

**TOWN OF TROCHU
BYLAW NO. 2022-05
TROCHU ARBORETUM & DR. HAY HOUSE MUNICIPAL HISTORIC RESOURCE DESIGNATION**

WHEREAS the *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended, permits the Municipal Council of a municipality to designate any historic resource within the 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*; and

AND WHEREAS it is determined in the public interest to designate the property located in the Town of Trochu at 622 North Road known as the Trochu Arboretum and Doctor Hay House as a Municipal Historic Resource: and

NOW THEREFORE the Council of the Town of Trochu, in the Province of Alberta, having complied with the *Historical Resources Act*, and duly assembled, hereby enacts as follows:

1.0 BUILDINGS DESIGNATED ASA MUNICIPAL RESOURCE

1.1 The building known as the Dr. Hay House, specifically described in **Schedule "A"** which is located at the Trochu Arboretum, 622 North Road, Trochu, AB Is designated as a Municipal Historic Resource

2.0 PERMITTED REPAIRS AND REHABILITATION

2.1 In this bylaw, subject to section 3 hereof, the site hereby designated in section 1 as a Municipal Historic Resource shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired, or otherwise permanently affected, other than in accordance with the terms of **Schedule "B"** attached.

This Bylaw shall take effect May 9th, 2022.

Read a first time this 9th day of May, 2022.

Read a second time this 9th day of May, 2022.

UNANIMOUS permission for third reading given this 9th day of May, 2022.

Read a third time and passed this 9th day of May, 2022.

X


BARRY KLETKE
MAYOR

X


CARL PETERSON
CAO

SCHEDULE A- STATEMENT OF SIGNIFICANCE

This Statement of Significance forms Schedule "A" to Bylaw No. 2022-05 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 Dr. Hay House which are regulated by the "General Guidelines for Conservation" (**Schedule "B"**) and must be preserved (the "Regulated Character Defining Elements").



Description of Historic Place

The acreage on the northern edge of Trochu, occupied by the Trochu Arboretum in 2022, has a history that goes back over 100 years. The 5 acres were bought from the Calgary and Edmonton Railway Company in 1911 by Dr. J B Milne who went overseas to serve in the Great War, so did not develop it.

William H S Garrick came to Trochu in 1908 and bought the site from Dr. Milne in 1918. He lived on and developed the property until 1946 when he left for Victoria, BC. Mr. Garrick was a single man involved in real estate, insurance, and loans. He also acted as the Secretary Treasurer of the Municipal District of Roach, later the M. D. of Ghost Pine. On his acreage, he built a small house, a barn, and several outbuildings. He also planted various trees and shrubs on the property.

Doctor Andrew James Stewart Hay, having served overseas during the Second World War, arrived in Trochu in 1946 to set up his first medical practice. Also, a single man, Dr. Hay purchased the Garrick property and lived there until his untimely death in 1973 at the age of 59. Living without a car or a telephone, Dr. Hay walked to his downtown office or to St. Mary's Hospital on the other end of town. He did house calls, being picked up and driven to homes in town or the countryside. One of the beloved doctor's claims to fame would be that he delivered the Baby Boom generation of Trochu and the surrounding area.

At home he enjoyed reading, painting, and music, especially playing his piano. He collected coins stamps, dinosaur fossils, and indigenous artifacts. Outdoors, he added to the greenery of his yard, including flower beds and a vegetable garden. He enjoyed the birds in his trees and kept beehives for a time. He sold the barn to Lloyd Weigum, west of Trochu, in about 1953.

In 1982, Sandy and Mary Welbourne of Edmonton bought the property to enjoy in their retirement. For six years they cleaned up the overgrown grounds, added pathways, and restored buildings. The park-like setting was sold to the Town of Trochu, becoming the Arboretum at Trochu. On July 1, 1989, it was officially opened with Sandy Welbourne as the first curator and a volunteer board of the Trochu Arboretum Society overseeing the facility.

