

# TOWN OF SEXSMITH HERITAGE INVENTORY



DONALD LUXTON  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program







South Peace Regional Archives, 198.01.01

# Acknowledgements

We would like to acknowledge the invaluable assistance and direction provided by Carrie Gaunt, CAO; the Heritage Advisory Board members: Larry Anderson; Grant Berg; James Obniawka; Jean Rycroft; Larry Sangret; Isak Skjaveland; inventory site owners; MHPP staff, Matthew Francis, Manager of Municipal Heritage Services; and Rebecca Goodenough, Municipal Heritage Services Officer.

We would further like to thank the Town of Sexsmith and the Alberta Historical Resources Foundation for financial support, and David Olson for the wealth of knowledge they provided to this project.

Additional recognition and thanks to Dr. David Leonard for providing comments on the Historic Context document and for sharing his extensive knowledge of the history of the Town of Sexsmith and Peace River Country.



**DONALD LUXTON**  
AND ASSOCIATES INC



**Municipal Heritage  
Partnership Program**



# Table of Contents

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	Heritage Inventory Process .....	4
1.2	Future Recommendations .....	5
<b>2.0</b>	<b>THEMATIC FRAMEWORK.....</b>	<b>7</b>
2.1	National Themes .....	8
2.2	Town of Sexsmith Thematic Framework.....	9
<b>3.0</b>	<b>HISTORIC CONTEXT .....</b>	<b>13</b>
3.1	First Nations in Sexsmith .....	14
3.2	From Benville to Sexsmith: The Settling of Sexsmith.....	16
3.3	Port of the Prairies: Northern Alberta Export Centre.....	20
3.4	Commercial Development .....	23
3.5	Natural Resource Development .....	25
3.6	Routes and Rotaries: Transportation and Communication.....	26
	3.6.1 Trails .....	26
	3.6.2 Railways.....	26
	3.6.3 Roads.....	27
	3.6.4 Communication .....	28
3.7	Community Groups .....	29
3.8	Churches.....	30
3.9	Education in Sexsmith.....	32
3.10	Nightingale of the North: Sexsmith Health Services.....	34
3.11	Governance and Protection on the Prairies.....	35
3.12	Sexsmith and the Arts.....	36
3.13	Relaxation and Rivalries .....	37
3.14	Where Town and Country Meet .....	38
<b>4.0</b>	<b>STATEMENTS OF SIGNIFICANCE.....</b>	<b>39</b>
	Alberta Wheat Pool Grain Elevator and Annex.....	40
	Emmanuel Anglican Church.....	44
	Emmanuel Anglican Church Manse.....	48
	Weicker Hotel Ice House.....	52
	Weicker Building.....	56
	Dr. Shaw Residence .....	60
	Bird's Cash and Carry.....	64
	Richards McNaughton Company Limited General Store .....	68
	Maternity Home.....	72
	Peace River Meat & Locker Plant.....	76
	Innes Residence .....	80
	MacEwan Hardware.....	84
	Olson Residence .....	88
	Sharp Residence .....	92
	Johnson Residence.....	96
	Skowronski Residence .....	100
<b>5.0</b>	<b>BIBLIOGRAPHY.....</b>	<b>104</b>



# 1.0 Introduction

The Town of Sexsmith has a rich and diverse history rooted in the area's development as an agricultural transportation hub, strategically situated between Grande Prairie and Peace River Country. Possessing a history spanning thousands of years, beginning with First Nations groups and later early settlers, who adapted to the region's vast open prairie with rich arable soil and long growing days. Missionaries of the late 1800s, trappers, and prospectors were among the first non-aboriginals to travel through the region, opening the landscape for early settlers and the establishment of agricultural based settlements beginning in the 1910s. The town's placement along the Edmonton Dunvegan & British Columbia (ED & BC) railway further aided the settlement and early growth of the community through its establishment as a regional shipping hub for grain and livestock. The Town of Sexsmith

continued to thrive in the early decades of the 20th century due to good agricultural yields and the ingenuity and self-sufficiency of the community. The town has a commendable collection of intact historic resources and community histories have been well documented through provincial historic surveys, local history books, publications, archival collections, and an active historic community association.

The town's heritage program is in its initial phases and a substantial amount of work to conserve their historic sites has been undertaken to date. The program is managed by **Carrie Gaunt**, CAO of the Town of Sexsmith. The program is further supported by an active **Heritage Advisory Board (HAB)**, established in 2011, to help develop a Heritage Inventory. This committee reports directly to Council on



Citizens, members of the Heritage Advisory Board, and Town Administrators all contributed to the Heritage Inventory project. From left to right: James Obniawka (HAB), David Olson (Local Citizen), Larry Anderson (HAB), Vella Anderson (HAB), Carolyn Gaunt (CAO, Town of Sexsmith), and Jean Rycroft (HAB). Missing HAB members include: Grant Berg, Larry Sangret, and Isak Skjaveland

Donald Luxton & Associates, May 2014



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**





heritage related matters in the town. In addition to the local heritage program, the town has four sites listed as Registered Historic Resources: Bird's General Store (1993), Sexsmith General Store (1993), Sexsmith Hardware Store (1993), Weicker/Old Doctor's Office (1993); and two sites listed as Provincial Historic Resources: Sexsmith Blacksmith Shop (1986) and Northern Alberta Railway Station (2007).

The goal of this **Heritage Inventory** project is to develop an official list of evaluated historic resources to preserve for future generations. A Heritage Inventory is a comprehensive listing of evaluated heritage sites, using a values-based approach. This globally acknowledged approach recognizes the importance of embedded historical and cultural values as the basis for understanding our heritage. The values-based approach focuses on the recognition of different interpretations, levels and meanings of heritage value, and considers a broad-based view that goes beyond just architectural value. A values-based assessment of heritage also looks at environmental, social/cultural, economic, and even intangible aspects of our shared experiences through history. It is important to consider that values are multivalent, and that a historic place can illustrate more than one value. The evolving view of heritage recognizes emerging trends in community planning and the need to integrate sustainability and energy efficiency into planning initiatives. Heritage conservation strongly supports all three pillars of sustainability.

For this project, **Donald Luxton & Associates Inc.** was retained and worked closely with the HAB and the town to develop the Heritage Inventory. Financial support was provided by the town and the **Alberta Historical Resources Foundation**. Project support was provided by **Municipal Heritage Services Manager, Matthew Francis** and **Municipal Heritage Services Officer, Rebecca Goodenough** of the **Municipal Heritage Partnership Program**.

Sites were selected from a **Places of Interest List** (POIL) developed through community input. A total of **sixteen\* (16) sites** were selected by the HAB to comprise the Heritage Inventory. The sites were evaluated using a **Statement of Significance (SOS)** and **Statement of Integrity (SOI)**, which are the national and provincial standards for evaluating the inherent heritage value of a historic site. The three-part SOS contains:

- A brief description of the historic place;
- An identification of the key heritage values assigned to the historic place based on the Thematic Framework developed for the town; and
- A list of Character-Defining Elements – the principal materials or elements that can be attributed to the value(s) of the resource.

The Province of Alberta also requires a **Statement of Integrity**, which outlines the current architectural integrity for each resource.

The Historic Context Document and Thematic Framework for the Town of Sexsmith provide a foundation for the current and future planning of the community. These documents are an integral planning tool that defines the town's broad patterns of historic development, and promotes a sense of identity and stewardship. Development of the Historic Context Document was achieved through the team's rigorous review of existing historic documentation and community stories, as well as analyzing other indicators of the area's historic evolution. The Historic Context Document explores the major themes of Sexsmith's history, which were developed in consultation with the community, Heritage Advisory Board, and town staff. The historic themes that emerged reflect the development of Sexsmith up to the present day and continuing into the future.

\*The number of sites was reduced from 21 to 16 to identify first ones that seemed to have the most relevance to the Town of Sexsmith's historical inventory, and then further reduced where the land owners definitely made it known that they were not interested in any historical designation and they were crossed off of the list. Initially, the list comprised of 44 sites so the Town of Sexsmith has more that can identified in subsequent phases.

## 1.1 HERITAGE INVENTORY PROCESS

The Town of Sexsmith is a picturesque community situated north of the City of Grande Prairie on the vast expansive prairie of northern Alberta. Presently, Sexsmith is a town of 2,418 (2011 Census) souls, with a total landmass of 13.43 kilometres-square. The community is comprised of a variety of resources dating from its initial settlement in the 1910s to the present day. The majority of the historic resources date to periods of rapid development in Sexsmith, which occurred during the Edwardian era and again following the Second World War. The history of the community is complex and grounded in Sexsmith's development as an agricultural hub and shipping point for grain and livestock in northern Alberta. Sexsmith's history spans thousands of years with First Nations groups, early settlers, ranchers, farmers, and later industries all recognizing the unique potential of the area.

The consultants utilized a number of resources to acquire historical information for the project, including:

- Provincial Heritage Survey forms from the 1970s and 1980s;
- Community Open Houses – April 2014;
- Oral interviews with key stakeholders in the community;
- Key sites identified through community consultation process;
- Key sites identified by Heritage Advisory Board; and
- Key sites identified by community members and stakeholders.

The fieldwork was conducted over two (2) trips consisting of up to two team members from Donald Luxton & Associates in two to three day stints from October until December 2013.

The following process was undertaken for this project:

<b>August 2013</b>	<b>Preliminary Start-Up and HAB Meeting</b> Initial meeting with the Town Staff, and the HAB Acquisition of applicable project documentation
<b>October 24, 2013</b>	<b>HAB Meeting – Thematic Framework and Historic Context</b> Meeting with the HAB and Town Staff
<b>April 30, 2014</b>	<b>Public Open House: Heritage Inventory</b>
<b>May 1, 2014</b>	<b>HAB Meeting – SOS Review</b> Review of SOS's with HAB, Town, and MHPP
<b>August 2014</b>	<b>Finalization of Report</b>
<b>September 2, 2014</b>	<b>Council Presentation</b>

The HAB consists of seven members. Each meeting was approximately 2 hours, with the May SOS review meeting lasting for three hours. The approximate total volunteer contribution including volunteer contribution at the Open Houses was **56 hours**. Additional time was spent by the HAB reviewing drafts, providing consultation, and giving site tours. Several oral interviews were conducted during this process by the consultants either in the interviewees' homes or by telephone.



## 1.2 FUTURE RECOMMENDATIONS

RECOMMENDATION	ACTION BY	FUNDING
Continue with subsequent phases of the Town of Sexsmith Heritage Management Program including a second year of the Heritage Inventory.	Heritage Consultant with support from Heritage Advisory Board and Town Staff	Municipal Heritage Partnership Program (Heritage Inventory funding - 50/50 cost sharing)
Explore tourism opportunities developed from Inventory (e.g. Tour of Heritage Inventory sites, grain elevator tour, heritage blog)	Town Staff and Heritage Advisory Board (component of Heritage Management Program)	Municipal Heritage Partnership Program (Management Plan funding – 50/50 cost sharing)
Work with Town of Sexsmith to integrate heritage program into future planning initiatives.	Town of Sexsmith	Staff Time
Develop connections/ partnerships with communities that have established heritage manage programs in Peace River Country to develop a regionally based cultural tourism and granting initiatives.	Town Staff and Heritage Advisory Board (with local museums and historical associations)	Heritage Awareness funding through the Alberta Historical Resources Foundation (up to \$5000 per project)
Explore Heritage Management Plan to expand for management of historic resources once Heritage Inventory is complete (including draft designation by-law)	Town Staff and Heritage Advisory Board (with Heritage Consultant)	Municipal Heritage Partnership Program (cost sharing opportunities)
Explore funding options for restoration of key resources in Town of Sexsmith	Town Staff and Heritage Advisory Board	Funding available through Alberta Historical Resources Foundation; private sponsorship
Explore options for updating the Town of Sexsmith's local history publications	Local community with Town Staff and Heritage Advisory Board	Heritage Publication program through Alberta Historical Resources Foundation (\$5000 for books, \$3000 for brochures)
Explore future opportunities for interpretive program or signage programs to identify key sites on the Heritage Inventory throughout the Town of Sexsmith	Town Staff with Heritage Advisory Board (can also be part of Heritage Management Program)	Heritage Awareness program through Alberta Historical Resources Foundation (\$5000)



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



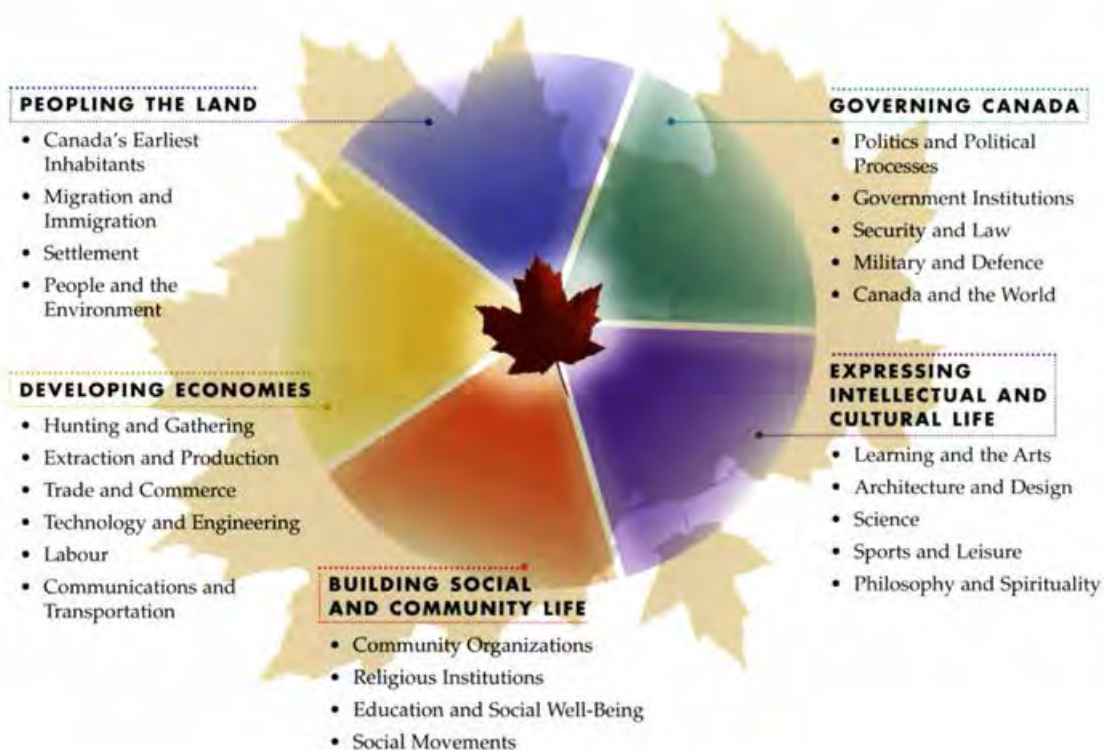
## 2.0 Thematic Framework

## 2.1 NATIONAL THEMES

A Thematic Framework and Historic Context Paper were developed for the Town of Sexsmith, which guides the writing of Statements of Significance for historic sites in the community. This portion of the project focused on identifying major factors and processes that shaped the built environment of the town throughout its history. This important document was developed through community-guided research vetted through the Heritage Advisory Board and Town Staff. The Thematic Framework outlines the major themes of development that has lead to the breadth of historic resources visible in the community today. The Thematic Framework is based on the *Parks Canada National Historic Sites of Canada System Plan* and the *Alberta Thematic Framework (In Time and Place)*, which identify the major themes that influenced the history and heritage of Canada and Alberta. The *Parks Canada System*

*Plan* is used as an over arching guide with each national theme then broken down to the provincial level, and modified or added to suit the local context. A Historic Context Paper expands on each of the themes in the Thematic Framework. The document functions as a tool to further expand the heritage program in the community. Identifying sites that represent each theme ensures the entire breadth of the community's history is preserved.

The diagram below is the *Parks Canada National Historic Sites System Plan*.



**NOTE:** Sites listed in **bold** are part of the 2013-2014 Sexsmith Inventory Project. Sites listed in *italics* are on the Provincial Heritage Register. Those sites in **bold italics** appear on both lists.

Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
1.0 Peopling the Land	<i>Canada's Earliest Inhabitants</i>	<i>Aboriginal Life</i>	<b><i>First Nations in Sexsmith</i></b>	<ul style="list-style-type: none"> <li>• Beaver, and later Cree</li> <li>• Small presence on the landscape</li> </ul>	<ul style="list-style-type: none"> <li>• Cultural landscapes</li> <li>• Archaeological sites</li> <li>• Cree burial grounds</li> <li>• Buffalo jumps</li> </ul>
1.0 Peopling the Land	<i>Settlement</i>  <i>Migration and Immigration</i>  <i>People and the Environment</i>	<i>Urban Development</i>	<b><i>From Benville to Sexsmith: The Settling of Sexsmith</i></b>	<ul style="list-style-type: none"> <li>• Initially, the area around Sexsmith was sparsely occupied by trappers and Klondikers on their way to the Yukon gold rush</li> <li>• Trails provided early access to the region</li> <li>• Fertile black loam soil, open land, and northern latitude drew people to the area</li> <li>• Early homestead survey 1907</li> <li>• Half-Breed Scrip and South African Scrip enabled large tracts of land to be acquired</li> <li>• Boosters encouraging settlement</li> <li>• Waves of immigration and settlers from United Kingdom, Europe, United States, prairie provinces (SK, MB), and later from eastern provinces</li> <li>• Townsite survey 1915</li> <li>• Multi-generational connection to the land</li> <li>• Early businesses established to serve the first settlers</li> <li>• Land grants for returning WWI and WWII military personnel</li> <li>• Population boom again in 1950s</li> <li>• Recent shift in demographics in last 20 years</li> </ul>	<ul style="list-style-type: none"> <li>• Trails</li> <li>• Trapper cabins</li> <li>• Métis sites</li> <li>• Multi-generational farmsteads</li> <li>• Sod houses</li> <li>• Farms</li> <li>• Ranches</li> <li>• Early homesteads</li> <li>• Settlement lots</li> <li>• Local sawmills &amp; lumber yards</li> <li>• War veteran houses</li> </ul>
2.0 Developing Economies	<i>Trade and Commerce</i>	<i>Agricultural Development</i>	<b><i>Port of the Prairies: Northern Alberta Export Centre</i></b>	<ul style="list-style-type: none"> <li>• Arrival of ED &amp; BC Railway in 1916 facilitated export of grain and livestock</li> <li>• Soil and climate, coupled with the railway, made Sexsmith the largest grain exporter in the British Empire</li> <li>• Base for milling</li> <li>• Establishment of Agricultural Society and Livestock Co-operatives</li> <li>• New markets developed as a result of the area's agricultural potential</li> <li>• Development as regional export centre</li> </ul>	<ul style="list-style-type: none"> <li>• Stockyards &amp; abattoirs</li> <li>• Grain elevators</li> <li>• Flour mills</li> <li>• Early commercial development associated with export centre</li> <li>• Seed cleaning</li> <li>• Seed processing plant</li> <li>• <b>Alberta Wheat Pool Elevator &amp; Annex</b></li> </ul>



Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
2.0 Developing Economies	Trade and Commerce	Urban Development	<b>Commercial Development</b>	<ul style="list-style-type: none"> <li>Self-sufficient and independent - Sexsmith developed a locally sustaining economy</li> <li>Creation of commercial services and industries to meet the needs of the community</li> </ul>	<ul style="list-style-type: none"> <li>Banks</li> <li>Groceries</li> <li>Hardware shops</li> <li>Farm equipment businesses</li> <li><b>Bird's Cash and Carry</b></li> <li><b>Peace River Meat &amp; Locker Plant</b></li> <li><b>Richards McNaughton Company General Store</b></li> <li><b>MacEwen Hardware</b></li> <li><b>Weicker Hotel Ice House</b></li> </ul>
2.0 Developing Economies	Extraction and Production	Resource Development	<b>Natural Resource Development</b>	<ul style="list-style-type: none"> <li>Recent business and industry growth linked with environmental work, manufacturing, and transportation associated with the development of oil &amp; gas resources in the region</li> </ul>	<ul style="list-style-type: none"> <li>Bulk fuel stations</li> </ul>
2.0 Developing Economies	Communications and Transportation	Transportation	<b>Routes and Rotaries: Sexsmith Transportation and Communication</b>	<ul style="list-style-type: none"> <li>Trails such as the Grande Prairie - Spirit River, Emerson, and Edson were the early means of reaching the region</li> <li>Arrival of the railway increased movement of people and goods in Peace River Country</li> <li>Roads: Old Saddle Hills Highway, Highway 2</li> <li>Development of businesses associated with automobile travel</li> <li>Establishment of telegraph and later telephone lines</li> <li>Establishment of local newspaper, the Sexsmith Sentinel</li> </ul>	<ul style="list-style-type: none"> <li>Remnants of early trails</li> <li>Stopping places</li> <li>Stables &amp; liverys</li> <li>Blacksmiths</li> <li>ED &amp; BC Railway, later the NAR Railway</li> <li>Train station</li> <li>Early hotels/motels</li> <li>Early garages</li> <li>Telegraph lines &amp; office</li> <li>Post office</li> <li>AGT building</li> <li>Buildings associated with production of the newspaper</li> <li><b>Johnson Residence</b></li> <li><b>Sexsmith Blacksmith Shop</b></li> <li><b>NAR Railway Station</b></li> </ul>
3.0 Building Social and Community Life	Community Organizations	Work and Leisure	<b>Community Groups</b>	<ul style="list-style-type: none"> <li>Diverse and early development of community groups (i.e. Elks, Legion, Royal Purple, Women's Institute, Masons, Orange Lodge, Cubs, Beavers, Sparks, Brownies, Girl Guides, Hobo Club, Jr. Forestry Club)</li> <li>4-H clubs</li> </ul>	<ul style="list-style-type: none"> <li>Community halls</li> <li>Legion hall</li> <li>Masonic hall</li> </ul>
3.0 Building Social and Community Life	Religious Institutions	Spiritual Life	<b>Churches</b>	<ul style="list-style-type: none"> <li>Multiple denominations with long-term connections with the community: Lutheran, Anglican, Roman Catholic, United</li> <li>Establishment of Lutheran Ladies, Anglican Women's League, Catholic Women's League, United Church Women</li> </ul>	<ul style="list-style-type: none"> <li>Christ Lutheran Church</li> <li><b>Emmanuel Anglican Church and Manse</b></li> <li>Immaculate Conception of Mary Roman Catholic Church</li> <li>Trinity United Church</li> <li>Sexsmith Sisters of the Holy Cross Convent</li> </ul>





Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
3.0 Building Social and Community Life	<i>Education and Social Well-Being</i>	<i>Education</i>	<b><i>Education in Sexsmith</i></b>	<ul style="list-style-type: none"> <li>Activities related to teaching and the education of children and adults</li> <li>Early establishment of Sexsmith SD No. 3600 and Sexsmith School Board</li> <li>Roman Catholic School Board</li> <li>Early establishment of secondary schools</li> <li>Peace River Bible Institute (PRBI)</li> </ul>	<ul style="list-style-type: none"> <li>Sexsmith Public School</li> <li>Sexsmith Elementary School</li> <li>Sexsmith High School</li> <li>Saint Mary's Separate School</li> <li>PRBI Campus</li> </ul>
3.0 Building Social and Community Life	<i>Education and Social Well-Being</i>	<i>Health</i>	<b><i>Nightingale of the North: Sexsmith Health Services</i></b>	<ul style="list-style-type: none"> <li>Early health care services were formed by the Women's Institute</li> <li>Establishment of centralized maternity hospital undertaken by Dr. Shaw and managed by local wid-wife Johanna Haakstad</li> <li>Development of medical practices and clinics</li> </ul>	<ul style="list-style-type: none"> <li>Drug stores</li> <li><b>Maternity Home</b></li> <li><b>Dr. Shaw Residence</b></li> <li><b>Weicker Building</b></li> <li>Nursing Home</li> <li>Health clinic</li> </ul>
4.0 Governing Canada	<i>Politics and Political Process</i> <i>Security and Law</i>	<i>Government and Law Enforcement</i>	<b><i>Governance and Protection on the Prairies</i></b>	<ul style="list-style-type: none"> <li>Board of Trade, preceded the development of Council</li> <li>First area to be completely settled through land grants in the Peace River Country</li> <li>Town Hall and town infrastructure</li> <li>Chamber of Commerce</li> <li>Only municipally owned for profit utilities company in the province</li> <li>Originally patrolled by RCMP until a Town Constable was established</li> <li>Presently, town is policed by the RCMP based in Grande Prairie</li> </ul>	<ul style="list-style-type: none"> <li>Layout of early village</li> <li>Early roads</li> <li>Early fire halls</li> <li>Town facilities</li> <li>Landscapes associated with the RCMP</li> <li>Sites associated with early law and policing</li> </ul>
5.0 Expressing Intellectual and Cultural Life	<i>Learning and the Arts</i>	<i>Intellectual Life</i>	<b><i>Sexsmith and the Arts</i></b>	<ul style="list-style-type: none"> <li>Deep history of music and the arts in Sexsmith               <ul style="list-style-type: none"> <li>Square Dance Club</li> <li>Amateur Hour</li> <li>Theatre Group</li> <li>Diverse Music Groups (i.e. Glee Club, local orchestra, Buster Brown, The Serenaders)</li> </ul> </li> <li>Art Club</li> </ul>	<ul style="list-style-type: none"> <li>Theatres</li> <li>Galleries</li> <li>Library</li> <li>Exhibit spaces</li> <li>Dance halls</li> <li>Kirstein Hall</li> </ul>

Canadian Theme	Canadian Sub-Theme(s)	Alberta Theme	Raymond Theme	Description	Examples of Sites
5.0 Expressing Intellectual and Cultural Life	<i>Sports and Leisure</i>	<i>Sports</i>	<b><i>Relaxation and Rivalries</i></b>	<ul style="list-style-type: none"> <li>• Recreation activities that promoted community involvement and interaction</li> <li>• Wide variety of local sports (i.e. curling, hockey, figure skating, baseball, arm wrestling, soccer, Skateboard/BMX track)</li> <li>• Strong rivalries with neighbouring communities</li> <li>• Establishment of early brothel – Mrs. Blossom’s</li> </ul>	<ul style="list-style-type: none"> <li>• Curling rinks</li> <li>• Ice rinks</li> <li>• Sports fields</li> <li>• Public parks</li> </ul>
5.0 Expressing Intellectual and Cultural Life	<i>Philosophy and Spirituality</i>	<i>The Face of Alberta</i>	<b><i>Where Town and Country Meet</i></b>	<ul style="list-style-type: none"> <li>• Hardworking, community-minded people with enduring connections to the land spanning generations qualities which make the town, then as it is now, an ideal place to establish a business and raise a family.</li> <li>• Architectural style influenced by the community’s inhabitants, available materials, and local industries.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Olson Residence</b></li> <li>• <b>Skowronski Residence</b></li> <li>• <b>Innes Residence</b></li> <li>• <b>Sharp Residence</b></li> </ul>



## 3.0 Historic Context

### 3.1 FIRST NATIONS IN SEXSMITH

Sexsmith and the surrounding landscape has a deep and enduring history spanning over 10,000 years. First Nations people of northern Alberta lived a largely nomadic life-style with seasonal habitation and food gathering practices. This way of life has resulted in an under representation of their presence in the archaeological record for the land surrounding Sexsmith. The region was a crucial transportation corridor on their seasonal movement between river and open prairie environments with the open grasslands and wooded areas providing food and shelter, and the rivers and creeks providing a means of transportation, especially during the later Fur Trade period.

