



Demystifying Heritage Workshop . 5 October 2019

Designation, conservation considerations, and resources for heritage property owners

Alberta 

Heritage in the Crowsnest Pass

A provincial cultural landscape rich in local heritage

Crowsnest Pass heritage initiatives

Municipal and provincial roles



What are historic places?

Buildings, landscapes, archaeological resources,
districts formally recognized for heritage value

Significance

Not just old places: significance & integrity

Theme / Activity / Cultural Practice / Event

Institution / Person

Design / Style / Construction

Information Potential

Landmark / Symbolic Value



Why conserve historic places?

A part of our identity locally & provincially

Legacy for present and future generations

Community asset, amenity: sense of place

Physical asset (e.g., main streets)

Economic development and tourism asset

“Embodied energy” environmental considerations



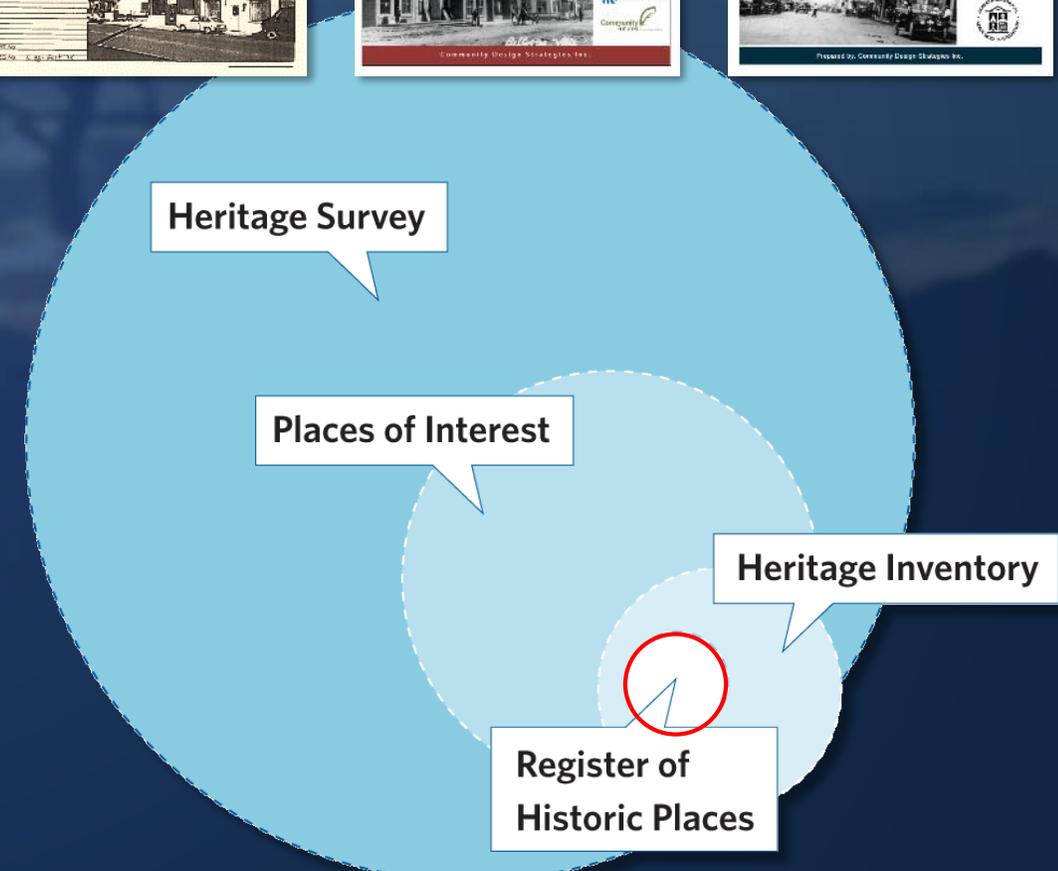
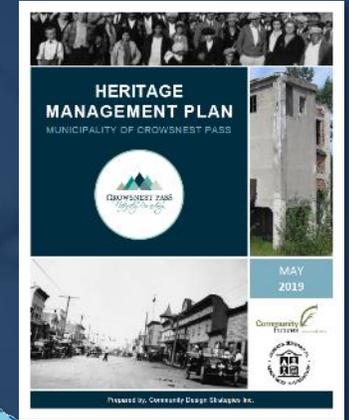
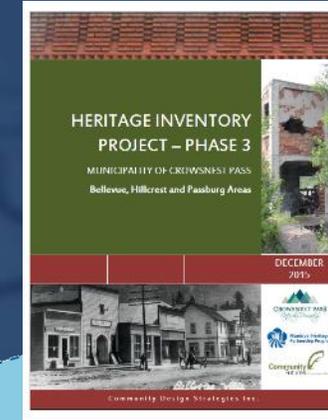
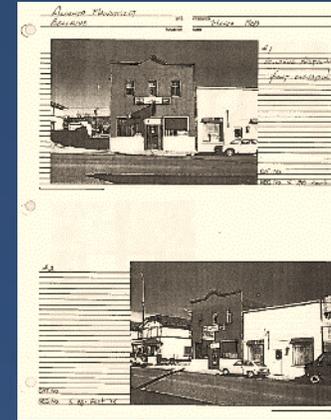
Identifying historic places

