

**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1210-10**

A BYLAW OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF DESIGNATING THE HIGHLAND HALL AT BARICH AS A MUNICIPAL HISTORIC RESOURCE.

WHEREAS, the Historical Resources Act, R.S.A. 2000, c. H-9, as amended, permits the Municipal Council of a municipality to designate any Heritage Resource within a municipality whose preservation it considers to be in the public interest as a Municipal Historic Resource, upon giving notice to the Owner of the Resource in accordance with the Historical Resources Act;

WHEREAS it is deemed in the public interest to designate the Heritage Resource located in Smoky Lake County on Pt. SW 15-60-18 W4 as a Municipal Historic Resource; and

WHEREAS the Owners of the Highland Hall at Barich have agreed to waive compensation for the designation of the Highland Hall at Barich as a Municipal Historic Resource, now and in the future; and acknowledge that any such compensation remains at the sole discretion of Smoky Lake County Council.

NOW THEREFORE BE IT RESOLVED that the Council of Smoky Lake County in the Province of Alberta, having complied with the Historical Resources Act, and duly assembled, hereby enacts as follows:

1. HERITAGE RESOURCE DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

The Heritage Resource, commonly known as Highland Hall at Barich, is hereby designated as a Municipal Heritage Resource, specifically described in Schedule "A", which is located on the lands legally described as follows:

Meridian 4 Range 18 Township 60 Section 15

All that portion of the south west quarter described as follows: commencing at the south west corner of the said quarter section; thence easterly along the southerly boundary thereof two hundred and nine (209) feet to a point; thence northerly at right angles to the said south boundary two hundred and nine (209) feet to a point; thence westerly parallel to the said south boundary to a point on the west boundary thereof; thence southerly along the said west boundary to the point of commencement, containing 0.405 hectares (1 acre), more or less

Excepting thereout all mines and minerals

2. PERMITTED REPAIRS AND ALTERATIONS

Subject to Section 3 below, the Heritage Resource hereby designated in Section 1 as a Municipal Historic Resource shall not be remove, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms of Schedule "B" attached.

3. ADMINISTRATOR

The Development Authority of Smoky Lake County is hereby appointed to administer the implementation of any matters arising from the matters set out in Schedule "B".

Received First Reading this 25th day of March, 2010.



Chief Elected Official

Seal


Chief Administrative Officer

Received Second Reading this 15th day of April, 2010.

Received Third Reading and finally passed this 15th day of April, 2010.



Chief Elected Official

Seal


Chief Administrative Officer

SCHEDULE "A"

This Statement of Significance forms Schedule "A" to Bylaw 1210-10 and provides a *Description of the Historic Place*, explains the *Heritage Value* of the building and identifies, by written description and photographs, those *Character Defining Elements* of the Highland Hall of Barich which are regulated by the "General Guidelines for Conservation" (Schedule "B") and must be preserved (the "Regulated Character Defining Elements").

THE STATEMENT OF SIGNIFICANCE OF THE HIGHLAND HALL OF BARICH

Description of Historic Place

The Highland Hall is a rectangular, one and one-half storey community hall constructed of pink, grey and white masonry (fieldstone) with a concrete foundation and a wood shingle roof.

This relatively small stone and wood community hall was built in 1933 brought about by local Canadian-Ukrainian farmers. The time period was during Alberta's post-pioneer growth and development and it is situated in the heart of Alberta's Ukrainian settlement, northwest of the Town of Smoky Lake.

Heritage Value

The heritage value of the Highland Hall resides in its association with the Ukrainian cultural practice, and its ability to convey the legacy of Eastern European/Canadian Ukrainian construction. As a variation on the common Ukrainian national halls, this hall is of unique construction with its fieldstone walls. Numerous societal changes, based on a disruption of traditional institutions and values were taking place and the Highland Hall was a way to retain their old culture while adapting to a new environment. The purpose of Ukrainian National halls such as this one had a tremendous regional impact and continues to have a local impact as the Barich and Smoky Lake area continue to present the Ukrainian culture evident when you enter the region. The Highland Hall formed part of a rural community network that Ukrainian immigrants found necessary to organize community life. It was named to honor Taras Shevchenko, a prominent figure in Ukrainian history. The hall (narodnyi dim) consists of an auditorium and a stage, ticket booth and concession. The hall was used for meetings, plays, concerts, dances, and special events such as weddings and anniversaries, and later for elections. The hall also served as a Ukrainian "chitalnia" or reading room.

