TOWN OF RAYMOND
BYLAW NO. 1077-19

A BYLAW OF THE TOWN OF RAYMOND TO DESIGNATE THE SITE KNOWN AS THE TOWN HALL, AT 10 BROADWAY NORTH, RAYMOND AS A MUNICIPAL HISTORIC RESOURCE

WHEREAS Section 26 of the Historical Resources Act, R.S.A. 2000 permits council to designate any historic resource within a municipality whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the preservation of the Town Hall, located at 10 Broadway North, Raymond, being Plan 5822EJ, Block 1, Lot 2 covered by Title NO 45Q26, appears to be in the public interest as described in the attached Schedule "A" Statement of Significance and Description of Character Defining Elements;

NOW THEREFORE, the Council of the Town of Raymond, in the province of Alberta, duly assembled, hereby enacts as follows:

SHORT TITLE

1. This Bylaw may be cited as the "Town Hall Designation Bylaw".

BUILDING AND LAND DESIGNATED AS A MUNCIPAL HISTORIC RESOURCE

2. The Town of Raymond designates the Town Hall building, located at 10 Broadway North, in the Town of Raymond, Province of Alberta with the legal description

   Plan 5822EJ
   Block 1
   Lot 2
   Title No: 45Q26

   as a Municipal Historic Resource.

PERMITTED REPAIRS AND REHABILITATION

3. No person may disturb, alter, restore or repair the character-defining elements of the property without the written permission of the Town of Raymond. The Planning and Development Department of the Town of Raymond will review written applications to disturb, alter, restore or repair the property through application of the Standards and Guidelines for the conservation of Historic Places in Canada (see Schedule "B").

ADMINISTRATION

4. The Town Developer is hereby appointed to administer matters arising from the implementation of this bylaw.

COMPENSATION

5. Pursuant to Section 28 of the Historical Resources Act, no compensation is owing.

SCHEDULES

6. Schedules "A", "B" and "C" form part of this bylaw.
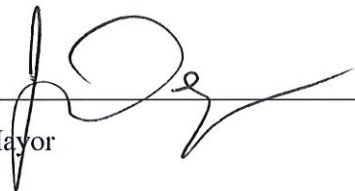
SEVERABILITY

7. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw is deemed valid.

This bylaw comes into effect when it receives third and final reading.

READ a first time this 21st day of May, 2019.

READ a second time this 4th day of June, 2019.

READ a third time this 4th day of June, 2019.

Mayor

CAO

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 wide 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

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.

SCHEDULE "B" – *Standards & Guidelines For The Conservation Of Historic Places In Canada*

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition, 2010) will be used by the Town of Raymond to evaluate applications for written permission to alter a Municipal Historic Resource. The standards and guidelines are directly applied to the character-defining elements outlined in a site's Statement of Significance.

The Standards
The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All standards for any given type of treatment must therefore be applied simultaneously to a project. Under the standards, any work carried out to [address] may includes aspects of *preservation,* and *restoration* to the character-defining elements, and *rehabilitation* to all other elements not considered character-defining elements defined below:

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Any intervention should be based upon the Standards outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which are conservation principles of best practice. The Standards are outlined below.

General Standards (all projects)

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.

2. Conserve changes to a historic place which over time, have become character-defining elements in their own right.

3. Conserve heritage value by adopting an approach calling for minimal intervention.

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

5. Find a use for a historic place that requires minimal or no change to its character-defining elements.

6. Protect and if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8. Maintain character-defining elements on an on going basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible and identifiable upon close inspection and document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

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

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines
Guidelines apply to specific elements and materials for character-defining elements. The full text of the *Standards and Guidelines for the Conservation of Historic Places in Canada,* 2nd Edition is available from:

Town of Raymond
210 N 200 W
Raymond, Alberta
T0K2S0

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec
Canada K1A 0M5
http://www.historicplaces.ca/en/pages/standards-normes.aspx

SCHEDULE "C" – Conservation Agreement – include signed and notarized copy of conservation agreement