boom hit the Peace Country late, terminating at Peace River Crossing during the First World War in 1916. A settlement boom affected the entire Peace River Country during this time, only to be countered by a mass exodus of men leaving to enlist in the Canadian or British Army during the First World War.

Peace River was again impacted with the return of soldiers and many new families under the federal Soldier Settlement grant program offered to returning veterans of the British Empire. The 1920s settlement brought with it the development of much-needed infrastructure and institutional buildings.

The 1930s was an interesting time for the Peace River community. Dust bowl conditions and severe labour unrest and job shortages led to decline in populations in towns and cities across the country. Because of the unique geography of the area, Peace River was not impacted by this drought. Thus, a population and economic boom occurred due to the immigration of sojourners from 'dried out' farms in southern Alberta and Saskatchewan. The

largest increase in population was realized in Peace River between 1929 and 1931.

The Second World War did not impact the Peace with the same nationalistic vigour as the first war, although many men from the town left and did not return home. Another influence of the Second World War came in the form of a fear of invasion of Alaska after the Japanese bombed Pearl Harbour on December 7, 1941. After the bombing, the US Government selected a route that was easy to defend through eastern BC and up through the Yukon. In an agreement with the US and Canada, American Army troops were brought in to build the road. Peace River was directly affected as temporary road crew were required and supplies and accommodation was needed to meet the thousands of workers brought in to construct the road. The Alaska

Highway was completed in 1942. The federal government took over control of the highway in 1946. Peace River also played a vital role in the Canol Project during the Second World War. A road to Norman Wells would secure an oil supply, via pipeline, for the war effort. Though the pipeline was not completed, the road built connected western Canada to the North West Territories.

The Post War Boom brought about a renewed sense of positivism and growth to the community of Peace River. The return of soldiers and a new population of European War Brides brought a new level of economic prosperity to the Peace River area. Developments in oil and gas, and improved transportation and infrastructure resulted in the modernization of Peace River.



Visitors to a Peace River Oil Co. wood derrick and well site in 1917

PRMAMC 72.519a

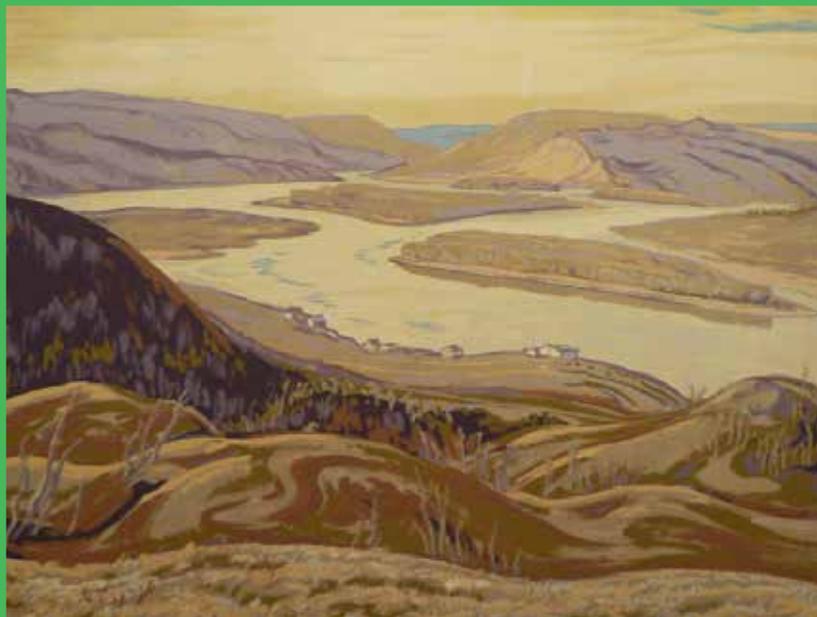


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TOWN OF PEACE RIVER ALBERTA





Top: The gravesite of Henry F. Davis, overlooking the Peace River
 Bottom: Alexander Y. Jackson's 1952 landscape painting, *The meeting of the Peace and Smoky Rivers*

Peel's Prairie Provinces Postcard 4606 (Top);
 PRMAMC 2009.066.001 (Bottom)

2.13 Inspired by the Peace

"Such is the enchantment of the Peace River Country and Peace River Town. Words will not convey it, writing cannot describe it. You have to feel it, see it, listen to its little noises and its stillness and smell the fragrance of its hillsides"

- MacGregor 1952:124

The majestic Peace River Valley has for thousands of years inspired all who have explored, travelled, worked and settled in the area. This inspiration has persisted since the First Nation people of the area began their traditions of ritual and art thousands of years ago. Peace River has a rich history of arts and culture inspired by the truly magnificent beauty of the Peace River. Today, arts and culture inspired by the peace is celebrated through the First Nation and Métis people, as well as through the various artists, poets, and writers who lived or traveled to Peace River to experience its unequalled and rare beauty. The area's legendary long time trader, "Twelve Foot Davis" was buried on a high peak overlooking the confluence of the Peace and Smoky Rivers. His last wish, according to his long-time friend J.K. Cornwall was to be buried overlooking these rivers.



Donald Luxton & Associates, July 2013



Municipal Heritage
Partnership Program

**DONALD LUXTON
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TOWN OF
PEACE RIVER
ALBERTA



3.0 Statements of Significance Phase 1 (2010)

• RNWMP Officer's Residence •

Address | 11015 - 99 Street

Date of Construction | 1916

Architect | William D. Comarty

Contractor | Norman Cuthbertson

Short Legal | 9621705;C;3

ATS | RL12-83-21-W5M



Description of Historic Place

The RNWMP Officer's Residence is a two and one-half storey Foursquare house located at 11015 99 Street on the western banks of the Peace River in the Town of Peace River, Alberta. This square-plan building is characterized by its pyramidal hipped roof with hipped dormer, front-gabled projecting enclosed front porch with half-timbering and original wooden multi-light windows.

Heritage Value of Historic Place

The RNWMP Residence is significant for its association with the RNWMP in Peace River Country, and as one of the few remaining structures in Canada that was built for the RNWMP. It is also valued as the oldest surviving national police force building in northern Alberta. In 1897, the RNWMP were sent to the Peace River area in response to the hundreds of foreign miners who had arrived to take advantage of the route to the Klondike Gold Rush. Peace River Crossing quickly became the major Klondike route stopping point and, by

1898, the RNWMP had established a permanent post on the west banks of the Peace. After the subsiding of the gold rush, the RNWMP post was actively stationed until First World War economic conditions led to the Federal Government cancelling contracts in 1917. For a short period, the post was used by the newly formed Alberta Provincial Police. After they were absorbed by the RCMP in 1929-32, Peace River became police headquarters for the Peace River Sub-District.

This house was constructed in 1916, along with four additional buildings which all formed the RNWMP post. This house has been the only surviving building since 1972, when the majority of the post, which originally consisted of two identical residences, an office, barracks, a guardroom, and a stable, was demolished. At the time of construction, it was unusual for the RNWMP to have quarters built as it usually rented temporary accommodation due to the fact that Members were required to move wherever they were needed. The Peace River police post was different however, as it was the headquarters for both northern Alberta and the

Northwest Territories. Approximately 60 men were administered within the post, and 20 were stationed in Peace River at its peak. This house is rare and is one of the few examples of a building associated with the RNWMP in Canada. It reflects their role in the establishment of law and order and the exercise of Canadian sovereignty in Northern Alberta and Northern Canada.

The RNWMP Residence is additionally valued for its association with architect, William David Cromarty (1884-1960) and for its Foursquare Edwardian-era design and construction. Arriving in Canada from England in 1911, Cromarty opened his own practice in Edmonton (1913) and later joined the staff of the Department of Architecture at the University of Alberta. After designing the five RNWMP post buildings on this site in Peace River in 1916, Cromarty moved to Ottawa where he worked for the federal government. He would go on to be named Chief Architect in the Architectural Division of the federal government as well as the head of the Historic Sites Division.

Cromarty designed this house as one of a pair of identical Foursquare residences for officers of the RNWMP. At the time, the Foursquare plan was becoming popular for houses as a practical expression of domestic needs. Based on a central entry and hallway, it maximized the use of natural light and provided a building envelope that was efficient and easy to construct, particularly for the RNWMP who often needed to establish posts quickly in order to begin work in an area.

The RNWMP Officer's Residence demonstrates Peace River's early success as an important commercial centre in Northern Alberta and signifies the need for maintaining law and order in the area during the gold rush period and Peace River's principal period of growth in the early Edwardian era. The RNWMP Residence was constructed during a time when Peace River was emerging as a gateway to the north and to Alaska and as an important stopping point for both travelers and traders. Peace River continued to grow with the establishment of river transportation companies headquartered in Peace River Crossing and the completion of the ED&BC Railway in 1916. The arrival of the railway spurred settlement, and the small Peace River Crossing community soon grew into the Town of Peace River (1919). The RNWMP Residence reflects the development of the area from gateway stopping-point to a settled, governed community.



RNWMP Officer's Residence as it appeared in 1980

PRMAMC 80.1138.157

Character-Defining Elements

RNWMP Officer's Residence

Key elements that define the heritage character of the RNWMP Officer's Residence include its:

- Location along 99 Street in the Town of Peace River;
- Setting directly across the street from the eastern banks of the Peace River among other historic houses;
- Continuous use as a residential building;
- Residential form, scale and massing including its two and one-half storey height and square plan with pyramidal hipped roof, hipped roof dormer and projecting front-gabled enclosed porch;

- Wood-frame construction with lapped wooden siding, cedar shingle siding in the dormer, and wooden corner boards;
- Foursquare Edwardian-era details such as: exposed rafter tails; projecting enclosed front porch with stucco and half-timbering in the gable end; wooden corner boards and bellyband; and pointed bargeboards;
- Original wooden windows such as its: multi-light wooden sash double hung and one-over-one double hung windows of the ground and second storeys; the fixed multi-light windows of the enclosed front porch along with the double hung one-over-one wooden sash windows of the front-porch; and
- Internal and external red brick chimney.



The RNWMP Officer's Residence as it appeared in c1930

PRMAMC 83.1283.017

Statement of Integrity

RNWMP Officer's Residence

The RNWMP Officer's Residence is an extremely well preserved and cared for resource for the Town of Peace River. The exterior of the house contains nearly all of the original Character Defining Elements, including original lapped wooden siding, trim, exposed rafter tails and cedar shingle siding in the dormer. The wooden windows are intact and in good condition, apart from some missing mullions in the multipane lower sash of some of the windows at the secondary storey. The original cedar roof has been replaced with an asphalt shingle roof which is in good condition. Some minor siding and shingle repairs in kind are recommended at areas not protected by the overhanging eaves. The front windows on the enclosed porch have been replaced with new panes, and do not reflect the original multipane design of the rest of the windows.

• T.R. Wilson Dry Goods Store •



Address | 10006 - 100 Street

Date of Construction | 1930

Original Owner | Thomas R. Wilson

Short Legal | 5255BD;1;9

ATS | RL3-83-21-W5M

Description of Historic Place

Located in the downtown area of the Town of Peace River, the T.R. Wilson Dry Goods Store is a one-storey masonry structure. The building is characterized by its long rectangular plan, its corbelled brick cornice and brick pillars, and its recessed corner entryway.

Heritage Value of Historic Place

The T.R. Wilson Dry Goods Store is significant as one of the oldest surviving intact commercial buildings in the Town of Peace River and represents Peace River's development into a local commercial centre in Northern Alberta. The geographic isolation of the Peace River Valley, separated from Edmonton by a barrier of muskeg, hills and forest, lack of proper roadways and railways prior to 1916, and a reliance on the river for transportation of goods and people ensured that there was little access to mechanical equipment (prior to the arrival of the railway) to assist with farm and harvest duties. Enduring short, hot summers and long, harsh winters in relative isolation from the rest

of the province, entrenched the self-reliant spirit of the Peace River people. Most of the harvest surplus was sold locally and freighted to outside markets, supplying many people with their income. What was not provided by the land and farmers however, was acquired at local businesses where people could purchase the necessities of the day. Constructed in 1930, during the inter-war period and economic recession that began in 1929, the T.R. Wilson Dry Goods Store would have been an important business in town, supplying people with textiles, clothing and sundries. Peace River during the Great Depression, experienced a period of influx and growth as immigrants from 'dried out' farms in southern Alberta and Saskatchewan were migrating to one of the few areas not affected by the drought.

The T.R. Wilson Dry Goods Store is significant for its association with original owner Thomas Robert Wilson (T.R. Wilson). Wilson was born near Belfast, Ireland in 1866. He moved from his homeland to the city of Boston where he would remain until 1914 before immigrating and settling in Peace River Crossing. He first

opened a dry goods store on the west side of the river in proximity to the ferry crossing and later moved his business to the east side of the river after the ferry service was cancelled. T.R.'s wife, Winnifred Julia Roberston, born in Scarborough, England in 1880, was an artist, trained at the Kensington School of Art. She and T.R. met on her summer retreat to Peace River Crossing to paint and sketch in 1917. They married shortly after and commuted to town daily from their homestead on the west side of the river. The original business was destroyed by fire and was rebuilt shortly thereafter. T.R. passed away in 1933 and Winnifred left the store to the Anglican Church. It was later purchased by George Ambrose who opened Dads n' Lads. Winnifred moved to Salt Spring Island in 1934 and passed away in 1972 in Victoria, BC. The Dry Goods Store exists today as a representation of the need for commercial services during this important period of growth for Peace River.

The T.R. Wilson Dry Goods Store is additionally valued for its modest commercial architectural design. Constructed during a time when there was substantial growth in the town, the Dry Goods Store was the first brick building in Peace River. The Dry Goods Store was designed with expensive pressed red brick, and embellished with several design details; the building exhibits quality materials and craftsmanship. In the 1930s, commercial design was reflected in more deeply recessed entryways and expansive large storefront windows to display product and entice in potential customers. Characterized by its one-storey height, masonry construction, and handsome façade with offset corner entryway, the Dry Goods Store remains as a testament to early life in Peace River.



T.R. Wilson Dry Goods Store as it appeared in c1930

PRMAMC 75.568.091



Municipal Heritage Partnership Program

DONALD LUXTON AND ASSOCIATES INC



TOWN OF PEACE RIVER ALBERTA



Character-Defining Elements

T.R. Wilson Dry Goods Store

Key elements of that define the heritage character of the T.R. Wilson Dry Goods Store include its:

- Location on a corner lot along 100 Street in the downtown core of Town of Peace River;
- Continuous commercial use over time;
- Commercial form, scale and massing including its one-

storey height, rectangular plan, multi-paned glass storefront with large fixed panes, and recessed corner entrance;

- Masonry construction with pressed red brick cladding;
- Edwardian-era style features including, the wood and multi-paned glass storefront, the corbelled brick cornice, the brick pilasters at each side of the front façade;
- Original windows including the single-pane fixed and multi-paned windows of the storefront;
- Interior features such as wooden floors and register grilles.

Statement of Integrity

T.R. Wilson Dry Goods Store

As the first brick clad building in the Town of Peace River, the building is in good, near original condition. The pressed red brick is in excellent condition with no visible mechanical or structural damage. The storefront multipane windows are original and in good condition; the large storefront windows appear to have been replaced but are sympathetic to the original design. Foundation boards at the base of the front façade appear to be covering original multipane basement wooden windows. Wooden trim, soffits and the corner entry door are original and in good condition; although the door window has been replaced with a new sympathetic window pane. An awning added to the front façade, is not original to the building but is period appropriate.

• Clarke Residence •

Address | 9501 - 98 Street

Date of Construction | 1920

Original Owner | George Clarke

Contractor | George Clarke

Short Legal | 2700BK;9;13,14

ATS | RL7-83-21-W5M



Description of Historic Place

The Clarke Residence is a one and one-half storey house located on an elevated lot in the northern portion of the Town of Peace River. The building is distinctive for its side-gabled roof, triangular eave brackets, mature surrounding trees, and the characteristic stone wall that surrounds the property.

Heritage Value of Historic Place

The Clarke Residence is of value to the community for its association with prominent Peace River resident, George Clarke. George Clarke was born in England in 1840, where he received his training and apprenticeship in the trade of building and construction. Arriving in Canada in 1912, Clarke settled in Peace River where he continued his work as a general contractor before the call of the First World War took him to England and France. In 1919, after the war, George returned to his wife and family in Peace River. Clarke established a contracting business with his partner Alf Gander, as G. Clarke and Gander, building a

house and church for Reverend A.J. Milton in 1919. He was involved in this partnership until Gander's death in 1926 after which he went out on his own. In 1920, George constructed this house, now named in his honour, where he lived with his family until 1973. The distinctive stonewall, which flanks the front of the property was added in 1932 by local resident Fred Fox. Clarke was a prolific builder in the Peace River community over his long career in the area, constructing the RNWMP Barracks in 1916, the first Peace River creamery, the first liquor store and helping to build St. James and Athabasca Hall in 1936. Clarke's contribution to the Peace River community was not only through the buildings he constructed, but also through his active involvement in various organizations, including serving on hospital and school boards, on the St. James vestry, and serving as the St. James rector's warden. Having spent over fifty years of his life in this house, the Clarke Residence remains today as a representation of his contributions to the Peace River community.

Constructed in 1920 by original owner George Clarke, the Clarke Residence is architecturally significant as an example of modest yet finely detailed Arts and Crafts-style architecture, and its late persistence in Alberta into the 1920s. The Arts and Crafts movement became very popular in cities throughout Canada in the early to mid-twentieth century. While some of the designs and landscapes were extravagant enough to rival traditional British Arts and Crafts designs, this is a more modest example, designed during the inter-war period to suit the needs of the middle-class Clarke family. Featuring a variety of siding textures including wooden lapped siding, cedar shingle siding, decorative dentils, exposed rafter tails and triangular brackets, the Clarke Residence is a fine example of a later vintage Arts and Crafts style house in the community of Peace River.



The stone wall along the edge of the Clarke Residence property

Donald Luxton & Associates, August 2010

Character-Defining Elements

Clarke Residence

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

- Location on 98 Street in a residential neighbourhood in the Town of Peace River;
- Setting on an elevated lot surrounded by mature trees and a large aggregate stone fence;
- Residential form, scale and massing as expressed by its: one and one-half storey plus basement height; side-gabled roof with a front-gabled dormer, and enclosed side entry porch;

- Wood-frame construction with lapped wooden siding and cedar shingle siding;
- Influence of the Arts and Crafts style as evident in features such as: multi-light windows; projecting square bay windows on the west façade; open soffits; exposed rafter tails; cedar shingles in the gable ends; decorative pointed barge boards; dentils delineating the gable end from the remainder of the wall and above the windows in the gable end of the dormer; and triangular eave brackets;
- Original wooden sash windows such as: multi-light casement windows, six-over-one double hung windows, and diamond patterned windows; and
- Internal red-brick chimney.



The Clarke Residence as it appeared in 1980

PRMAMC X871521.003

Statement of Integrity

Clarke Residence

The Clarke Residence is a well-preserved and well cared for historic resource in the Town of Peace River. The exterior is in near original condition with excellent preservation and few issues of integrity. The wooden lapped and shingle siding is well protected from the overhanging eaves. There is some water damage to the shingles at the base of the corner porch on the northwest side of the house that may require some replacement in kind. The roof, replaced with asphalt shingles, is in good condition and rainwater systems are all connected and functioning well. Windows are all nearly original and have an added layer of insulation with exterior storms.

• Mt. Pleasant Cemetery •



Address | 10002 - 67 Avenue

Established | 1916

ATS | 3-SW-8-84-21-W5M

Description of Historic Place

Mt. Pleasant Cemetery occupies a picturesque hillside north of the Town of Peace River. The cemetery consists of an undulating grassed terrain, with raised markers and lawn markers oriented east-west, with many mature trees and plantings connected by a series of walking trails. Located high above the town, the cemetery offers views of the surrounding landscape and of the Peace River.

