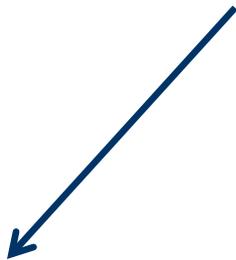




Historic Places/Resources

Heritage – things valued from the past



Intangible heritage – oral histories, traditions, skills



Tangible heritage = historic resources



Movable – artifacts, museums, archives



Immovable – **historic places!!**

What is heritage conservation?



The Alberta Context



Province of Alberta

HISTORICAL RESOURCES ACT

Revised Statutes of Alberta 2000
Chapter H-9

With amendments in force as of February 1, 2002

Office Consolidation

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Municipal Designation Process

1.

Receive
Application

2.

Staff/HAC
Review

3.

Issue 60 Day
NOI

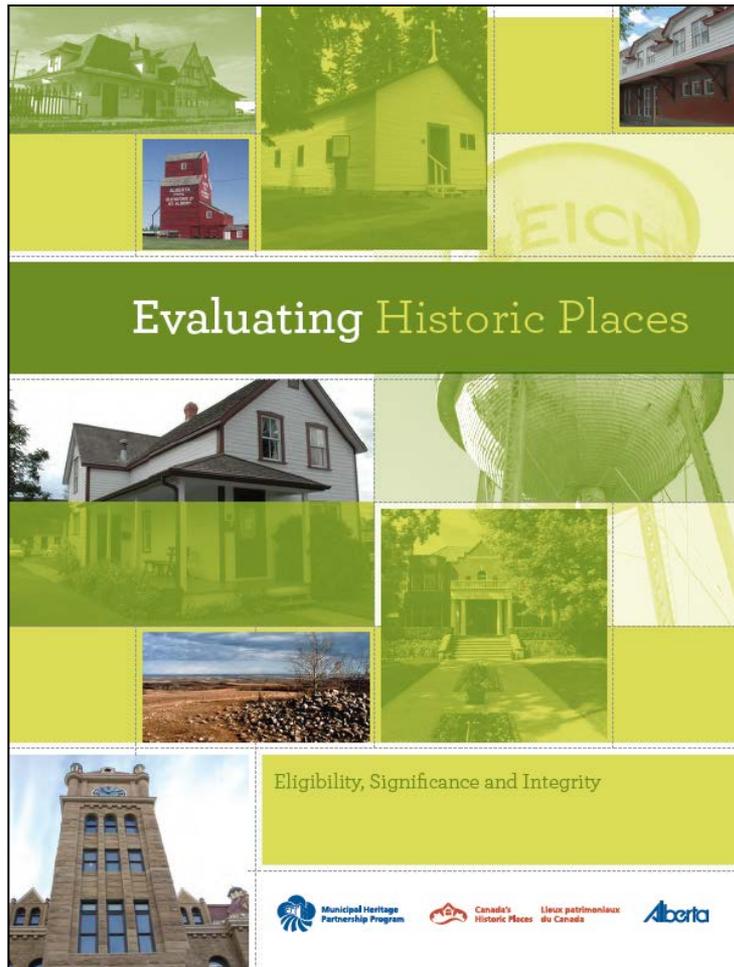
4.

Approve
Bylaw

5.

List on
Title/Register

Heritage Inventory



- Is a place truly historic or just old?
- Why is the place important to the community?
- Determine:
 1. **Can it be designated?**
 2. **Is it significant?**
 3. **Does it have integrity?**
- Prepare a **Statement of Significance** for each property

Statements of Significance

Definition: A statement that identifies the description, heritage value and character-defining elements of an historic place.

- What it is
- Why it is important
- What must be conserved



Used to evaluate proposed changes

Hick-Sehl Building

618 – 3rd Avenue South



Description of Historic Place

The Hick-Sehl Building, located at 618 – 3rd Ave. S is a three-storey, flat-roofed brick building. It is located on a city commercial lot, across the street from the Galt Gardens, in the heart of the Lethbridge downtown core.

Heritage Value

The Hick-Sehl building is significant for its association with the commercial development of Lethbridge and for its neo-baroque style of design uncommon in the area.

The Hick-Sehl building is valuable for its association with the commercial development of the young city of Lethbridge. Fred Hick, a pioneer hardware merchant in Lethbridge, and his partner, Edward J. Sehl, created the Hick-Sehl Hardware Company and constructed the building to house this venture in 1912. As it was the first retail hardware store in the city, the company quickly became a prominent business. It continued to operate successfully until 1947. The store catered to several markets, such as commercial and residential construction, and to the city's vibrant agricultural sector.

The Hick-Sehl building is significant as an example of neo-baroque style of design uncommon in Lethbridge. The prominent central bay windows on the front façade, the decorative baroque elements, and the use of brick and stone detailing on the front façade contribute to the grand appearance of the bow shaped structure. The building was unique in its time for a commercial building in the city and was of noteworthy design, and today it remains so – both an unusual and an attractive building in the downtown core.

