



# RAYMOND HISTORIC RESOURCES INVENTORY

September 2017



# Acknowledgments

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We would also like to thank Abe Tinney, Municipal Clerk with the Town of Raymond, as well as the volunteers at the Raymond and District Historical Society and Pioneer Museum.

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# 1.0 Introduction



## INTRODUCTION

The town of Raymond has a rich and fascinating history rooted in the community's development as an agricultural centre. As the townsite is situated on traditional Kainai Nation lands, the areas history spans thousands of years. During the late 19th century and early 20th century, an influx of settlers began to pour into southern Alberta, which was undergoing unprecedented development through the establishment and construction of railways, irrigation networks, and industrial endeavours. Even with its proximity to the communities of Magrath, Stirling, and Lethbridge, the town of Raymond exploded with newcomers. Anchored by the Knight Sugar Factory, which opened in 1903, Raymond immediately enjoyed an era of prosperity and growth. Like most towns across the prairies, the proceeding decades were a time of ebbs and flow for the community economically, though Raymond has persevered and continues to be an active and vibrant place to the present day.

Raymond has a healthy stock of their historic built environment intact and building and community histories have been well documented through previous provincial surveys, local history books, publications, archival collections, and oral history accounts. In 2013, the Town and the Historic Resources Committee (HRC) recognized the need to formally begin the process in documenting the community's highly valued historic resources and initiated the development of a *Thematic Framework* and *Historic Context Paper*, completed in 2015. With these tools, the HRC were able to identify historic resources from a variety of historic themes which helped shape and contribute to all facets of Raymond's heritage. In 2016, 17 sites were selected to be evaluated through *Statements of Significance* to establish the Town's inaugural *Historic Resources Inventory*.

*Donald Luxton & Associates* were hired in late 2016 to undertake the evaluations of the 17 identified sites. 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 resource. This globally recognized approach considers environmental, social/cultural, economic and even intangible aspects of our shared experiences through history.

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 Context developed for the town of Raymond, 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.

As part of the public process, an Open House to review the final sites was presented to the public on September 14, 2017. A total of 21 participants, including owners and families of the evaluated resources', were present at the meeting.

IMPORTANT DATES	
Nov. 29, 2016	Start-up meeting with the HRC
Feb.-Jul. 2017	Field work and research trips
Jun. 19, 2017	Presentation to HRC of first batch of Statements of Significance
Jul. 24, 2017	Presentation to HRC of second batch of Statements of Significance
Sep. 14, 2017	Public open house
Sep. 2017	Finalization of document and submission to the HRC and Town Council

## RAYMOND THEMATIC FRAMEWORK

Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
<b>META-THEME</b>			<b><i>THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</i></b>	The founding of Raymond by Jesse Knight, and subsequent arrival of fellow Latter-day Saints to aid in the establishment and growth of the town permeates multiple Raymond themes and significantly shaped the town then, as it does today.	<ul style="list-style-type: none"> <li>• Layout of town</li> <li>• Businesses and institutional buildings associated with The Church of Jesus Christ of Latter-day Saints</li> </ul>
1.0 Peopling the Land	<i>Canada's Earliest Inhabitants</i>	<i>Aboriginal Life</i>	<b><i>First Nations in Raymond</i></b>	<ul style="list-style-type: none"> <li>• Blackfoot and Blood</li> <li>• Small presence on the local landscape</li> </ul>	<ul style="list-style-type: none"> <li>• Archaeological sites</li> </ul>
1.0 Peopling the Land	<i>Settlement</i> <i>Migration and Immigration</i> <i>People and the Environment</i>	<i>Urban Development</i>	<b><i>Sugar City: Settling Raymond</i></b>	<ul style="list-style-type: none"> <li>• Trails provided early access to the region</li> <li>• Town founded by Jesse Knight in 1901, and named after his son Raymond</li> <li>• Raymond's geographical positioning between Magrath and Stirling</li> <li>• Latter-day Saints moved to area for entrepreneurial opportunities and to aid in the construction of irrigation systems</li> <li>• Multi-generational connection to the town</li> <li>• Many Latter-day Saints' families had homes within the Town of Raymond, as well as farmsteads located outside town limits</li> <li>• Fertile soil, hospitable climate, and irrigation projects drew people to the Palliser Triangle area</li> <li>• Early presence of Japanese in community, and also later wave of Japanese immigrants from the west coast during and following the Second World War to work in the sugar beet fields</li> <li>• Post-Second World War influx of eastern Europeans</li> <li>• Mennonite presence within the town and Hutterite colonies nearby</li> <li>• Population demographics stable, with a large Latter-day Saints population presence</li> </ul>	<ul style="list-style-type: none"> <li>• Trails</li> <li>• Early homes</li> <li>• Multi-generational homes</li> <li>• Local sawmills &amp; lumber yards</li> <li>• Knight/Hancock Residence</li> <li>• Knight/Hicken Residence</li> </ul>

Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
1.0 Peopling the Land	<i>Settlement</i>	<i>Urban Development</i>	<b><i>Growth of Raymond</i></b>	<ul style="list-style-type: none"> <li>• Town's unique original layout comprising the "Plat of the City of Zion" plan overlaid with Georges-Eugène Haussmann's "Paris Plan," which resulted in the latter's wide boulevards radiating out from a central point over the "Plat of the City of Zion" grid arrangement of streets and blocks</li> <li>• Town's layout eventually evolved to a standard grid pattern, with characteristics of the "Paris Plan" lost</li> <li>• Local geography influenced settlement – sloping land resulted in differential water pressure issues</li> <li>• Temple Hill, a prominent local landmark, was previously situated within town boundaries</li> <li>• Later development of Frog Bottom area</li> <li>• Late establishment of lower area of town sewer system – relied first on septic system</li> </ul>	<ul style="list-style-type: none"> <li>• Layout of early village - irregular settlement lots juxtaposition to the current town grid</li> <li>• Early roads</li> <li>• Wide streets and sidewalks</li> <li>• Public works buildings</li> </ul>
2.0 Developing Economies	<i>Extraction and Production</i>	<i>Agricultural Development</i>	<b><i>Little Sugar Beet on the Prairie: Ranching and Farming in Raymond</i></b>	<ul style="list-style-type: none"> <li>• Short-grass prairies provided a food source for cattle</li> <li>• Soil, climate, and development of significant irrigation systems resulted in an early highly productive agricultural economy of sugar beets, wheat, and hay</li> <li>• Climate and soils also resulted in highly productive household gardens within the town</li> <li>• Town residents also kept coops for rearing fowl</li> <li>• Railway provided a means of moving livestock and grain throughout southern Alberta</li> <li>• Presence of grain elevators and mill made Raymond a base for grain processing and shipping</li> <li>• Establishment of dairies</li> <li>• Establishment of Raymond and District Agricultural Society</li> <li>• Development of community-based large-scale canning facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Stockyards, feed lots, abattoirs</li> <li>• Grain elevators</li> <li>• Flour mills</li> <li>• Dairy</li> <li>• Railway sidings</li> </ul>

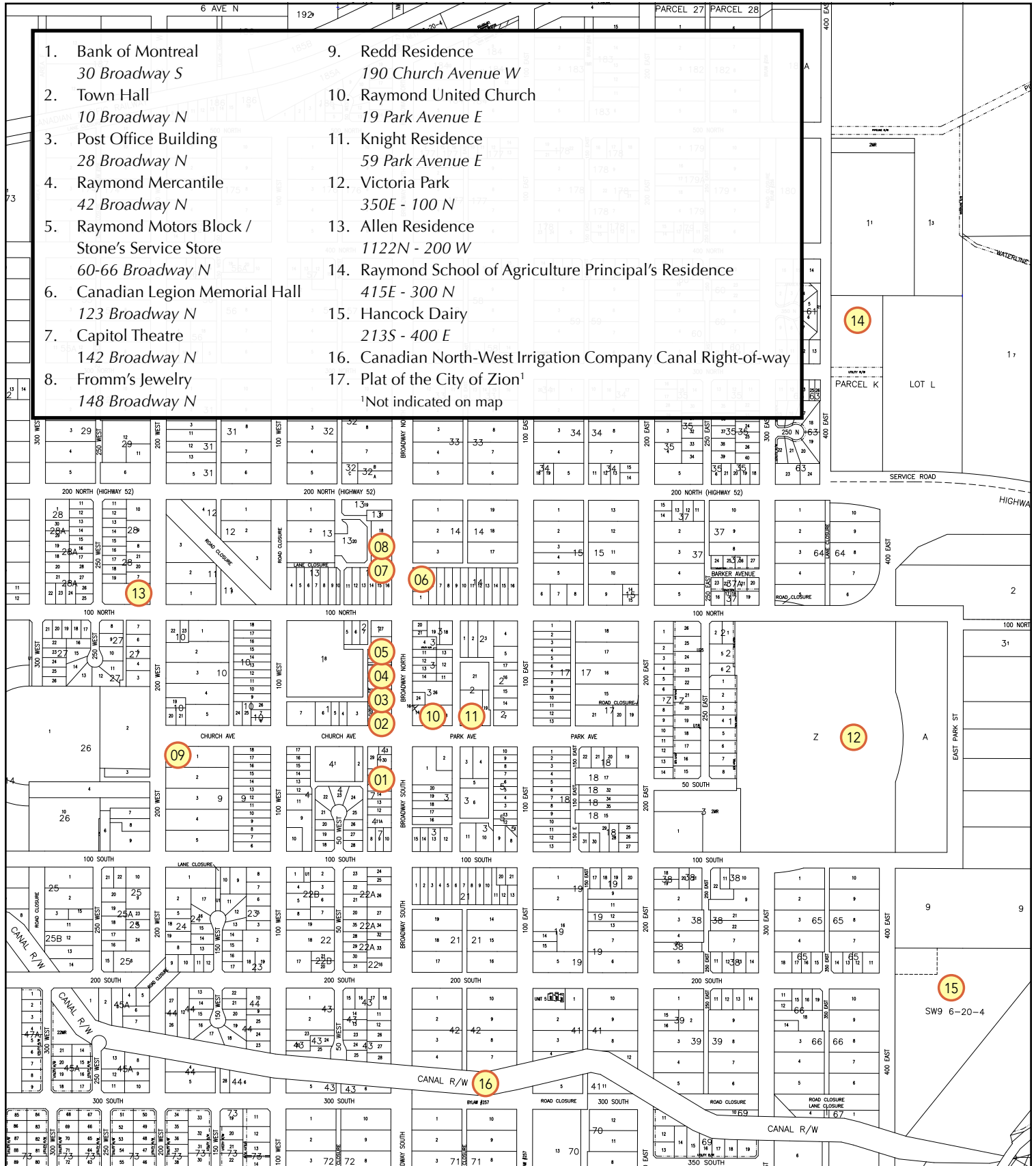


Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
2.0 Developing Economies	<i>Technology and Engineering</i>	<i>Agricultural Development</i>	<b><i>Engineering the Prairie</i></b>	<ul style="list-style-type: none"> <li>• Environmental conditions necessitated the development of irrigation systems to aid dryland farmers</li> <li>• Galt family first developers of an irrigation system in the Raymond area</li> <li>• The Church of Jesus Christ of Latter-day Saints was contracted to build a primary canal from St. Mary River and lateral canals</li> <li>• Boosters promoted the agriculture productivity of irrigated land</li> <li>• Formation of Raymond Irrigation District (RID)</li> <li>• Alteration of irrigation system elements for hydro-electric power</li> </ul>	<ul style="list-style-type: none"> <li>• Sites and landscapes associated with irrigation (<i>i.e.</i> canals, spillways, reservoirs, dikes, drops, chutes)</li> <li>• Corner Lake</li> <li>• Previously open irrigation canals within the town that are no longer in use and have been in-filled, now provide the community with sinuous grassed park areas throughout the town.</li> </ul>
2.0 Developing Economies	<i>Trade and Commerce</i>	<i>Urban Development</i>	<b><i>Commercial Development in Raymond</i></b>	<ul style="list-style-type: none"> <li>• Independent and self-supporting – Raymond developed a locally viable economy</li> <li>• Early businesses established to serve the first settlers</li> <li>• Early establishment of the Raymond Board of Trade</li> <li>• Development of commercial services and industries to meet the needs of the growing community</li> <li>• Japanese commercial businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Banks</li> <li>• Groceries</li> <li>• Hardware shops</li> <li>• Farm equipment businesses</li> <li>• Hotels</li> <li>• Cafés and restaurants</li> </ul>
2.0 Developing Economies	<i>Communications and Transportation</i>	<i>Transportation</i>	<b><i>Raymond Transportation and Communication</i></b>	<ul style="list-style-type: none"> <li>• Local trails permitted early settlers to move across the landscape</li> <li>• Initially serviced by St. Mary's River Railway, before line was taken over by CPR in 1912</li> <li>• Railway's presence increased the movement of people and goods in southern Alberta</li> <li>• Development of businesses associated with automobile travel</li> <li>• Greyhound bus service provided access to surrounding communities</li> <li>• Establishment of telegraph and later telephone lines and associated offices</li> <li>• Founding of multiple local newspapers including: <i>The Chronicle, The Raymond Rustler, The Raymond Leader, The Raymond Recorder, the Raymond Review</i></li> </ul>	<ul style="list-style-type: none"> <li>• Remnants of early trails</li> <li>• Stables and liveries</li> <li>• Blacksmiths</li> <li>• CPR Railway</li> <li>• Train station</li> <li>• Early hotels/motels</li> <li>• Early gas stations and garages</li> <li>• Telegraph lines &amp; office</li> <li>• Post office</li> <li>• Buildings associated with newspaper</li> </ul>

Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
3.0 Building Social and Community Life	<i>Community Organizations</i>	<i>Work and Leisure</i>	<b>Community Groups and Commemoration</b>	<ul style="list-style-type: none"> <li>• Early development of community groups focused on building community relationships and improving the quality of life of Raymond's residents (i.e. Legion, Lions, Rotary, Brownies, Girl Guides, Cubs, Scouts)</li> <li>• 4-H clubs (animal and mechanical focus)</li> <li>• Strong and enduring connection with war veterans and military service commemoration</li> <li>• Establishment of Air Cadets</li> </ul>	<ul style="list-style-type: none"> <li>• Community halls</li> <li>• Cenotaph</li> <li>• Legion Hall</li> </ul>
3.0 Building Social and Community Life	<i>Religious Institutions</i>	<i>Spiritual Life</i>	<b>Churches</b>	<ul style="list-style-type: none"> <li>• The founding of Raymond and its permanency is forever linked to The Church of Jesus Christ of Latter-day Saints and its congregation</li> <li>• Early establishment of Raymond's Buddhist Church</li> <li>• Later presence of Mennonite, Roman Catholic, Baptist, and United churches</li> <li>• Establishment of groups to aid the community including: Relief Society, Catholic Women's League, United Women's League, Y.W.M.I.A., Y.M.M.I.A.</li> </ul>	<ul style="list-style-type: none"> <li>• Churches</li> <li>• Rectories</li> <li>• Cemeteries</li> <li>• The Church of Jesus Christ of Latter-day Saints Park Avenue Chapel</li> <li>• Raymond Buddhist Church</li> </ul>
3.0 Building Social and Community Life	<i>Education and Social Well-Being</i>	<i>Education</i>	<b>Education and Agricultural Training in Raymond</b>	<ul style="list-style-type: none"> <li>• Activities related to teaching and education of children and adults</li> <li>• Early identification of educational needs in Raymond, with the first school constructed in 1903</li> <li>• Early and ongoing expansion of the school system to meet the growing needs of the community</li> <li>• Development of the Raymond Agricultural College</li> <li>• Later establishment of the Raymond Catholic Separate School, District No. 100</li> </ul>	<ul style="list-style-type: none"> <li>• Schools</li> </ul>
3.0 Building Social and Community Life	<i>Education and Social Well-Being</i>	<i>Health</i>	<b>Raymond Health Services</b>	<ul style="list-style-type: none"> <li>• Early health care services were performed by nurses, midwives, and traveling doctors, dentists</li> <li>• Development of local medical practices and clinics</li> <li>• Establishment of the Raymond Care Centre</li> <li>• Opening of the Raymond Municipal Hospital in 1945</li> <li>• Establishment of the Raymond Hospital Auxiliary</li> </ul>	<ul style="list-style-type: none"> <li>• Drug stores</li> <li>• Pharmacy</li> <li>• Maternity Home</li> <li>• Doctors offices</li> <li>• Nursing Home</li> <li>• Health clinics</li> <li>• Hospitals</li> </ul>

Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
4.0 Governing Canada	<i>Politics and Political Process</i> <i>Security and Law</i>	<i>Government and Law Enforcement</i>	<b><i>Governance and Protection</i></b>	<ul style="list-style-type: none"> <li>• Town Hall and development of Town Constables</li> <li>• Long-standing volunteer fire department</li> </ul>	<ul style="list-style-type: none"> <li>• Early fire halls</li> <li>• Town facilities</li> <li>• Sites associated with early law and policing</li> </ul>
5.0 Expressing Intellectual and Cultural Life	<i>Sports and Leisure</i>	<i>Sports</i>	<b><i>Stampede, Judo, and Rivalries</i></b>	<ul style="list-style-type: none"> <li>• Recreation activities that promoted community involvement and interaction</li> <li>• Stampede was established the year after the town was founded in 1901 – first stampede in Canada</li> <li>• First Judo club in western Canada</li> <li>• Wide variety of local sports (e.g. roller skating, hockey, baseball, softball, football, basketball, boxing, golf, track &amp; field, rugby, motocross)</li> <li>• Strong rivalries with neighbouring communities</li> </ul>	<ul style="list-style-type: none"> <li>• Ice rinks</li> <li>• Sports fields</li> <li>• Public parks</li> <li>• Swimming pools</li> <li>• Landscapes linked with the Raymond Stampede</li> </ul>
5.0 Expressing Intellectual and Cultural Life	<i>Learning and the Arts</i>	<i>Intellectual Life</i>	<b><i>Raymond and the Arts</i></b>	<ul style="list-style-type: none"> <li>• Early and enduring connection with the arts, which resulted in the establishment of a range of clubs, groups, and organizations focused on musical, theatrical, and artistic pursuits and associated venues</li> <li>• Long-standing community Historical Society</li> </ul>	<ul style="list-style-type: none"> <li>• Theatres</li> <li>• Galleries</li> <li>• Library</li> <li>• Museum</li> <li>• Exhibit spaces</li> <li>• Dance halls (open air)</li> </ul>
5.0 Expressing Intellectual and Cultural Life	<i>Philosophy and Spirituality</i>	<i>The Face of Alberta</i>	<b><i>“Welcome Home”: A Connected Community</i></b>	<ul style="list-style-type: none"> <li>• Raymond’s deeply instilled sense of community extends across social, economic, and geographical boundaries</li> <li>• Raymond’s presence in communities around the world is due to a strong desire to contribute to communities beyond their own</li> <li>• Multi-generational connection with the town ensures that returning residents always feel “at home” in the community.</li> <li>• Architectural styles influenced by the community’s inhabitants, available materials, and local industries</li> </ul>	<ul style="list-style-type: none"> <li>• Town’s wide streets permit highly-attended community celebrations</li> <li>• Diverse residential architectural style and scale reflective of cultural and economic influences</li> </ul>

MAP OF EVALUATED RESOURCES



Basemap courtesy of Oldman River Regional Service Commission, 2014



## 2.0 Statements of Significance

# BANK OF MONTREAL



## MUNICIPAL ADDRESS

30 Broadway S

## LEGAL ADDRESS

20391;7;16

## DATE OF CONSTRUCTION

1905

## ORIGINAL OWNER

Bank of Montreal

## ARCHITECT

James A. MacDonald

## BUILDERS

Smith Bros. & Wilson  
Edwin N. Wakely (roof,  
plumbing)

## Description of Historic Place

The Bank of Montreal is situated mid-block on Broadway South between Church Avenue and 100 South, fronting the town of Raymond's main street. The two-storey masonry building is distinguished by its minimal setback from the street, overall rectangular plan, symmetrical fenestration on the front and side façades, central entry on the front façade, and low-hipped roof with prominent wooden frieze. The building is situated opposite two significant Provincial Historic Resources: The Church of Jesus Christ of Latter-day Saints Park Avenue Chapel; and the Raymond Buddhist Church.

## Heritage Value of Historic Place

The Bank of Montreal, constructed 1905, is valued as a physical manifestation of Raymond's earliest financial institution constructed during the early Edwardian period. Banks were typically one of the earliest buildings to be established in a community and were prominently located in a community's downtown centre, often in proximity to the railway or on their main street. Their establishment benefitted not only the residents of the community, but also projected a sense of stability and permanency, which in turn attracted settlers and businesses to establish in the town. The first branch of the then Montreal Bank, later known as Bank of Montreal, opened on November 3, 1817, in Montreal by nine merchants. At the time the bank was established, Upper and Lower Canada were British Colonies and Canada's confederation was still five decades away. The bank

provided its own currency, commercial loans, safe repository, and a place to purchase foreign bills. It was not until 1822 that the bank was granted a charter as the Bank of Montreal. By the 1840s, the Bank of Montreal began to establish branches throughout Ontario, Quebec, and in 1859, the United States. As the Canadian Pacific Railway began to expand westward in the 1880s, so too did financial institutions. Typically, banks were the first buildings to open in a new community, signalling the economic success and prosperity that was expected for the community. Over time the Bank of Montreal acquired the Exchange Bank of Yarmouth (1903), the People's Bank of Halifax (1905), the Ontario Bank (1906), the Bank of British North America (1918), the Merchants Bank of Canada (1922), and the Molsons Bank (1925). The expansion of the Bank of Montreal in to southern Alberta was first discussed in 1901 when Sir Alexander Galt invited the bank's general manager Edward S. Clouston to Lethbridge. Clouston was impressed with the area's burgeoning growth, particularly the extent of the irrigation works and land under cultivation. Although the Raymond was still in its infancy, Clouston recognized its economic potential and key positioning and granted the establishment of a local branch. In 1902, the Bank of Montreal opened in a room in the Raymond Hotel. It was not until 1903, that the property for the extant building was acquired from the Canadian North-West Irrigation Company, though it would be two more years before the purpose-built structure was completed. When the new bank structure opened in 1905, Evan S. J. Martin served as the manager. The Bank of Montreal would operate from this location until 1946 when they moved to a modern, newly constructed edifice at 52 Broadway North. James E. Anderson (1902-1982) purchased the former



bank structure, converting it to an apartment block, and for a time located his plumbing and heating business into the building. In 2000, Southland Credit Union acquired the assets of the Bank of Montreal branch in Raymond, ending the 98-year presence of the bank in the town.

The Bank of Montreal is also valued as an elegant expression of a Classical Revival-style institutional building constructed during the early Edwardian period. The bank was constructed by the contracting firm of Smith Bros. & Wilson, who would also build the Raymond School of Agriculture. The bank was designed in the Classical Revival style of architecture, which was a popular style used in the financial and institutional buildings of this period. The style's ability to convey a sense of permanence and security through its form, materials, and detailing made it a popular architectural choice for such buildings. Classical Revival architecture possesses elements of classical architecture that reflected an improved understanding of classical Greek and Roman architecture precedents. The material choice, typically masonry, not only aided in the longevity of the structure; but, anchored it to the streetscape suggesting the building was 'here to stay.' Buildings designed in this architectural style were characterised by masonry exteriors (structural or cladding), flat or low-hipped roofs, columns (singular or in groups), temple-like aesthetic, rectangular structural bays, multiple large fenestration openings, and prominent cornices with detailing of modillions and/or dentils. The Bank of Montreal's original design possessed many hallmarks of the Classical Revival style.

The Bank of Montreal is also valued for its connection with prolific western Canadian architect James Allen MacDonald (1859-1926) and represents his only known example of a bank. Born in Exeter, Ontario, MacDonald moved to Winnipeg with his parents at a young age. Following his early education in the city, MacDonald moved to Minneapolis, where he trained as an architect. He remained in the United States working for the Army and Public School Board before returning to Canada in 1889, and establishing an architectural firm in Portage La Prairie. He moved throughout western Canada in the 1890s and 1900s setting up architectural offices, some on his own and some with a partner. He established practices in Regina (1892-1896), Nelson (1900-1903), Lethbridge (1903-1910), and Calgary (1910-1926). It was during his time in Lethbridge that he designed Raymond's Bank of Montreal. The bank is unique in that it represents one of the only identified (and extant) financial institutions designed by MacDonald. MacDonald had also drafted plans for the 1905-06 Bank of Montreal in Lethbridge, similar in design and style to that of Raymond's branch, though it was demolished in 1953.

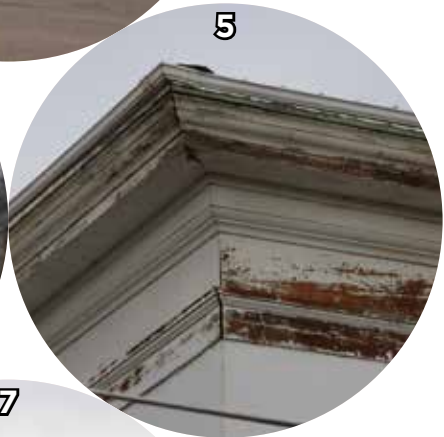


The Bank of Montreal as it appeared in 1944.  
Glenbow Archives NA-3977-12

## Character-Defining Elements

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

1. Location roughly mid-block on Broadway South between Church Avenue West and 100 South in Raymond's downtown.
2. Positioning at the property line with no setback from the street.
3. Form, scale, and massing as expressed by its: rectangular plan; two-storey height with full-height basement; low hipped roof.
4. Masonry construction including: board formed concrete foundation; moulded concrete blocks on front façade foundation; underlying red brick exterior; concrete watertable.
5. Classical Revival style details including: symmetrical design; low-hipped roof; masonry construction; substantial wooden frieze; regular fenestration; decorative lintel detailing; closed wooden soffits.
6. Fenestration such as: single assembly fixed multi-light wooden-sash window; single and double assembly 1-over-1 hung wooden-sash windows; triple assembly 1-over-1 hung wooden-sash window on either side of a fixed wooden-sash window with multi-light wooden-sash storm window; concrete sills; central rectangle door opening on front façade.
7. Exterior elements including: two-storey brick addition to rear of building with flat roof, parapet, single-assembly hung wooden-sash windows, bank of multi-light wooden-sash windows; internal brick chimney.





## Statement of Integrity

The Bank of Montreal is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Bank of Montreal, constructed 1905, is valued as physical manifestation of Raymond's earliest financial institution constructed during the early Edwardian period (Theme Value – Commercial Development in Raymond).

*Design / Style / Construction*  Yes  No  
The Bank of Montreal is valued as an elegant expression of a Classical Revival style institutional building constructed during the early Edwardian period (Theme Value – "Welcome Home" A Connected Community).

*Institution / Person*  Yes  No  
The Bank of Montreal is also valued for its connection with prolific western Canadian architect James Allen MacDonald (1859-1926) and represents his only known example of a bank.

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1885 to 1905 (Railway/Early Settlement)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The overall original design of the building is still evident.

*Environment*  Yes  No  N/A  
The building maintains its siting in Raymond's downtown.

*Materials*  Yes  No  N/A  
Aspects of its original materiality are intact.

*Workmanship*  Yes  No  N/A  
The workmanship is evident in the building's form and materials.

*Feeling*  Yes  No  N/A  
The building maintains its historic aesthetic.

*Association*  Yes  No  N/A  
The building is no longer used as a bank.

