TOWN OF RAYMOND
BYLAW NO. 1078-19

A BYLAW OF THE TOWN OF RAYMOND TO DESIGNATE THE KNIGHT RESIDENCE BUILDING AT 59 PARK AVENUE EAST, 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 Knight Residence, located at 59 Park Avenue E, Raymond, being Plan 0610893, Block 2, Lot 20 covered by Title NO 171260899, 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 "Knight Residence Bylaw".

BUILDING AND LAND DESIGNATED AS A MUNCIPAL HISTORIC RESOURCE

2. The Town of Raymond designates the Knight Residence, located at 59 Park Avenue E, in the Town of Raymond, Province of Alberta with the legal description

    Plan 0610893
    Block 2
    Lot 20
    Title No: 171260899

    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, or designate, 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 19th day of November, 2019.

READ a second time this _____ day of _____, 2019.

READ a third time this _____ day of _____, 2019.

_____

Mayor

_____

CAO

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, Pottawatomi 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

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.

C

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" – Compensation Waiver

-

WAIVER OF COMPENSATION

We, Connie Hancock *and* Kristie Fisher, being the registered owner(s) of the Knight Residence, together with the land legally described as Plan 0610893, Block 2, Lot 20, Title No: 171260899, do hereby agree to waive any claim to compensation pursuant to Section 28(1) of the *Historical Resources Act, RSA 2000, cH-9* from the Town of Raymond, resulting from a bylaw pursuant to Section 26(1) of the *Historical Resources Act, RSA 2000, cH-9* designating the Knight Residence and land as a Municipal Historic Resource. We further agree that upon any transfer of or agreement related to the Knight Residence and land, that those parties related to such an agreement will also be subject to this waiver of compensation.

Agreed to this ...4. day of ..... November ... 2019

at ___Raymond, AB._____

Connie Hancock	Connie R Hancock	X
Name of Owner	*Signature of Owner*	*Witness*

Kristie Fisher	Kristie M. Fisher	X
Name of Owner	*Signature of Owner*	*Witness*

X
Authorized Municipal Official