Hick-Sehl Building

Description of place

The Hick-Sehl Building, located at 618 – 3rd Avenue South is a three-storey, flat-roofed brick building. It is located on a city commercial lot, across the street from the Galt Gardens, in the heart of the Lethbridge downtown core.



Hick-Sehl Building

Heritage Value

The Hick-Sehl Building is significant for its association with the commercial development of Lethbridge and for its neo-baroque style of design uncommon in the area.

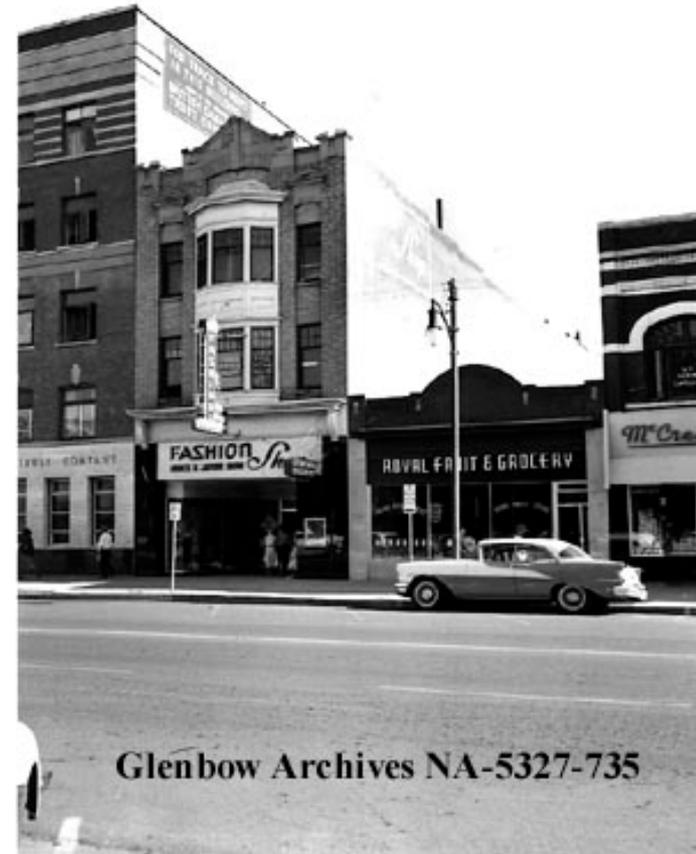
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Hick-Sehl Building

Heritage Value

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Hick-Sehl Building

Character-defining elements

- Brick and stone material
- Pattern, style and construction of all wooden windows, especially the large, central projecting bay windows on the second and third storey of the front façade
- Cast stone sills and lintels and decorative elements above the side windows on the front façade
- Cornice on the third storey façade and the arched, stone parapet above it
- Ghost signage on the third storey, on the western side of the building
- Pressed metal ceilings



Alteration Approvals

WHO – An application to the City by (or on behalf of) the property owner

WHAT - permit approval issued by the City

WHEN – a property owner is proposing work to a designated property. May apply to works not typically included under DP or BP requirements (e.g. exterior paint)

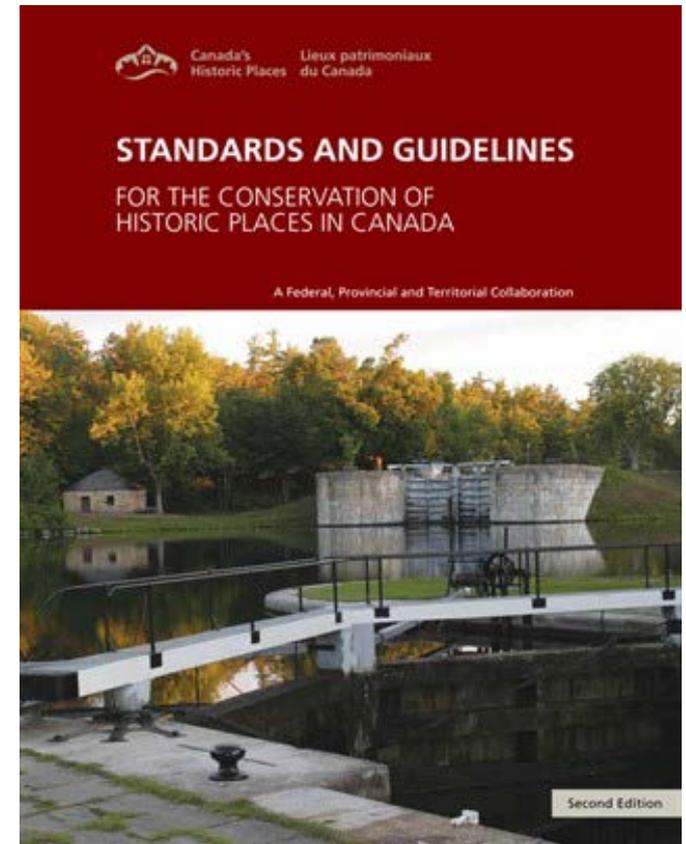
WHY – Required under the *Historical Resources Act* and the designation bylaw