### CHRONOLOGY OF ALTERATIONS

1944-1972: Stucco added to exterior; Front entry canopy and columns removed; Size of window openings on first floor altered; Majority of window sashes replaced; Front door replaced; Signband

on roof removed; Two-storey addition on rear added; Shed-roof addition on rear added.

*Unknown Dates:* Side entry wooden steps and vestibule removed; Shed-roof addition on rear removed.

### STATEMENT OF INTEGRITY

*The Bank of Montreal maintains sufficient amount of integrity for it to convey its significance / heritage value.*

Overall, the structure is in fair to poor condition with its form, scale, and massing intact. Aspects of its materiality are also intact. Significant alterations to exterior of the building have occurred.

- Foundation: The concrete foundation, where visible possesses cracks and previous repairs. The moulded concrete blocks on the front façade have multiple chips to outside corners of the units and have been painted.
- Cladding: The original brick exterior has been covered with stucco making it impossible to determine the condition of the original underlying brick. The stucco cladding has multiple areas of failure with cracks, previous repairs, chips, and paint failure evident.
- Roof: Original form of the roof is intact. A standing seam metal roof has been added. The pitch of the roof and height of the building limited further condition assessment.
- Roof elements: The wooden freize and soffits are intact. Paint failure present throughout. Bargeboards separating at outside corners. Gutters are present, but not securely anchored in some locations. Rainwater leaders are not present.
- Windows: Window openings have been resized on the first floor. Majority of window sashes have been replaced. Some intact asymmetrical 1-over-1 hung wooden-sash windows on second floor. Storm windows missing or replaced. Paint failure on frames and sashes throughout. Paint failure and chips to concrete sills.
- Doors: Front façade entry canopy and columns previously removed. Front door entry opening resized. Door replaced. Side entry steps and vestibule removed. Side door opening enlarged and new doors installed.
- Chimney: Internal, brick chimney mostly covered by rear addition. Flue installed. Mortar loss present. Partially painted.

# TOWN HALL



## MUNICIPAL ADDRESS

10 Broadway N

## LEGAL ADDRESS

5822EJ;1;2

## DATE OF CONSTRUCTION

1930

## ORIGINAL OWNER

Town of Raymond

## ARCHITECT

Francis B. Rolfson

## BUILDERS

Orton J. Rolfson  
Charles Strong, Milton Strong,  
and Joseph Strong (masonry)

## Description of Historic Place

The town of Raymond's historic Town Hall is located on the northwest corner of the intersection of Broadway North and Church Avenue West in the community's commercial downtown. The Town Hall consists of a central one-storey portion with side-gabled roof and central front-gabled recessed entry. The masonry building is further characterised by two later one-storey flat roof additions on either side of the original structure. On the lawn in front of the Town Hall is the Raymond cenotaph commemorating those who fought and lost their lives in the First World War and Second World War.

## Heritage Value of Historic Place

The Town Hall, constructed in 1930, is significant as a physical connection with Raymond's civic administration history, serving as a multi-functional building where municipal services including the town offices, fire department and jail were first consolidated in one location. The region's abundance of available land and hospitable growing conditions, supplemented by the construction of the St. Mary's River Railway and Canadian North-West Irrigation Company's (CNWICo) canal, and the establishment of a nearby sugar factory by Jesse Knight, a Utah-based mining magnate and prominent member of the Church of Jesus Christ of Latter-day Saints, made the area highly attractive to settlers in the early 1900s. A townsite was established southwest of the sugar factory, and the new community, named after Jesse's son Oscar Raymond, was dedicated in August 1901. The resulting influx of

settlers into Raymond enabled the community to incorporate as a village in 1902, and the following year, into a town. A key step in the development of any early town is the construction of a civic building, it sets a standard within the community and conveys to the outside that the community possesses a solid foundation and is not likely to disappear in the event of social or economic hardship.

The extant building is Raymond's second formal town hall. Raymond's previous civic building, a small wooden-frame front gabled structure with a boomtown façade, was moved to this property in 1915 following the purchase of the parcel of land from Heber S. Allen. Raymond's initial rapid period of growth in the early Edwardian period, and a later wave during the Inter-war period, stretched the capacity of the pre-1930 town hall. An additional factor for the construction of a new town hall was the need for the building to be fire proof. In 1926, a major fire destroyed a number of wooden-frame commercial buildings on the west side of Broadway, immediately north of the town hall. Given the construction materials of the pre-1930 town hall, fear of its lack of fire resistivity and the potential loss of important documents drove the construction of a masonry building. Approval was granted by Town Council for \$10,000 of debentures to cover the cost of constructing a new town hall. When the building was completed it also housed a jail and fire hall, thus consolidating all pertinent town municipal services into a single space. The consolidation of community services in the Town Hall building was further solidified when a library addition was constructed in 1953 and a Royal Canadian Mounted Police (RCMP) detachment in 1979. The RCMP detachment was a one-



storey masonry addition extending south of the original building, constructed to serve as office, quarters, and jail for the RCMP. The detachment was used until 2001 when the Town built a new RCMP facility along Highway 52.

Raymond's Town Hall is further valued for its early and on-going connection with the community's cultural life as the site of the first library and later museum. The establishment of cultural institutions in a community solidifies its existence and projects a sense of a community's emotional ties to an area. Libraries and museums provide a range of services to meet the social, cultural, and intellectual needs of a community. The community's first library was established in the council chambers of the extant building in March 1931. The early library collection was the result of generous donations by the community. The library outgrew its allocated space and was moved to the basement of the building in 1937. Raymond's continued growth throughout the mid-20th century increased the public's demand placed on library services and resulted in the construction of a one-storey addition to the north of the extant building in 1953. The addition was named the Raymond Memorial Library in honour of those who lost their life in the Second World War, and was designed pro bono by local teacher, Paul H. Redd (1897-1978). In the mid-1980s, the Town purchased the Church of Jesus Christ of Latter-day Saints' Second Ward Chapel, immediately southeast of the Town Hall, for use as a community space. Following a large interior rehabilitation of the former chapel, the Town's offices and library moved in the building in 1996. Following their departure from the historic Town Hall, the building was repurposed as a dedicated museum space, including a local Sports Hall of Fame. The Raymond and District Historical Society, founded in 1989, who had previously been operating a museum out of the former Second Ward Chapel, moved into the recently vacated Town Hall. In 2003, the Historical Society opened a new wing of the museum in the old RCMP detachment addition. The Raymond Pioneer Museum provides visitors with a comprehensive understanding of the origins of the community and traces its evolution thematically to the present day.

The Town Hall is also valued as an elegant Inter-war period institutional building with hallmarks of Arts and Crafts architecture. Local architect, Francis B. Rolfson, designed the building, as well as many other prominent buildings in town. Francis Bent Rolfson (1872-1941) was born in Utah, and first came to Canada in 1900. He worked briefly on the irrigation canals before returning to Utah for the winter. The following year he moved to Canada with his wife Emily Caroline (nee Phillips) and two sons, settling in Stirling. As one of Raymond's early pioneers, moving to the new community in 1901, he is also credited with constructing the first home in the townsite. As an architect, he designed a number of notable buildings in Raymond, including the Opera House, Second Ward Chapel, Knight Academy, as well as the Cardston Tabernacle and Central School in Lethbridge. Rolfson's brother, Orton J. Rolfson, was one of the town's first carpenters and oversaw the construction of the Town Hall. Orton came to Raymond in 1901, from American Fork, Utah. The building's elegant design and masterful construction

ensured its longevity and Arts and Crafts aesthetic. The Arts and Crafts style evolved in England in response to the large-scale factories and mass production of the Industrial Age. The focus on skilled craftsmanship and high quality workmanship was lost during this period. The Arts and Crafts movement's key tenant focused on a return to functional design and ornamentation, high quality craftsmanship, and a rejection of superfluous decoration, modern materials and techniques. Aspects of this style are evident in the building's minimal exterior ornamentation, high quality of workmanship and materials, simple plan, and thoughtful and functional design.

The Town Hall is further valued as a prominent historic landmark in Raymond and as a site of the military service commemoration. On the southeast corner of the site is an elegant and solemn memorial to the veterans of the First and Second World Wars. The intent for the construction of a war memorial emerged following the First World War, a time when few thought there would ever be another war like it. In 1930, the Raymond War Memorial Committee was created to oversee site selection, design, and fundraising efforts. As the Town Hall was under construction at the time, the committee submitted a proposal to Town Council for Raymond's Great War memorial to be placed on the same site. Its situation next to the Town Hall makes it a highly visible landmark in Raymond. The base was designed and poured by Raymondites, with the statue of the soldier made in Italy. The cenotaph was dedicated on July 1, 1931, and has since served as the community's site of commemoration for those who have fought and those who lost their lives during periods of conflict.



Raymond's Town Hall as it appeared in the 1930s. Note the entrance to the fire hall on the south elevation (left).

*Raymond & District Historical Society AP2011-010-001*

## Character-Defining Elements

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

1. Location on a large corner lot northwest of the intersection of Broadway North and Church Avenue West in Raymond's commercial centre.
2. Positioning and setback from the street with the Raymond War Memorial cenotaph located to the southeast of the building.
3. Form, scale, and massing as expressed by its: rectangular plan; one-storey height; with full-height basement; side-gabled roof transitioning to flat roof with parapet on rear; front-gabled main entryway with recessed arched entry; one-storey addition with flat roof to the north.
4. Masonry construction including: board formed concrete foundation with stamped parging; textured variegated brick on the front and side façades with red brick on rear; brick laid in English bond with cream mortar on front and side façades; Spanish bond style brick watertable; decorative brick panels; concrete sills and lintels; concrete sill band; concrete coping.
5. Arts and Crafts-style details including: simple and balanced plan; masonry construction with ornamentation achieved through the brick patterns; central recessed entry's arched opening with keystone, inlaid decorative brick panel, engaged columns, pointed parapet with dentils; parged decorative elements on all façades especially below coping and in gable peaks; abundance of windows.
6. Fenestration such as: single assembly multi-light wooden-sash windows; single-assembly rectangle window opening; single panel wooden door with glass upper light and multi-light wooden-sash transom; single assembly rectangle door opening with parged jack-arch.
7. Exterior elements including an internal chimney red brick chimney with parged cap; flag pole; cenotaph of concrete with white marble soldier statue, bronze plaques.
8. One-storey flat roof addition on north side of Town Hall with variegated rug brick with light mortar laid in running bond, vertical wooden siding, brick sills, rectangle window openings, single-door with rectangle sidelights.



## Statement of Integrity

The Town Hall is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Town Hall is significant as a physical connection with Raymond's civic administration history, serving as a multi-functional building where municipal services were first consolidated in one location (Theme Value – Governance and Protection).

Raymond's Town Hall is further valued for its early and on-going connection with the community's cultural life as the site of the first library and later museum (Theme Value – Raymond and the Arts).

*Design / Style / Construction*  Yes  No  
The Town Hall is valued as an elegant Inter-war period institutional building with hallmarks of Arts and Crafts architecture (Theme Value – "Welcome Home" A Community Connected).

*Landmark / Symbolic Value*  Yes  No  
The Town Hall is further valued as a prominent historic landmark in Raymond and as a site of the military service commemoration.

*Institution / Person*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1930 to 1939 (Depression)

1946 to 1956 (Oil Boom)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The overall original design of the building is still evident.

*Environment*  Yes  No  N/A  
The building continues to be situated on Raymond's main street.

*Materials*  Yes  No  N/A  
Some of its original materials are intact.

*Workmanship*  Yes  No  N/A  
The workmanship is evident in the building's masonry construction and detailing, materials, and present condition.

*Feeling*  Yes  No  N/A  
The building maintains its historic aesthetic.

*Association*  Yes  No  N/A  
The building is no longer used as a town hall, fire hall, or jail.

### CHRONOLOGY OF ALTERATIONS

1946-53: Wood panels in entry vestibule removed.

1953: One-storey, flat roof masonry addition to north of building (library addition). Designed by Paul H. Redd and constructed by T.K.

Roberts & Son.

1978-79: One-story, flat roof masonry addition to south of building (RCMP detachment addition). Constructed by the Town of Raymond.

1979-83: Main floor windows replaced.

### STATEMENT OF INTEGRITY

*The Town Hall maintains sufficient amount of integrity for it to convey its significance / heritage value.*

Overall, the structure is in good condition with its original form, scale, and massing still evident. The building retains the majority of its original materials. Alterations through the construction of additions are clearly distinguishable from the original building.

- **Foundation:** The foundation, where visible, appears to be in fair condition. Cracks and previous repairs are present. Chips to the above grade outside corners of the foundation. There are areas of deteriorated parging with numerous past repairs, cracks, chips, and sections missing evident.
- **Cladding:** The variegated brick is in good condition. No missing bricks noted. Minor cracks present. Past unsympathetic mortar repairs evident. Over painting on brick in some areas. Localized areas of mortar loss. Cracks in decorative parged elements and coping. Localized areas of staining.
- **Roof:** No evidence of sagging or buckling. No missing, split, or curled asphalt shingles. Gutters and downspouts present, the latter directed away from the building. Small gaps in flashing on backside of coping.
- **Windows:** Basement window openings, wooden frames and sashes intact and in good condition. Main floor windows have been replaced however opening size has been maintained.
- **Doors:** Two-panel wood double doors with large upper glass panel, wood jamb, fan-style wood transom with decorative muntins is intact and original. Localized areas of finish deterioration. Glazing in doors has been replaced.
- **Chimney:** Significant mortar loss in chimney. Parging on cap is cracked and missing pieces. Rear of chimney shows evidence of settlement and separation.
- **Other:** Concrete entry steps and curved closed balustrade intact. Both elements deteriorated and previously repaired. Poor drainage and use of de-icing salts could be contributing factors.
- **1953 Addition:** Form, scale, and massing intact. Concrete foundation with minor cracks and chips. Exterior cladding of vertical wood siding and variegated brick original and intact with localized areas of deterioration. Brick on rear of the addition has been parged over. Windows have been boarded over, but opening maintained. Single sidelight has been resized. Door replaced. Metal soffits and fascia added. Gutters and downspouts present and anchored.

# POST OFFICE BUILDING



## MUNICIPAL ADDRESS

28 Broadway N

## LEGAL ADDRESS

0012351;2;18

## DATE OF CONSTRUCTION

1925

## ORIGINAL OWNER

Raymond Mercantile Co.

## BUILDERS

Thomas K. Roberts

Charles B. Strong (masonry)

## Description of Historic Place

The Post Office Building is situated on Broadway North between Church Avenue and 100 North along the town of Raymond's main street. The two-storey, rectangle plan, brick building is identifiable by its three storefronts separated by brick pilasters, regular arrangement of windows on the second floor of the front façade, and continuous horizontal concrete sill and lintels on the front façade. With its minimal setback from the street, the building is further characterized by its corner pilasters with corbelled brick crests, and decorative brick corbeling at the parapet and storefront cornice with dentil trim.

## Heritage Value of Historic Place

The Post Office Building, constructed in 1925, is valued as a physical manifestation of Raymond's notable growth and development during the Inter-war period, when many of the main streets buildings were constructed. The presence of a post office in a prairie town not only served the needs of the existing community, but also conveyed to immigrants and businesses that the community possessed a solid foundation and was not likely to disappear in the event of social or economic hardship. Raymond's first post office was set up in 1902, a year after the community was founded, with Charles McCarty serving as the first Postmaster.

Situated between the Canadian North-West Irrigation Company's (CNWICO) canal and the St. Mary's River Railway, Raymond

emerged as a settlement in 1901. Raymond's existence can be attributed to the perseverance of John W. Taylor and Charles A. Magrath in their attempts to establish a sugar beet refinery in southern Alberta to assist settlement along the CPR line. Jesse Knight, a Utah-based industrialist, having already made significant investments into real estate near Spring Coulee, entered into an agreement with the CNWICO and the Alberta Railway & Coal Company to establish a sugar factory northeast of the future site of Raymond, to operate for a minimum of 12 years. In exchange, the companies would subdivide a townsite for workers and to encourage further immigration, Jesse acquired over 200,000 acres (80,937 hectares) at discount in the Raymond vicinity. The new townsite was dedicated in 1901 and named Raymond after Oscar Raymond, one of Jesse's sons. While the Knight Sugar Factory was a boon to the community, not enough sugar beets could be supplied to the refinery in order to keep the industry profitable, and operations ceased after 12 years in 1915.

Following the loss of the sugar factory, the ravages of the First World War, the collapse of wheat prices in the early 1920s, and the conflagration of the Raymond Milling Company's elevator, a renewed optimism began to emerge starting in the mid-1920s. A local effort to convince the Utah-Idaho Sugar Company to construct a new sugar refinery in town was successful and the new factory opened in 1925. In order to ensure an adequate supply of sugar beets, local farmers incorporated the Raymond Irrigation District, purchasing the region's irrigation network from the CPR, and embarked on an ambitious plan of expansion.



Raymond's initial rapid period of growth in the early Edwardian period, and later wave during the Inter-war period stretched the capacity of their initial post office. In 1925, the decision to construct a new building to house the post office, to alleviate the small and congested former accommodations in the Security Block, and other businesses was proposed. Herbert S. Allen, general manager of the Raymond Mercantile Company, planned for the construction of the extant two-storey masonry building on Broadway. When built, the Post Office Building as it was known, would house three businesses on the main floor and offices above. The block officially opened in January 1926, with the Post Office, Sugar City Meat Company, and the Maple Leaf Bakery occupying the main floor and a variety of professional offices on the second floor. The bakery and meat market businesses were managed by different proprietors in the building for several decades. When the post office moved to this new location, Louis D. King continued to serve as its Postmaster, a position he would hold until 1946. Raymond's post office occupied the southernmost unit of the building until 1961 when it moved to the current and purpose-built structure at 5E - 100N. The Post Office Building was also a hub of medical care for many decades, with private practices such as Dr. A. R. Chisholm's, a physician who opened an office in the structure in early 1926, and also when the County of Warner established a Health Unit at this location in 1965.

The Post Office Building is also significant as a late expression of an Edwardian-style commercial block with elegant masonry details. The extant building was constructed by local contractor, Thomas K. Roberts (1878-1965) for Hebert S. Allen - the Raymond Mercantile Company owning the land on which the building was constructed. Roberts emigrated from Llanelly, South

Wales in 1907. He settled first in Magrath, where he established his contracting business, before moving to Raymond with his wife Mary E. (nee Mame) in 1915. Edwardian-style architecture exhibited greater refinement in its design and exterior detailing when compared to the earlier Victorian period, whose buildings possessed a plethora of different materials and ornamentation. Edwardian architecture's ability to convey a sense of permanence and security through its form, materials, and clean detailing made it a popular architectural choice for commercial and institutional buildings. The material choice of this period, typically masonry, not only aided in the longevity of the structure; but, anchored it to the streetscape suggesting the building was 'here to stay'. Buildings designed in this architectural style were characterised by balanced and clean design, masonry façades, flat or shed roofs, simple cornices, plain parapets, rectangular structural bays, pilasters, and regular fenestration. The Post Office Building exhibits characteristics of this style through its full-height storefronts separated by brick pilasters, balanced fenestration on the second floor, stepped parapet with corbel detailing, minimal exterior ornamentation, horizontal banding, and storefront cornice. Charles B. Strong, a local mason and bricklayer, incorporated corbel patterning and brick motifs at and below the parapet on the front façade, similar to the designs that had originally appeared on the brick exterior of the neighbouring Raymond Mercantile, which would unfortunately burn down several months later.

The Post Office Building is further valued as a prominent historic landmark on Raymond's primary commercial street. Its placement and form, scale, and massing contribute to its commanding presence.

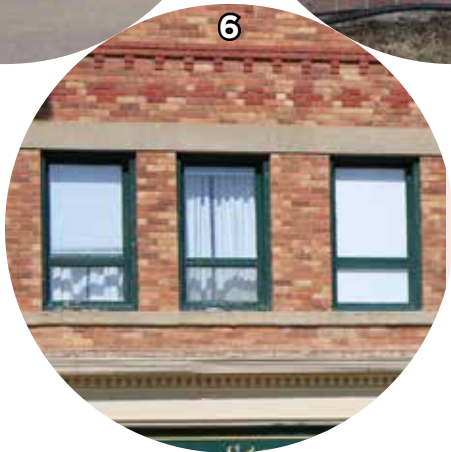
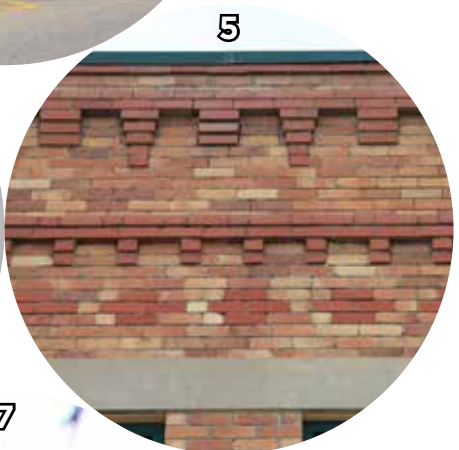
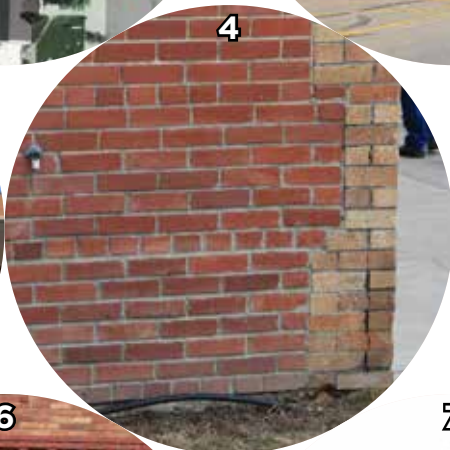


The Post Office Building as it appeared in 1950.  
Galt Archives P19760209056

## Character-Defining Elements

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

1. Location roughly mid-block on Broadway North between Church Avenue West and 100 North in Raymond's commercial centre.
2. Positioning at the property line with no setback from the street.
3. Form, scale, and massing as expressed by its: rectangular plan; two-storey height; flat roof with stepped side parapet.
4. Masonry construction including: board formed concrete foundation; textured variegated brick on the front façade; red brick laid in common bond with cream mortar on side and rear façades; sandstone sills; brick sills and arched lintels on side façades.
5. Edwardian commercial style details including: symmetrical design; flat roof; masonry construction of brick and stone; parapet with corbeling; horizontal band with corbel across front façade below parapet with decorative red brick inset detailing below; rectangular structural bays; storefront cornice; corner pilasters with corbeling; pilasters separating storefront structural bays; regular fenestration.
6. Fenestration such as: single assembly 1-over-1 fixed wooden-sash windows.
7. Exterior elements including an internal chimney.





## Statement of Integrity

The Post Office Building is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Post Office Building, constructed in 1925, is valued as a physical manifestation of Raymond's notable growth and development during the Inter-war period, when many of the main streets buildings were constructed (Theme Value – Raymond Transportation and Communication).

*Design / Style / Construction*  Yes  No  
The Post Office Building is significant as a late expression of an Edwardian style commercial block with elegant masonry details (Theme Value – “Welcome Home” A Community Connected).

*Landmark / Symbolic Value*  Yes  No  
The Post Office Building is further valued as a prominent historic landmark on Raymond's primary commercial street. Its placement and form, scale, and massing contribute to its commanding presence.

*Institution / Person*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1919 to 1929 (Post WW I to Stock Market Crash)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The overall original design of the building is still evident.

*Environment*  Yes  No  N/A  
The building maintains its siting on Raymond's main street.

*Materials*  Yes  No  N/A  
Some of its original materials are intact.

*Workmanship*  Yes  No  N/A  
The workmanship is evident in the building's fine detailing, materials, and present condition.

*Feeling*  Yes  No  N/A  
The building maintains its historic aesthetic.

*Association*  Yes  No  N/A  
The building continues its use as a commercial and professional office space.

### CHRONOLOGY OF ALTERATIONS

*Circa 1950s:* Storefronts altered and modernized.

*Pre-1972:* Storefront altered (transom, glazing, doors); Flagstone veneer added to commercial bays.

*1972-1980:* Window sashes replaced.

*Circa 2005:* Storefronts rehabilitated to current configuration and design.

*Unknown Date:* Exit stairs added to rear of building.

### STATEMENT OF INTEGRITY

*The Post Office Building maintains all the aspects of integrity necessary for it to convey its significance / heritage value.*

Overall, the structure is in good condition with its form, scale, and massing intact. Aspects of its materiality are also intact. However, alternations to the storefront and interior.

- Foundation: The foundation, where visible, appears to be in fair condition. Cracks and previous repairs are present. Chips to the above grade outside corners of the foundation.
- Cladding: The brick and stone in fair condition. Localized areas damaged bricks, particular outside corners and at base of walls where bricks are loose, chipped and/or cracked. Mortar loss and past unsympathetic repairs present on all façades. Staining of brick sills and cladding below window openings and at base of walls. Parging on caps of corner pilasters cracked and pieces missing.
- Roof: Not accessible to determine condition. However, on-going moisture infiltration evident on the second floor.
- Roof elements: Access to roof not available to determine condition of roof. Metal cap flashing added to parapet.
- Windows: Second floor, side and rear façade window openings intact. Sashes have been replaced. Paint failure present on all wooden elements. Some windows on rear façade reconfigured to accommodate HVAC components.
- Doors: All doors have been replaced.
- Chimney: New flue installed.
- Other: Entire entry storefront has been replaced.

# RAYMOND MERCANTILE



## MUNICIPAL ADDRESS

28 Broadway N

## LEGAL ADDRESS

20391;2;14-16

## DATE OF CONSTRUCTION

1926-27

## ORIGINAL OWNER

Raymond Mercantile Co.

## BUILDER

Thomas K. Roberts

## Description of Historic Place

The Raymond Mercantile is situated mid-block on Broadway North between 100 North and Church Avenue in the town of Raymond's historic downtown. The two-storey brick building is easily identified by its dramatic diamond pattern of red brick above the building's second floor windows; corbelling on the parapet; and regular fenestration punctuating the second floor of the front façade with red brick drip moulds and sills. A substantial metal canopy spanning between brick corner pilasters dominates the first floor of the building. The canopy shades the building's modern storefront glazing and off-centre entry.

## Heritage Value of Historic Place

The Raymond Mercantile, constructed in 1926-27, is valued for its prominent and long-serving role in the commercial and social development of Raymond and is a component of a grouping of commercial buildings situated on the community's main street. The region's abundance of available land and hospitable growing conditions, supplemented by the construction of the St. Mary's River Railway and Canadian North-West Irrigation Company's (CNWICo) canal, resulted in a steady influx of settlers into the region beginning in the late 1800s and early 1900s. The establishment of a sugar factory between Stirling and Magrath at the behest of Jesse Knight, a Utah-based mining magnate and prominent member of the Church of Jesus Christ of Latter-day Saints, allowed him to purchase 220,000 acres (80,9370 hectares) of land in proximity to the new industry from the

CNWICo and Alberta Railway & Coal Company (AR&CCo). The two companies had their land southwest of the sugar factory and subdivided it into a townsite in order to entice further immigration to the area and accommodate the workers of the sugar factory. The new community of Raymond, named after one of Jesse's sons, was dedicated in August 1901. The burgeoning locality, nestled between the railway and canal, immediately required amenities and entrepreneurs to begin providing necessities to the residents. Early Raymond citizen Charles McCarty (1853-1926), recognizing this opportunity, immediately constructed the community's first general store in 1901. McCarty engaged Charles W. Lamb to construct the commercial block to house his business. The two-storey wooden-frame and clad structure provided a wide range of goods to the town's predominately rural community. When it opened, Francis Kirkham managed the store. McCarty retained ownership of the store until 1903, when Heber S. Allen purchased the business, and incorporated it as the Raymond Mercantile Company. The Mercantile block was eventually expanded upon, adjoining the nearby Raymond Hotel.