The Highland Hall was (and is) a prominent landmark in the Barich district and plays an important part of a rural community (Barich Corner) with informal but clearly defined boundaries located at a crossroads and established in Smoky Lake County as settlers moved into new homesteads. The Chahor Church and Cemetery, a post office and a store were all central to this particular rural community. This sense of place and identity was evident not only in the Ukrainian community but throughout the influx of immigrants who flooded in from all over. The one acre was parceled out of Ilko Mazur's quarter section where the ground elevation is higher usurped only by higher ground across the road where a country church resides. This shows a historical pattern of land use where buildings are placed on upper elevations with churches being on the highest hill. Thus the name Highland Hall expresses its physical setting.

The Highland Hall also has architectural significance as an unusual example of a masonry building constructed from fieldstone. Oral histories provided by longtime residents of the area indicate two men from Czechoslovakia were hired to do the stonework and collected stone from the farm fields surrounding the hall. The oral history was provided by a man who, sixteen at the time, watched these men work. Another woman stated her mother fed the men. Other evidence connects this type of field stone with Frank Rupchuk (variously spelled Rupchuk, Rupchuk), a noted local mason and farmer south of Lamont who learned his trade in Poland. He constructed other fieldstone buildings in the region, including the Lamont United Church (1936) and a barn and smokehouse on his own property. (Lamont Inventory)

The surrounding landscape illustrates the preserved state of local heritage within the agricultural setting in association with the Ukrainian culture while in a regional context the building is a legacy of European craftsmanship brought from the old country to the newly established settlement in Central Alberta.

Character Defining Elements

The Character Defining Elements are expressed in the form, massing and materials of “The Highland Hall of Barich” including:

- Fieldstone (pink, grey and white) walls 15 inches thick
- Stones outlined with white paint
- Low gable roof with wood shingles
- False front with cove drop wood siding
- Exposed rafters and purlins
- Plain wood trim on most windows and door
- Double hung windows with single hung mechanism and 6 over six panes
- Voussoirs over windows
- Large double entrance doors
- Stone on sides door opening
- Interior balcony over main entry
- Interior tongue and groove wood plank flooring
- Interior lattice on ticket booth and concession stand
- Interior tongue and groove wood ceiling slats
- Stage with prompters box
- Suspended log roller for stage curtain

PHOTOGRAPHIC DETAIL – EXTERIOR



PHOTOGRAPHIC DETAIL - INTERIOR



SCHEDULE “B”

This is Schedule “B” to Bylaw 1210-10 and identifies the “General Guidelines for Conservation” for the Highland Hall of Barich located on Pt. SW 15-60-18 W4M.

GENERAL GUIDELINES FOR CONSERVATION

1. Approval of Development or Alterations

As per Section 26 (6) of the Alberta Historical Resources Act, notwithstanding any other Act, no person shall destroy, disturb, alter, restore or repair a Historic Resource or remove any historic object from a Historic Resource that has been designated under this Section, without the written approval from Council or person appointed by Council of that purpose.

Council has appointed the Development Authority Officer as the approving Authority for this purpose. The Applicant shall submit a detailed plan as part of a Development Permit Application for any proposed development / alterations to the structure and surrounding site. Any development or alterations affecting the Highland Hall of Barich shall respect and conserve the heritage value and character defining elements identified in the Statement of Significance, in accordance with these General Guidelines for Conservation and as recommended in the Standards and Guidelines for the Conservation of Historic Places.

2. Compatible Uses

Wherever possible, the use of the Municipal Historic Resource shall be compatible with the existing building such that only minimal changes are required to the building. The use of the Municipal Historic Resource for its original purpose is desirable.

3. Original Character

The original distinctive qualities and character of the building as designated by the Municipal Historic Resource Bylaw should be preserved. The removal or alteration of any historical materials or features shall be avoided whenever possible.