Heritage surveys

Inventory and evaluation

- Public consultation
- Research
- Statements of Significance...

Heritage Management Plan



Statement of Significance

Specialized description of a historic place

Summarizes heritage value

Key planning and communication tool – determines conservation approaches

Mandatory documentation for Alberta and Canadian Registers of Historic Places

3 parts:

What the place includes (Description)

Why significant (Heritage Value)

How heritage value embodied in the place (Character-Defining Elements)



Description

The Barbour Pharmacy is a 1917 one-storey commercial building with angled parapet, a mid-level cornice, and central entry with two large display windows on both sides...

Heritage value

The municipal heritage value of the Barbour Pharmacy lies in its association with retail development in Bellevue; with pharmacist Alf Barbour; with contractor Jake Wheeler; and in its early commercial design and construction...

Character-defining elements

- Cornice below parapet
- Transom windows
- Pilasters with decorative brick detailing....

Protecting historic places

Designation to protect heritage value. Why?

Historic Resources Act designations: PHR, MHR, RHR

Designation process and outcome (land title)

What does designation mean for owners?

- Official recognition
- Conservation grant eligibility
- City heritage approval required for alterations...



Province of Alberta

HISTORICAL RESOURCES ACT

Revised Statutes of Alberta 2000
Chapter H-9

Current as of June 13, 2016

Office Consolidation

© Published by Alberta Queen's Printer

Alberta Queen's Printer
7th Floor, Park Plaza
10611 - 98 Avenue
Edmonton, AB T5K 2P7
Phone: 780-427-4952
Fax: 780-452-0668