In order to update the appearance and create a fire barrier, Allen had clad the exterior of the building in brick and installed brick firewalls in 1917. Unfortunately the firewall on the north elevation failed to protect the building from a disastrous fire in November 1926, which razed the original Mercantile and neighbouring businesses. This misfortune did little to deter the operations of the business. Relocating into temporary accommodations in the brick warehouse at the rear of the property, the Mercantile continued to provide to the community. All that remained of the



original Raymond Mercantile was the southern exterior masonry wall and the warehouse, both of which were integrated into the new structure. Construction of the extant Mercantile building was rushed through the winter months by local contractor Thomas K. Roberts, reopening in March 1927, with nearly one thousand people attending a dance at the new premise. Roberts had constructed the adjacent Post Office Building in 1925. The Raymond Mercantile continues to operate as a grocery, serving the immediate needs of local residents. The building also served as a social hub for Raymond, where patrons could meet to socialise, exchange knowledge, and catch up on the latest news. The store, like many in early prairie communities, maintained a central place in the development of the community.

The Raymond Mercantile is further valued for its connection with early Raymond pioneer and entrepreneur, Heber S. Allen (1864-1944). Born in Hyrum, Utah Territory, Allen, after receiving his higher education in Logan and Provo, would join his father, Simeon F. (1839-1901), and assist in the construction of both the Great Northern Railway in Montana, and also the Canadian Pacific's transcontinental railway. Allen was employed as a bookkeeper, and also managed commissaries during this time. A chance meeting with Charles O. Card in Montana, who had just established a settlement along Lee Creek, intrigued the Allens in regards to the prospects of the new community, and they returned to Canada, making Cardston their home. After initially working as a schoolteacher, Allen eventually started his own business, H.S. Allen & Co., and would become a community leader. In 1902, he was appointed as President of the Alberta Stake of the Church of Latter-day Saints, and the following year was chosen to fulfil the same role in the newly created Taylor Stake in Raymond. Allen promptly acquired McCarty's general store in the town, and constructed a large residence by 1905, bringing his wife, Amy Leonard, and children to Raymond. Along with

his proprietorship of the Raymond Mercantile, Allen sustained an assertive role in community, serving as town councillor and on the school board; President of the Knight Academy; Vice-president of the Ellison Milling Company; and was founder of Associated Grocers in 1927, a co-operative of independent grocery stores in southern Alberta, which still serves Western Canada. Allen was also instrumental in the re-establishment of a sugar factory in Raymond in 1925, and maintained a number of agricultural and ranching interests in the general vicinity. Eight years following his release from the Presidency of the Stake, Heber S. Allen passed away. By this time, the general management of the Raymond Mercantile had passed to his son, Heber F. Allen (1894-1968). James D. Bridge (1922-2007), Heber F.'s son-in-law, would also continue in this position until he sold the business to Michael Russell Court.

The Raymond Mercantile is also valued as a very late expression of Edwardian commercial architecture constructed during the Inter-war period. This style of architecture stood in stark contrast to the previous Victorian period whose buildings possessed highly ornamented exteriors and used a wide range of materials. Edwardian architectural minimized its exterior appearance through simple plans with minimal exterior ornamentation. This style of commercial architecture is further characterized by full-height storefronts, masonry pilasters and columns, simple parapets with minimal detailing, roof and storefront cornices, and abundance of fenestration. The Raymond Mercantile exhibits a number of characteristics that attribute it to this style of architecture.

The Raymond Mercantile is lastly valued as a historic landmark sitting prominently on Raymond's primary commercial corridor. Its placement and form, scale, and massing contribute to its commanding presence.

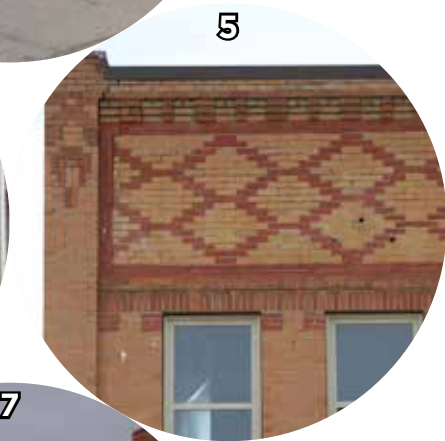
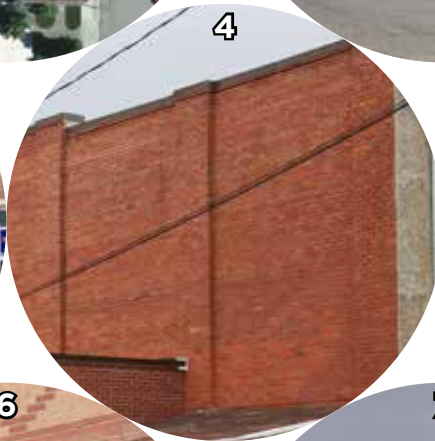


The Raymond Mercantile as it appeared shortly after its reconstruction in the late 1920s.  
Raymond & District Historical Society

## Character-Defining Elements

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

1. Location roughly mid-block on Broadway North between 100 North and Church Avenue West in Raymond's historic downtown.
2. Positioning at the property line with no setback from the street.
3. Form, scale, and massing as expressed by its: rectangular plan; two-storey height with basement; flat roof with stepped parapet.
4. Masonry construction including: board formed concrete foundation; blonde coloured brick with tooled black mortar inlaid red brick accents on front façade; red pressed brick laid in common bond with light mortar; on side and rear façades.
5. Edwardian commercial style details including: symmetrical design; flat roof; masonry construction; full-height rectangular structural bays on ground level; decorative corbelled rooftop cornice; brick pilasters separating structural bays with decorative inlaid brick pattern at the top; regular fenestration on upper floor; exterior detailing achieved through patterns of inlaid contrasting coloured brick.
6. Fenestration such as: single assembly window openings with brick drip moulds and sills; single assembly 6-over-6 single-hung wooden-sash windows on rear façade.
7. Exterior elements including: internal brick chimney; painted ghost signs on north façade; one-storey rectangle plan, flat roof warehouse attached to rear of building.



## Statement of Integrity

The Raymond Mercantile is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Raymond Mercantile, constructed in 1926, is valued for its prominent and long-serving role in the commercial and social development of Raymond and is a component of a grouping of commercial buildings situated on the community's main street (Theme Value – Commercial Development in Raymond).

*Design / Style / Construction*  Yes  No  
The Raymond Mercantile is valued as a late expression of an Edwardian style commercial block constructed during the Inter-war period (Theme Value – “Welcome Home” A Connected Community).

*Institution / Person*  Yes  No  
The Raymond Mercantile is further valued for its connection with two prominent and early Raymond pioneers, Charles McCarty and Herber Simeon Allen (Theme Value – Sugar City: Settling Raymond).

*Landmark / Symbolic Value*  Yes  No  
The Raymond Mercantile is also valued as a historic landmark sitting prominently on Raymond's primary commercial corridor. Its placement and form, scale, and massing contribute to its commanding presence.

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1919 to 1929 (Post WW I to Stock Market Crash)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The overall original design of the building is still evident.

*Environment*  Yes  No  N/A  
The building maintains its original siting.

*Materials*  Yes  No  N/A  
The majority of its original materials are intact.

*Workmanship*  Yes  No  N/A  
The workmanship is evident in the building's fine detailing, materials, and present condition.

*Feeling*  Yes  No  N/A  
The building projects a historic aesthetic.

*Association*  Yes  No  N/A  
The building maintains its commercial use.

### CHRONOLOGY OF ALTERATIONS

*Pre-1920:* Brick warehouse at rear of Mercantile constructed.

*1928:* Iron canopy installed.

*1965:* Grocery department addition on south side, constructed by Coppieters Construction.

*1980:* Present canopy installed over storefront.

*Pre-1983:* Storefront replaced; Canopy extended across storefront of 1965 addition.

*Unknown Dates:* Front façade second floor windows replaced; Stucco applied to rear façade and warehouse.

### STATEMENT OF INTEGRITY

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

Overall, the structure is in fair condition with its form, scale, and massing intact. Aspects of its materiality are intact. Alternations to the storefront, rear façade, interior, and fenestration have been carried out.

- **Foundation:** The foundation, where visible, appears to be in fair condition. Cracks and previous repairs are present. Chips to the above grade outside corners of the foundation.
- **Cladding:** The blonde brick on the front façade is in good condition. Localized areas of deterioration such as mortar loss, chipped bricks, unsympathetic repointing, and minor staining are evident. The red pressed brick of the parapet, decorative elements, window drip moulds and sills are intact and in fair condition with staining and mortar loss the typical types of deterioration. Stucco has been applied to the rear façade of the building and to the early brick warehouse. The stucco is cracked in areas and portions are missing particularly at the base of the walls.
- **Roof:** Not accessible to determine condition. However, on-going moisture infiltration evident on the second floor.
- **Roof elements:** Parapet intact. Metal cap flashing added to parapet.
- **Windows:** Storefront has been completely replaced including configuration, glazing, doors, and brick on pilasters. Second floor windows on front façade have been replaced however the size of the opening, brick drip moulds and sills are intact. A number of wooden-sash windows on the rear façade are original, however they possess broken glazing, muntins, paint failure, and replacement storm windows. A number of windows have been boarded over on the rear.
- **Doors:** All doors have been replaced.
- **Chimney:** Exterior chimney at rear is intact, however, the below roof section has been covered with stucco.
- **Other:** The early one-storey rectangle plan warehouse that connects to the building has been clad in stucco, which is failing in areas, the fenestration openings have been altered and the original doors and windows have been replaced or covered over.

# RAYMOND MOTORS BLOCK / STONE'S SERVICE STORE



## MUNICIPAL ADDRESS

60-66 Broadway N

## LEGAL ADDRESS

6035JK;1;21-24

## DATE OF CONSTRUCTION

1929

## ORIGINAL OWNER

Orrin H. Snow

## BUILDERS

Thomas K. Roberts  
Theodore Ehlert (masonry)  
Alexander and James  
Armour (plaster)

## Description of Historic Place

The Raymond Motors Block/Stone's Service Store is situated midblock on Broadway North between Church Avenue West and 100 North along the town of Raymond's historic business district. The one-storey brick and metal clad building is easily identified by its regular configuration of storefront bays with large fenestration separated by brick columns, flat roof, off-centre front entries, and multiple businesses. The commercial building possesses minimal setback from the property line and is a component of a grouping of commercial buildings in Raymond's town centre.

## Heritage Value of Historic Place

The Raymond Motors Block/Stone's Service Store, constructed in 1929, is valued as representative of Raymond's Inter-war development, a period of substantial commercial growth in the town, and is part of a grouping of contemporaneous commercial buildings along the community's main street. The region's abundance of available land and hospitable growing conditions, supplemented by the construction of the St. Mary's River Railway and Canadian North-West Irrigation Company's (CNWICo) canal, made the region an ideal area for settlement. Throughout the early 1900s, boosters promoted the available land and its viability throughout Europe, the United States, and central and eastern Canada. One individual interested in this untapped landscape was Jesse Knight, a Utah-based mining magnate and prominent member of the Church of Jesus Christ of Latter-day Saints. Knight was approached by the CNWICo and Alberta

Railway & Coal Company (AR&CCo) to establish a sugar factory in southern Alberta. He had already sent his two sons to the region to investigate the potential of buying land in southern Alberta, acquiring approximately 35,000 acres (14,163 hectares) in 1899. Knight agreed to construct, and operate for at least 12 years, a sugar beet factory to be located between Stirling and Magrath. In exchange for this venture, Knight was able to purchase an additional 220,000 acres (89,030 hectares) at a reduced price from the CNWICo and AR&CCo. An additional aspect to their agreement was for the two companies to subdivide a portion of their land near the factory for a townsite. This was done to entice further immigration to the area, and accommodate the workers of the sugar factory. As a result, a steady stream of settlers moved in to the region beginning in the early 1900s. The new community of Raymond, named after Jesse Knight's son, was dedicated in August 1901; the sugar factory was opened in 1903. The early growth of the community placed a demand for locally based amenities, resulting in an influx of entrepreneurs and a boom of commercial construction in Raymond. This initial period of growth was hindered by the outbreak of the First World War, which significantly impacted social, economic, and physical growth of communities across Canada, including Raymond.

A number of factors impacted Raymond's economic recovery following the end of the First World War. The town's growth had been stunted by the closure of the sugar factory in 1915, world post-war economic depression, the collapse of wheat prices in the early 1920s, and the Raymond Milling Company's elevator fire. However, a renewed optimism began to emerge in the mid-1920s. As a result of local advocates, the Utah-Idaho Sugar



Company agreed to construct a new sugar refinery in town - the new factory opening in 1925. Furthermore, to secure an adequate supply of sugar beets, local farmers incorporated the Raymond Irrigation District, purchasing the region's irrigation network from the CPR in the mid 1920s, embarking on an ambitious plan of expansion. These events drove Raymond's economy forward and placed an increased demand on local amenities and services. This in turn resulted in a period of commercial construction in Raymond's downtown. The Raymond Motors Block/Stone's Service Store, built just prior to the on-set of the Great Depression, is a product of this resurgence of growth in the town. Construction of the commercial block was commissioned by property owner, Orrin H. Snow (1869-1948). Snow immigrated to Canada from Pine Valley, Utah in 1910, with his second wife, Charity A. (nee Redd) and their 14 children. The family established a farm south of Raymond and Snow became active in civic affairs, including holding the position of mayor. Snow built the extant multi-unit commercial block on his property affected by the 1926 main street fire, which had resulted in the razing of the Raymond Hotel of which he owned. He had the building constructed with the potential of adding a second floor, anticipating the continued prosperity of Raymond.

The Raymond Motors Block/Stone's Service Store is further valued for its connection with numerous early and iconic Raymond commercial businesses that contributed to the community's early social, economic, and general well-being. Upon its completion in 1929, five businesses were housed in the Raymond Motors Block/Stone's Service Store: Raymond Motors Garage, the Club and American Cafés, the Rex Barber Shop, and a tailor shop. The garage, serving as an anchor tenant and namesake of the building, was managed by George H. Romeril (1883-1937). George came

to Canada from Utah with his parents in 1899, settling in Stirling. After multiple short-term stays in Raymond, George, his wife Elma, and their daughter Millie, permanently settled in Raymond in 1926, where George worked as a mechanic. One of the earliest and longest operating businesses in the Raymond Motors Block was Stone's Service Store, which moved into the block in 1931, occupying the space formerly used by the Raymond Motors Garage. Stone's Service Store was established by William C. Stone (1883-1973), along with his son, Kenneth (1909-1998) in 1929. William had worked at the Raymond Mercantile for 20 years before opening his own business, originally specializing in hardware and groceries. Stone's Service Store was a family operated store, and continued to be a fixture in this commercial block until the grocery business was sold in 1975, though the Stone family continued their hardware business in a nearby block until 1981.

The Raymond Motors Block/Stone's Service Store is also valued as a late expression of Edwardian commercial architecture constructed during the Inter-war period, just prior to the Great Depression. Commercial architecture of this style is characterized by minimal exterior ornamentation with full-height storefronts, masonry pilasters and columns, simple parapets with minimal detailing, roof and storefront cornices, and an abundance of fenestration. Edwardian architecture stood in stark contrast to the previous Victorian era whose buildings were highly ornamented and used a wide range of materials. The Raymond Motors Block exhibits a number of characteristics that attribute it to this style of architecture including its masonry construction with full-height storefront separated by brick columns, parapet with recessed panels, and overall lack of exterior ornamentation.

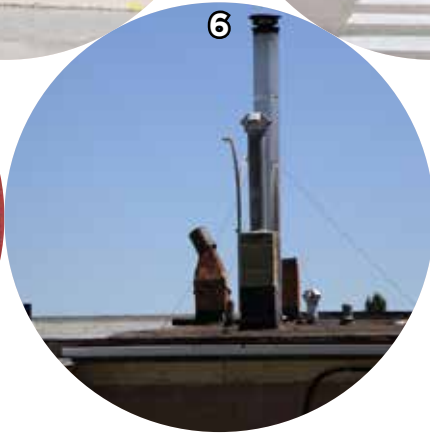


The Raymond Motors Block/Stone's Service Store during the Dominion day parade in 1966. Other tenants in the block at this time included the Club Cafe and Raymond Cleaners.  
Galt Archives 19752303622

## Character-Defining Elements

Key elements that define the heritage character of the Raymond Motors Block/Stone's Service Store include, but are not limited to its:

1. Location roughly mid-block on Broadway North between 100 North and Church Avenue West in Raymond's historic downtown.
2. Positioning at the property line with no setback from the street.
3. Form, scale, and massing as expressed by its: rectangular plan; one-storey height; shed roof with stepped parapet.
4. Wooden-frame construction including: concrete foundation; variegated rug brick with light mortar laid in running bond on the front façade; red brick with light coloured mortar laid in running bond on the side and rear façades.
5. Edwardian commercial style details including: symmetrical design; full-height rectangular structural bays separated by brick columns; regular fenestration openings; parapet with recessed panels with corbel perimeter; wood and tin storefront cornice; minimal ornamentation.
6. Exterior elements including: internal brick and concrete block chimneys.





## Statement of Integrity

The Raymond Motors Block/Stone's Service Store is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Raymond Motors Block/Stone's Service Store, constructed in 1929, is valued as representative of Raymond's Inter-war development, a period of substantial commercial growth in the town, and is part of a grouping of contemporaneous commercial buildings along the community's main street (Theme Value – Commercial Development in Raymond).

The Raymond Motors Block/Stone's Service Store is further valued for its connection with numerous early and iconic Raymond commercial businesses that contributed to the community's early social, economic, and general well-being (Theme Value – Commercial Development in Raymond).

*Design / Style / Construction*  Yes  No  
The Raymond Motors Block/Stone's Service Store is also valued as a late expression of Edwardian commercial architecture constructed during the Inter-war period, just prior to the Great Depression (Theme Value – "Welcome Home" A Connected Community).

*Institution / Person*  Yes  No

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1919 to 1929 (Post WW I to Stock Market Crash)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The overall original design of the building is still evident.

*Environment*  Yes  No  N/A  
The building maintains its original siting amongst a commercial group of buildings.

*Materials*  Yes  No  N/A  
Some of its original materials are intact.

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

*Feeling*  Yes  No  N/A  
The building maintains a historic aesthetic.

*Association*  Yes  No  N/A  
The building continues to be used for commercial purposes.

### CHRONOLOGY OF ALTERATIONS

1980-83: Storefronts replaced.

Pre-2012: Metal and wooden cladding installed over brick (62 Broadway N).

Post-2012: Stucco applied over brick (60 Broadway N); Two-storey residential addition to rear of unit (60 Broadway N).

Unknown Dates: Paint removed from brick using an abrasive method; Box signs added to parapet.

### STATEMENT OF INTEGRITY

*The Raymond Motors Block/Stone's Service Store maintains all the aspects of integrity necessary for it to convey its significance / heritage value.*

Overall, the structure is in fair condition with its form, scale, and massing intact. Aspects of its materiality are intact. Alternations to the storefront, rear façade, parapet, interior, and fenestration have been carried out.

- Foundation: The foundation, where visible, appears to be in fair condition. Cracks and some chips evident.
- Cladding: Brick on front façade has been sandblasted to remove paint which has removed the rug texture of the brick. Significant mortar loss present throughout. Cracks, missing bricks, and past repairs evident on all façades. Standing seam metal cladding and lapped wooden cladding installed over brick. Both are in good condition. Stucco applied over brick with past cracks and repairs evident.
- Roof: Not accessible to adequately determine condition.
- Roof elements: Parapet intact, although cladding and box signs have been installed obscuring its condition.
- Windows: All windows have been replaced and openings resized.
- Doors: All doors have been replaced.
- Chimney: Interior brick chimneys with mortar loss and new tin caps. Additional HVAC elements installed through roof.
- Other: A one-storey shed roof addition to rear 66 Broadway N. A large two-storey addition to the rear of 60 Broadway N.

# CANADIAN LEGION MEMORIAL HALL



## MUNICIPAL ADDRESS

123 Broadway N

## LEGAL ADDRESS

4165J;14;2

## DATE OF CONSTRUCTION

1949

## ORIGINAL OWNER

No. 107 Raymond Branch,  
Canadian Legion B.E.S.L.

## DESIGNER

Harold McKean

## BUILDER

Thomas K. Roberts

## Description of Historic Place

The 1949 Canadian Legion Memorial Hall is situated along the 100 block of Broadway North, in the town of Raymond's historic downtown commercial street. The one-storey, side-gabled meeting hall with a raised basement features a prominent gable-front entry bay with 'BRANCH 107 ROYAL CANADIAN LEGION RAYMOND' in wooden block letters displayed in the gable, diamond-pattern wrought iron balustrade on the landing and wide concrete stairs. The façade, which features two large picture windows, is clad in non-original stucco.

## Heritage Value of Historic Place

The Canadian Legion Memorial Hall, built in 1949, possesses value as a physical expression of strong ties to community organizations in Raymond and for its association with the Royal Canadian Legion, and the Raymond Branch No. 107 that served the town's war veterans and citizens for nearly eight decades. While small war veteran associations existed throughout Canada in the early 20th century, in 1925 they began to unite under a common organization, the Canadian Legion of the British Empire Service League (BESL), recognized by Parliament in 1926. Their early objectives were to provide a voice for veterans and serve in an advisory capacity to government on their issues. In 1929, local veterans of Raymond organized the town's first Great War veterans' group, with Dr. George W. Leech as President. The association would eventually be incorporated as Raymond Branch No. 107, Canadian Legion BESL in January 1931. Prior to the

establishment of the Raymond Legion, the local Women's Institute took responsibility for organizing memorial services on Armistice Day. One of Legion Branch's most important contributions to the community was the erection of a cenotaph in 1930-31 on the grounds of the former Town Hall to commemorate the district's fallen in the First World War. Since the 1931 unveiling, the monument has become the site of Raymond's annual Memorial Day services. For the first decades, the Raymond Legion did not have a hall and used other facilities such as the town's Hungarian Hall or, for larger events, the Opera House. Following the outset of the Second World War, the goals of Canadian Legions evolved to increase support for returning soldiers and their widows. In 1947, concerted fundraising began for a Memorial Hall in Raymond to support these goals, assist other service organizations with a meeting facility, and to commemorate the sacrifice of locals who had lost their lives in service. A Building Committee and Ladies Auxiliary were established to boost fundraising for the Hall, and a lot was obtained at the north end of the business district on the east side of Broadway.

In 1948, Harold McKean (1889-1990) prepared drawings for a Memorial Hall, measuring 30' X 40' (9 X 12 metres). McKean emigrated from England as an adolescent, and served with the 90th Winnipeg Rifles in the First World War. After the war, he embarked upon a life-long career in the lumber industry beginning in Manitoba where he became a lumberyard manager with the Citizen's Lumber Company. He was transferred in 1933 to manage the company's lumberyard in Raymond, and later moved to Saskatchewan in 1939 after the Raymond Mercantile Co. acquired the Citizen's Lumber operation in town. McKean



eventually returned to Raymond to manage the Raymond Mercantile lumberyard in 1945. In this latter capacity he was often consulted as a designer for building plans, as was the case with the Memorial Hall. Raymond resident and First World War veteran Thomas K. Roberts (1882-1965) was engaged as the contractor. Roberts had immigrated to Canada in 1907 from South Wales where he had apprenticed as a carpenter, and settled in Raymond by 1922. Roberts had developed a significant reputation as a skilled craftsman, and had been responsible for numerous buildings in Raymond including the Post Office (1925) and the Raymond Mercantile (1926-27). The Memorial Hall was one of the last buildings he completed before relocating his practice to Lethbridge after 1949. Roberts had also previously worked on the construction of the base of the cenotaph.

The Canadian Legion Memorial Hall is also valued as a Mid-century interpretation of a simple vernacular design which reflects the building's function as a social hall: its rectangular plan with gable roof and prominent, welcoming front-gabled entry porch with decorative bargeboards, diamond-pattern wrought iron balustrade and overhead sign. McKean's interior plans were for a shallow projecting front entry vestibule for coats, opening into a bright, spacious main lounge to the south with four picture windows and two large rear windows, with a committee room, kitchen, small lavatory and rear vestibule to the north. In the basement was a large games room with lavatory and caretaker's room. The front façade is characterized by Mid-

century architectural detailing such as a low, horizontal profile created by its single-storey rectangular plan with long facade, and side gabled roof with medium pitch and shallow eaves. Originally, the Memorial Hall featured asbestos shingle cladding, having since been replaced with stucco. The design also employs modest decorative elements like the bargeboards, returned eaves and a wrought iron balustrade. By April 1948, the tall concrete foundation walls were laid and the Hall was in use by July 1949. The Ladies Auxiliary took charge of finishing and furnishing the interior, including appliances for the kitchen, and later, for improving the grounds.

The Hall continues to serve Raymond community groups today, carrying on its original function as a meeting hall. In addition, the hall and the cenotaph one block to the south continue to provide a physical commemoration of Raymond's veterans, and the Legion Branch that supported them. In 1960, the Canadian Legion received royal patronage from the Crown, becoming the Royal Canadian Legion. As a result, the signage above the front entry of the Memorial Hall was updated. With declining numbers, and inability to maintain use of their Memorial Hall, the Raymond Branch turned their building over to the Lions Club by 1988; with the branch dissolving in 2008. In addition to the Lions, the Rotary Club have also occasionally used the Hall. The Westwind School Division presently utilizes the former hall as an alternate school.



The Canadian Legion Memorial Hall as it appeared immediately after its construction in 1949.  
Raymond & District Historical Society AP2008-042-004 (Moses Fromm, Photographer)

## Character-Defining Elements

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

1. Original location and placement on property, fronting Broadway North, Raymond's historic downtown commercial street; one block north of the 1930 Raymond Cenotaph.
2. Form, scale, and massing as expressed by its: rectangular plan with long façade; one-storey height with low, horizontal profile and high basement; medium-pitched side-gable roof with shallow eaves with plain wooden fascia; wooden louvres in the side gables; shallow front entry bay with front-gable roof; flush verges with wooden bargeboards and returned eaves in all gables.
3. Wooden-frame construction; parged concrete foundation.
4. Functional vernacular style details including: functional design of a meeting hall with plain rectangular plan, gable roof and spacious front entry porch with wide concrete entry stairs; early signage in wooden block letters 'BRANCH 107 ROYAL CANADIAN LEGION RAYMOND'.
5. Mid-century modern style influences such as low, horizontal lines created by its single-storey, rectangular form with long façade and side-gable roof with shallow eaves.
6. Traditional influences like front-gabled entry bay, bargeboards and returned eaves in the gables and diamond-patterned wrought iron balustrade on landing.
7. Fenestration such as: all original window and door openings; large picture windows with fixed sashes on front façade; single assembly windows on north façade with wooden trim and sills.
8. Exterior elements including: internal concrete block chimney.



## Statement of Integrity

The Canadian Legion Memorial Hall is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Canadian Legion Memorial Hall, built in 1949, possesses value as a physical expression of strong ties to community organizations in Raymond and for its association with the Royal Canadian Legion, and the Raymond Branch No. 107 that served the town's war veterans and citizens for nearly eight decades (Theme Value – Community Groups and Commemoration).

*Design / Style / Construction*  Yes  No  
The Canadian Legion Memorial Hall is also valued as a mid-century interpretation of a simple vernacular design which reflects the building's function as a social hall. (Style Value).