4. The Historic Period

The Municipal Historic Resource should be recognized as a product of its own time. Alterations which are not based on historical fact or which recreate an earlier or later idiom shall be discouraged.

5. Witness to Change

Changes to the Municipal Historic Resource may have occurred over time. These alterations are evidence of the history and development of the building. Because this evolution may have acquired significance in its own right, alterations to the original building should be recognized and respected where indicated.

6. Repair and Replacement

Deteriorated architectural features shall be repaired rather than replaced wherever possible. Where replacement is necessary, the new material should match the original as to composition, colour, texture, design, etc. The repair or replacement of architectural features shall be based on a sound knowledge of the original characteristics of the features. Such knowledge shall be based on historical or pictorial evidence and not upon conjecture.

7. Style and Craftsmanship

Distinctive stylistic features and examples of skilled craftsmanship that have been designated by the Municipal Historic Resource Bylaw shall be preserved and treated sensitively.

8. Cleaning

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting in particular, but also other cleaning methods, damage historic integrity and should not be undertaken without thorough testing prior to use on a building. Sandblasting is not recommended on brick, stone or wood. In all instances, it should be ascertained that a building exterior is really in need of cleaning prior to undertaking the work.

9. Reversibility of Improvements

When the introduction of new elements or materials is necessary to stabilize or preserve a municipally designated Historic Resource, alterations shall be undertaken such that the new materials, should they fail, may be removed at a later date without damage to the original fabric of the Municipal Historic Resource. Where this is not possible (i.e. use of epoxy), only those methods and materials that have been thoroughly tested and found satisfactory in situ shall be used.

10. Recording

Prior to undertaking any alterations, particularly in cases where alterations may threaten the building fabric (underpinning and moving structures), the Applicant shall compile a complete record of the architectural features of the Municipal Historic Resource. Measured drawings and photographs of details may prove invaluable if major features are damaged or lost during the subsequent repair work.

11. Original Construction Details

In some historic structures, poor construction details or inappropriate materials resulted in rapid deterioration of certain building elements. In these instances, accurate restoration of the original detail will inevitably result in the failure of the element. Therefore, restoration of the resource should be undertaken in such a fashion as to duplicate the original appearance as closely as possible while using details based on sound construction practice.

12. Enforcement

The Owner and the County may enter into an Agreement to ensure that the designated structure will be maintained in such a manner as to prevent any specific deterioration.

13. Improvements

Prior to undertaking any improvements, a schedule of alterations should be prepared. This schedule should include phasing of alterations where necessary due to program or budget restrictions. The type and timing of both short and long term maintenance work shall also be included.

14. Codes

At no times should the life and safety of occupants of a Municipal Historic Resource be deemed of lesser importance than the preservation of the original fabric of the Municipal Historic Resource. The required life and safety standards are those required by the current Alberta Building Code. However, notwithstanding these Code requirements, where the essential character of the structure is threatened by changes for code reasons, every effort shall be made to achieve an equivalent safety standard by alternate means so as to minimize the impact on the historic fabric.

15. Signs

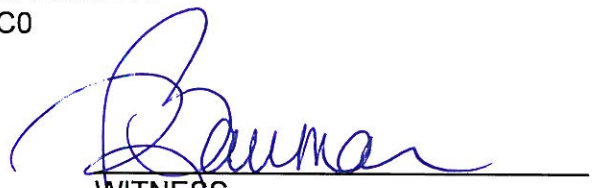
As a general rule, signs should be limited to signs that were originally present on the building. In instances where new use or interpretive functions dictate the use of additional signs, these new elements should be integrated into the general design of the project. The size, typeface, graphics and materials should be chosen to suit the period of the Municipal Historic Resource, wherever possible. All signs must conform to the Smoky Lake County Land Use Bylaw.

THIS SCHEDULE is hereby agreed to by the Owners as registered as a Caveat on the Certificate of Title 092 040 121:

HIGHLAND COMMUNITY HALL OF BARICH SOCIETY
of PO Box 1083 Smoky Lake, Alberta T0A 3C0







WITNESS



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