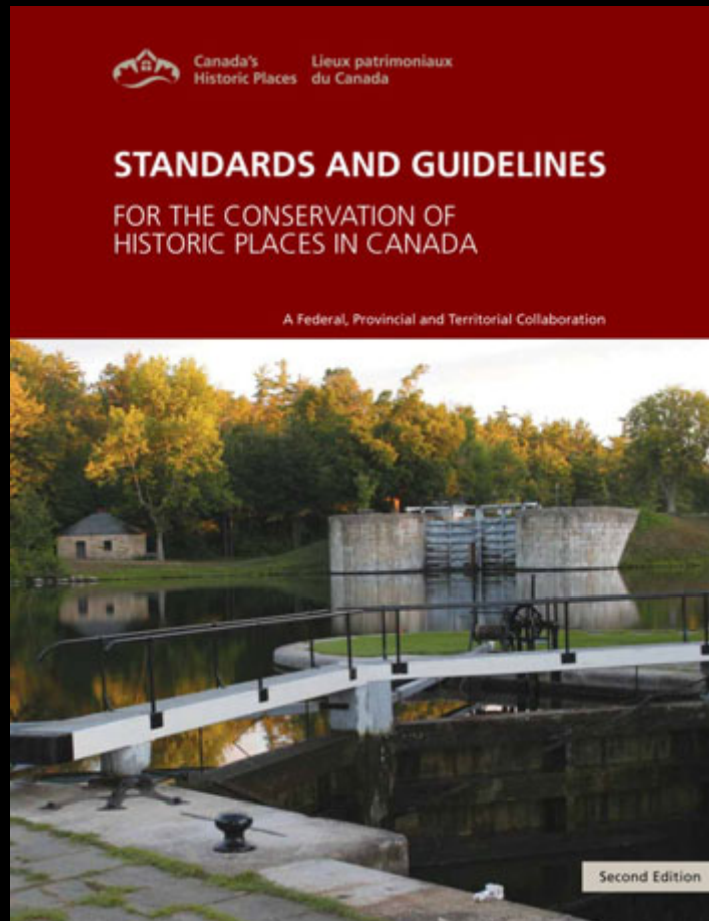
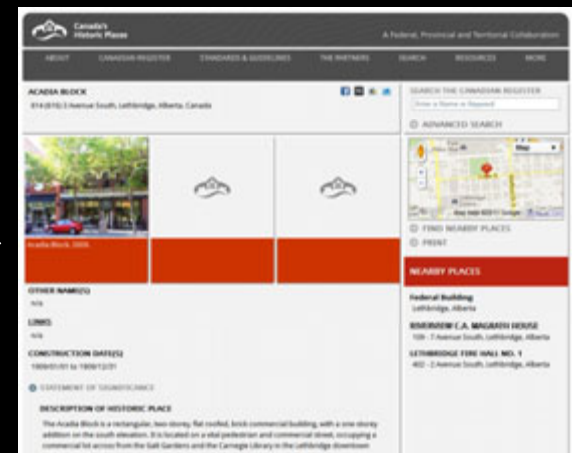
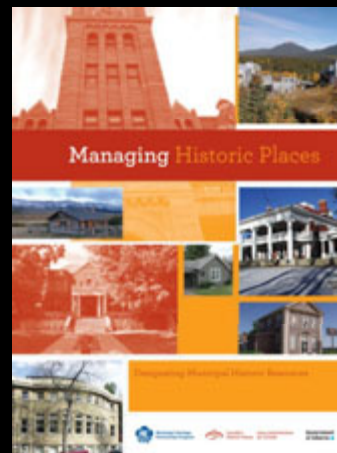


Managing Historic Places with the Standards and Guidelines






Canada's
Historic Places

A Federal, Provincial and Territorial Collaboration

ABOUT
CANADIAN REGISTER
STANDARDS & GUIDELINES
THE PARTNERS
SEARCH
RESOURCES
MORE

ACADIA BLOCK
614 (616) 7 Avenue South, Lethbridge, Alberta, Canada





Acadia Block, 2008.

OTHER NAME(S)
n/a

LINKS
n/a

CONSTRUCTION DATE(S)
1908/01/01 to 1909/12/31

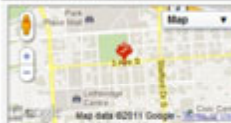
STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE
The Acadia Block is a rectangular, two-storey, flat roofed, brick commercial building, with a one-storey addition on the south elevation. It is located on a vital pedestrian and commercial street, occupying a commercial lot across from the Galt Gardens and the Carnegie Library in the Lethbridge downtown core.