Over the years it has been improved by the hard work of volunteers and it has become a major tourist attraction for the town. It has hosted weddings, funerals, concerts, dinners, and Christmas light displays, but mostly small groups of people enjoying the peace and quiet of nature. A Visitors Interpretive Centre (VIC) was added in 2013, and Suzanne Sinclair operated the Sweetgrass Café out of the Dr. Hay house from 2009 to 2019.

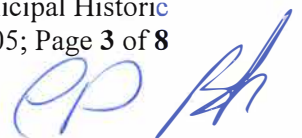
Heritage Value

The 1915 Dr. Hay House is significant as a modest bungalow owned by two bachelors, both of whom were of significance in the history of Trochu. It is also an integral component of the Trochu Arboretum and Gardens it sits on, a valuable asset to the Town of Trochu.

Character Defining Elements

The exterior character-defining elements of the Dr. Hay House include, but are not limited to:

- One story form, scale, and massing
- Medium pitch roof
- Wood-frame construction, bottle-glass stucco
- Enclosed front porch, verandah



SCHEDULE B - GENERAL GUIDELINES FOR CONSERVATION

This is **Schedule "B"** to Bylaw 2022-05 and identifies the "General Guidelines for Conservation" for the Dr. Hay House located at the Trochu Arboretum and Gardens 622 North Road. LINC 0021997762

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 of the Council or person appointed by the Council of the purpose.

Council has appointed the Municipal Planning Committee as the approving authority for this purpose. Any development or alterations affecting the Dr. Hay House 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 uses proposed for a Municipal Historic Resource shall be compatible with the existing building such that only minimal changes are required to the building.

3. Original Character

The original distinctive qualities and character of the building as designated by this 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

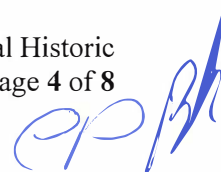
The Municipal Historic Resource should be recognized as a product of its own time. Alterations which are not based on historical fact, or which recreate an earlier or later idiom shall be discouraged.

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 feature. 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 damages historic buildings 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 later 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 shall be used.

10. Recording

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

11. Original Construction Details

In some historic structures, poor construction details or inappropriate material 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 Town shall enter into an agreement to ensure that the designated structure will be maintained in such a manner as to prevent any 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 time 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 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 Banff Land Use Bylaw.

SCHEDULE C – ORIGINAL INVENTORY SITE FORM COMPLETED



INVENTORY SITE FORM

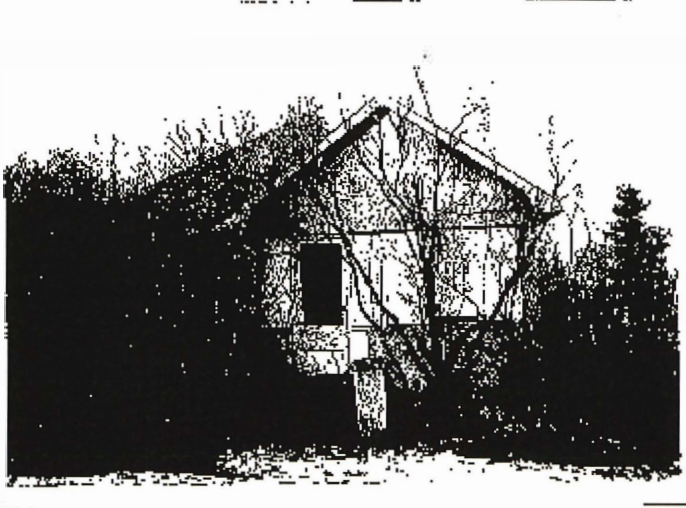
TITLE
 SUB-TYPE
 Bowen Number (001) & Rosebush Hill RI