*Institution / Person*  Yes  No

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1946 to 1956 (Oil Boom)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The overall original design of the building is still evident.

*Environment*  Yes  No  N/A  
The building maintains its original siting.

*Materials*  Yes  No  N/A  
Some of its original materials are intact.

*Workmanship*  Yes  No  N/A  
The workmanship has been obscured by later additions and material applications.

*Feeling*  Yes  No  N/A  
The building maintains a historic aesthetic.

*Association*  Yes  No  N/A  
The building maintains its community use association.

### CHRONOLOGY OF ALTERATIONS

1950s: Addition of bent tubular metal railing in centre of front stairs.

Circa 1960: New block letters 'BRANCH 107 ROYAL CANADIAN LEGION RAYMOND' from 'CANADIAN LEGION MEMORIAL HALL' possibly re-using the CANADIAN LEGION letters.

Unknown Dates: The multi-light, multi-assembly fixed wooden

picture window sashes on the south façade have been replaced with double assemblies; the one picture window on the north, the entry sidelights as well as the large multi-light basement windows have been blocked in; all remaining windows except north façade were replaced; The asbestos shingle cladding and decorative parging were replaced by stucco; Plantings in front of the building were replaced by hardscaping; Accessibility ramp added to north elevation.

### STATEMENT OF INTEGRITY

*The Canadian Legion Memorial Hall maintains sufficient integrity for it to convey its significance / heritage value.*

The building retains its original use as a hall, for the Lions Club since 1988, and maintains the exterior design features of a meeting hall. Overall, the structure is in good condition with its form, scale, and massing intact. Alterations have generally been replacements of smaller elements and have not employed like materials.

- Foundation: The foundation, where visible, appears to be in good condition with new cement stucco covering the original decorative parging; minor, thin cracking.
- Cladding: cement stucco has been applied to all façades. The new stucco is in good condition and would have been an authentic material for the period.
- Roof: In good condition; asphalt tiles are in very good condition at the front but require replacement at the rear.
- Decorative and roof elements: Many original decorative elements have been retained: the wrought iron railings with diamond pattern (in good condition with minor rust areas); the early wooden block letters for the name band the wooden bargeboards and wooden louvres in the gables and wooden fascia boards; the original flag pole in position. For the wooden elements the wood is mainly intact but paint coatings have failed; some wooden 'return' parts of the side-gable bargeboards are failing. Original front entry light fixtures have been replaced with non-period fixtures in the same location.
- Windows: windows have been replaced with non-like material and the trim has been clad in metal, apart from the north façade windows, trim and sills. The retained wooden elements have significant paint failures but the wood is intact.
- Doors: the original door opening and trim has been retained, but the door has been replaced with a non-period door and sidelights have been blocked in.
- Chimney: Exterior tall cement block internal chimney is intact.

# CAPITOL THEATRE



## MUNICIPAL ADDRESS

142 Broadway N

## LEGAL ADDRESS

20391;13;17

## DATE OF CONSTRUCTION

1928

## ORIGINAL OWNERS

Brewerton family

## BUILDER

Charles B. Strong (masonry)

## Description of Historic Place

The Capitol Theatre is two-storey historic commercial building located on the west side of Broadway North in the town of Raymond. The building features rectangular massing with stucco cladding, a flat parapet roof, minimal window openings, three arched multi-light windows at the second storey and a deeply recessed off centre entryway with decorative wooden trim on the main storey. The former theatre is situated between two other historic commercial buildings.

## Heritage Value of Historic Place

The Capitol Theatre, built in 1928 is highly valued as a symbol of Raymond's early and extensive social, economic, and cultural development, and for its association with LeGay Brewerton and his brothers - the Brewerton family having been one of the most prolific owners of motion picture theatres in western Canada for over 50 years. Charles W. Brewerton (1857-1946), patriarch of the Brewerton family, moved to Raymond from Payson, Utah, in 1903 to manage the King Brothers store, a dry goods department business. His wife Mary S. (nee Stewart; 1858-1908) and children joined him in 1906. The family started in the motion picture business in the early 1910s, where Charles began showing silent films at the Opera House, and also the Independent Order of Odd Fellows Hall. In 1911, Ernest A. Stark, owner of the Alta Music Company, another pioneering theatre operator in Raymond, purchased a two-storey brick building fronting onto Broadway North, formerly owned by George H. Budd. Budd, owner of

the Knitted Raiment Factory Ltd., having had just completed the new structure that same year for his business, disposed of the brick structure, possibly due to financial difficulties, to Stark, who immediately began to renovate the interior, opening the Alta Theatre in the premise in December 1911. Concurrently, the Brewertons began to expand their theatre portfolio throughout southern Alberta. The 1910s also saw the birth of many of the major motion picture studios in Hollywood including Paramount (1912) and Universal (1912) and silent movie theatres narrated by local musicians were all the rage. The Brewertons keen interest in the glamour and intrigue of the movie industry resulted in the purchase of the Alta Theatre in 1913 by the family, with LeGay taking a primary role in its management. They changed the name to the Rex Theatre and it became the first to show two-reel pictures in the district. After the First World War, the Brewertons further expanded their interests into Montana. They also purchased and opened the Brewerton Grocery Store on Broadway, which they owned until 1945. Their movie theatre business was exponentially expanded in the 1920s, with the purchase of existing theatres in Calgary, Cardston, Coalhurst, Coronation, Magrath, Olds, Red Deer, Vulcan, Waterton, and Vancouver, British Columbia. In 1928, a fire razed the Rex Theatre, and while a new theatre was constructed on the site of the former Rex, LeGay was able to temporarily utilize the Opera House as a theatre. In order to ensure the new theatre would be state-of-the-art, LeGay and his brother George travelled to Seattle, acquiring plans for the extant theatre from a similarly designed cinema in that city. The new theatre was opened seven months after the fire on October 6, 1928, rebranded as the Capitol Theatre. Opening night was completely sold out and audiences viewed Hot News, a comedic silent film

staring Bebe Daniel and directed by Clarence G. Badger. Over 500 patrons came out for the opening. The new theatre boasted the latest in movie theatre technology and was entirely fireproof, employing Johns Manville fireproof roofing and brick and tile construction. A striking neon sign and impressive decorative marquee anchored to the building with chains distinguished the outside of the building. The Brewertons were highly invested in their movie theatres, bringing in the latest technology to enhance the viewer's experience. The theatre was equipped with two projectors with low intensity arc and automatic motor control, Daylite motion picture screen, and a brand new Phototone organ to perfectly harmonize with the scene on screen for use with silent films. Upgrades to the building to improve acoustics were made to the building after sound film technology was introduced to the theatre in 1929. This equipment, the first in southern Alberta, allowed the Brewerton's to show the industry's first 'talkies'. Film machines were also upgraded the same year to show some of the first Technicolor films. The theatre was opened six days per week, closed on Sundays, and admission was ten cents in the early years. LeGay and his wife Jane (nee Fisher; 1903-1988) owned and managed the Capitol until their retirement in 1968, selling the theatre to Lowell Hartley (1927-1988), who had previously operated the Mayfair Theatre in Cardston for the past 20 years. The Capitol closed down after only two years in 1970.

The Capitol Theatre is also significant as a rare example of the Mission Revival style in Raymond, a popular style for theatres in the 1920s in North America. The design is a duplicate of a theatre in Seattle viewed by the Brewerton brothers on a tour of

movie theatres prior to the construction the new Capitol Theatre in 1928. LeGay and George acquired copies of the plans and had the theatre constructed the same year. The Mission Revival style originated in California in the 1890s and was a popularized style for performance and movie theatres in the 1920s. Elements of the style present in the building include its single material stucco cladding in one smooth plane, arcaded deeply set entryway which originally had grand multi-light wooden double doors, and a trio of arched multi-light window openings above the entrance. The theatre originally featured a decorative central parapet with prominent coping and false wrought iron balconet under the second storey square windows, key stylistic elements of the Mission Revival style. The interior space encapsulated an atmosphere of exotic luxury through a spacious lobby and richly decorated auditorium with distinctive plasterwork, coloured painted ceiling, and electric lights. The auditorium featured a large stage framed by plaster pilasters, big enough to accommodate a traveling vaudeville show, ornamental metal on the ceiling, a smooth concrete floor, a handsome foyer, luxurious upholstered 'loge chairs' at the rear of the theatre, and additional seating for 499. The interior space was painted old rose with pale green tints and a cream ceiling, the latest in fashionable interior colour schemes.

The Capitol Theatre is also valued as an important landmark in the town of Raymond due to its distinctive Mission Revival style and association with the Brewerton family, pioneers in the motion picture business in western Canada.

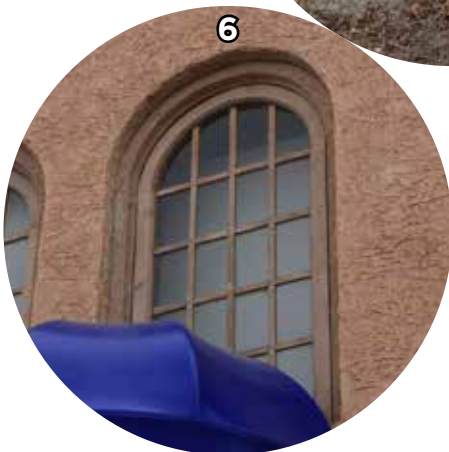
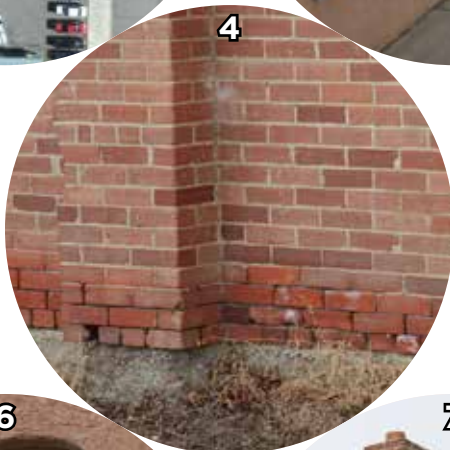


The Capitol Theatre as it appeared in the early 1930s.  
Raymond & District Historical Society AP1997-063-001

## Character-Defining Elements

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

1. Location on the west side of Broadway N along Raymond's historic commercial centre.
2. Positioning at the property line with no setback from the street and connected to other contemporary and historic commercial buildings.
3. Form, scale, and massing as expressed by its: rectangular plan; two-storey height; flat with parapet.
4. Wooden frame construction including: concrete foundation; brick and tile walls in common bond on sides and rear facades with structural pilasters; stucco cladding on front facade; wooden soffits in entry.
5. Mission Revival-style details including: minimal ornamentation; parapet roof with prominent coping; single material stucco cladding; deeply recessed 'arcade' style entryway; grouping of three arched windows in upper storey.
6. Fenestration such as: arched multi-light casement windows in three arched windows on front facade; original window openings at second storey.
7. Exterior elements including: external brick chimney on south facade; movie display boxes set into stucco on main façade (total of 4).
8. Interior elements including: wooden stairway with wooden newel post to mezzanine; wooden panelled door; fir trim.





## Statement of Integrity

The Capitol Theatre is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Capitol Theatre, built in 1928 is highly valued as a symbol of Raymond's early and extensive development of movie theatres and for its association with Lee Brewerton and his brothers, one of the most prolific owners of motion picture theatres in western Canada for over 50 years (Theme Value – Raymond and the Arts).

*Design / Style / Construction*  Yes  No  
The Capitol Theatre is also significant as a rare example of the Mission Revival style in Raymond, a popular style for theatres in the 1920s in North America (Theme Value – "Welcome Home" A Connected Community).

*Landmark / Symbolic Value*  Yes  No  
The Capitol Theatre is also valued as an important landmark in the Town of Raymond Hat due to its distinctive Mission Revival style and association with the Brewerton family, pioneers in the motion picture business in western Canada.

*Institution / Person*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1919 to 1929 (Post WW I to Stock Market Crash)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The original design is somewhat intact including form, scale and massing, and the arched windows at the second storey.

*Environment*  Yes  No  N/A  
The building maintains its original siting amongst a commercial group of buildings.

*Materials*  Yes  No  N/A  
Some of its original materials are intact.

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

*Feeling*  Yes  No  N/A  
The building maintains a historic aesthetic.

*Association*  Yes  No  N/A  
The building is longer used as a movie theatre.

### CHRONOLOGY OF ALTERATIONS

1929: Addition of acoustics in auditorium to allow for talking movies.

Circa 1952-55: Marquee removed; Central recessed door filled in; New neon sign installed on south side of building.

Post-1955: Decorative parapet removed; Front façade clad in wooden siding; New door opening on south side of main façade – recessed; New rectangular window opening punched on west side.

Circa 1980s: Wooden cladding removed and front façade restuccoed;

Window openings enlarged and newer windows added on south façade; New multi-light wooden sash windows added back into arched window openings.

2017: Front façade painted.

Unknown Dates: Leaded glass windows and wrought iron balconets removed from square windows at second storey; Leaded glass arched windows removed; Movie display boxes have been updated with decorative wooden trim.

### STATEMENT OF INTEGRITY

*The Capitol Theatre maintains sufficient amount of integrity for it to convey its significance / heritage value.*

Overall, the building is in good condition but has been altered from its original form and materiality. In circa 1952 to 1955, the marquee was removed and the main entryway was made smaller. In post 1955, vertical wooden siding was added over the stucco cladding, totally obscuring the front façade. At this time, the arched parapet was removed, the entryway was shifted to the south, and a new window was punched in beside the door. In circa 1980s, Keith Hancock removed the wooden siding, re-stuccoed the building and had new multi-light wooden sash windows re-installed in the arched window openings. The intact materials are in good condition otherwise.

- Foundation: The foundation, where visible, appears to be in fair condition with some cracks and chips evident.
- Cladding: The smooth stucco was re-stuccoed in the circa 1980s with new stucco cladding. The cladding was painted in 2017 and is in good condition. The side and rear brick facades are generally in good condition. There are areas of water infiltration at base of the building on the south side where bricks are accumulating moisture. Missing mortar is evident on brick pilasters on the side facades at the top and bottom of the brick walls and at the rear of the building. The rear of the building was stuccoed in the circa 1980s as well.
- Roof: Not accessible.
- Roof elements: A portion of the parapet and coping is intact. The central arched parapet was removed.
- Windows: Most of the windows have been replaced and openings resized except for the three arched windows on the front façade. One of the square window openings on the second storey has been infilled. The original leaded glass windows have been replaced with wooden-sash windows sometime in the 1980s.
- Doors: The doors and openings have been changed. The deeply recessed style of the main entryway has been maintained.
- Chimney: The exterior chimney is in good condition.
- Other: The display boards on the front façade which originally held movie posters are original but have been updated with new wooden trim.

## FROMM'S JEWELRY



### MUNICIPAL ADDRESS

148 Broadway N

### LEGAL ADDRESS

20391;13;17

### DATES OF CONSTRUCTION

Circa 1909 / 1940

### ORIGINAL OWNERS

George and Margaret Fromm  
(1940)

### BUILDER

Thomas K. Roberts (1940)

### Description of Historic Place

Fromm's Jewelry building is situated in the 100 block of Broadway North, fronting the town of Raymond's historic commercial street. The two-storey, flat-roofed vernacular commercial-residential building displays a lower storefront level with a single storefront to the south with recessed entry and large corner display window, and a double storefront to the north with two large display windows. A lower cornice separates the lower commercial level from the upper apartment level, which has an upper cornice along the roofline. The north façade features tall, vertical single-assembly windows, a large painted 'Fromm's Jewelry' sign and a stepped parapet.

### Heritage Value of Historic Place

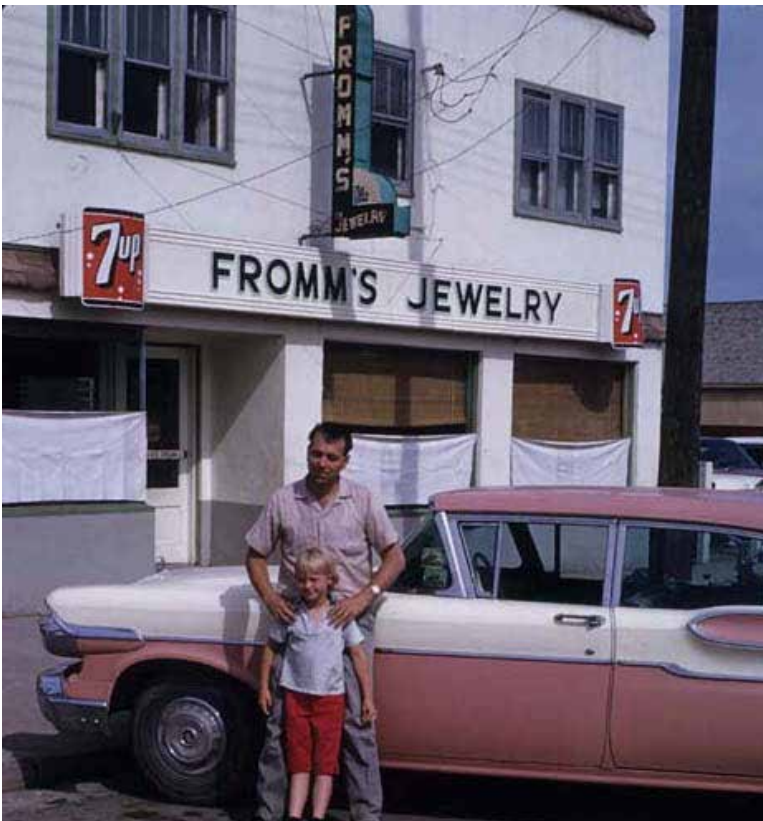
The Fromm's Jewelry building, originally constructed in circa 1909, with substantial renovations in 1940, possesses value for its service to the residents of Raymond and for the role it has played in the town's commercial development since the first decade of the community's establishment. The building encapsulates a former one and one-half storey, wooden frame, gabled-roof building that also fronted Broadway, and was constructed (or moved) in the early 20th Century to the north end of the lot. By the late 1900s, this original building on the site was occupied by the Scott Photo Studio, briefly followed by the Knitted Raiment Factory Ltd. In 1912, the structure was utilized by the Raymond Saddlery Co. (later the Raymond Harness & Saddlery Emporium), having been established by James E. Ellison, John W. Evans,

and George H. Organ in 1912. The shop fabricated a full line of harness hardware, and also performed repairs. In 1915 Evans became proprietor of the firm while Organ remained in charge of operations, the latter continuing to run the shop until his death in 1927. Born in Liverpool, George E. Organ (born in 1853) immigrated to Canada following army service in India; he was also known for organizing the first local Lodge of Buffaloes in Lethbridge. In 1929 the front-gabled building was again adapted, this time as a Red and White chain grocery store by Thomas A. 'Fred' Spackman, who was already operating one of the chain's stores in Stirling. His brother Elmer, who was living in Raymond, left a teaching career to go into business with Thomas, and managed the new Raymond store. The brothers had moved with their family to Stirling from Utah in 1902. Their sister Ellen was also briefly in charge of the store in 1930. During the depression, business significantly dropped off, and it was necessary to close the store. In the late 1930s, the Fromm family traded land they owned in Stirling for the Spackmans former store. George (1867-1955) and Margaret (nee Stermfels, 1869-1951), both born and raised in Germany, were successful jewellery business operators, first in Germany and later in Salt Lake City where they had immigrated to in 1906 after joining the Church of Jesus Christ of Latter-day Saints. In 1919, the couple moved to Raymond, Alberta where they first farmed to support themselves, but by 1930 were able to re-establish their business as tenants in a commercial block owned by Orrin H. Snow. With the new lot they acquired the late 1930s, they were ready to expand their business, and provide new accommodations for their family. Prior to construction, the Fromms obtained permission from Le Gay Brewerton, owner of the adjacent Capitol Theatre, to build against, and share the north wall of his building.

Fromm's Jewelry further possesses value for its functional, 1940s vernacular commercial-residential style as characterized by its two-storey, flat-roofed form with stepped parapet, and the architectural elements of its lower storefront and upper apartment levels. These include display windows with knee wall below, recessed south entry, and upper and lower cornices. Thomas K. Roberts (1882-1965) was employed by the Fromms as the contractor, beginning work in June 1940 to build a full-width, flat-roof second storey on the extant wooden-frame building on site, and construct a two-storey south addition adjoining the theatre. Roberts apprenticed as a carpenter in South Wales, immigrating to Canada in 1907, and settling in Raymond by 1922 where he established himself as a builder. By 1940 he had developed a reputation as a skilled craftsman and had been responsible for a numerous buildings locally including the Post Office (1925), and Raymond Mercantile, (1926-27). Stucco was applied to the exterior to unify the appearance of the new and old parts of the building. Local residents Theodore Ehlert and his son were charged with this work. The final building had apartments above three commercial bays: a larger storefront to the south and two smaller storefronts to the north - each storefront with a large display window and recessed entry. The new jewellery store opened in the south storefront in August of 1940, identifiable by a vertical, projecting neon 'Fromm's Jewellery' sign on the upper façade. George was also a trained watchmaker and accomplished violinist, so it was natural for the shop to provide watch repairs and to carry radios and musical instruments. He was joined in

the family business by his son Moses (1911-1994), who had learned the trade from him, and new wife, Ruth (nee Minor, 1922-2016). Both generations moved to the upper apartments following construction of the commercial block. Businesses also occupying the block by the mid-1940s included Capitol Electric and Knight's Beauty Salon. By the 1980s, Fromm's Jewelry had expanded in the building, consolidating the two smaller storefronts, leaving the south-end storefront available for other tenants. Fromm's Jewelry closed following Moses' passing in 1994, and Gord's Quality Market was the last commercial leasee in the building.

For over 75 years, Fromm's Jewelry has been associated with multiple generations of the Fromm family - its builders, first owners, long-time residents and business proprietors. Multi-generational, Latter-day Saints families such as the Fromm's have had a significant presence in Raymond since they were first attracted to settle in the area in the early 20th Century. Both generations of Fromms were very involved with the Latter-day Saints church. George and Margaret Fromm embarked on missionary work in Germany in 1927, Margaret being the first woman Latter-day Saints missionary in Europe. George supported the missionary work after his return, providing assistance for converts to move to North America. Ruth and Moses raised their 12 children in the upper apartments, at the same time caring for Moses' parents. George, Margaret, Moses, and Ruth continued to live in the second storey residence the remainder of their lives.



Fromm's Jewelry in the 1950s. The original circa 1909 gable wooden frame structure comprised the section of Fromm's Jewelry to the right of the recessed entryway in the above photo.

*Raymond & District Historical Society AP1997-063-001*

## Character-Defining Elements

Key elements that define the heritage character of Fromm’s Jewelry include, but are not limited to its:

1. Original location and placement on property, fronting Broadway North, Raymond’s historic commercial street.
2. Relation to, and shared wall with, the Capitol Theatre, the adjacent building to the south.
3. Positioning on the property line with no setback from the street.
4. Form, scale, and massing as expressed by its: rectangular plan with narrow façade; two-storey height with basement; flat roof with stepped parapet on north side; one-storey rear bay.
5. Wooden frame construction with stucco cladding on all façades; parged concrete foundation.
6. Vernacular commercial style details including: flat-roofed, two-storey form; lower storefront level with three commercial bays defined by stucco pilasters: a single storefront to the south with recessed entry and large corner display windows and a double storefront to the north with two large display windows; knee walls below display windows; upper cornice; lower cornice separating lower and upper levels.
7. Fenestration such as: single assembly vertical window openings with plain wooden lintels and sills; corner and single storefront display windows; outer openings of original triple-assembly windows in the upper apartments with wooden trim.
8. Exterior elements including: internal brick chimney; external concrete block chimney on one-storey rear bay; painted ghost sign on north façade with ‘Fromm’s’ and ‘GIFTS that last’ painted and ‘JEWELRY’ in individual block letters painted in shadowed diamonds; original wooden door with wooden panel, large glazed panel and original hardware.



## Statement of Integrity

Fromm's Jewelry is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
Fromm's Jewelry, originally constructed in circa 1909 with substantial renovations in 1940, possesses value for its service to the residents of Raymond and for the role it has played in the town's commercial development since the first decade of the community's establishment (Theme Value – Commercial Development in Raymond).

For over 75 years the Fromm's Jewelry building's storefronts and upper apartments have been associated with at least three generations of the Fromm family - its builders, first owners, very long-time residents and business proprietors. (Theme Value – Sugar City: Settling Raymond).

*Design / Style / Construction*  Yes  No  
The Fromm's Jewelry building further possesses value for its functional, 1940s vernacular commercial-residential style as characterized by the architectural elements of its lower storefront and upper apartment levels. These include its display windows with knee wall below, recessed south entry, and upper and lower cornices (Theme Value – "Welcome Home" A Connected Community).

*Institution / Person*  Yes  No

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1940 to 1945 (WW II)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The overall original design of the building is still evident.

*Environment*  Yes  No  N/A  
The building maintains its original siting.

*Materials*  Yes  No  N/A  
Some of its original materials are intact.

*Workmanship*  Yes  No  N/A  
The workmanship is evident in the building's detailing, materials, and present condition.

*Feeling*  Yes  No  N/A  
The building projects a historic aesthetic.

*Association*  Yes  No  N/A  
While commercially vacant, the building maintains its commercial use potential.

### CHRONOLOGY OF ALTERATIONS

*1940:* Significant expansion to original circa 1909 structure, with residential accommodations constructed on second floor and a two-storey south addition; conversion to flat roof; unifying stucco cladding applied. These alterations resulted in the structure that is extant presently.

*Circa 1960s-70s:* Awnings above south storefront removed. Almost full-width '7-up' signband added.

*Pre-1983:* The single and triple assembly multi-light hung window sashes on the upper façade of the south and middle bays, and the north display windows have been replaced; The double north storefront recessed entries have been blocked in.

*Post-1983:* Front façade triple-assembly second floor windows replaced by picture windows; Shallow pent roofs at top of low and upper façade now stucco cornices. Neon sign has been removed.

### STATEMENT OF INTEGRITY

*Fromm's Jewelry maintains all its aspects of integrity for it to convey its significance / heritage value.*

Overall, the structure is in good condition with its form, scale, massing and most of its architectural elements intact. Materiality changes are mainly related to the replacement windows and the new layer of stucco on all facades.

- Foundation: Cracks and chips in the new stucco below and above the new display windows which replace the original display windows and recessed doors. The actual foundation appears to be in good condition.
- Cladding and wall elements: New stucco has been applied over the original, in generally good condition. Relatively minor cracks and chips in the stucco with larger cracks on knee walls. Stucco pilasters and cornices have been retained but covered. Fromm's Jewelry ghost sign was not stuccoed and has been retained. Neon sign is not present.
- Roof: Not accessible to determine condition. No issues evident near roofline.
- Roof elements: Parapet intact. Metal cap flashing added to parapet.
- Windows: The single and triple assembly multi-light hung window sashes on the upper façade have been replaced by picture windows, and the north display windows have been replaced by larger display windows. Single assembly wooden window sashes, trim and sills are intact with some paint failures.
- Doors: the entire recessed entries, including doors, in the north double storefront have been blocked in; the original south storefront door is present and in good condition.
- Chimney: Both chimneys are in good condition; the internal brick chimney has a new metal cap covering the cap/cornice.
- Other: The mid-century one-storey, gable-roofed, rectangle plan double garage with closed soffits is in good condition; stucco appears recent; wooden soffits, fascia and bargeboards are replaced with metal; original vehicle doors have been replaced but wooden trim remains with paint failures.