SEARCH THE CANADIAN REGISTER

Enter a Name or Keyword

ADVANCED SEARCH



FIND NEARBY PLACES

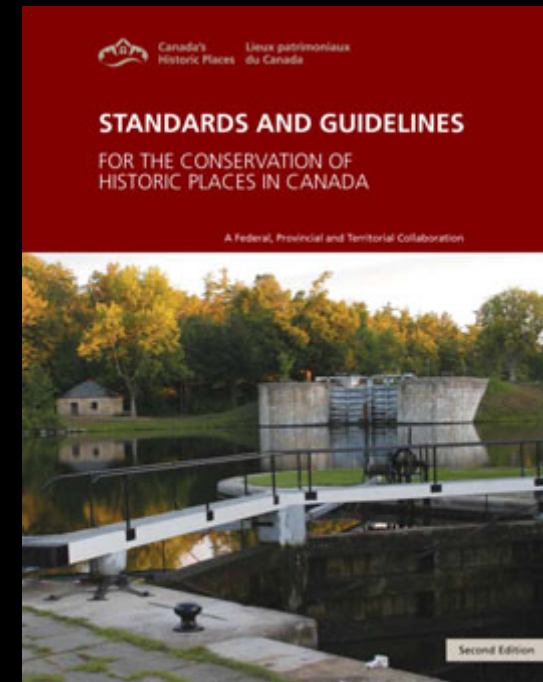
PRINT

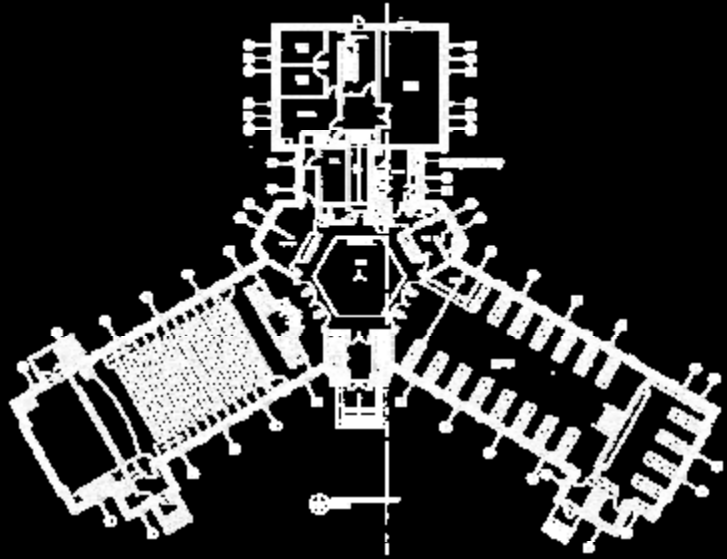
NEARBY PLACES

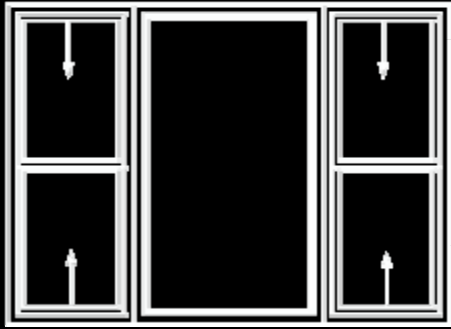
Federal Building
Lethbridge, Alberta

RIVERVIEW C.A. MAGRATH HOUSE
109 - 7 Avenue South, Lethbridge, Alberta

LETHBRIDGE FIRE HALL NO. 1
402 - 2 Avenue South, Lethbridge, Alberta







UNDERSTAND
HERITAGE VALUE

UNDERSTAND
PROPOSED INTERVENTION(S)

DETERMINE
THE PRIMARY
TREATMENT

PRESERVATION

REHABILITATION

RESTORATION

REVIEW THE
STANDARDS

GENERAL STANDARDS 1 – 9

Additional
Standards for
Rehabilitation
(10–11–12)

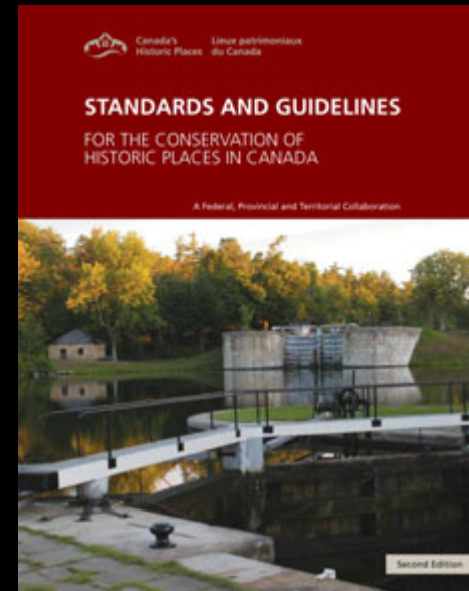
Additional
Standards for
Restoration
(13–14)