Heritage Value of Historic Place

The Peace River Mt. Pleasant Cemetery is valued as a regional cemetery and is a testament to the Town's early settlers' strong ties to the church. These settlers were drawn to the area from Eastern Canada, the United Kingdom, the United States, Scandinavia and the Ukraine because of the agricultural potential of the area and the promise of free land. With pioneering spirits and determination they established colonies in various areas of Peace River Country, and many settled permanently in Peace River town. Because of the geographic isolation of the

Peace River Valley, separated from Edmonton by a barrier of muskeg, hills and forest and lack of proper roadways and railways, a hardy, self-reliant spirit developed in the area; many pioneers are now remembered within the gates of the Mt. Pleasant Cemetery. The Cemetery remains today as a representation of the past and present of the Peace River community, commemorating those who contributed to its growth and prosperity.

The first interment at the Mt. Pleasant Cemetery occurred in 1916. As a physical testament to the strength and continuity of the people of Peace River, the cemetery embodies a collective memory and spirit of the people of Peace River, which has adapted to shifts in population and community through time. A wide variety of people are interred at the cemetery including different ethnic, secular and religious groups and many community members who reflect the history, development, heroics and tragedies of Peace River, with local and provincial associations. There is a direct connection to pioneer families, including those affiliated with various churches and other

denominations, and noted local figures. The cemetery continues to be an important part of community life, with connections to many local families.

The cemetery features many decorative and unique monuments and headstones, ranging in materials from wood to stone and metal, which illustrate the changing nature of memorialization through time. The headstones and markers display a variety of materials such as roughcast and polished granite, sandstone, and cement, in styles such as upright and ledger stones, including many personal and hand-made personal memorials. One of the most significant aspects of the cemetery is its location high on a hillside overlooking the town and the Peace River, while offering unobstructed views of the surrounding countryside.



While the cemetery was established in 1916, a number of re-interments have occurred from other cemeteries in the region. The original resting place of Edward Archie Carrothers, who passed away in 1914, is believed to have been at the Anglican Church Cemetery

Donald Luxton & Associates, September 2010

Statement of Integrity

Mt. Pleasant Cemetery

Mt. Pleasant Cemetery is a well cared for and maintained cemetery in the Town of Peace River. Landscaping and path maintenance appear to be well maintained.

Character-Defining Elements

Mt. Pleasant Cemetery

Key elements of that define the heritage character of the Mt. Pleasant Cemetery include its:

- Continuous use as a burial ground since 1916;
- Location north of town, on open flat topography with an open expanse of lawn and many mature trees and plantings;
- Orderly and open spatial qualities with the plots along a east-west axis;
- Variety of headstone styles such as shouldered and screen headstones, and flat plaque markers;
- Variety of headstone materials such as carved granite, concrete, limestone, sandstone, and metal;
- Variety of gravestone symbols such as epitaphs, religious or animal symbolism, body symbolism, and fraternal and social organizations;
- Different methods of commemoration over time, including the move to horizontal lawn markers that were used after the 1960s, and family plots.

• Dominion Telegraph Office (1912) •



Address | 9811 - 101 Street

Date of Construction | 1912

Short Legal | 1111KS;1;6

ATS | RL5-83-21-W5M

Description of Historic Place

The Dominion Telegraph Office is a two-storey, rectangular-plan apartment building located on the east side of 101 Street, north of the downtown core in the Town of Peace River. The building features stucco siding, an asymmetrical entryway with portico, symmetrical window openings and a side-gabled roof with wooden soffits and closed cornice returns. The building has a shed roof addition on the north side. It is closely set back from the road and has a parking lot in the rear for tenants.

Heritage Value of Historic Place

The Dominion Telegraph Office is a valued resource to the residents of Peace River as the communication centre of Peace River Country. Built in 1912, the Telegraph Office is a marker of the importance of communication in the geographically isolated Peace River Country. Telegraph communication provided the much-needed link to isolated communities, offering instant reports of regional to global news. Telegraph and communication came late to the

Peace River region. Edmonton, the closet major centre was serviced by telegraph by 1879. The Dominion Telegraph line reached Peace River Crossing from Edmonton in the fall of 1910 and from there the line was slowly extended to Dunvegan, Spirit River, Grande Prairie, Lake Saskatoon, Beaverlodge, Pouce Coupe and Fort St. John, extending to Hudson's Hope in 1915. Initially established at Athabasca then moved to Peace River Crossing, Peace River Crossing's Dominion Telegraph Office was the hub of communication for Peace River Country.

The Dominion Telegraph Office harbours additional value for its association to Pierre Gauvreau, Peace River Crossing's first telegrapher and an important pioneer of communication to the Peace River community. Gauvreau, known locally as P.R. "Peace River" Gauvreau, (born in 1888) was hired from his native home of Edmonton by the government to run the Dominion Telegraph Office at Peace River Crossing. He and his wife Mae lived in the telegraph building for many years. The first telegraph office opened in an existing two-storey log shack leased by the government

on the back of Fraser's 5 Cents to \$5.00 store. A purpose built two-storey building was constructed in 1912, located near the present day Firehall. Gauvreau and his wife lived in the upper storey of the house and ran the telegraph office and later a post office out of the first storey. The building was moved to its current location in 1929, shortly after Gauvreau retired. Gauvreau served as the region's telegraph operator, postmaster, and was also the town's notary public, registrar of births, marriages and deaths. He was also active in politics and an advocate for hockey teams in the area, having played for the Edmonton Eskimos in 1909 and 1910; he was in part responsible for constructing the Peace River Memorial Arena. Gauvreau retired from his job as the telegraph operator in 1926 and thereafter opened and operated an insurance office in town until 1961. He remained in Peace River until his death in 1966.

The Dominion Telegraph Office is further valued for its Classical Revival architectural style, which was a popular style during the Edwardian boom period up to the end of the First World War. This architectural style was adopted at the national level to express ties to the British Empire. Edwardian Classicism was Britain's national architectural style. Elements of the Classical Revival style are present in the building's two-storey height with side gabled roof, closed wooden soffits with cornice returns, symmetrical window openings and doorway with portico.



The Dominion Telegraph Office as it appeared in c1930 in its original location

PRMAMC 80.1100.022



Municipal Heritage
Partnership Program

DONALD LUXTON
AND ASSOCIATES INC



TOWN OF
PEACE RIVER
ALBERTA



PEACE RIVER
MUSEUM
ARCHIVES &
MACKENZIE CENTRE

Character-Defining Elements

Dominion Telegraph Office (1912)

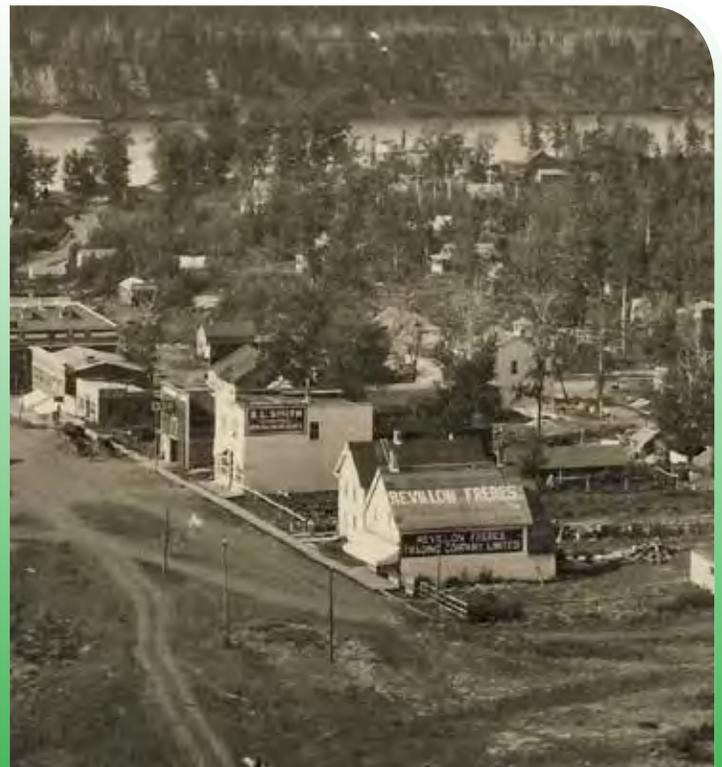
Key elements of that define the heritage character of the Dominion Telegraph Office include its:

- Form, scale and massing as expressed by its: rectangular plan with two-storey plus basement height; and side-gabled roof;
- Wood-frame construction with drop wooden siding under later stucco siding;
- Influence of the Classical Revival style as evident in features such as its: closed soffits with cornice return, symmetrical window openings and portico over entryway;
- Original wooden sash windows such as two-over-two double-hung windows; and
- Additional features such as its internal and external red-brick chimneys.

Statement of Integrity

Dominion Telegraph Office (1912)

This building was converted to an apartment after its initial use as a public telegraph office. The original drop wooden siding was covered by a later addition of stucco cladding, changing the profile of the original building and a small shed roof one storey addition was added to the north side. The building may have suffered some structural damage after it was moved to its current location, although this was not noted with the newer stucco cladding. Most of the double-hung windows are intact, although some on the east and west side of the house have been enlarged and replaced with vinyl and aluminum windows. An original doorway on the south side has been covered by the stucco; the entryway on the west side of the building is original but the gabled portico has been modernized, straying from the original design of the building. The decorative gable screens at the gable peaks have also been removed. The interior and exterior red brick chimneys are original but require some repointing. The wooden closed soffits and cornice return are original and in good condition.



Looking west-northwest along 100 Avenue, the Dominion Telegraph Office (behind the Revillon Frères building) was originally located at the northwest corner of the junction of 101 Street and 100 Avenue

• Athabasca Hall •

Address | 9705 - 98 Avenue

Date of Construction | 1936

Original Owner | Anglican Diocese of Athabasca

Architect | Twizell & Twizell

Contractor | John A. Buchanan, George Clark et al

Short Legal | 8422269;2A;2

ATS | RL6-83-21-W5M



Description of Historic Place

Athabasca Hall is a rectangular plan jerkin-headed community hall set within an Anglican Church grouping of harmonious style and scale which includes: St. James Anglican Church, St. James Rectory and the Synod of the Diocese of Athabasca in the Town of Peace River.

Athabasca Hall, located on the south side of 98 Avenue and the west side of the grouping is distinguished by its Arts & Crafts detailing with roughcast stucco cladding, drop wooden siding, half-timbering at the gable peaks and banked vertically designed windows on the sides. The hall has later additions at the front and rear of the building.

Heritage Value of Historic Place

Athabasca Hall is valued for its role within a grouping of religious buildings on the site as the physical and spiritual core for the Anglican community for the Peace River Country. The area surrounding the Town of Peace River has served as the centre of the Anglican Church in the region since the 1880s. In 1884, Reverend

John Gough Brick established the Anglican Mission at Shaftesbury Flats, across from the future town of Peace River. A small cabin was constructed which became the heart of the Shaftesbury Mission. In 1905, newly appointed Robert Holmes began expanding services to Peace River Crossing, held in the Hudson's Bay Company House every Sunday. A dedicated Anglican church, St. James Church, was constructed on land donated by local resident Pat Wesley in March 1910. The church was dedicated by Bishop Holmes on June 7, 1911; a rectory was built in 1916. The Anglican Diocese of Athabasca was incorporated in 1914, with the headquarters centred at Peace River Crossing.

With a blossoming congregation, the church was slowly outgrown, and an appeal was made to the Lord Bishop of the Diocese of Athabasca, A.H. Sovereign to undertake fundraising for a new church on the site in 1935. A donation by an anonymous English widow in England allowed for the building of both the St. James Church and Athabasca Hall. Both buildings were consecrated October 14, 1936 with Bishop Sovereign presiding.

Athabasca Hall functioned as the parish hall for social gatherings and church functions for the Anglican community, and remains in use today as an integral component of the St. James Anglican Church grouping.

Athabasca Hall is further valued for its association as a community hall and is the largest community facility in town. The hall was initially run by the Anglican Youth Group, who raised funds for its operation through annual and popular Tea Dances held on Boxing Day each year. Management then moved to the Chi Rho Fellowship. In 1971-72, a community driven expansion and renovation of the interior space was funded by the federally sponsored Winter's Work program and the Town of Peace River, the Anglican Church, the Kinsmen Club, and the Rotary Club among others. Peace River Recreation Board leased the hall from the Anglican Church in 1972 on a 20-year lease and it thereafter became a community hall. In 1985, the Town of Peace River purchased the community hall from the Anglican Church. It currently functions as a community, arts and cultural space for various clubs and groups and is the home to the Peace Players Theatre Group.

Athabasca Hall is also significant as a demonstration of simple British Arts and

Crafts influences, which serves to honour the Diocese's motherland and illustrates a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. At the time, buildings were expected to display some sort of historical reference in order to demonstrate good taste and underlying conservatism. The British Arts and Crafts influence is demonstrated in the use of traditional materials such as roughcast stucco cladding with half-timbering, and drop wooden siding, exposed rafters and varied eave line heights. The building was designed by prominent Vancouver architects, Twizell & Twizell. Robert Percival Sterling (RPS) Twizell (1875-1964) and his younger brother George Sterling Twizell (1885-1957) were both born in Newcastle-on-Tyne in the northern English Country of Northumberland. They were trained in England in the traditions of Gothic revival and designed many exquisite Gothic Revival and Arts & Crafts churches and Neo-Georgian schools in Vancouver and throughout British Columbia.

Both buildings were built by J.A. Buchanan, who was involved in some of the original surveys of the Peace River district with assistance by local builder, George Clarke and local labour.



Athabasca Hall (right) and St. James Anglican Church (left)

Character-Defining Elements

Athabasca Hall

Key elements that define the heritage character of the Athabasca Hall include its:

- Prominent location on south side of 98 Avenue in an Anglican church grouping including; St. James Anglican Church, St. James Rectory and Synod of the Diocese of Athabasca in the Town of Peace River;
- Setting on a gently sloping grassed lot towards the river with views of the Peace River;
- Continuous use as a community hall;
- Form, scale and massing as expressed by its: one-storey plus basement height; jerkin-headed roof with projecting front

- gable entryway behind later addition;
- Wood-frame construction with stucco cladding on upper portion of building and drop wooden siding at base of building;
- Influence of the Arts and Crafts style as evident in features such as: varied eave heights, roughcast stucco with half-timbering at gable peaks and upper portion of building and wooden louvers, open soffits with exposed and notched rafter tails, bargeboards, cornerboards, symmetrical design and narrow window openings;
- Original wooden windows such as: vertically positioned and banked triple assembly of windows, four-over-four double-hung windows; and
- Landscape features such as mature deciduous and coniferous trees.

Statement of Integrity

Athabasca Hall

Athabasca Hall was altered with the additions to the north and south ends of the building in 1971-72, shifting the original entryway and making the building's original design difficult to read. The additions are adding strain to the original structure and cracks are apparent in the stucco and the foundation. Apart from these additions, the building is in near original condition. The roughcast stucco, apart from areas of strain, appears to be in good condition, with little cracking. The original wooden trim is in good condition but requires exterior painting. The roof has been recently replaced with asphalt shingles and is good condition.

• St. James Anglican Church •



Address | 9715 - 98 Avenue

Date of Construction | 1936

Original Owner | Anglican Diocese of Athabasca

Architect | Twizell & Twizell

Contractor | John A. Buchanan, George Clark et al

Short Legal | 9221985;2A;3A

ATS | RL6-83-21-W5M

Description of Historic Place

St. James Anglican Church is a picturesque Arts & Crafts church set within an Anglican Church grouping of harmonious style and scale with Athabasca Hall, St. James Rectory and the Synod of the Diocese of Athabasca in the Town of Peace River. St. James Church, located on the south side of 98 Avenue features a cross-gabled cruciform plan with a square offset tower, central entryway, roughcast stucco cladding inset with half-timbering and arched leaded glass windows with tracery work.

Heritage Value of Historic Place

St. James Anglican Church is valued as part of a grouping of Anglican buildings that serve as the physical and spiritual headquarters for the Diocese of Athabasca for Peace River Country. It is dually valued at the community level as a symbol of the importance of the Anglican church to the early settlement of Peace River Crossing. The church's strategic positioning in a highly visible and central location in the Town of Peace River is a prominent statement of the importance

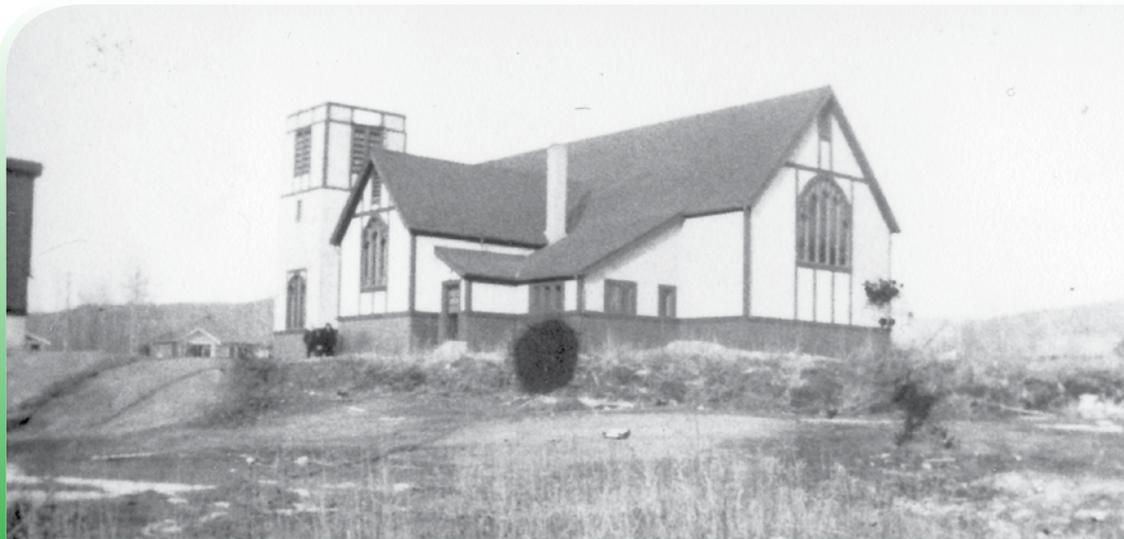
of the Anglican Church to the early community since the 1880s. In 1884, Reverend John Gough Brick established the Anglican Mission at Shaftesbury Flats, across from the future town of Peace River. A small cabin was constructed which became the heart of the Shaftesbury Mission. In 1905, newly appointed Robert Holmes began expanding services to Peace River Crossing, held in the Hudson's Bay Company House every Sunday. A dedicated Anglican church, St. James Church, was constructed on land donated by local Métis resident Pat Wesley in March 1910. The church was dedicated by Bishop Holmes on June 7, 1911; a rectory was built in 1916. The Anglican Diocese of Athabasca was incorporated in 1914, with the headquarters centred in Peace River Crossing.

With a blossoming congregation, the church was slowly outgrown, and an appeal was made to the Lord Bishop of the Diocese of Athabasca, A.H. Sovereign to undertake fundraising for a new church on the site in 1935. A donation by an anonymous English widow in England allowed for the building of both the St. James Church and Athabasca Hall. Both buildings were consecrated October 14, 1936 with Bishop Sovereign presiding.