The Grande Prairie, the geographic area that Sexsmith is situated in, is part of the Peace

River Region of northern Alberta and is within an area known as the “Ice-Free Corridor,” one of the proposed migration routes into North America, during the later millennia of the last ice age. During the Late Wisconsinan Glaciation, approximately 25,000 to 15,000 BP, as the Cordilleran and Laurentide ice sheets melted, the area between them, just east of the Rocky Mountains, became free of ice and permitted the movement of people south into the continent from Asia across a land mass that connected to North America, known as Beringia. Simultaneously, Glacial Lake Grande Prairie, formed by the melting of the Cordilleran glacier to the west and the Laurentide glacier’s retreat to northeast of present day Sexsmith. Initially, land at higher elevations was exposed as islands within the lake; however, over time the lake gradually receded and more land became accessible. These processes resulted in



Dunne-za First Nations in the Peace River Country.

Peace River Museum, Archives and Mackenzie Centre 81.1194.104



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



the region being utilized earlier in comparison to the rest of western Canada, which was still covered with glacial ice. Canada's earliest archaeological sites are located along the Ice-Free Corridor, including Charlie Lake Cave (11,000 to 10,500 BP) a multi-occupation site near present day Fort St. John, British Columbia. Sites situated in closer proximity to Sexsmith include site GhQt-4, which dates to approximately 9,730 BP, indicating First Nations people were present in the region during the Paleo-indian period and site GhQr-1 just south of Bear Lake.

Historically, the Peace River area of northern Alberta, including the land around Sexsmith, was utilized by the Beaver (Dunne-za), an Athapaskan speaking First Nation group. The Beaver were highly nomadic, composed of independent bands of family members who hunted and gathered from traditionally defined areas. Communal gatherings would occur when food was plentiful in late summer or fall, for the purpose of ceremonial activities, socializing, and trading. Their hunting-based economy was heavily dependent on moose; however, beaver, elk, deer, black bear, and lynx were also sought. Other food types such as birds and fish were sourced when necessary. Regional plants and berries were also key contributors to their food economy with the Saskatoon Berry being of highest importance. The primary shelter used by the Beaver was the tipi, which aligned with their mobile lifestyle. Tools were made from available materials including stone, bone, wood, antler, and teeth. The arrival of European fur traders significantly altered First Nation's way of life. Those in the Peace River area began trapping valuable beaver, previously considered a 'sacred animal' and not traditionally hunted, and muskrat for their pelts, while still maintaining their seasonal rounds. The introduction of the gun and horse also altered hunting habits, with the latter permitting the expansion of hunting territory further from waterways.

The Cree, originally from the James Bay area, began migrating into the Peace River region in 1700s. They partnered with Europeans early in the fur trade and served as middlemen for the North West and Hudson's Bay Companies, by providing supplies, such as clothing and food, to the fur traders and trading furs for European goods with the First Nations groups. The Cree moved west with the fur trade and settled in Peace River country. Their movement into the Beaver's Peace River territory caused conflicts that would endure for decades.

Treaty No. 8 was signed by the Cree, Beaver, and Chipewyan in 1899 and 1900, respectively. With the treaty, First Nations' legal rights to traditional lands were surrendered, although:

"they shall have right to pursue their usual vocations of hunting, trapping, and fishing throughout the tract surrendered ... subject to such regulations as may from time to time be made by the Government of the country, acting under the authority of Her Majesty, and saving and excepting such tracts as may be required or taken up from time to time for settlement, mining, lumbering, trading or other purposes" (Treaty No. 8, June 21, 1899).

The wording of Treaty No. 8 is a significant departure from the earlier agreements, which did not allow for First Nations to continue traditional economic activities. More nomadic in nature than their southern counterparts, and with knowledge gained from previous treaties, the First Nations people covered under Treaty 8 were offered the option of reserve lands for the purposes of settlement and farming or continuing their nomadic existence. Many chose the former with Beaver's Horse Lake Reserve established in 1914 and the Cree's Sturgeon Lake reserve, situated southeast of Sexsmith, created shortly thereafter.

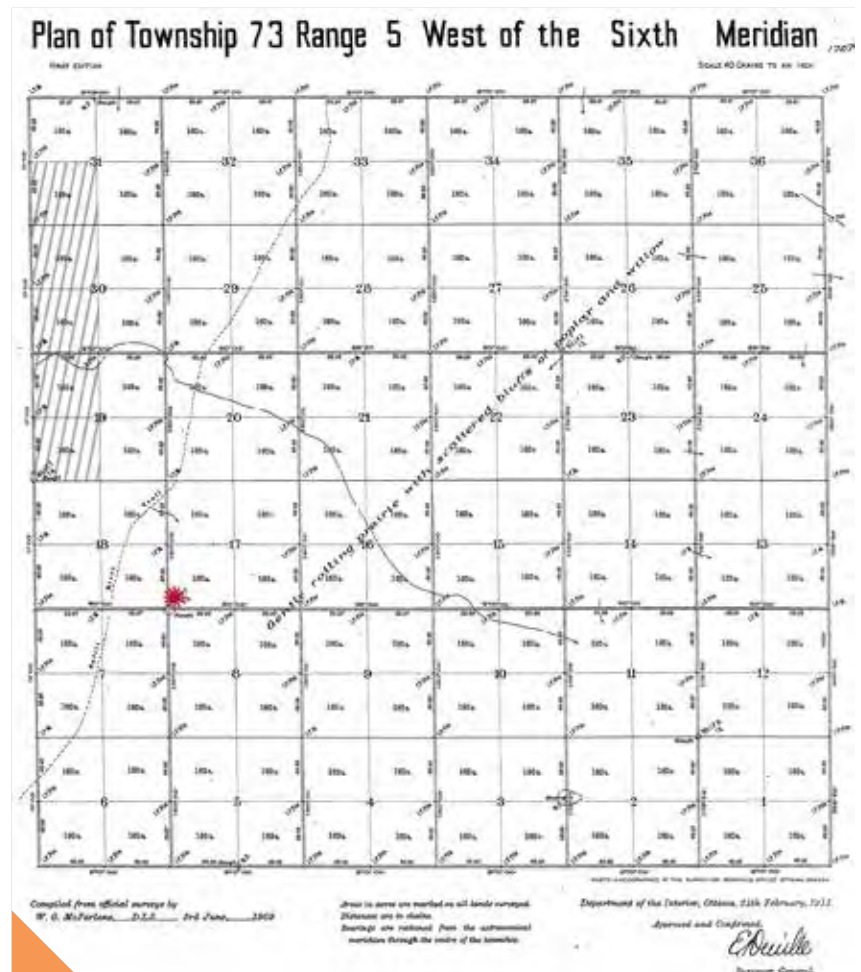
### 3.2 FROM BENVILLE TO SEXSMITH: THE SETTLING OF SEXSMITH

Settlement of Sexsmith and the surrounding land was intrinsically linked with the area's exceptional agricultural viability. The climate, lengthy frost-free growing days, abundance of sunshine, and eventual positioning along the railway, destined Sexsmith to become a regional hub for grain and livestock export, and spurred the development of the townsite. Early settlers and subsequent waves of immigrants through to the present day, shaped the development of the town and ensured its enduring presence on the landscape.

Initially, the area was the home to First Nation groups; however, exploration of western Canada began in earnest in the late 18th century, thus setting the stage for the later migration of Europeans into the region nearly a century later. The Peace River and its tributaries were the primary means for early European explorers to navigate northern Alberta. Alexander Mackenzie's first expedition to the mouth of the river occurred in 1789, with his second trip in 1792, when he wintered at the forks of the Peace River. Mackenzie was an explorer for the North West Company and his efforts contributed to the establishment of their Fort Vermillion (1788). The townsite of Sexsmith, located approximately 70 kilometres south of the Peace River, indirectly benefited from this early waterway exploration, and through the use of numerous trails that spanned the region providing a principal overland route for explorers. The North West Company's Fort Dunvegan (1805), located directly north of Sexsmith, was one of the most important trading forts in the Peace River Basin. The Hudson's Bay Company did not establish a fort in the Peace River Country area until 1802. Tension between the two companies would explode in conflict between the forts and the First Nation groups in the area, which lasted for over 20 years. In 1821, the two companies merged and were henceforth known as the Hudson's Bay

Company. During this early fur trade period, the land around present day Sexsmith was utilized primarily as hunting and trapping grounds by First Nations people.

Following the early explorers, non-Native trappers were the next group to move into northern Alberta. Sparsely occupying the land around Sexsmith, the advent of the fur trade in the late 1700s to mid 1800s, increased their presence on the landscape as they sought out the region's beaver and other fur-bearing mammals. By the late 1700s, the Hudson's



Township Plan for 73-5-W6M, east of Sexsmith, subdivided by Walter G. McFarlane in 1909 (registered in 1911). Quarter-sections currently within the Town of Sexsmith are shaded, with the original location of Sexsmith's post office indicated with a red star.

Service Alberta



DONALD LUXTON  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program







1916 view of the 9900 block of 100 Street in Sexsmith. The structures that made up David Sexsmith's general store can be seen on the right. The Richards McNaughton Company would build their general store on the same property in 1921.

OurFutureOurPast, Isabel Campbell Photographic Collection 939

Bay Company and North West Company were trading directly with the First Nations people, at numerous trading posts established along the Peace River and its adjacent waterways. By the late-1880s the fur trade industry was in decline due to fur resource depletion and changes in global markets. In the late 1890s, stories of riverbeds of gold in the Klondike began to reach the rest of the country, resulting in a wave of prospectors traveling the region's trails to reach the gold fields of the Yukon. Although most of these individuals merely travelled through the land surrounding what would become Sexsmith, some chose to stay, establishing the first homesteads in the area.

The *Dominion Lands Act*, passed in 1872, initiated the surveying and settlement of western Canada. The act allowed for quarter sections to be purchased by an individual over the age of 21 for \$10. As a result of this act, surveyors spread out across western Canada to divide the land into parcels for the anticipated land rush. This Act also subsequently linked the Peace River region with William Thompson, the

first Dominion Land Surveyor, who, in 1883, mapped most of the Peace River Basin and the lands beyond. The land where the Sexsmith townsite would eventually be located was first surveyed by Walter G. McFarlane in 1909.

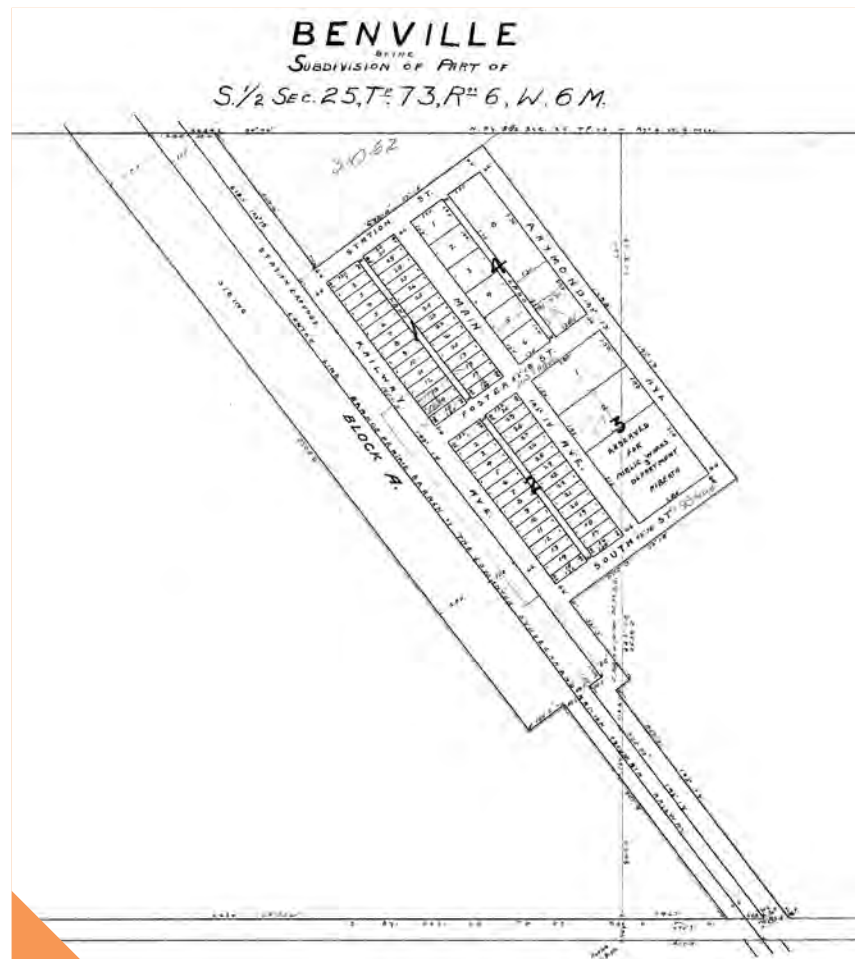
The initial decade of the 20th century witnessed the first settlement of land around what would become Sexsmith. The increase in settlers coincided with a number of significant developments and initiatives in the country: a boom in Canadian immigration; speculation of a northwest expansion of the Canadian Northern Railway (CNoR) from Edmonton; issuance of the Half-Breed Scrip; and, South African Scrip (SA) offered to veterans of the Boer War. The district of Sexsmith, roughly delineated as Townships 73 and 74, Ranges 5 and 6, west of the sixth meridian, had only three settlers in 1910 – George and Fred Lukosky, and William Hutchinson. Boosters who travelled overseas to espouse the region's abundance of available land, agricultural potential, and hospitable environment, resulted in waves of settlers from the United Kingdom, Europe as well as eastern Canada and the United States. In 1911, 104 land applications were filed and over the next three years, another 218 land applications for the Sexsmith district were made. In 1912, Kate Johnstone and her husband Robert, acquired land southeast of the current Town of Sexsmith and established a stopping house and store, as well as the area's first post office. Their post office became known as the "Sexsmith" Post Office, named after local trapper, prospector, and freighter David Sexsmith, who owned a section adjacent to the Johnstones'.

In 1916, the proposed route of the Edmonton Dunvegan & British Columbia (ED & BC) railway was established; four kilometres west of the Johnstone's and Sexsmith's homesteads. John D. McArthur's ED & BC railway company purchased 14 acres of land from Benhard Foster, which was surveyed by James H. Smith and subdivided into a townsite called Benville.

The town's location made it an ideal shipping point for the region's grain and livestock, as Grande Prairie was beyond the threshold of a day's travel for local farmers. The post office, originally situated on Johnstone's land, was relocated to the new townsite. The Federal Government's continued practice to refer to the relocated post office as 'Sexsmith' resulted in the townsite being renamed Sexsmith in 1929.

The rich and abundant arable land and positioning along the railway were driving forces that resulted in the early growth and development of Sexsmith. During the First World War, increased demand for grain and livestock (cattle, pig, sheep) helped solidify small communities like Sexsmith. The need of a labour for to meet this demand, resulted in an immigration boom in northern Alberta with 3,483 homestead applications being filed with the Grande Prairie Land Office between March 1915 and March 1918.

The post-First World War boom saw further settlement of northern Alberta through the Soldiers Settlement Board providing half-section land grants and loans to purchase seed grain and farming equipment to war veterans. The program attracted numerous veterans to Grande Prairie and the surrounding area with over 900 applications filed between 1919 and 1921. By 1918, approximately 140 people lived in Sexsmith, and throughout the 1920s, the population grew to approximately 200 people. While the "Roaring Twenties" continued elsewhere, the economic pattern of northern Alberta began to shift. The first half of the decade witnessed falling grain prices, drought, and large grasshoppers infestations - significantly impacting the area's farmers. The unreliable service of ED & BC railway and high freight rates further contributed to a downward shift in the local economy and resulted in a number of farm foreclosures and dip in the town's population. However, by 1926 and 1927, crop yields improved dramatically and Sexsmith



Survey Plan for the Benville townsite, subdivided by James H. Smith in 1915 (registered in 1916).

Service Alberta, Plan 1623BQ

experienced a period of extensive development of downtown businesses established to serve the needs of the growing community. Demand for livestock also boomed during this period. The economic upsurge, which resulted in a wave of British settlers arriving in the district, was further amplified through the British Settlement Scheme to occupy Soldier Settlement land in the area.

In 1929, Sexsmith officially became a village possessing a population of 250. That same year the village received electricity; however, some outlying rural areas would not receive the service until the 1950s. This provision of power



**DONALD LUXTON**  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program





was achieved through the formation of the Sexsmith Rural Electrification Association. The association owned the power lines; however, Canadian Utilities maintained the service. Also at the time, a highway was proposed from High Prairie to Valleyview, thus shortening the drive to Edmonton and further opening the region for settlement.

The economic depression of the 1930s significantly impacted the province's farmers. Grain prices dropped dramatically and unfavourable environmental conditions resulted in farmers expanding their production base in hopes of staving off the anticipated loss of profits due to low yields. The poor growing conditions present in the southern extent of the province resulted in a migration of farmers to the north; a region not as severely impacted. The northern migration of people was brought about through the establishment of the *Provincial Lands Act* of 1931, which granted homesteads to people who had lived in the province for three years or more. The Peace River region was ideally suited, as it was one of the few areas with remaining unsettled land in Canada at the time. In an effort to further mitigate the economic depression, the Canadian Wheat Board was established in 1935 to regulate grain prices across Canada.

The outbreak of the Second World War provided a boost to the local economy, while in turn significantly altering the demography of the region. Sexsmith, along with all communities in northern Alberta, would lose many of its young men to the war. Once again, demand for grain and livestock to feed the war effort was substantial resulting in increased production and railway service in the region. The loss of manpower resulted in many women taking up non-traditional rolls, a practice occurring throughout the country.

Sexsmith's economic growth continued following the Second World War. During this period, the community underwent its most significant period of development since the arrival of the railway. Municipal water and sewer service were established in the fall of 1954, with funding for the services procured through the sale of oil rights by the province. In 1955, Sexsmith experienced a property-crunch, which resulted in the subdivision of the last municipally owned property into 24 residential lots. By June 1961, the population of Sexsmith had surpassed 500 inhabitants. The Central (Canada) Mortgage and Housing Corporation (CMHC) began financing new home construction in Sexsmith, and the village experienced a housing boom in 1964, with building permits totaling over \$100,000.



Panorama of Sexsmith's main street and station grounds, circa 1920. The two elevators on the left, the Gillespie Elevator and the Alberta Pacific elevator, were the first elevators erected in Sexsmith in 1916; both would eventually burn down.

Four years later, due to increasing land costs, and rental and housing shortages, Sexsmith purchased 16 acres of land near Highway 2 and subdivided it into residential lots that were sold at affordable rates to interested builders. Surrounding communities such as Spirit River, Beaverlodge, and Peace River also underwent a similar period of development in the 1960s. Ongoing industrial and commercial development continued to draw people to the community and resulted in the population nearly doubling from 559 to 1064 between 1970 and 1979. This significant population increase resulted in the Village of Sexsmith achieving town status in 1979.

The oil and gas boom of the 1980s continued to contribute to the growth of the community. The following decade witnessed Sexsmith evolve to a commuter community for Grande Prairie and resulted in a demographic shift in the town's population to a younger, family-orientated community. More recently, industry booms in forestry and oil in the surrounding area, are credited for an increase in the town's population.

### **3.3 PORT OF THE PRAIRIES: NORTHERN ALBERTA EXPORT CENTRE**

Many Alberta communities' first economy was ranching. The region's open prairie with forested pockets made the land ideal for this endeavor. Ranching eventually gave way to agriculture with the climate and geography of northern Alberta attracting many newly arrived immigrants. The sparsely settled landscape of the late 1890s to early 1900s changed substantially with the arrival of the railway in 1916, which provided a means for the transportation of people and goods into the region and lead to the development of numerous businesses and social networks to service the early community.

The regions rich soil produced ideal grasses for grazing livestock. In 1918, M. Shadey, Ed Thompson, and James Pike established the Kleskun Ranching Co. at Kleskun Lake, approximately 11 kilometres east of Sexsmith. At its peak in 1927, the company grazed cattle over 45,000 acres. The rich soil, which gave rise to the productive grasslands, also contributed to the eventual shift to agriculture; however, livestock rearing has maintained an important role in the region's economy since its establishment. Initial concern over the short summers was countered by the lengthy days of northern Alberta summers, which permitted farmers to produce significantly higher yields than other areas in the province. Early farmsteads typically produced enough food and grain to support themselves, with surplus used as commerce within the community. Farming equipment was freighted into the region along the multiple trails prior to the arrival of the railway and was shared amongst the community members with neighbours helping one another during the harvest. Several farms in the area are multi-generational; a unique and disappearing characteristic of Alberta's farming community.





Sexsmith's elevator row as it appeared circa 1950.

South Peace Regional Archives 0483.01.30-1

The arrival of the ED & BC railway in 1916, coupled with the rich soil and lengthy summer days, shifted the focus of farming and ranching in Sexsmith from local subsistence to large-scale production. The railway provided a means to ship grain and livestock, to the east and import goods and materials into the growing community of Sexsmith. The town would become a regional shipping centre for the surrounding area. In the summer of 1916, Alberta Pacific Grain Ltd. began construction of their first elevator in Sexsmith. Shortly thereafter, Gillespie Grain Co. started construction on their grain elevator. Grain elevators, iconoclastic symbols of many Alberta communities, continued to be constructed in Sexsmith as the agricultural practices there, and in the surrounding region, expanded. By 1929, six grain elevators lined the Northern Alberta Railways (formally the ED & BC) line including: Alberta Pacific Grain Ltd. (1916), Gillespie Elevator Co. (1916), United Grain

Growers Limited (1925), Canada West Grain Company (1927), Alberta Wheat Pool (1928), and National Grain Company Limited (1928). Sexsmith became the largest shipping point in Alberta for livestock and grain, earning the title of "the grain capital of the British Empire." Between August 1931 and August 1932, Sexsmith shipped over 1.1 million bushels of grain – more than any other port in the British Commonwealth. High grain yields continued through the 1930s with Sexsmith's elevators and annexes available capacity frequently being exceeded; resulting in the institution of additional rail service to handle the overabundance of grain. In 1954 and 1961, the United Grain Growers Limited constructed two additional elevators, with the community's ninth elevator, Alberta Wheat Pool No.3, erected in 1955. A number of fires in the late 1950s and early 1960s would restrict Sexsmith's grain capacity, eventually resulting in the title of 'grain capital' being lost to Dawson Creek and

Grimshaw. Presently, three of these stunning prairie sentinels still exist in the Town of Sexsmith.

In addition to being a regional shipping hub for grain, Sexsmith also served as a milling centre. Fischer purchased the rights to construct the community's first flourmill from J.G. Gray of Toronto. Fischer's mill was one of the few in the area serving both the local community, as well as the surrounding region. In 1921, C.H. Warren, a miller from Prince Edward Island, purchased the mill, now the Sexsmith Flour Mill, and operated it until the structure burnt down in 1946.

A number of ranching and farming associations, which served as a means for locals to exchange knowledge and to solidify community ties, were established early in Sexsmith's existence. The United Farmers of Alberta (U.F.A.) was formed in March 1916. They held their first meeting on March 29th in Sexsmith's Post Office, with 20 members forming the Union. The Grande Prairie Livestock Co-operative Shipping Association was formed in 1921. By 1930, the Co-operative had their head office and a stockyard in Sexsmith. The Sexsmith Agricultural Society was formed within the first decades of the town's founding.