E-mail: qp@gov.ab.ca
Shop on-line at www.qp.alberta.ca

Historic districts

PHA and MHA versus NHS designations

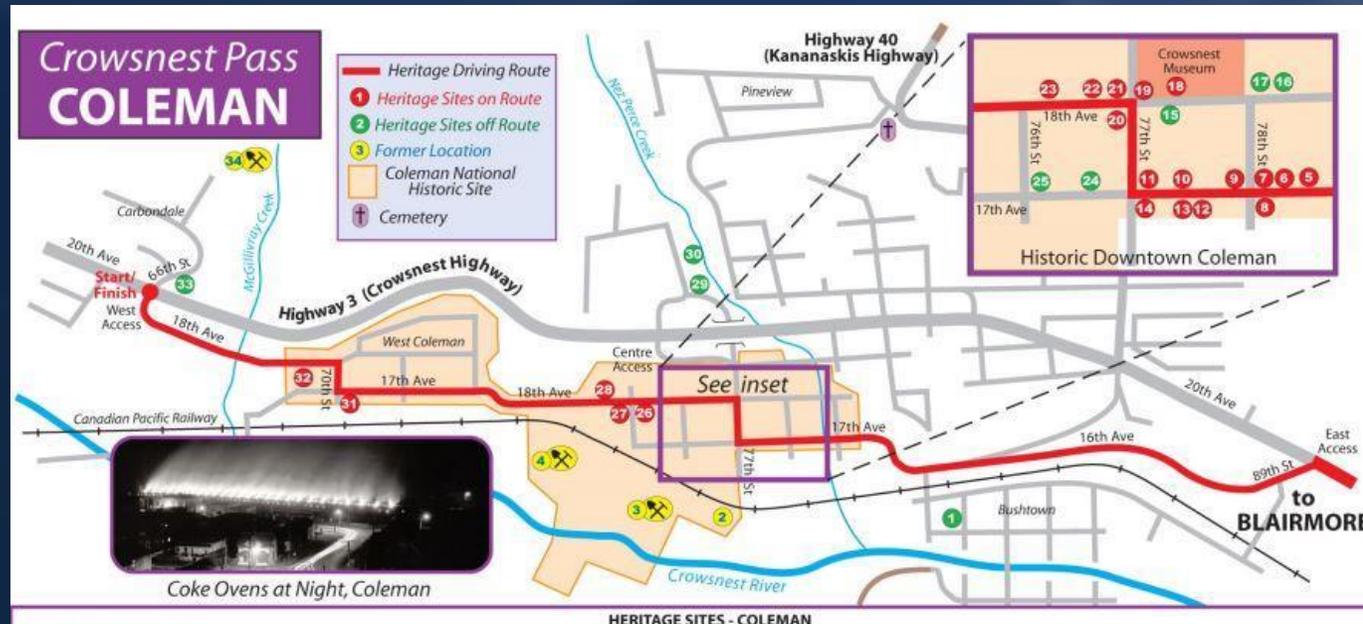
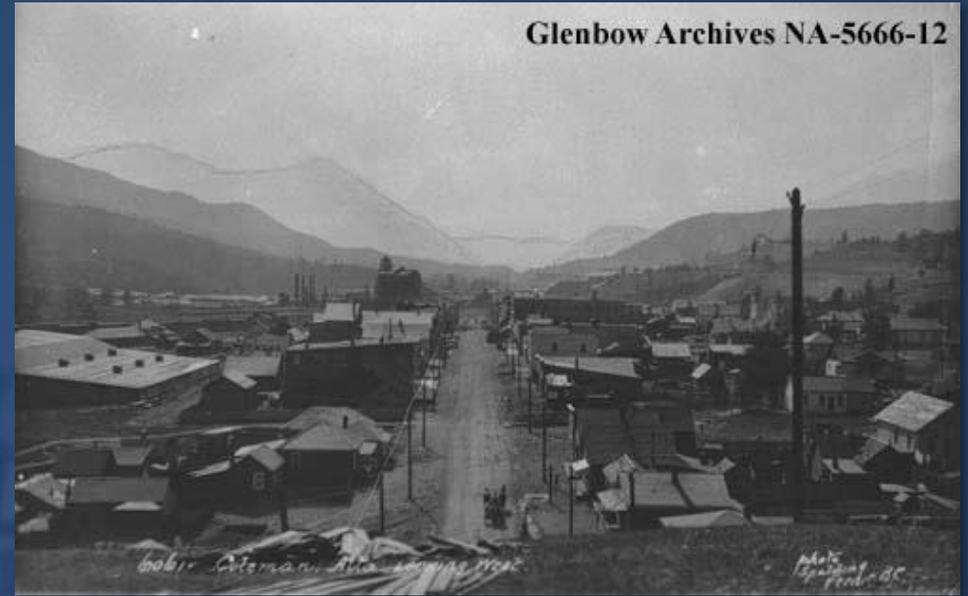
Protecting bit by bit

Contributing and non-contributing resources

Protection limitations (viewsheds...)