FOLLOW THE
GUIDELINES

GENERAL GUIDELINES

Additional
Guidelines for
Rehabilitation

Additional
Guidelines for
Restoration





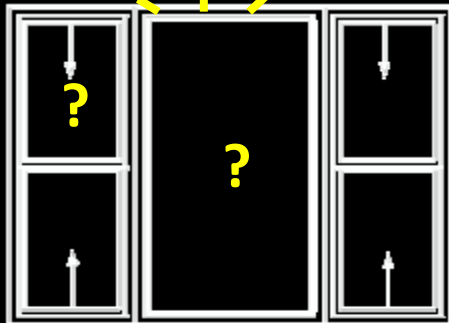
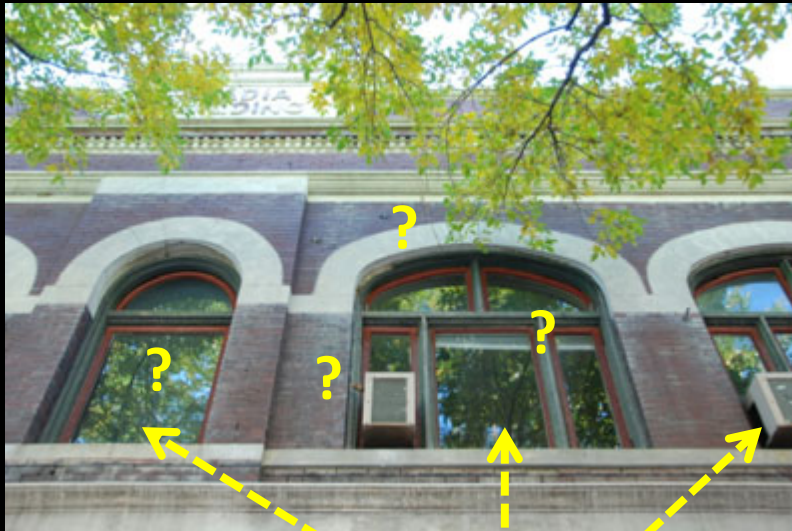
Significance: Association with commercial development of Lethbridge and Charles Broughton Bowman

Character-defining elements:

- Form and massing
- Common bond exterior brickwork
- Commercial storefront with central doorway and cornice
- Upper cornice with dentils, metal frieze, parapet & name plate reading "Acadia Building"
- Pattern, style, and construction of all original exterior windows, especially the arched windows with voussoirs on the second storey

UNDERSTAND
HERITAGE VALUE

UNDERSTAND
PROPOSED INTERVENTION(S)



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- Upper cornice with dentils, metal frieze, parapet & name plate reading "Acadia Building"
- Pattern, style, and construction of all original exterior windows, especially the arched windows with voussoirs on the second storey

Integrity

Condition



UNDERSTAND
HERITAGE VALUE

UNDERSTAND
PROPOSED INTERVENTION(S)

DETERMINE
THE PRIMARY
TREATMENT

PRESERVATION

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RESTORATION

REVIEW THE
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GENERAL STANDARDS 1 – 9

Additional
Standards for
Rehabilitation
(10–11–12)

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Restoration
(13–14)

FOLLOW THE
GUIDELINES

GENERAL GUIDELINES

Additional
Guidelines for
Rehabilitation

Additional
Guidelines for
Restoration

“Conservation”