St. James Anglican Church is further valued for its exquisitely detailed Arts & Crafts design which serves to honour the Diocese's motherland and illustrate a conscious shift to a traditional style reflective of the social and economic consciousness of the interwar period. With Athabasca Hall, both were designed by prominent Vancouver architects, Twizell & Twizell. The church follows a traditional plan, with a front entry with vestibule at the north end, a long nave with enhanced transepts, a sanctuary at the south end and an offset square tower with belfry on the west side of the entryway. Arts & Crafts style is visible in the roughcast stucco with half-timbering, drop wooden siding, the pointed arch leaded glass windows with tracery, and exposed rafters and bargeboards. Twizell & Twizell were comprised of Robert Percival Sterling (RPS) Twizell (1875-1964) and his younger brother George Sterling Twizell (1885-1957). They brought high

standards of professionalism to a field that had been for decades infiltrated by practitioners with lesser training. Both brothers were born in Newcastle-on-Tyne in the northern English Country of Northumberland. They were trained in England in the traditions of Gothic Revival and designed many exquisite Gothic Revival and Arts & Crafts churches and Neo-Georgian schools in Vancouver and throughout British Columbia. St. Andrews Church and Athabasca Hall are examples of their more modest religious commissions, but the refinement of detail reflects their superior design skill.

Both buildings were built by J.A. Buchanan, who was involved in some of the original surveys of the Peace River district with assistance by local builder, George Clarke and local labour. The interior and exterior of the church remain substantially intact.



Historic image of the west (left) and rear (right) elevations of St. James Anglican Church

PRMAMC 871519.6

Character-Defining Elements

St. James Anglican Church

Key elements of that define the heritage character of St. James Anglican Church include its:

- Prominent location on south side of 98 Avenue in an Anglican church grouping including; St. James Anglican Church, St. James Rectory and St. James Manse in the Town of Peace River;
- Continuous use as a church;
- Ecclesiastical form, scale and massing as expressed by its: cruciform plan; one-storey height; cross-gabled cedar shingle roof with gabled projection with central entryway and offset square tower with belfry at west side of church;
- Wood-frame construction with arched interior trusses, exterior stucco cladding in upper portion and drop wooden siding on the lower portion;
- Features of the British Arts and Craft style including: steeply pitched roofline with exposed rafter tails; bargeboards, louvers at gable peaks, roughcast stucco with half-timbering; cornerboards, curved upper window openings; and entryway with pointed arched doorway and metal strapwork on the round arched double wooden entry doors;
- Additional exterior features such as internal chimney;
- Original window openings, with inset Gothic pointed-arch multi-paned wooden-sash windows with tracery; stained glass window with traditional Anglican church themed imagery at south end of church;
- Interior features such as plaster walls, fir panelled ceilings, arched trusses, oak pews and oak panelled pulpit; and
- Landscape features such as mature deciduous and coniferous trees.

Statement of Integrity

St. James Anglican Church

This church is in very good and near original condition. The stucco cladding shows no serious cracks. The drop siding is in good condition, requiring only minor repairs in kind. All of the trim including window and door trim, half timbering, bargeboards, louvers, and open rafters are showing signs of deteriorating paint. The windows are in excellent and original condition.

• McIlroy Residence •

Address | 9904 - 99 Avenue

Date of Construction | 1913

Original Owner | William McIlroy

Short Legal | 5451AT;D;17

ATS | RL6-83-21-W5M



Description of Historic Place

The McIlroy Residence is a modest one-storey, side-gabled vernacular house with later vinyl siding, located north of the downtown core in the Town of Peace River. The house is set back from the road on the north side of 99 Avenue and has large double-hung wooden windows with flower boxes and shutters and a side entry on the west side of the house. The house is located on a gently sloping grassed lot and is surrounded by a picket fence at the front of the property.

Heritage Value of Historic Place

The McIlroy Residence is significant as the residence of Peace River pioneer, William McGhie McIlroy. The McIlroy family has owned and lived in this house from 1913 to the present day. William McIlroy and his Métis wife, Annie Caroline (nee Hodgson) were married in the original St. James Church on May 13, 1912. William was a clerk with the Hudson's Bay Company, which had been in the Peace River since the 1780s. Hudson's Bay Company with

Revillon Freres Trading Co. and Peace River Trading and Land Company (also known as Diamond P) were prominent trading companies in Peace River during the major periods of the town's growth, through the 1910s to the 1930s. The trading companies in town served their traditional role as a centre for fur distribution for independent traders and trappers and also as a local general merchandise store. William passed away in 1946, and his descendants still live in the house.

The McIlroy Residence is further significant as a rare example of the modest vernacular architecture common in Peace River Crossing before the railway arrived in 1916. During this period Peace River Country was isolated from major centres due to geography and primitive transportation routes, and access to lumber was difficult prior to the advent of rail transport. There were only two family run steam-powered sawmills in town by 1908. Homes of this period were small and simply detailed, built with locally sourced lumber and local craftspeople. The McIlroy Residence displays this vernacular design through its small one-storey scale, simple

hip-on-gable design and four-over-four double-hung wooden windows with exterior wooden storms and unadorned side entryway. The front portion of the house was originally an enclosed porch and has since been incorporated into the house.



Peace River in 1914, looking west along 100 Avenue (left). The Mcllroy Residence is circled on the right

PRMAMC 68.321b

Character-Defining Elements

Mcllroy Residence

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

- Location set back from 99 Avenue on a gently sloping grassed site;
- Form, scale and massing as expressed by its: one-storey plus basement plan with side-gabled roof;
- Wood-frame construction with wooden siding under later vinyl siding, and concrete foundations;
- Vernacular design as evident in features such as its; modest form and massing, narrow overhanging eaves with open soffits, bargeboards simple side entryway;
- Original wooden sash windows such as: four-over-four double-hung windows with wooden exterior storm windows; and
- Additional features such as its internal chimney.

Statement of Integrity

Mcllroy Residence

As one of the town's older houses, the Mcllroy Residence has been well cared for and is in good condition. Vinyl siding was added over top of earlier wooden siding and wooden closed soffits have been replaced with vinyl. Original wooden windows are intact behind exterior storm windows and appear to be in good condition. A newer asphalt roof has replaced the original cedar shingle roof.

• Anderson Residence •

Address | 9901 - 98 Avenue

Date of Construction | Circa 1920

Original Owner | Kristjan F. Anderson

Contractors | Gander & Clarke and Kristjan F. Anderson

Short Legal | 5451AT;D;15

ATS | RL6-83-21-W5M



Description of Historic Place

The Anderson Residence is a two-storey, rectangular-planned, front-gabled vernacular house located on the south side of 98th Avenue in the Town of Peace River. The residence features modest Arts & Crafts detailing evident in its exposed rafter tails and decorative trim. The house is set back from the street, has an asymmetrical entryway and new vinyl windows.

Heritage Value of Historic Place

The Anderson Residence is of heritage value for its association with the original owner of this house, Inspector Kristjan Fjeldsted (K.F.) Anderson, one of the original members of the North West Mounted Police stationed in Peace River Crossing in the early 1900s. The NWMP was established in 1873 to protect what was then the Northwest Territory of Canada. They quickly established a reputation for fairly maintaining the law and took on a pivotal role in maintaining the peace during the rush to the Klondike Gold Rush. The NWMP initially came to Peace River Crossing on patrols in 1897.

Their presence was deemed necessary in the area because of the large number of stampeders coming through the area on their way to the Klondike and the potential lawlessness that could accompany them. In the spring of 1898 a permanent detachment was established in Peace River.

Anderson, who was a prominent member of the RNWMP, was born in Iceland on May 22, 1866. He came to Canada in 1887 and joined the NWMP in August 1889. He first came to the community as part of a patrol in the winter of 1898-99, with his primary role being mail carrier. Anderson served 32 years in Canada's north, and made a name for himself after he collected enough physical evidence to solve a high profile murder case. From 1906-15 he was stationed in Peace River and aside from being a Staff Sergeant and then Inspector, was an active member of the community, being a member of the Peace River Board of Trade and one of the first members of the Anglican Church. Anderson purchased this particular property in 1914 and built the residence circa 1920 for his retirement. He lived in the house from 1921 until 1940.

when he and his wife moved to Jasper, Alberta. He passed away January 8, 1949 at the age of 82.

The Anderson Residence is also significant to the community of Peace River as a good example of vernacular architecture typical of the 1920s. The residence, finished by Anderson himself is simply embellished with Arts and Crafts inspired detailing represented by decorative trim, bargeboards and exposed rafter tails.

Character-Defining Elements

Anderson Residence

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

- Setting in a residential context north of downtown core in the Town of Peace River;
- Location on a flat lot on the south side of 98 Avenue, set back from the road;
- Residential form, scale and massing as expressed by its rectangular two-storey plan, with front gabled roof with moderate pitch;
- Wood frame construction with lapped wooden siding; and
- Arts and Crafts detailing as expressed by its: open rafter tails, bargeboards, decorative trim and cornerboards.

Statement of Integrity

Anderson Residence

The form and scale as well as the lapped wooden siding, bargeboards, exposed rafter tails and window and door trim are original and in good condition. The original wooden double-hung windows appear to have been replaced by vinyl windows. The interior chimney is served by a metal pipe, which is not original to the residence. The asymmetrical front entryway door has been replaced with a vinyl door and is not period appropriate to the house.



The Anderson Residence as it appeared in 1980

PRMAMC 80.1138.191

• Masonic Lodge •

Address | 9904 - 98 Avenue

Date of Construction | 1924

Short Legal | 7820471;E;4

ATS | RL6-83-21-W5M



Description of Historic Place

The Masonic Lodge is a single-storey, Period Revival building located on the north side of 98 Avenue in the Town of 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 and 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

Masonic Lodge

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.

Statement of Integrity

Masonic Lodge

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 multipane 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.



The Masonic Lodge as it appeared in 1980

PRMAMC 80.1138.202



Municipal Heritage
Partnership Program

**DONALD LUXTON
AND ASSOCIATES INC**



TOWN OF
PEACE RIVER
ALBERTA



3.0 Statements of Significance Phase 2 (2013)

• 86th Avenue Streetscape •

Alternate Name	Butler Avenue Streetscape
Address	9500/9600 Block 86 Avenue
Date of Construction	1958 - 1962
Original Owner	Town of Peace River
Architect	Economy Construction
Contractor	George Shewchuk Economy Construction
Short Legal	503KS;5;14-27 503KS;6;1-15
ATS	RL9-84-21-W5M



Description of Historic Place

86th Avenue Streetscape, developed between 1958 and 1962, is a 27-house residential street situated at the north end of the Town of Peace River. Situated on an east-west axis, the subdivision is just north of TA Norris Middle School off of 95th Street. It includes a wide, tree-lined street with broad, grassed boulevards and concrete sidewalks. The houses are well set back from the street and are all Modern-style bungalows with similar style features that include low-pitched roofs, asymmetrical and inset entryways with faux concrete block surrounds, and using bottle glass stucco cladding and lapped-wooden siding.

Heritage Value of Historic Place

86th Avenue Streetscape is highly valued as part of the Town of Peace River’s first large-scale residential development planned and built by local housing developers. The return of soldiers from the Second World War and the resulting “baby boom”, coupled with the discovery of oil in the surrounding region,

resulted in a population increase in Peace River. However, the town lacked the volume of low-cost housing that was required to meet the needs of this population boom, resulting in a wave of residential construction. The Central Mortgage & Housing Corporation (CMHC), a crown company that was established in 1946, assisted this development by providing Canadians with mortgages at favourable interest rates in order to spur housing construction. This also led to a cultural shift; many families desired to own a brand new home built in the modern style. Modern residential development was a relatively new concept in Peace River. To meet this new demand, large tracks of underutilized or undeveloped land, typically outside of the downtown core, were developed into a modern development of typically Modern-style bungalows, often with repetitive plans with only minor variations. Suburban developments were enormously popular, as they provided affordable housing that embraced the Modern style to a rapidly expanding population. The idea for the 86th Avenue Streetscape was conceived by local entrepreneur Oscar Moro. Born in Estonia 1903, Moro’s family immigrated to Canada in



1904 and homesteaded in the Eckville area near Red Deer, Alberta. In 1930, Oscar followed his brother George to Peace River. He initially owned and operated the Mid West Milling Company, a flourmill in the town. In 1935 he married Sophie Tipman, a teacher. He sold his mill to Midland Pacific Grain Company in 1938, and then Oscar opened a repair shop called The Tractor Repair Shop. After the Second World War, Moro, with business partners Bill Gliedge and George Shewchuck, constructed the new suburban development on 86th Avenue, historically known as Butler Avenue. The street was previously undeveloped, with no schools, water, or sewage, and had only been annexed to Peace River in 1952. Moro financed the project in 1956-1957. His company, Economy Construction and later Moro Construction Company, built the neighbourhood between 1958-1962, with houses for sale or lease, and the area became officially known as "Parkview" in 1959. The Moro family moved into the first home on the street and lived there for many years. The houses were initially serviced by septic systems. Most of the other families who moved into to neighbourhood were new to Peace River, having followed the oil industry into the region. Moro opened the area to further suburban development in the mid 1960s and greatly improved the housing crisis in the town. Oscar and Sophie Moro retired to Salt Spring Island circa 1979. Sophie passed away in 1994 and Oscar died in 2000 at the age of 97.



86th Avenue Streetscape seen from the air in 1989

PRMAMC 2009.014.109

The 86th Avenue Streetscape is further valued as a highly intact example of an early mid-century suburban development in the Town of Peace River. As part of the mortgage approval process, potential homeowners had to submit their house plans to CMHC for review and approval. This clause had a standardizing effect on the styles of suburban homes being built throughout Canada during the 1950s. The CMHC published house designs that met their conditions for mortgage approval and most Canadians utilised them, making only small adjustments to fit their particular needs. In the Post-war climate, popular tastes - and thus CMHC designs - shifted towards modern designs, in particular the ranch-style Modern bungalow. This style was characterized by a strong horizontality, wide overhanging eaves, gabled rooflines, and large fixed picture windows in the living rooms. The Modern bungalow design featured rational space planning, large kitchens, handsome exteriors, and accommodation for automobiles. Moreover, Canadian industry sophistication and efficiency had improved during the Second World War, and these modern techniques were applied to the post-war housing market through the use of pre-fabricated elements and assembly line construction, especially for the interior elements such as flooring. The pre-fabricated pieces used in the simple floor plans approved by the CMHC facilitated quick construction at affordable prices, which were both crucial during the housing boom of the post-war period. The 86th Avenue Streetscape comprises many of these defining characteristics of suburban development, including a wide street for automobiles; tree-lined, grassed boulevards; and concrete sidewalks. The three-bedroom homes with full basements, many of which remain intact with few alterations, feature four different designs. The designs are all in the Modern bungalow style with low-pitched roofs, large wooden picture windows in the front façade, faux stone door surrounds and bottle glass stucco and/or wide wooden lapped siding. The houses are well set back from the street and as a whole encapsulate the idealistic nature of mid-century suburban development.

Character-Defining Elements | 86th Avenue Streetscape

Key elements that define the heritage character of the 86th Avenue Streetscape include, but are not limited to its:



• 1 •

Residential setting north of downtown Peace River

• 2 •

Siting of street on an east-west axis with 27 modern bungalows of similar style and scale; houses well set back from the street and surrounded at back with low wooden fences

• 3 •

Landscape features such as: wide streets to accommodate automobiles; large mature deciduous trees on grassed boulevards; concrete sidewalks on both sides of street

• 4 •

Form, scale, and massing of houses such as: one-storey height; rectangular plan; low-pitched roofs (hipped or front gabled) with overhanging rooflines; closed soffits

• 5 •

Wooden-frame construction including: concrete foundation; variation of siding including wide cedar lapped siding; bottle glass stucco cladding

• 6 •

Modern bungalow-style features with variety of finishes including: long linear plan; large picture windows in front façade; central or off-centre entryway with faux paraged stone door surrounds, concrete steps and wrought iron railings; minimalist wooden trim

• 7 •

Original fenestrations including: fixed large picture windows in front façade; single and double-assembly wooden-sash casement windows with exterior wooden storms

• 8 •

Additional elements unique to Moro's designs including: central internal chimney with unique patterned pressed metal panels; large stylized address signs near doorways

• 9 •

Interior features such as original hardwood floors



Moro Construction Co. advertisement from 1961

Peace River Record-Gazette, March 23, 1961, Page 11

Statement of Integrity | 86th Avenue Streetscape

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No
 86th Avenue Streetscape is highly valued as the first planned subdivision development in the post Second World War climate in the Town of Peace River (**Theme Value – Peace River on the Global Stage**).

Design / Style / Construction
 Yes No
 86th Avenue Streetscape is also further significant as a highly intact example of early mid-century suburban development in the Town of Peace River (**Style Value**).

PERIOD(S) OF SIGNIFICANCE
 1957-1982 Modern

Institution / Person
 Yes No

CHRONOLOGY OF ALTERATIONS
 n/a

Information Potential
 Yes No

Landmark / Symbolic Value
 Yes No

ASPECTS OF INTEGRITY

- Location** Yes No N/A
 The location of the subdivision has not changed.
- Design** Yes No N/A
 Generally, the design of the 27 houses has remained intact, with few design alterations.
- Environment** Yes No N/A
 The environment, including the street treatment and landscaping has remained intact.
- Materials** Yes No N/A
 The materials are generally in good condition and are intact.
- Workmanship** Yes No N/A
 The high quality of the workmanship of the subdivision has been maintained.
- Feeling** Yes No N/A
 The feeling of the site has been retained because of its consistent R-1A zoning, with low density, single-detached, residential dwellings.
- Association** Yes No N/A
 The association of the site with the surrounding area has been maintained.

STATEMENT OF INTEGRITY

The 86th Avenue Streetscape maintains all the aspects of integrity necessary for it to convey its significance.

In General, 86th Avenue Streetscape has retained its original design. It has retained its original width and many of the trees are mature and in good condition. The sidewalk on both sides requires some repair as it is cracked and spalling in many locations. The mature trees will require maintenance. The houses, apart from a few, are intact with many original elements, including much original decorative detailing around the doors. Some have been covered with later vinyl siding, which is removable if the owner so chooses. Some of the stamped concrete foundation is spalling; few have original wood windows, most of which have been replaced with vinyl. Few have retained the original balustrade. Some of the original parged chimneys have also been replaced with metal flues. Many have deteriorated front steps, possibly due to de-icing agents.

• Kidder Residence •

Address | 9423 - 84 Avenue

Date of Construction | Circa 1936-1937

Original Owners | Victor & Amy Kidder

Short Legal | 5617BK;2;36,37

ATS | RL10-84-21-W5M



Description of Historic Place

The Kidder Residence is an unadorned, medium-gabled, one and one-half storey log house that has been refinished with stucco. It is located at number 9423 toward the west end of 84th Avenue in the Town of Peace River. The building is set back from the south side of the road with large maple trees in front. The front façade is symmetrical with wooden windows and door.