## REDD RESIDENCE



### MUNICIPAL ADDRESS

190 Church Avenue W

### LEGAL ADDRESS

20391;9;1

### DATE OF CONSTRUCTION

1905-06

### ORIGINAL OWNERS

William A. and Mary V. Redd

### BUILDERS

William A. Redd and brothers

### Description of Historic Place

The Redd Residence, located on a large corner lot at the intersection of Church Avenue West and 200 West, in the Town of Raymond, is situated immediately east of the Raymond Alberta Stake Centre, and two blocks west of central business district along Broadway. The impressive Queen Anne Revival style residence is identifiable by its one and one-half storey height, unique moulded concrete block construction, hipped roof with asymmetrical cross gables, gabled bay, dormers, and wrap-around verandah with front-gabled pediment over the front entry, tapered round columns, and open balustrade.

### Heritage Value of Historic Place

The Redd Residence, constructed in 1905, is valued as one of the earliest extant homes built in Raymond and for its connection with Raymond pioneering family, the Redds. At the start of the 20th century in what would be southern Alberta, the Galt family and Charles A. Magrath had constructed a network of railways and irrigation canals in the district. These developments allowed them to amass large swaths of land granted to them by the Dominion Government. One of these companies, the Canadian North-West Irrigation Company (CNWICo), formerly the Alberta Irrigation Company, and the Church of Jesus Christ of Latter-day Saints, formulated an agreement that allowed the companies to pay labourers from the Church of Latter-day Saints with both a wage and land. This payment system, in addition to the vast amount of available land and hospitable agricultural conditions

created by the irrigation network, attracted settlers to the region. To encourage further investment on their land, Jesse Knight, a Utah-based mining magnate, was propositioned by the CNWICo and Alberta Railway & Coal Company (AR&CCo) to establish a sugar factory in southern Alberta. Having previously sent his two sons to the region to investigate the potential of buying land in southern Alberta, acquiring approximately 35,000 acres (14,163 hectares) near Spring Coulee in 1899, Knight agreed to construct a sugar beet factory completed in 1903, and operate it for at least 12 years. In exchange for this, Knight was able to purchase an additional 220,000 acres (89,030 hectares) at a reduced price and the companies' agreed to subdivide a portion of their land near the factory for a townsite. The new community of Raymond, named after Jesse Knight's son, was dedicated in August 1901.

Early settlers in the new community of Raymond included the family of William A. Redd (1861-1911). Redd first came to the district in 1904, from New Harmony, Utah, purchasing suitable land for a family farm, before returning back to Utah to prepare for a final move to southern Alberta. William A. purchased a number of quarter-sections within the Raymond vicinity, and also a number of lots within the townsite, amassing a large collection of properties. The following spring he sent two of his sons to Raymond to prepare and plant the land, and returned with the rest of his family on July 1, 1905, arriving in Stirling and making their way west to Raymond. His wife Mary 'Verena' (nee Bryner; 1866-1934), who he married in 1884, and their nine children set about building a life for themselves in their new community. Having purchased two lots to construct a home, totaling nearly two-acres (.81 hectares), the extant dwelling was built by William



A. and two of his brothers from Utah who came north to assist him, taking approximately one year to complete. During its construction, the family rented a home in Raymond. In addition to farming, William A. served as chairman of the Raymond School District and a counselor to Heber S. Allen, President of the Taylor Stake. William's untimely death in 1911 from pneumonia forced Verena to take on boarders, including students enrolled at the Knight Academy, to ensure the family did not default on any of their debts. She would remain in Raymond at her family home until her passing. The extant home is a physical reminder and contribution to the historic landscape of Raymond from this early intrepid pioneering family.

By 1950, the Town of Raymond came into possession of the Redd Residence property, selling it to long-time owners, the Nishiyamas. Kohei (1895-1983) and Hide (1898-1968) Nishiyama were forced from their home in New Westminster during the Japanese internment of the Second World War, eventually resettling in Raymond. Their son, Makio (1927-2017), and his wife Reyko (nee Karaki) would later acquire the property and reside at the residence. The Nishiyamas were prominent members of Raymond's close-knit Japanese and Buddhist communities.

The Redd Residence is further significant as an exceptional example of a Queen Anne Revival-style residence and the only known example of moulded concrete block construction in

Raymond. The Queen Anne Revival style was a clear expression of affluence and good taste during the late Victorian to early Edwardian period in Alberta. The style represents a more feminine and elaborate form than the Edwardian and Arts and Crafts styles that would dominate the early 1900s to 1920s. Irregular shaped plans, highly textured surfaces, prominent verandahs, multi-pitched roofs, and elegant decorative elements define Queen Anne Revival style homes. The Redd Residence's irregular plan possesses an unusual full-height bay, multiple dormers, a graceful wrap-around verandah, varying roof types and pitches, and decorative wood trim. The home was constructed using moulded, precast concrete blocks - a highly unique construction material in Raymond. The blocks were manufactured by John W. Taylor (1858-1916), former member of the Quorum of the Twelve Apostles and significant figure in the founding, planning, and settling of Cardston and Raymond. Taylor, who intended to construct a home in Raymond on the northwest corner of 100 South and 200 West, began the manufacturing of concrete blocks for his own home. Having possibly the only concrete block machine in the community at the time, families such as the Redds were able to purchase brand new concrete blocks from Taylor. The Town of Raymond also purchased blocks from Taylor for construction of their jail. Taylor, however, only completed the foundation of his home before returning to Utah. The Redd Residence is the only completed and extant structure in Raymond utilizing Taylor's short-lived concrete block-making endeavor.

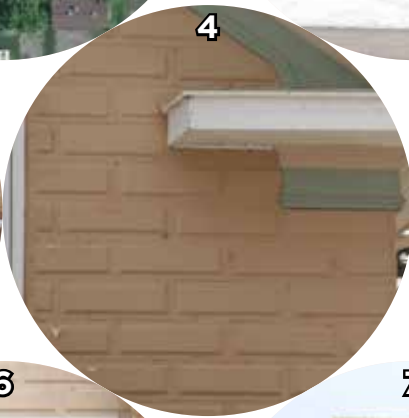


The Redd Residence as it appeared in the first half of the 20th century.  
*Raymond & District Historical Society AP1993-001-010*

## Character-Defining Elements

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

1. Location on a large corner lot at the intersection of Church Avenue and 200 West.
2. Setback from the street surrounded by mature vegetation in a residential neighbourhood.
3. Form, scale, and massing as expressed by its: generally rectangular plan; one and one-half storey height with full-height basement; hipped roof with asymmetrical cross gables; two-storey bay with gabled roof; hipped roof wall dormer; gabled roof wall dormer; hipped roof wrap-around verandah with front-gabled pediment and curved terminus section.
4. Masonry construction including: concrete foundation; moulded concrete block construction with smooth faced laid in running bond with beaded mortar joint; concrete sills, lintels.
5. Queen Anne Revival style elements such as: multi-storey bay; multiple dormers; varied roof lines; wide eaves with tongue and groove soffits; wide moulded corniceboards; decorative triangle eave screens; wrap around verandah with decorative shingles in gable pediment; plain bargeboards; boxed eave returns.
6. Fenestration such as: single and double assembly rectangle window openings with dentil trim on the mullions; wooden window frames; multi-panel East Lake style wooden door with glass upper panel and transom with dentil trim on mullion.
7. Exterior elements including: verandah with tongue and groove floor and soffits, tapered round columns resting on square piers with recessed panels, plain cornice, turned spindles with moulded top rail, pediment with decorative crest.





## Statement of Integrity

The Redd Residence is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Redd Residence, constructed in 1905, is valued as one of the earliest homes built in Raymond and for its connection with Raymond pioneering family, the Redds (Theme Value – Sugar City: Settling Raymond).

*Design / Style / Construction*  Yes  No  
The Redd Residence is further significant as an exceptional example of a Queen Anne Revival-style residence and the only known example of moulded concrete block construction in Raymond (Theme Value – “Welcome Home” A Connected Community).

*Institution / Person*  Yes  No

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1885 to 1905 (Railway/Early Settlement)

1906 to 1913 (Pre WW I Boom, Age of Optimism)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The original design of the building is intact.

*Environment*  Yes  No  N/A  
The building maintains its original siting in a residential neighbourhood.

*Materials*  Yes  No  N/A  
The majority of its original materials are intact.

*Workmanship*  Yes  No  N/A  
The workmanship is evident in the home's design, detailing, materials, and present condition.

*Feeling*  Yes  No  N/A  
The home maintains its historic aesthetic.

*Association*  Yes  No  N/A  
The building continues to serve as a residence.

### CHRONOLOGY OF ALTERATIONS

*Pre-1972:* Rear porch with second floor balcony removed; Corbelled brick chimney removed; Multi-light wooden-sash storm windows added; Cladding in front porch pediment changed.

*1972-1983:* Wooden multi-panel storm door on front door removed; Some window sashes replaced; Some window openings resized.

*Post-1983:* Conservatory with second floor balcony added where rear porch once stood; New door to second floor balcony.

### STATEMENT OF INTEGRITY

*The Redd Residence maintains all its aspects of integrity for it to convey its significance / heritage value.*

Overall, the structure is in fair condition with its original form, scale, and massing intact. The majority of its original materials have also been retained with minor alternations present, particularly to fenestration and the rear porch materiality are intact.

- Foundation: The foundation where visible appeared to be in good condition.
- Cladding: The concrete blocks are in good condition. Some minor cracks are evident. Chips to outside corners of the home. The most significant area of deterioration is paint failure. There are multiple areas of bubbling, peeling, and missing paint from the face of the blocks and concrete sills and lintels.
- Roof: Roof is in very good condition having been recently replaced.
- Roof elements: Gutters and downspouts are present and anchored to the home. The downspouts are not directed away from the base of the building. Bargeboards, soffits, and corniceboards are intact and in fair to good condition. Localized areas of deterioration of the bargeboards, particularly outside corners of the eaves and at gable peaks. Paint failure is also present on some trim elements.
- Windows: Overall the size of the window openings have been maintained; however, some have been partially boarded over to reduce the opening size. Decorative dentil trim on mullion and wooden frames are largely intact. Paint failure present on intact wooden elements.
- Doors: East lake style front door is intact. New screen/storm door has been added.
- Chimney: Original brick corbelled chimney has been removed.
- Other: Wrap around verandah is in good condition and highly intact. The primary area of deterioration is localized paint failure. Original rear porch with second floor balcony was removed and later replaced with a conservatory with balcony.

# RAYMOND UNITED CHURCH



## MUNICIPAL ADDRESS

19 Park Avenue E

## LEGAL ADDRESS

5822EJ;2;9

## DATES OF CONSTRUCTION

1902 / 1957

## ORIGINAL OWNER

Presbyterian Church in  
Canada

## Description of Historic Place

The Raymond United Church is located midblock on Park Avenue East just east of the Town of Raymond's main street, Broadway. The vernacular style building is across the street from Raymond's present Town Hall and Library. The United Church is identifiable by its simple design with its T-shaped plan, one-storey height with gabled roofs, pointed-arch windows, and double-door front entry with arched transom set within a small square tower.

## Heritage Value of Historic Place

The Raymond United Church, initially constructed in 1902 and expanded in 1957, is valued as an early community institution that has fulfilled the religious needs for over a century - representing one of the earliest ecclesiastical groups in the town. The Town of Raymond came into being as a result of the work of John W. Taylor and Charles A. Magrath who sought to establish a sugar beet refinery in southern Alberta. Utah-based industrialist and prominent member of the Church of Jesus Christ of Latter-day Saints, Jesse Knight, entered into an agreement with the Canadian North-West Irrigation Company and the Alberta Railway & Coal Company to establish a sugar factory northeast of the future site of Raymond. In exchange, the companies would subdivide a townsite, and as well sell Jesse Knight over 200,000 acres (89,030 hectares) at discount in the vicinity of the sugar factory. The new townsite, named after Jesse's son, Oscar Raymond, was dedicated in 1901. The community's founding and early planning was strongly influenced by the Church of Latter-day Saints. The

presence of the Presbyterian congregation and church represents an early diversification of religious life in the community. Services for the new, small congregation were first held in the houses of early residents of Raymond, including the home of William (1874-1974) and Lulah (nee Stocker; 1879-1971) Paris. The extant church, first built at approximately 136W - 100 South in 1902, was a rectangle-plan, front-gabled, wooden-frame and clad structure, was constructed by the Presbyterian Church in Canada as a mission, with Rev. A.R. McIntosh serving as the first missionary in the pioneering community. A previously associated manse was also constructed on the original property in 1904 for an early resident Presbyterian minister, Charles McKillop (1848-1907). McKillop, arriving in Raymond in 1904 from Lethbridge, was born in England, and moved to Canada with his mother in 1854, settling in Almonte, Ontario. Following his graduation from Presbyterian Theological College in Montreal, McKillop moved to Lethbridge in 1886, with his wife Elizabeth (nee Fisher), where he served as that community's first Presbyterian minister. Deteriorating health eventually forced his retirement and return to Lethbridge, serving two years in Raymond.

The church was moved into Raymond's burgeoning business district in 1917, when the one-storey front-gabled building was relocated to a lot fronting Broadway (154 Broadway North). The church remained at this location for over three decades. At this time, the Presbyterian, Methodist, and Congregational denominations across Canada, often all three having representation in a single community, struggled in finding sufficient clergy to minister to their respective prairie congregations. This factor contributed to the 1925 amalgamation of the three denominations to form



the United Church of Canada. Each individual Presbyterian congregation was given the opportunity to vote for union. As the Raymond Presbyterian congregation favoured the union, they were reconstituted as the Raymond United Church.

The Raymond United Church is further valued as an example of an ecclesiastical building which has evolved to meet the needs of its congregation through alterations that resulted in the extant vernacular-style building. As the United Church congregation continued to grow following the unification, which necessitated the expansion of the small church. To facilitate the expansion, the church was moved to a larger lot on Park Avenue in 1952. Once moved, members such as Jesse D. Hall and Raymond Attwood, initiated plans to expand the church, to provide for additional seating capacity and a recreation hall. Over the next five years, the United Church underwent a number of renovations, including the construction of the large addition on the rear (north) of the

church. The interior of the original 1902 church was remodelled; the entry moved into a new square tower; fenestrations altered; and the entire structure was clad with stucco. Both the church's original form and its 1957 alterations reflect the vernacular nature of many early prairie ecclesiastical buildings. The United Church's vernacular form is expressed by its simple scale, form, and design, minimal ornamentation, and limited range of materials used in its exterior cladding.

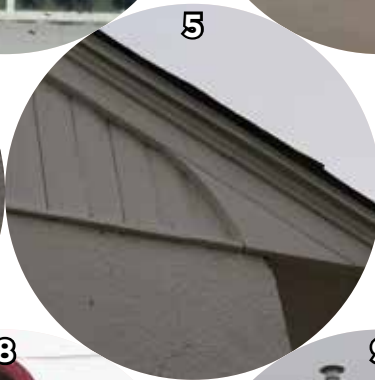


The United Church on the move from its second location at 154 Broadway N to its current location in 1952.  
*Raymond & District Historical Society AP1994-013-015 (Moses Fromm, Photographer)*

## Character-Defining Elements

Key elements that define the heritage character of the Raymond United Church include, but are not limited to its:

1. Location on Park Avenue East between Broadway North and 100 East in the southern Alberta community of Raymond.
2. Positioning setback from the property line.
3. Form, scale, and massing as expressed by its: roughly L-shaped plan; one-storey height; gabled roofs; square tower with parapet; one-storey shed roof bay on rear.
4. Wooden-frame construction including: board formed concrete crawl space; stucco clad exterior; vertical wooden cladding in gable peak; plain closed soffits; whalebone bargeboards; wooden vents in gable peak.
5. Vernacular style details including: simple plan; small scale; functional design; minimal exterior ornamentation; simple fenestration.
6. Elements of 1902 church (southern portion of extant church) including: one-storey, rectangle plan, gabled roof wing; single assembly fenestration.
7. Elements of 1957 renovations including: one-storey side-gabled addition at the rear of the lot; square bell-tower with double door opening with fanlight transom with textured glass; stucco and wooden siding cladding; single and triple assembly pointed-arch windows with clear, coloured, and/or textured glass.
8. Fenestration such as: single assembly 2-over-2 hung wooden-sash windows with multi-light wooden-sash storm windows; single-assembly 1-over-1 hung wooden-sash windows with multi-light wooden-sash storm windows.
9. Exterior elements including: an internal concrete chimney; wooden cross on front of tower.
10. Interior elements such as: window and door trim, pews.



## Statement of Integrity

The Raymond United Church is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The United Church, initial constructed in 1902 and expanded in 1957, is valued as an early community institution that has served the religious needs of Raymond for over a century (Theme Value – Churches).

*Design / Style / Construction*  Yes  No  
The Raymond United Church is further valued as an example of an ecclesiastical building which has evolved to meet the needs of its congregation through alterations that resulted in the extant vernacular-style building. (Theme Value – “Welcome Home” A Community Connected).

*Institution / Person*  Yes  No

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1957 to 1982 (Modern)

### ASPECTS OF INTEGRITY

*Location*  Yes  No  N/A

The location of the building has not changed since its move in 1952.

*Design*  Yes  No  N/A

The overall original design of the building including its addition is still evident.

*Environment*  Yes  No  N/A

The building maintains its siting near Raymond’s main street.

*Materials*  Yes  No  N/A

Some of its original materials are intact.

*Workmanship*  Yes  No  N/A

The workmanship is evident in the building’s detailing and present condition.

*Feeling*  Yes  No  N/A

The building maintains its historic aesthetic.

*Association*  Yes  No  N/A

The building continues to serve as a United Church.

### CHRONOLOGY OF ALTERATIONS

1917: Church moved from its original location at approximately 140W - 100 S to a location on Broadway N.

1952: Church moved from its location on Broadway N to its current location.

1957: Hall and tower added, windows and front entry altered; One-storey addition to rear.

Circa 1983: Front doors replaced.

### STATEMENT OF INTEGRITY

*The Raymond United Church maintains all its aspects of integrity for it to convey its significance / heritage value.*

Overall, the structure is in good condition with its form, scale, and massing of the original building and later addition are evident. Its materiality from the 1957 renovation is intact.

- Foundation: The foundation, where visible, appears to be in fair condition. Minor cracks and chips to the outside corners.
- Cladding: Stucco cladding is in fair condition. Cracks present, some have been repaired. Localized areas of paint loss and staining. Wooden cladding is in good condition, only minor areas of paint loss evident.
- Roof: In good condition no sags or buckling detected. No missing, split, or curled shingles. The tower roof was not accessible to review. Cap flashing installed on tower paper. Gutters present. Downspouts do not extend away from base of building.
- Windows: Windows are intact and original to 1957 renovation. Some storm windows missing. Some broken glass. Paint failure present. Wood-en-sash transom intact with minor paint failure.
- Doors: Front doors have been replaced, however, the opening size has been maintained.
- Chimney: New flue installed.

## KNIGHT RESIDENCE



### MUNICIPAL ADDRESS

59 Park Avenue E

### LEGAL ADDRESS

0610893;2;20

### DATE OF CONSTRUCTION

1926-27

### ORIGINAL OWNERS

Oscar R. and Charlotte M. Knight

### ARCHITECT

Francis B. Rolfson

### BUILDER

Orton J. Rolfson

### Description of Historic Place

The Knight Residence is a one and one-half storey side-gabled residence designed in the Cape Cod style. The house is distinguished by its prominent off centre open porch with gabled roof supported by distinctive triple columns decorated with wooden latticework, a side-gabled wing on the west side, and hipped roof carriage house set back at the end of a concrete driveway. The property is well landscaped with mature coniferous, deciduous trees, and a variety of historic fruit trees. The property is located on a large lot on the north side of Park Avenue in the town of Raymond in close proximity to Raymond's current Town Hall.

### Heritage Value of Historic Place

The Knight Residence, built in 1926-27, is of high significance for its direct association to first owner, ranchman, entrepreneur and namesake of the town of Raymond, Oscar Raymond Knight. Oscar Raymond (Ray) Knight, who was born in Payson, Utah in 1872, travelled to southern Alberta from Salt Lake City in 1900 with his brother, Jesse William Knight to scope out property for expanding the Knight family's ranching interests into Canada. Their father, Jesse Knight (1845-1921), was a highly successful businessman in Utah at the time, and he sent his two sons up to meet with Charles A. Magrath, a representative of several Galt-family companies, including the Canadian North-West Irrigation Company and Alberta Railway & Coal Company, who owned large swaths of land in southern Alberta. The untouched short

grass prairie landscape captured the heart of the two brothers and they immediately purchased 35,000 acres (12,140 hectares) from Magrath. Jesse Knight was soon thereafter persuaded to establish western Canada's first sugar beet factory just northeast of the future town of Raymond, a venture that he agreed he would run for a minimum of 12 years. The resulting Knight Sugar Factory was opened in 1903. In exchange, he was able to purchase an additional tract of over 200,000 acres (81,000 hectares) of land at a lowered rate. This deal set in motion the surveying and laying out of the townsite of Raymond; Jesse Knight also stipulated that the town be named after his son, Ray Knight. The new community was dedicated in 1901 and shortly thereafter, people began purchasing lots and building houses and businesses. Ray Knight initially moved up to Raymond with his wife, Isabelle (nee Smith), who died shortly after they moved to Canada. He remarried to Charlotte (Lottie) Maude (nee Heninger, 1877-1961) where they settled in a custom built home on Broadway South and raised their eight children (three from Ray's first marriage). Ray managed the family affairs in southern Alberta, operating an irrigation business and two substantial ranches – K2 and Kirkcaldy. At its peak, the ranches had 18,000 head of cattle, 2,000 horses, and 50,000 sheep, under the umbrella of the Knight-Watson Ranching Company. Ray was also a world champion steer roper and cowpuncher, and initiated and produced rodeos across Alberta, Saskatchewan and Montana. He staged the first stampede in all of Canada in Raymond in 1902 and later was the rodeo manager and arena director for Raymond, Magrath, Fort Macleod, and Lethbridge. In 1924, he won the World Championship at the North American Calf Roping Championship at the Calgary Stampede; taking the



title again in 1926. After the closure of the sugar factory in 1915 due to challenges with growth and production, Ray moved back to Utah to help manage his father's businesses, selling his home on Broadway in Raymond to David and Martha Kinsey in January 1918. Ray began to make frequent trips back and forth between Utah and Alberta for the next several years, until finally deciding to resettle his family back in Raymond. He commissioned the construction of his second home on Park Avenue, which was completed in 1927. Ray lived the remainder of his life with his wife between this house and his area ranches. He passed away in 1947 and was laid to rest on Temple Hill north of Raymond. Lottie returned to Salt Lake City after selling the house in 1952.

The Knight Residence is further valued for its association to the long-term second owners of the property, the Hancocks. Alma (1906-1992) and his wife, Mary Ella (nee Christensen, 1908-1983), purchased the property from Lottie Knight for \$25,000 in 1952. The Hancocks had recently sold their multi-generational family dairy farm and business, Hancock Dairy, which had provided dairy delivery service to the Raymond area for over 44 years. Alma was active in the financial field, working at the Bank of Montreal in town. In 1937, he moved his family to Edmonton where he took a position with the Government Pension Department, and as well assisted in the establishment of the Alberta Treasury Branch. After his father's passing in 1942, Alma moved back to the family farm, managing the dairy operations until 1952. Starting in 1949, he began to transition into the insurance business, establishing Raymond Agencies. In 1966, he opened Hancock Agencies with his son, Keith, retiring five years later in 1971. Keith, born in Raymond in 1933, and his wife Connie (nee King), lived in the top suite of the carriage house in the 1970s, behind the Knight Residence, eventually purchasing the home from his parents in 1975. Connie and Keith continue to own and maintain the property and recognizing the historic significance of his home, had the house designated as a Provincial Registered Historic Resource in 1987.

The Knight Residence is also valued as a high quality and early example of the Cape Cod style and for its association to well-known southern Albertan architect, Francis B. Rolfson, and his brother, local contractor Orton J. Rolfson. Francis Rolfson, born in Utah, (1872-1941) studied at the University of Utah, and acquired his architecture degree from the International Correspondence School in Scranton, Pennsylvania. Having previously worked on the irrigation canals in southern Alberta in 1899-1900, he immigrated with his family to Canada in 1901, settling in Stirling, moving to Raymond later that year. Francis further developed his architectural skillset, apprenticing under Henry W. Meech in Lethbridge, and went on to design a number of local buildings in Raymond including the Opera House, the former Second Ward Chapel, Knight Academy, and many churches and residences across southern Alberta. His older brother Orton Rolfson, was a talented and meticulous carpenter, one of first in Raymond, and was responsible for the construction of such buildings as the Opera House, Town Hall, and several homes. Influenced by his American training, Francis designed the Knight Residence in the emerging Cape Cod style, a derivative of the Colonial

Revival. Influenced by the wooden folk houses of colonial Massachusetts in the early 1700s, the Cape Cod style was first adopted in the 1920s, spurred by the American Sesquicentennial celebrations. The style that would later dominate the Canadian and American built landscape in the 1930 to 1950s. Features of the Cape Cod style as expressed by the Knight Residence include its steep side-gabled roof with narrow eaves, single material cladding and simple design with horizontal emphasis. Plans for the house commenced in 1925, and it was constructed over the next two years under the supervision of the Rolfson brothers. The beautifully detailed and well proportioned house features subdued wall detailing to emphasize the prominent projecting front porch. With its raised profile, projecting gabled pediment with cornice return, and grouped square columns knitted together with latticework, the porch is the focal point of the home's design. The six-bedroom home featured the latest in modern amenities and luxury. The main floor was built with 3.35-meter vaulted ceilings with delicately arched entries into the living room, dining room and den. Wallpaper was imported from Paris, the bathroom tiles were brought in from Italy and all door handles were solid brass. Brick fireplaces were built in the living room, master bedroom and basement family room and the house was equipped with electric lights and hot water heating. An adjacent carriage house for Ray's automobile collection featured space for two vehicles, an ice house with a full food and meat locker, and a large apartment on the second floor for the servant or chauffeur. Because of Ray's experience in the irrigation business, he had the grounds built with a full irrigation system, consisting of a series of concrete ditches winding their way through the property. The beautiful grounds were maintained by Lottie and featured several varieties of fruit trees, Pottawatomii Plum, lilac and caragana trees, maple, elm, and fir trees; many of these trees remain on the property today.

The Knight Residence also has landmark value for its association to Alberta legend, Ray Knight and its high quality design. The house's prominent location on Park Avenue in close proximity to the town's core and extraordinarily well maintained historic materials contribute to its landmark status in the community.



The Knight Residence and its associated carriage house shortly after their construction in the 1920s.

*Courtesy of Keith Hancock*

## Character-Defining Elements

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

1. Location on a large lot on the north side of Park Avenue in the town of Raymond, in close proximity to Raymond's Town Hall.
2. Deep setback from the road.
3. Mature landscaping with historic plantings of conifers, deciduous trees, bushes, and fruit trees surrounding house.
4. Original carriage house set back and to the east of the house at the end of a long driveway with a cross-gabled roof with a skirt roof at the gabled end and wooden shingled cladding on wall and gable peak; single-car garage opening; five-panelled wooden door; and triple assembly multi-light wooden-sash windows at gable peak.
5. Form, scale, and massing as expressed by its: one and one-half storey rectangular plan with side gabled roof with narrow eaves and closed soffits; raised full-height basement; one storey side gabled wing on west side; narrow overhanging eaves.
6. Wooden-frame construction including: concrete foundation with decorative stamped parging; wooden shingle siding; wooden shingle roof.
7. Cape Cod-style details including: single material cladding; prominent medium pitched roofline with cornice returns and bellcast at rear façade; low profile of trim elements including window and door trim, and moulded bargeboards and fascia boards; recessed window openings in basement; prominent off-centre raised porch with front gabled pediment with cornice returns, groupings of two and three tapered wooden square columns (engaged at wall) at corners of porch with decorative latticework connecting columns, central door opening with full-height sidelights, polished concrete piers and stairs to porch.
8. Original fenestration such as: single, double and triple-assembly window openings; single-assembly 6-over-6 single-hung wooden-sash window with multi-light storm in side gable peaks; triple-assembly 4-over-4 single-hung wooden-sash windows with matching multi-light storms; single-assembly multi-light wooden-sash windows in basement; multi-light wooden storm door; multi-light original main wooden door with brass hardware.
9. Exterior elements including: internal red brick chimney with recessed mortar, concrete cap, and three ceramic chimney caps.
10. Interior features including: oak flooring; wooden trim elements; room configuration; brick fireplaces with arched detailing; cast iron heaters; original doors and brass hardware; original brass light fixtures.