HOW

1. Application submitted to Development Officer
2. Application referred to Heritage Planner and Heritage Advisory Committee
3. Review relevant documentation and site visit
4. Approval issued

Standards & Guidelines

- Framework for decision-making
- Practical guidance
- Resource for owners and conservation professionals
- Regulatory tool for heritage authorities (to award grants or certify work)



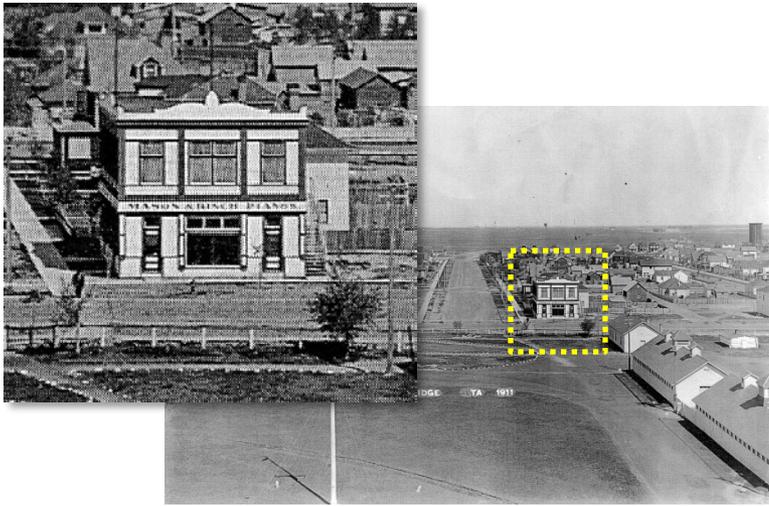
“S&Gs” as Conservation Tool

- Why manage historic places?
- Identify + Protect + Conserve



Conservation Principles

- Understanding (SoS)
- Planning interventions, anticipating impacts
- Conserving integrity
- Using historic places (pragmatic)



Galt Archives

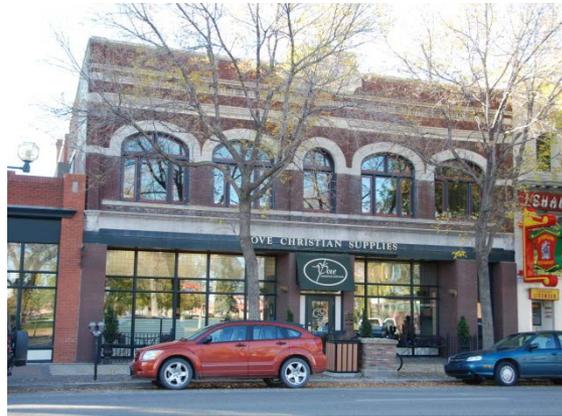


Primary Treatments

- “Conservation”
- Preservation, rehabilitation, restoration
- Level of intervention
- Reconstruction



Tripadvisor



Google Earth

Conservation Standards

- Documentation
- Minimal intervention
- Appropriate repairs; replace in kind...
- Evolution, significance, false history



Conservation Guidelines

- Format
- Types of resources + materials
- Addressing causes
- Application, limitations

	Recommended	Not Recommended
6	Cleaning masonry, only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.	Over-cleaning masonry surfaces to create a new appearance, thus introducing chemicals or moisture into the materials. Blasting brick or stone surfaces, using dry or wet grit sand or other abrasives that permanently erode the surface of the material and accelerate deterioration. Using a cleaning method that involves water or liquid chemical solutions when there is a possibility of freezing temperatures.
15	Using mortars that ensure the long-term preservation of the masonry assembly, and are compatible in strength, porosity, absorption and vapour permeability with the existing masonry units. Pointing mortars should be weaker than the masonry units; bedding mortars should meet structural requirements; and the joint profile should be visually compatible with the masonry in colour, texture and width.	Repointing with mortar of a higher Portland cement content than in the original mortar. This can create a bond stronger than the historic material (brick or stone) and cause damage as a result of the differing expansion coefficients and porosity of the materials. Repointing with a synthetic caulking compound. Using a 'scrub' coating technique to repoint instead of using traditional repointing methods.



S&Gs in action: Additions

- Usability principle
- Relevant Standards
 - Compatible
 - Distinguishable
 - Subordinate
 - Reversible



When to Seek Approval

- Interventions, thresholds
- Regulated areas
- Permitting process
- Incentive-driven
- HRM Branch involvement



Heritage Preservation Partnership Program

Conservation Grants	\$50,000 (Municipal Historic Resources)	\$100,000 (Provincial Historic Resources)	\$25,000 (Engineering & Architectural Studies)
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- Matching grants
- One application per year
- Application deadlines: Feb 1st and Sept 1st
- For conservation work that complies with the S&Gs
- Consult Provincial Heritage Conservation Advisor



Things to Think About

If you designate...

- Legally protected
- Ensures will follows best practices (Standards & Guidelines)
- Get access to conservation advice
- Get access to grant programs

But...

- Building must stay put
- Proposed changes must be reviewed