Heritage Value of Historic Place

The Kidder Residence is valued for its association with the early development of the north-end of the Town of Peace River area. Pioneer and speculator William S. George (1877-1949) and his wife Mary Elizabeth (nee Wilson, d. 1956) arrived in the Peace River Crossing area with their family in 1905. They lived for a short time with William's brother, Herbert A. George, while William staked out an adjoining lot. The family squatted on the lot until it was surveyed later in 1905, at which point William and Mary George became the

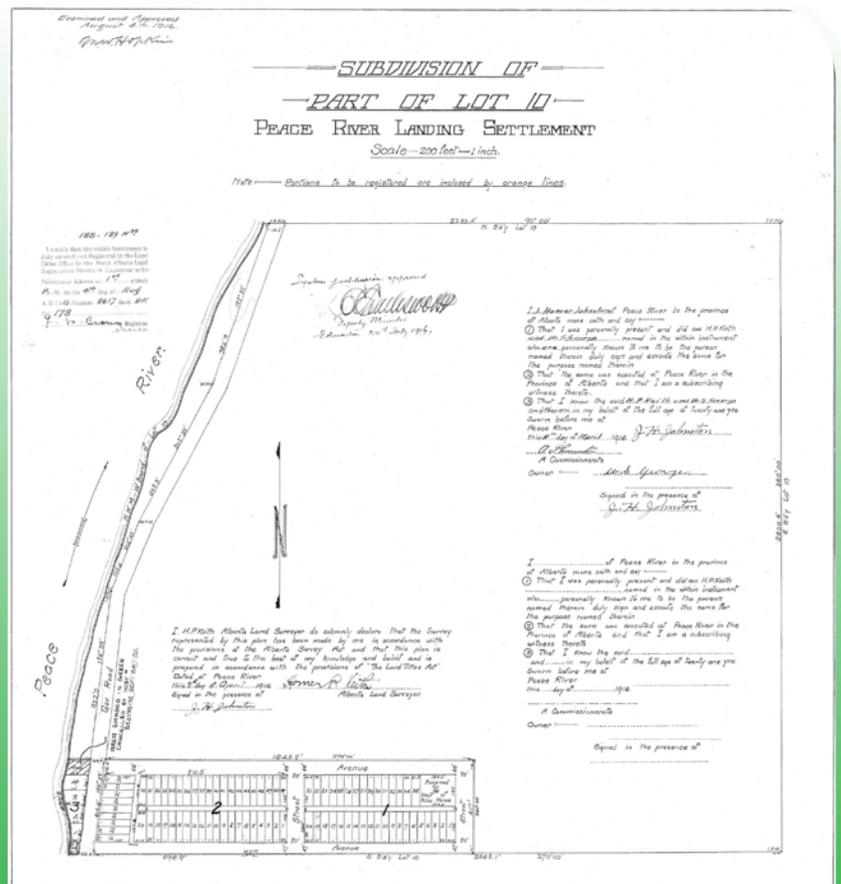
first owners of River Lot 10, comprised of 169 acres on the banks of the Peace River. In 1916, William hoped to take advantage of what he assumed would be the population influx into Peace River Crossing once the railway arrived later that year. Indeed, speculative development was a common practice in the town just prior to the arrival of the Central Canada Railway. William subdivided a section of the southwest corner of River Lot 10 into three blocks. However, residential development in what would come to be known as the "Willie George Subdivision" did not take-hold until the latter half of the 1930s, starting with the Kidder Residence, which was built in circa 1936-1937. Amy, daughter of William George, met and married Victor Kidder in 1922, and they had three children, Glen, Jackson, and Florence. The Kidders purchased six adjacent lots in the subdivision, on which they built the extant log house and used the remainder of the land for gardening. The Kidders inspired others to follow suit, and several other houses were subsequently built in the subdivision. The Town of Peace River annexed the subdivision in 1961, and the remainder of River Lot 10 was annexed

the following year. Victor and Amy lived in the home until their deaths in 1973 and 1975, respectively. Following the death of Amy Kidder, her son Jackson Kidder and his wife Ruth (nee Lambert) moved into Kidder Residence, where they had also been married in 1963.

The Kidder Residence also has cultural value for its ties to the Aboriginal Activist, Ruth Kidder. Métis Ruth Kidder (nee Lambert) was born in Fort Vermilion, where she attended the local mission school, and later went to work at the McLennan Hospital. Her grandmother was a Dene (Beaver) First Nation, and Ruth has ancestral linkages to both the Saulteaux and Ojibway First Nations. While working at the Misericordia Hospital in Edmonton, Ruth became a Licensed Practical Nurse, and made her way back north to Peace River in 1959. Upon her return, she met Jackson Kidder, the grandson of W.S. George, and the two were married in 1963 in a ceremony at the Kidder Residence. They moved into the house in 1975

after the death of Amy Kidder. Throughout her life, Ruth has been a very active advocate for the Métis and Aboriginal communities in Peace River and Alberta. She is a past president of the Alberta Aboriginal Women's Society, which sometimes operated out of the Kidder Residence. She also volunteers with the Métis Nation of Alberta Local 78, and is a past executive of the Native Women's Association of Canada. In 2012, Kidder was awarded the Queen's Diamond Jubilee. She has also been involved with ensuring Aboriginal voices are heard and rights respected in the Gateway Pipeline Project.

The Kidder Residence is further valued as a rare example of an early log constructed home, a type of architecture common to the 1930s. The house includes finished logs with dovetail cornering, and is sealed with mud. It remained without an exterior cladding until Glen Kidder applied stucco cladding circa 1959. Jackson Kidder gave the residence its first, and only exterior coat of paint in the late 1980s.



Expecting a real estate boom with the arrival of the Central Canada Railway in 1916, William S. George subdivided a corner of his River Lot. The first house in this subdivision, the Kidder Residence, was not built until the 1930s

Character-Defining Elements | Kidder Residence

Key elements that define the heritage character of the Kidder Residence include, but are not limited to its:



• 1 •

Location and siting north of downtown in early 1916 subdivision, set back from the road with mature maples buffering the house from the roadway

• 2 •

Form, scale, and massing as expressed by its: one-and-a-half-storey height; rectangular plan; medium gabled roof

• 3 •

Construction value such as: original log structure with dovetail corners under later stucco cladding

• 4 •

Original fenestrations including: two-over-two single-hung wooden-sash windows; original door openings



Rear of the Kidder Residence

Donald Luxton & Associates, July 2013

Statement of Integrity | Kidder Residence

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event

Yes No

The Kidder Residence is significant as an early log structure associated with a prominent early family in the area, the Georges. (**Theme Value – The Delayed Frontier: Missionaries & Homesteading on the Peace**).

PERIOD(S) OF SIGNIFICANCE

1930 to 1939 Great Depression

CHRONOLOGY OF ALTERATIONS

Circa 1959: Stucco cladding added
 Circa 1960: Electricity added
 Circa 1970: Sewer added
 Circa 1970: Asphalt sheet rolls added to roof
 Circa 1985: Exterior painted
 Circa 2005: Asphalt sheet rolls replaced

ASPECTS OF INTEGRITY

Location Yes No N/A
 The location of the building on 84th Avenue has not changed.

Design Yes No N/A
 The building has not been added to with the exception of a small lean-to entryway.

Environment Yes No N/A
 The building continues to be located in a residential neighbourhood surrounded by mature trees.

Materials Yes No N/A
 The authentic materials of the building remains unchanged.

Workmanship Yes No N/A
 The quality of the workmanship of the building is evident in the building's condition.

Feeling Yes No N/A
 The general feeling of the building has remained the same.

Association Yes No N/A
 The association of the building has not changed, is still a residential property owned by descendants of the original builder. It has also evolved to be associated with the Aboriginal Community.

Design / Style / Construction

Yes No

The Kidder Residence is an early and intact example of a simple, vernacular log structure (**Style Value**).

Institution / Person

Yes No

The Kidder Residence is significant in its association with William S. and Mary Elizabeth George and their children (**Person Value**).

The Kidder Residence also has cultural value for its ties to Aboriginal activist, Ruth Kidder (**Person Value**).

Information Potential

Yes No

Landmark / Symbolic Value

Yes No

STATEMENT OF INTEGRITY

The Kidder Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Kidder Residence has not been moved or altered in a major way since its construction in the mid 1930s. The materials are original and evidence the quality workmanship, and the wood windows and storm windows are intact. The environment of the neighbourhood has not changed significantly since the subdivision was built, and the general feeling of the building remains as it has for most of its existence. Members of the original family still own and live in the building. The roof is in good condition. Asphalt sheet rolls replaced the original shingles on the roof in the 1970s, and new asphalt shingles were installed circa 2005. The stucco cladding are in overall good condition, however the stucco is more deteriorated around the hose bid on the rear of the house, and at the ground level at the rear. Some paint is failing on the bargeboard. The chimney has signs of mortar loss. Interior alterations have been very minor. In 1976, excavations in the cellar were carried out to increase the height of the basement, and following the municipal sewer connection circa 1970, a bathroom was constructed on the first floor, displacing the staircase to the second floor. The original outhouse is still on the property, and is now used as a small storage shed.

• Kelly Residence •

Alternate Name | Steedsmen Residence

Address | 9404 - 96 Street

Date of Construction | 1931

Original Owner | Allen Kelly

Short Legal | 2700BK;12;5-7

ATS | RL7-83-21-W5M



Description of Historic Place

The Kelly Residence is a one and one-half storey vernacular-style residence located on a large property situated northeast of the downtown core in the Town of Peace River. The house is set back from the property lines on a corner lot, which is surrounded by mature deciduous and coniferous trees. The house is identifiable by its unique L-shaped floor plan featuring a front and side-gabled roofline, symmetrical wooden-sash fenestration, and shingle siding.

Heritage Value of Historic Place

The Kelly Residence, built in 1931, is highly valued as a symbol of the diverse population of the Town of Peace River. Original owner Allen Kelly was an African American born in the United States circa 1858. In 1909, a time when Jim Crow Laws defined race relations in the United States, Kelly, a farmer, moved to Canada, where he became part of a small population of African-American expatriates. Kelly and his family, including wife Cornealus and daughters Stella, Elizabeth, and Emma, moved to the Town

of Peace River in 1914, and by 1921 lived in a house on Broadway Avenue. Kelly hauled the town's "honey-wagon," which cleaned local septic tanks. In 1931, he built the extant house. Three years later Kelly sold the house and business to Dave and Johanna Steedman and moved to Toronto to live with his daughter, where he died just two weeks later of a stroke in 1934. The Steedmans, who arrived in Peace River in 1928, were long-term residents of the house until their deaths in 1982 (Dave) and 1990 (Johanna). Dave was born in North Dakota in 1896 and his family moved to the Mackenzie District in Saskatchewan in 1903. Dave met Johanna in Portage La Prairie and they were married in 1917. They moved to Peace River in 1928.

The Kelly Residence is further valued as representative of the vernacular architecture typical of the 1930s in Peace River. When constructed, this house was located on the outer limits of the town. The house features one and one-half storey massing, an L-shaped plan, and regular fenestration with shingle siding. The property is located on a large grassed lot with deciduous trees.



1957 aerial image of Peace River indicating the location of the Kelly Residence and property, situated between residential and riverside industrial areas

Character-Defining Elements | Kelly Residence

Key elements that define the heritage character of the Kelly Residence include, but are not limited to its:



• 1 •

Location on a corner lot on 96th Street at 94th Avenue northeast of downtown in the Town of Peace River, in close proximity to the Peace River

• 2 •

Siting set back from the property on a large lot with views of the railway bridge

• 3 •

Landscape features such as mature coniferous and deciduous trees

• 4 •

Form, scale, and massing as expressed by its: one and one-half storey massing with L-shaped plan; front gabled roofline with narrow eaves

• 5 •

Wooden-frame construction materials including shingle siding

• 6 •

Vernacular residential details such as cornerboards; bargeboards; window and door trim

• 7 •

Original fenestration such as: single and double assembly single-hung wooden sash windows with exterior storms

• 8 •

Additional elements such as: two interior chimneys

Statement of Integrity | Kelly Residence

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No

The Kelly Residence, built in 1931, is highly valued as a symbol of the diverse population of the Town of Peace River. The house was originally owned and built by African Americans Allen and Cornealus Kelly, who moved to Peace River in 1914. (**Theme Value – Delayed Frontier: Missionaries & Homesteading on the Peace**).

Design / Style / Construction
 Yes No

The Kelly Residence is further valued as representative of the vernacular architecture typical of the 1930s in Peace River (**Style Value**).

PERIOD(S) OF SIGNIFICANCE

1930 - 1939 Great Depression

Institution / Person
 Yes No

CHRONOLOGY OF ALTERATIONS

Unknown Date: Original windows on lower floor replaced with vinyl

Information Potential
 Yes No

ASPECTS OF INTEGRITY

Location Yes No N/A
 The location of the residence has not changed.

Design Yes No N/A
 The design of the house has not been altered.

Environment Yes No N/A
 The building continues to be situated set back from the road on a large lot with mature trees.

Materials Yes No N/A
 The materials of the house have not changed substantially.

Workmanship Yes No N/A
 The high quality of the workmanship of the building is evident in the building's form, scale, and massing.

Feeling Yes No N/A
 The feeling of the site has been retained.

Association Yes No N/A
 The association of the building has not changed; it continues to be private property.

Landmark / Symbolic Value
 Yes No

STATEMENT OF INTEGRITY

The Kelly Residence maintains all the aspects of integrity necessary for it to convey its significance.

The Kelly Residence is in good condition with no major changes to the residence. It has its original one over one, single-hung, wooden windows on the second floor and original two over two windows in the shed roof side bay. The roof and foundation are in good condition. A door on the north side was infilled. There is some deterioration of the siding at the rainwater leader; it needs an extension away from the base of the residence. Some of the paint is peeling on the window trim. There is also flashing between the wall and roof transition point. Fascia is missing behind the gutter on the north side.

• Dominion Telegraph Office (1930) •

Alternate Name | Sagitawa Friendship Centre

Address | 9718 - 94 Avenue

Date of Construction | 1929-1930

Original Owner | Dominion Government

Architect | Charles Sellens

Contractor | Carl Peterson

Short Legal | 3409HW;16;R

ATS | RL8-83-21-W5M



Description of Historic Place

The Dominion Telegraph Office is a one and one-half storey side-gabled building featuring front-gabled wall dormers. It is situated on the west side of 98th Street, south of Highway 2 in the Town of Peace River. The building is on the edge of a small embankment on the east side of the Peace River and surrounded by mature trees and shrubs. The Dominion Telegraph Office is characterised by its lapped wooden siding and decorative triangular brackets.

Heritage Value of Historic Place

The Dominion Telegraph Office, built between 1929 and 1930, is valued as an historic communication centre for the residents of Peace River and the surrounding community. Although now relocated from its original location on 100th Avenue, the historic Grouard trail, the building was originally constructed beside the town's first telegraph office to accommodate the region's expanding telegraph network. The telegraph line permitted the rapid communication of national and

world events and established Peace River as a geographically significant site in the area. The first telegraph line reached Peace River in 1910, courtesy of the Dominion Government, and provided the isolated community with an instantaneous connection with to the outside world. Construction of the second Dominion Telegraph Office, substantially larger than the first office, coincided with the expansion of the Dominion telegraph network from Peace River to Fort Vermilion. Construction of the Peace River to Fort Vermilion telegraph line began in July of 1929, and construction of the new Dominion Telegraph Office began in October of that same year. Carl Peterson constructed the government building for the cost of \$5,000. The building served as a telegraph office until 1940. In 1963, the property was purchased by the Town of Peace River's Department of Transport in preparation for the road widening of 101st Street and the construction of a new fire hall. The town donated the Dominion Telegraph Office to the newly established Sagitawa Friendship Society and it was moved to its present location in October 1964.



Municipal Heritage
Partnership Program

DONALD LUXTON
AND ASSOCIATES INC



TOWN OF
PEACE RIVER
ALBERTA



PEACE RIVER
MUSEUM
ARCHIVES &
MACKENZIE CENTRE

The Dominion Telegraph Office is further valued for its long-term and continuing use as a community and youth centre. The Sagitawa Friendship Society, an Aboriginal outreach organization, was incorporated in 1964. That same year, the Town of Peace River donated the building and the land it currently sits on to the Sagitawa Friendship Society as part its centennial project. The building was subsequently relocated to its present site. The society has operated numerous community-based programs from the location during its 50-year tenure. Currently, the Ground Level Youth Centre occupies the building and provides critical after school programs for the youth of Peace River.

The Dominion Telegraph Office is valued as a rare example of institutional Arts and Crafts-style architecture in the Town of Peace River. The building was designed by long-time federal government architect Charles Sellens, who was based out of Calgary. The Arts and Crafts architectural style began in England in the late nineteenth century as a response to the Industrial Age. Buildings of this architectural style are elegant, balanced, and well crafted, with interior spaces orientated to maximize available daylight and viewscales. The Dominion Telegraph Office reflects this architectural style through its balanced plan, clean detailing, projecting eaves, decorative brackets, numerous fenestrations, and lapped wooden siding. This is one of a few extant historic institutional Peace River buildings representing this time period and architectural style.



Looking north along 101 Street, the Dominion Telegraph Office (1930; circled) was originally located at the northwest corner of the junction of 101 Street and 100 Avenue. The first Dominion Telegraph Office (1912; arrow) was also located on this property, and was moved at the time of construction of the second telegraph office a block north where it is still extant

Character-Defining Elements | Dominion Telegraph Office

Key elements that define the heritage character of the Dominion Telegraph Office include, but are not limited to its:



• 1 •

Prominent location on the northwest corner of 94th Avenue and 98th Street in a residential neighbourhood in the Town of Peace River

• 2 •

Set back from the street on the edge of an embankment with a large parking lot to the south of the building

• 3 •

Landscape of grassed yard with mature shrubs and trees

• 4 •

Form, scale, and massing as expressed by its: one and one-half storey height; rectangular plan; front-gabled roof; concrete foundation with rough stucco finish

• 5 •

Wood-frame construction

• 6 •

Arts and Crafts-style detailing such as its: balanced layout; clean detailing; lapped wooden siding; projecting eaves and verges; decorative triangular brackets; corner boards; watertable; wall dormers

• 7 •

Fenestrations such as single and double assembly windows with flush trim and original door openings

• 8 •

Interior features such as: wood balustrade, newel post, spindles; door and window trim; five panel wood doors with original hardware

Statement of Integrity | Dominion Telegraph Office

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No

The Dominion Telegraph Office is valued as a key communication centre for the residents of Peace River and the surrounding community and provided the region with an instantaneous connection with to the outside world (**Theme Value – Transportation and Communication for Peace River Country**).

The Dominion Telegraph Office is further valued for its long-term and continuing use as a community and youth centre. The Sagitawa Friendship Society has provided assistant to the town’s youth for nearly fifty years (**Theme Value – First Nations in Peace River**).

Design / Style / Construction
 Yes No

The Dominion Telegraph Office is valued as a rare example of institutional Arts and Crafts style architecture in the Town of Peace River. The building was designed by government architect Charles Sellers and is one of only a few historic institutional Peace River buildings representing this time period and architectural style that still in existence (**Style Value**).

Institution / Person
 Yes No

Information Potential
 Yes No

Landmark / Symbolic Value
 Yes No

PERIOD(S) OF SIGNIFICANCE

1919 to 1929 Post First World War to Stock Market Crash
 1930 to 1939 Great Depression

CHRONOLOGY OF ALTERATIONS

1964: Building moved from original location
 Circa 1980: Entry vestibule added

ASPECTS OF INTEGRITY

Location Yes No N/A
 The building was moved from its original location in 1964; however, the move pre-dates the 50 year minimum for moving historic structures as set by the Province of Alberta.

Design Yes No N/A
 The design of the building is intact; however, the original fenestrations have been replaced.

Environment Yes No N/A
 The building is in a residential area close to the town’s commercial core.

Materials Yes No N/A
 The authentic material of the building is intact and in fair condition.

Workmanship Yes No N/A
 Workmanship is evident in the building’s detailing and condition.

Feeling Yes No N/A
 The building continues to convey a strong historic aesthetic.

Association Yes No N/A
 The building is no longer associated with the Dominion Telegraph Office, however it maintains a five decade long association with Peace River’s aboriginal community.

STATEMENT OF INTEGRITY

The Dominion Telegraph Office maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Dominion Telegraph Office is in fair condition with much of its original fabric intact. The foundation exhibits no evidence of cracks, spalling, or failure. The lapped wooden siding is in good condition with no signs of deterioration; however, the paint is failing on all of the building’s façades and in need of rehabilitation. The roof is missing a number of shingles and has reached the end of its use life. Sections of the watertable are missing from the east façade. A one-storey front gabled vestibule was added to the west side of the building. The vestibule was poorly connected to the original building and has created a point of water egress that should be monitored to ensure no damage to the original building occurs.

• Rumball's Electric Hatchery •

Address | 9602 - 96 Avenue

Dates of Construction | 1946 / 1956

Original Owner | Alice & Thomas Rumball

Contractors | George Clark (1946)
George Shewchuk (1956)

Short Legal | 2700BK;8;24

ATS | RL7-83-21-W5M



Description of Historic Place

Rumball's Electric Hatchery is situated at the northeast corner of 96th Street and 96th Avenue on the east bank of the Peace River in the city's downtown core. The two-storey building with brick-like finished stucco is set back for the street and fronted by mature trees. The building is characterised by its rectangular plan, boomtown front façade with smoothed corners, numerous windows on all façades, and wall dormers.