The late 1950s and early 1960s were a period of agricultural diversification in Sexsmith through the establishment of seed cleaning plants. The Sexsmith Co-operative Seed Cleaning Plant was built in 1958, and funded by three levels of government: the town, county, and province. In 1960, studies of the commercial feasibility of growing rapeseed in Peace River Country were initiated with trials conducted at the Beaverlodge Experimental Farm. Rapeseed was initially used for the manufacturing of lubricants, before becoming a source of edible oil with the resulting meal used as feed for cattle due to its high protein content. Based on the trials, the region was deemed suitable

for the growing of the crop and wide-scale production of this 'Cinderella crop' began. In 1961, a rapeseed processing plant was proposed for the Peace River Country with Sexsmith being a forerunner for the plant's location; 31% of the province's rapeseed was grown in the Peace River region at that time. Construction on the plant was started in 1974 with the first seeds being processed in 1976. The plant was operated by the Northern Alberta Rapeseed Processors (NARP) co-operative and at its peak employed 80 people. The year after it opened, the plant began crushing canola. Over the next decade, the plant experienced periods of decline with operation halting on a number of occasions and in 1985 Northern Alberta Rapeseed Processors (NARP) plant went into receivership. In 1987, Crown owned Alberta Terminals Ltd. bought NARP plant out of receivership and renamed the facility Alberta Terminals Canola Crushers Ltd. The province sold the plant to Canola Industries Canada (Canadian Agra Foods Inc. as of 1997) for \$6 million in 1996. The plant has since closed, however, in 2008 the space was considered for a formaldehyde production facility.



Aerial view of the Northern Alberta Rapeseed Processors plant south of Sexsmith, unknown date.

Courtesy of the Town of Sexsmith



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**





In 1989, a second seed cleaning plant was opened in Sexsmith, Wild Rose Seeds Inc. The plant, which was capable of processing 10 million pounds of grass and forage seeds annually, was privately owned by 10 shareholders. The plant was built due to Rycroft's seed cleaning plants inability to keep up with demand in northern Alberta. The Rycroft Seed Co-op purchased the Wild Rose Seeds Inc. plant in 2010.

### 3.4 COMMERCIAL DEVELOPMENT

From the time the railway reached the community in 1916, the commercial development of Sexsmith proceeded at a steady rate. The early 20th century witnessed an influx of people from Europe, eastern Canada, and the United States seeking a new life in the "last best west." The high agricultural productivity of the region and establishment of Sexsmith as a regional shipping hub, stimulated the development of the town's commercial centre, which was situated east of the railway line. Early businesses were established to meet the community's growing needs and included general stores, restaurants, a hardware store, a tinsmith, hotels, and a pool hall. These commercial ventures in turn supported the growing economy of the community, with the town emerging as independent and self-sufficient.

Following the establishment of the townsite of Sexsmith in 1916, one of the first businesses opened in the community were general stores, one of which was owned by town namesake, David Sexsmith. This type of business was key to the early growth and development of the community as it provided a wide-range of goods



Some of the historic commercial storefronts in the 9900 block of 100 Street, circa 1928. The Richards McNaughton Company Limited General Store (far right) is the only commercial structure along 100 Street in this image that is still present as of 2014.

and frequently also served as a community's post office. By 1917, the community possessed three general stores including Pope Hardware, which was the first location for the Sexsmith post office in the new townsite.

The presence of the railway resulted in the need for temporary lodgings and restaurants to provide accommodation and food to newly arriving immigrants, as well as those who were travelling through the area. Rooming houses and hotels were strategically placed in close proximity to the railway and were the first stopping place for many newcomers to Sexsmith. The first hotels were built on Sexsmith's main street opposite the railway tracks. One of the earliest hotels built was situated mid-block between 99th Avenue and 100th Avenue and known as the Sexsmith Hotel. In 1918, the Sexsmith Hotel was sold to Harold Balen; who in turn sold the hotel to Jacob Angus 'Hank' Weicker in 1921, who renamed the hotel the Weicker Hotel. Although Weicker owned the two lots that comprised the hotel, he continued to live with his wife in Grande Prairie until 1924. In 1928, four years after he moved to Sexsmith, Weicker built a new hotel at the corner of 99th Avenue and 100th Street to accommodate the boom of settlers arriving in Sexsmith. This hotel stood until it was destroyed by fire in 1972. It was rebuilt on the same site and renamed the Sexsmith Hotel. Another of the town's first hotels was built just north of the railway station between 100th Avenue and 101st Avenue. Mrs. Hudson was one of the earliest proprietors of the hotel, which was originally named the Connaught Hotel, before being renamed the Sexsmith Hotel when Hank Weicker changed the name of the original "Sexsmith Hotel" to the Weicker Hotel.

One of the most important businesses to open in a newly established town was a financial institution. The presence of a bank in a community conveyed the permanency and economic strength of the community to the outside world, while providing banking services



The Sexsmith Hotel as it appeared in 1989. The hotel was built on the same location as Jacob A. Weicker's 1928 Weicker Hotel, which burned down in 1972.

Bedford, Judy. The Town of Sexsmith Downtown Revitalization. October 1989

to residents. Sexsmith's first bank, Union Bank, was opened in 1918. A branch of the Bank of Montreal also opened in the town for a brief period of time before it was closed in September of 1923. Presently a branch of the Royal Bank of Canada and Alberta Treasury Branch fulfills the financial needs of the community.

The discovery of oil and gas in the area in the 1950s resulted in another period of growth in Sexsmith's commercial development. In 1954, the town witnessed the most development since its founding. One business that flourished during this economic boom was the Peace River Meat Company. First established in Peace River by Henry Jerry and John Olson, the latter of whom moved to Sexsmith in 1926 to operate the company's Sexsmith branch, Peace River Meat Company extensively expanded their Sexsmith facilities in 1954, to accommodate the increase in demand that resulted from this period of economic prosperity.

A recent local initiative established in the community to support business development was the Sexsmith Enterprise Centre, created to develop local small businesses. Funding for the centre was secured from all three levels of government, and was part of the provincial Smeda Business Development Corp.



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



### 3.5 NATURAL RESOURCE DEVELOPMENT

Oil and gas exploration in the area surrounding Sexsmith began in the 1950s, attracting both industries and workers to the region. Although no oil strikes were found in the immediate Sexsmith area, a large strike was made at Sturgeon Lake with smaller strikes identified near Bezanson, Beaverlodge, and northwest of La Glace – all within 100 kilometers of Sexsmith. Their proximity to Sexsmith permitted the community to develop as a base for corporate offices and worker housing.

In 1952, the Canadian Board of Transport approved the construction of a gas pipeline, for the purpose of exporting natural gas to the United States. Two wells were located southeast of Rycroft, and in 1953 lines extended to supply natural gas to nearby communities including Sexsmith, which brought a reliable and economical energy source to the region.

Recent business and industry growth in Sexsmith continues to be attributed to the oil, gas, and forestry industries. The focus has shifted from extraction to environmental assessment, manufacturing, and transportation of extracted resources in the region.



A pumpjack in the Town of Sexsmith, located north of 95 Avenue on the west side of the railway.

### 3.6 ROUTES AND ROTARIES: TRANSPORTATION AND COMMUNICATION

Sexsmith's strategic placement between Grande Prairie and the Town of Peace River permitted the community to benefit from traffic passing along this critical northern Alberta corridor throughout its history. Its positioning contributed to the early growth and development of the town and establishment of businesses to support those living and traveling through the area. Trails formed the first means of transportation in the region, and the construction of the Edmonton & British Columbia (ED & BC) railway spurred further growth of the townsite. The construction of Highway #2 (formerly known as Highway #1) benefited the community, as it once again became a stop along a key northern Alberta transportation route, as well became a viable commuter community for individuals working in Grande Prairie and the surrounding region.

#### 3.6.1 Trails

Trails initially provided one of the first means of access to the land around Sexsmith and to the entire Peace River region. These transportation corridors were typically established by First Nations groups and later adopted as the preferred routes for future railways, roads, and highways. The land around Sexsmith is associated with three significant northern Alberta trails: Grande Prairie-Spirit River Trail, Emerson Trail, and Edson Trail. The Grande Prairie-Spirit River Trail was an important connection between the Peace River area and Grande Prairie. The Emerson Trail (named after Morton Emerson) was an extending branch of the Edson Trail - the main trail connecting Edson to Grande Prairie that opened in 1911. Numerous smaller trails spanned the region providing an overland web of transportation routes for the area's early inhabitants.

#### 3.6.2 Railways

The expansion of the Canadian Pacific Railway (CPR) westward across the prairies between

1881 and 1885, arriving in Calgary in 1883 and the extension of a northern leg, the C & E Railway, from Calgary to Edmonton, which reached Strathcona in July 1891, dramatically opened the west for exploration and settlement. However, it was not until nearly two decades later, in March 1915, when it was announced by John D. McArthur, that the ED & BC Railway would construct a branch line from their main line near Spirit River, south through Grande Prairie, extending to Jasper House. The contract to grade the ED & BC line between Rycroft and Grande Prairie was awarded to George H. Webster, and was engineered by G. Murray. The ED & BC line reached Sexsmith in 1916, forever changing the future of the town. The railway provided a means for the movement of people and goods into Sexsmith and directly contributed to the town becoming a regional hub for the collection and transportation of grain and livestock. However, due to poor service, lack of maintenance, and McArthur's financial difficulties, the ED & BC line was taken over by the provincial government in 1920, and its operation contracted to the CPR. In 1929, the CPR and the Canadian National railway (CN) signed an agreement to take joint



View of the ED & BC railway heading north into Sexsmith at the 95th Avenue rail crossing.

Library and Archives Canada PA-018423



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**







Grading roads in the Sexsmith district in 1954.

South Peace Regional Archives 445.0112

ownership of three northern Alberta lines, which included the ED & BC railway, the Central Canada Railway, and the Alberta and Great Waterways, under the name the Northern Alberta Railways (NAR). NAR passenger service to Sexsmith reached its peak in the 1940s and 1950s, resulting in the expansion of the town's railway station in 1946. But, the adoption of the automobile, improved roads, and increased air travel resulted in passenger service reductions throughout the 1960s. The Sexsmith NAR station closed on January 28, 1970, with passenger service stopping along the line in 1974. The NAR continued to operate until 1981, when CN purchased CPR's shares in NAR and incorporated NAR's rail lines, thus effectively ending the Northern Alberta Railways as a company.

### 3.6.3 Roads

Roads also provided a means for people to explore and settle in northern Alberta. Expansion of road service in the Grande Prairie region was originally limited, due to

the low number of individual car owners; however, over time, ownership of automobiles increased and the demand for adequate roads to Alberta's north-country also increased. In 1922, the Sexsmith Board of Trade petitioned the provincial government to reroute the Grande Prairie-Spirit River road directly through Sexsmith; however, this never came to be. In October 1924, the Grande Prairie District Good Roads Association was formed, and in conjunction with Edmonton Good Roads Association, pressured the provincial government for the completion of the Edmonton-Peace River highway. Two years later the province announced it would "connect up the broken sections of the road into the north-country and create a passable highway for autos" (Grande Prairie Herald, February 8, 1926), thus permanently opening the north for automobile travel. Upon completion of the highway, Peace River Coach Lines commenced service, offering round-trip service between Peace River and Grande Prairie, with a stop in Sexsmith. The highway between Sexsmith and Grande Prairie was finally paved in 1963. Over the decades the highway has been expanded and continues to function as a key route for the movement of people and goods throughout northern Alberta.

Numerous businesses associated with transportation were established in Sexsmith to service the various methods of transportation over history. During the time of horse-powered travel, the town possessed multiple liverys, feed barns, harness makers, implement shops, and blacksmiths. Sexsmith had two competing blacksmith shops, one operated by Dave Bozarth and Nels Johnson, and a second by Peter Stalberg, who operated a shop on Main Street. As the use of horses gradually gave way to automobiles, services provided by local businesses also evolved. The increased prevalence of automobile travel resulted in the development of automobile service industry in Sexsmith such as garages, gas stations, and car dealerships.

### 3.6.4 Communication

The region's first post office was located on the property of Kate Johnstone's, at the crossing of the Grande Prairie-Spirit River Trail and the Emerson Trail, southeast of the future Sexsmith townsite. Postal service was initially provided on a weekly basis. When the present townsite of Sexsmith was established in 1915, the post office was relocated to the town to Pope Hardware. Sexsmith's first purpose-built post office was replaced with a new building in 1930, which was subsequently replaced in 1953. The town's current post office was built on Sexsmith's main street in 1972.

A local newspaper is frequently one of the first mediums of communication established in a new community. Due to the initial size of Sexsmith, a local paper was not feasible and residents received the news of Alberta, and the rest of Canada, through papers printed in Grande Prairie, such as the Grande Prairie Herald and the Northern Tribune, which amalgamated into the Grande Prairie Herald-Tribune on August 17, 1939. It was not until 1949, under the supervision of Art Menzies, that Sexsmith established its own newspaper, the Sexsmith Sentinel, which was published until 1954. Presently, the Sexsmith East County Sentinel is a free paper, which keeps the residents updated of the region's news and events.

Telephone service began in Sexsmith region prior to 1920, courtesy of the North-Western Telephone Company. Anson Wagar of Lake Saskatoon, obtained a license to operate a telephone company in the Rural Municipality of Bear Lake, within which the future townsite of Sexsmith was located. In 1915, the North-Western Telephone Co. commenced building the line. When the Alberta Government Telephone (AGT) purchased the North-West Telephone Co. in 1920, the telephone line between Grande Prairie and Sexsmith was already in place with the Richards McNaughton store serving as the exchange. Through the



The Johnstone residence, located southeast of Sexsmith at SW-17-73-5-W6M. The town owes its name to the post office originally established here by Kate Johnstone in December 1912, as well as the post office's namesake, David Sexsmith.

Donald Luxton & Associates, May 2014

1920s, telephone service became more common; however, rural service near Sexsmith was limited, and was run on a cooperative basis – with small settlements typically having a telephone in their general store. Starting in 1937, rural lines were sold to the farmers under the premise that they would maintain the lines themselves. These farmer-owned lines existed until the mid-1960s. In 1966, Alberta Government Telephones (AGT) purchased six mutual telephone companies in the Sexsmith district: LaGlace, Teepee Creek, West Sexsmith, East Sexsmith, North Sexsmith, and Pine Creek. AGT took over management and converted all the companies, including the exchange in Sexsmith, to rotary telephones in April 1966.

The Sexsmith Local Community Television Association, first chaired by Paul Renfree, began operating in 1985 through the Sexsmith high school. The endeavor was funded by the residents of Sexsmith who paid a monthly fee for the service; the result of a plebiscite in summer of 1986. The association filmed community events in Sexsmith, including curling matches, hockey and volleyball games, and Trapper Days. In 1991, the Sexsmith Local Community Television Association was taken over by Northern Cablevision.



DONALD LUXTON  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program



### 3.7 COMMUNITY GROUPS

Sexsmith possesses a diverse assembly of long-standing clubs and community groups. Initial groups had their roots in agricultural pursuits, expanding to include professional, religious, fraternal, and women's organizations, with some associations constructing halls to house their meetings. Some of the earliest groups in Sexsmith were the Women's Institute (1917), Orange Order (1924), Royal Canadian Legion Branch No. 60 (1928), and Masons (1932). These groups were essential to the development of the community.

The Women's Institute (WI), formed in July 1917, pursued numerous community orientated endeavors including championing to build the local library, supporting area schools, and aiding in the maintenance of the Emerson Trail Cemetery. During the Second World War their work focused on sending care parcels overseas, providing clothing to bombing victims

in England, and financial support for various charitable organizations. Through their work, the Women's Institute contributed significantly to the success of Sexsmith for 45 years, but due to low membership, the group disbanded in 1962.

The Royal Canadian Legion Branch No. 60, one of two organizations, the other being the Orange Order, who erected halls in the community. The Legion erected the first cenotaph in northwestern Alberta in 1938, commemorating the 20th anniversary of Armistice. Following the Second World War, they constructed the Canadian Legion Memorial Hall (1947), built entirely through donations and volunteer labour. A severe storm damaged the nearly built hall, and the town declared a civic holiday to permit residents to assist in the repairs to ensure the hall was completed by Armistice Day 1947. The Legion's Ladies' Auxiliary was formed in 1950. The Legion and



The Sexsmith Branch of the Canadian Legion, June 1938.

Courtesy of Sexsmith Legion Branch #60



Ladies Auxiliary continue to take an active role in community events and projects.

The Benevolent and Protective Order of Elks No. 284, held their first meeting in the community in 1940. The Elks and The Order of the Royal Purple No. 266 (the ladies auxiliary) was started in 1961, and both groups continue to be active in the community today, contributing to local sporting and musical events and scholarships funds.

The Sexsmith Squadron of the Royal Canadian Air Cadets was formed in December 1942, to train interested youth of the district for careers in the Royal Canadian Air Force. Membership in the squadron peaked during the 1940s and 1950s, with cadets being trained in target practice and drill maneuvers. In 1951, a large log structure was placed next to the curling rink to serve as the Squadron's barracks. Over the next decade interest in the Squadron waned, and as a result, the Squadron was disbanded in 1962.

As with most rural communities, various organizations were formed over the years to address the needs of children and youth. These groups included the Brownies, Girl Guides, Cubs, and Boy Scouts. In September 1954, the youth of the area formed a local 4-H club, which is still active in the community today. Sexsmith also possessed a Canadian Girls in Training club, a church-based alternative to Girl Guides in the community. The town also has an Explorers Girls group for younger girls.

### 3.8 CHURCHES

Sexsmith is rooted by a strong religious foundation. As the community grew so too did the need for places of worship. Many of the first religious institutions were founded shortly after the townsite was established.

The Church of the Immaculate Conception of Mary, presently known as Immaculate Conception Roman Catholic Church, was initially established in a small church in Clairmont. The church was relocated to Sexsmith in 1920, to the site of the present Catholic church. In 1938, the Sexsmith Catholic Ladies Altar Society was formerly established, however records indicate a ladies group focused on the care of the church existed prior to this date. The group cared for the material needs of the church as well as organizing community endeavours such as sending parcels to soldiers overseas during the Second World War. By the late 1940s, the congregation had out grown the small church and fundraising efforts began



The Emmanuel Anglican Church in 2013. The church was recently acquired by the Sexsmith & District Museum Society to be preserved.

Donald Luxton & Associates, November 2013



**DONALD LUXTON**  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program



for the construction of a new church. In 1951, permission was granted by the Reverend Bishop for the construction of a new church. The church was built with volunteer labour and situated on the same plot in Sexsmith as the original Catholic church. On June 6, 1954, the first mass was held in the new church. The Roman Catholic Church continues to be an important part of the Sexsmith community. The original church, moved to Sexsmith from Clairmont, was then moved to Belloy following the construction of the new church. It would eventually be returned to Sexsmith and placed adjacent to Frontier Lumber. An unfortunate fire would destroy Frontier Lumber and irreparably damage the church beyond repair in August 2009.

The first Presbyterian Church in Sexsmith was built in 1921, prior to the establishment of a church in the community, minister Rev. Dr. Forbes of Grande Prairie would travel to the town to conduct services. The Presbyterian Church became the United Church of Canada in 1925, following the union of the Canadian Methodist Church, the Congregational Union of Canada, and 70% of the Presbyterian Church of Canada. That same year, a manse was purchased and relocated to Sexsmith from Clairmont. An annex was added to the church in 1933, which served as a hall and for Sunday school. In 1962, a new church was built and the old church moved to outside of Sexsmith. Due to a shrinking congregation, the Sexsmith United Church closed in 1975, with the congregation presently attending services in Clairmont.

The first Lutheran service was held in Sexsmith in 1922, with the first congregation known as the Benville Norwegian Lutheran Congregation. Funds raised by the Lutheran Ladies' Aid were used to construct the first Lutheran church in Sexsmith in 1937. Two years after the church was constructed the congregation was renamed Christ Lutheran Congregation. In 1960, the interior was extensively damaged due to a fire.

However, the congregation persevered and the church was reconstructed and rededicated in July 1962. The Christ Lutheran Church continues to endure in the community, ninety years after its founding.

Anglican services, first held in the Masonic Hall, began in the town in 1925. At the time, Sexsmith had no permanent clergy, so services were conducted when clergy could safely travel from Grande Prairie. It was not until a decade later that land was purchased for the construction of a church. The cornerstone was laid for the Emmanuel Anglican Church on September 5, 1936. The church was constructed using volunteer labour with more technical aspects being completed by paid professionals. Work progressed rapidly to permit a Christmas service to be held in the church. The Emmanuel Anglican Church was finally consecrated on May 23, 1937. The church remained in use for over sixty years. In 2012, the highly intact Emmanuel Anglican Church was sold to the Sexsmith & District Museum Society who continue to care for this important Sexsmith resource.

Religious groups formed in the community include the Catholic Ladies Altar Society, the Catholic Women's League, the Catholic Youth Organization, Lutheran Ladies' Aid, Anglican Women's Aid, Anglican Young People's Association, and the United Ladies' Aid later renamed the United Church Women.

### 3.9 EDUCATION IN SEXSMITH

The early development of educational facilities in Sexsmith is a further indication of the permanency of the community and the importance placed on learning by town elders. Early settlers, farmers, and businessmen who moved westward brought their families with them. Recognizing the need for appropriate educational facilities, the community organized School District #3600 on January 23, 1918, with the first classes held in the upstairs of a local family's home. In 1920, J.B. Foster donated three acres of land for the purpose of constructing a one-room school. Two years after its construction, a second classroom and basement were added to the building. This building remained the only educational facility in the community until a senior high school was built in 1929.

The formation of County of Grande Prairie, resulted in the consolidation of rural schools with town schools starting in the late 1940s and early 1950s. Sexsmith became an educational

centre for the Grande Prairie region. As a result of the consolidation, the number of pupils attending Sexsmith schools increased; necessitating the construction of an eight classroom public school in 1954. In 1956, the Sexsmith School District #3600 joined the County of Grande Prairie School Division No. 14, and as a result, students from as far away as Bear Lake and Bad Heart were bused to schools in Sexsmith.

By 1984, the town had two kindergartens, two elementary schools, two junior high schools, and one high school. Presently, the town possesses a high school, built in 1954, and altered in the mid-1960s to accommodate classes in Home Economics and Shop, and again modernized in 1991, to include a new gymnasium. The school teaches both junior and senior high school students from grades 7-12. The town's public school, Robert W. Zahara School, was built in 1979 and expanded a decade later. The school teaches students in grades one through six.



Sexsmith School, constructed in the 1920s, was used until the new public school was completed in 1954.

South Peace Regional Archives 2009.31.07

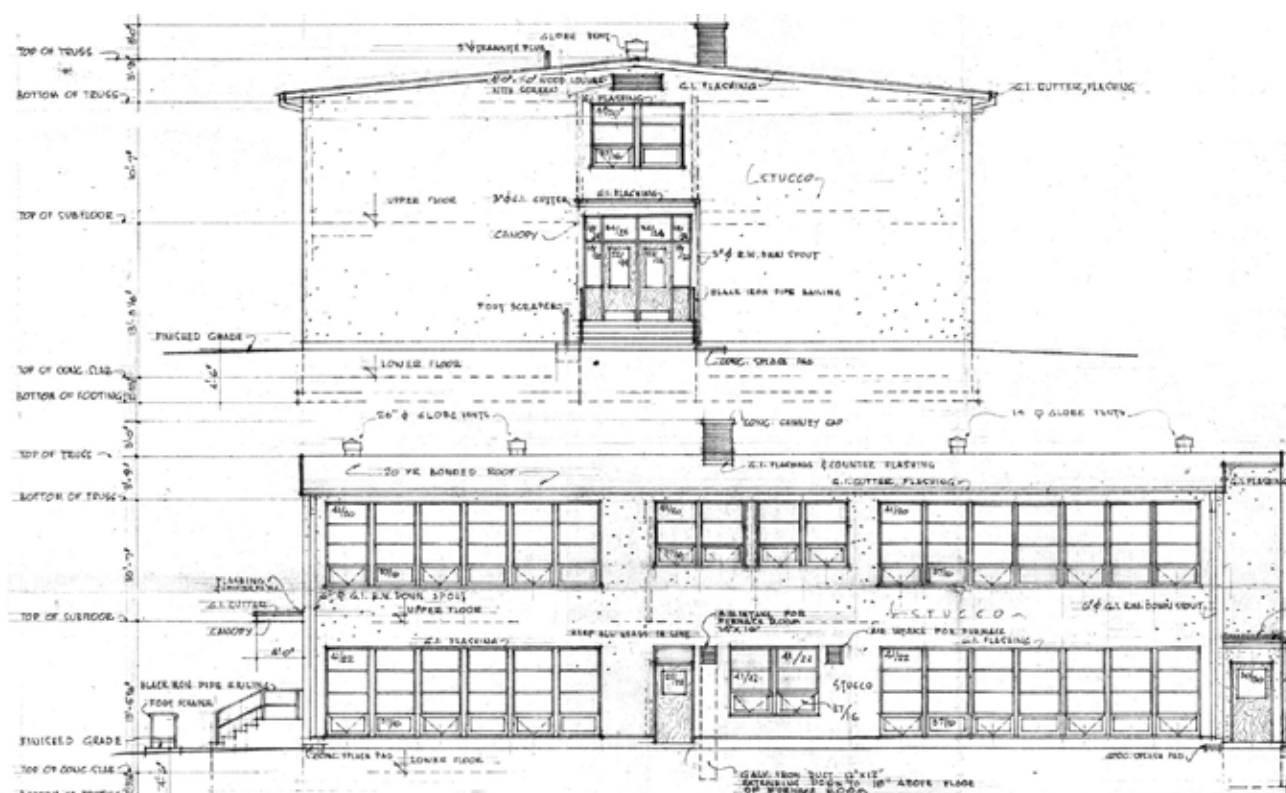


**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**





The front (above) and west (below) elevations of the 1954 Sexsmith School. Designed by the Edmonton architectural firm of Patrick-Campbell Hope & Associates, and built by John Bransather of Hythe. The school officially opened on June 10, 1954.