Other management tools: Land Use Bylaw overlay districts

Glenbow Archives NA-5666-12



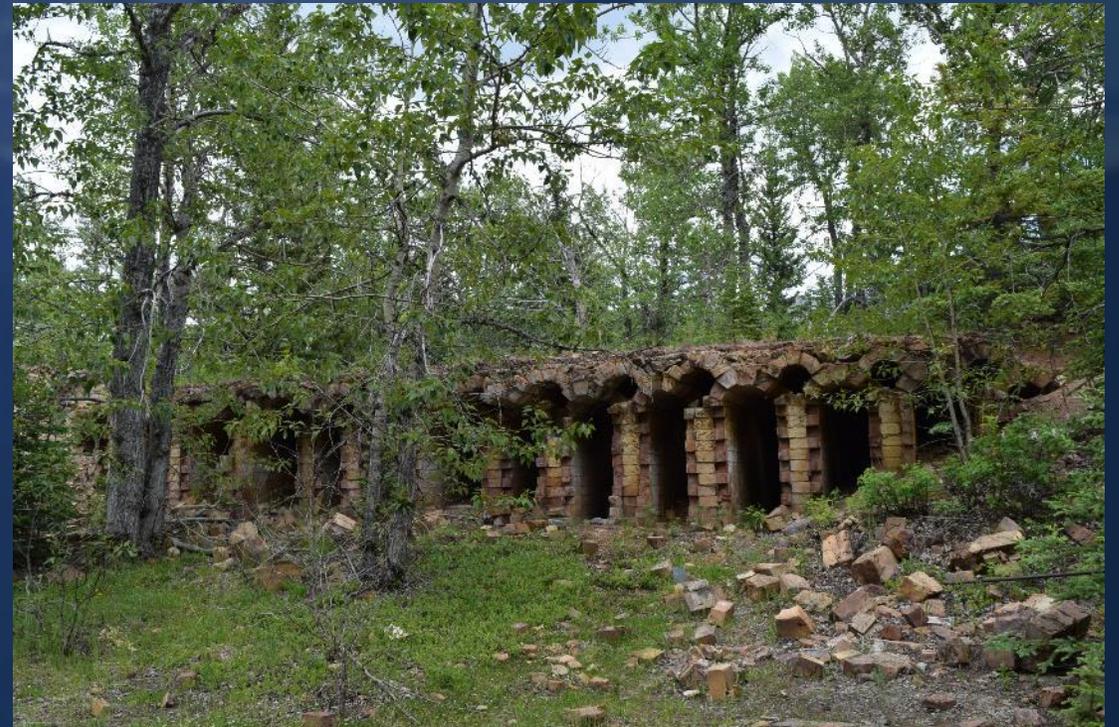
www.crowsnestheritage.ca



Archaeological resources

Damage prohibited under *HRA* Section 34(1)

Property of the Crown – *HRA* Section 32(1)



What designation isn't

No obligation to restore missing elements

(Expectation - but no obligation- to maintain)

Doesn't create "time capsules"

Need not affect property values*



What does designation mean for owners?

Technical assistance and resource network*

Conservation grant eligibility

Requirements: approvals for alterations or “interventions”



Section 26 (6): Notwithstanding any other Act, no person shall

- (a) destroy, disturb, alter, restore or repair an historic resource that has been designated under this section, or
- (b) remove any historic object from an historic resource that has been designated under this section,

without the written approval of the **council or a person appointed by the council** for the purpose.

Heritage approvals

Why?

To accommodate change while preserving integrity

Legal requirement

Opportunity for technical discussions

Identify grant opportunities

Documentation



When to seek approval? Exterior vs interior changes; simple maintenance

Usual permitting requirements also apply

Initiating the approval process (municipal, provincial)

Conservation Standards and Guidelines

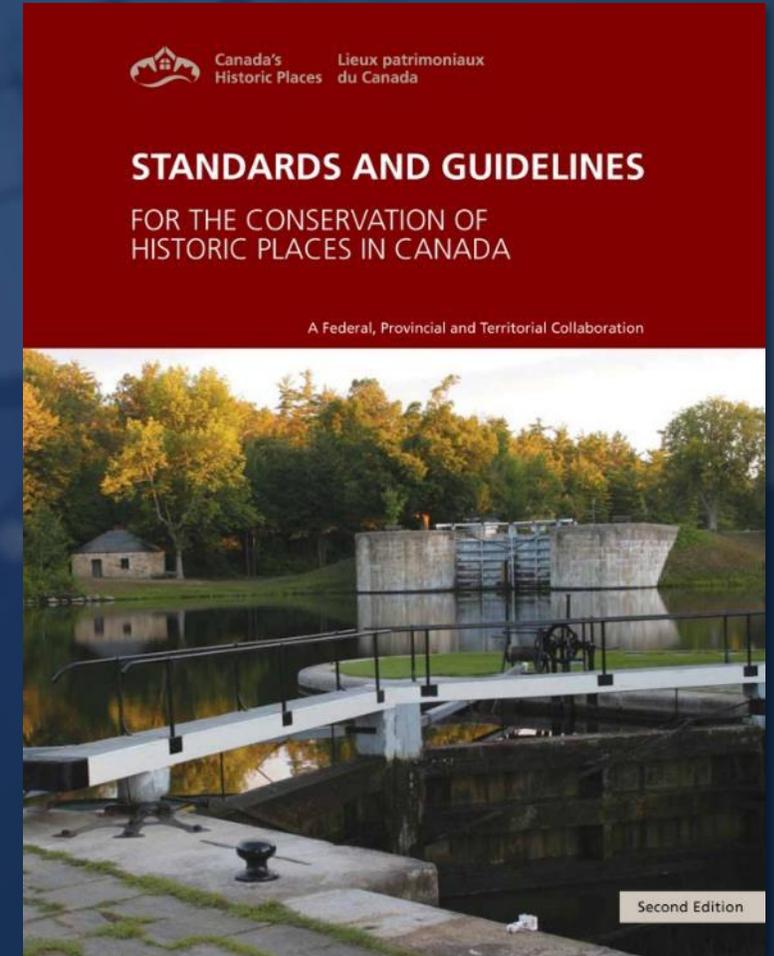
Heritage conservation **best practices** and Canadian **framework** for conservation decision-making

Used municipally, provincially, federally for regulation (approval), grant review, practical guidance

Principled but pragmatic: conservation through compatible use (historic places “pay their own way”)

