



CITY OF FORT SASKATCHEWAN

**MUNICIPAL HISTORIC RESOURCE DESIGNATION
THE WARDEN'S HOUSE AND YARD**

BYLAW NO. C1-15

WHEREAS Section 26 of the *Historical Resources Act*, RSA 2000, c. H-9 (The "Act") permits a municipal Council to designate a historic resource within the municipality whose conservation Council considers to be of public interest, together with any land in or on which it is located, as a Municipal Historic Resource; and

WHEREAS the conservation of the Warden's House and Yard located at 10006 - 100 Avenue, Fort Saskatchewan, Alberta is deemed in the public interest; and

WHEREAS the City of Fort Saskatchewan owns the Warden's House and Yard and a compensation agreement is not applicable.

WHEREAS the owner of this Municipal Historic Resource and the City of Fort Saskatchewan's community have been given sixty (60) days written notice of Council's intention to pass this bylaw.

NOW THEREFORE, the Municipal Council of the City of Fort Saskatchewan, duly assembled enacts as follows:

1. This Bylaw is cited as the Warden's House and Yard Municipal Historic Resource Designation Bylaw.
2. The building known as the Warden's House and a portion of the land in which the building and its yard are located, legally described as:

Lot 2, Plan 922 1716, as shown in Schedule "A"
Excepting Thereout All Mines and Minerals

are hereby designated a Municipal Historic Resource.

3. The Warden's House and Yard are valued by the City of Fort Saskatchewan for reason described in Part II of the attached Schedule "B" (the "Heritage Value").
4. The heritage value of the Warden's House resides in the physical elements of the property, which include (but are not limited to) the elements listed in Part III of the attached Schedule B (the "Character - Defining Elements").

Permit Repairs and Rehabilitation

5. Subject to Section 6 hereof, the Building and Land as shown in Schedule "A" shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms of Schedules "B" and "C" attached to this Bylaw.

Administration

6. The City Manager is hereby appointed to administer matters arising from the implementation of this bylaw, and the Schedules attached hereto which form part of this Bylaw.

Compensation

7. No compensation pursuant to Section 28 of The Act is owing.

Schedules

8. Schedules "A", "B", and "C" form part of this Bylaw.

READ a first time this	day of	A.D. 2015.
READ a second time this	day of	A.D. 2015.
READ a third time and passed this	day of	A.D. 2015.

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

Date Signed: _____

Schedule “A” Building and Portion of the Land Designated as a Municipal Historic Resource.

Building – The Warden’s House



Portion of the Land - Yard



Schedule “B” Statement of Significance.

Part I - Description of Historic Place

The 1937 one and one-half storey Warden’s House is an English cottage-style design-influenced building located adjacent to the site of the former Provincial Gaol in downtown Fort Saskatchewan. The historic place includes the 1937 Warden’s House, the 1941 detached garage, and the surrounding yard as shown in Schedule “A”. It is of wood frame construction, and is distinguished by its original stucco exterior. It has a composite, cross-gable roofline, with high-pitched gables on the south, west, and north elevations. The façade is characterized by an offset, high-pitched gable over the open front porch. There is a large shed dormer on the west elevation, and two smaller shed dormers on the east elevation. The front door is placed within a rounded opening with a decorative surround. An arched entryway on the east side of the building leads to the rear of the property. A small one-storey detached garage, built in 1941 for use by the Warden, is also located on the site, and assists in the interpretation of the overall site. The Warden’s House and Yard is located on 100 Avenue, near the Fort Saskatchewan Museum and Historic Site property. The municipal heritage designation applies to the Warden’s House, the detached garage, and the front yard and grounds of the property, including the curved driveway feature.

Part II - Heritage Value

The building was purpose-built by the Provincial Department of Public Works in 1937 to accommodate the Warden of the Provincial Gaol.