City of Edmonton Archives MS-736-5301

The first Catholic School District in the region was established in 1927, when St. Joseph's Roman Catholic School opened in Grande Prairie. It was not until 1955, that ratepayers of Sexsmith voted to establish the Sexsmith Roman Catholic Separate School District No. 51. The town supplied the land for St. Mary's Catholic School, which was designed by the Edmonton architectural firm of Blais & English, and built with volunteer labour. The school opened October 14, 1956, offering grades one to nine for a short period of time before expanding to include grades 10 and 11. In 1966, due to a drop in student attendance, the grades taught returned to one through nine. Currently, with the increase in population and younger demographic, St Mary's Catholic School today offers pre-kindergarten to Grade 11.

One of the community's most noteworthy educational institutions is the Peace River Bible Institute (PRBI). The PRBI was established by Walter McNaughton in Berwyn, Alberta, in 1933. The following year, the school was temporarily relocated to Grande Prairie, before being permanently moved to Sexsmith in 1935. Lee Warren donated farmland to the PRBI for the construction of their new school, which was officially opened that same year. The PRBI is the largest Christian college in northwestern Alberta. In 1945, the PRBI campus underwent significant renovations with the addition of classrooms, a two-storey dormitory, administration buildings, and an auditorium. PRBI graduates have established ministries throughout the world. The PRBI is now a post-secondary, degree-granting evangelical training facility for people entering into ministries in Canada or abroad.



### 3.10 NIGHTINGALE OF THE NORTH: SEXSMITH HEALTH SERVICES

During the formative years of the community, health care services were limited in the region with residents travelling to Grande Prairie to receive treatment. As Sexsmith's population grew, so too did the need for adequate local health care facilities and staff. The earliest medical professional in the region was Dr. Robert Norman Shaw, who traveled west in 1911, as part of a wave of early 20th century settlers. He occupied a variety of jobs before opening a drug store in Grande Prairie. In 1915 Shaw moved to east of Spirit River to establish a homestead. He remained there for four years before relocating to Sexsmith and establishing the town's first medical practice in Bert's Drug Store. Dr. Shaw provided healthcare services to the local community and surrounding region until his death in 1927. Following his death, Dr. Lyman Richard Gamey took over Dr. Shaw's practice until 1949, when he was retired and his practice was taken over by his partner Dr. John Richard McCrum, who provided medical service to the community until 1969.

The Sexsmith Women's Institute also played a pivotal role in Sexsmith's early healthcare history. Recognizing the need for appropriate training, in 1917, the Sexsmith Women's Institute hired Annie McKenzie, a nurse from Chicago, to demonstrate home nursing techniques to locals. The Women's Institute also recognized the need for a maternity home and began raising funds in the early 1920s. Prior to the establishment of a maternity home, babies in the region were delivered at home with the assistance of local nurse, Johanna Haakstad. Haakstad's abilities were renowned throughout the region and she became known as the "Nightingale of the North." When she retired in 1960, it was estimated that she had delivered over 3,100 babies. By 1928, adequate funds had been secured by the Women's Institute to lease a small home to be used exclusively as Sexsmith's maternity home. Once established, Haakstad managed the facility under the supervision of Dr. Gamey.



The Sexsmith Women's Institute pictured circa 1935. The Institute was instrumental in providing medical services to the citizens of Sexsmith and district.

South Peace Regional Archives 2006.23.08



DONALD LUXTON  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program





Even with the establishment of the maternity home and the presence of local medical professionals, the growth of Sexsmith, and the region at large, necessitated a purpose-built medical facility. In early 1922, as a result of the government's *Municipal Hospitals Act*, a regional hospital was proposed to provide for the health care needs of the community of Sexsmith, the MD of Bear Lake, the Village of Clairmont, the Town of Grande Prairie, and several other neighbouring Municipal and Improvement Districts. Initial debate over the location of the hospital delayed its construction; however, the decision was made to locate the hospital in Grande Prairie, and the hospital was finally constructed in 1929. Sexsmith continued to lobby for a local hospital with the Board of Trade submitting a proposal to the provincial Department of Health in 1954; however, support was never obtained from the province. By 1984, the community possessed one doctor and one medical clinic; however, by the 1990s, the town was without a resident physician. Presently, Sexsmith possesses a new clinic, built in 2011, employing three physicians and nine nursing staff to serve the medical needs of the growing community and surrounding region.

### 3.11 GOVERNANCE AND PROTECTION ON THE PRAIRIES

Proper early management of developing prairie towns was crucial to their survival. Until Sexsmith became a village in 1929, the community fell under the jurisdiction of the MD of Bear Lake No. 740. The community's first election was held on April 29, 1929, with John Olson, William MacEwan, and James McNaughton elected as councilors and local butcher, John Olson, motioned to be the first Reeve of Sexsmith. Construction of Sexsmith's first town hall was completed in 1932. The Sexsmith Board of Trade was started in 1922, with the primary function to "promote the commercial, industrial, agricultural and civic welfare" of the community. During the Second World War, the Board of Trade was inactive, reforming in May 1945 as the District Board of Trade.

Over its history, Sexsmith has garnered a number of unique characteristics. The community was the first in Peace River Country to be completely settled through government land grants, a testament to boosters and the publicized agricultural viability of the region. Sexsmith is a partner in the only for-profit municipally-owned utility company in the province – an attractive prospect for families settling in the community.

Policing and protecting the community of Sexsmith has always occurred at the grass-roots level with many early positions being held in a volunteer capacity. After establishment as a village in 1929, the community purchased a fire engine and organized the community's first volunteer fire brigade. Three years later, Sexsmith's first fire hall was constructed. By 1933, the fire brigade was composed of 15 men, which, by 1965, had doubled in size. The fire brigade serviced the community within a 56 kilometre radius from the Town of Sexsmith. As of 2013, the Sexsmith Fire Department continues to function on a volunteer basis with



Drying out the hoses from Ladder 511 of the volunteer-based Sexsmith Fire Department in front of the fire hall.

Airscapes International Inc., August 2013  
Courtesy of the Town of Sexsmith

a staff of 22 providing fire, medical, and rescue services for the community.

Policing of the early community was initially handled by the North-West Mounted Police's (NWMP) Grande Prairie detachment. The majority of the region's early, 1916 to 1924, police work focused on catching violators of provincial prohibition laws. During the Second World War, units of the Legion of Frontiersmen were formed throughout the Peace River region. Members helped support the work of local police by patrolling the region and reporting suspicious activity. By 1952, the community lacked a 'resident' police officer and, in October of that year, Council established a Town Constable with local residents such as S. Willis, Jim Foote, and Jim "Slim" McNeil holding the position. In the early 1980s, Sexsmith re-introduced the office of Town Constable to supplement the Royal Canadian Mounted Police (RCMP) with Phillip Kukkonen, who also was the town's Fire Chief, serving as Sexsmith's sole constable. Presently, the town is once again under the protection of the RCMP and contracted Enforcement Services from the County of Grande Prairie; however, the town has also instituted a "Citizens on Patrol" initiative that provides Sexsmith with a community-based crime prevention program formed by local volunteers.

### 3.12 SEXSMITH AND THE ARTS

Sexsmith has traditionally possessed a deep and diverse history of music and the arts resulting in the development of numerous related clubs and groups. A number of venues were constructed in the community to hold dances, theatrical performances, and musical concerts. The United Farmers Association's (UFA) Hall, built in 1918, was one such venue. Richard Knight leased the venue for dances, hiring the popular local Kirstein's Orchestra to provide entertainment. Kirstein's Orchestra was formed by Ernie Kirstein and George Duncan in 1914, and was the earliest orchestra in the Peace River Country. A second UFA hall was completed in 1927, and showed photoplays to the citizens of Sexsmith. "Talkies" were first shown in the community on July 26, 1934, with the Kirstein Orchestra supplying the background music for the film. In the 1940s, movies were shown in the Kirstein Hall and later in the Legion Memorial Hall, with the latter converted to the Memorial Theatre in 1956. The Memorial Theatre operated until 1962, when attendance diminished due to competition with theatres in Grande Prairie and the establishment of the region's first television broadcasts.

Drama clubs and glee clubs have also contributed to the cultural fabric of the community. In addition to the Kirstein's Orchestra, the town also possessed such talents as the Sexsmith Stage Band and the Sexsmith Serenaders. Sexsmith's numerous musical and theatrical activities fostered the arts in children and adults with groups contributing to the cultural landscape of Sexsmith and lending to the appearance of the town's permanency.

The Sexsmith Camera Club, organized in 1957, was created for enthusiasts of the photographic arts from the Sexsmith and LaGlace areas. The club was affiliated with the Colour Photographers Association of Canada, as well as the Prairie Region of Photographic Art. Active for 35 years, the Sexsmith Camera Club held their last meeting in March, 1993.





Members of Kirstein's Orchestra in c1935. The musical group was founded in 1914 by Ernie Kirstein and George Duncan.

South Peace Regional Archives 2009.40.09

The earliest presence of a local library can be attributed to the actions of the Sexsmith Women's Institute. Commencing in 1933, the Women's Institute borrowed books from the University of Alberta and, in turn, lent them to locals for a nominal fee. In 1946, five local youth of the Young Peoples Club set up the first physical library in Sexsmith's Fire Hall. A year later, the library was relocated to the rectory of the Anglican Church. Over the next few years the library was housed in many locations including the curling rink, a building on the town's main street, and the Legion Memorial Hall. In 1950, the Sexsmith Library Board, formed in 1947, acquired the Robertson's residence and petitioned the town to cover the costs of its renovation and relocation to beside the Fire Hall. This building functioned as Sexsmith's library until a Centennial Grant provided funding for a new town library built in 1967 on Sexsmith's main street. In 1981, a new library was built in Sexsmith's new Civic Centre and was re-named the Sexsmith Shannon Municipal Library, after the town's first librarian.

### 3.13 RELAXATION AND RIVALRIES

Sports, recreation, and social gatherings were important to Sexsmith's early settlers and to those that continue to live in the community today. Sexsmith possesses a rich history of social events and sporting activities that promoted community involvement and interaction - and solidifying ties and building camaraderie. One of the earliest sports organized in the community was baseball. Sexsmith's first baseball team was formed in 1920, competing against teams throughout northern Alberta and establishing deep and enduring rivalries. In 1927, the North Alberta Baseball League was organized and consisted of teams from Spirit River, Sexsmith, Clairmont, Northfield, Grande Prairie, and Wembley. In the 1930s, under the direction of Bill McNaughton, the Sexsmith baseball team played teams from as far away as Fairview and Dawson Creek. Following the Second World War, the Sexsmith Wheat Kings, later the Rainiers, were often near the top in the Wheat Belt League, which included teams from Grande Prairie, Beaverlodge, Spirit River, Dawson Creek, Fairview, Donnelly, and Peace River.

In the winter months ice rinks provided much needed distraction from the harsh weather conditions of the northern Alberta. Ice-skating, curling, and hockey were all popular sports in the community. The Sexsmith Curling Club was started in 1923, and used the community's outdoor rink, until a covered rink was secured in 1928. The rink was renovated in 1953 to provide additional sheets. Curling continues to have an enduring presence in the community, over 90 years after the first club was established.

Ice-skating and hockey were also popular winter sports in Sexsmith, which could be played on an indoor ice rink, backyard rink, or frozen creek. The community's first organized skating club was formed in 1970. But it was hockey that drew children to the rink for early morning rink practices with the first teams



organized shortly after the town was founded. The town has had numerous noteworthy teams including the Air Cadets Hockey team, Sexsmith Junior Elks, and Sexsmith Rangers who won multiple Canadian Utility Cup championships. Construction of a hockey rink in 1973 gave Sexsmith an edge to compete in the Minor Hockey League. Unfortunately the arena burnt down on December 14, 1982; however it was quickly rebuilt. Presently, the town's Junior B hockey team, the Sexsmith Vipers, continue its storied hockey tradition.

Sexsmith inhabitants also pursued a variety of other sports including skiing, ski jumping, track and field, and basketball. Competing with neighbouring communities created enduring relationships and rivalries, which continue to the present day.

### 3.14 WHERE TOWN AND COUNTRY MEET

Sexsmith's location and environment have developed a community with a strong independent spirit. Hard-working farmers and industrious businessmen have come together to create a tight, co-operative community. The imaginative, creative residents, and use of locally found materials has created the unique architectural style found in the region. The town's main street buildings of boomtown façades and substantial storefronts characterize Sexsmith's early growth. Sexsmith residential architecture is diverse encompassing vernacular, Edwardian, and Arts and Crafts styles. Residents have worked together to attain the necessities of life, creating an ideal community to live, establish a business, and raise a family.



The 1964 Sexsmith Rainiers baseball team.

Kathlenn Gathercole, August 1964  
South Peace Regional Archives 342.01.11



DONALD LUXTON  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program



## 4.0 Statements of Significance

## ALBERTA WHEAT POOL GRAIN ELEVATOR AND ANNEX



**Date of Construction** | 1961 / 1976

**Original Owner** | Alberta Wheat Pool

**Contractor** | Dennis Johnson (1961)

**ATS** | 6-SW-25-73-6-W6M

### Description of Historic Place

Located opposite the Town of Sexsmith's railway station, parallel with the town's commercial main street of 100th Street, the Alberta Wheat Pool Grain Elevator and Annex is located just west of downtown Sexsmith. Marked by the Alberta Wheat Pool sign on the east façade, the grain elevator features traditional cribbed construction identified by its tall, totemic, rectangular plan, gabled roof with raised gabled cupola, and associated gabled roof annex.

### Heritage Value of Historic Place

The Alberta Wheat Pool Grain Elevator and Annex, constructed in 1961 and 1976, respectively, are significant as one of the last wooden-frame grain elevators in Sexsmith, and an icon of Sexsmith's agricultural history. Grain elevators were built in Canada's prairie provinces to facilitate the movement of grain to market. Before their appearance, farmers were responsible for storing and hauling their own grain to railway terminals, which was both inefficient and laborious. The Canadian Pacific

Railway (CPR) demanded a better system, and offered free land rentals to private companies willing to build large grain elevators adjacent to their railway. This led to a boom in grain elevator construction throughout Alberta in the 1910s. Although efficient, storage rates were high, and farmers became suspicious of both the private operators and the CPR that controlled the transportation and marketing of Canadian grains. As a result, farmers' cooperatives were formed to protect farmers' interests. The establishment of farmer cooperatives was further encouraged by the events of the First World War, when the Canadian Federal government took over the sale of grain to regulate prices and meet the exigencies of the war effort. After the First World War and following the hard years of post-war recession, the Alberta Wheat Pool (AWP) was established in 1923, with over 26,000 farmers joining in the first year. Initially, the AWP used grain elevators operated by the United Grain Growers and Alberta Pacific Grain, but gradually the AWP began to buy and also build its own grain elevators. In 1932, the AWP purchased an elevator in Sexsmith from the Gillespie Elevator Co., originally built



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**





in 1917. The arrival of the railway in 1916, coupled with nutrient-rich soil and long summer days, made the Sexsmith area ideally suited for large-scale commercial agriculture. By the late 1920s, Sexsmith was shipping more grain than any other place in the British Commonwealth. The 1950s marked the peak in the number of elevators operating in Sexsmith, with numerous structures owned by competing companies aligned along the railway track. The original AWP elevator continued to operate until it burned down in November 1960, resulting in an estimated loss of half a million dollars for Sexsmith farmers. The extant elevator was built in 1961, atop of a portion of the original 1917 elevator's foundation. Built by contractor Dennis Johnson, the new structure was a wooden composite elevator standing nearly 30 metres tall with the capacity to hold 148,000 bushels of wheat. An annex was added in 1976. In 1998, the Alberta Wheat Pool merged with Manitoba

Pool Elevators to create the company Agricore. It operated until 2001, when Agricore then merged with the United Grain Growers to form Agricore United. In 2007, Agricore United was taken over by the Saskatchewan Wheat Pool, which then re-branded as Viterra. Three years after this merger, Viterra built a new regional facility approximately three kilometres south of Sexsmith. In 2013, Glencorp purchased the elevator and facility; however, it retained the name Viterra. As of January 2014, the Town of Sexsmith is in the process of acquiring the historic Alberta Wheat Pool Grain Elevator and Annex. Sexsmith's two remaining elevators, situated to the northwest of the Alberta Wheat Pool Grain Elevator and Annex, are slated for demolition. The Alberta Wheat Pool Grain Elevator and Annex will then become the last remaining vestige of Sexsmith's rich agricultural heritage.

The Alberta Wheat Pool Grain Elevator and Annex is further prized for its quintessential, prairie elevator architecture. It features traditional cribbed construction identified by its tall, totemic, gabled massing, raised gabled cupola, and associated detached annex. The company name, Alberta Wheat Pool, although partially painted over, is still highly visible on the east façade of the main structure; the nominal Sexsmith sign is still distinct on the east, north, and south sides.

Lastly, the Alberta Wheat Pool Grain Elevator and Annex is valued as a historic landmark in Sexsmith. It holds a prominent place adjacent to Sexsmith's railway and is highly visible throughout the town.

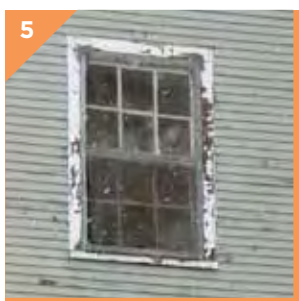


The Alberta Wheat Pool Grain Elevator and Annex along Sexsmith's elevator row, circa 1990.

Detlaf Klahm, FC Photographic, nd.  
Courtesy of the Town of Sexsmith

## Character-Defining Elements | Alberta Wheat Pool Grain Elevator and Annex

Key elements that define the heritage character of the Alberta Wheat Pool Grain Elevator and Annex include, but are not limited to its:



### • 1 •

Location on the southwest side of the Town of Sexsmith, adjacent to the CN Railway line and opposite Sexsmith's commercial main street, 100th Street

### • 2 •

Sited prominently near surrounding agricultural fields

### • 3 •

Form, scale, and massing as expressed by its: rectangular plan; traditional cribbed construction with gabled roof and gabled roof cupola; side-gabled annex

### • 4 •

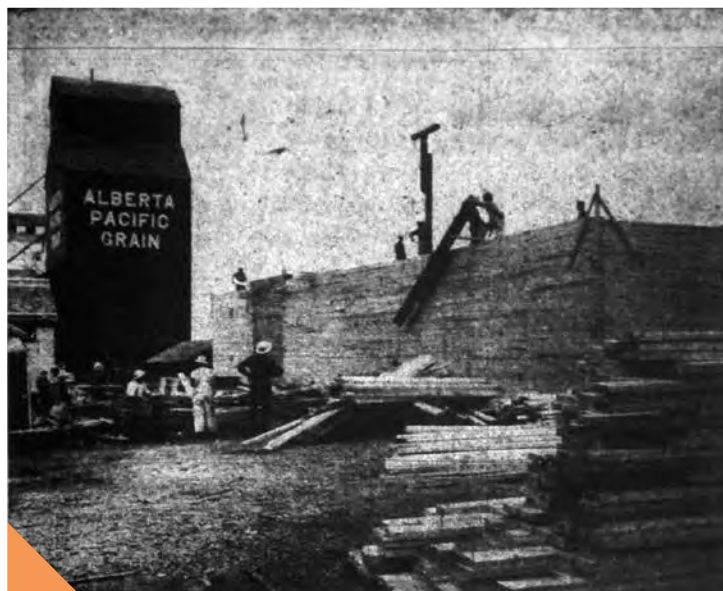
Wooden-frame construction including: lapped wooden siding

### • 5 •

Original fenestration such as: single assembly 6-over-6 single-hung wooden-sash windows; single assembly multi-light wooden-sash windows; large wooden double doors

### • 6 •

Additional features such as: "Alberta Wheat Pool" sign painted on east façade; "Sexsmith" sign painted on the east, north, and south façades; exterior truck loading spouts; associated annex building including gabled roof annex; multiple slat vents



The Alberta Wheat Pool Grain Elevator under construction in 1961.

Grande Prairie Herald-Tribune, May 12, 1961



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



## Statement of Integrity | Alberta Wheat Pool Grain Elevator and Annex

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC. *Theme / Activity / Cultural Practice / Event*☒ Yes ☐ No

The Alberta Wheat Pool Grain Elevator and Annex is significant as one of the few remaining wooden-frame grain elevators in Alberta, representing an iconic vestige in Sexsmith's agricultural history and heritage (**Theme Value – Port of the Prairies: Northern Alberta Export Centre**).

*Design / Style / Construction*☒ Yes ☐ No

The Alberta Wheat Pool Grain Elevator and Annex is further valued for its quintessential prairie elevator architecture (**Theme Value – Where Town and Country Meet**).

*Institution / Person*☐ Yes ☒ No*Information Potential*☐ Yes ☒ No*Landmark / Symbolic Value*☒ Yes ☐ No

The Alberta Wheat Pool Grain Elevator and Annex is valued as a heritage landmark in Sexsmith (**Landmark Value**).

## PERIOD(S) OF SIGNIFICANCE

1957-1982 Modern

## CHRONOLOGY OF ALTERATIONS

1961: Elevator constructed  
1976: Annex constructed

## ASPECTS OF INTEGRITY

*Location* ☒ Yes ☐ No ☐ N/A

The location of the elevator and annex has not changed.

*Design* ☒ Yes ☐ No ☐ N/A

The overall design of the elevator and annex has not been significantly altered.

*Environment* ☒ Yes ☐ No ☐ N/A

The Alberta Wheat Pool Grain Elevator and Annex continues to be located adjacent to CN railway lines, near Sexsmith's commercial main street.

*Materials* ☒ Yes ☐ No ☐ N/A

The authentic materials of the elevator and annex are intact.

*Workmanship* ☒ Yes ☐ No ☐ N/A

The high quality of the workmanship of the elevator and annex is evident in its detailing and current condition.

*Feeling* ☒ Yes ☐ No ☐ N/A

The feeling of the elevator and annex has not changed and conveys a strong historical aesthetic.

*Association* ☒ Yes ☐ No ☐ N/A

The association of the elevator and annex has not changed.

## STATEMENT OF INTEGRITY

The Alberta Wheat Pool Grain Elevator and Annex maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Alberta Wheat Pool Grain Elevator and Annex are in fair condition, with their original form, scale, and massing intact. The lapped wooden siding is in place; however, pieces of siding are missing or becoming detached on both the elevator and annex. Efforts should be made to mitigate further loss of components of the original siding. Portions of the original shingled roof have been replaced with standing seam sheet metal panels. The shingles remaining exhibit evidence of splitting, curling, and are missing in some areas. The roof has reached the end of its use-life and should be replaced to ensure structural and interior elements are not damaged. The fenestration openings are intact and components of the original wooden-sash windows are present and could be used to rehabilitate missing window sashes. The "Alberta Wheat Pool" painted sign on the east elevation is partial obscured due to past unsympathetic painting activities. Overall, the paint is failing on both the elevator and annex and steps should be taken to prep and repaint the buildings. Graffiti is also evident at multiple locations. A security plan should be enacted to ensure this unique historic resource is not damaged further.



## EMMANUEL ANGLICAN CHURCH



**Address** | 9806 - 101 Avenue

**Date of Construction** | 1936

**Original Owner** | Anglican Diocese of Athabasca

**Contractor** | Jack Leonard

**Short Legal** | 2007ET;14;3,4

**ATS** | 6-SW-25-73-6-W6M

### Description of Historic Place

The Emmanuel Anglican Church is located in a residential neighbourhood in the Town of Sexsmith. The church is setback from 101st Avenue and surrounded by a large yard, which backs onto a town-owned green-space with a park, outdoor sporting facility, and water treatment plant. The church is flanked by houses and is opposite the former church manse. The building is characterised by its one-storey height with front-gabled roof, crenulated central bell-tower on its front façade, lapped wooden siding, and pointed-arch windows along the length of both sides of the church.