## Statement of Integrity

The Knight Residence is significant because:

### VALUES SUMMARY

*Design / Style / Construction*  Yes  No  
The Knight Residence is valued as a high quality and early example of the Cape Cod style and for its association to well-known southern Albertan Mormon architect, Francis Bent Rolfson and contractor, Orton Joseph Rolfson (Theme Value – “Welcome Home” A Connected Community).

*Institution / Person*  Yes  No  
The Knight Residence, built in 1926-27, is of high significance for its direct association to first owner, ranchman, entrepreneur and namesake of the Town of Raymond, Raymond Knight (Theme Value – Sugar City: Settling Raymond).

The Knight Residence is further valued for its association to the long-term second owners of the property, the Hancocks.

*Theme / Activity / Cultural Practice / Event*  Yes  No

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1919 to 1929 (Post WW I to Stock Market Crash)

### ASPECTS OF INTEGRITY

*Location*  Yes  No  N/A

The location of the home has not changed.

*Design*  Yes  No  N/A

The original design of the house is intact.

*Environment*  Yes  No  N/A

The residential environment of the neighbourhood remains intact.

*Materials*  Yes  No  N/A

The house is highly intact and the materials are in excellent condition.

*Workmanship*  Yes  No  N/A

The excellent workmanship of the residence is intact.

*Feeling*  Yes  No  N/A

The home continues to project a strong historic aesthetic.

*Association*  Yes  No  N/A

The house continues to serve as a residence.

### CHRONOLOGY OF ALTERATIONS

*Circa 1952:* Oak floors refinished.

*Circa 1980s:* Added solarium and hot tub to rear of residence; Bathroom added to upper floor; Many windows replaced.

*Circa 2012:* New cedar shingle roof.

### STATEMENT OF INTEGRITY

*The Knight Residence maintains all its aspects of integrity for it to convey its significance / heritage value.*

The house is overall in superb condition and has been very well maintained by the series of owners over time. The house is largely original apart from some newer windows and the addition of a solarium in the rear of the house. The interior is largely original as well.

- Foundation: The foundation is in good condition with minor cracks in the parging.
- Cladding: The cladding has recently been painted and is in excellent condition, showing no signs of rot or wear.
- Roof: The roof has recently been replaced with compatible cedar shingles and is in excellent condition.
- Roof elements: The closed soffits appear to be in good condition and all downspouts and eavestroughs are connected and well maintained.
- Windows: Most of the windows have been replaced. They were originally 6-over-6 multi-light windows and have been replaced with modern single or diamond light windows. The openings and frames have been maintained. The few remaining original windows are in excellent condition and have their storms intact.
- Doors: The storm door and front door are both in excellent condition and have their hardware intact. The front door sidelights have been replaced with a single pane of glass. They were original multi-light.
- Chimney: The chimney is in good condition with some minor lichen build up on the concrete cap.
- Porch: The porch is very original and all elements are well maintained and have been recently painted. The concrete steps are in good condition with minor cracking of the parging.
- Carriage House: The garage door has been replaced – otherwise the carriage house is in excellent condition.

# VICTORIA PARK



## MUNICIPAL ADDRESS

350E - 100 N

## LEGAL ADDRESS

2039I;Z  
7391CT;A

## DATE OF ESTABLISHMENT

1901

## ORIGINAL OWNERS

Alberta Railway & Coal Co.  
Canadian North-West  
Irrigation Co.

## Description of Historic Place

Victoria Park is a large public, multi-purpose sports park located in the eastern part of the town of Raymond, west of Middle Coulee, and south of Highway 52. Established in 1901 during the townsite survey of the new community of Raymond, Victoria Park has served as the cradle of sports and recreation for citizens of the town and district since 1903, and continues to be nucleus of these activities over a century later. Originally plotted as a large 38-acre circular land reserve, Victoria Park has evolved over the decades to its present form and arrangement, consisting of rodeo grounds, a racetrack, baseball diamonds, the home of the Raymond & District Agricultural Society, and more recently, the location of the Victoria Sports Park complex.

## Heritage Value of Historic Place

Victoria Park, established in 1901, is highly valued for its association with the initial settlement and growth of Raymond, beginning at the turn of the 20th century. Owning large swaths of land throughout southern Alberta, the various entities of the Galt family syndicate, including such companies as the Canadian North-West Irrigation Company (CNWICo) and the Alberta Railway & Coal Company (AR&CCo), were eager to encourage investment and settlement on their lands. Recognizing the opportunities in the district, individuals including John W. Taylor, an apostle with the Church of Jesus Christ of Latter-day Saints, who had previously collaborated with the establishment of Cardston, and Charles A. Magrath, representative of the Galt

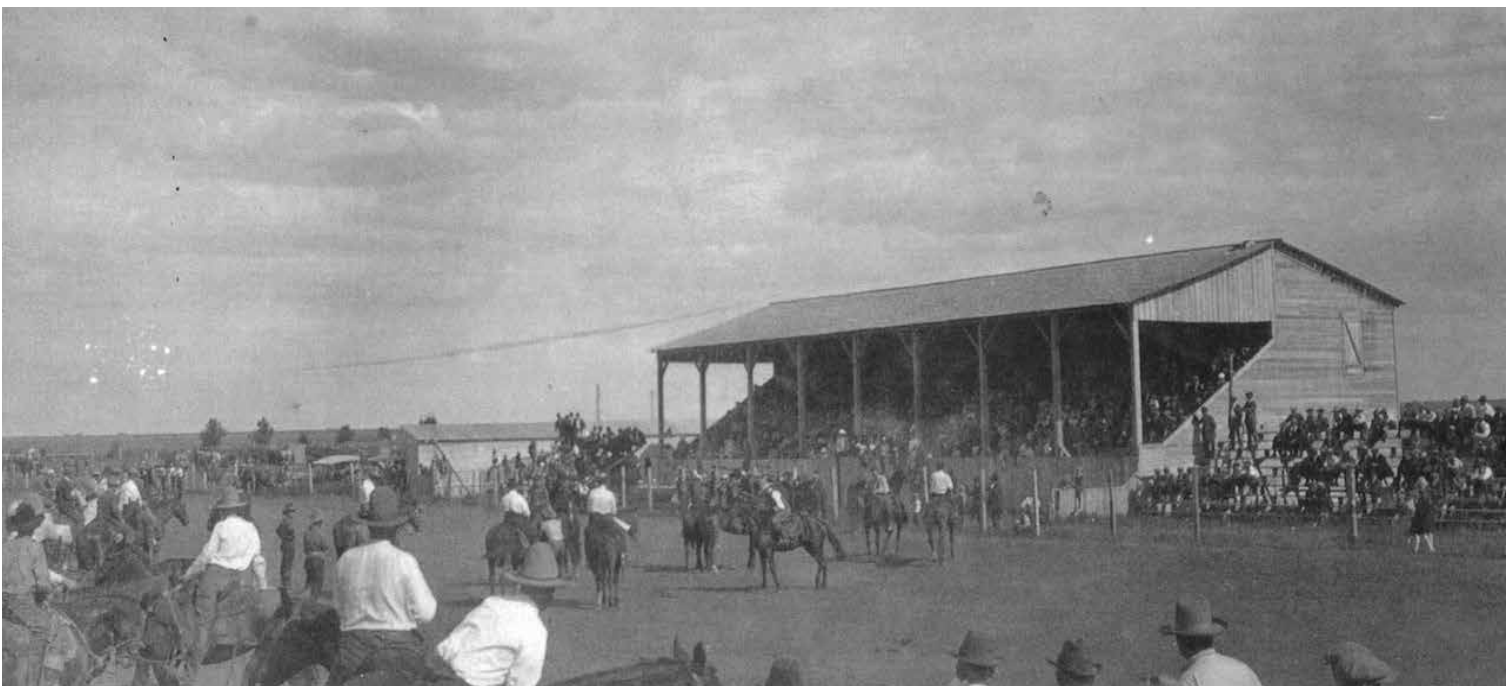
family enterprises, successfully motivated Utah industrialist Jesse Knight to construct a sugar beet factory between the communities of Stirling and Magrath. Jesse Knight, having already purchased an immense block of land near Spring Coulee after investigation by his two sons, Oscar Raymond and Jesse William, would in exchange for building the factory receive an abatement in the price of additional land. The CNWICo and AR&CCo, owners of the land adjacent to the proposed sugar beet factory, subdivided their property for a new townsite to house the workers at the factory. Magrath, who was also a Dominion Land Surveyor, surveyed the new community, named Raymond after Jesse Knight's son, and included a large circular 38-acre (15-hectare) reserve on the east end of the townsite, based on design recommendations from John W. Taylor, and was labeled Victoria Park. Victoria Park was encompassed by a 132' (40 meter) road allowance, Park Avenue, with four small triangular corner blocks at its intercardinal points. The park remained under the ownership of the CNWICo and AR&CCo initially, until the two companies amalgamated resulting in the Alberta Railway & Irrigation Company (AR&ICo) in 1904. In late 1908, the AR&ICo agreed to sell Victoria Park to the Town of Raymond for \$1.00, finalizing the deal the following year. Following the consolidation of the park property by closing the surrounding road allowance in 1930, which resulted in the elimination of the original circular form, the Town enlarged Victoria Park through the purchase of a tract of land immediately to the east, sometime prior to 1947.

Victoria Park is further valued for its connection with the town's namesake, early pioneer, and 'Father of the Stampede', Oscar Raymond ('Ray') Knight (1872-1947). Born in Payson, Utah to



Jesse and Amanda Knight, and raised on the family ranch, Ray Knight first came to southern Alberta in 1900 on behalf of his father who was considering purchasing land for ranching. Ray took a very active interest in the development of the new townsite of Raymond, having been entrusted in the management of the Knight family sugar, farming, and ranching ventures in southern Alberta, and would also undertake his own business pursuits as well. While the Knight family invested their personal capital into public utilities, amenities, and buildings in the new community, Ray Knight set in motion a sporting and cultural tradition still celebrated annually in Raymond. In 1902, Ray Knight informally organized Raymond's (and Canada's) first rodeo on vacant land on the northeast corner of 100 S and 100 E. Local cowboys partook in bronc riding and steer wrestling. The following year, with Raymond's population nearing 1,500, Ray Knight took the initiative to organize a large Dominion (Canada) Day event at Victoria Park, financing the construction of a proper rodeo ground, racetrack, and grandstand - the latter designed and built by local carpenter Benjamin A. Stringham (1863-1953), and still extant at the park. By the mid-1910s, the moniker of 'Stampede' began to refer to annual event. During the first three decades, the Stampede was sometimes hosted in the months of August or September, but by the early 1930s, the event began to be concurrently staged with Dominion Day. Along with managing the yearly events, Ray Knight would not only supply the livestock from his own estate, but was also a regular competitor in the rodeo. Before his retirement from the Stampede Committee in 1940, Ray Knight assisted in the staging and management of a number of Stampedes and rodeos throughout western Canada and the United States. In honour of his contribution to this cultural and sport legacy to the town of Raymond, Victoria Park, where the annual Stampede has been hosted since 1903, was renamed Ray Knight Memorial Park.

Victoria Park is also valued as a place of historic and contemporary cultivation of sports and recreation in Raymond. Along with first Dominion Day rodeo events of 1903 at Victoria Park, a number of additional sport activities had their debut in Raymond at this time. Baseball and basketball games between teams from the town and neighbouring Stirling were played, as well as a soccer game between a team from Lethbridge and the Dyers, a group composed of players from the local sugar factory. The 'Caledonian Games' were a series of track and field events also accommodated during the 1903 celebrations. Like the rodeo, such sporting matches including baseball and track and field continued to be hosted every year in conjunction with the Stampede and/or Dominion Day at Victoria Park. Upon incorporation of the Sugar City Golf Club in 1928, the organization was granted a lease from the Town to develop a six-hole golf course at Victoria Park. Golf was played for six seasons at Victoria Park, until a new course was built at Temple Hill. The racetrack, installed in 1903, hosted horse racing, and allowed for unique spectacles, including chariot racing and Roman riding competitions. Following the Second World War, the Town and local citizens began to make a number of improvements to Victoria Park. In 1946, the first permanent baseball diamond (now known as Max Court Field) was constructed, the 1903 grandstand was expanded, nearly doubling its capacity, and a number of picnic amenities were installed. Three additional baseball fields were added to Victoria Park, one in circa 1973, and the other two in the mid-1980s. Since 1988, the Raymond & District Agricultural Society made the southeast corner of Victoria Park their headquarters. A massive, multi-million dollar development, the Victoria Sports Park, beginning in 2015, has reintroduced and brought a host of new activities to Victoria Park, including football, rugby, soccer, track and field, and judo.



The rodeo grounds and grandstand at Victoria Park, sometime in the first half of the 20th century.  
*Raymond & District Historical Society*

## Character-Defining Elements

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

1. Present location and legal boundaries of Victoria Park, consisting of Block Z, Plan 2039I, and Block A, Plan 7391CT.
2. Remnants of stadium-shaped racetrack with dirt surface.
3. Rodeo arena located within the former racetrack.
4. Form, scale, massing, and location of wooden-frame grandstand, including its side-gable roof and building design.



## Statement of Integrity

Victoria Park is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
Victoria Park, established in 1902, is valued through its association with the original establishment, subdivision, and initial growth of the Raymond townsite (Theme Value – Sugar City: Settling Raymond).

Victoria Park is also valued as place of sports and recreation within the town of Raymond (Theme Value - Stampede, Judo, and Rivalries).

*Institution / Person*  Yes  No  
Victoria Park is further valued for its connection to prominent pioneer and citizen of Raymond, Oscar Raymond Knight, and his contribution to the establishment of the Raymond Stampede (Theme Value – Sugar City: Settling Raymond).

*Design / Style / Construction*  Yes  No

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### STATEMENT OF INTEGRITY

*Victoria Park maintains a majority of its aspects of integrity for it to convey its significance / heritage value.*

Overall, Victoria Park, while the northern section has been since 2015, and continues to be as of 2017, in an active development, continues to be well maintained.

- While the original circular form of Victoria Park is no longer evident, the space continues as it has since 1903 to provide a venue for the Raymond Stampede and a number of sporting and recreational activities for the town of Raymond. Victoria Park itself has 'shifted' slightly eastward from its original position due to the enlargement of the Park sometime between 1930-1947, and also as a result of the subdivision of residential property in its western section in the 1970s. The rodeo arena and associated holding pens/chutes were redesigned, decreasing in area and quantity, respectively, also in the 1970s.
- The grandstand, constructed in 1903 and expanded in 1946, is in fair condition, and may require intervention to deterioration to its wood elements.
- The racetrack is in a state of disrepair, and has not been utilized for several years. The new Victoria Sports Park development has been constructed over some sections of the racetrack, making it obsolete.
- Baseball diamonds are all in good condition, including their associated bleachers and dugouts.
- Raymond & District Agricultural Society Heritage Centre and their associated structures are all well maintained. The 1941-constructed barn, moved to Victoria Park in 1995, has been clad in unsympathetic metal siding.

### PERIOD(S) OF SIGNIFICANCE

1885 to 1905 (Railway/Early Settlement)

### ASPECTS OF INTEGRITY

*Location*  Yes  No  N/A  
The location of Victoria Park has not changed.

*Design*  Yes  No  N/A  
While the location of Victoria Park has not changed, and components such as the original grandstand still retain its integrity, Victoria Park represents an evolving landscape of sports and recreation, and adjusts to the contemporary needs of the citizens of Raymond accordingly.

*Environment*  Yes  No  N/A  
Victoria Park still retains its environment as a place of sports and recreation for those in the town and district of Raymond.

*Materials*  Yes  No  N/A  
As one of the only original and tangible of Victoria Park, the grandstand, its original portion dating from 1903, presumably retains much of its historic fabric.

*Workmanship*  Yes  No  N/A  
The workmanship involved in the original grandstand, and the maintenance of the grounds of Victoria Park is still evident.

*Feeling*  Yes  No  N/A  
Victoria Park continues to retain its feeling as a place of sports and recreation, and as the home of the Raymond Stampede.

*Association*  Yes  No  N/A  
Victoria Park continues to be associated with the Raymond Stampede, and other sporting and recreational activities.

### CHRONOLOGY OF ALTERATIONS

1903: Construction of racetrack and grandstand at Victoria Park.

1928: Establishment of a six-hole golf course

1930: Circular land reserve of Victoria Park, its adjacent road allowances and corner blocks (B,C,D,E), consolidated to create large square parcel.

1930s-40s: Enlargement of Victoria Park through the Town's purchase of Block A, Plan 7391CT.

1946: Expansion of grandstand; First baseball diamond constructed; Picnic areas and amenities provided.

1960: Construction of Ridgeview Lodge at southwest corner of Victoria Park.

1971: Subdivision of residential lots along western perimeter of Victoria Park.

1975: Further subdivision of additional residential lots in the western section of Victoria Park.

1988: Raymond & District Agricultural Society moves onto the southeast corner of Victoria Park.

1995: Raymond & District Agricultural Society moves 1941-constructed Barn from the former Provincial Auxiliary Mental Hospital (School of Agriculture) onto their property on Victoria Park.

2015-ongoing: Construction of the Victoria Sports Park complex along the northern section of Victoria Park.

# ALLEN RESIDENCE



## MUNICIPAL ADDRESS

112N - 200 W

## LEGAL ADDRESS

20391;28;6

## DATE OF CONSTRUCTION

1905

## ORIGINAL OWNERS

Heber S. and Amy L. Allen

## BUILDERS

James S. Anderson (masonry)  
George E. Court (masonry)

## Description of Historic Place

The Allen Residence is situated setback from the street on a large corner lot at the intersection of 100 North and 200 West opposite Raymond Elementary School. The impressive Edwardian Four-square with Queen Anne Revival style detailing residence is identifiable by its two and one-half storey height, hipped roof with gabled dormers, two-storey bay with gabled roof on the front facade, and large front porch with tapered round columns and open balustrade. Additional elements such as its decorative patterned shingle cladding in the gables, wide cornice board, numerous single assembly windows, some with stained glass sashes, separate this residence from those surrounding it.

## Heritage Value of Historic Place

The Allen Residence, constructed in 1905, is valued as one of the earliest extant homes built in Raymond and for being reflective of the unique economic position of some of its first residents. The Dominion Land Survey allowed settlers to begin homesteading in the southern Alberta region, and provided land grants to those that made improvements on the land. One such settler, Charles O. Card, under advisement of the Church of Jesus Christ of Latter-day Saints, emigrated from Utah Territory and established the future of community Cardston at Lee Creek in 1887, receiving title to the land several years later. Early pioneers to the new settlement included Heber S. Allen, who eventually established his general store, H.S. Allen & Co., to serve the needs of fellow residents, and allowed him to broaden into other commercial ventures.

At the dawn of the 20th century, the various enterprises of the Galt family represented by Charles A. Magrath had constructed a network of railways and irrigation canals in the district allowing them to amass large swaths of land granted to them by the Dominion government. An arrangement between one of these businesses, the Canadian North-West Irrigation Company, and the Church of Jesus Christ of Latter-day Saints, compensated labourers with both wage and land. The influx of new settlers and investment as a result of this irrigation system, such as Jesse Knight's sugar factory, resulted in the formation of several new communities, including Raymond. Upon arrival in Raymond in 1903, Heber S. Allen, due to his previous financial success in Cardston, and through buying controlling interest in the Raymond Mercantile Co., was in a highly favourable economic position, which permitted him to commission construction of this extant residence. The home's scale, design, and materiality made it highly visible in the community and projected a sense of Raymond's economic strength and permanency to potential settlers and businesses.

The Allen Residence is further valued for its multi-generational connection with a pioneering Raymond family, the Allens. Heber S. Allen (1864-1944), born in Hyrum, Utah, moved with his father to Cardston in 1888 after having met with Charles O. Card, founder of the new settlement. Employed at the time as a bookkeeper and commissary manager at a railroad camp in Montana, Allen began his new life in what would become Alberta as a schoolteacher, having obtained a teaching certificate during his education in Utah. It was in Cardston that Allen met his wife, Amy L. Leonard (1865-1936). Amy, born in Farmington,



Utah, was also a recent arrival to Cardston with her family. The two built a home in the community, and Heber eventually transitioned into mercantile work, operating a store from their home. A successful business leader in the town, Heber was also entrusted with heading the Alberta Stake of the Latter-day Saints Church, replacing Charles O. Card as President in 1902. The following year he was appointed to fulfil the same position in the newly created Taylor Stake established in Raymond. Moving to Raymond the same year, Amy and her children stayed in Cardston until Heber acquired suitable, temporary accommodations for his family, as Heber's ultimate ambition was to construct a new brick residence in Raymond. The extant Allen Residence was built in 1905, employing local masons and contractors, including James S. Anderson and George E. Court, who were involved with the bricklaying of the house. Heber and Amy's son, Heber F. (1894-1968), would eventually obtain the house from them. Born in Cardston, Heber F. also became a community and religious leader in Raymond, serving as the First Ward Bishop, sitting on the Stampede Committee, and serving as President of both the Chamber of Commerce and Rotary Club. Valeria J. Nalder (1897-1951) came to Raymond with her family in 1907 from Davis County, Utah, marrying Heber F. in 1920. She unfortunately passed away at the age of 53, and following her death, Heber F. married Grace J. Dozey (1904-1998). Heber F. and Valeria's daughter, Margaret (1922-2011) married James D. Bridge (1922-2007), and together they took over ownership of the property, raising their family there, including their daughter, Maureen Larsen, wife of Richard J. Larsen (1953-2016) and the great-granddaughter of Heber and Amy Allen. Maureen, as of 2017, continues to reside at the home.

The Allen Residence is further significant as an exceptional and highly crafted example of an Edwardian Foursquare style residence with Queen Anne Revival-style detailing. Edwardian Foursquare houses were a popular architectural style which emerged in the late 1800s and persisted into the early decades of the 20th century. This style stood apart from the mass produced ornamentation of earlier Victorian style homes and reflected a return to honest craftsmanship. This style of architecture was often augmented by the inclusion of elements of Classical Revival and Queen Anne Revival architecture. Foursquare residences were typically two to two and one-half storeys in height with three to four rooms on the main floor and four rooms on the second floor. Homes of this style possessed hipped roofs, dormers, and large often multi-façade porches. The Allen Residence possess these style hallmarks; however, it has been further characterised by Queen Anne Revival-style elements such as its: multiple porches; multi-story bays; varied roof lines; roof finials; chimneys with significant corbeling; variety of shingle styles in the gables; whalebone bargeboards; recessed decorative panel on external chimney; arched window in gables; and turned porch columns and balustrade spindles. The combination of the Queen Anne Revival elements with the Edwardian Foursquare style make the Allen Residence an exceptionally stunning home and a testament to the craftsmanship and skill present in Raymond in the early 1900s.

The Allen Residence is an exceptional landmark in the Town of Raymond. Its position on the lot, scale, architectural style and materials set it apart from its surroundings.



A postcard view of the Allen Residence as it appeared in the 1900s or 1910s.  
 Courtesy of Earle L. Covert (*"Residence in Raymond, Alta."* Toronto: Rumsey & Co. [1905])

## Character-Defining Elements

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

1. Location on a large corner lot at the intersection of 100 North and 200 West
2. Setback from the street surrounded by mature vegetation in a residential neighbourhood.
3. Form, scale, and massing as expressed by its: rectangular plan; two and one-half storey height with basement; hipped roof; two-storey bay with gabled roof; gabled dormer; two-storey bay with hipped roof; front porch with gabled and hipped roofs; one-storey wing on rear of residence.
4. Wooden-frame construction including: stone foundation; red brick cladding laid in running bond with light cream coloured mortar; sandstone watertable, sills, and lintels.
5. Edwardian Foursquare style details including: height, plan, masonry construction, minimal exterior ornamentation; large fenestration; hipped roof; multiple dormers; nearly full-width front porch; projecting eaves; wooden tongue-and-groove soffits; plain wooden bargeboards and cornice boards.
6. Queen Anne Revival style elements such as: multiple porches; multi-story bays; varied roof lines; roof finials; chimneys with significant corbeling enlarging the size of the top of the chimney; variety of shingle styles in the gables; whalebone bargeboards; recessed decorative panel on external chimney; arched window in front gable; and turned porch columns and balustrade spindles; leaded glass windows; single assembly 1-over-1 hung wooden-sash window with multi-light wooden-sash storm window.
7. Fenestration such as: single assembly arched window opening in front gable; single assembly rectangle window openings at basement, first, and second floors; single assembly asymmetrical hung wooden-sash window with stained glass upper sash and single light lower sash with multi-light wooden-sash storm window.
8. Exterior elements including: front porch with tongue and groove floor and soffits, turned tapered wooden columns, open wooden balustrade with turned spindles moulded top rail; side porch with tongue and groove floor and soffits, turned tapered wooden columns, open wooden balustrade with turned spindles moulded top rail, globe finial at terminus of balustrade; internal red brick chimneys with light mortar and corbelled top; external red brick chimney with decorative recessed panel sandstone caps.





## Statement of Integrity

The Allen Residence is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Allen Residence, constructed in 1905, is valued as being one of the earliest homes constructed in the community and reflective of the unique economic position of some of its first residents (Theme Value – Sugar City: Settling Raymond).

*Design / Style / Construction*  Yes  No  
The Allen Residence is further significant as an exceptional and highly crafted example of an Edwardian Foursquare style residence with Queen Anne Revival-style detailing (Theme Value – “Welcome Home” A Connected Community).

*Institution / Person*  Yes  No  
The Allen Residence is further valued for its connection with early Raymond pioneer Herber Simeon Allen and the multi-generational connection with the Allen family (Theme Value – Sugar City: Settling Raymond).

*Landmark / Symbolic Value*  Yes  No  
The Allen Residence is an exception landmark in the town of Raymond. Its position on the lot, scale, architectural style and materials set it apart from its surroundings.

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1885 to 1905 (Railway/Early Settlement)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The original design of the house is intact.

*Environment*  Yes  No  N/A  
The residential environment of the neighbourhood remains intact.

*Materials*  Yes  No  N/A  
The majority of its original materials are intact.

*Workmanship*  Yes  No  N/A  
The workmanship is evident in the home’s design, detailing, materials, and present condition.

*Feeling*  Yes  No  N/A  
The home continues to project a strong historic aesthetic.

*Association*  Yes  No  N/A  
The house continues to serve as a residence.

### CHRONOLOGY OF ALTERATIONS

*Circa 1972:* Heber F. Allen converts attic into a pool room; Front and side doors replaced.

*1972-1979:* Garage added to rear of lot and gabled roof extended

over one-storey entry vestibule on rear of residence.