Heritage Value of Historic Place

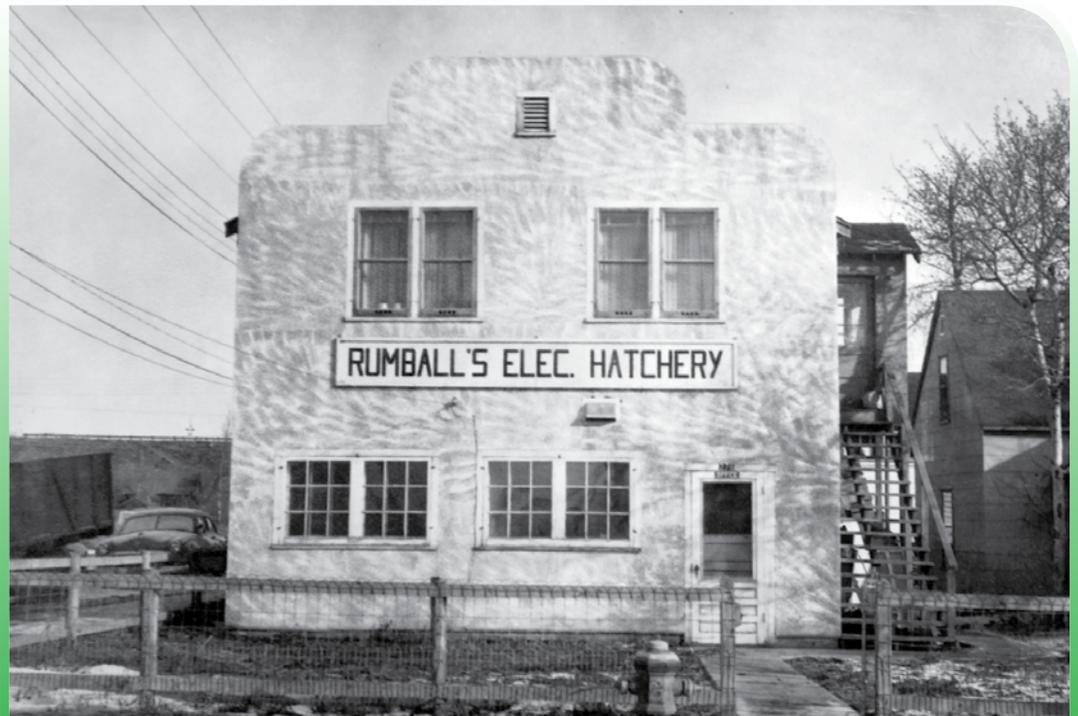
Rumball's Electric Hatchery is valued as a rare and highly intact example of an agriculture building situated in an urban context. The structure was constructed in phases, the first of which—a one-storey building—was built in the warehouse district near the Peace River by George Clarke in 1946 for Rumball's Electric Hatchery, owned by Alice and Thomas Rumball. In a significant 1956 renovation, the second floor and rear extension were constructed, which reflected the success and growth of

Rumball's business. The hatchery was used to incubate chicken eggs in a controlled environment, thus improving the viability of the egg. The placement of an agricultural production facility in an urban environment is unique, and reflects the geographical constraints of the Peace River Valley, which managed the growth of the town. Agricultural production and processing facilities were typically situated beyond the perimeter of urban landscapes. The positioning of Rumball's Electric Hatchery within the Town of Peace River may also be attributed to the mixed-use of the building, which provided business space on the first floor and living quarters on the second floor—a pattern more typically associated with main street commercial buildings. Alice and Thomas Rumball operated the hatchery at this location from 1946 until 1976. In 1976, their son Howard Rumball, remodelled the building to accommodate his dental office on the first floor with residence above. Currently, the building continues to maintain its mixed used roots providing both commercial and residential space in the Town of Peace River.

Rumball's Electric Hatchery is further valued for its multi-generational association with an early Peace River pioneering family, the Rumballs. Thomas Rumball's parents, Walter Francis and Anna, moved to Canada from North Dakota in the early 1900s, settling first in Edmonton. There, the family grew to seven children, including Tom, who had been born shortly after they arrived. Eventually the family relocated to Athabasca Landing, where they established a homestead. In approximately 1908, the family moved again, this time to Mirror Landing where they operated a stopping house. The projected northern expansion of the railway and the availability of arable land drew the Rumballs further north to Peace River in 1914. The family was one of the earliest to settle in the area and were part of a wave of early settlers that predated the arrival of the railway in 1916. The family purchased two and one-half acres of land in the Shaftesbury Settlement, the majority of which was to be used as a market garden. Two years later, the family relocated into the Town of Peace River, at which time Walter and Anna established the Rumball family's first hatchery in 1936, located on the lot directly to the east of the extant building. Walter and Anna's son, Thomas (Tom) Rumball, worked in a hardware

business before establishing his own feed wholesale company, and Rumball's Electric hatchery in 1946. Tom operated the business at the corner of 96th Street and 96th Avenue with his wife Alice for three decades. Following the closure of the hatchery, their son, Howard, established his dental practice on the first floor of the building and maintained the residential space above. Three generations of the Rumball family have owned, lived, and operated businesses in Peace River, and 9602 – 96th Avenue represents a tangible link to this unique multi-generational history.

Rumball's Electric Hatchery is also valued for its distinctive eclectic style with elements of boomtown architecture. The two-storey rectangular plan building with a front-gabled roof maintains much of its original fabric. Though modest in scale and detailing, the front façade's stepped parapet with curved corners is evocative of boomtown architecture and distinguishes the building for others on the street. The boomtown façade conceals the plain gabled roof behind and implies the building is significantly larger than it truly is. The fenestration openings, wall dormers, wall vent, and exterior finish of stucco are original to the building.



Rumball's Electric Hatchery as it appeared shortly after its renovations and additions in 1956

Courtesy of Karen Rumball

Character-Defining Elements | Rumball's Electric Hatchery

Key elements that define the heritage character of Rumball's Electric Hatchery include, but are not limited to its:



• 1 •

Prominent location situated at the northeast corner of 96th Street and 96th Avenue in a residential neighbourhood in the Town of Peace River

• 2 •

Setback from the street on a corner lot

• 3 •

Landscape of grassed yard with mature trees

• 4 •

Form, scale, and massing as expressed by its: two-storey height; rectangular plan; front-gabled roof

• 5 •

Wood-frame construction with rough finish stucco exterior

• 6 •

Boomtown elements such as its stepped front parapet with curved corners

• 7 •

Fenestration openings of single, double, and triple assembly and original three panel wood door with upper light

• 8 •

Additions to the building include: a second storey and rear extension; enclosed entrance vestibule

• 9 •

Additional features include: internal chimney and two second storey exterior exits with stairs

Statement of Integrity | Rumball’s Electric Hatchery

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No

Rumball’s Electric Hatchery is valued as an extremely rare and highly intact example of an agriculture building in an urban context. Typically, agricultural buildings were situated beyond town limits, its positioning within Peace River may be attributed to the mixed-use of the building providing both business and residential space and geographical constraints of developing the Peace River Valley (**Theme Value – Response to the Mighty Peace: Agriculture and Town Development**).

Design / Style / Construction
 Yes No

Rumball’s Electric Hatchery is valued for its distinctive eclectic style with elements of boomtown architecture. Though modest in scale and detailing, the front façade’s stepped parapet with curved corners is evocative of the boomtown style and distinguishes the building from others on the street (**Style Value**).

PERIOD(S) OF SIGNIFICANCE

1946 to 1956 Oil Boom

Institution / Person
 Yes No

Rumball’s Electric Hatchery is further valued for its multi-generational association with the Rumballs – an early Peace River pioneering family. The Rumballs were one of the earliest families to settle in the area and were part of a wave of settlers that predated the arrival of the railway in 1916 (**Theme Value – Response to the Mighty Peace: Agriculture and Town Development**).

CHRONOLOGY OF ALTERATIONS

1956: Second storey and rear extension
 1976: Front vestibule

Information Potential
 Yes No

ASPECTS OF INTEGRITY

Location Yes No N/A
 The location of the building has not been altered.

Design Yes No N/A
 The overall design of the building is intact and in good condition.

Environment Yes No N/A
 The building continues to be situated within a residential neighbourhood.

Materials Yes No N/A
 The authentic materials of the building are intact.

Workmanship Yes No N/A
 The high quality of the workmanship of the building is evident in the buildings materials and condition.

Feeling Yes No N/A
 The building maintains its strong historical sense.

Association Yes No N/A
 The association of the building as a mixed-use structure has been maintained.

Landmark / Symbolic Value
 Yes No

STATEMENT OF INTEGRITY

The Rumball’s Electric Hatchery maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

Rumball’s Electric Hatchery is a unique mix use building beyond the main street of Peace River’s downtown core. Its original form, scale, massing, and detailing are intact and overall the building is in good condition. The exterior stucco is intact; however, minor cracking is present and portions of stucco have been lost at ground level. The single, double, and triple assembly window openings are original; however, the wooden sash windows have been replaced. The wooden louver on the front façade is intact and original to the time of the building’s construction. A single three panel wooden door with upper light remains in situ on a second storey exterior exit.

• Immigration Hall •

Address | 9901 - 96 Avenue

Date of Construction | 1917

Original Owner | Department of Immigration

Architect | Department of Public Works

Contractor | Norman Cuthbertson

Short Legal | 7152BA;5;26-28

ATS | RL6-83-21-W5M



Description of Historic Place

The Immigration Hall is a one and one-half storey front-gabled residence situated mid-block on 96th Avenue between 100th Street and 98th Street in the Town of Peace River. The residence is set back from the street and characterized by its single and double assembly wooden sash windows with decorative shutters, off-centre front entry, and pronounced corner boards.

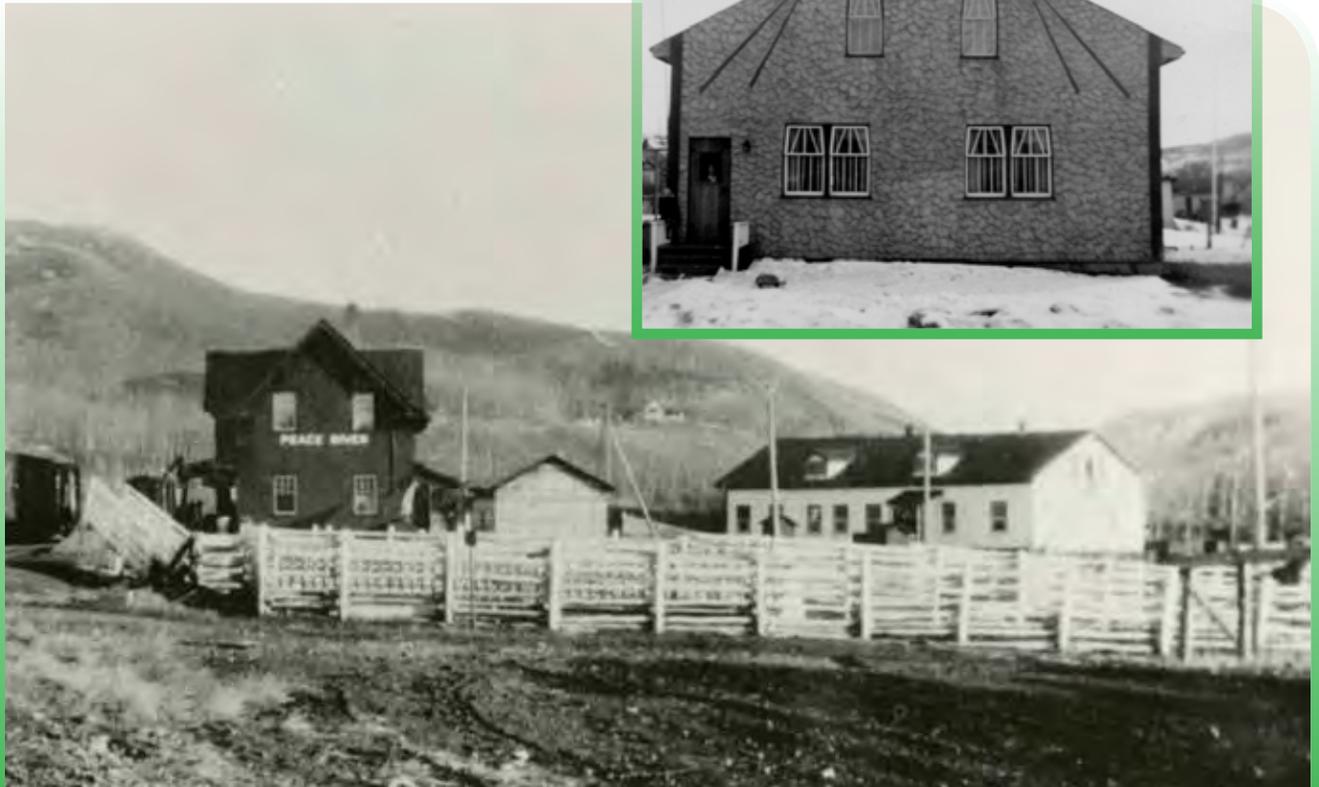
Heritage Value of Historic Place

The Immigration Hall is valued as a tangible link to the expansion of Peace River's infrastructure during the railway population boom, and as the only remnant of four identical wooden-framed immigration halls built throughout Alberta in the towns of Peace River, Spirit River, Fuhler, and Grande Prairie. During the early twentieth century, the Canadian federal government extensively advertised the available farmland and ideal growing conditions in the Peace Country and, coupled with the arrival of the railway in 1916, the region experienced a substantial population boom. In May 1916,

Alberta Member of Provincial Parliament Mr. A. A. Patterson petitioned the government for funds for the construction of an Immigration Hall. During the 1880s, the federal government had instigated a unique infrastructure program to address the influx of settlers immigrating to the west through the construction of Immigration Halls. They were used to temporarily house settlers while they established their homestead or found other accommodations. To facilitate this objective, Peace River's Immigration Hall was strategically situated near the Central Canada Railway station. It was constructed for the cost of \$5,000 and opened on October 1, 1917. It served the community for the next twenty years, including in times of emergency. For example, the hall was used as a temporary quarantine facility during the post-First World War Spanish influenza epidemic. In 1937 it was sold to Joseph D. Levesque who subsequently divided the building into thirds and relocated it to four lots on 96th Avenue. The other two portions of the Immigration Hall have been lost over time.

The Immigration Hall is further valued for its connection with early Peace River settler and business entrepreneur, Joseph D. Levesque. Born in Riviere du Loup, Quebec, in 1883, Levesque travelled west to Winnipeg at the age of seventeen and began working for the local newspaper. He also began side-ventures in iron works, garages, and real estate. In 1913, he left Winnipeg for Edmonton, and then settled in Grouard and establishing a commercial mercantile store, The Blue Store; however, with poor transportation networks into the area, it was difficult for Levesque to keep his store supplied. He returned to Winnipeg in 1914, re-invested into more supplies, and then later that year travelled to Peace River Crossing and re-opened The Blue Store. Levesque's perseverance was rewarded and his business portfolio grew to include ranching, real estate, and land development. The extant building represents one of the real estate investments of this savvy Peace River businessman.

The Immigration Hall is also significant as a unique example of vernacular institutional architecture in Peace River. Constructed during a period of significant growth in the town, the Immigration Hall was unique for its size and layout - 36' x 74', with multiple rooms for sleeping and a large communal kitchen. This simple one and one half-storey vernacular-style building is characterized by its clean unadorned form, stucco finish with minimal ornamentation, boxed eaves, closed soffits, single and double assembly wooden sash windows with decorative wooden shutters, and off-centre entry. An addition and secondary exit were added to the rear of the building after its relocation to 96th Avenue. The division of the original building into thirds has resulted in the absence of a roof eave on the north façade, as well as the unique wooden sash configuration on the same side, which indicates that this was one of the ends of the original Immigration Hall.



Top: One of the three houses crafted from the Immigration Hall. Occupied by the Hooper family, this dwelling is no longer extant

Bottom: The intact Immigration Hall (right) was located directly south of the Northern Alberta Railway Station, across 100 Street. The structure was sold by the Dominion Government to Joseph D. Levesque in 1937

Character-Defining Elements | Immigration Hall

Key elements that define the heritage character of the Immigration Hall include, but are not limited to its:



• 1 •

Prominent location situated mid-block on 96th Avenue between 100th Street and 98th Street in a residential/commercial neighbourhood in Peace River

• 2 •

Set back from the street with a large vacant lot to the west of the residence

• 3 •

Landscape of grassed yard with mature trees

• 4 •

Form, scale, and massing as expressed by its: one and one half-storey height; rectangular plan; front-gabled roof with projecting eaves

• 5 •

Wood-frame construction with smooth stucco finish

• 6 •

Vernacular details such as: clean unadorned exterior; plain corner boards; closed stucco soffits; whale-bone bargeboards; decorative shutters; irregular window openings on the north façade; decorative bracket in gable peak of rear façade

• 7 •

Window fenestrations such as: single assembly six-over-one wooden sash windows with one-over-one storm windows; single light fixed wooden sash windows; four-over-one wooden sash windows with one-over-one storm windows; single assembly six-over-six wooden sash windows with one-over-one storm window; single and double assembly four-over-three wooden sash windows with sloping muntins in upper sash

• 8 •

Additions to the residence include: one-storey shed roof addition with stucco finish to the rear of the building; second storey shed roof entrance vestibule with drop wooden siding at rear of the residence

• 9 •

Additional features include: internal chimney; front-gabled garage with drop wooden siding and fixed windows

Statement of Integrity | Immigration Hall

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No

The Immigration Hall is valued as a tangible link to the expansion of Peace River’s infrastructure during the railway population boom, and as one of the only wooden-framed immigration halls remaining in western Canada (**Theme Value – Response to the Mighty Peace: Agriculture and Town Development**).

Design / Style / Construction
 Yes No

The Immigration Hall is also valued as a unique example of vernacular institutional architecture in Peace River. The Immigration Hall’s unique layout, simple form, unadorned exterior, communal kitchen, and multiple sleeping rooms reflect this modest and functional architectural style (**Style Value**).

PERIOD(S) OF SIGNIFICANCE

1914 to 1918 First World War

Institution / Person
 Yes No

The Immigration Hall is valued for its connection with an early Peace River settler and business entrepreneur, Joseph D. Levesque. Levesque purchased the building in 1937, divided it into thirds, and relocated it to 96th Avenue (**Theme Value – Response to the Mighty Peace: Agriculture and Town Development**).

CHRONOLOGY OF ALTERATIONS

1937: Building split into thirds and relocated to present site
 Unknown Date: Exterior stucco

Information Potential
 Yes No

ASPECTS OF INTEGRITY

Landmark / Symbolic Value
 Yes No

- Location** Yes No N/A
 The location of the building since its move in 1937 has not been altered.
- Design** Yes No N/A
 The overall design of the building has not been altered; however two modifications have been made to the rear of the building.
- Environment** Yes No N/A
 The building continues to be located in a residential/commercial neighbourhood.
- Materials** Yes No N/A
 The authentic materials of the building remain intact.
- Workmanship** Yes No N/A
 The high quality of the workmanship of the building is evident in the buildings materials, detailing, and condition.
- Feeling** Yes No N/A
 The feeling of the building has not changed and the building conveys a strong historical sense.
- Association** Yes No N/A
 The association of the building has not altered, continues to function as a residence.