DETERMINE
THE PRIMARY
TREATMENT

PRESERVATION

REHABILITATION

RESTORATION



DETERMINE
THE PRIMARY
TREATMENT

PRESERVATION

REHABILITATION

RESTORATION



DETERMINE
THE PRIMARY
TREATMENT

PRESERVATION

REHABILITATION

RESTORATION



DETERMINE
THE PRIMARY
TREATMENT

PRESERVATION

REHABILITATION

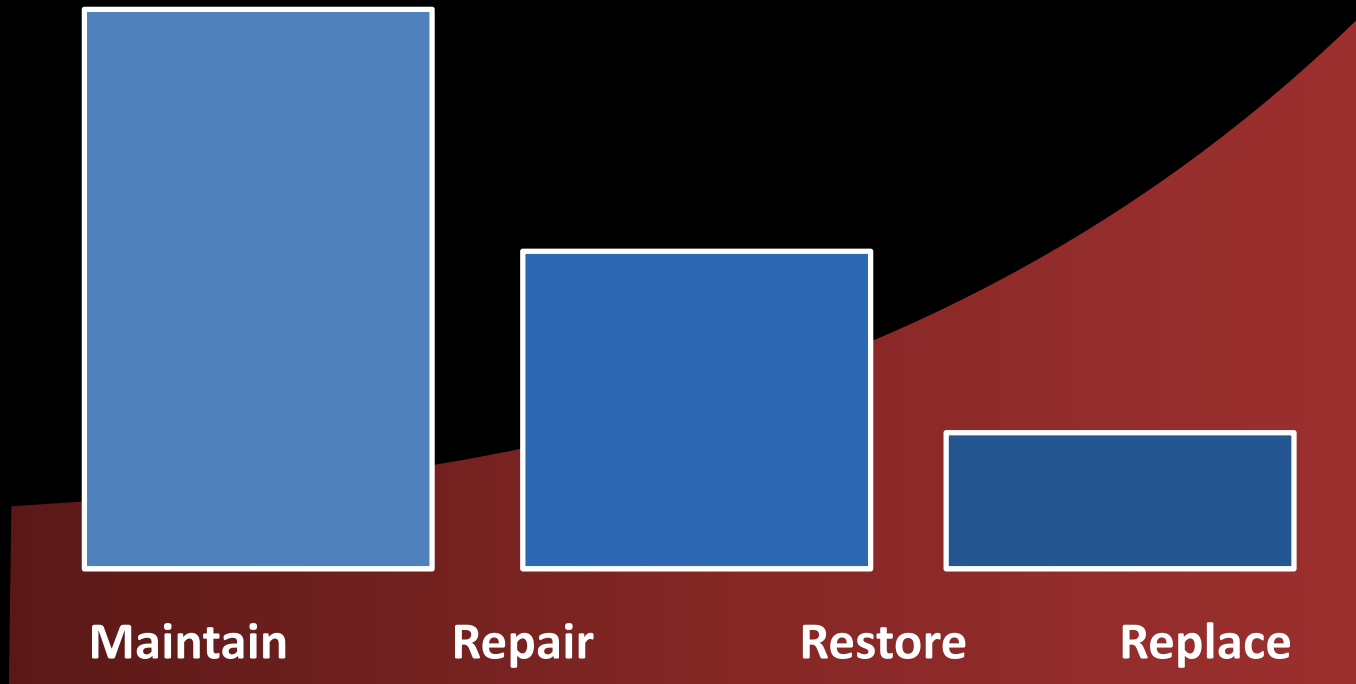
RESTORATION

RECONSTRUCTION

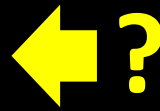




Integrity ← **Level of intervention**



DETERMINE THE PRIMARY TREATMENT	PRESERVATION	REHABILITATION	RESTORATION
REVIEW THE STANDARDS	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)
FOLLOW THE GUIDELINES	GENERAL GUIDELINES		
		Additional Guidelines for Rehabilitation	Additional Guidelines for Restoration



DETERMINE THE PRIMARY TREATMENT	PRESERVATION	REHABILITATION	RESTORATION
REVIEW THE STANDARDS	GENERAL STANDARDS 1 – 9		
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FOLLOW THE GUIDELINES	GENERAL GUIDELINES		
		Additional Guidelines for Rehabilitation	Additional Guidelines for Restoration

Standards

Definitions of the terms in *italics* can be found in the Introduction. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a historic place if its current location is a *character-defining element*.
2. Conserve changes to a historic place which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize a historic place until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

REVIEW THE STANDARDS			
	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



Protect heritage value with every intervention

Prefer minimal intervention: intervention & integrity

Document as-found condition and interventions

Authenticity: avoid creating a false sense of history

Evolution: changes may themselves have value



Second edition: explanations, examples...

REVIEW THE STANDARDS			
	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



1. Conserve the heritage value of a historic place. **Do not remove, replace, or substantially alter** its intact or repairable character-defining elements. [...]



REVIEW THE STANDARDS			
	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



2. Conserve **changes** that, over time, have become character-defining in their own right.





4. Recognize each historic place as a physical record of its time, place and use. **Do not create a false sense of historical development** by adding elements from other places or by combining elements that never coexisted.



REVIEW THE STANDARDS			
	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



7. **Evaluate the existing condition** of character-defining elements to determine the appropriate intervention needed. Use the **gentlest means** possible for any intervention.[...]



REVIEW THE STANDARDS			
	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



7. **Evaluate the existing condition** of character-defining elements to determine the appropriate intervention needed. Use the **gentlest means** possible for any intervention.[...]



REVIEW THE STANDARDS			
	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



8. **Maintain** on an ongoing basis. **Repair** using recognized conservation methods. [...]



REVIEW THE STANDARDS			
	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



8. Maintain on an ongoing basis. Repair using recognized conservation methods. **Replace in kind** extensively deteriorated or missing parts where there are surviving prototypes.



REVIEW THE STANDARDS	GENERAL STANDARDS 1 – 9	
	Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



10. **Repair** rather than replace. Where deterioration is too severe to repair and where sufficient physical evidence exists, **replace with new elements matching** forms, materials and detailing of sound versions. Where there's insufficient evidence, make the form, material and detailing of the **new elements compatible** with the historic place.