*Post-1979:* Roof ridge finials and caps removed; Wooden entry vestibule and stairs removed from side (north façade) door; Windows replaced.

### STATEMENT OF INTEGRITY

*The Allen Residence maintains all its aspects of integrity for it to convey its significance / heritage value.*

Overall, the structure is in fair condition with its form, scale, and massing intact. Aspects of its materiality are intact. Alterations have been made to the rear of the home, the wooden entry vestibule on the north façade has been removed and some of the fenestration replaced.

- Foundation: Stone foundation original to the time the house was built is intact. Some mortar loss evident. Localized areas of staining and efflorescence presence. Localized chips. Sandstone watertable present and also in fair condition.
- Cladding: The brick cladding is original to building. There are localized areas damaged (chips) bricks, stepped cracks, and mortar loss present. Staining of bricks below sandstone sills, under eaves, and adjacent to sandstone watertable present. Wooden shingle cladding in gable in good condition with no missing or deteriorated shingles identified.
- Roof: Wooden shingle roof requires replacement. Loose, split, missing, and curled shingles present. Original ridge caps, snow guards, and finials have been removed.
- Roof elements: Flashing around chimney bases intact. Valley flashing showing evidence of corrosion. Gutters and rainwater leaders in place; however, rainwater leaders not extended away from base of wall. Bargeboards behind gutters possess localized areas of moisture damage. Soffits and cornice boards in place. Paint failure on wooden elements.
- Windows: Window openings have been maintained. Numerous windows replaced. Some original 1-over-1 wooden sash windows and wood-en-sash storm windows intact. Original stained-glass windows in place. Paint failure on wooden elements.
- Doors: Original doors have been replaced. Opening size maintained.
- Chimney: All chimneys show evidence of mortar loss, damaged brick and staining. External chimney appears to be slight out of plumb.
- Other: One-storey gabled roof garage added to rear of home connected by earlier one-storey rear entry is in good condition with no evidence of deterioration. Porches’ columns, materials, and balustrade are original and in fair condition with deterioration present at bottom rails, bottom of columns, and through paint failure. Portion of balustrade on front porch has been completely removed.

# RAYMOND SCHOOL OF AGRICULTURE PRINCIPAL'S RESIDENCE



## MUNICIPAL ADDRESS

415N - 350 E

## LEGAL ADDRESS

7710914:K

## DATE OF CONSTRUCTION

1921

## ORIGINAL OWNER

Alberta Department of  
Agriculture

## ARCHITECT

Richard P. Blakey

## Description of Historic Place

The Raymond School of Agriculture Principal's Residence is situated on the northeast periphery of the Town of Raymond at 350 East between 300 North and 400 North; located immediately south of the former Raymond School of Agriculture. The large Arts and Crafts-style home is set back from the street on a large acreage and obscured by mature trees. It is identifiable by its one and one-half storey height, side-gabled roof extending over an enclosed front verandah, lapped and shingle siding, and numerous single and double assembly windows.

## Heritage Value of Historic Place

The Raymond School of Agriculture Principal's Residence, constructed in 1921, is valued for its association with the former Raymond School of Agriculture, which had opened the previous year, serving as the principal's residence until closure of the school in 1931. The agricultural-based economy of Alberta gave rise to Demonstration Farms throughout the province in the 1900s. These facilities were used as a means to disseminate information and provide education on agriculture and animal husbandry. Demonstration Farms were especially useful in promoting the viability of the land to new settlers, and provided them with information about suitable crops and farming practices for an environment, which may have differed from their homeland. The Provincial Department of Agriculture established Agricultural Schools in Olds, Vermillion, and Claresholm prior to the First World War; however, due to the outbreak of the war and challenging

economic environment following the war, no further schools were established until 1920. The Raymond School of Agriculture was constructed and opened in 1920, on land acquired from Oscar Raymond Knight, namesake of the Town of Raymond. The school provided education in standard post-secondary courses as well as veterinary science, livestock management, dairying, agronomy, and blacksmithing. Throughout the 1920s, the School of Agriculture struggled in maintaining adequate enrollment, and in addition to fluctuating government funding, the school was permanently closed in 1931, though the Department of Agriculture continued their demonstration and experimental farm on the property.

The extant house was constructed one year after the school first opened its doors, built specifically to serve as the residence for the school's first and only principal, Oliver S. Longman (1889-1966). Born in Carnduff, Saskatchewan, Longman received his education in Agricultural Science at the University of Manitoba. In 1913, Longman was working on his family's farm in Manitoba when he was hired as an instructor of Farm Mechanics at the Claresholm School of Agriculture. Two years later, while residing in Claresholm, he met and married Edith Barber (1895-1979). After transferring to the Olds School of Agriculture for several years, Oliver was appointed as Principal of the new Raymond School of Agriculture, in May 1920, a position he held until the school's closure in 1931. The Longmans moved to Raymond, eventually taking residency in their new home the following year. After the couple departed Raymond in 1931, following a large social gathering at the Opera House to honour the couple and their contributions to the community, Oliver would serve as



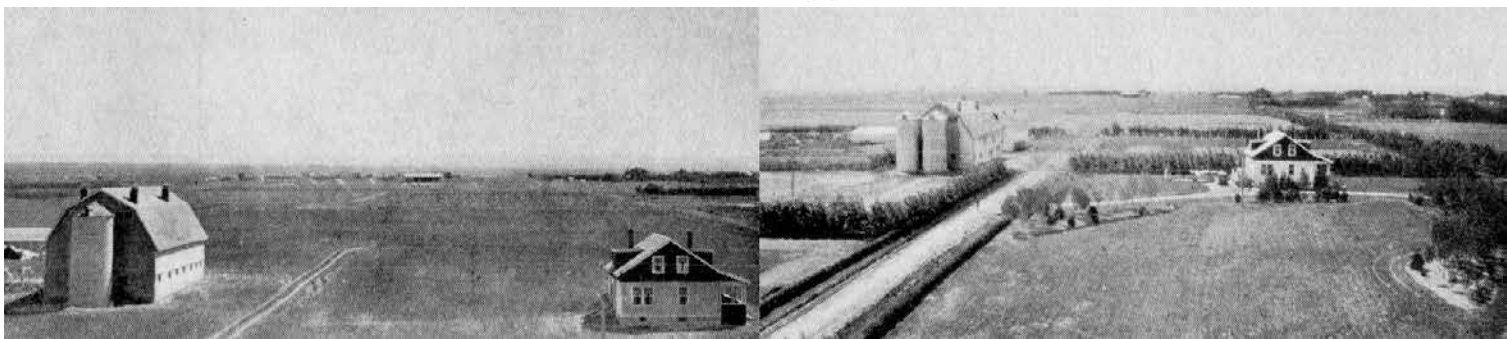
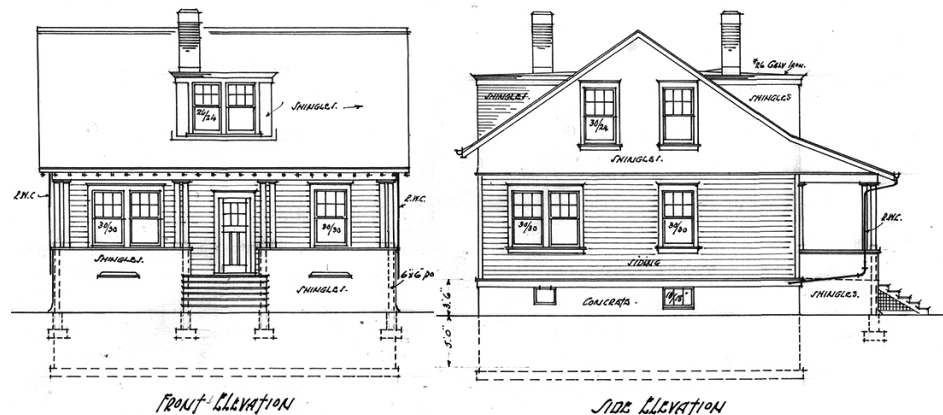
Alberta's Field Crops Commissioner, and also Deputy Minister of Agriculture, before retiring to British Columbia.

Charles O. Asplund (1899-1958), the Farm Manager at the Raymond School of Agriculture, and his wife, Julia E. (nee Russell; 1902-1994), moved into the Principal's Residence in August 1931. Charles continued his work for the Province until 1935 when the Asplund family moved to Cardston. The same year, Louis Brandley (1889-1984) was able to lease the Province's farm at Raymond, entitling him to work the land and live in the residence with his family. In 1938, the Alberta Department of Public Health acquired the former Raymond School of Agriculture building, and began to convert it to an auxiliary mental health centre, and additionally sought the Principal's Residence as a nurses' home. The Department of Agriculture, unwilling to end their lease with Brandley, denied the request. The following year, the Department of Agriculture began a process to dispose of the Principal's Residence and surrounding property. The sale of the property was tendered in early 1940, and Brandley was the successful bidder. He and his wife, Edda (nee Anderson; 1892-1974), continued to reside at their home for the remainder of their lives.

The Raymond School of Agriculture Principal's Residence is further significant for its connection to noteworthy provincial architect Richard P. Blakey (1879-1963). Born in Sunderland, County Durham, England, Blakey completed his formal architecture studies at Bede Collegiate Institute, Durham in 1895. After working in London, Blakey, with his wife Mary (nee Jones) immigrated to Canada in 1907, settling in Winnipeg. The following year he moved to Alberta, where he worked for the province's Department of Public Works under the supervision of Allan M. Jeffers. In 1911, he became Provincial Architect, a position he held until 1925. During his time in this role, Blakey completed the designs for the Provincial Legislative building, the Lieutenant Governor's residence, and was responsible for the design of all government buildings including the Province's agricultural schools. Blakey created the first version of "Principal's Cottage" for the

Youngstown, Gleichen, and Raymond Schools of Agriculture in 1919. This design was revised the following year, and it was the 1920 design that was used to construct the Raymond School of Agriculture's Principal's Residence. The Principal's Residence, along with the associated structures at the former Raymond School of Agriculture, are the sole surviving examples of Blakey's architectural work for the Gleichen, Youngstown, and Raymond Schools of Agriculture.

The Raymond School of Agriculture Principal's Residence is also valued as an exceptional, and largely intact, representation of an Arts and Crafts-style residence. The Arts and Crafts architectural style was part of a broader artistic and social movement developed in Britain during late 1800s in response to industrialization and the mass production of goods. It sought a return to simple, elegant handcrafted designs using natural materials that encouraged interplay with the outdoors. Its popularity in North America spiked with the publication of Gustav Stickley's magazine, *The Craftsman*. The principals of Arts and Crafts were not restricted to a specific built form, but could be applied to bungalows, Tudor Revival, Prairie-style, or other house types. The Principal's Residence exemplifies this architectural style through its one and one-half storey height, multiple dormers, gabled roof extending over the former front porch, variety of cladding types, numerous windows permitting light to flood the interior, and overall minimal exterior ornamentation.



Top: Front and side elevation architectural drawings by Richard P. Blakey for the Principal's Residence from 1920.

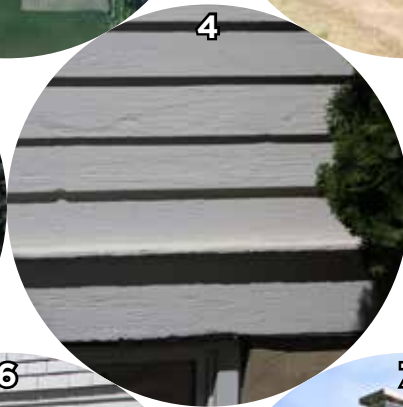
*Provincial Archives of Alberta GR1983.0086, Box 57, Item 32*

Bottom: Two views of the Principal's Residence, one from 1922 and the other 1926, looking south from the Raymond School of Agriculture. *Raymond & District Historical Society (R.S.A. Magazine, 1927-28)*

## Character-Defining Elements

Key elements that define the heritage character of the Raymond School of Agriculture Principal's Residence include, but are not limited to its:

1. Location on a large acreage on 350 East between 300 North and 400 North in the Town of Raymond.
2. Deeply setback from the street surrounded by mature vegetation, directly south of the former Raymond School of Agriculture.
3. Form, scale, and massing as expressed by its: rectangular plan; one and one-half storey height with full-height basement; side-gabled roof; gabled dormers; two-storey bay with gabled roof; gabled dormer; two-storey bay with hipped roof; front porch with gabled and hipped roofs; one-storey wing on rear of residence; bay window with shed roof on main floor; full-width porch on front façade.
4. Wooden-frame construction including: parged concrete foundation; lapped wooden siding; wooden shingle cladding on upper floor and dormers; wooden cornerboards, watertable, pointed bargeboards, corniceboards.
5. Arts and Crafts style details including: plan; height; gabled roof extending over former porch; variety in exterior cladding; dormers; open soffits; exposed rafter tails; vents in gable peaks; numerous windows permitting light to penetrate the interior.
6. Fenestration such as: single assembly single assembly multi-light wooden-sash basement windows; single and double assembly rectangle window openings; large wooden-sash multi-light fixed window with matching wooden-sash storm; six-panel wooden front door.
7. Exterior elements including: internal red brick chimneys; one-storey, front-gabled garage with lapped wooden siding, wooden bargeboards and cornerboards, multi-light wooden-sash windows.



## Statement of Integrity

The Raymond School of Agriculture Principal's Residence is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Raymond School of Agriculture Principal's Residence, constructed in 1920, is valued for its association with the former Raymond School of Agriculture, serving as the principal's residence during the school's operation from 1920-1931 (Theme Value – Education).

*Design / Style / Construction*  Yes  No  
The Raymond School of Agriculture Principal's Residence is also valued as an exceptional Arts and Crafts style residence (Theme Value – “Welcome Home” A Connected Community).

*Institution / Person*  Yes  No  
The Raymond School of Agriculture Principal's Residence is further significant for its connection to noteworthy provincial architect Richard Palin Blakey (Theme Value – “Welcome Home” A Connected Community).

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1919 to 1929 (Post WW I to Stock Market Crash)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
The original design of the building is largely intact.

*Environment*  Yes  No  N/A  
The building maintains its siting south of the former Raymond School of Agriculture.

*Materials*  Yes  No  N/A  
The majority of its original materials are intact, although some changes have been made.

*Workmanship*  Yes  No  N/A  
The workmanship is evident in the home's design, detailing, materials, and present condition.

*Feeling*  Yes  No  N/A  
The home continues to project a historic aesthetic.

*Association*  Yes  No  N/A  
The building continues to serve as a residence.

### CHRONOLOGY OF ALTERATIONS

*Pre-1962:* Garage added to south facade.

*1969-1989:* Shed roof dormers changed to gabled roof; Front porch

filled in; Back porch altered.

*Unknown Dates:* Bay window on north façade added; Windows changed; Deck added (east façade).

### STATEMENT OF INTEGRITY

*The Raymond School of Agriculture Principal's Residence maintains all its aspects of integrity for it to convey its significance / heritage value.*

Overall, the residence is in fair condition with its form, scale, and massing intact. Aspects of its materiality are intact. Alterations have been made to the home through the addition of a garage, infill of the front porch, alteration to the rear porch, dorm roofline change, windows replaced.

- Foundation: Concrete foundation with stamped parging intact. Minor cracks and chips present.
- Cladding: Lapped and shingle wooden cladding, watertable, and cornerboards intact. No noted areas of deterioration or paint loss.
- Roof: Wooden shingle roof possesses loose, split, missing, and curled shingles. Ridgeline does not appear to have settlement issues when observed from the ground.
- Roof elements: Flashing around chimney bases intact. Gutters and rainwater leaders in place and rainwater leaders extended away from base of wall. Bargeboards intact. No significant areas of paint loss noted.
- Windows: Window openings have been maintained. Nearly all windows replaced. Some multi-light wooden-sash basement windows intact. Bay window with storm is intact and likely an early alteration.
- Doors: Front door moved when front porch infilled. Paint failure present on front door. Other doors replaced.
- Chimney: Chimneys show evidence of mortar loss. New flues and caps have been installed.
- Other: One-storey front-gabled garage added to south side of home. Lapped wooden siding, multi-light wooden-sash windows, bargeboards, and cornerboards intact and in good condition.

# HANCOCK DAIRY



## MUNICIPAL ADDRESS

213S - 400 E

## DATE OF ESTABLISHMENT

1908

## DATES OF CONSTRUCTION

Circa 1920s (Dwelling)

Circa 1920s (Bunkhouse)

1945 (Dairy Plant)

## ORIGINAL OWNERS

Charles E. and Celia

Hancock

## Description of Historic Place

Hancock Dairy is located southeast of the town of Raymond's business district, at the eastern terminus of 200 South, with the property overlooking Middle Coulee. The former Dairy is situated on a large triangular-shaped parcel, and features a historic one-storey wooden-frame residence with a hipped roof and off-centre projecting enclosed porch with a gabled roofline, a flat-roof stucco dairy plant, and a wooden-frame workers residence, as well as several other out buildings. A tree-lined driveway provides access to the heart of the property where the extant buildings are surrounded by mature trees and plantings and in a rural agricultural setting.

## Heritage Value of Historic Place

Hancock Dairy, established in 1908, is highly valued as the town's oldest dairy farm and as an icon of Raymond's early success as a centre for agriculture in southern Alberta. The farm is located in an area known as the Palliser Triangle, a semi-arid short grass prairie region with nutrient-rich soil, providing conditions ideal for farming and grazing. An impediment to the settling of southern Alberta was access to water for farmers. To entice immigration to the area, the Galt family, and their conglomerate of companies, which were granted large swaths of land in the area in exchange for construction of a network of rail lines in the vicinity, turned their attention to irrigation. In partnership with the Church of Jesus Christ of Latter-day Saints, work on the irrigation project began in 1898, with the canals reaching Lethbridge and Stirling

in 1900. Representatives from both the Galt companies and the Church of Latter-day Saints, including such individuals as Charles A. Magrath and John W. Taylor, continued in a mutual endeavour to attract further settlement and investment into the area - an undertaking that resulted in success when the Knight family of Utah agreed to finance the construction of sugar beet factory adjacent to the future townsite of Raymond. The establishment of the new community of Raymond in 1901, as well as the economic and social security represented by the erection of the sugar beet factory, brought a wave of settlers and entrepreneurs to Raymond. Many of the area's earliest farms, including the Hancock Dairy were established in the first decade of the 20th century. The proximity of the irrigation canal, flowing a block south of Hancock Dairy, allowed for the construction of ditches to provide the property with the necessary amount, as well as a reliable supply of water. The extant, though vacated, dairy farm currently comprises a circa 1920s dwelling, a 1945-built one-storey dairy plant, and a workers accommodations.

Hancock Dairy is further valued for its long-time association with the Hancock family, who lived at and managed the dairy for over 44 years. Charles E. ('Ed') (1872-1963) and Celia May (nee Keyes, 1884-1944), moved to southern Alberta from Utah in 1903, immediately after their marriage, purchasing farmland south of Raymond, as well as about 40 acres (16 hectares) adjacent to the town on a parcel of land wedged between the Raymond townsite subdivision, the irrigation canal right-of-way, and Middle Coulee, where they built their home. Charles and Ceclia brought dairy cows north from Utah and began selling milk immediately, albeit at a small scale. By 1908, they had established a commercial



dairy farm, launching milk delivery to residents of Raymond. Hancock Dairy (branded in the 1920s as 'Pioneer Dairy') was one of the first dairy farms in southern Alberta, and has been credited with introducing the first glass milk bottles into the region. The farm was expanded in the 1920s with construction of new family house, as well as a large 40-cow dairy barn, the latter built in 1929. The 1920s were a prosperous time for Raymond farmers, with rising food prices and increased demand for agricultural goods in the Inter-war period, coupled with successful crops in the late 1920s, allowing for many farmers to expand their farms and construct new buildings. In 1941, their son, Alma (1906-1992) and wife Mary Ella (nee Christensen, 1908-1983), purchased the farm from their father. Alma modernized the farm substantially at this time, bringing in a purebred dairy herd from Heath, Alberta and mechanizing the milking process in 1942. In 1945, he had a large modern plant constructed with pasteurization equipment installed the following year. By 1947, Hancock Dairy was delivering milk, cream, cottage cheese, butter, buttermilk, chocolate milk, and ice cream to customers in the Raymond area. The farm operated under the Hancock family for 44 years until it was sold to brothers Clifford W. (1920-1995) and Leslie W. (1925-2002) Williams in 1952. The Williams changed the name to Raymond Dairy and discontinued home delivery the following year. Ambitious expansion plans, including delivery of milk as far as Coutts, proved to be too costly, and financial difficulties brought the dairy farm to an end in the mid-1950s.

Hancock Dairy is further valued for its preservation of the historic farm landscape and quality of vernacular buildings including the circa 1920s farmhouse, the 1945 dairy plant and the workers bunkhouse. The buildings, constructed throughout the first half of the 20th century, represent periods of prosperity, expansion, and evolution on the farm, and are well preserved through their use of high quality materials and design. The one-storey residence features Arts and Crafts design with a hipped roof, narrow lapped wooden siding and projecting enclosed gabled porch with original windows. North of the house, the one-storey workers bunkhouse, built for permanent and seasonal workers at the farm, features a gabled roof with wide eaves, plank siding and original 3-over-1 wooden-sash windows. The workers bunkhouse has several additions on the north and east facades, built to accommodate the growing dairy business through time. The one-storey stucco-clad plant features a flat roof with a stepped parapet roof, smooth, stucco walls and a long linear profile. Its concrete block walls were laid using labourers from the Lethbridge prisoner-of-war camp, No. 133. The impressive dairy barn, built in 1929, fell victim to a fire in circa 1979.



Aerial view of Hancock Dairy landscape, as it appeared in 1952.

*Courtesy of Keith Hancock*

## Character-Defining Elements

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

### *Site*

1. Location at the eastern extent of 200 South in the southeast area of the town of Raymond.
2. Siting on open, spacious agricultural site.
3. Variety of historic outbuildings.
4. Mature plantings surrounding buildings.
5. Tree-lined driveway.

### *Hancock Residence*

6. Form, scale, and massing as expressed by its: one-storey rectangular massing with full-height basement and low-pitched hipped roof with overhanging open eaves; projecting gabled enclosed porch at front of house; enclosed porch on side of house.
7. Wooden-frame construction including: board formed concrete foundation; lapped wooden siding with wooden trim and decorative elements.
8. Arts and Crafts-style details including: exposed pointed rafter tails; cornerboards; pointed bargeboards; watertable; projecting gabled enclosed porch with multi-light transoms, lapped siding at gable peak and square fluted columns; decorative exterior brick chimney with ceramic chimney cap and original cast iron coal chute.
9. Original fenestration such as: single-assembly 4-over-1 single-hung wooden-sash windows; triple-assembly window with 3-over-1, 5-over-1 and 3-over-1 single-hung windows with exterior wooden storms on side of house; multi-light wooden-sash piano window with wooden exterior storm; 3-paneled wooden storm door with single light and transom above.
10. Exterior elements including: internal red brick chimney; external basement access with front gabled roof; exposed pointed rafter tails, lapped siding with cornerboards and watertable and 5-paneled wooden door with original hardware.

### *Dairy Plant*

11. Form, scale, and massing as expressed by its: long, linear rectangular plan with stepped parapet and wide sloped gabled roof.
12. Masonry construction including: smooth stucco cladding over concrete block walls; concrete slab foundation.
13. Vernacular detailing of dairy plant including: large door openings for cows and machinery; open, clear-span space in interior; refrigeration room formally for milk storage.
14. Fenestration such as: five-panelled wooden door; original window openings; one original multi-light wooden-sash window on side of building.
15. Additional details such as interior brick chimney.

### *Bunkhouse*

16. Form, scale, and massing as expressed by its: one-storey rectangular massing with side-gabled roof and overhanging eaves; shed roof addition at rear of house.
17. Wooden-frame construction including: wooden plank siding; wooden decorative elements including pointed bargeboards, open soffits with pointed rafter tails; window and door trim.
18. Original fenestration such as: single-assembly 3-over-1 single-hung wooden-sash windows with wooden exterior storms; 6-light wooden-sash piano window; 3-paneled wooden storm door with single light and transom above; 5-paneled wooden door with original hardware.





## Statement of Integrity

The Hancock Dairy is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
 The Hancock Dairy, established in 1908, is highly valued as the town's oldest dairy farm and as an icon of Raymond's early success as a centre for agriculture in southern Alberta (Theme Value – Little Sugar Beet on the Prairie: Ranching and Farming in Raymond).

*Design / Style / Construction*  Yes  No  
 The Hancock Dairy is further valued for its preservation of the historic farm landscape and quality of vernacular buildings including the circa 1920s farmhouse, the 1945 dairy plant and the workers bunkhouse (Theme Value – "Welcome Home" A Connected Community).

*Institution / Person*  Yes  No  
 The Hancock Dairy is further valued for its long-time association with the Hancock family, who lived and managed the dairy for over 44 years (People Value).

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1919 to 1929 (Post WW I to Stock Market Crash)  
 1940 to 1945 (WW II)

### ASPECTS OF INTEGRITY

*Location*  Yes  No  N/A  
 The location of the farm buildings has not changed.

*Design*  Yes  No  N/A  
 The original design of the buildings is intact.

*Environment*  Yes  No  N/A  
 The building maintains its siting in an agricultural setting.

*Materials*  Yes  No  N/A  
 The majority of the buildings' original elements are intact.

*Workmanship*  Yes  No  N/A  
 The original workmanship of the buildings is present. Despite not currently being occupied, the house and Bunkhouse are in good condition.

*Feeling*  Yes  No  N/A  
 The property continues to present an historic feel.

*Association*  Yes  No  N/A  
 The property no longer functions as a dairy, and the Dairy Plant is now used for storage. The dwelling and bunkhouse, while still functioning as residences, have not been occupied for several years.

### CHRONOLOGY OF ALTERATIONS

1929: Gothic style barn with concrete floor constructed

1942: Dairy mechanized.

1946: Pasteurization equipment added to Dairy Plant.

1942: Dairy mechanized.

Circa 1979: Barn burns down.

Unknown Dates: Porch altered on house; Addition built on Bunkhouse.

**STATEMENT OF INTEGRITY**

*The Hancock Dairy maintains sufficient integrity for it to convey its significance / heritage value.*

Overall the farm is in good/fair to poor condition. It is currently not occupied and many of the buildings are starting to degrade due to lack of maintenance. The landscaping is overgrown and has not been maintained.

*Hancock Residence*

The house is in fair to good condition, despite it not being currently occupied or maintained. As the materials are excellent quality, it is possible to restore and rehabilitate this house for re-use in the future.

- Foundation: The foundation appears to be in good condition with no noted major cracking.
- Cladding: The siding appears to be in fair to good condition with many areas requiring repainting. There are some penetrations through the house on the west elevation.
- Roof: The roof has been re-clad in standing seam corrugated metal and appears to be in good condition.
- Decorative elements: The decorative elements are generally in fair to poor condition. The watertable is cracked and damaged in many locations. The cornerboards are in fair condition, with some wear and damage right at the corners. The window and door trim are in good condition where not removed. The rafters are in fair condition with many of the pointed ends removed with the addition of roof eavestroughs. There is evidence of rot at the end of some of the rafter tails.
- Windows: The windows are generally in good condition, requiring repainting. Many of the original windows are missing their exterior storms or they have been replaced with newer aluminium storm windows. Some of the windows on the side elevation have been replaced and the window openings altered. The basement windows were mostly replaced with vinyl windows.
- Doors: The front door has been replaced. A door on the side elevation has been filled in.
- Chimney: The internal chimney cap has many areas of missing brick. The external brick chimney is in excellent condition.
- Porch: The west enclosed porch has been heavily altered with newer porch windows, and a newer front door. The siding has been removed and replaced with plywood on one side. The front (north) porch is in nearly original condition. It appears that the multi-light transom would have surrounded the entire porch but has been removed at some point – likely the porch was built as an open porch and was filled in to protect from the elements. The multi-light windows at the front of the porch are not original and are in fair condition, with some evidence of wood rot and missing paint. A panel on the east side of the door has been replaced with plywood, as has the watertable on the front façade. The storm door requires repainting but has original hardware.