Available online

Takeaways: Sections 2 (treatment types) and 3 (Standards)



Planning your project with the S&Gs

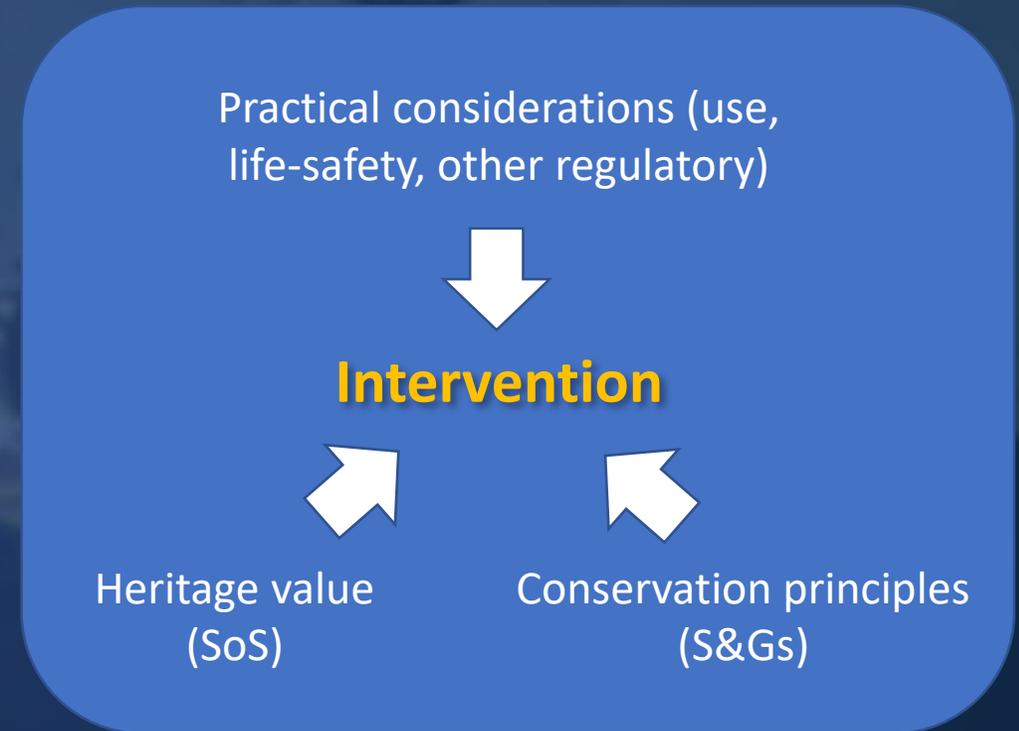
What do you need to do? **Understanding** what, why, how

How may it impact heritage value? (**Consult SoS** and **verify** on site – SoS limitations)

Determine the **conservation treatment type**

Review the **conservation standards**

Follow the **guidelines**



Treatment types

CONSERVATION

Preservation



Rehabilitation



Restoration



Primary treatments on Preservation foundation

Increasing level of intervention

Conservation Standards

Standards for each primary treatment

Encapsulate conservation thinking

In a nutshell:

- **Preserve heritage value** with every intervention
- **Minimal intervention**: do as little as possible but as much as necessary
- **Document** as-found condition and interventions
- Be authentic: avoid **false history**

*“It’s better to retain than repair,
better to repair than replace and,
if you must replace, replace in kind.”*

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.

Preservation Standards

Primary treatment when resource is essentially intact, minimal alteration...

Protects & maintains existing form, material and integrity

Standards 1 to 9 (all conservation projects):

Always document

1. [...] Do not remove, replace, or substantially alter intact or repairable CDEs. [...]
8. [...] Repair CDEs by reinforcing materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes



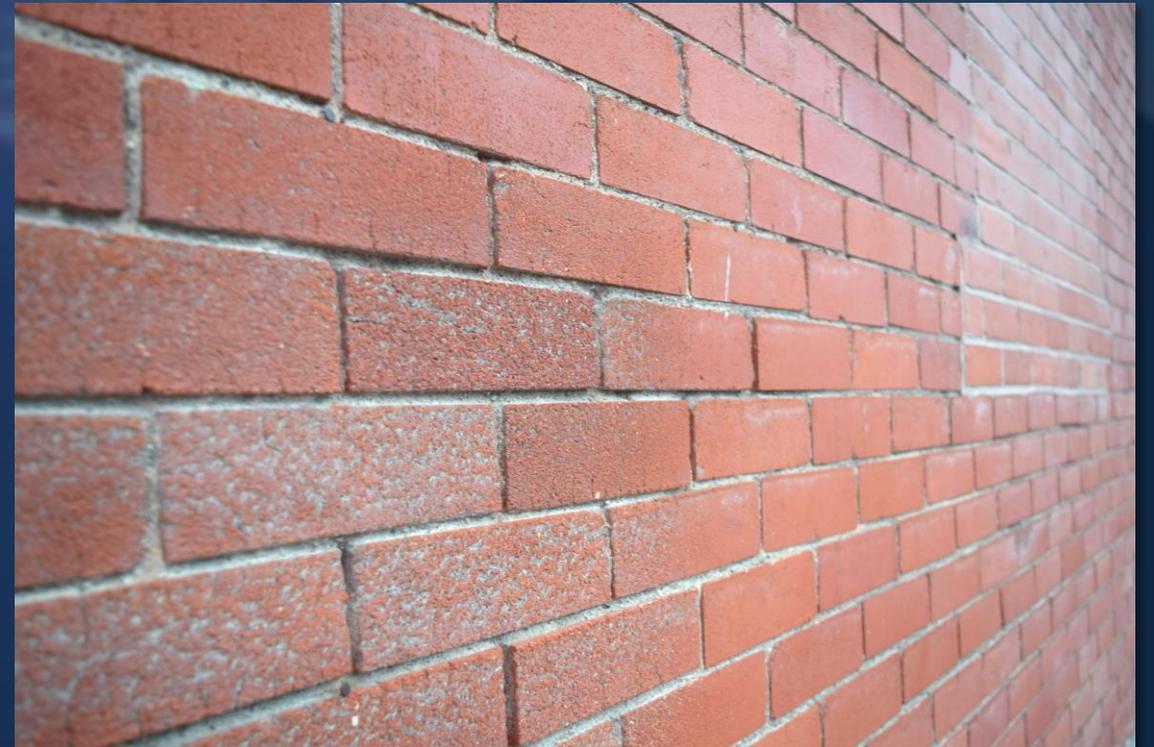
Shacks and Castles Stucco photo

Understanding

Identify underlying causes

Consider alternative solutions

Address the issue(s)



Guidelines

For resource types, components, materials, treatment types

Format: recommended & not recommended actions

Sections:

General guidelines

Cultural landscapes & heritage districts

Archaeological sites

All materials

Wood and wood products

Masonry

Architectural and structural metals

Buildings

Engineering Works

Materials

Concrete

Glass and glass products

Plaster and stucco

Miscellaneous materials



Guidelines

Materials > Stucco > Preservation

	Recommended	Not Recommended
1	Understanding the properties and characteristics of the plaster or stucco of the historic place.	Undertaking work that affects plaster or stucco without understanding its mechanical and chemical properties.
2	Documenting the properties, characteristics and condition of the plaster or stucco before undertaking an intervention; for example, the chemical composition of the material and the type of substrate to which it is applied.	Undertaking an intervention that affects plaster or stucco, without first documenting its existing characteristics and condition.
3	Protecting and maintaining plaster and stucco from damage by preventing moisture penetration, accumulation of organic matter, and structural movement.	
4	Applying an appropriate coating or paint system. The selection of the system should be based on its compatibility with previous layers of character-defining paint, colour, finish and texture.	Using coatings of inappropriate colour, finish or texture that will have a negative impact on the heritage value of the historic place.
6	Retaining sound or deteriorated plaster and stucco that can be repaired.	Removing or radically changing plaster or stucco that contributes to the heritage value of the historic place.
7	Securing and protecting deteriorated plaster and stucco by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing deteriorated plaster or stucco that could be stabilized or repaired.
8	Repairing plaster or stucco by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods.	Using a substitute material that neither conveys the same appearance as the surviving parts of the plaster or stucco, nor is physically or chemically compatible.

Beyond the Guidelines

Guidelines aren't specifications

Craft traditions + innovation

Compatibility, authenticity, durability

Identifying "inherent vice"