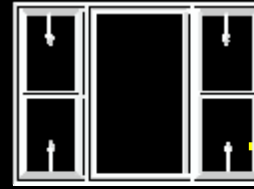


REVIEW THE STANDARDS			
	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)



11. Conserve heritage value when creating additions or related new construction. Make new work physical and visually **compatible** with, **subordinate** to, and **distinguishable** from the historic place.





Applicable standards: 1 – 12 (preservation + rehabilitation)



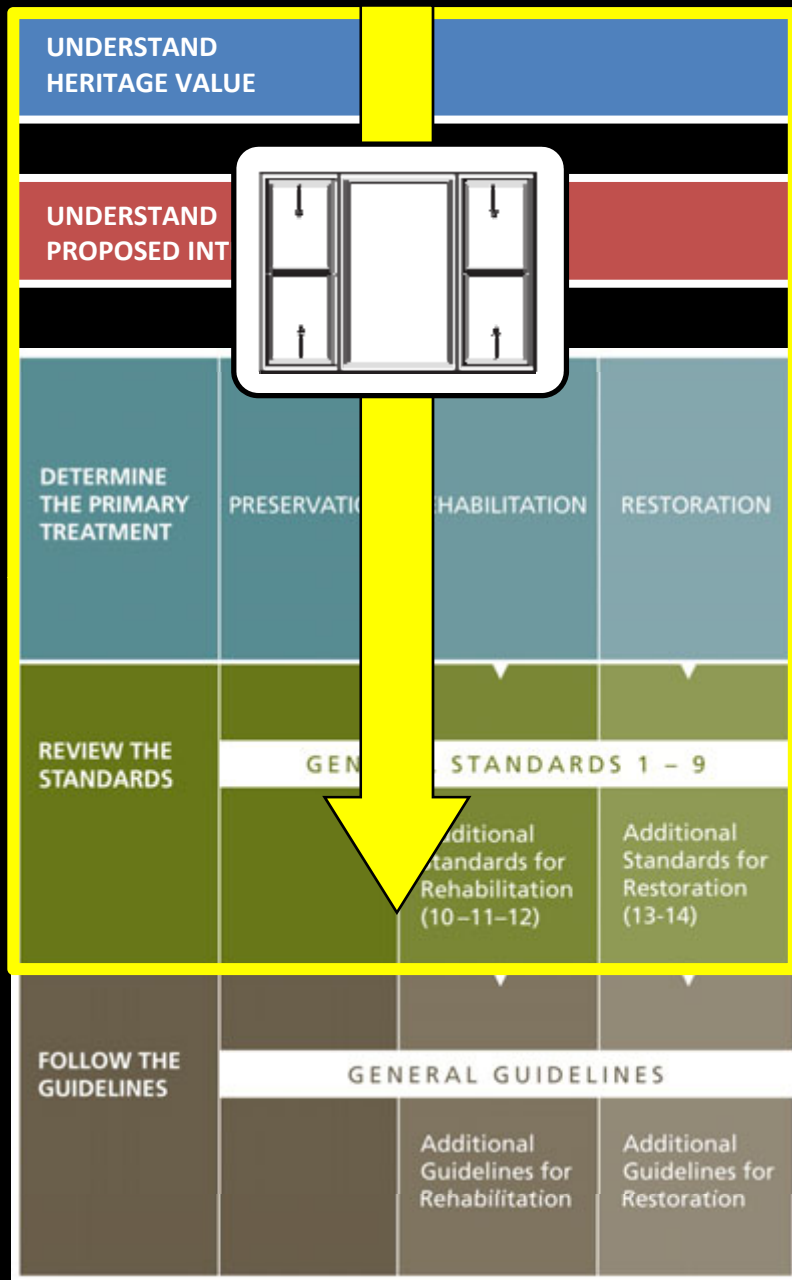
5. Find a **use that requires minimal or no change** to character-defining elements.



10. **Repair rather than replace.** Where deterioration is too severe to repair and where sufficient physical evidence exists, replace with new elements matching forms, materials and detailing of sound versions.



12. Create any new additions or related construction so that the essential form and integrity of a historic place will not be impaired if the work is removed in the future. **[reversibility]**