Legal
 Address
 Town TROCHU County MD. KNEEHILL Urban/Rural

Name DR. A. J. S. HAY M.D. ESTATE
 Date of Construction CIRCA 1915 Style F
 Original Use RESIDENCE Present Use RESIDENCE
 Active/Occasional Use/Abandoned/Hulns/Demolished Dimensions 0.24 X 0.40
 Condition: Structure FAIR (Repair) FAIR Alterations

NUMERIC 0 1 2 5

ALPHA 0 I 7 S X 0



View SOUTH ELEVATION

Date of Photo APRIL 1981

Source ADA MAJOR

Negative Number 81R 2599

Date of Photo APRIL

Source ADA MAJOR

Negative Number

ep

Architect / Designer / Engineer / Craftsman / Decorator / Contractor

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

Builder: JOHN LOMAN, A FARMER FROM E. ST. OF TOWN.
 Foundation: POURED CONCRETE FULL BASEMENT
 Structure: NAILED FRAME
 Covering: STUCCO
 Roof Type: MEDIUM HIP WITH MEDIUM GABLE ON FRONT PORCH
 Roof Covering: WOODEN SHINGLES
 Plan Shape: RECTANGULAR
 Number of Storeys: 1
 Exterior Details: BOXED CORNICES ALL AROUND ENCLOSED FRONT PORCH WOODEN STAIR AT REAR ALL WINDOWS BOARDED UP
 Interior Details:

Selling / Environment / Garden: THE HOUSE IS LOCATED ON WHAT WAS ONCE A FARM AT THE NORTH WEST EDGE OF TROCHU. IT IS SURROUNDED BY A LUSHLY PARK LIKE SETTING WITH MANY VARIETIES OF TREES, FLOWERING SHRUBS & PERENNIAL FLOWERS ARTISTICALLY ARRANGED AROUND THE PROPERTY BECOMING OVERGROWN FROM NEGLECT.

HISTORY 010018 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

THIS HOUSE HAS BEEN THE HOME OF TWO BACHELORS BOTH OF WHOM WERE OF SIGNIFICANCE IN THE HISTORY OF TROCHU.
 Events: (1) DR. WILLIAM H.S. GARRICK CAME TO TROCHU & HAD A HARD-WARE STORE ON THE FIRST TOWNSITE
 (2) 1918- HE BECAME SEC. TREASURER FOR THE MUNICIPALITY OF ROACH AND ALSO HAD AN OFFICE AS C.P.R. LAND AGENT, REAL ESTATE, LOANS & INSURANCE (4)
 Trends: 1921- RETURNED & MR. CHARLES CHRISTIE BECAME SEC. TOWN (5)
 (3) 1946- MR. GARRICK LEFT TROCHU & SOLD THE HOUSE TO DR. STEWART HAY WHO LIVED HERE UNTIL HIS DEATH ON MAY 30, 1973
 COMMENTS: THE PROPERTY IS NOW CARED FOR BY HIS BROTHER DONALD HAY OF CALGARY
 THE STORY OF DR. HAY'S LIFE AND CONTRIBUTION TO TROCHU IS WRITTEN UP IN REMEMBER WHEN P. 78-84. HE SERVED THE TOWN 27 YEARS & MR. GARRICK 28 YEARS & BOTH LIVED ALONE HERE.

SOURCES: (1) RUDY GEHRING (4) OFFICE BUILDING IS NOW HENRY'S SHOES ON MAIN ST. SEE THE OTHER PART OF THIS SURVEY
 (2) REMEMBER WHEN P. 229
 (3) REMEMBER WHEN P. 78-84 (5) LOTS 405, BLK. 9 PL. 8210 AN
 (4) DR. HAY'S BROTHER DONALD HAY OF CALGARY COMES AROUND & STAYS HERE FOR AWHILE EACH SUMMER & HAS THE PROPERTY CARED FOR.
 Form Completed on: FEBRUARY 25, 1982 by: ADA MAJOR
 Site Inspected on: APRIL 20 - 23, 1981 by: ADA MAJOR
 Address: BOX A - THREE HILL TOWN 2A0 Phone: 443-6908

epbd