*Dairy Plant*

The Dairy Plant is overall in very poor condition, with most of its original elements highly damaged or deteriorated. The building is likely not repairable but has some elements that could be salvaged.

- Foundation: Concrete foundation and slab is intact but is heavily cracking and heaving throughout building.
- Cladding: The smooth stucco cladding is in poor condition, with several areas of large cracks, spalling, and some areas on the side completely damaged beyond repair. The parapets are heavily inundated with lichen growth.
- Roof: The wide pitched gabled roof has been clad with corrugated fiberglass sometime in the last 30 years.
- Windows: All but one window have been changed out to newer windows sometime in the last 30 years. The original multi-light window is in poor condition with many glass panes missing and damaged sash.
- Doors: Most of the doors are missing. The intact doors are in poor condition with paint completely spalled off and dry rot set into the wood. The wooden frames of the doors, particularly the large garage door frames are in good to fair condition, but are unpainted.
- Chimney: The interior brick chimney is in fair condition with salvageable brick.
- Interior: Some walls of the interior are clad in lapped wooden siding which appears to be in fair to good condition.

*Bunkhouse*

The Bunkhouse overall is in fair condition. The structure appears to be in good condition but overall the materials are weathered and require maintenance. It is possible to restore/rehabilitate these buildings for re-use as a residence.

- Foundation: The concrete slab is in good condition, with some areas of cracking visible.
- Cladding: The wooden cladding is in fair condition, requiring repainting and repair of damaged portions of the siding. Some areas of the siding have been covered in asphalt siding.
- Roof: The roof has been clad in standing seam corrugated metal and is in good condition.
- Roof elements: The rafter tails have visible rot in some locations and the bargeboards are suffering from solar damage and dry rot.
- Windows: The windows are generally in fair to good condition with most windows intact with glazing in good condition. The sashes require repainting and many windows are missing storms.
- Doors: The original door is in good condition, requiring repainting. The storm door is newer aluminium.
- Chimney: The chimney was originally brick and was replaced with concrete block sometime in the last 30 years.
- Other: An addition was added on the side of the building. The shed roof at the rear of the house was an early addition, likely for the addition of an indoor kitchen.

# CANADIAN NORTH-WEST IRRIGATION COMPANY CANAL RIGHT-OF-WAY



## LEGAL ADDRESS

IRR40

## DATE OF SURVEY

1900

## ORIGINAL OWNER

Canadian North-West  
Irrigation Co.

## SURVEYOR

Charles A. Magrath

## Description of Historic Place

The Canadian North-West Irrigation Company Canal Right-of-Way is a cultural landscape of the former irrigation canal that ran through the southern section in the town of Raymond. The former canal originated as a branch from the main canal at Nine Mile Coulee, about eight kilometres west of Raymond. The 150' (45 meter) wide swath spans from the west boundary of the town to Corner Lake. The former canal right-of-way now consists of an open grassed landscape consisting of coniferous trees and a pathway of a red shale aggregate and asphalt surfacing, winding its way along the length of the greenbelt.

## Heritage Value of Historic Place

The Canadian North-West Irrigation Company Canal Right-of-Way, established in 1900, is invaluable as a discernible remnant of the first successful large-scale irrigation initiative in Alberta, and for its representation of prairie ingenuity and engineering. Southern Alberta, having an abundance of nutrient-rich soils, is additionally characterized by its short grass prairie ecosystems and semi-arid climate. Along with its rain shadow environment, a deficiency of moisture impeded settlement to the region in the late 19th century due to difficulties in cultivating the land. While the Federal government at this time was eager for settlers to immigrate to this area, they were initially unaware of the need for irrigation. William Pearce, an engineer and surveyor with Canada's Department of the Interior, recognizing that irrigation was a necessity in southern Alberta, began a campaign for legislative

and commercial support in the early 1880s. Pearce, along with his partners in this endeavour, including Charles O. Card and John W. Taylor of the Church of Jesus Christ of Latter-day Saints, and Elliott T. Galt of the Galt family syndicate, successfully lobbied the Federal government, culminating in the passing of Northwest Irrigation Act in 1894, which consolidated water rights and ownership with the Federal government. That same year, under the auspices of John S. Dennis, Chief Inspector of Surveys, the government launched the Canadian Irrigation Survey in efforts to determine the most beneficial and practical areas to construct irrigation projects. As a result of this undertaking, a proposed canal was designed by the Survey team, drawing water from the St. Mary River near Kimball, Alberta, traversing the prairies north and eastward of the Milk River Ridge. Utilizing this scheme, the Alberta Irrigation Company (AICo), reincorporated in 1896 by Elliott T. Galt, and Charles A. Magrath, Land Commissioner for the company, entered into negotiations with the Latter-day Saints Church to mobilize a labour force for the construction of the canal. The Latter-day Saints were not only experienced in the development of irrigation networks, but were knowledgeable in its application for farming. The Galt companies, owning a plurality of land along the length of the canal, and the Latter-day Saints Church both shared the mutual goal of increased settlement and investment in southern Alberta, thus labourers on the project would be paid one-part cash and one-part land. The AICo also retained notable American irrigation engineer George G. Anderson as their consulting Chief Engineer. Revising the Canadian Irrigation Survey's plan for the canal, he made the project more economically viable by using existing waterways and coulees, in addition to canals, to transport water along the



network. Construction began on August 28, 1898 with Charles O. Card ceremoniously plowing the first trench. The following year, the AICo changed its name to the Canadian North-West Irrigation Company (CNWICo), and with Anderson plotting the course of the earthworks, the irrigation scheme was completed from Kimball to Stirling, with the first water reaching Stirling in November 1899. Charles A. Magrath surveyed the 150'-wide (45 meter) right-of-way of the canal in 1900, through what would be the future townsite of Raymond. The canal east of Nine Mile Coulee to Stirling, originally envisioned as part of the main canal of the system, became a lateral when the decision to expand the canal to Lethbridge shifted emphasis northward. The success of this irrigation scheme transformed the dry prairies in the region into a productive farmland, achieving the desired goals of increased settlement, investment, and development.

The Canadian North-West Irrigation Company Canal Right-of-Way is further valued for the positive impact the canal had on the development and settlement in Raymond. The town of Raymond, founded in 1901, was established in collaboration with Jesse Knight, a Utah-based mining magnate, who had agreed to construct a sugar beet factory between the communities of Magrath and Stirling. The townsite, subdivided on land belonging to both the Alberta Rail & Coal Company (AR&CCo) and the CNWICo, straddled the formers canal right-of-way, adjacent to Middle Coulee. The canal provided a reliable source of water for processing sugar beets at the factory, gardening within Raymond, and cultivating fields surrounding the town. Up until the 1980s, ditches along road and alley allowances, and through vacant lots, were a common sight in Raymond. The canal was also a source of recreation, as well as a site for baptisms by Latter-day Saints. In order to promote further growth and efficiencies in the distribution system, the newly formed Raymond Irrigation District (RID) was established in 1925, taking over the management,

and continued development of the Raymond Lateral from the Canadian Pacific Railway (CPR) - the CPR having obtained a controlling interest in the Alberta Railway & Irrigation Company (predecessor to the CNWICo) in 1908. The RID began a monumental task of addressing water supply and storage, taking nearly two decades to establish Corner Lake (built 1942-1945), and obtaining rights to use Raymond Reservoir, previously created in 1938-1939 by the Town of Raymond as a municipal water supply. The damming of Middle Coulee (also called Hancock Coulee), resulting in Corner Lake, and the rerouting of the canal along the crest of the embankment, made an original 1899 wood flume across the coulee unneeded, and it was left to deteriorate. By the 1980s, the RID was engaged in a multi-year, multi-million dollar rehabilitation program of their distribution system. To accommodate further growth of the district and irrigation network, plans were devised to abandon the original 1899 canal through the town in favour using Middle Coulee and Corner Lake, supplied by the Raymond Reservoir, as the delivery point for areas east of Raymond, reducing the length of travel. The necessary improvements were completed, and the new system began operation in May 1983. No longer in need of the 26 acres (10 hectares) comprising the former canal right-of-way through the town, the RID sold the Town of Raymond the land in 1985 for \$22,500.

The Canadian North-West Irrigation Company Canal Right-of-Way is also significant as a symbolic landmark in the form of a preserved cultural landscape marking the original location and course of the 1899 canal. Following the purchase of the right-of-way, the Town filled the former canal and converted the entire meandering property into a greenbelt, conserving the tract of land surveyed by Charles A. Magrath in 1900. The greenbelt is well used by residents and serves as an important symbol of the important role of irrigation to the town's successful development.



1979 aerial view of southern Raymond showing the course of the canal and its right-of-way through the town. Middle Coulee is on the right, and the northern tip of Corner Lake is bottom-right.  
*Alberta Environment and Parks AS2880, Line 15, Frame 263 (Kenting Earth Science Ltd., Photographer)*

## Character-Defining Elements

Key elements that define the heritage character of the Canadian North-West Irrigation Company Canal Right-of-way include, but are not limited to its:

1. Preserved right-of-way of 1899 canal and its continued use as a greenspace and place of recreation.
2. Cultural landscape of the 1940s Corner Lake reservoir project.
3. Natural habitat to a variety of specimen plants, trees, and fauna that resulted with development of Corner Lake.



## Statement of Integrity

The Canadian North-West Irrigation Company Canal Right-of-way is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Canadian North-West Irrigation Company Canal Right-of-Way, established in 1900, is invaluable as a discernible remnant of the first successful large-scale irrigation initiative in Alberta, and for its representation of prairie ingenuity and engineering (Theme Value – Engineering the Prairie).

The Canadian North-West Irrigation Company Canal Right-of-Way is further valued for the positive impact the canal had on development and settlement in Raymond. The development of irrigation in the town transformed the environment, spurred development in the area and as well provided both labour and water for farms up to the present day (Theme Value – Sugar City: Settling Raymond).

*Landmark / Symbolic Value*  Yes  No  
The Canadian North-West Irrigation Company Canal Right-of-Way is also significant as a symbolic landmark in the form of a preserved cultural landscape marking the original location of the canal.

*Design / Style / Construction*  Yes  No

*Institution / Person*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1885 to 1905 (Railway/Early Settlement)

### ASPECTS OF INTEGRITY

*Location*  Yes  No  N/A

The location of the canal's right-of-way through the town has been preserved.

*Design*  Yes  No  N/A

The full length of the 150' wide swath, as surveyed in 1900, is maintained from the west boundary of the Town to Corner Lake.

*Environment*  Yes  No  N/A

The right-of-way continues to exist within the town of Raymond, adjacent to the community that was established in 1901.

*Materials*  Yes  No  N/A

*Workmanship*  Yes  No  N/A

*Feeling*  Yes  No  N/A

The right-of-way, though now converted to a greenbelt, continues to present an historic feel, as recreational users are able to understand the location and course of right-of-way and the irrigation canal it once contained.

*Association*  Yes  No  N/A

The former irrigation canal contained within the legal boundaries of the right-of-way is no longer extant.

### CHRONOLOGY OF ALTERATIONS

1899: Canal construction finished from Kimball to Stirling.

1900: Legal right-of-way survey established for entire length of Raymond Lateral.

1942-43: Embankment dam built along Middle Coulee, built by RID, work contracted to Alberta Construction Co., resulting in development of Corner Lake, and allowing for RID to obtain rights

to Raymond Reservoir; Rerouting of canal along crest of dam; Abandonment of original wood flume across coulee.

1983: Abandonment of original canal through the town of Raymond, west of Corner Lake; Rerouting of distribution system to Middle Coulee and Corner Lake for areas east of Raymond.

Post-1985: Conversion of right-of-way into greenbelt, owned and maintained by the municipality.

### STATEMENT OF INTEGRITY

*The Canadian North-West Irrigation Company Canal Right-of-way maintains sufficient integrity for it to convey its significance / heritage value.*

The former associated canal, located within the right-of-way, was filled in following purchase of the land by the Town of Raymond in 1985. However, the original route of the canal, represented by the course of the right-of-way, was conserved symbolically and converted to a recreational greenbelt, continuing the right-of-way's use as a place of recreation for the citizens of the town of Raymond.

# PLAT OF THE CITY OF ZION



## LEGAL ADDRESS

2039I  
4489J

## DATE OF SURVEY

1901 / 1902

## ORIGINAL OWNERS

Alberta Railway & Coal Co.  
Canadian North-West  
Irrigation Co.

## DESIGNERS

Joseph Smith  
John W. Taylor

## SURVEYOR

Charles A. Magrath

## Description of Historic Place

The Plat of the City of Zion refers to the historic and contemporary urban form of the town of Raymond, resulting from its original subdivision plans, which continue to characterize the community's large square blocks and wide streets. The original subdivision plan consisted of 64 10-acre (four hectare) square blocks, arranged in an eight by eight configuration. Some blocks were bisected by radiating road allowances, creating a number of triangular blocks, and several others were overlaid by two large round reserves on the east and west peripheries, increasing the actual amount of numbered legal blocks to 76. A plurality of these blocks contained large residential lots, nearly an acre in size (.4 hectares), with 132' frontages, while the most central blocks in the plan made available 50' wide lots. An additional subdivision further supplemented this original townsite plan for Raymond, adding an additional 136 blocks to the north and west, most of which are presently located in the County of Warner. While Raymond still exhibits components of these original subdivision plans, including wide road allowances, square blocks, and large residential parcels, some defining features, such as the radiating avenues, are no longer extant.

## Heritage Value of Historic Place

Raymond's original townsite subdivision, developed in 1901-02, is highly valued as a spatial interpretation of the Plat of the City of Zion, an urban planning scheme devised by the founder and first president of the Church of Jesus Christ of Latter-day Saints, Joseph

Smith (1805-1844), in 1833. Smith's original plan, which was for the proposed City of Zion (or New Jerusalem) in Jackson County, Missouri, was an envisioned urban, social, and religious utopia featuring a number of progressive, uncommon, and distinctive aspects of town planning, including wide road allowances, ten-acre square blocks, and sizeable individual lots. Additionally, Smith sought to regulate land use and density, institute aesthetic and setback controls, and restrict further subdivision. Emphasis was given to the fostering of an urban way of life, in order to efficiently provide an increased quality and standard of living. The Plat was not exclusively designed for the proposed City of Zion, but was to also be used as a template for subsequent Latter-day Saints communities. Smith's Plat was refined later in 1833 by Latter-day Saints Counsellor Frederick G. Williams, eliminating several rectangular blocks, resulting in a homogeneous set of square blocks. Ensuing Latter-day Saints settlements across the Midwest and Western United States applied variations of the Plat, frequently adopting the archetypical 10-acre (four-hectare) square blocks and wide streets of Smith's original plan, but none faithfully replicating it to its full extent. Over 500 communities in the United States would utilize the Plat of the City of Zion, including Salt Lake City, and its first introduction into Canada came near the end of the 19th century when Dominion Land Surveyor Charles A. Magrath (1860-1949) subdivided the townsite of Cardston.

The original form of Raymond's Plat of the City of Zion is further valued through its association with Latter-day Saints apostle, John W. Taylor. Born in Provo, Utah, Taylor (1858-1916) was the son of John Taylor, the third President of the Church of Jesus Christ





of Latter-day Saints, and Sophia Whitaker. John W. Taylor was a staunch advocate of early settlement to what would become southern Alberta, assisting Charles O. Card in the establishment of Cardston. He also strived for the creation of a sugar beet industry in the area, first proposing the idea to Charles A. Magrath, land commissioner of the Galt-family enterprises, in 1892. Taylor's perseverance materialized after the turn of the century with Jesse Knight financing the construction of a sugar factory in the region. In exchange, the Galt-family companies, Alberta Railway & Coal (AR&CCo) and Canadian North-West Irrigation (CNWICo), would subdivide their land adjacent to the proposed factory for a new townsite. Taylor immediately took an interest in preparing and collaborating in the design of the spatial form of what would become Raymond. Using Joseph Smith's Plat of the City of Zion as a basis, which had already been implemented in the nearby communities of Cardston, Magrath, and Stirling, Taylor produced a plan of eight radiating avenues (Broadway, Sugar, Park, Utah, Range, Church, and Columbia), all 132' wide, orientated along the cardinal and intercardinal directions; secondary roads of 100' width; and two large circular reserves, positioned on the central east-west axis along the boundaries of the subdivision. Taylor may have been inspired by the contemporary City Beautiful movement of his time, as well as Georges-Eugène Haussmann's renovation of Paris that which involved the construction of several nodes of radiating avenues, the most impressive of which are those originating from the Place de l'Étoile around the Arc de Triomphe, completed in the 1860s. In 1901 Charles A. Magrath carried out the subdivision survey, following Taylor's revisions to Joseph Smith's Plat, with the plan registered the following year. On August 11, 1901, the new townsite was dedicated, and ultimately, a flagpole was erected at the very centre of the subdivision, in the middle of the intersection of the eight radiating avenues, known as the Liberty Pole. The AR&CCo and CNWICo retained ownership of the townsite, and began selling the large 0.95-acre residential lots for \$150, while the smaller

lots in central portion of the subdivision were sold for \$200. If a prospective residential owner were to construct a dwelling at a minimum value of \$200, the companies would offer a rebate. On the advice of Jesse Knight, each transfer of property carried with it a restrictive covenant, prohibiting temporary structures, the sale of alcohol, and the operation of brothels.

The settlement of Raymond was brisk. Thirty dwellings had been constructed by January 1902, and the community was incorporated as a Village the same year; over 350 lots had been sold by years end. This influx of residents prompted further subdivision, once again undertaken by Charles A. Magrath, surveying and expanding the townsite to the north and west, adding an ample amount of additional square blocks. A handful of residents who owned triangular parcels created by the bisection of the intercardinal avenues opted to construct dwellings oriented toward the closest intersection, rather than parallel to the nearest property line. While some owners had adapted to the unique form of the Plat, starting in 1926 the Town began to consolidate the central eight triangular blocks (comprising four square blocks), resubdividing them in 1932, eliminating the intercardinal avenue road allowances in those blocks. Victoria Park, the large eastern reserve, was amalgamated with its adjacent corner blocks and road allowances, removing its circular form in 1930. The resubdivision of the remaining blocks intersected by the intercardinal avenues, and the western land reserve, resumed in the late 1940s and early 1950s. Only a few traces of Taylor's augmentations to the original Raymond subdivision remain on the landscape, while Joseph Smith's Plat of the City of Zion continues to provide a perceptible spatial organization to Raymond's urban form. With its wide road allowances, square blocks, large parcels, and vestiges of Taylor's enhancements, including angled dwellings and oblique and curved property lines, Raymond continues to be an exemplary model of the application of the Plat of the City of Zion.



View of blocks 11 and 12 (centre), bisected by Columbia Avenue, as they appeared in the 1940s (Knight Academy in foreground). Blocks 11 and 12 were consolidated to allow for construction of the present Elementary and High Schools following the Second World War. Note the orientation of the dwelling, centre-right, toward the intersection of Columbia Avenue, 100 E, and 100 N .  
Galt Archives 2015.1006/2014 (Lloyd Knight, Photographer)

## Character-Defining Elements

Key elements that define the heritage character of the Plat of the City of Zion include, but are not limited to its:

1. Square blocks, measuring 660' X 660' (201m X 201m), comprising a total of 10 acres (four hectares), with allowances for 30' (9m) wide alleyways.
2. 132' (40m) width road allowance for Broadway, and Church and Park Avenues.
3. 100' (30m) width road allowance for all secondary municipal roads.
4. Intercardinal orientation of treelines along the historic road allowances of Range and Utah Avenues, specifically those located in the rear yards of 185S - 200 W and 145S/149S - 100 E.
5. Angled orientation of dwellings along the historic road allowances of Range, Sugar, and Columbia Avenues, specifically those located at 159N - 100 E, 132S - 100 W, and 230N - 200W.



## Statement of Integrity

The Plat of the City of Zion is significant because:

### VALUES SUMMARY

*Theme / Activity / Cultural Practice / Event*  Yes  No  
The Plat of the City of Zion is valued for its interpretation and modification of Joseph Smith's original Plat design from 1833 (Theme Value – Growth of Raymond).

*Institution / Person*  Yes  No  
The Plat of the City of Zion is further valued for its connection to prominent Latter-day Saints apostle John W. Taylor, for his contribution to the design of the original Raymond subdivision (Theme Value – Growth of Raymond).

*Design / Style / Construction*  Yes  No

*Landmark / Symbolic Value*  Yes  No

*Information Potential*  Yes  No

### PERIOD(S) OF SIGNIFICANCE

1885 to 1905 (Railway/Early Settlement)

### ASPECTS OF INTEGRITY

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

*Design*  Yes  No  N/A  
Aspects of the original design are still evident.

*Environment*  Yes  No  N/A  
Land uses within the original subdivisions are similar to those when the townsite was first created.

*Materials*  Yes  No  N/A

*Workmanship*  Yes  No  N/A  
Much of the unique aspects that were integrated into the Plat of the City of Zion by John W. Taylor have been lost.

*Feeling*  Yes  No  N/A  
The wide streets and large blocks still evoke a sense of historic origins.

*Association*  Yes  No  N/A  
The subdivision continues to a part of the town of Raymond, a thriving community in southern Alberta.

### CHRONOLOGY OF ALTERATIONS

1926: Some alleyways in Blocks 1-8 closed to consolidate and make available additional property in those blocks.

1930: Circular land reserve of Victoria Park, its adjacent road allowances and corner blocks (B,C,D,E), consolidated to create large square parcel.

1932: Resubdivision of Blocks 1-8, closing the four intercardinal road allowances within those blocks.

1948: Consolidation and resubdivision of blocks 15 and 16, 36 and 36, and 61 and 62, closing the remainder of Sugar Avenue road allowance (note: plan was not registered until 1951); Consolidation and resubdivision of blocks 29 and 30, and 53 and 54, closing a portion of Columbia Avenue road allowance (note: plan was not registered until 1951).

1949: Resubdivision of Blocks A, 26, and 27, closing eastern portion of road allowance around the western land reserve (note: plan was not registered until 1952) .

Pre-1951: Liberty Pole removed.

### STATEMENT OF INTEGRITY

*The Plat of the City of Zion maintains sufficient integrity for it to convey its significance / heritage value.*

Overall, the original plan is mostly intact, with the exception of the revisions designed by John W. Taylor.

- Other: The width of the cardinal avenues, Church, Park, and Broadway, have been preserved, as have the road widths of the secondary municipal streets. The majority of developed square blocks with Raymond still retain their overall original dimensions, though some of these blocks have consolidated (blocks 11, 12, and 13 for the location of Raymond's Elementary and High Schools) and some have been subdivided, creating a road allowance along the entire length of what would have been the rear alleyway of the blocks (example: blocks 22, 25, 28), and several others have been also been resubdivided to accommodate cul-de-sacs. Nearly all original 132' frontage lots have been further subdivided to allow for denser residential development.

The original design of John W. Taylor's intercardinal avenues and large land reserves are no longer tangible aspects on the landscape. Though through secondary evidence, including the orientation of several houses and treelines, allow for comprehension of the original location of the intercardinal avenues in some blocks.

# APPENDIX A

#	SITE NAME	BATCH	CIVIC ADDRESS			Quadrant	CURRENT LEGAL			HISTORIC LEGAL			ATS			GPS			UTM		POSTAL CODE	BUILT	HERITAGE SURVEY #			
			Number	Road Name	Type		Plan	Block	Lot	Plan	Block	Lot	LSD	Qtr	Sec	Twp	Ree	West	Latitude	Longitude				Zone	Easting	Northing
1	Bank of Montreal		30	Broadway	-	S	2039I	7	16	-	-	-	11	NW	8	6	20	4	49.460524	-112.662644	12N	379518	5479981	TOK 250	1905	47487
2	Town Hall		10	Broadway	-	N	5822EJ	1	2	-	-	-	14	NW	8	6	20	4	49.461646	-112.662719	12N	379515	5480106	TOK 250	1930	47354
3	Post Office Building		28	Broadway	-	N	001235I	2	18	2039I	2	16	14	NW	8	6	20	4	49.461965	-112.662577	12N	379526	5480141	TOK 250	1925	47481
4	Raymond Mercantile		42	Broadway	-	N	2039I	2	14+16	-	-	-	14	NW	8	6	20	4	49.462263	-112.662512	12N	379532	5480174	TOK 250	1926-27	20081
5	Raymond Motors Block / Stone's Service Store		60-66	Broadway	-	N	6035JK	1	21-24	2039I	1	11	14	NW	8	6	20	4	49.462701	-112.662539	12N	379531	5480223	TOK 250	1929	25069
6	Canadian Legion Memorial Hall		123	Broadway	-	N	4165J	14	2	-	-	-	15	NE	8	6	20	4	49.463977	-112.661804	12N	379587	5480363	TOK 250	1949	-
7	Capitol Theatre		142	Broadway	-	N	2039I	13	17	-	-	-	14	NW	8	6	20	4	49.464282	-112.662547	12N	379534	5480398	TOK 250	1928	20190
8	Fromm's Jewelry		148	Broadway	-	N	2039I	13	17	-	-	-	14	NW	8	6	20	4	49.464378	-112.662523	12N	379536	5480409	TOK 250	c1909/1940	26156
9	Reed Residence		190	Church Avenue	-	W	2039I	9	1	-	-	-	12	NW	8	6	20	4	49.460879	-112.668175	12N	379118	5480029	TOK 250	1905-06	17167
10	Raymond United Church		19	Park Avenue	-	E	5822EJ	2	9	-	-	-	15	NE	8	6	20	4	49.461655	-112.661442	12N	379608	5480105	TOK 250	1902/1957	20048
11	Knight Residence		59	Park Avenue	-	E	0610893	2	20	5822EJ	2	6	15	NE	8	6	20	4	49.461664	-112.660275	12N	379692	5480104	TOK 250	1926-27	29094
12	Victoria Park		350E	100	-	N	2039I	Z	-	2039I	4	11-14	-	NE	8	6	20	4	49.460558	-112.650257	12N	380415	5479965	TOK 250	1901	-
13	Allen Residence		112N	200	-	W	7391CT	A	-	-	-	-	-	NW	9	6	20	4	49.463714	-112.669210	12N	379050	5480346	TOK 250	1905	21670 47374
14	Raymond School of Agriculture Principal's Residence		415E	300	-	N	2039I	28	6	-	-	-	13	NW	8	6	20	4	49.463714	-112.669210	12N	380435	5480847	TOK 250	1921	-
15	Hancock Dairy		213S	400	-	E	7710914	K	-	-	-	-	4	SW	16	6	20	4	49.468495	-112.650249	12N	380596	5479545	TOK 250	c19209/1945	-
16	Canadian North-West Irrigation Company Canal ROW		-	-	-	-	IRR-40	-	-	-	-	-	-	-	-	7-9	6	20	4	-	-	-	-	TOK 250	1900	-
17	Plat of the City of Zion		-	-	-	-	2039I	-	-	-	-	-	-	-	-	16-18	6	20	4	-	-	-	-	TOK 250	1901/1902	-

Town of Raymond - Historic Resources Inventory 2017

# APPENDIX B

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