STATEMENT OF INTEGRITY

The Immigration Hall maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Immigration Hall is an intact historical resource and a strong example of vernacular institutional architecture in the Town of Peace River. The building is in good condition with much of its original fabric intact. The exterior stucco, a later addition over the original wood siding, exhibits cracks extending vertically between first and second floor windows on the front façade and from window lintel to the soffit on the west façade. These cracks should be investigated to determine their extent and monitored or repaired. The stucco also shows signs of previous patching. Gaps in the roof flashing and fascia show deterioration and are creating a means for water and pest infiltration. The original windows from the 1916 period are intact on the south, west, and east façades; however, a few of the storm windows are missing. The fenestrations on the north façade are not original and date to the 1937 renovation and relocation; however, they are original to that period. The condition of this unique resource is a testament to the owner’s care of the building.

• Forseth Supplies •

Alternate Name | Canadian Coachways
Bus Depot

Address | 10101 - 101 Street

Date of Construction | 1952

Original Owner | Thoralf Forseth

Contractor | Raymond Lahey

Short Legal | 2587AZ;2;20-22

ATS | RL4-83-21-W5M



Description of Historic Place

The Forseth Supplies building is a two-storey commercial building stretching over three lots in the downtown core of the Town of Peace River. Designed in the unique Streamline Moderne-style, Forseth Supplies is notable for its distinctive curved corner massing, prominent corner entryway, and smooth, stucco surface.

Heritage Value of Historic Place

Forseth Supplies, built in 1952, is valued as representative of the Town of Peace River's Post-Second World War commercial expansion, which developed to meet the demand of the town's growing population. The return of soldiers from the war and a post-war oil boom combined to make Peace River a veritable boomtown. This spurred an influx of service stores, including Forseth Supplies, which was established by Bert Forseth circa 1946 to sell agricultural vehicle parts. Bert also owned Forseth Motors. In 1948 his brother, Thor, joined him in the Town of Peace River and took over control of Forseth Supplies. Before moving to

Peace River, Thor Forseth had worked for 14 years as a grain buyer in Sexsmith. During the Second World War he served two years with the Corps of Royal Canadian Electrical and Mechanical Engineers. Seeing an opportunity in the rapidly expanding Town of Peace River, Thor and his wife Ruth moved their family to the town and took over the supply store. The family lived above the supply store on the second floor of the building, where, during his political career, Thor hosted other prominent Peace River citizens. Thor became an active public servant, serving for four years on the town council in charge of Public Works, and later serving two non-consecutive terms as mayor. In 1952, Thor Forseth commissioned the construction of the extant building from Raymond Lahey for \$15,000, and it was built in a style similar to the original Forseth Motors and Supplies buildings that were located on the northwest corner of 100 Avenue and 100 Street.

Forseth Supplies is also valued for its later usage as the Canadian Coachways building. In circa 1960 Canadian Coachways took over the building. At the time, it was the sole bus

transportation company in the town, with a run on the Mackenzie Highway from Edmonton through the Town of Peace River to Hay River. The bus service linked passengers, mail, express and charter services throughout northern Alberta. The line was run by Greyhound after 1970, and remained in service until 2011.

Built in 1952, the Forseth Supplies building is valued as a rare and highly intact example of Streamline Moderne architecture in the Town of Peace River. Diminutive in stature, the residence features an irregular plan with a flat roof, smooth stucco finish under later 1980s stucco and a distinctive streamlined rounded corner and corner entryway. Horizontality is emphasized through the building's massing and minimalistic detailing. Streamline Moderne was a fairly rare style in Alberta and was typically reserved for theatres or automobile service stations. The popularity of the streamlined appearance was closely connected to the technological marvels of the day, such as airplanes, airships and ocean liners. The Forseth Supplies building is of significant value as a largely unaltered and well-maintained example of this once radical modernistic style.



The third building constructed for Forseth Supplies in Peace River

Character-Defining Elements | Forseth Supplies

Key elements that define the heritage character of Forseth Supplies include, but are not limited to its:



• 1 •

Corner lot in commercial area in the Town of Peace River

• 2 •

Close set backs to the road

• 3 •

Form, scale, and massing as expressed by its: two storey massing with flat parapet roof; irregular composition

• 4 •

Masonry construction including: concrete foundation; smooth stucco cladding under later 1980s stucco cladding

• 5 •

Streamline Moderne-style elements such as its: horizontal emphasis, rounded corners, corner entryway; smooth stucco finish under later spatter dash stucco; simple unadorned door and window trim

• 6 •

Original fenestration including: original window openings



Thor Forseth standing in the showroom of Forseth Supplies

Courtesy of Gerald Forseth

Statement of Integrity | Forseth Supplies

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No

Forseth Supplies, built in 1952, is valued as representative of Peace River's Post-Second World War commercial expansion, which developed to meet the demand of Peace River's growing population. Forseth Supplies was headed up by Thor Forseth (1915-2008), an important Peace River pioneer and politician (**Theme Value – Peace River on the Global Stage**).

Forseth Supplies is also valued for its later business as the Canadian Coachways building; the sole bus transportation company in the town at the time (**Theme Value – Transportation and Communication Centre for Peace River**).

Design / Style / Construction
 Yes No

Built in 1952, the Forseth Supplies building is valued as a rare and highly intact example of Streamline Moderne architecture in the Town of Peace River (**Style Value**).

Institution / Person
 Yes No

Information Potential
 Yes No

Landmark / Symbolic Value
 Yes No

PERIOD(S) OF SIGNIFICANCE

1946 to 1956 Oil Boom

CHRONOLOGY OF ALTERATIONS

Unknown Date: Southwest bay infilled with window
 1980s: Re-stuccoed

ASPECTS OF INTEGRITY

Location Yes No N/A
 The location of the building is in its original location.

Design Yes No N/A
 The design of the building is nearly original. Very few changes have been made to the original design of the building.

Environment Yes No N/A
 The building continues to maintain its original environment.

Materials Yes No N/A
 Apart from a few minor updates, the materiality of the building is nearly original.

Workmanship Yes No N/A
 The high quality of the workmanship of the building is evident in this building.

Feeling Yes No N/A
 The feeling of the building has remained unchanged.

Association Yes No N/A
 The association of the building in a commercial context has remained the same.

STATEMENT OF INTEGRITY

The Forseth Supplies building maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Forseth Supplies building has retained its original form, scale, massing, and window openings. The building has been updated with new vinyl windows sometime in the last 10 years and new stucco cladding in the 1980s. It is in overall good condition, but there is some paint peeling from the roof cap flashing, and some staining on the stucco due to a leaking rainwater leader. There is staining on the base of the sidewalk due to water, dirt and salt. The outside corner stucco has been damaged near the air conditioning unit on 100th Avenue, the source of which is likely a low car or cart door. There is also staining on the stucco at the windowsill and trim. Birds are able to access the roof soffit at some corners above the damaged stucco.

• J.D. Levesque Ltd. Store •

Alternate Name | Trend Fashions

Address | 10014 - 100 Street

Date of Construction | 1930

Original Owner | Joseph D. Levesque

Short Legal | 5255BD;1;11

ATS | RL3-83-21-W5M



Description of Historic Place

The J.D. Levesque Ltd. Store is located at 10014 - 100th Street in the Town of Peace River. The historic commercial building is situated on the west side of the street between 100th and 101st Avenues in the heart of the commercial downtown. The store features an aluminum and wooden-sash glazed storefront with a recessed off-centre entrance, and a patterned stucco façade with signage located on an exaggerated parapet roofline.

Heritage Value of Historic Place

The J.D. Levesque Ltd. Store has historic value as a representation of the unique 1930s economy in the Town of Peace River, spurred in part by the dust bowl conditions plaguing southern Alberta and Saskatchewan. During the Great Depression, the Peace River area was not as affected by drought as the southern prairies were. With land grants were still available for homesteaders, many refugees moved north to start over. Some new businesses and requisite buildings were opened to service this growing

population, including the J.D. Levesque Ltd. Store in 1930. Levesque (1883-1966) was born in Riviere du Loup, Quebec, and went west to Winnipeg in the early 1900s, where he worked in the newspaper industry, and for the CPR. He also worked as an independent businessman, trying his hand in iron works, garages, and later in real estate. His interest in real estate expanded, and he moved to Edmonton in 1911 to capitalise on the ongoing land boom. His efforts failed; however Levesque was not deterred. He moved to Grouard in 1913 and operated The Blue Store out of a tent, because there were no buildings left to rent, thanks to the area's growing population. Levesque's store was successful, but transportation into Grouard was difficult, which impeded Levesque's ability to re-stock his store. He thus returned to Winnipeg in 1914 to re-supply and moved north again, this time opening his store in West Peace River. This move was permanent. Over the next decade, Levesque became a prominent businessman in the Peace River region. He purchased a quarter section northwest of Berwyn where he unsuccessfully tried to raise livestock. He married Clara Grosz (1889-

1980) in 1916, in the first wedding to be held in Immaculate Conception Roman Catholic Church (today Our Lady of Peace). Levesque moved his business into the Town of Peace River in 1922. He incorporated, and became president of J.D. Levesque Limited in the late 1920s, and operated branches in Whitelaw and Fairview. Levesque was also involved in real estate and land development in Peace River. Constructed in 1930, with an addition built later that year to serve as a warehouse, the J.D. Levesque Ltd. Store operated as the head office for his numerous business ventures until his retirement in 1954.

The J.D. Levesque Ltd. Store is also valued as a preserved example of commercial architecture typical of the 1930s in Peace River. Although the building has been altered, the form, scale, and massing are intact, and the boomtown parapet roof, a late example in northern Alberta, has been preserved.



The original configuration of the storefront of the J.D. Levesque Ltd. Store, shortly after construction

Character-Defining Elements | J.D. Levesque Ltd. Store

Key elements that define the heritage character of the J.D. Levesque Ltd. Store include, but are not limited to its:



• 1 •

Location mid-block on the west side of 100th Street in the commercial centre of Peace River, with minimal setback from the street

• 2 •

Form, scale, and massing as expressed by its: one-storey, rectangular form and gabled roof with boomtown façade

• 3 •

Hollow tile construction with concrete foundation and stucco cladding

• 4 •

Original fenestration including: some original wooden levered windows



Interior of the J.D. Levesque Ltd. Store

PRMAMC 73.568.050

Statement of Integrity | J.D. Levesque Ltd. Store

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No

The J.D. Levesque Ltd. Store has historic value as a representation of the unique 1930s economy in the Town of Peace River, spurred in part by the dust bowl conditions plaguing southern Alberta and Saskatchewan. The building was constructed by J.D. Levesque in 1930. (**Theme Value – Response to the Mighty Peace: Agriculture and Town Development**).

Design / Style / Construction
 Yes No

The J.D. Levesque Ltd. Store is also valued as a preserved example of commercial architecture typical of the 1930s in Peace River. Although the building has been altered, the form, scale, and massing are intact and the boomtown parapet roof, a late example in northern Alberta, has been preserved (**Style Value**).

PERIOD(S) OF SIGNIFICANCE

1930 to 1939 Great Depression

Institution / Person
 Yes No

CHRONOLOGY OF ALTERATIONS

Circa 1960: Storefront alterations
 Circa 1970: Storefront alterations

Information Potential
 Yes No

ASPECTS OF INTEGRITY

Landmark / Symbolic Value
 Yes No

Location Yes No N/A
 The building continues to be located in the core of Peace River's commercial district.

Design Yes No N/A
 The design of the building was modern concrete and stucco when it was built in 1930.

Environment Yes No N/A
 The building continues to be part of the commercial district of the town.

Materials Yes No N/A
 The authentic materials of the building are concrete and stucco.

Workmanship Yes No N/A
 Workmanship of original building is still present.

Feeling Yes No N/A
 The general feeling of the building, its form, scale, and massing, as well as its purpose, have not changed.

Association Yes No N/A
 The building is still in a one-storey commercial block in downtown Peace River.

STATEMENT OF INTEGRITY

The J.D. Levesque Store maintains all the aspects of integrity necessary for it to convey its significance.

The original hollow tile superstructure and concrete foundation are still intact, as is the boomtown façade. The storefront has been reconfigured and the original windows replaced. A one-storey addition was placed on the rear of the building in 1930, shortly after the main building was constructed. The store was divided into two businesses at some point after its use as Trend Fashions. The storefront has undergone several alterations through its history, with the current configuration completed circa 1970s. During the 1960s, the storefront had a large flat canopy that extended over the sidewalk. The building suffered a small fire in 1934 with minimal damage.

• Jerry Residence •

Address | 9801 - 101 Street

Date of Construction | 1928

Original Owner | Henry E. Jerry

Short Legal | 1111KS;1;10,11

ATS | RL5-83-21-W5M



Description of Historic Place

The Jerry Residence is situated on two lots at the corner of the 101st Street and 98th Avenue intersection in the Town of Peace River. The one-storey front gabled residence with enclosed front porch sits back from the street and is surrounded by mature shrubs and trees. The residence is situated on a ridge, facing west towards the town's commercial core and to the Peace River beyond.

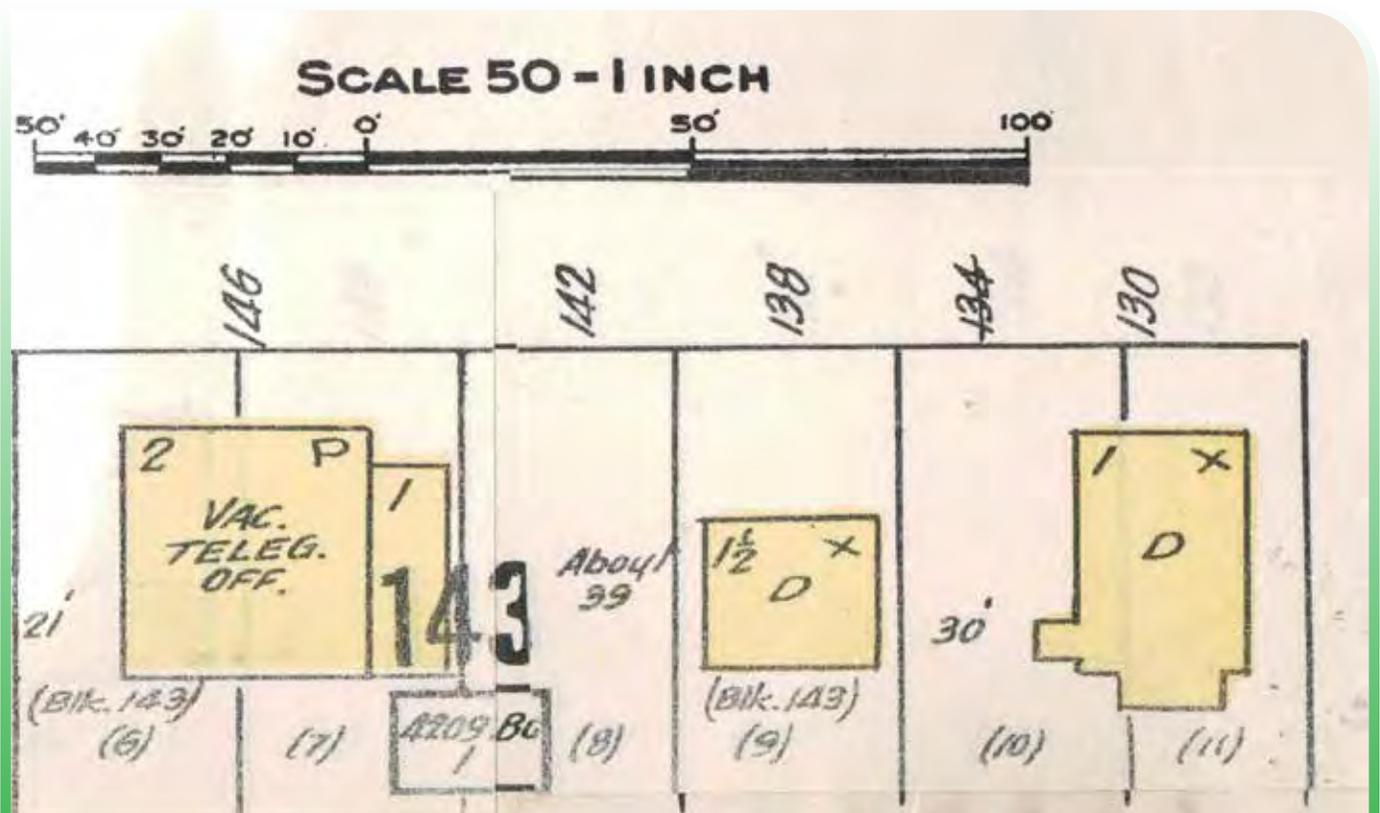
Heritage Value of Historic Place

The Jerry Residence is valued for its connection with prominent local businessman and civic leader, Henry Earl Jerry. Born in Collingwood, Ontario, on October 14, 1885, Jerry moved to Montana in the late 1910s to work in the meat industry. He married Josephine Iona (née Young) of Montana in 1916, and in 1920 they moved to the Peace Country with their son Robert, where they established a homestead in the Harmon Valley. Shortly after his arrival, Jerry opened the Peace River Meat Market with John Olson in the north end of town. Later known as the Peace

River Meat Co., the business operated for 20 years at its original location before relocating to the newly acquired Main Meat Market building on Main Street. Jerry and Olson opened additional shops in Sexsmith, Beaverlodge, Grande Prairie, and McLennan. The expansion of their business reflects the ongoing movement of people to northern Alberta during the first half of the twentieth century. In addition to being a shrewd businessman, Jerry played a significant role in the development of the Peace River community. He served on the school board, hospital board, town council, was a member and past president of the Chamber of Commerce, and the first president of the Peace River Broadcasting Corporation. He was also a strong proponent of good farming practices and was instrumental in the formation of early 4-H clubs. Henry Jerry's business and civic contributions helped shape Peace River and this residence served as his home during his lengthy tenure.

The Jerry Residence is also significant as a rare example of a finely crafted Arts and Crafts-style home, with detailing that reflects Jerry's

prosperity. The land was purchased in 1924 by the Peace River Meat Co.; however, a residence was not constructed until 1928. The Arts and Crafts architectural style was popular in cities throughout Canada during the first decades of the twentieth century. The style originated in England in reaction to the dehumanizing slum housing built to accommodate large-scale factories during the Industrial Age. Buildings of this architectural style are elegant, well balanced, and exceptionally crafted using locally available materials. The residence characterizes this architectural style through its original lapped wooden siding under later added stucco, decorative dentils, projecting eaves with exposed rafter tails, purlins, and full-width enclosed front porch. The Jerry Residence is a lovely example of a late expression of this architectural style.



1924, revised 1930, fire insurance plan of Peace River compiled by The Western Canada Insurance Underwriters Association in Winnipeg. The Jerry Residence is shown on the right, straddling lots 10 and 11. The yellow colour indicates wood-frame construction; the 'D' stands for Dwelling; the '1' means the residence is one-storey; and the 'X' tells us that the roof material is wooden shingles

Character-Defining Elements | Jerry Residence

Key elements that define the heritage character of the Jerry Residence include, but are not limited to its:



• 1 •

Prominent location situated at the corner of 100th Street and 98th Avenue in a residential neighbourhood in the town of Peace River

• 2 •

Set back from the street, on a rise facing the Peace River

• 3 •

Surrounded by a well-manicured grassed yard with mature trees and shrubs

• 4 •

Form, scale, and massing as expressed by its: one-storey height; rectangular plan; front-gabled roof with projecting eaves; concrete foundation

• 5 •

Wood-frame construction with original lapped wooden siding under later added stucco

• 6 •

Arts and Crafts-style details such as its: finely detailed exterior; multi-light windows; projecting eaves and verges with exposed rafters and purlins; decorative dentils and columns on the front porch

• 7 •

Fenestrations such as: fixed multi-light wooden sash window with matching storm window; single and double assembly nine-over-one single hung wooden sash windows with one-over-one wooden storm window; bank of six-over-one single hung wooden sash windows on the front porch; two-panel oak door with upper light and brass hardware; multi-light front porch door with multi-light transom and side-lights; four panel wood door with upper light at rear entry with vertical plank wood storm door with diamond light

• 8 •

Additions to the residence include: a partial enclosed one-storey shed roof addition with stucco finish and interior five panel wood door with exterior three panel screen door; one-storey front-gabled garage

• 9 •

Additional features include: internal and exterior red-brick chimney; stamped concrete garden retaining wall running the width of the front façade; air vents in the gable peaks

Statement of Integrity | Jerry Residence

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No
 The Jerry Residence is valued for its connection with local businessman and civic leader, Henry Earl Jerry. Co-owner of the Peace River Meat Market, later the Peace River Meat Co., Jerry was a prominent businessman and instrumental in the development of Peace River through his participation on numerous boards and social clubs (**Theme Value – Response to the Mighty Peace: Agriculture and Town Development**).