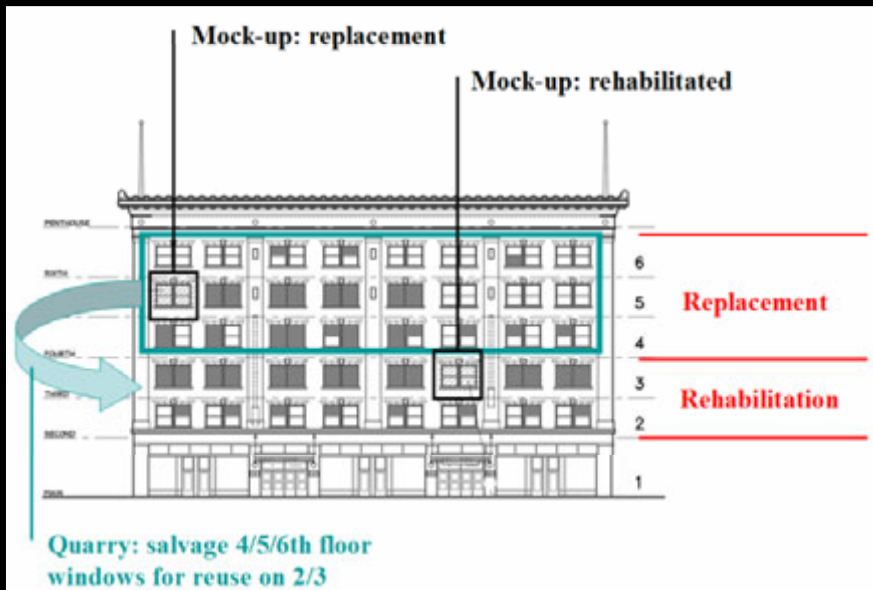












DETERMINE THE PRIMARY TREATMENT	PRESERVATION	REHABILITATION	RESTORATION
REVIEW THE STANDARDS	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)
FOLLOW THE GUIDELINES	GENERAL GUIDELINES		
		Additional Guidelines for Rehabilitation	Additional Guidelines for Restoration

Sections:

- General guidelines
- Cultural landscapes & heritage districts
- Archaeological sites
- **Buildings**
- Engineering Works
- Materials
- Applied by treatment type
- Integration of Health-Safety-Security & Sustainability considerations
- Addition of dedicated “Materials” section
- Numbering, reorganization within sections...

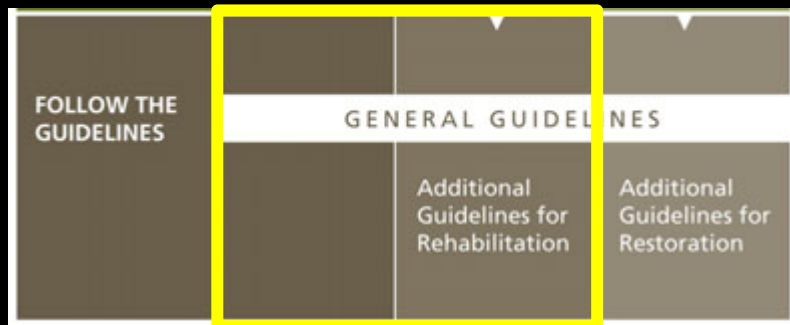


DETERMINE THE PRIMARY TREATMENT	PRESERVATION	REHABILITATION	RESTORATION
REVIEW THE STANDARDS	GENERAL STANDARDS 1 – 9		
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Guidelines for Buildings:

- Exterior form
- Interior arrangement
- Roofs
- Exterior walls
- Windows, doors, storefronts
 - Entrances, porches, balconies
- Interior features
- Structural systems
- Mechanical & electrical systems



GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
7	Making windows, doors and storefronts weather tight and energy efficient by re-puttying and replacing or installing weatherstripping, adjusting hardware, and sealing openings and joints.	
12	Preventing the continued deterioration of wood by isolating it from the source of deterioration. For example, blocking windborne sand and grit with a windbreak, or installing wire mesh over floor joists in a crawlspace to thwart rodents.	Neglecting to treat known conditions that threaten wood, such as abrasion, animal gnawing, fungal decay, or insect infestation.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

15	Repairing windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.	Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible. Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.
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FOLLOW THE GUIDELINES

GENERAL GUIDELINES

Additional
Guidelines for
Rehabilitation

Additional
Guidelines for
Restoration

28 SCUMBLING AND COLOR GLAZING.

such as "Dessau," "Requiem," or "Ostin." These being finished with the paper liquid, form a splendid base for glazing, as well as a preventative against climatic bleaching. After coating allow at least forty-eight hours to elapse before rubbing down with pumice and water, when a fine line will be produced, to mark upon. In the second coat the paint should not be quite so oily. It should be thinned with oil and turp in equal parts, and in view of the color being characteristic in the future coats, it is well that the oil has been excluded, the white lead and zinc alone be mixed. What ought to be regarded as a golden rule in the preparation of grounds intended for any class of painting, is to keep the paint thin, to brush it well into the wood, and to prevent it from being too thick, in short, paint little but often, so that it will harden quicker—a point to be specially noticed. The paint may be quite dry, but need not be too hard enough, and to apply another coat under such conditions is to avoid disaster in future troubles of cracking, blistering, etc. All filling up, stopping, etc., ought to be finished before the second coating, so that in the successive coats of paint full attention can be given to the work being laid off as solid as possible.