### Heritage Value of Historic Place

Built in 1936, the Emmanuel Anglican Church is valued as symbolic of the strong Anglican presence in Sexsmith. The Church of England has held long-standing importance in western Canada; its Missionaries were among the first Europeans to follow the fur trade into the North West Territories, entering the area in 1820. By Canadian Confederation in 1867, Anglicans

comprised the largest denomination of Protestants in Canada, who, with Presbyterians and Methodists, made up roughly 60% of the country's total population. As such, when migration into northern Alberta rose during the first half of the 20th century, a significant proportion of the settlers were practicing Anglicans who settled near established Anglican missions. The first Anglican services were conducted in Sexsmith in 1925. Without a requisite church, services were initially held at the Masonic Hall, and later at Mount Star School, North Sexsmith School, and North Kieskun School. In 1928, the parish's Women's Auxiliary began to raise money for the construction of a church. Seven years later, Reverend Philip Beattie facilitated the purchase of two lots from T.A. Moody, who subsequently donated a third lot. It was common practice during the 1930s for a local Bishop to travel to England to preach and raise money for developing Canadian congregations. An English patron, Mrs. Bertha Tubbs donated £300, the equivalent of \$1,400.00, for the construction of Sexsmith's Anglican church, on the agreement that it be named after her church in South



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



Croydon, England: Emmanuel Anglican Church. After the death of her husband, Tubbs sent the Sexsmith church her husband's Bible along with altar linen. Construction of Emmanuel Anglican Church began in 1936, under the supervision of local builder, Jack Leonard. The cornerstone was laid that year, containing a copy of the New Testament and a written statement that the church was a gift of Bertha Tubbs to the Town of Sexsmith. Reverend H.E. Webb conducted the first service on Christmas Day, 1936, and Right Reverend A.H. Sovereign, Bishop of Athabasca, consecrated the church the following year on May 23, 1937, although the floor in the nave and some of the pews were still under construction. In 1938, the church bell, which had been donated by the Northern Alberta Railway, was hung in the tower. The Women's Auxiliary remained active in the parish, continuing to raise funds for church improvements, including the purchase of an organ in 1955. The Anglican Diocese would sell most of its holdings on 101st Avenue, including the Emmanuel Church (2012), but except for the adjoining lot to the east of the church. Since

2012, the Emmanuel Anglican Church has been managed and maintained by the Sexsmith & District Museum Society.

The Emmanuel Anglican Church is further valued as an archetypal example of a prairie vernacular style church with strong British Arts and Crafts influences, which reflects a transition to a traditional style reflective of Canada's economic and social position during the late 1930s. Members of the parish, both contracted and volunteer, undertook much of the work on Emmanuel Anglican Church. Paid professionals completed the electrical work, masonry, blacksmithing, and hauling water. Volunteers accomplished much of the miscellaneous construction work with church members donating many of the furnishings. The rectangular plan, front-gabled vernacular form of the church is characterized by its British Arts and Crafts detailing as evident through its balanced form, handsome square tower with crenelated parapet, pointed-arch windows on the side façades, and triple assembly stained glass pointed-arch windows in the apse.



The Emmanuel Anglican Church as it appeared in 1953.

## Character-Defining Elements | Emmanuel Anglican Church

Key elements that define the heritage character of the Emmanuel Anglican Church include, but are not limited to its:



• 1 •

Location on 101st Street, in a residential neighbourhood in the community of Sexsmith

• 2 •

Form, scale, and massing as expressed by its: rectangular plan; one-storey height; front-gabled cedar shingle roof with narrow overhanging eaves; central two-storey square tower

• 3 •

Wooden-frame construction including: lapped wooden siding; wooden watertable, cornerboards, bargeboards, corniceboards; wooden fenestration trim; exposed rafter tails

• 4 •

British Arts and Crafts style details such as: clean ornamentation; central tower with crenelated parapet with pointed-arch wooden louvres

• 5 •

Original fenestration such as: single assembly pointed-arch single-hung wooden-sash windows; single assembly pointed-arch fixed wooden-sash windows; triple assembly pointed-arch fixed wooden-sash stained glass windows; wooden double door with pointed-arch transom; single panel wooden door; vertical tongue and groove wooden door

• 6 •

Interior features such as: wooden paneling; pews; pulpit; five-panel wooden doors

• 7 •

Additional features such as: interior red brick chimney; wooden cross on the tower above the main entry; cornerstone with date of '1936'



## Statement of Integrity | Emmanuel Anglican Church

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC *Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

The Emmanuel Anglican Church is valued as component of Sexsmith's rich spiritual heritage (**Theme Value – Churches**).

The Emmanuel Anglican Church is further valued as an archetypal example of a prairie vernacular style church with strong British Arts and Crafts influences (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1930-1939 Great Depression

## CHRONOLOGY OF ALTERATIONS

1938: Church bell added

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the church on 101st Avenue has not altered.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has been maintained.

*Environment*☒ Yes☐ No☐ N/A

The church continues to be situated on a large lot surrounded by greenspace.

*Materials*☒ Yes☐ No☐ N/A

The authentic materials of the building are intact.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its current detailing and condition.

*Feeling*☒ Yes☐ No☐ N/A

The feeling of the building has not changed and conveys a strong historical sense.

*Association*☐ Yes☒ No☐ N/A

The association of the building has changed. The Emmanuel Anglican Church is no longer owned by the Anglican Diocese, and no longer serves an active parish.

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## STATEMENT OF INTEGRITY

The Emmanuel Anglican Church maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Emmanuel Anglican Church is in good condition with most of its original fabric intact. The exterior cladding and decorative wooden detailing such as cornerboards, corniceboards, watertable, and bargeboards are present and strongly adhered to the building. The crenelations on the parapet are in good condition, as is the wooden cross at the front of the square tower above the main entry. The fenestration are original and the apse's triple assembly stained glass window is in situ and in good condition. The area requiring immediate attention is the cedar shingle roof, particularly the roof over the apse. A disconnected downspout has resulted in water shed from the sanctuary's roof to spill directly onto the roof of the apse. This has resulted in a significant deterioration of the apse's shingle roof and staining of the lapped wooden siding. This issue should be fixed immediately to ensure no further damage to the roof or to the interior elements of the church. Portions of mortar on the brick chimney are missing and the flashing tie-in at the apse roof is failing. It is highly recommended that a Conservation Plan be established for the church to ensure this resource does not deteriorate further.

## EMMANUEL ANGLICAN CHURCH MANSE



**Alternate Name** | Stalberg Residence

**Address** | 10024 - 89 Street

**Date of Construction** | circa 1918

**Original Owner** | Pete Stalberg

**Short Legal** | 3414EO;4;18

**ATS** | 6-SW-25-73-6-W6M

### Description of Historic Place

The Emmanuel Anglican Church Manse is located at the corner of 101st Avenue and 98th Street in a residential neighbourhood in the Town of Sexsmith. The house is situated on a large corner lot, setback from the street and surrounded by mature trees. The Emmanuel Anglican Church Manse is characterised by its one and one-half storey height, side-gabled roof, enclosed front-gabled porch, gabled roof addition on the rear of the residence, and exterior cladding of lapped wooden siding with wooden cornerboards and watertable.

### Heritage Value of Historic Place

The Emmanuel Anglican Church Manse, built circa 1918, is valued as a component of Sexsmith's rich religious landscape and as a physical representation of the Anglican Diocese's presence in the community. The Emmanuel Anglican Church opened in 1936, to serve the extant Anglican parish in the community. A year earlier the Anglican Diocese had purchased two lots of land from T. A.

Moody, who subsequently donated a third lot to the church. Coupled with a generous donation from a British patron, the Emmanuel Anglican Church was then constructed. The first resident Anglican minister of the Sexsmith was Reverend H.E. Webb. He lived in a rented house located on a lot beside the church, which the Diocese would then purchase in 1938. In 1960, the first manse was sold and a few years later torn down. Shortly after selling the first manse, the Diocese purchased the extant house opposite the church in 1963. Previously, the house had been the home to renowned local blacksmith Peter Stalberg. The house also served as the town's maternity home and Lutheran parsonage for brief periods of time. The residence remained the Anglican manse until it was sold in 2011, at a time when the Anglican Diocese sold most of its holdings on 101st Avenue, including the Emmanuel Church (2012), except for the lot east of the church.

The Emmanuel Anglican Church Manse is also significant for its place in the early development of Sexsmith. The house was built circa 1918, during Sexsmith's first population boom. The



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



boom was spurred by a combination of factors including the arrival of the railway in 1916, which encouraged the further development of the area's rich agricultural potential; the *Soldier Settlement Act* of 1917 that provided land grants to veterans of the First World War, many of whom settled on the open land of northern Alberta; and the emergence of Sexsmith as a regional shipping centre. The influx of people resulted in a corresponding development of the town's commercial businesses and services to serve the newly arriving residents, which by 1918, exceeded 150 people. The size, detailing, and aesthetic of the house implies that it was built for an affluent member of Sexsmith's burgeoning community during the First World War era.

The Emmanuel Anglican Church Manse is further valued as a largely intact example of an Arts and Crafts style residence. Sexsmith possesses a unique and substantial collection of Arts and Crafts style residences, not typical of northern Alberta communities. The strong presence of this architectural style can be attributed to the early town's large British population. Arts and Crafts architecture began in England in the last decades of the 19th century, before spreading to Europe and North America. A key tenant of the movement was functional design and ornamentation. The style evolved in response to the industrialization of the Victorian period, which in turn created a deteriorated state of the decorative arts. The Emmanuel Anglican Church Manse exemplifies the Arts and Crafts style through its: balanced plan; clean exterior finishes; enclosed central front porch; numerous windows permitting abundant sunlight to penetrate the interior; and side-gabled roof with exposed rafter tails. These elements combine to create an aesthetically pleasing and well-crafted residence.

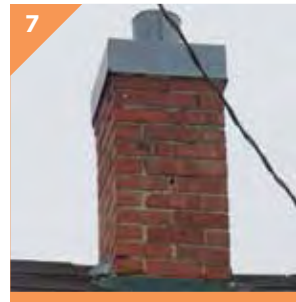
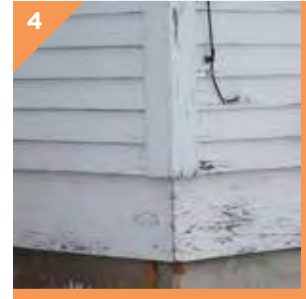


The Emmanuel Anglican Church Manse as it appeared in the early 1920s.



## Character-Defining Elements | Emmanuel Anglican Church Manse

Key elements that define the heritage character of the Emmanuel Anglican Church Manse include, but are not limited to its:



• 1 •

Location on the corner of 101st Avenue and 98th Street in a residential neighbourhood in Sexsmith

• 2 •

Situated on a large corner lot, setback from the street with an adjacent lane; large yard containing mature birch trees

• 3 •

Form, scale, and massing as expressed by its: L-shaped plan, one and one-storey height, side-gabled roof; one-storey gabled roof projection at the rear of the building; enclosed front-gabled porch

• 4 •

Wooden-frame construction including: concrete foundation; lapped wooden siding

• 5 •

Arts and Crafts style details including: balanced plan; projecting eaves; exposed rafter tails; wooden cornerboards, corniceboards, watertable, bargeboards; wooden fenestration trim; open and closed soffits

• 6 •

Original fenestration such as: single assembly 1-over-1 single-hung wooden-sash windows; double assembly 1-over-1 single-hung wooden-sash window with 1-over-1 wooden-sash storm window; single assembly 3-over-1 single-hung wooden-sash window with 1-over-1 wooden-sash storm window; single assembly multi-light fixed wooden-sash window; four-panel wooden storm door on porch

• 7 •

Additional features such as: internal red brick chimney; metal vents in gable peak



Proximity of the Emmanuel Anglican Church Manse with the Emmanuel Anglican Church, located across 101 Avenue.

Donald Luxton & Associates, September 2013



DONALD LUXTON  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program



## Statement of Integrity | Emmanuel Anglican Church Manse

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC. *Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

The Emmanuel Anglican Church Manse, built circa 1918, is valued as a component of Sexsmith's rich religious landscape and as a physical representation of the Anglican Diocese's presence in the community (**Theme Value – Churches**).

The Emmanuel Anglican Church Manse is also significant for its place in the early development of the Town of Sexsmith (**Theme Value – From Benville to Sexsmith: The Settling of Sexsmith**).

The Emmanuel Anglican Church Manse is further valued as a largely intact example of an Arts and Crafts style residence (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1914-1918 First World War

## CHRONOLOGY OF ALTERATIONS

Dates Unknown: Concrete foundation; Window replacement

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the Emmanuel Anglican Church Manse has not changed.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has not been altered.

*Environment*☒ Yes☐ No☐ N/A

The Manse continues to be located on a large lot opposite the Emmanuel Anglican Church in a residential area of Sexsmith.

*Materials*☒ Yes☐ No☐ N/A

The historic fabric of the building is intact.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its detailing and current condition.

*Feeling*☒ Yes☐ No☐ N/A

The feeling of the building has not been altered, it continues to convey a strong historical sense.

*Association*☐ Yes☒ No☐ N/A

The association of the building has changed, as it no longer serves as a manse or is owned by the Anglican Diocese.

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## STATEMENT OF INTEGRITY

The Emmanuel Anglican Church Manse maintains all the aspects of integrity necessary for it to convey its significance/ heritage value.

The Emmanuel Anglican Church Manse is in fair condition with aspects of its original fabric intact. The form, scale, and massing of the residence has been maintained, although a one-storey shed roof addition has been added to the rear wing. Staining on the concrete foundation suggests possible rising damp issues. The building's envelope is in fair condition with the original lapped siding present; although replaced in some areas. The roof is in good condition and appears to have been recently replaced. Some of the original wooden-sash windows have been retained; however, a number of the windows have been replaced with vinyl windows and the original openings resized to fit the new windows, which has also resulted in a loss of original trim work. Many of the remaining original intact wooden-sash windows are missing their associated wooden storm windows. The exterior paint is failing and requires work. Sections of gutters are missing or have started to separate from eaves preventing them from adequately performing.

## WEICKER HOTEL ICE HOUSE



**Address** | 9903 - 99 Avenue

**Date of Construction** | circa 1928

**Original Owner** | Jacob A. Weicker

**Short Legal** | 642CL;8;7,8

**ATS** | 3-SW-25-73-6-W6M

### Description of Historic Place

The Weicker Hotel Ice House is located on 99th Avenue near the commercial core in the Town of Sexsmith, adjacent to the site of the Sexsmith Hotel. Situated with minimal setback from the street, the building's front-gabled roof is hidden behind a substantial "boomtown" façade and sits amidst a mature yard, with a parking lot to the south of the building. The structure features a variety of original and modern building elements such as lapped wooden siding, wooden cornerboards, off-centre entry with four-panel wooden door with transom, and double assembly rectangular window openings on the front façade.

### Heritage Value of Historic Place

The Weicker Hotel Ice House, constructed circa 1928, is valued as an early resource in Sexsmith whose use has shifted with changing values and needs of the community. In 1928, Jacob Angus "Hank" Weicker, a successful livestock dealer, purchased a large lot on the corner of 100th Street and 99th Avenue. On the lot, Weicker

constructed a modern hotel, facing Sexsmith's commercial main street, which opened on January 1, 1929. Behind the hotel, facing 99th Avenue, he constructed a small icehouse, as listed on the town's 1930 fire insurance map. The use of the building evolved over time, with the 1946 fire insurance map indicating that the building had been converted to a residence. Presently, the building is unoccupied. The Weicker Hotel Ice House is an important historic resource in the community, providing a physical link to Sexsmith's early development.

The Weicker Hotel Ice House is additionally valued as a strong example of a late expression of modest "boomtown" design. The "boomtown" façade comprised of an exaggerated flattop parapet, taller than the one-storey building, that hides a low-pitch front-gabled roof. This style of architecture resulted in the building's front façade conveying a more substantial and impressive form to the street – a typical style of commercial buildings constructed during the settlement period in many communities in northern Alberta. Sexsmith's buildings with "boomtown" façades



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**







The Weicker Hotel Ice House and vehicle garage (above) prior to restoration work in 1990. The below 1930 image is of the 1928 Weicker Hotel with the Ice House and vehicle garage at the rear.

Above: Bedford, Judy. The Town of Sexsmith Downtown Revitalization. October 1989

Below: South Peace Regional Archives 2006.23.03

possess unique design elements such as a substantial front parapet with eaves projecting beyond the edge of the front façade. The building is modestly detailed with lapped wooden siding, plain cornerboards, double assembly windows, and off-centre entry on the front façade - contributing to the historic aesthetic of the building.

## Character-Defining Elements | Weicker Hotel Ice House

Key elements that define the heritage character of the Weicker Hotel Ice House include, but are not limited to its:



• 1 •

Location on 99th Avenue near the commercial core of Sexsmith, adjacent to the Sexsmith Hotel

• 2 •

Situated with minimal setback from the street amidst a mature yard, with a parking lot to the south of the building

• 3 •

Form, scale, and massing as expressed by its: rectangular plan; one-storey height with exaggerated "boomtown" façade with parapet roof on the front façade; front-gabled roof

• 4 •

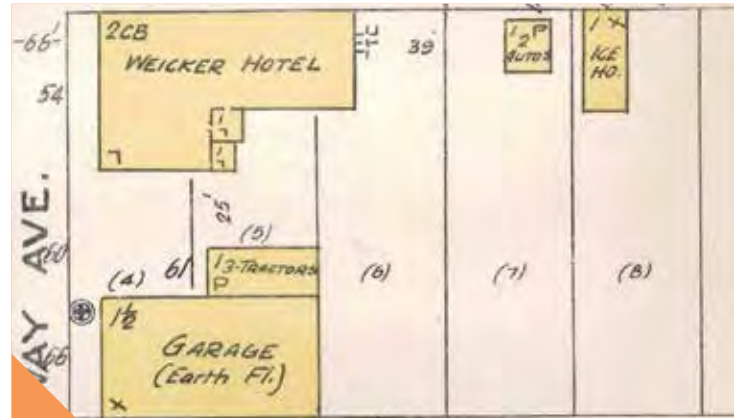
Wooden-frame construction including: lapped wooden siding; inlaid wooden trim

• 5 •

"Boomtown" vernacular style details such as: flat-top parapet with wooden roof cornice; wooden cornerboards; projecting eaves with closed soffits

• 6 •

Original fenestration such as: double assembly rectangular openings; off-centre entry with four-panel wooden door with glass transom



1930 fire insurance plan of Sexsmith showing the one-storey, wood-frame ice house (top right), along with a vehicle garage, at the rear of the Weicker Hotel.

Sexsmith, Alta. Winnipeg, MB: The Western Canada Insurance Underwriters Association, 1930

## Statement of Integrity | Weicker Hotel Ice House

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC *Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

The Weicker Hotel Ice House, constructed circa 1928, is valued as an early resource in Sexsmith whose use has shifted with changing values and needs of the community (**Theme Value – From Benville to Sexsmith: The Settling of Sexsmith**).

The Weicker Hotel Ice House is additionally valued as a strong example of a late expression of modest “boomtown” design (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919-1929 Post-First World War to Stock Market Crash

## CHRONOLOGY OF ALTERATIONS

Unknown date: Shed roof side addition  
1990: New concrete foundation poured  
Unknown date: Replaced wooden-sash windows and installation of vinyl siding

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the building on 99th Avenue has not changed.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has not been altered.

*Environment*☒ Yes☐ No☐ N/A

The building continues to be situated near the commercial core of Sexsmith.

*Materials*☒ Yes☐ No☐ N/A

The authentic materials of the building are intact.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its current detailing and condition.

*Feeling*☒ Yes☐ No☐ N/A

The feeling of the building has not changed and continues to convey a strong historical sense.

*Association*☐ Yes☒ No☐ N/A

The association of the building has changed.

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## STATEMENT OF INTEGRITY

The Weicker Hotel Ice House maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Weicker Hotel Ice House is in very good condition with its original form, scale, and massing still evident. The front façade of the building is highly intact with the original lapped wooden siding, wooden parapet with corniceboard, wooden cornerboards, and original fenestration layout intact. The building was placed on a new concrete foundation circa 1990, ensuring the continued structural stability of the building. The original wooden-sash windows have been replaced with vinyl windows; however, the openings have been maintained allowing for the restoration of wood windows, if desired. The side and rear of the building has been clad in vinyl siding; however, the original wooden siding remains intact underneath. A one-story shed-roof addition has been added to the side of the building and a large deck has been attached to the rear of the structure. The condition of the Ice House is a testament to the owner's maintenance of the building.



## WEICKER BUILDING



**Alternate Name** | Dr. Gamey's Office

**Address** | 9907 - 100 Street

**Date of Construction** | 1942

**Original Owner** | Jacob A. Weicker

**Short Legal** | 1623BQ;2;12,13

**ATS** | 3-SW-25-73-6-W6M

### Description of Historic Place

The Weicker Building is located mid-block on Sexsmith's commercial main thoroughfare, 100th Street, directly opposite the CN Railway line. The one-storey front-gabled building is sited at the property line and is adjacent and connected to contemporaneous commercial buildings. The building's "boomtown" front façade, horizontal and vertical siding, recessed off-centre entry, and projecting eaves with closed soffits further distinguish the historic resource.

### Heritage Value of Historic Place

The Weicker Building, constructed 1942, is valued for its association with Sexsmith's long-standing medical history and as the office of Sexsmith's second resident medical professional, Dr. Lyman Richard Gamey. Dr. Gamey arrived to Sexsmith in 1927, taking over the practice of the community's first doctor Dr. Shaw, following his death that same year. Dr. Gamey's moved his practice to the extant building on 100th Street in 1942. Shortly after establishing

his practice, he formed a partnership with Dr. John Richard (Dick) McCrum. The doctors' office occupied the north half of the building, while the southern portion housed a variety of businesses including: Co-operative Livestock Marketing Association Limited (1942), Don Wright's Jewellery (1946), as well as a telephone exchange (1949). Following Dr. Gamey's retirement in 1949, Dr. McCrum continued to operate his practice from the building, until his subsequent retirement in 1969, when he moved to Edmonton where he remained until his death in 2012. The quality of medical care provided by the practice was enhanced by the skills of his nurse and colleague, Kay Shannon, and, until the mid-1950s, by midwife and nurse Johanna Haakstad, who ran the local maternity home.

The Weicker Building is further valued for its association with Dr. Lyman Richard Gamey, who established the first formalized doctor's office in Sexsmith. Born in Long Bay (Manitoulin), Ontario, in 1890, he moved to Sexsmith in 1927, where he established his first practice. Also that same year, following Dr. Shaw's sudden death, Dr. Gamey took over the



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



former's practice and became the town's sole medical practitioner. In 1942, he moved his practice to the extant building and later formed a partnership with Dr. John Richard (Dick) McCrum. The partnership was maintained until his retirement in 1949, following which Gamey moved to White Rock, British Columbia, where he remained until his death in 1971.

The Weicker Building is also significant for its association with long-serving Sexsmith resident and medical professional, Dr. John Richard (Dick) McCrum. As the community of Sexsmith grew following the end of the Second World War, the need for medical professionals in the community also grew. John McCrum, born and raised in Edmonton, received his medical degree from the University of Alberta in 1945. Following a brief period of service in the Canadian military, he and his wife, moved to Sexsmith in 1946. Dr. McCrum joined the existing practice of Dr. Gamey and three years later, following the latter's retirement, took over the practice. As the only doctor in the region, Dr. McCrum made house calls to LaGlace-Valhalla Centre, Rycroft-Spirit River, Woking, Eaglesham, Teepee Creek, Bezanson, Clairmont, Bear Lake, and Grande Prairie. He operated his practice for the next 23 years, during which

time he and his wife, Elizabeth "Betty" (née Montgomery), had their five children – James (who died in infancy), Anne, Ian, Terry, and Jeanie. The McCrums were also active members of the Sexsmith community, with Dr. McCrum contributing to the construction community ski hill just north of the town and Mrs. McCrum playing a pivotal role in the establishment of the town's library. Mr. and Mrs. McCrum left Sexsmith in 1969, retiring to Edmonton, where they remained until their deaths in 2008 and 2012, respectively.

The Weicker Building is additionally valued as a strong example of historic commercial development in Sexsmith. The building is a component of a number of similar style contemporaneous commercial buildings on Sexsmith's main street possessing a substantially exaggerated parapet and eaves projecting beyond the extent of the building's front façade. The building's "boomtown" façade, a typical architectural style of the period, emits a sense of a grander building than was actually constructed. The building has retained its original wooden-frame construction, and characteristic boomtown façade with recessed off centre entryway, and secondary entry on the north side of the building. Although altered from its original 1942 appearance, the Weicker Building continues to evoke a strong historical aesthetic and is representative of an early Sexsmith building.

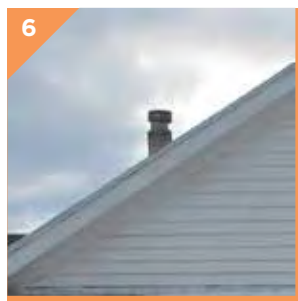
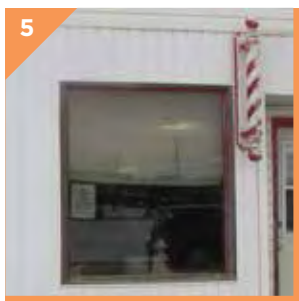
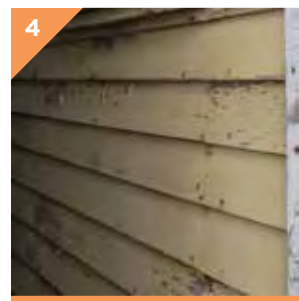


The Weicker Building as it appeared in 1989.