Design / Style / Construction
 Yes No
 The Jerry Residence is significant as a rare example of a finely crafted Arts and Crafts-style home, with detailing reflecting Jerry’s prosperity. Buildings of this architectural style are elegant, well balanced, and exceptionally crafted using locally available materials (**Style Value**).

Institution / Person
 Yes No

Information Potential
 Yes No

Landmark / Symbolic Value
 Yes No

PERIOD(S) OF SIGNIFICANCE
 1919 to 1929 Post-First World War to Stock Market Crash

CHRONOLOGY OF ALTERATIONS
 1929: Porch enclosed
 Circa 1970s: Stucco added

STATEMENT OF INTEGRITY

The Jerry Residence maintains all the aspects of integrity necessary for it to convey its significance.

The Jerry Residence is an exceptional example of Arts and Crafts residential architecture in Peace River, which has retained its original form, scale, massing, and detailing. The residence is in good condition with most of its original fabric intact. The original wooden lapped siding is evident on the interior of the enclosed porch; however, the building’s exterior has been covered with stucco. The windows are original and all possess their wooden storms. The full-width front porch was enclosed the year after the residence was constructed; however the original detailing of the cornice and columns were maintained. The windows that enclose the porch are original to that period. An area of concern is the roof, which is exhibiting significant signs that the shingles have reached the end of their use-life. The paint on the stucco exterior, storm windows, and window trim is failing and requires rehabilitation. Both chimneys possess mortar loss, which should be monitored to ensure that no further deterioration occurs.

ASPECTS OF INTEGRITY

Location Yes No N/A
 The location of the building has not changed.

Design Yes No N/A
 The overall design of the building is intact and not significantly altered.

Environment Yes No N/A
 The building continues to be located on the edge of a residential neighbourhood.

Materials Yes No N/A
 The authentic materials of the building are intact.

Workmanship Yes No N/A
 The high quality of the workmanship of the building is evident in the building’s materials, detailing, and condition.

Feeling Yes No N/A
 The feeling of the building maintains its strong historical sense.

Association Yes No N/A
 The association of the building has changed, as it is no longer used as a residence.

• Anglican Bishop's Lodge •

Address | 10101 - 102 Street

Date of Construction | 1962

Original Owner | Anglican Diocese of Athabasca

Architect | Rule Wynn & Rule Architects

Contractor | Bird Construction

Short Legal | 3580BK;A

ATS | RL13-83-21-W5M



Description of Historic Place

Constructed in 1962, the Anglican Bishop's Lodge is located on a large gently sloping lot on the east side of 102nd Street at 100th Avenue, east of the downtown core in the Town of Peace River. The residence is a two-storey, L-shaped plan, Modern-style residence with striking curtain wall glazing the front façade. It also features an asymmetrical low-pitched front-gabled roofline, exposed glulam beams, wide lapped wooden siding, and an off-centre front entryway. The house possesses a long, linear profile with a large and exaggerated blond brick internal chimney surrounded by a balcony and trellised porch. A single-car garage is built into the north side of the house.

Heritage Value of Historic Place

The Anglican Bishop's Lodge is valued as an icon of an important period of transition in the Anglican community in Peace River, and as the original location of the Anglican Bishop's residence. The Anglican Church established an early presence in the Town of Peace River when

a mission was established at Shaftesbury Flats on the north side of the Peace River in 1884. The congregation grew, and in 1905, Sunday services began to be held in the Hudson's Bay Company House in Peace River Crossing. The first purpose-built Anglican Church was constructed in 1910. It was consecrated St. James Church, and a rectory was built in 1916. This was concomitant with a general expansion of the Anglican presence in Peace River, as just two years earlier the Anglican Diocese of Athabasca had been incorporated, and its headquarters stationed at Peace River Crossing. As the town of Peace River continued to grow over the next two decades, so too did the Anglican congregation. In 1936, the original St. James Church was replaced with a new, larger church and hall, both built on the original site. In 1962 a new Bishop's Lodge was constructed, representing a third phase in the growth and evolution of the Anglican Diocese, which had started in the 1950s. In order to retain and attract staff and priests, salaries were increased, and a Diocesan Endowment Fund and Diocesan Reserve Fund were established. As part of this program, many new facilities were constructed



Municipal Heritage
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and existing buildings upgraded, because most of the church infrastructure, particularly priest and bishop houses, were still original from the 1910s to 1930s. Indeed, the first parish priest residence had been constructed in 1914 on this site, east and up the hill from the Anglican Church. The two-storey, eight-room residence had then been converted to the Bishop's residence in 1916. In 1962, an appeal for funds was made by the Executive Committee, which held the mandate to administer the Diocese's upgrading program. The original, 48-year old house was subsequently demolished, and a new grand Bishop's Lodge was completed later that year. It was designed with a spacious and formal interior ideally suited for meetings of the clergy, guests, and to host retreats. A chapel was built in the basement. Right Reverend Reginald James (R.J.) Pierce (born 1909), who was consecrated the Bishop of Athabasca in 1950, lived in the house until his retirement in 1974.

The Anglican Bishop's Lodge is further significant as a high quality and grand Modern-style residence in the Town of Peace River and as a rare example of the progressive designs of the Edmonton-based architectural firm, Rule Wynn & Rule. Designed in the Modern-style with three-bedrooms, the residence was built for a cost of \$55,000 by Bird Construction, based in Edmonton. The Modern style of architecture, which gained momentum in the 1950s to early 1970s, is characterized by

scenic sites, the integration of the residence within its surrounding environment, low linear asymmetrical plans with low-pitched roofs, and the use of natural, yet modern, building materials. The Modern-style in the residential context was influenced by the Modern architectural movement as well as styles influenced by the Trend House Program in Canada and the Case Study Houses in the United States. A grand example of the Modern-style in Peace River, the Anglican Bishop's House features a design that focuses on optimizing space with a functional open plan and abundant natural light penetrating the interior spaces. A full-height curtain wall on the front façade maximizes the daylight entering the home and provides views of the downtown. The residence features two-storey massing, a unique L-shaped plan and horizontal orientation accented by the use of natural building materials such as its wide cedar plank siding, large exposed glulam beams and dramatic blond brick inset chimney on the south side. A garage, punched into the east wall of the residence is integrated into the body of the house adding additional insulation from outside elements. Mature trees, manicured lawn, and a brick patio integrate the property with its surrounding environment. There is a circular driveway in the front yard, amidst a terraced front yard with river cobble walls.

The Anglican Bishop's Lodge was designed by the firm of Rule Wynn & Rule, which was established in 1938 by John Ulric Rule (1904-1978) and Gordon K. Wynn (1910-1994). They were later joined by John's brother, Peter Leitch Rule (1913-1964). At the time, Rule Wynn & Rule were leaders in progressive Modern architecture, having designed several landmark Modern-style buildings in Alberta including the Elveden Centre (1958) and the Trend House (1953). The Anglican Bishop's Lodge is a rare intact example of their residential work in the Town of Peace River.

The Anglican Bishop's Lodge is also valued as a landmark in Town of Peace River for its elegant Modern style, its large scale, and, most importantly, for its prominent location on the hill overlooking the downtown.



The west (front) and east (rear) elevation drawings of the Anglican Bishop's Lodge by Rule Wynn & Rule Architects

Character-Defining Elements | Anglican Bishop's Lodge

Key elements that define the heritage character of the Anglican Bishop's Lodge include, but are not limited to its:



• 1 •

Setting in a residential context east of the downtown core in the Town of Peace River

• 2 •

Situated on a large sloped lot at the corner of 102nd Street and 100th Avenue with southern portions of lot

• 3 •

Landscape features such as: mature coniferous and deciduous trees; large property with manicured grassed lot; low brick wall and raised concrete patio at front entryway; balcony on south side at second storey connected to trellis over porch; circular driveway in the front yard; terraced front yard with river cobble walls

• 4 •

Form, scale, and massing as expressed by its: two-storey height; roughly L-shaped plan; asymmetrical low pitched front-gabled roof with wide overhanging eaves, closed wooden soffits and exposed wooden glulam beams; garage punched into north side of house; off-centre main entry

• 5 •

Wooden-frame construction including: concrete foundation; wide cedar lapped siding; oversized rectangular chimney with blonde combed brick veneer; blond combed brick walls on front of house

• 6 •

Modern-style features such as: glass curtain wall on front façade; low pitched roofline with asymmetrical massing; minimalistic wooden trim; exposed wooden beams

• 7 •

Original fenestration including: full-height glazed curtain wall of windows on east side of the front façade; single, double and triple assembly wooden-sash windows with fixed window above and awning window below; square windows punched into front and side of house; plain wooden door integrated into curtain wall set asymmetrically on front facade

Statement of Integrity | Anglican Bishop’s Lodge

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No

The Anglican Bishop’s Lodge is valued as an icon of an important period of transition in the Anglican community in Peace River and as the original location of the Bishop’s residence. The three-bedroom residence, built in the Modern-style, was built for a cost of \$55,000 by Bird Construction, based in Edmonton (**Theme Value – Spiritual Life**).

Design / Style / Construction
 Yes No

The Anglican Bishop’s Lodge is further significant as a high quality and grand Modern-style residence in the Town of Peace River and as a rare example of the Edmonton-based architectural firm, Rule Wynn & Rule’s progressive designs (**Style Value**).

PERIOD(S) OF SIGNIFICANCE

1957-1982 Modern

Institution / Person
 Yes No

CHRONOLOGY OF ALTERATIONS

n/a

Information Potential
 Yes No

Landmark / Symbolic Value
 Yes No

ASPECTS OF INTEGRITY

- Location** Yes No N/A
 The location of the residence is original is gains additional value as the house was constructed on the original Bishop residence’s property.
- Design** Yes No N/A
 The design of the residence has not been altered from its original design intent.
- Environment** Yes No N/A
 The building continues to maintain its original environment manicured front lawn and landscaping.
- Materials** Yes No N/A
 The materials of the residence have not changed from its original design.
- Workmanship** Yes No N/A
 The high quality of the workmanship of the residence has been maintained.
- Feeling** Yes No N/A
 The feeling of the site has been retained.
- Association** Yes No N/A
 The association of the site with the surrounding area has been maintained.

STATEMENT OF INTEGRITY

The Anglican Bishop’s Lodge maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

Built in 1962, the Anglican Bishop’s Lodge has retained nearly all of its original materiality and design. There is some water damage to the original wooden soffits at areas where the downspouts meet the roofline. There is also evidence of cracking and spalling of the parging at the foundation level. All windows are original and appear to be in good working order. The front door is also original and in good condition.

• 1930 Municipal Hospital Landscape •

Address | 10915 - 99 Street

Date of Construction | 1930

Original Owner | Peace River Municipal Hospital District

Architect | MacDonald & Magoon

Contractor | Carl Peterson

ATS | RL12-83-21-W5M



Description of Historic Place

The 1930 Municipal Hospital Landscape contain the ruins of Peace River's first municipal hospital, situated on the east side 99th Street at the intersection with 109th Avenue in the Town of Peace River. The two sets of six rise concrete steps with concrete wing walls are the last vestige of Peace River's 1930 municipal hospital. The steps are situated on a large, overgrown lot that faces the Peace River. Remnants of the curved sidewalk that originally connected the steps is also evident.

Heritage Value of Historic Place

The 1930 Municipal Hospital Landscape is significant as the last tangible link to Peace River's first municipal hospital. For early homesteaders into the Peace River region, medical care was inconsistent and not readily available, with but a small cottage hospital available after 1914 to service the community. However on December 11, 1930, Peace River's first municipal hospital was opened at 99th Street and 109th Avenue. The hospital was

constructed on 2.4 hectares of land situated at the south end of town near the old RCMP Barracks grounds for the cost of \$20,000. It was originally capable of housing 15 patients, and by 1949, a new wing had been constructed, which increased the hospital's capacity by 10 beds. The municipal hospital served the region until 1960, when it was replaced by a large modern hospital directly south of the 1930 hospital, opened in 1961. The old hospital was converted into a nurse's residence and was later demolished. All that remains are the two sets of concrete steps that composed the formal entrances to the 1930 hospital, and remnants of the curved sidewalk that linked the steps, and provided a central path led to the front entrance of the hospital. The steps and sidewalk formed components of an extensive landscaping plan, which included a tennis court and numerous pathways - all to aid in the improvement of the patient. The extant steps and sidewalk are all that remains of this significant step in the evolution of the Peace River's health care services.

The 1930 Municipal Hospital Landscape is further valued as a link to a period of economic



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and population growth in the region during the 1930s. Although constructed during a national economic recession, Peace River underwent a period of growth during the Great Depression as people tried to escape their drought-ridden farms in southern Alberta and Saskatchewan and moved north to start over. Peace River's original cottage hospital was unable to provide adequate care for the expanding population and the timely construction of the new municipal hospital ensured the needs of the developing community were met. The construction of Peace River's first municipal hospital aided in the establishment of the town as the regional centre for health care, justice, education, and security. The 1930 Municipal Hospital Landscape are the sole physical link to this early period of health care in Peace River.



Aerial view of the 1930 Municipal Hospital showing the semicircular sidewalk layout, an extant historic element still present on the landscape

Character-Defining Elements | 1930 Municipal Hospital Landscape

Key elements that define the heritage character of the 1930 Municipal Hospital Landscape include, but are not limited to its:



• 1 •

Prominent location at the intersection of 99th Street and 109th Avenue in a residential neighbourhood on the east side of the Peace River

• 2 •

Set back from the street providing access to a raised lot

• 3 •

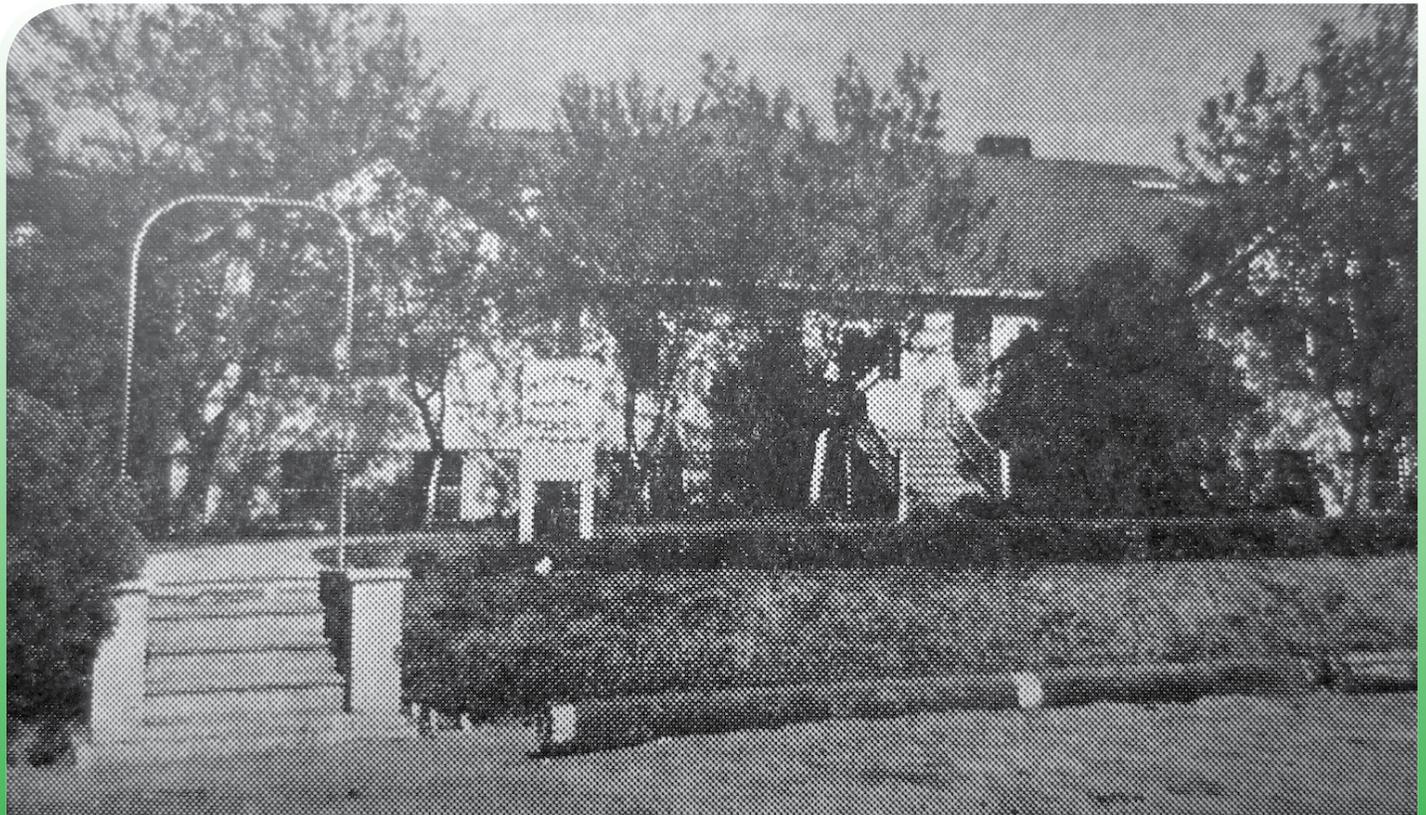
Landscape of mature trees and shrubs

• 4 •

Form, scale, and massing as expressed by its two separate six step flights of stairs connected by a curved sidewalk

• 5 •

Masonry construction as expressed by its: concrete riser, tread, and capped wing wall; concrete sidewalk



Late 1950s image of the 1930 Municipal Hospital showing one of the two extant staircases (left) still located on the landscape

Alberta. Department of Economic Affairs. Industrial Development Branch. Survey of Town of Peace River Alberta. Edmonton, 1958

Statement of Integrity | 1930 Municipal Hospital Landscape

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Design / Style / Construction
 Yes No

Institution / Person
 Yes No

Information Potential
 Yes No

Landmark / Symbolic Value
 Yes No

Theme / Activity / Cultural Practice / Event
 Yes No

The 1930 Municipal Hospital Landscape is significant for its connection with Peace River’s first municipal hospital. The hospital provided health care to the region for 30 years and replaced the earlier Irene Cottage Hospital (**Theme Value – Regional Centre for Education, Health, and Governance**).

The 1930 Municipal Hospital Landscape is further valued as a link to a period of economic and population growth in the region during the 1930s. Contrary to the rest of Canada, Peace River experienced a period of influx and growth during the Great Depression, as people left their farms in southern Alberta and Saskatchewan and moved north (**Theme Value – Response to the Mighty Peace: Agriculture and Town Development**).

PERIOD(S) OF SIGNIFICANCE
 1930 to 1939 Great Depression

CHRONOLOGY OF ALTERATIONS
 Circa 1980s: Demolition of hospital structure

STATEMENT OF INTEGRITY
 The 1930 Municipal Hospital Landscape maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

ASPECTS OF INTEGRITY

Location Yes No N/A
 The two flights of steps and curved sidewalk are in their original location along 99th Street parallel to the Peace River.

Design Yes No N/A
 The design of the steps and sidewalk have not been altered. They maintain their original form.

Environment Yes No N/A
 The grounds continue to maintain their original environment, fronting 99th Street in a residential neighbourhood.

Materials Yes No N/A
 The original materials of the steps are intact.