The Warden’s House and Yard is significant for its direct association with the operations of the former Provincial Gaol complex that was located in downtown Fort Saskatchewan from 1914 to 1988, a major institution and employer in the community. The building was the official residence of the Warden from 1937 to 1973, and has associations with the Theme of Law Enforcement. Law enforcement activities have been a central theme and institutional component of Fort Saskatchewan since the establishment of the original North West Mounted Police Fort in 1875. The residence was constructed just off the actual grounds of the Provincial Gaol complex, allowing convenient access for the Warden, but also symbolically being located in the community itself, and not within the prison grounds. This was an attempt to create normal living for the Warden and his family, recognizing the dual roles of a law enforcement supervisor and a husband/father. The grand nature of the residence and elements such as the curved driveway also denote a level of importance to the position of Warden of such a major provincial facility.

The Warden’s House and Yard is also significant for its English cottage-style design influences, a revival style of construction that was popular in Alberta in the 1930s, and typically included the use of stucco materials, gables, and bell cast rooflines. It is a somewhat rare and grand example of the type remaining in Fort Saskatchewan. The design of the house was not likely a standardized plan used by the Public Works Department. Instead, it was likely a conscious approach to make the residence building not look like it was part of the correctional facility. The orientation of the building on the overall Gaol site, away from the main complex and its buildings, suggests an attempt to make residing in the building as normal as possible for the Warden and his family.

The Warden's House was vacated in 1973. Thereafter, it was used as additional office space for the Gaol administration, and for a brief period as a half-way house for female prisoners. When the Fort Saskatchewan Provincial Gaol closed in 1988, it served as the transition office for the move to the new location. From 1991 onwards, the Warden's House accommodated a number of users, including the Fort Saskatchewan Allied Arts Council and its gift shop, a Tea House Restaurant, and the Warden's Attic Gift Shop. Over the years, as use of the building continued, ongoing deterioration and required maintenance was identified and undertaken, including to windows and the foundation. The City installed bathroom fans and a sprinkler system, a fire alarm system, drywall and fire doors, handicap washroom components, electrical work and chimney lining. The Allied Arts Council provided the make-up air unit, and exhaust fan in the kitchen. An unenclosed deck and wheelchair ramps were added to the rear of the building in 1997. Today, the building houses the offices, gift shop, and public amenity space of the Fort Saskatchewan Museum and Historic Site.

Part III - Character - Defining Elements

The character-defining elements as expressed in the location, form, massing and materials of the 1937 Warden's House and Yard include:

- § Location and orientation of the Warden's House and Yard in relation to the overall Provincial Goal site.
- § Original stucco cladding and English Cottage Storybook design influences.
- § Composite, cross-gable roofline featuring high-pitched south, west, and north-facing bell cast gables.
- § Projecting eaves and verges with moulded stucco soffits and plain fascia.
- § Offset, high-pitched gable over the open front porch that is complementary to the main gable.
- § Large shed dormer on west elevation, and two small shed dormers on east elevation, all with projecting eaves and moulded stucco soffits.
- § Original window openings with moulded lintels.
- § Original three-panel bay window on the façade.
- § Open porch on the façade with shaped hood with brackets and dentilation along the eave, and straight staircase featuring closed railings in original stucco.
- § Front door within a rounded opening with a decorative surround, and semi-circular sidelight window on the left.
- § Arched entryway on the east side of the building leading to the rear of the property.
- § Central stucco-clad chimney.
- § One-storey, original stucco-clad detached garage, built in 1941. The structure is a character-defining element of the overall site.
- § Semi-circle driveway access from 100 Avenue, in its original orientation. While the materials have been altered, the location and orientation of the access is a character-defining element of the overall site.

Schedule “C” Standards and Guidelines For the Conservation of Historic Places in Canada, 2nd edition.

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

The full text of the Standards and Guidelines for the Conservation of Historic Places in Canada is available from:

City of Fort Saskatchewan
Culture Services Department
City Hall
10005 102 Street
Fort Saskatchewan, Alberta T8L 2C5

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5