SCUMBLING GLAZING ON OIL.—Having now reached the stage where the work is ready for the final coating, viz., that of the scumbling, it is to be presumed that the ground is about flat or smooth, as with the "scumbling" is the scumbling, some difficulty may be experienced in getting it to be, there being a tendency for it to "crack," due to its being too little glazied, instead of spreading evenly over the surface. This issue difficulty is encountered when the ground surface has had too long an interval since the last coating, and other means have to be resorted to to alter this. The

PLATE VI.



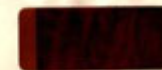
Requiem - Light Oil



Requiem - Dark Oil



Requiem - Glazing



Requiem - Water

Examples of "SCUMBLING"



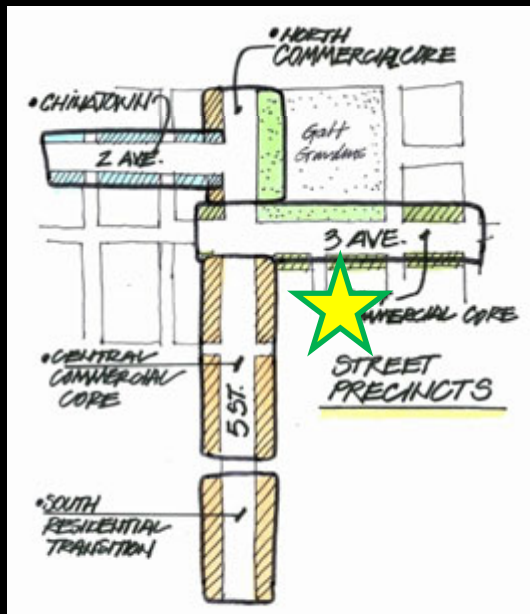
FOLLOW THE GUIDELINES			
GENERAL GUIDELINES			
		Additional Guidelines for Rehabilitation	Additional Guidelines for Restoration



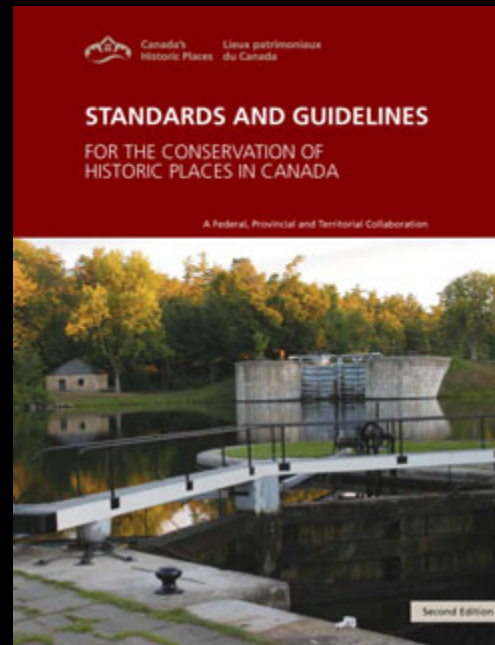
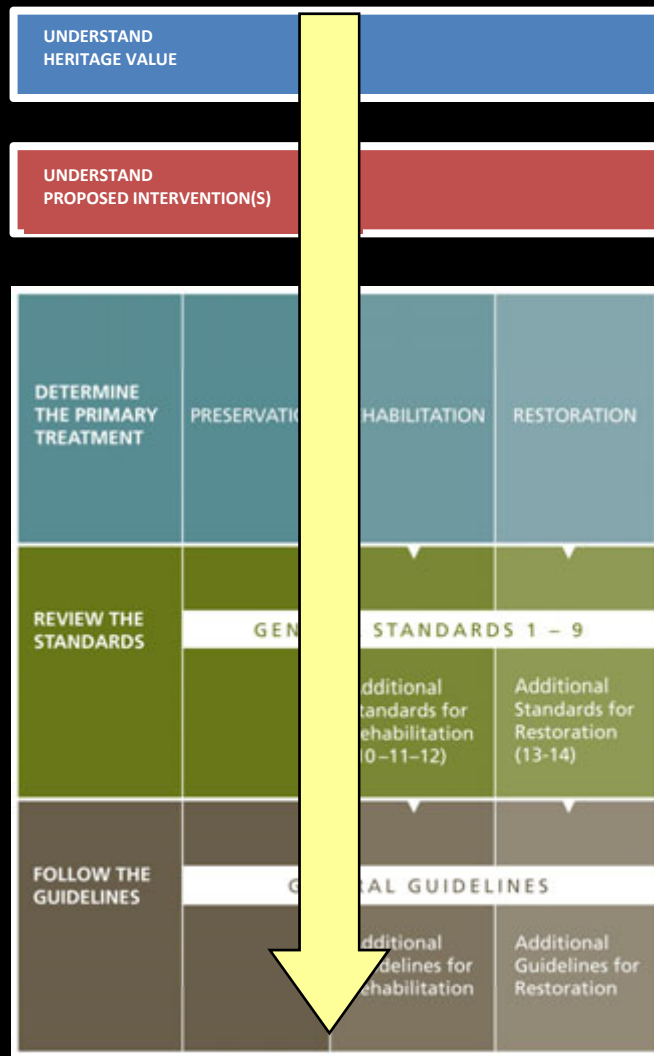
UNDERSTANDING