Workmanship Yes No N/A
 The high quality of the workmanship is evident in their enduring presence on the landscape.

Feeling Yes No N/A
 The feeling of the site has been retained.

Association Yes No N/A
 The association of the site with the surrounding area has been maintained.

The 1930 Municipal Hospital Landscape is in poor condition and requires immediate attention to ensure this unique resource is not lost. The concrete risers and wing walls exhibit scaling in multiple areas. A number of the treads are intact, as are the wing wall caps; however, the treads closest to the city’s street sidewalk have completely disintegrated and lost their original form. The site’s curved sidewalk is cracked - likely due to freeze/thawing processes and as a result of vegetation penetration. The overall definition of the site has been obscured due to overgrown vegetation. It is recommended that a conservation plan be established to limit the ongoing deterioration of the grounds and the associated landscape.

• Immaculate Conception Roman Catholic Church •

Alternate Name | Our Lady of Peace Roman Catholic Church

Address | 10401 - 99 Street

Date of Construction | 1944 / 1961 / 1973

Original Owner | Archdiocese of Grouard-McLennan

Architect | Raymond Lahey (1944)
Campbell-Hope Klingbell (1961)

Contractor | Raymond Lahey (1944)
Van Vliet Construction (1961)

Short Legal | 3735AX;5;2-7

ATS | RL11-83-21-W5M



Description of Historic Place

The Immaculate Conception Roman Catholic Church is a one-storey ecclesiastical building occupying several lots on 99th Street between 104th Avenue and 105th Avenue in the Town of Peace River. The church is identifiable by its substantial L-shaped plan, stucco exterior, main façade's front-gabled roof with central bell tower and spire, and corner spired towers. The church is further characterised by its two sets of double-doors flanking the bell tower and distinctive geometric patterned stained glass windows, which highlight multiple façades of the building. A two-storey parish office with side-gabled roof is located immediately to the southwest of the church. The grouping of buildings faces the Peace River and is surrounded by landscaped yard with mature trees.

Heritage Value of Historic Place

The Immaculate Conception Roman Catholic Church is valued for its ties to the early development of the Roman Catholic Diocese

in the Peace River region and for its continuous use and expansion for over a century. Before 1914, the nearest Roman Catholic Church was located at the St. Augustine Mission on Shaftesbury Trail, which was 12 kilometres southwest of Peace River. As the settlement of Peace River developed in the early twentieth century, so too did the need for places of worship. The first Roman Catholic Church was built in 1914, and was shortly thereafter replaced by a larger one-storey front-gabled church, which was erected adjacent to the north of the original church, and constructed by early settler Michael Bennett. The original church was converted to a rectory. The new church burned down in April 1944, and was subsequently rebuilt on the same site with similar form, scale, and massing, although with new ecclesiastical details in the tower and windows. A large extension was built on to the church in the 1960s, reflecting the continued expansion of the Roman Catholic presence in the Peace River Region. Indeed, the highly visible positioning of the church on the east bank of the Peace River and the subsequent rebuilding and expansion of the church over time, reflects the significant role

this institution played in the community, then, as it does now. The expansion of the church in 1915, 1944, and 1961 reflects the enduring and growing presence of the Roman Catholic faith in the Town of Peace River.

The Immaculate Conception Roman Catholic Church is further valued for its role in the initial settlement of Peace River. The presence of the mission in Shaftsbury, and later church in Peace River served as beacons, attracting immigrants to the Peace Country. The siting of the church in close proximity to Peace River's ferry terminal ensured its high visibility to newly arriving Catholic settlers. Churches frequently served as an anchor in developing communities providing accommodations, food, education, health care, and spiritual guidance to early settlers. Initially the church served a small local community; however, following the railway's arrival, the population underwent a dramatic period of growth – tripling in size. Many of the settlers were new to the region and country and the church was their primary source of support and guidance.

The Immaculate Conception Roman Catholic Church is significant for its unique combination of Gothic-Revival and Modern-style architecture. The church has undergone numerous phases of construction since the first church was built in 1914. Its original modest form was replaced by a larger more substantial church in 1915, which was used by

the community until it was destroyed by fire in 1944. That same year a new church, designed by Raymond Lahey, was erected on the original setting of the 1915 church. It expressed a reserved, war-era sparseness with Gothic-Revival details. The 1944 church is evident on the site today by the front-gabled wing with bell tower and spired corner towers. In 1961, a large one-storey front-gabled addition was added to the south side of the 1944 church, extending parallel to the Peace River, and forming the back of the conjoined church's L-shaped plan. This addition was designed by Edmonton architects Campbell-Hope Klingbell, and built by Van Vliet Construction Co. Ltd of Edmonton. The addition was constructed to accommodate the growing Catholic population and designed in a modern form using laminated fir arches and accentuated with striking geometric patterned stained glass windows with awning lower lights, minimal exterior ornamentation, slightly cantilever verges, stucco exterior, and a closed soffit. As completion of the new sanctuary neared, exterior and interior alterations were performed on the 1944 church, converting it into vestibule and cloakroom. Soon after the addition was completed, the original 1914 church, which was being used as a rectory, was demolished. In its place, a sculpture designed by Leonard Klingbell of Edmonton was erected in 1964. The sculpture celebrated the 50th anniversary of the first Church, and marked the renaming of the church from Immaculate Conception to Our Lady of Peace. In 1973, a new two-storey side gabled rectory was constructed at the south end of the sanctuary. The multiple additions to the complex were in part due to the town's growth following the First World War, the closing of the St. Augustine Mission in 1950, and the importance placed on the Roman Catholic Church by the residents of Peace River.

The Immaculate Conception Roman Catholic Church is valued as a dominant landmark in the Town of Peace River, which has continually served the spiritual, social, and charitable needs of the community for nearly 100 years. The church's prominent positioning on the east bank of the Peace River is highly visible to residents on either side of the river.



Immaculate Conception Roman Catholic Church shortly after being rebuilt in 1944. The original 1914 church can be seen on the right

Character-Defining Elements | Immaculate Conception Roman Catholic Church

Key elements that define the heritage character of Immaculate Conception Roman Catholic Church include, but are not limited to its:



• 1 •

Prominent location in a residential neighbourhood on the corner of 104th Avenue and 99th Street on the east bank of the Peace River near Peace River's downtown core

• 2 •

Set back from the street occupying a complete block

• 3 •

Landscaped grassed yard with mature coniferous and deciduous trees

• 4 •

Form, scale, and massing as expressed by its: one-storey height; L-shaped plan; front-gabled roof

• 5 •

Wooden-frame construction with stucco finish

• 6 •

Gothic Revival-style elements on the 1944 church such as: symmetrical proportions; projecting front bell tower with multiple louvres, spire; corner towers with spires; narrow projecting eaves with exposed rafter tails

• 7 •

Modern-style elements on the 1961 addition such as: minimal detailing; stamped concrete foundation; geometric patterned stained glass windows with lower awning windows and spandrel panels; cantilevered verges; vertical tongue and groove exterior wood doors

• 8 •

Fenestrations such as: fixed multi-light segmented arched windows; single assembly 2-over-2 single hung wooden-sash windows with 1-over-1 wooden-sash storm windows; fixed multi-light

• 9 •

Additions to the building include a two-storey, side gabled residence

• 10 •

Interior features such as: exposed arches; central aisle; elevated altar; symmetrical rows of pews; pendant light fixtures; mezzanine with additional pews



Sketch by Leonard Klingbell of the 1961 addition designed by his architectural firm in Edmonton

City of Edmonton Archives MS-736-6107

Statement of Integrity | Immaculate Conception Roman Catholic Church

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event
 Yes No

The Immaculate Conception Roman Catholic Church is valued for its ties to the early development of the Roman Catholic Diocese in the region and as the first permanent Roman Catholic Church in the Peace River (**Theme Value – Spiritual Life**).

The Immaculate Conception Roman Catholic Church is further valued for its role in the initial settlement of Peace River and for its continuous use and expansion over nearly a century. Churches served as an anchor in developing communities providing accommodations, food, education, health care, and spiritual guidance to early settlers (**Theme Value – The Delayed Frontier: Missionaries & Homesteading on the Peace**).

Design / Style / Construction
 Yes No

The Immaculate Conception Roman Catholic Church is significant for its combination of Gothic-Revival and Modern-style architecture. The multiple phases of construction reflect the ongoing growth of the Roman Catholic community in Peace River (**Style Value**).

Institution / Person
 Yes No

Information Potential
 Yes No

Landmark / Symbolic Value
 Yes No

The Immaculate Conception Roman Catholic Church is valued as a landmark in the Town of Peace River, which has continually served the spiritual, social, and charitable needs of the community for nearly 100 years. The church’s dominant positioning on the east bank of the Peace River is highly visible to residents on either side of the river (**Theme Value – Inspired by the Peace**).

PERIOD(S) OF SIGNIFICANCE

1939 to 1945 Second World War
 1957 to 1982 Modern

CHRONOLOGY OF ALTERATIONS

1944 Church constructed
 1961 Addition
 1964 Rectory (1914 church) demolished & statue erected
 1973 Parish office and rectory built

ASPECTS OF INTEGRITY

Location Yes No N/A
 The location of the building on 99th Street has not changed.

Design Yes No N/A
 The overall design of the building has not been altered since the 1961 addition.

Environment Yes No N/A
 The building continues to be located in a residential neighbourhood surrounded by mature trees.

Materials Yes No N/A
 The authentic materials of the building remain intact, except for some of its fenestration.

Workmanship Yes No N/A
 The high quality of the workmanship of the building is evident in the building’s materials, detailing, and condition.

Feeling Yes No N/A
 The building continues to possess a strong historical sense.

Association Yes No N/A
 The association of the building has not changed.

STATEMENT OF INTEGRITY

The Immaculate Conception Roman Catholic Church maintains all the aspects of integrity necessary for it to convey its significance/ heritage value.

The Immaculate Conception Roman Catholic Church is in good condition with its original fabric intact. The exterior stucco exhibits minor cracking and evidence of staining under the eaves and at gutter transitions between the rectory and 1961 church. The gutters contain significant amounts of organics, which should be removed to prevent further damage to the church’s exterior. The stamped concrete foundations of both the 1944 and 1961 churches possess areas of failure and spalling. Significant staining on the foundation at rainwater leaders and lowest coarse of stamped concrete is evident and suggests water infiltration issues. Overall, the roof is in good condition with no signs of shingle loss or damage. The fenestrations associated with the 1961 addition are intact and in very good condition. The window openings and windows of the 1944 church have been altered, as has the front entry. The double doors on either side of the bell tower have been replaced and are contemporaneous with the 1961 addition. The landscape has been well maintained and the mature trees exhibit no evidence of impacting the buildings. The building has been extremely well maintained and its current condition is a testament to the church’s pride of place in the community.

• Grouard Trail •

Alternate Name | Peace River Trail

Date of Survey | 1910

Surveyor | Albert P.C. Belyea

Short Legal | 1490AG



Description of Historic Place

The Grouard Trail is a graded roadway that sweeps down the hills above the Town of the Peace River and is highly visible from both the town and opposite slope. The trail extends 145 kilometres from Grouard on Lesser Slave Lake to Peace River, the town formerly known as Peace River Crossing. The Grouard Trail traverses gently sloping sedimentary beds and upper Cretaceous and Tertiary sandstones and shales, crossing mixed boreal forests and open grasslands. The trail is characterised by low-lying areas and poorly drained soils and, as it approaches Peace River, deep river valleys with agriculturally viable soil.

Heritage Value of Historic Place

The Grouard Trail is valued as a historic transportation route used for thousands of years by the First Nations into the region now known as Peace River Country, Alberta. Archaeologists consider the Grouard Trail to be one of the oldest transportation corridors in North America, first used by people and animals

traveling south into the continent from the Bering Land Bridge. Before and after contact, First Nations used the route as they hunted in the northern woodlands. Alexander Mackenzie, who travelled the route in 1793, described the Grouard Trail as a Cree war trail, used by the Cree to wage war on the Beaver First Nation.

The Grouard Trail is further valued for its link to the Peace Country's fur trade industry. In the mid-1700s, the first non-native fur traders entered the region to pursue what would become, at the time, one of Canada's largest exports. The Hudson's Bay Company was the first to trade furs with local First Nations through the use of Cree middlemen. Recognizing the abundance and exceptional quality of the region's furs, the North West Company established a post, Fort Chipewyan in 1778, and began trading directly with the Beaver and Cree. As the fur trade grew, additional posts were established in the region including Rocky Mountain Fort (1798), Lesser Slave Lake Post (1801), and Dunvegan (1805). The location of a post was guided by the availability of furs, as well as the supply of food, construction

materials, and positioning along existing transportation corridors. Posts not connected by water routes were typically situated near or on existing First Nations trails. Grouard Trail became the primary means of travel between many of these posts and was used by both companies. In 1821, the North West Company and Hudson's Bay Company merged and the Grouard Trail became the primary means to travel between the company's two northern Alberta headquarters, Edmonton and Dunvegan. The fur trade continued to be an important industry in Peace River until the 1960s.

The Grouard Trail is further significant for its connection with the Klondike gold rush. From 1897 to 1898 the Grouard Trail was a secondary route for prospectors to reach the Yukon. Identifying the potential economic benefits, the Town of Edmonton endorsed the trail, which resulted in nearly 2000 individuals using this route. However, the difficult and deteriorating conditions of the trail became such that the prospectors eventually began to choose an alternate route to the Klondike. Though the period of use of the Grouard Trail during the Klondike Gold Rush was brief, the rapid influx of travellers along the trail did result in the establishment of a North West Mounted Police detachment at Peace River Crossing (presently Peace River) in April 1898, in order to quell the prospectors' conflicts with First Nations and settlers.

The Grouard Trail is also valued for its role in the settlement of the Peace River region, as the first road into the Peace Country. David Thompson, surveyor of most of western Canada, traveled into the Peace Country using the Grouard Trail in December 1803. From the early to mid-1800s, the region's primary inhabitants were associated with the fur trade. In the latter half of the nineteenth century, the first non-fur trade individuals such as Father Bourassa (1846), Father Lacombe (1855), and Father Tissier (1866) traveled to the Peace Country. Their arrival resulted in the establishment of numerous missions in the region, beginning with Father Tissier's St. Charles Mission at Dunvegan in 1866. Following the formation of the missions, Métis began settling in the region. The first Anglican missions were erected at

Fort Vermilion (1877) and Dunvegan (1897). The establishment of Roman Catholic and Anglican missions attracted more settlers to the Peace Country. The influx of people resulted in the gradual conversion of the trail into a cart road; however, conditions of the cart road were treacherous and typically traveling by cart did not shorten the journey. The Hudson's Bay Company attempted to improve the road's condition during the 1880s; however, ease of travel was still governed by the seasons. Even with its inhospitable conditions, use of the cart road continued to increase as settlers sought out land and opportunity associated with the 'Last Great West'. As movement in the area continued to increase, so too did the need to improve the route. Funds secured to improve the Grouard Trail in 1902 resulted in yet another wave of settlers moving into the region. Stopping houses began being constructed along the route in 1904, to provide accommodation and food for travellers and their animals. In 1905, the government took over the trail and renamed it the Peace River Road. Six years later it was renamed the Grouard-Peace River Trunk Road. In the years prior to the First World War, a swelling tide of settlers travelled the Grouard-Peace River Trunk Road to gain access to the Peace Country, resulting in a substantial population explosion from approximately 3,000 people in 1911, to 11,000 residents in 1916. In the late 1910s use of the route gradually declined due to the arrival of the Central Canada Railway in 1917. This event altered the movement of freight and people in the region and eventually resulted in the trail being abandoned by 1919. In the Town of Peace River, the Grouard Trail became 100th Avenue, the town's main street, and extended to the Peace River.

The Grouard Trail is further valued for its interpretive potential. The trail spans multiple communities and landscapes, which are suitable for interpretation for local tourism opportunities. Currently, portions of the trail do possess wayfaring signage and interpretive panels, which contribute greatly to the public's understanding of the trail's significance. Additional interpretation actions and rehabilitation of the trail through the development of local partnerships would ensure this exceptional resource is not lost.

Character-Defining Elements | Grouard Trail

Key elements that define the heritage character of the Grouard Trail include, but are not limited to its:



• 1 •

Man-made trail extending approximately 90 miles from Grouard to Peace River

• 3 •

Historic portion of Grouard Trail is now eastern segment of 100th Avenue in Town of Peace River

• 2 •

Visible graded roadway on east side of the Peace River above the town



Top: Survey plan of the Peace River Landing Settlement showing the right-of-way of the Grouard Trail ("Surveyed Trail from Lesser Slave Lake"), completed by Albert P.C. Belyea four years earlier, connecting with the road network of the Settlement
Bottom: View of the Grouard Trail (bottom) in 1961, coming down from Grouard Hill and connecting with 100 Avenue (originally 1 Street)

Top: Peel's Prairie Provinces Map 514; Bottom: PRMAMC 73.568.050

Statement of Integrity | Grouard Trail

APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON AND ASSOCIATES INC 

Design / Style / Construction
 Yes No

Institution / Person
 Yes No

Information Potential
 Yes No

The Grouard Trail is significant for its interpretive value. The trail was the primary means of access to the Peace Country from 1880s to 1920s and spans multiple communities and landscapes. The inherent natural beauty of the resource possesses a high interpretation potential (**Theme Value – Inspired by the Peace**).

Landmark / Symbolic Value
 Yes No

Theme / Activity / Cultural Practice / Event
 Yes No

The Grouard Trail is valued for its connection with First Nations peoples of northern Alberta and as a primary transportation corridor into the Peace Country (**Theme Value – First Nations in Peace River**).

The Grouard Trail is further valued for its link to the fur trade and early explorers of the Peace Country. The area’s abundant furs resulted in the establishment of numerous posts by the North West Company and Hudson’s Bay Company. The Grouard Trail connected the posts and was the primary means for the transportation of furs out of the Peace Country (**Theme Value – Fur Trade, Explorers, & Metis**).

The Grouard Trail is significant for its connection with the Klondike gold rush. The Grouard Trail was used from 1897 to 1898 as the principal overland route for prospectors to reach the Klondike (**Theme Value – Impact of the Klondike Gold Rush**).

The Grouard Trail is also valued for its role in the settlement of the Peace River region as the first road into the Peace Country. Used by First Nations and fur traders until the mid 1800s when missionaries and settlers began using the trail. As traffic increased, the trail evolved from a footpath to a wagon trail to a trunk road (**Theme Value – Response to the Mighty Peace: Agriculture and Town Development and Transportation & Communication for Peace River Country**).

PERIOD(S) OF SIGNIFICANCE

Pre-Contact
 1800-1875 Fur Trade and Missionaries
 1885-1905 Early Settlement
 1906-1913 Pre First World War Boom, Age of Optimism

CHRONOLOGY OF ALTERATIONS

n/a

ASPECTS OF INTEGRITY

Location Yes No N/A
 The location of the Grouard Trail remains unchanged.

Design Yes No N/A
 The Grouard Trail maintains its original plan.

Environment Yes No N/A
 The Grouard Trail continues to be situated in the open prairie and boreal forests of northern Alberta.

Materials Yes No N/A
 The materials of the Grouard Trail are original.

Workmanship Yes No N/A
 The workmanship to cut and maintain the trail has lost some of its visibility on the landscape.

Feeling Yes No N/A
 The feeling of the landscape has been retained.

Association Yes No N/A
 The association of the site with the surrounding area has been maintained.

STATEMENT OF INTEGRITY

The Grouard Trail maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Grouard Trail is a 145 kilometre trail extending from Grouard on Lesser Slave Lake to the Town of Peace River. Significant portions of the trail have weathered over time; however, there are sections still visible on the landscape, which should be managed to prevent further degradation of this irreplaceable resource. In the Town of Peace River, 100th Avenue is the trail’s original route from the prairies down to the most suitable crossing of the Peace River in the region.

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