## Character-Defining Elements | Weicker Building

Key elements that define the heritage character of the Weicker Building include, but are not limited to its:



### • 1 •

Location mid-block on Sexsmith's commercial main street, 100th Street

### • 2 •

Situated with minimal setback from the street, flanked and connected to a row of one-storey commercial buildings, all with "boomtown" façades facing the CN Railway line

### • 3 •

Commercial form, scale, and massing as expressed by its: rectangular plan; one-storey height with "boomtown" façade with parapet wall covering a front-gabled roof with projecting eaves and closed soffits

### • 4 •

Wooden-frame construction including: concrete foundation; lapped wooden siding under later added metal cladding

### • 5 •

Original fenestration such as: single assembly, fixed wooden-sash windows with wooden-sash storm windows

### • 6 •

Additional features such as an internal chimney

## Statement of Integrity | Weicker Building

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC*Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

The Weicker Building, constructed 1942, is valued for its association with Sexsmith's long-standing medical history (**Theme Value – Nightingale of the North: Sexsmith Health Services**).

The Weicker Building is further valued for its association with Dr. Lyman Richard Gamey, Sexsmith's second resident doctor (**Theme Value – Nightingale of the North: Sexsmith Health Services**).

The Weicker Building is also significant for its association with long-serving Sexsmith resident Dr. John Richard (Dick) McCrum (**Theme Value – Nightingale of the North: Sexsmith Health Services**).

The Weicker Building is additionally valued as a strong example of historic commercial development in Sexsmith (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1940-1945 Second World War

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## CHRONOLOGY OF ALTERATIONS

Date Unknown: Reconfiguration of front façade

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the building on 100th Street has not changed.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has not changed.

*Environment*☒ Yes☐ No☐ N/A

The building continues to be located in the commercial core of Sexsmith.

*Materials*☒ Yes☐ No☐ N/A

The aspects of the historic fabric of the building are intact.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its current detailing and condition.

*Feeling*☒ Yes☐ No☐ N/A

The building continues to convey a strong historic sense.

*Association*☒ Yes☐ No☐ N/A

Although no longer a doctor's office, the building continues to function as a commercial building in Sexsmith's downtown core.

## STATEMENT OF INTEGRITY

The Weicker Building maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Weicker Building is in fair condition with aspects of its original historic fabric intact. The form, scale, and massing of the building have been maintained; however, the front façade has been significantly altered through the addition of metal cladding and reconfiguration of the original storefront. A one-storey shed roof addition was added to the rear of the building expanding the overall footprint of the building in 1942. The gutters and downspout on the original building are in poor condition and should be repaired immediately to ensure water egress issues due not arise. The paint on the building is failing and should be restored. Attention should be given to this important Sexsmith historic resource to ensure no further deterioration occurs.

## DR. SHAW RESIDENCE



**Address** | 10019 - 99 Street

**Date of Construction** | circa 1920

**Original Owner** | Dr. Robert N. Shaw

**Short Legal** | 1623BQ;4;2

**ATS** | 6-SW-25-73-6-W6M

### Description of Historic Place

The one and one-half storey Dr. Shaw Residence sits on a large lot, setback from the street in a residential neighbourhood in the Town of Sexsmith. The residence is surrounded by mature landscaping with a front-gabled garage situated adjacent to the home. The residence is identifiable through its side-gabled roof with front facing shed roof dormer, enclosed front-gabled porch, and stucco and metal siding exterior.

### Heritage Value of Historic Place

The Dr. Shaw Residence, built circa 1920, is valued for its connection with Sexsmith's and the surrounding area's first resident doctor, and active community advocate, Dr. Robert Norman Shaw. Born in Woodburn, Ontario, in 1880, Shaw received his degree in medicine from the University of Toronto in 1905. After first practicing medicine in Ontario, Shaw moved to northern Alberta in 1911, as part of a wave of early 20th century settlers who answered the Laurier government's call to homestead in

the "last best west." Shaw sought hard work and adventure, in lieu of practicing medicine. Initially, he worked as the foreman on a road crew carving out the Edson Trail to Grande Prairie, and later as a labourer building a ferry for Dunvegan. Still in 1911, he worked at the Hudson Bay Company's Sturgeon Trading Post, before travelling to Hudson Hope seeking gold. While prospecting in British Columbia, he again began practicing medicine and working as a veterinarian. The boom of population in northern Alberta and the prospect of available land drew Shaw back to the region in 1913. Upon his return to northern Alberta, Shaw opened a drug store in Grande Prairie with pharmacist S. J. Shuttlesworth. The pair operated the store until 1915, when Shaw sold his portion and moved to the Spirit River area to establish a homestead. Later that year he married Ann Anderson, whose family operated a stopping house just north of Sexsmith. Recognizing the hardships of homesteading, Shaw decided to establish a medical practice in Spirit River, making calls three days a week throughout the region, to supplement his farming income. In 1919, Shaw chose to forego farming and moved



**DONALD LUXTON  
AND ASSOCIATES INC**



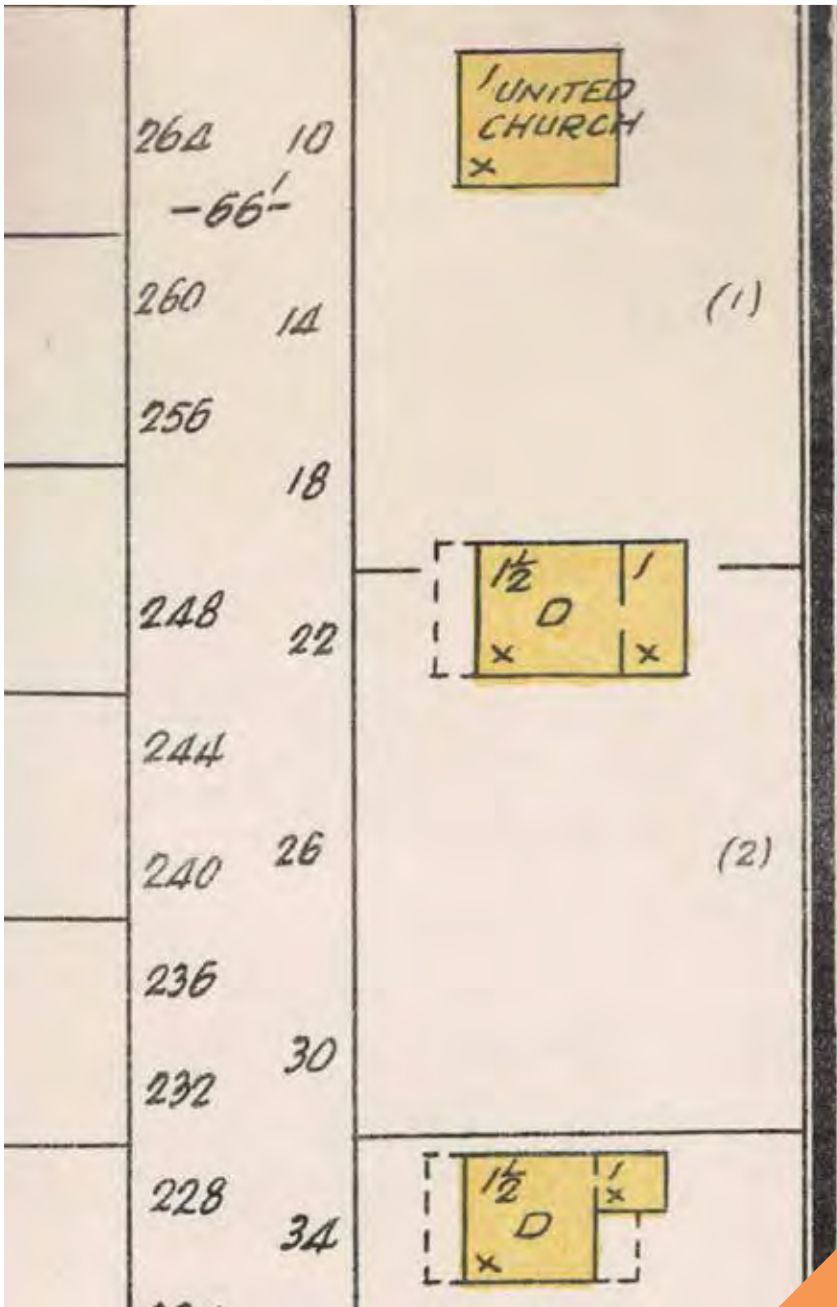
**Municipal Heritage  
Partnership Program**



to Sexsmith to establish a practice to meet the medical needs of the community. Shaw formed a partnership with pharmacist Bert Smith, and opened a drug store in the community where he also based his medical practice. Recognizing the growing diverse medical needs of the town, Dr. Shaw worked closely with nurse and

midwife Johanna Haakstad, the “Nightingale of the North,” to open a centralized maternity home in Sexsmith. In addition to serving local residents, Shaw continued to travel widely throughout the region, through all weather conditions. Shaw practiced medicine in Sexsmith until his untimely death from pneumonia in 1927, at age 47. Throughout his life, Shaw was an active member of his community, serving on the school board, Board of Trade, Town Council, and United Church council.

The Dr. Shaw Residence is further valued for its architecture reflecting elements of the Arts and Crafts style. The residence is one of a number of Arts of Crafts style homes in Sexsmith. The strong presence of this British-based architectural style can be attributed to the large presence of early British settlers in the community. The Arts and Crafts style emerged during the early 20th century in response to the industrialization of production during the Victorian period. This style of architecture focused on the production of high quality, handcrafted homes and objects. Homes of this architectural style were popularized through periodical and plan books and featured efficient, rational floor plans, with rooms arranged around a central living space. The Dr. Shaw Residence exhibits elements of this architectural style through its one and one-half storey height with boxed eave returns and enclosed front porch.



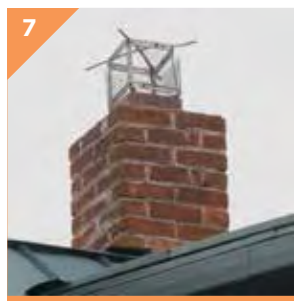
By 1930, the Dr. Shaw Residence (centre) had both a full-width verandah on the front of the house, as well as a full-width shed-roof addition on the rear. Both these elements are no longer exist on the residence.

Sexsmith, Alta. Winnipeg, MB: The Western Canada Insurance Underwriters Association, 1930



## Character-Defining Elements | Dr. Shaw Residence

Key elements that define the heritage character of the Dr. Shaw Residence include, but are not limited to its:



### • 1 •

Location on 99th Street, in a residential neighbourhood northeast of Sexsmith's commercial core

### • 2 •

Situated on a large residential lot with mature landscaping, setback from the street and bordered by a laneway at the rear of the property

### • 3 •

Form, scale, and massing as expressed by its: square plan with full-height basement; one and one-half storey height; side-gabled roof

### • 4 •

Wooden-frame construction including concrete foundation

### • 5 •

Arts and Crafts style details such as: boxed eave returns; partial width enclosed porch

### • 6 •

Original fenestration such as: single assembly windows in rectangular openings; original doors including three-panel wooden exterior door with upper panel light

### • 7 •

Additional features such as internal red brick chimney



The Dr. Shaw Residence as it appeared in the early 1920s.

South Peace Regional Archives 046.09b

## Statement of Integrity | Dr. Shaw Residence

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC *Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

The Dr. Shaw Residence is valued for its connection with Sexsmith's, and the surrounding area's, first resident doctor, and active community advocate, Dr. Robert Norman Shaw (**Theme Value – Nightingale of the North: Sexsmith Health Services**).

The Dr. Shaw Residence is further valued for its well-crafted architecture reflecting elements of the Arts and Crafts style (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919-1928 Post-First World War to Stock Market Crash

## CHRONOLOGY OF ALTERATIONS

Dates Unknown: Shed dormer added; Original verandah and rear shed addition removed; New enclosed porch added; Stucco and metal cladding added to exterior over original wooden siding.

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the house on 99th Street has not changed.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has not significantly changed.

*Environment*☒ Yes☐ No☐ N/A

The Dr. Shaw Residence continues to be located on a large residential lot with mature landscaping.

*Materials*☒ Yes☐ No☐ N/A

Aspects of the authentic materials of the building are intact.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its current condition.

*Feeling*☒ Yes☐ No☐ N/A

The feeling of the building has not changed and continues to convey a strong historical sense.

*Association*☒ Yes☐ No☐ N/A

The association of the building has not changed, it continues to be used as a residence.

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## STATEMENT OF INTEGRITY

The Dr. Shaw Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Dr. Shaw Residence is in fair condition with aspects of its original historic fabric intact. The form, scale, and massing of the building has been maintained with the exception of the replacement of the original verandah with an enclosed porch and the addition of a deck to the rear of the residence. The original exterior wooden cladding is no longer evident due to the application of stucco and metal cladding to the building's exterior. The stucco exterior and concrete foundation both exhibit evidence of cracking, which should be monitored. A standing seam metal roof has been installed altering the historic aesthetic of the residence. Many of the home's original wooden-sash windows have been replaced; however, the window openings have been maintained. Overall, the home is in good condition, a testament of the level of maintenance of its current owners.

## BIRD'S CASH AND CARRY



**Address** | 9905 - 100 Street

**Date of Construction** | 1936

**Original Owner** | Jacob A. Weicker

**Short Legal** | 1623BQ;2;13

**ATS** | 3-SW-25-73-6-W6M

### Description of Historic Place

Bird's Cash and Carry is located on 100th Street between 99th Avenue and 100th Avenue opposite the Town of Sexsmith's CN Railway line. The building possesses minimal setback from the street and is one of a grouping of contemporaneous and architecturally similar historic commercial buildings. Bird's Cash and Carry is identifiable by its substantial commercial "boomtown" façade, lapped wooden siding, and symmetrical plan with large storefront windows on either side of a recessed central entry.

### Heritage Value of Historic Place

Built in 1936, Bird's Cash and Carry is valued as the first chain grocery store established in the Town of Sexsmith - symbolic of the boom of commercial businesses in the community prior to the Second World War. Jack W. Bird, the business' namesake, operated a grocery store in Vancouver, British Columbia, for over 20 years before relocating to Alberta. In 1930, Bird and his wife travelled throughout northern

British Columbia and Alberta in search of a location to open a new store. Bird settled first in Grande Prairie, opening "Bird's Cash and Carry" in September 1930. Bird's business approach was unique for the time, as he was unwilling to accept payment on credit, requiring all products to be sold on a cash and carry basis. Bird conducted business in this manner believing it allowed him to sell his merchandise at lower prices. As the population in northern Alberta continued to grow in the early decades of the 20th century, Bird made a prudent financial investment and opened a store in Sexsmith in October 1932. The store was first located in a former confectionery on Sexsmith's main commercial street. By 1936, the popularity of Bird's Cash and Carry warranted a larger, purpose-built space, and Bird moved his business to a new location at the site of the old Weicker Hotel. Bird's Cash and Carry was managed by long-term employee, Robert "Bob" G. Smith, until 1942, when he moved to Grande Prairie to manage another one of Bird's stores following the closure of Bird's Cash and Carry in Sexsmith the same year. In 1943, Cybert Birkeland opened a clothing store on the



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



premises and added a one-storey front-gabled addition to the rear of the building.

Bird's Cash and Carry is significant for its lengthy association with manager, and active Sexsmith resident, R.G. Smith. Born in Vancouver, British Columbia, in 1910, Smith relocated to Sexsmith in 1932, at the request of J.W. Bird to operate his new Sexsmith store. Shortly after arriving, Smith married Thelma Haakstad, daughter of Johanna Haakstad, the "Nightingale of the North." A decade after arriving in Sexsmith, Bird transferred Smith to manage his Grande Prairie store. Smith, with his nephew Simon Haakstad, then purchased the Buffalo Lake General Store, which they operated until Smith retired in 1984 and returned to Sexsmith, where he remained until his death in 1992.

Bird's Cash and Carry is also valued as a representative example of a historic commercial building with substantial "boomtown" façade. The building is one of a grouping of similar style historic commercial structures that line Sexsmith's main street, contributing to the historic aesthetic of the streetscape. The exaggerated parapet of the "boomtown" front façade of Bird's Cash and Carry was a construct of the era that enabled the structure to project a grand and impressive front façade without the expense of increasing the overall scale of the building. The resulting effect contributed to the town's sense of permanency and economic positioning. The building's balanced front façade with large storefront windows and recessed entry further contribute to this sentiment.



Bird's Cash and Carry as it appeared in 1989.

Bedford, Judy. The Town of Sexsmith Downtown Revitalization. October 1989



## Character-Defining Elements | Bird's Cash and Carry

Key elements that define the heritage character of Bird's Cash and Carry include, but are not limited to its:



• 1 •

Location on 100th Street, opposite to the CN Railway line

• 2 •

Situated with minimal setback from the street and flanked by similar one-storey buildings with “boomtown” façades

• 3 •

Form, scale, and massing as expressed by its: rectangular plan; one-storey height; front-gabled roof hidden behind a flat “boomtown” parapet

• 4 •

Wooden-frame construction including: concrete foundation; lapped wooden siding

• 5 •

Commercial vernacular style details such as: balanced form; prominent storefront; recessed central entry; overhanging eaves with closed soffits; wooden cornerboards, corniceboards, parapet cap

• 6 •

Original fenestration such as single assembly rectangular window openings

## Statement of Integrity | Bird's Cash and Carry

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC 

Theme / Activity / Cultural Practice / Event

☒ Yes ☐ No

Design / Style / Construction

☒ Yes ☐ No

Bird's Cash and Carry is valued as the first chain grocery store established in the Town of Sexsmith, representative of the boom of commercial businesses in the community prior to the Second World War (**Theme Value – Commercial Development**).

Bird's Cash and Carry is significant for its lengthy association with manager, and active Sexsmith resident, R.G. "Bob" Smith (**Theme Value – From Benville to Sexsmith: The Settling of Sexsmith**).

Bird's Cash and Carry is valued as a representative example of an Edwardian-era commercial building with substantial 'boomtown' façade (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1930-1939 Great Depression

Institution / Person

☐ Yes ☒ No

Information Potential

☐ Yes ☒ No

Landmark / Symbolic Value

☐ Yes ☒ No

## CHRONOLOGY OF ALTERATIONS

circa 1946: Addition to rear of building

## STATEMENT OF INTEGRITY

Bird's Cash and Carry maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

Bird's Cash and Carry is in good condition with aspects of its original historic fabric intact. The form, scale, and massing of the building remain unaltered. The original lapped wooden siding has been retained and is in good condition, with the exception of the failure of the exterior paint. The style elements of the 'boomtown' façade such as cornerboards, corniceboard, parapet and cap, and storefront configuration are intact and in good condition. The storefront glazing and openings have been updated from their original design. The most significant alteration to the building is the construction of a one-storey front-gabled addition at the rear of the building. The building continues to contribute to the historic aesthetic of the streetscape.

## ASPECTS OF INTEGRITY

Location ☒ Yes ☐ No ☐ N/A

The location of the building on 100th Street has not changed.

Design ☒ Yes ☐ No ☐ N/A

The overall design of the building has not been significantly altered.

Environment ☒ Yes ☐ No ☐ N/A

The building continues to be located in the active commercial core of Sexsmith.

Materials ☒ Yes ☐ No ☐ N/A

The authentic materials of the building are intact.

Workmanship ☒ Yes ☐ No ☐ N/A

The high quality of the workmanship of the building is evident in its current condition and clean detailing.

Feeling ☒ Yes ☐ No ☐ N/A

The feeling of the building has not substantially been altered.

Association ☒ Yes ☐ No ☐ N/A

The building continues to operate as a commercial building.

## RICHARDS MCNAUGHTON COMPANY LIMITED GENERAL STORE



**Alternate Name** | Sexsmith Grocery

**Address** | 9901 - 100 Street

**Date of Construction** | 1921

**Original Owner** | Richards McNaughton Company Limited

**Short Legal** | 1623BQ;2;15

**ATS** | 3-SW-25-73-6-W6M

### Description of Historic Place

The Richards McNaughton Company Limited General Store is located on 100th Street, between 99th Avenue and 100th Avenue adjacent to the Sexsmith Hotel. The commercial building is situated on a large corner lot with minimal setback from the street and forms the anchor to a string of historic commercial buildings along Sexsmith's main street. The building is identifiable by its lapped wooden siding, full-height storefront with central recessed entry, substantial painted "Sexsmith Grocery" sign on the front façade, prominent rooftop cornice with scroll cut corner brackets, and parapet running the length of the building.

### Heritage Value of Historic Place

The Richards McNaughton Company Limited General Store, built in 1921, is valued for its prominent role in the commercial and social development of Sexsmith and is a component of a grouping of commercial buildings situated on the community's main street. The region's abundance of available land and hospitable

growing conditions, resulted in a steady influx of settlers into the region beginning in the 1910s, with approximately 320 land applications made by 1914. As settlers traveled to northern Alberta and settled in Sexsmith, and the surrounding landscape, the need for local amenities increased. Recognizing a business opportunity, early resident David Sexsmith, a trapper, trader, prospector, freighter, and the town's namesake, opened a small general store in 1916 near the corner of 100th Street and 99th Avenue, fronting the latter roadway. The store provided goods and services to the town's predominately rural community. In 1921, David Sexsmith's store and lot were purchased by the Richards McNaughton Company Limited, General Merchants. That same year the company constructed a new, larger, store on the lot, with the storefront facing 100th Street rather than 99th Avenue. David Sexsmith's store was retained on the property and used for storage. The Richards McNaughton store provided groceries, dry goods, hardware, boots and shoes, and men's clothing to the area's residents. The store also served as an ad-hoc social hub for Sexsmith. A large furnace and benches placed near radiators, encouraged patrons to



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



sit and socialise in the store, especially during the cold winter months. The store, like many in early prairie communities, maintained a central place in the development of Sexsmith. Presently, the building continues to operate as a grocery, serving the immediate needs of local residents.

The Richards McNaughton Company Limited General Store is also significant for its association with James McNaughton, early businessmen and one of the first elected councillors of the Village of Sexsmith in 1929. Born in 1876, in Ontario, James and his wife Ellen (Nellie) moved to Ryley, Alberta, in 1910, where Jim ran a hardware and furniture business. In 1921, they, along with Jim's brother Bill (wife Flora) and sister Jenny Richards (husband Judd), moved to Sexsmith where they incorporated the Richards McNaughton Company Limited, and purchased a lot with a small store from David Sexsmith. At first they operated a grocery from David Sexsmith's former store, until success warranted expansion, and in 1921, they built the extant building, shifting the storefront 90 degrees to face 100th Street. As the community grew, additional grocery stores were established; however, the Richards McNaughton store remained the

largest, eventually retaining the region's first telephone exchange. In 1929, McNaughton was elected councillor of the newly incorporated Village of Sexsmith. The Richards McNaughton Company Limited continued to own the store until 1946, when they sold it to Carl and Selma Larson. The company was subsequently dissolved in 1947.

The Richards McNaughton Company Limited General Store is valued as an exceptional example of an early commercial building constructed during the post-First World War settlement period in the community of Sexsmith. The store's positioning on a corner lot on Sexsmith's commercial main street, made it highly visible to settlers arriving to the community by rail. The building reflects this early commercial design through its substantial parapet wall, a hallmark of Sexsmith historic commercial design. The building underwent significant restoration and rehabilitation in the 1990s, which resulted in the extant building evident on the site today; however, an overall historic aesthetic was achieved through the incorporation of original components such as form, scale, massing, wooden cladding, and cornice.



Richards McNaughton Company Limited General Store as it appeared in 1925.



## Character-Defining Elements | Richards McNaughton Company Limited General Store

Key elements that define the heritage character of the Richards McNaughton Co. Ltd. General Store include, but are not limited to its:



• 1 •

Location at the corner of 100th Street and 99th Avenue on Sexsmith's commercial main street

• 2 •

Situated with minimal setback from the street opposite the CN Railway line

• 3 •

Form, scale, and massing as expressed by its: rectangular plan; one-storey height with parapet along street facing façades; low-pitched roof

• 4 •

Wooden-frame construction including: concrete foundation; lapped wooden siding; corbelled cornice with scroll cut corner brackets; wooden cornerboards, parapet cap

• 5 •

Original fenestration such as: rectangular multi-light hopper wooden-sash window



The front façade of the Richards McNaughton Company Limited General Store prior to facelift in the early 1990s.

Bedford, Judy. The Town of Sexsmith Downtown Revitalization. October 1989



DONALD LUXTON  
AND ASSOCIATES INC



Municipal Heritage  
Partnership Program



## Statement of Integrity | Richards McNaughton Company Limited General Store

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC. 

Theme / Activity / Cultural Practice / Event

☒ Yes ☐ No

Design / Style / Construction

☒ Yes ☐ No

The Richards McNaughton Company Limited General Store is valued for its prominent role in the commercial and social development of Sexsmith and as a component of a grouping of early commercial buildings situated on the community's main street (**Theme Value – Commercial Development**).

The Richards McNaughton Company Limited General Store is also significant for its association with James McNaughton, businessmen and one of the first councillors of the Village of Sexsmith (**Theme Value – From Benville to Sexsmith: The Settling of Sexsmith**).

The Richards McNaughton Company Limited General Store is valued as an exception example of an early commercial building constructed during the post-First World War settlement boom in the community of Sexsmith (**Theme Value – Where Country and Town Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919-1929 Post First World War to Stock Market Crash

## CHRONOLOGY OF ALTERATIONS

Date unknown: Rear addition

## ASPECTS OF INTEGRITY

Location ☒ Yes ☐ No ☐ N/A

The location of the building on the corner of 100th Street and 99th Avenue.

Design ☒ Yes ☐ No ☐ N/A

The overall design of the building has not changed.

Environment ☒ Yes ☐ No ☐ N/A

The building continues to be situated on 100th Street, across from the railway in Sexsmith's commercial centre.

Materials ☒ Yes ☐ No ☐ N/A

The aspects of the historic fabric have been maintained.