INTERVENING

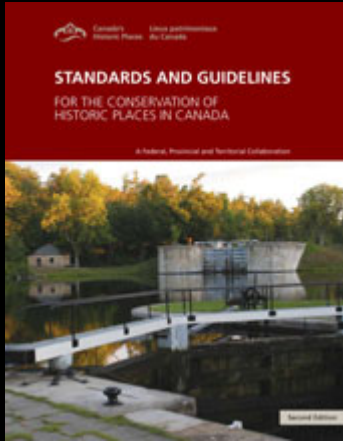
USING







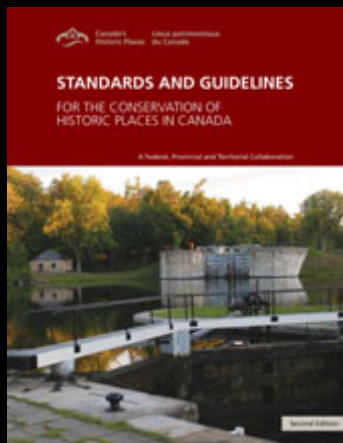
1. Conservation decision-making process (pp 3-5)
2. Conservation treatments (pp 15-17)
3. Standards 1-14 (pp 22-23)



Framework for evaluating interventions
in terms of heritage value: what + why + how
Canadian model of conservation best practices
Complements other regulatory, planning tools

Applications:

- Review proposed work
- Assess eligibility for incentives
- Select consultants, contractors



Municipal Logo Here

*****TEMPLATE FOR MUNICIPAL USE*****

Approval for Intervention to a Municipal Historic Resource

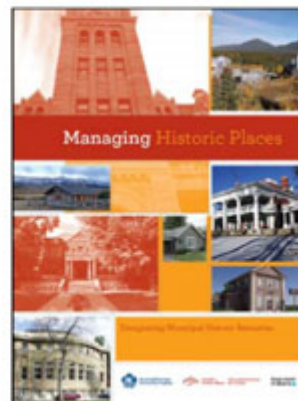
This document provides a guide for municipalities reviewing proposed interventions to designated Municipal Historic Resources, and is intended for information purposes only. Historic places designated in Alberta through a bylaw of a municipal council as Municipal Historic Resources are legally protected.

Municipalities may use this document to create their own approval documents, which are required for approving changes to designated Municipal Historic Resources.

Municipal governments are responsible for safeguarding the heritage values of these properties. Section 26(6) of Alberta's *Historical Resources Act* requires that "no person shall destroy, disturb, alter, restore, or repair an historic resource that has been designated... without the written approval of the council or a person appointed by the council for the purpose."

For more information on designating and protecting Municipal Historic Resources, please see the **"Designating Municipal Historic Resources"** Guide available on the Municipal Heritage Partnership Program website:

www.mhpp.ab.ca



1. Common Name of the Municipal Historic Resource (e.g., "The Smith Residence")

2. Civic Address / Legal Description of the Municipal Historic Resource



North: Gary Chen . 780-431-2326

Edmonton region: Ophelia Liew . 780-438-8501

Edmonton region: Carlo Laforge . 780-431-2349

Calgary region: Melissa Schmidt . 403-297-4074

South: Fraser Shaw . 403-297-4088

Exercise

Window cladding



Roof replacement



Exterior cleaning



Approve intervention?

Approve with conditions?

Alternative approaches?

UNDERSTAND
HERITAGE VALUE

UNDERSTAND
PROPOSED INTERVENTION(S)

DETERMINE THE PRIMARY TREATMENT	PRESERVATION	REHABILITATION	RESTORATION
REVIEW THE STANDARDS	GENERAL STANDARDS 1 – 9		
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13–14)
FOLLOW THE GUIDELINES	GENERAL GUIDELINES		
		Additional Guidelines for Rehabilitation	Additional Guidelines for Restoration

1. Consult the **Statement of Significance** (if available)
2. Consider the **intervention(s)** proposed: What, why, how?
3. Establish the **primary treatment** (pp 15-17)
4. Which **Standards** apply? Which one is most relevant? (pp 22-23)
5. Which **Guidelines** section best applies? Any particular guidelines stand out?

General Standards (all projects)

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9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Cladding



Exterior cleaning