Rehabilitation

Condition requires intervention beyond preservation

...or where use requires alterations, additions

Maintains the existing form, material and integrity

Most common primary treatment

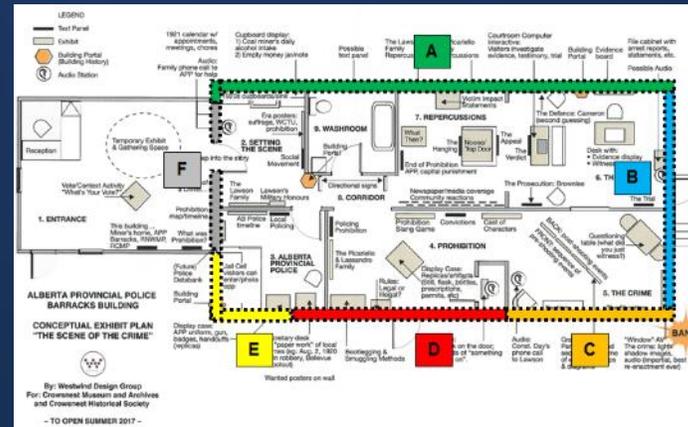


Standards for Rehabilitation

Standards 1 – 9 (preservation) plus Standards 10 – 12

3. Conserve heritage value by adopting a **minimal intervention*** approach [Do as little as possible but as much as needed.]

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



Standards for Rehabilitation

Additional Rehabilitation Standards 10 – 12

- 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.
- 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



Restoration

Accurately revealing, recovering or representing the state of a historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value

Uncommon

When appropriate

Sufficient evidence essential (physical, documentary, oral)



Restoration considerations

Standard 2 (Preservation): Conserve changes that, over time, have become character-defining in their own right.



CONSERVATION

Preservation



Rehabilitation



Restoration



RECONSTRUCTION



Common issues: deteriorated windows





Window rehabilitation options



Insulation considerations



Code compliance

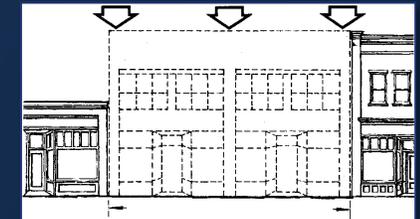
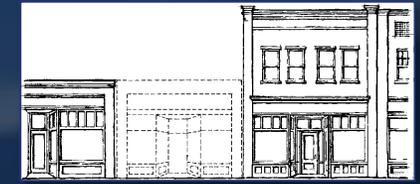
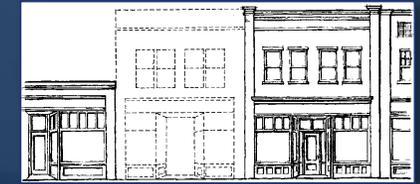
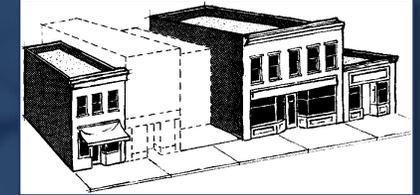


Additions

“Compatible, distinguishable, subordinate”



Historic area additions (infill)



Accessibility



Paint colours

Colour chronologies; period palettes; preservation vs restoration



Management tools for historic districts

S&Gs: Guidelines for Cultural Landscapes and Heritage Districts

Alberta Main Street program manuals (Design Guidelines...)

Heritage Canada (National Trust): Design, Signage on Main Street

And many more...

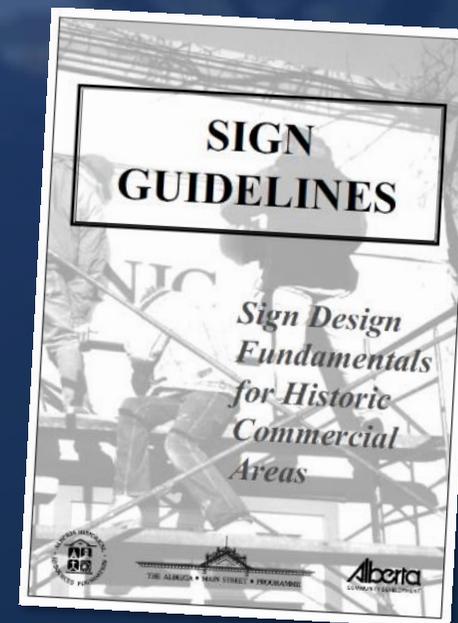
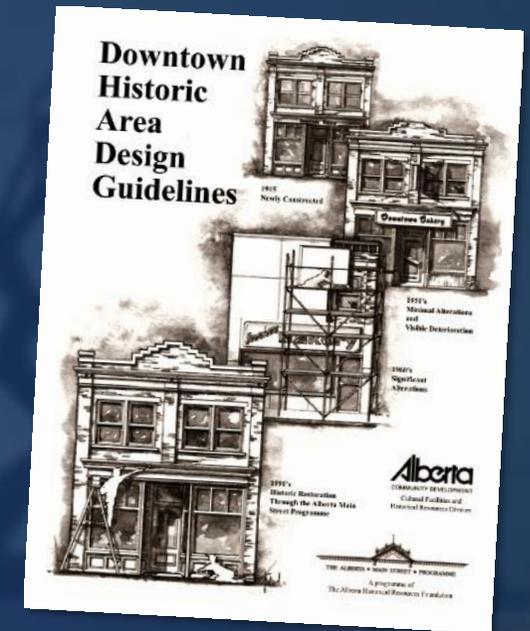
Guidelines address...