Workmanship ☒ Yes ☐ No ☐ N/A

The high quality of the workmanship of the building is evident in its current form.

Feeling ☒ Yes ☐ No ☐ N/A

The feeling of the building has not altered and conveys a strong historical aesthetic.

Association ☒ Yes ☐ No ☐ N/A

The association of the building has not changed. The building continues to house a grocery store.

Institution / Person

☐ Yes ☒ No

Information Potential

☐ Yes ☒ No

Landmark / Symbolic Value

☐ Yes ☒ No

## STATEMENT OF INTEGRITY

The Richards McNaughton Company Limited General Store maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Richards McNaughton Company Limited General Store maintains its original form, scale and massing. Portions of the exterior wooden siding, corner boards, corbelled cornice, and scroll cut brackets are intact and original to the building. Due to past renovations, the original storefront configuration has been lost. In the early 1990s, the front façade of the building underwent a significant renovation to rehabilitate aspects of its historic aesthetic. The building is well maintained, a testament to the pride of place the building holds in the community.

## MATERNITY HOME



**Alternate Name** | Roberts Residence

**Address** | 9920 - 97 Street

**Date of Construction** | 1932

**Original Owners** | Roy and Mabel Roberts

**Short Legal** | 642CL;5;25,26

**ATS** | 7-SE-25-73-6-W6M

### Description of Historic Place

The Maternity Home is located on 97th Street between 100th Avenue and 99th Avenue, in a residential neighbourhood in the Town of Sexsmith. The resource is setback from the street with a large front yard possessing mature trees and shrubs. The Maternity Home is characterised by its rectangular plan with off-centre entry, large multi-light picture window, and side-gabled roof with decorative bargeboards.

### Heritage Value of Historic Place

The Maternity Home, originally built in 1932 as a residence for Roy and Mabel Roberts, is valued as a rare surviving example of the early medical services offered to the burgeoning community of Sexsmith and as the third maternity home in the community. Following the arrival of the railway, Sexsmith's population grew substantially. Sexsmith's positioning on the railway and development as a critical transportation hub, coupled with the region's nutrient-rich soil and long summer

days, attracted numerous settlers to the area. Many of the homesteaders had secured a land grant through the post First World War *Soldier Settlement Act*, bringing with them their young families. Medical services were scarce in northern Alberta in the first decades of the 20th century and maternal and infant death rates were high. In an effort to combat this, the Sexsmith Women's Institute (WI) hired Chicago nurse Annie McKenzie in 1917, to teach nursing techniques to locals. However, this had limited effect, until, in 1919, nurse and midwife Johanna Haakstad arrived in the region from North Dakota. She first served as a midwife by assisting women in home-births, and then providing in-home care for the new family for one-week after a baby's birth. In 1928, the Women's Institute provided the funding to establish a Maternity Home with room for two expectant mothers, which was managed by Haakstaad. The Maternity Home was so busy that in September 1934, a new house was acquired that could accommodate four beds. Finally, in 1942, the Women's Institute bought Roy and Mabel Roberts' house and converted it into a Maternity Home. The facility



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



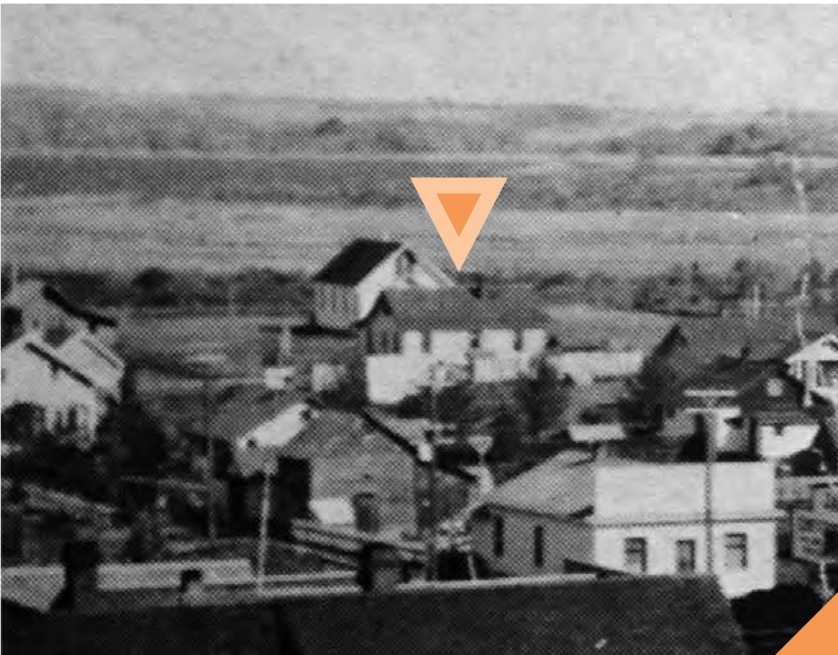


supported, rather than supplanted, the Grande Prairie Municipal Hospital, especially during the winter months when weather conditions regularly prohibited travel to Grande Prairie. The establishment of the Maternity Home with six beds, staffed with a trained nurse and sterile and modern equipment, coupled with the local medical professionals such as Dr. Gamey and Dr. McCrum significantly increased the success of births in Sexsmith.

The Sexsmith Maternity Home is further valued for its association with Nurse Johanna Haakstad, known as the “Nightingale of the North.” Born in Norway circa 1886, Haakstad immigrated to the United States in the early 20th century. Shortly after arriving, she emigrated from North Dakota to La Glace, Alberta, with her daughter Thelma, in 1919, before finally settling in Sexsmith in 1921. She initially worked as an in-home nurse and midwife before taking over the Sexsmith Women’s Institute’s first Maternity Home in 1928. Fondly referred to as “Aunt Jo,” Haakstad was well known throughout the region, and reports indicate that in 1929, 38

babies were born in Sexsmith, and not one full-term baby was lost. By the time Haakstad retired in 1958, she had delivered approximately 3,100 babies. Following her retirement, Johanna Haakstad lived with her daughter and son-in-law until her death in 1964.

The Sexsmith Maternity Home is also significant for its association with the Sexsmith Branch of the Alberta Women’s Institute. The Women’s Institute (WI) was popular in both Ontario and the United States at the turn of the century, and sprang up in many communities in Alberta during the settlement period in the 1910s. In local branches, women found outlets to help lead in the development of their communities. Through their fundraising efforts, Women’s Institutes throughout Alberta helped to establish hospitals, cemeteries, and libraries. In post-First World War Sexsmith, central concern of the Women’s Institute was the high maternal and newborn death rates. Improvements started in 1917, when the Women’s Institute invited Chicago Nurse Annie McKenzie, to teach home nursing techniques to local residents. Then in the 1920s, the organization recruited nurse Johanna Haakstad to manage their first Maternity Home. By 1928, the organization had raised enough money to rent a small two-bed hospital at \$12.50/month, purchased two hospital beds, nightstands, and linen. The Women’s Institute continued to support the Maternity Home over the next two decades, paying the cost to expand from a two to four-bed home in 1934, and again to purchase a six-bed house in 1942, providing the town and region with critical maternity care.



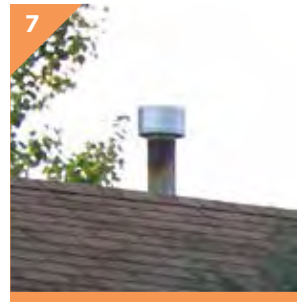
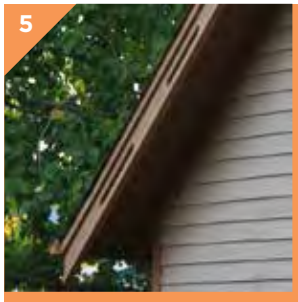
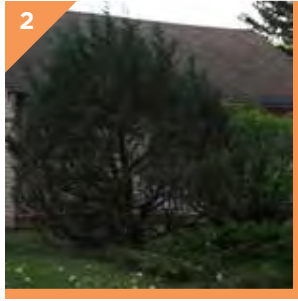
The Maternity Home at an unknown date. A shed roof addition can be seen on its front façade.

Wagon Trails Gown Over - Sexsmith to the Smoky.  
Sexsmith, AB: Sexsmith to the Smoky Historical Society, 1980. 742



## Character-Defining Elements | Maternity Home

Key elements that define the heritage character of the Maternity Home include, but are not limited to its:



• 1 •

Location on 97th Street, setback from the street, mid-block between 100th Avenue and 99th Avenue in a Sexsmith residential neighbourhood

• 2 •

Situated on a landscaped lot with a large yard with mature trees and shrubs

• 3 •

Form, scale, and massing as expressed by its: rectangular plan; one and one-half storey height; side-gabled roof with projecting eaves

• 4 •

Wooden-frame construction including: lapped wooden siding

• 5 •

Vernacular style details such as: wooden cornerboards; watertable; slotted bargeboards; exposed rafter tails; open soffits; exposed purlins

• 6 •

Original fenestration such as: single assembly 8-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; triple assembly 4-over-1 single-hung wooden-sash windows; fixed multi-light wooden-sash picture window; original doors such as: three-panel wooden door with upper multi-light panel; three-panel storm doors with screened upper panel

• 7 •

Additional features such as an internal chimney

## Statement of Integrity | Maternity Home

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC

Theme / Activity / Cultural Practice / Event

☒ Yes☐ No

Design / Style / Construction

☐ Yes☒ No

The Maternity Home is valued as a rare surviving example of the early medical services offered to the burgeoning community of Sexsmith (**Theme Value – Nightingale of the North: Sexsmith Health Services**).

The Maternity Home is further valued for its association with nurse and mid-wife Johanna Haakstad, known as the “Nightingale of the North” (**Theme Value – Nightingale of the North: Sexsmith Health Services**).

The Sexsmith Maternity Home is also significant for its association with the Sexsmith Branch of the Alberta Women’s Institute (**Theme Value – Community Groups**).

## PERIOD(S) OF SIGNIFICANCE

1930-1939 Depression

## CHRONOLOGY OF ALTERATIONS

Unknown date: Removal of front verandah

## ASPECTS OF INTEGRITY

Location

☒ Yes☐ No☐ N/A

The location of the building on 97th Street has not changed.

Design

☒ Yes☐ No☐ N/A

The overall design of the building has not been altered.

Environment

☒ Yes☐ No☐ N/A

The building continues to be located on a residential street surrounded by a well-tended yard with mature trees.

Materials

☒ Yes☐ No☐ N/A

The authentic materials of the building are intact.

Workmanship

☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its detailing and current condition.

Feeling

☒ Yes☐ No☐ N/A

The feeling of the building has not been altered, it continues to convey a strong historical sense.

Association

☐ Yes☒ No☐ N/A

The association of the building has changed. The house is now a privately owned residence and no longer serves as the Maternity Home.

Institution / Person

☐ Yes☒ No

Information Potential

☐ Yes☒ No

Landmark / Symbolic Value

☐ Yes☒ No

## STATEMENT OF INTEGRITY

The Maternity Home maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Maternity Home is in exceptional condition with its form, scale, and massing and exterior fabric intact. The roof has been recently replaced and exhibits no evidence of failure. The lapped wooden siding is in good condition; however, the paint is failing and requires repainting. The decorative wooden elements such as the bargeboards, watertable, and cornerboards are intact and exhibit no evidence of rot. The fenestration is original, although the triple assembly windows in the gable peaks are missing their storm windows. The northwest façade's siding indicates that a previous entry has been boarded over. Overall, the resource is well maintained, a testament to its current owners.

## PEACE RIVER MEAT & LOCKER PLANT



**Address** | 9913 - 100 Street

**Date of Construction** | 1953-1954

**Original Owner** | Peace River Meat Company

**Contractor** | Doble Construction

**Short Legal** | 1623BQ;2;10

**ATS** | 6-SW-25-73-6-W6M

### Description of Historic Place

The Peace River Meat & Locker Plant is situated on 100th Street mid-block between 99th Avenue and 100th Avenue, opposite the CN railway line. The building is a component of a grouping of early to mid-20th century buildings that comprise Sexsmith's commercial centre. The building is characterised by its one-storey height with multiple large picture windows and off-centre entry on its front façade.

### Heritage Value of Historic Place

The Peace River Meat & Locker Plant, built 1953-54, is valued for its role in the commercial development of Sexsmith's main street. The arrival of the ED & BC railway in 1916, initiated a period of population and economic growth in Sexsmith. With arable land and long days of summer sunlight, the region grew exponentially as farmers arrived to take advantage of the favourable growing conditions. Sexsmith became the regional shipping hub for grain and livestock, which in turn spurred the establishment of service industries to support

the town and surrounding rural community. One business typically established early in a community's existence is a butcher shop. William Turvey's Arctic Meat Market, which was located in a one-storey building on 100th Street, was one of the first butcher shops in Sexsmith. Shortly after establishing the company, Turvey sold the business to the larger Peace River Meat Company Ltd., owned by President Henry E. Jerry and Vice President John N. Olson, both of Peace River. Jerry and Olson had opened their first butcher shop in Peace River in 1920, and recognizing the business potential of surrounding communities, proceeded to open butcher shops in Beaverlodge, Grande Prairie, McLennan, and Sexsmith. Olson moved to Sexsmith to manage the business, while Jerry remained in Peace River. Their partnership remained strong, and in July 1953, the Peace River Meat Company broke ground on a new \$50,000 meat locker plant in downtown Sexsmith, located next to their original butcher shop. Sexsmith's Board of Trade had long wanted a locker plant in the community, believing that the lack of such a facility had been driving trade away from the town.



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



Construction of the Sexsmith plant was overseen by Doble Construction and the locker opened in June 1954. The facility featured 400 lockers and the latest in refrigeration equipment. H.E. Jerry died in 1956, at which point the Peace River Meat Company was disbanded; Olson retained control of the Sexsmith operation renaming the business "Olson & Sons." Olson purchased meat on hoof, and killed and cured it themselves. In addition to meat, sausage, cured bacon and hams, the butcher shop also sold a variety of fruit, vegetables, poultry, fresh and dried fish, pickled herring, pickles, high-grade spices, and cheeses. In 2001, Olson & Sons was sold to Double B Butcher Shop.

The Peace River Meat & Locker Plant is further valued for its association with John N. Olson, long-time Sexsmith resident, businessman, and politician. Born in Oslo, Norway, in 1885, Olson trained as a butcher in his homeland before immigrating to the United States in 1906. He established his first butcher shop in Minnesota, which he operated until 1912, when he moved to Montana, before finally settling in the Town of Peace River in 1920. In Peace River, he partnered with H.E. Jerry to form the Peace River Meat Company with Jerry serving as the company President, and Olson as Vice President. The business was successful

enough to warrant expanding operations to Beaverlodge, Grande Prairie, McLennan, and Sexsmith. Olson ran the Sexsmith operation, which opened in 1926 and was located on 100th Street. The Sexsmith business thrived, and in 1954 they opened a modern, \$50,000 locker plant next door to their original store on 100th Street. The Sexsmith location of the Peace River Meat & Locker Plant eventually became a family affair when Olson's three sons, Harold, David, and Roald, joined the business. Olson's partner, H.E. Jerry, died in 1956, at which point the Peace River Meat Company disbanded. Olson became the sole proprietor of the Sexsmith operation, which shortly thereafter was renamed "Olson & Sons." In 1958, Olson was presented with a first place award at an Alberta convention of locker plant owners for his service, product quality, and facility cleanliness, beating out 144 other locker owners. Olson was also an active Sexsmith resident with strong ties to the community. In 1929, he was elected to the newly incorporated Village of Sexsmith's council, and was selected by his co-councillors to serve as first Reeve. He also played an instrumental role in the development and construction of the local ski jump. John, with his wife Mary (née Reiersen) remained in Sexsmith until his death in 1976.



Peace River Meat & Locker Plant as it appeared in 1989.



## Character-Defining Elements | Peace River Meat & Locker Plant

Key elements that define the heritage character of the Peace River Meat & Locker Plant, but are not limited to its:



### • 1 •

Location on mid-block on 100th Street, between 100th Avenue and 99th Avenue in Sexsmith's historic commercial centre

### • 2 •

Situated opposite the CN Railway line with minimal setback from the street, adjacent to historic commercial buildings

### • 3 •

Form, scale, and massing as expressed by its: rectangular plan; one-storey height; roughly flat roof

### • 4 •

Wooden-frame construction including: concrete foundation, stucco exterior with projecting parapet cap

### • 5 •

Original doors such as: rear double doors with associated meat conveyor system

### • 6 •

Additional features such as internal red brick chimneys

## Statement of Integrity | Peace River Meat &amp; Locker Plant

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC. *Theme / Activity / Cultural Practice / Event*☒ Yes ☐ No*Design / Style / Construction*☐ Yes ☒ No

The Peace River Meat & Locker Plant is valued for its role in the commercial development of Sexsmith's main street (**Theme Value – Commercial Development**).

The Peace River Meat & Locker Plant is further valued for its association with John N. Olson, long-time Sexsmith resident, businessman, and politician (**Theme Value – From Benville to Sexsmith: The Settling of Sexsmith**).

## PERIOD(S) OF SIGNIFICANCE

1946-1956 Oil Boom

## CHRONOLOGY OF ALTERATIONS

1999: Roof repaired due to fire  
2014: New low-pitch gable roof with stepped-parapet added

## ASPECTS OF INTEGRITY

*Location* ☒ Yes ☐ No ☐ N/A

The location of the building on 100th Street has not changed.

*Design* ☒ Yes ☐ No ☐ N/A

The overall design of the building has not significantly changed; however, the storefront façade has been reconfigured.

*Environment* ☒ Yes ☐ No ☐ N/A

The building continues to be located on Sexsmith's commercial main street, 100th Street.

*Materials* ☒ Yes ☐ No ☐ N/A

The authentic materials of the building are intact.

*Workmanship* ☒ Yes ☐ No ☐ N/A

The high quality of the workmanship of the building is evident in its detailing.

*Feeling* ☒ Yes ☐ No ☐ N/A

The feeling of the building has not changed and conveys a strong commercial sense.

*Association* ☒ Yes ☐ No ☐ N/A

The association of the building has not changed. Although no longer in operation, the building's last use was as a butcher shop.

*Institution / Person*☐ Yes ☒ No*Information Potential*☐ Yes ☒ No*Landmark / Symbolic Value*☐ Yes ☒ No

## STATEMENT OF INTEGRITY

The Peace River Meat & Locker Plant maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Peace River Meat & Locker Plant is in fair condition with its original form, scale, and massing intact. The stucco exterior of the building is in poor condition with significant cracks throughout and sections missing in their entirety. The roof exhibits episodes of past repairs indicating water egress issues and the soffits are missing at the rear of the building permitting pests to enter the building. Gutters and rainwater leaders for the sloping roof are detached or missing, permitting water to pool at the building's foundation. The original storefront configuration is no longer evident and most original fenestration on the sides and rear of the building have been replaced. It is recommended that a Conservation Plan be instituted for this resource to mitigate any further damage to this resource.

## INNES RESIDENCE



**Address** | 9713 - 99 Avenue

**Date of Construction** | 1926

**Original Owner** | Donald Innes

**Short Legal** | 642CL;6;4,5

**ATS** | 7-SE-25-73-6-W6M

### Description of Historic Place

The Innes Residence is located in a residential neighbourhood of Sexsmith, two blocks from its commercial main street. The Arts and Crafts style residence is located on a corner lot behind a mature hedge. The home is further identifiable by its one and one-storey height, lapped wooden siding, front-gabled house with side-gabled enclosed porch with nearly full-width multi-light picture window facing 99th Avenue.

### Heritage Value of Historic Place

The Innes Residence, built 1926, is valued for its connection with long-term Sexsmith resident and owner of one of Sexsmith's first automobile garages, Donald "Don" Innes. Born in Glasgow, Scotland, in 1890, Innes immigrated first to Australia (April 1911), before sailing to Victoria, British Columbia (February 1914), at the behest of his brothers William and Alexander, who had already established farms in northern Alberta. The Innes brothers were part of a wave of immigrants in the first decades of the 20th century who traveled to the prairies, particularly

northern Alberta, to establish farmsteads on the vast tracts of agriculturally productive available land. Don Innes settled first in Grande Prairie, purchasing land (NE 21-78-6-W6) adjoining his brother's farm. Don ran the mail service from Grande Prairie to Dunvegan (1914-1915), frequently stopping over in Sexsmith on his route. In July of 1915, Don, like so many other northern Albertans, enlisted to fight in the First World War. Following his service he returned to northern Alberta where he was appointed to the position of Inspector with the Soldier Settlement Board for the Peace River region. In 1923, Don married Mary MacDiarmid, and five years later the couple moved to Sexsmith, following Don's resignation from the Soldier Settlement Board. Upon their arrival in Sexsmith, the Innes family constructed the extant house and opened one of the community's earliest automobile garages "Sexsmith Garage Co. Ltd." Don, and the Innes family including daughters Lila, Eloise, and Mary, were active in the community with Don serving as president of the Sexsmith branch of the Royal Canadian Legion and as a school trustee. Don and Mary eventually moved to the west coast where they remained until their



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



deaths in 1981 and 1973, respectively.

The Innes Residence is further valued for its association with successful Sexsmith grocers and business owners, Carl and Selma Larson. Carl Larson moved to Canada from the North Dakota in 1918, settling first in Peace River country before moving with his wife, Selma (née Johnson), to La Glace, where they operated "Larson's Store" and served as local postmaster. They remained there until 1945, when the family, including their two sons Ken and Lloyd, moved to Sexsmith. The following year, in 1946, the Larsons purchased the former Richards McNaughton Company Limited General Store situated at the corner of 100th Street and 99th Avenue. After taking possession, the Larsons re-named the store "Larson's." The business remained in the family, run first by Carl and Selma and then by their sons, until 1979, when the building was sold. Carl and Selma purchased the extant residence in 1947, shortly after arriving in Sexsmith. The Larsons were civic-minded individuals with Carl Larson serving on Sexsmith's council and assisting with the Sexsmith Squadron of the Royal Canadian Air Cadets. The Larson family was

known throughout northern Alberta as skilled curlers winning numerous Brier playdowns and provincial competitions.

The Innes Residence, constructed in 1926, is significant as a superior example of an Arts and Crafts style residence in the Town of Sexsmith. Inspired by the British Arts and Crafts movement, a popular architectural style in the 1920s in Alberta, this style of house was epitomized by rational space planning, the use of natural materials, and combination of traditional architectural elements such as picturesque rooflines, decorative brackets, and textural contrast of cladding materials. The architectural style was popularized through periodicals and planbooks and was a popular style in Sexsmith due to the large number of British immigrants in the town. Evidence of the Arts and Crafts style are evident in the Innes Residence through its one and one-half storey height; front-gabled main roof, abundance of windows permitting light to penetrate the interior, and variety of siding styles including shingle and lapped wooden siding.

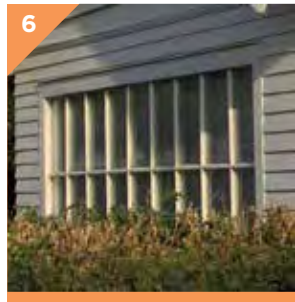


The Innes Residence as it appeared in the 1920s.



## Character-Defining Elements | Innes Residence

Key elements that define the heritage character of the Innes Residence, but are not limited to its:



• 1 •

Location on a corner lot at the intersection of 97th Street and 99th Avenue, two blocks from Sexsmith's commercial core

• 2 •

Situated on a landscaped lot with mature hedges and a well-tended yard

• 3 •

Form, scale, and massing as expressed by its: rectangular plan; one and one-half storey height; front-gabled roof; one-storey front-gabled projection at the rear of the residence; side-gabled projection (later addition)

• 4 •

Wooden-frame construction including: concrete foundation; lapped wooden siding; cedar shingles at gable peak of front projection

• 5 •

Arts and Crafts style details such as: variety of exterior cladding materials; projecting eaves; plain, but substantial bargeboards; wooden cornerboards; exposed rafter tails; moulded trim at lapped siding to shingle transition; multiple windows to permit light to flood the interior space

• 6 •

Original fenestration including: large multi-light wooden-sash window; double assembly 2-over-2 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; fixed wooden-sash window; single assembly 1-over-1 single-hung wooden-sash windows; 1-over-1 side-lights at front entry; five-panel wooden door on rear addition

• 7 •

Additional features such as an internal red brick chimney

## Statement of Integrity | Innes Residence

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC. *Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

The Innes Residence is valued for its association with early tenant and owner, Donald Innes (**Theme Value – Routes and Rotaries: Sexsmith Transportation and Communication**).

The Innes Residence is valued for its association with Sexsmith grocers and business owners, Carl and Selma Larson (**Theme Value – Commercial Development**).

The Innes Residence, constructed in 1926, is valued as a superior example of an Arts and Crafts style residence in the Town of Sexsmith (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919-1929 Post-First World War to Stock Market Crash

## CHRONOLOGY OF ALTERATIONS

Unknown Date: Front enclosed gable-roof porch addition

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the building on 99th Avenue has not changed.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has not significantly changed.

*Environment*☒ Yes☐ No☐ N/A

The building continues to be situated on a large corner lot on a residential street, surrounded by a mature hedge and a well-tended yard.

*Materials*☒ Yes☐ No☐ N/A

The authentic materials of the building are intact.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its current detailing and condition.

*Feeling*☒ Yes☐ No☐ N/A

The feeling of the building has not changed and conveys a strong historical sense.