Treatments for historic and non-historic facades
(from conservation to enhancements)

Appropriate signage, sign lighting, awnings

Compatible new construction (infill)

Streetscapes and street furniture

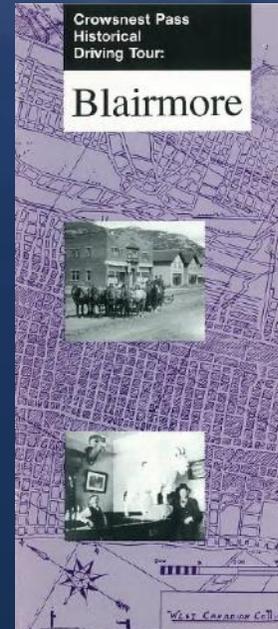


Alberta Historical Resources Foundation (AHRF)

Research, Heritage Awareness, etc.

Conservation grant program

Alberta Main Street Program: Crowsnest Pass



Crowsnest Pass Main Street Project

Program objectives & Four Point Approach

1988-1993: \$1.2 million total project funding (\$388,083 AHRF)

Accomplishments and challenges: built legacy, documentation and planning resources, heritage awareness

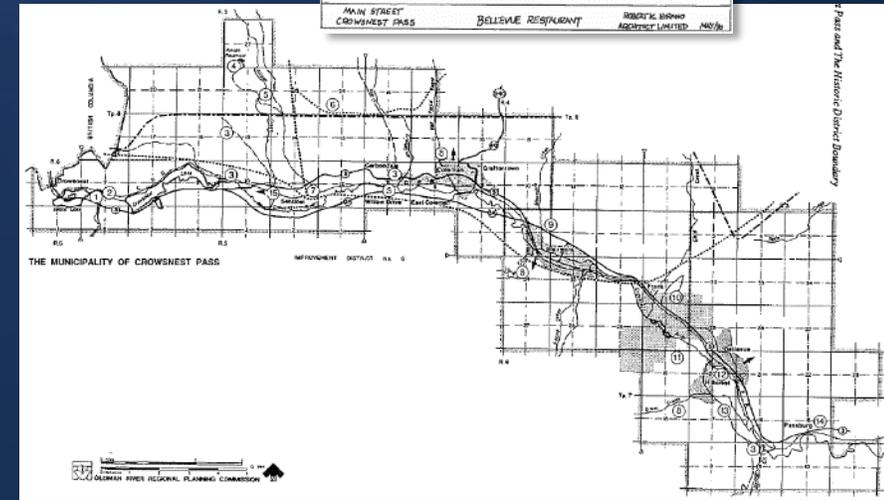
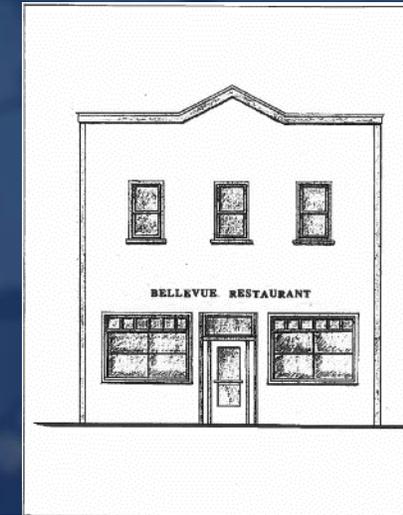
Opportunities now: regenerationworks.ca...

DESIGN GUIDELINES

The Crowsnest Pass
Historic District



The Alberta Historical Resources Foundation



AHRF conservation grants

Up to \$50,000/year for conservation (MHRs)

- For eligible, municipally approved conservation work satisfying S&Gs
- Consult the provincial Heritage Conservation Advisor

Up to 25,000/year for architectural/engineering studies

Cost shared* up to 50% AHRF

One application per year (each type)

Feb 1 and Sep 1 application deadlines



ALBERTA
HISTORICAL
RESOURCES
FOUNDATION

Thank you!

Fraser Shaw

Heritage Conservation Adviser (Southern Region)
Alberta Culture, Multiculturalism and Status of Women

2410 AMEC Place, 801 – 6 Avenue SW, Calgary T2P 3W2
(403) 297-4088

fraser.shaw@gov.ab.ca