*Association*☒ Yes☐ No☐ N/A

The association of the building has not changed. It continues to be used as a residence.

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## STATEMENT OF INTEGRITY

The Innes Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Innes Residence is in excellent condition with its form, scale, massing, exterior siding, and a number of wooden-sash windows intact. The building's roof is in good condition with no evidence of splitting, curling, or missing shingles. There is evidence that the flashing at the base of the brick chimney is failing and should be replaced to ensure water does not penetrate the structure. The residence possesses a number of its original wooden-sash windows on its north, south, and east façades; however, the windows on the west façade have been replaced with vinyl, although the original window openings were maintained. The lapped and shingle siding is in good condition and appears to have been recently painted. Overall, a highly maintained historic resource.

## MACEWAN HARDWARE



**Address** | 9917 - 100 Street

**Date of Construction** | 1928

**Original Owner** | William MacEwan

**Short Legal** | 1623BQ;2;9

**ATS** | 3-SW-25-73-6-W6M

### Description of Historic Place

MacEwan Hardware is a highly intact commercial building located mid-block on 100th Street between 99th Avenue and 100th Avenue in the northern Alberta community of Sexsmith. The one-storey building is opposite the CN Railway line. The commercial building is identifiable by its full-height storefront with recessed central entry, lapped wooden siding; and pronounced “boomtown” parapet with decorative parapet cap.

### Heritage Value of Historic Place

MacEwan Hardware, built in 1928, is valued as representative of Sexsmith’s success as a commercial centre and as a physical manifestation of Sexsmith’s early growth in the first decades of the 20th century. The MacEwan Hardware store opened in early 1929, and was owned by long-time Sexsmith resident William “Sandy” MacEwan. Previously an employee of the Royal Bank of Canada, MacEwan transitioned into the hardware industry, purchasing the lot from

Jacob A. Weicker in 1928, to construct what would be Sexsmith’s second hardware store. Construction started in late 1928, with the grand opening occurring early the next year. Hardware stores were one of the most important businesses in the development of early towns as most new residents either constructed their own homes and businesses upon their arrival or hired a local builder; both needing to purchase supplies locally to complete the work. MacEwan operated the store until 1934, when he passed management of the business to Huntley McMillan, before retiring to the west coast. In 1941, McMillan purchased the title for MacEwan’s store, which he had already renamed “McMillan Hardware.” McMillan continued to operate the hardware store until 1946, when he sold the business to former grain buyer, Jack M. Campbell, who in turn renamed it “Campbell Hardware.” The business continued to have multiple owners for the next four decades including: D.O. Hanson of Hanson Hardware, Len and Evelyn Rode of Sexsmith Supplies Limited, Robert and Mable Norton of Norton’s Hardware, and Stanley and Joan Burton.



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**





The MacEwan Hardware Store is further valued as a quintessential example of historic commercial “boomtown” architecture. Though modest in form, the building’s distinctive and exaggerated “boomtown” façade, a characteristic that is substantially pronounced in the Sexsmith context, distinguishes it from other similarly styled buildings on the block.

The building was restored as a component of Sexsmith’s Downtown Revitalization Project in the early 1990s, which removed later unsympathetic exterior alterations and rebuilt the entire front façade. The building’s design and historic fabric continues to reflect its origins as one of Sexsmith’s early commercial businesses.



MacEwan Hardware prior to restoration work (above) and during restoration work (below) in the early 1990s.



## Character-Defining Elements | MacEwan Hardware

Key elements that define the heritage character of MacEwan Hardware, but are not limited to its:



### • 1 •

Location mid-block on 100th Street, between 100th Avenue and 99th Avenue

### • 2 •

Situated with minimal setback from the street, facing the CN Railway line, and adjacent to similar one-storey commercial buildings with "boomtown" façades

### • 3 •

Form, scale, and massing as expressed by its: rectangular plan; one-storey height, front-gabled roof hidden by a "boomtown" parapet

### • 4 •

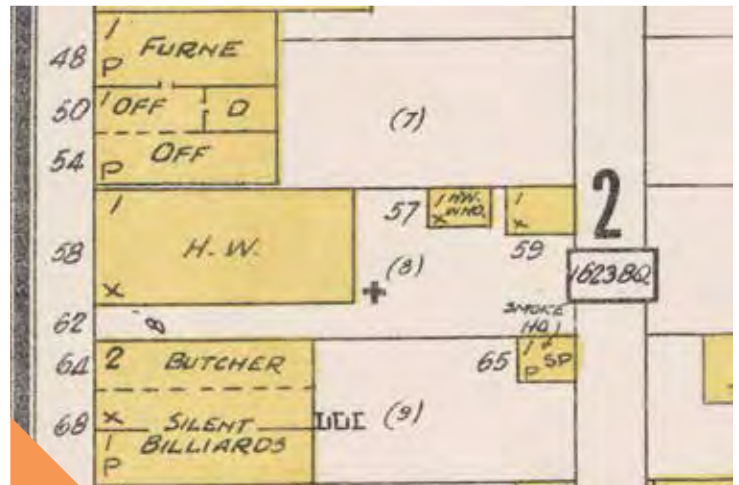
Wooden-frame construction including: concrete foundation; lapped wooden siding

### • 5 •

Vernacular commercial style details such as: full-height storefront with transom and recessed central entry

### • 6 •

Fenestration such as: rectangular window openings and fixed multi-light wooden-sash windows



MacEwan Hardware, indicated by the 'H.W.' for 'hardware', on Sexsmith's 1930 fire insurance plan.

Sexsmith, Alta. Winnipeg, MB: The Western Canada Insurance Underwriters Association, 1930

## Statement of Integrity | MacEwan Hardware

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC *Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

MacEwan Hardware is valued representative of Sexsmith's success as a local commercial centre and as a physical manifestation of Sexsmith's early growth in the first decades of the 20th century (**Theme Value – Commercial Development**).

The MacEwan Hardware Store is valued as a quintessential example of commercial prairie "boomtown" architecture (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919-1929 Post First World War to Stock Market Crash

## CHRONOLOGY OF ALTERATIONS

1941: Rear Addition

1990: Sexsmith Downtown Revitalization Program

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the building on 100th Street has not changed.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has not changed following the completion of the Sexsmith Downtown Revitalization Program.

*Environment*☒ Yes☐ No☐ N/A

The building continues to be situated on Sexsmith's commercial main street, opposite the CN railway.

*Materials*☒ Yes☐ No☐ N/A

The authentic materials of the building are intact.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its detailing and current condition.

*Feeling*☒ Yes☐ No☐ N/A

The feeling of the building has not changed and conveys a strong historical sense.

*Association*☒ Yes☐ No☐ N/A

The building still functions as a commercial building.

## STATEMENT OF INTEGRITY

MacEwan Hardware maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The MacEwan Hardware building is in excellent condition in part due to its inclusion in the Sexsmith's Downtown Revitalization Project in 1990. The original lapped wooden siding, parapet cap with decorative cornice, cornerboards, and watertable have been retained. The storefront has been restored to match the historic aesthetic of the building. A one-storey shed roof addition was added to the rear of the building. MacEwan Hardware is an ideal representative of potential community and economic benefits of restoring a historic building.

## OLSON RESIDENCE



**Address** | 9701 - 99 Avenue

**Date of Construction** | circa 1923

**Short Legal** | 642CL;6;10

**ATS** | 3-SW-25-73-6-W6M

### Description of Historic Place

The Olson Residence is situated on a corner lot at the intersection of 99th Avenue and 97th Street in a residential neighbourhood in the Town of Sexsmith. The house is set back from the street and fronted by a yard with large conifer trees. The home's distinctive jerkinhead roof on the one and one-half storey central portion with a one-storey hipped-roof enclosed porch on the front façade make it readily identifiable.

### Heritage Value of Historic Place

The Olson Residence, built circa 1923, is significant for its lengthy association with prominent Sexsmith family, the Olson's. In 1906, John N. Olson immigrated to the United States, where he established a butcher shop in Minnesota. Olson operated the business for six years before moving to Montana and then to Peace River, settling in the northern community circa 1919. Shortly after arriving in Peace River, Olson formed a partnership with H.E. Jerry, establishing the Peace River Meat Company.

Olson and Jerry's successful business venture resulted in their establishing shops throughout northern Alberta, including in Sexsmith (1926). The Peace River Meat Company purchased an existing butcher shop on 100th Street from William Turvey, and Olson moved to Sexsmith to run the business. Following Jerry's death in 1956, the Olson family took over ownership of the Sexsmith shop re-branding the business as "Olson & Sons." The business remained in the Olson family until 2001 when they sold the business to Double B Butcher Shop. John Olson was also locally recognized for his extensive civic service. In 1929, Olson was elected to the first Sexsmith council, and was selected by his co-councillors to serve as the first Reeve of the Village of Sexsmith. Olson and his wife Mary (née Reiersen) purchased the residence in 1926, and lived there for over 15 years. For a period of time the residence was used as a rental property for the family. This continued until 1974 when John Olson's son, Roald, and his wife took title of the residence and retained the house until 1992. The long-standing connection with one of Sexsmith's prominent business families is a unique aspect of this historic resource.



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



The Olson Residence is also valued as a highly unique expression of vernacular residential architecture. Many of the earliest residences in emerging town's draw on a mixture of architectural styles. The Olson Residence reflects this practice through its historic vernacular detailing. The primary unadorned rectangular form and nearly full-width hipped roof enclosed porch are hallmarks of post – First World War architecture. The residence's unique jerkinhead roof, the only example in the community, asymmetrical hipped-roof projection at the rear of the residence, which housed the kitchen and pantry, and one-time second storey balcony on the northeast façade characterize this one-of-a-kind community resource.



The Olson Residence as it appeared in the early 1920s.



## Character-Defining Elements | Olson Residence

Key elements that define the heritage character of the Olson Residence, but are not limited to its:



### • 1 •

Location on a corner lot at the intersection of 99th Avenue and 97th Street in a residential neighbourhood in the Town of Sexsmith

### • 2 •

Situated on a landscaped lot set back from the street with mature conifer trees

### • 3 •

Form, scale, and massing as expressed by its: rectangular plan; one and one-half storey height; jerkinhead roof; one-story hipped roof enclosed porch; one-storey asymmetrical hip-roof projection on the rear of the residence

### • 4 •

Wooden-frame construction including: concrete foundation; wooden siding under later metal siding

### • 5 •

Original fenestration such as rectangular window openings

### • 6 •

Additional features such as an internal chimney

## Statement of Integrity | Olson Residence

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC *Theme / Activity / Cultural Practice / Event*☒ Yes ☐ No*Design / Style / Construction*☒ Yes ☐ No

The Olson Residence is significant for its association with prominent Sexsmith family, the Olsons (**Theme Value – From Benville to Sexsmith: the Settling of Sexsmith**).

The Olson Residence is valued as a unique expression of prairie vernacular residential architecture (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919-1929 Post-First World War to Stock Market Crash

*Institution / Person*☐ Yes ☒ No*Information Potential*☐ Yes ☒ No*Landmark / Symbolic Value*☐ Yes ☒ No

## CHRONOLOGY OF ALTERATIONS

Unknown Dates: Enclosed porch; Installation of metal siding and replacement of windows with vinyl

## STATEMENT OF INTEGRITY

The Olson Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Olson Residence's form, scale, and massing are intact and continue to convey a historic sense-of-self. The roof is in fair condition with no evidence of failure. The original wooden siding has been covered with later added metal siding and the original wooden-sash single assembly windows have also been replaced with vinyl windows. The hipped-roof front porch has been enclosed and an asymmetrical hipped roof addition has been added to the rear of the residence. The building and yard are both well maintained.

## ASPECTS OF INTEGRITY

*Location* ☒ Yes ☐ No ☐ N/A

The location of the building on 99th Avenue has not changed.

*Design* ☒ Yes ☐ No ☐ N/A

The overall design of the building has not been altered significantly.

*Environment* ☒ Yes ☐ No ☐ N/A

The building continues to be situated on a large corner lot surrounded by a well-tended landscape in a Sexsmith residential neighbourhood.

*Materials* ☒ Yes ☐ No ☐ N/A

The authentic materials of the building are intact under later added siding.

*Workmanship* ☒ Yes ☐ No ☐ N/A

The quality of the workmanship of the building is evident in its current condition.

*Feeling* ☒ Yes ☐ No ☐ N/A

The building continues to convey a strong historical sense.

*Association* ☒ Yes ☐ No ☐ N/A

The building continues to be used as a residence.

## SHARP RESIDENCE



**Address** | 9917 - 97 Street

**Date of Construction** | circa 1920s

**Short Legal** | 2818EO;11;6,7

**ATS** | 7-SE-25-73-6-W6M

### Description of Historic Place

The Sharp Residence is located on 97th Street between 100th Avenue and 99th Avenue on a residential block of Sexsmith. The one and one-half storey residence with side-gabled roof and side-gabled front projection is setback from the street and fronted by a large yard. The home is identifiable by its elegant Arts and Crafts detailing, varied siding, hipped eave returns, double and triple assembly window openings, and decorative triangular brackets in the gable peaks and under eaves.

### Heritage Value of Historic Place

The Sharp Residence, built circa 1920s, is valued as an exceptional residential example of Arts and Crafts style architecture in the community of Sexsmith. Initiated in Britain in the late 19th century, the Arts and Crafts style evolved in response to the Industrial Age and the dehumanization and restructuring of populations to accommodate large-scale factories. This style of architecture placed emphasis on the quality of traditional

craftsmanship and thoughtful design and ornamentation, rejecting superfluous decoration and modern materials and techniques. Buildings of this architectural style are elegant, and beautifully crafted with interior spaces oriented to take advantage of natural light. The Arts and Crafts style was a popular style in Sexsmith in the 1920s due to the large number of British families in the community. The Sharp Residence is a handsome and well-preserved example of this style as evidenced from its wide overhanging eaves with decorative triangular brackets, varied siding, and multiple double and triple assembly window openings. This residence is one of Sexsmith's most quintessential representations of this architectural style.

The Sharp Residence was further valued for its association with the residence's earliest inhabitants the Sharp and Manary families. The Sharp family, George Robert "Bob" Sharp and his wife Dorothy (née Mouat), took up residence in the house shortly after arriving in the community from Saskatchewan via Grande Prairie. The Sharp's lived in the residence from



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



1927-1951, during which time Bob Sharp managed the Sexsmith branch of Frontier Lumber. Sexsmith's Frontier Lumber yard, established in 1918, was the only lumberyard in the community and a crucial resource to the development and growth of Sexsmith. In 1956, the Sharps left Sexsmith for the west coast where they remained until Bob's passing in 1971. Following his death, Dorothy returned to Alberta where she lived until her passing in 1984. The Manary family, Albert, his wife, Eileen, and children, resided at 9917 97th Street from 1951-1974. Born in Foam Lake, Saskatchewan, in 1911, Albert Manary moved with his parents and siblings to northeast of Buffalo Lake in 1918. The Manary's were part of the early wave of settlers into northern Alberta, drawn to the Sexsmith region by the fertile soil and long growing days. The arrival of the railway in 1916, established Sexsmith as a key transportation centre in northern Alberta and facilitated the movement of goods and people to and from the region. Albert and his wife Eileen purchased the extant house in 1951, raising their four children in the burgeoning community.



The Sharp Residence at an unknown date.



## Character-Defining Elements | Sharp Residence

Key elements that define the heritage character of the Sharp Residence, but are not limited to its:



• 1 •

Location on 97th Street between 99th Avenue and 100th Avenue, northeast of Sexsmith's commercial centre

• 2 •

Sited on a large lot setback from the street with mature trees

• 3 •

Form, scale, and massing as expressed by its: rectangular plan; one and one-half storey height; side-gabled roof; gabled roof dormer; one-story side-gabled projection on the front façade

• 4 •

Wooden-frame construction including: concrete foundation; wooden siding under later vinyl siding

• 5 •

Arts and Crafts style details such as: multiple fenestration; projecting eaves; triangular brackets in gables; hipped cornice returns; lack of excessive ornamentation

• 6 •

Original fenestration such as: single, double, and triple assembly rectangular window openings

• 7 •

Additional features such as: substantial internal red brick chimney

## Statement of Integrity | Sharp Residence

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC. 

Theme / Activity / Cultural Practice / Event



Yes



No

Design / Style / Construction



Yes



No

The Sharp Residence is valued for its association with the residence's earliest inhabitants, the Sharp and Manary families (**Theme Value – From Benville to Sexsmith: the Settling of Sexsmith**).

The Sharp Residence is valued an exceptional residential example of Arts and Crafts style architecture in the community of Sexsmith (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919-1929 Post-First World War to Stock Market Crash

## CHRONOLOGY OF ALTERATIONS

Unknown Dates: Shed roof entry vestibule on rear of building;  
Recladding and installation of vinyl sashes

## ASPECTS OF INTEGRITY

Location



Yes



No



N/A

The location of the building on 97th Street has not changed.

Design



Yes



No



N/A

The overall design of the building has not been altered with the exception of the new vinyl cladding and windows.

Environment



Yes



No



N/A

The building is still situated on a residential neighbourhood in the Town of Sexsmith.

Materials



Yes



No



N/A

Aspects of the authentic materials of the building are intact.

Workmanship



Yes



No



N/A

The high quality of the workmanship of the building is evident in its detailing and current condition.

Feeling



Yes



No



N/A

The feeling of the building has not changed and conveys a strong historical sense.

Association



Yes



No



N/A

The association of the building has not changed, it continues to function as a residence.

Institution / Person



Yes



No

Information Potential



Yes



No

Landmark / Symbolic Value



Yes



No

## STATEMENT OF INTEGRITY

The Sharp Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Sharp Residence is in excellent condition with its original form, scale and massing intact. The home's foundation is in good condition with no evidence of cracks or failures. The roof, gutters, and rainwater leaders are present and functioning. The most significant alteration to the residence was the installation of vinyl siding and vinyl window sashes. The owners have replicated the original variation in siding types with the installation of the vinyl siding and kept the original wide wooden window trim in lieu of installing vinyl trim; both factors help maintain the Arts and Crafts character of the home. A small shed-roof entry vestibule has been added to the rear of the home and decks have also been constructed at the front and rear of the residence. The Sharp Residence and yard have been well maintained, reflective of the pride of place the owner has for the property.

## JOHNSON RESIDENCE



**Address** | 10007 - 99 Street

**Date of Construction** | 1921

**Short Legal** | 1623BQ;4;5

**ATS** | 6-SW-25-73-6-W6M

### Description of Historic Place

The Johnson Residence is situated roughly one-block northeast of the Town of Sexsmith's commercial centre. The one and one-half storey side-gabled residence is setback from the street, hidden by mature trees and shrubs and adjacent to a commercial business. The residence is further characterised by its symmetrical plan, central internal brick chimney, and decorative screen in the gable peaks.

### Heritage Value of Historic Place

The Johnson Residence, built in 1921, is valued for its association with early Sexsmith pioneer and blacksmith, Nels Johnson. Born in Jantland, Sweden, in 1890, Johnson immigrated to Canada in 1909, working first as a blacksmith for the Grand Trunk Railroad during the construction of their line to Edson. Following its completion, Nels remained in Edson where he established a blacksmith shop to serve local residents. In 1917, he was conscripted into the Canadian Expeditionary Force under the *Military Service Act* of 1917, where he served

in the First Depot Battalion. In 1920, Johnson moved to Sexsmith, where he joined Dave Bozarth's blacksmith shop. Blacksmithing was an essential service in a burgeoning community, and together Bozarth and Johnson developed a renowned regional business and were highly recognized for their skill and ingenuity. In addition to conducting the traditional work of a blacksmith, including sharpening ploughshares and shoeing horses, Johnson was known for his ability to re-make essential tools. He was also known for his works of art that adorned his blacksmith shop. Johnson and Bozarth worked together until 1928, when Bozarth turned the business over to Johnson and took up farming. In 1930, Johnson married Charlotte Cook Burns, a widow with three children. They purchased the extant house in early 1930s, and lived in the home until 1971, when title was passed to their daughter, Inez Weicker. She in turn owned the property until 1976, when it was sold outside of the family. Johnson operated the blacksmith shop until 1974, when it was purchased by William Shannon & Sons. Nels was a life member of the Alberta Elks Association and also served as the President of the Grande Prairie



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



local of the Alberta Blacksmiths' Association. Nels and Charlotte remained in Sexsmith until their deaths in 1978 and 1970, respectively.

The Johnson Residence is also valued as representative of an Arts and Crafts style cottage, with aspects of its original fabric intact. Arts and Crafts architecture began in England in the last decades of the 19th century, before spreading to Europe and North America. It was a popular architectural style in Sexsmith due to the large population of British immigrants in the town. A key tenant of the movement was functional design and handcrafted ornamentation. The Johnson Residence's modest scale and symmetrical plan is more indicative of modest cottage-style Arts and Crafts dwelling. The original lapped wooden siding has been covered with vinyl; however, other elements of this architectural style have been maintained including its projecting eaves, decorative triangular brackets, decorative screens at gable peaks, and multiple windows permitting light to flood the interior space.

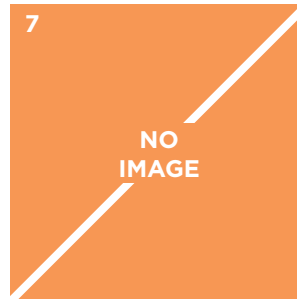


The Johnson Residence as it appeared in the early 1920s.



## Character-Defining Elements | Johnson Residence

Key elements that define the heritage character of the Johnson Residence, but are not limited to its:



• 1 •

Location on 99th Street, between 100th Avenue and 101st Avenue, one block northeast of Sexsmith's commercial core

• 2 •

Positioning on a large lot setback from the street with by mature trees and shrubs

• 3 •

Form, scale, and massing as expressed by its: square plan; one and one-half storey height; side-gabled roof

• 4 •

Wooden-frame construction including: concrete foundation; wooden siding under later vinyl siding

• 5 •

Arts and Craft style details such as: symmetrical plan; unfettered exterior; projecting eaves; plain bargeboards and corniceboards; decorative triangular brackets; decorative screen at gable peaks; exposed purlins

• 6 •

Original fenestration such as: window openings with plain trim; single assembly fixed multi-light wooden-sash window

• 7 •

Interior elements including: fir floors; multi-panel wooden doors; wainscoting

• 8 •

Additional features such as: internal central red brick chimney; one-storey, front-gabled garage with exposed rafter tails, cornerboards, bargeboards, and dropped wooden siding at the rear of the lot

## Statement of Integrity | Johnson Residence

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC *Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

The Johnson Residence is valued for its association with resident Sexsmith blacksmith, Nels Johnson (**Theme Value – Routes and Rotaries: Sexsmith Transportation and Communication**).

The Johnson Residence is also valued as representative of an Arts and Craft-style cottage, with aspects of its original fabric intact (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919-1929 Post First World War to Stock Market Crash

## CHRONOLOGY OF ALTERATIONS

Unknown Dates: Front verandah removed; Vinyl siding added

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the building on 99th Street has not altered.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has not changed.

*Environment*☒ Yes☐ No☐ N/A

The building continues to be situated on a residential street in the Town of Sexsmith.

*Materials*☒ Yes☐ No☐ N/A

Aspects of the original building materials are intact under later added vinyl siding.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its current detailing and form.

*Feeling*☒ Yes☐ No☐ N/A

The historic feeling of the building remains present.

*Association*☒ Yes☐ No☐ N/A

The association of the building has not changed. It continues to be used as a private residence.

## STATEMENT OF INTEGRITY

The Johnson Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The Johnson Residence is in fair condition with aspects of its original historic fabric intact. The building's form, scale, and massing have been maintained with the exception of the addition of a one-storey shed-roof entry vestibule to the rear of the building. The original wooden siding is no longer visible, hidden beneath later added vinyl siding. Window openings have been resized; however, one wooden-sash window remains in situ. An element that requires immediate attention is the residence's roof. The shingles have reached the end of its use-life and the gutters and rainwater leaders have become detached or are missing resulting in potential water egress issues for the residence. Further evidence of moisture penetration issues is evident on the exposed rafter tails, which exhibit signs of saturation and rot. A Conservation Plan should be instituted to mitigate further damage to this valuable historic resource.

## SKOWRONSKI RESIDENCE



**Address** | 10022 - 98 Street

**Date of Construction** | circa 1920s

**Short Legal** | 3514EO;4;17

**ATS** | 6-SW-25-73-6-W6M

### Description of Historic Place

The Skowronski Residence is situated mid-block on 98th Street between 101st Avenue and 100th Avenue in a Sexsmith residential neighbourhood. The cottage-style residence is setback on its lot, separated from the street by a mature hedge. The home is identifiable through its front-gabled roof; front-gabled canopy with decorative support brackets and gable screen over the front entry, side-gabled projection, and multiple single and double assembly 3-over-1 wooden-sash windows.

### Heritage Value of Historic Place

The Skowronski Residence, built in the 1920s by Walter Skowronski, is valued for its association with a period of significant development in Sexsmith prior to the Depression. The town initially developed in the decade after the arrival of the railway in 1916, reaching village status in 1929 with a population of 250 people. As a regional railway hub, Sexsmith developed a range of secondary industries, including grocery and hardware stores, services, and banks. This

development resulted in Sexsmith attaining a level of self-sufficiency that ensured its survival through the Great Depression of the 1930s. The region was not hit with the extreme drought conditions that occurred in the southern prairies and, despite the drop in world grain prices, many farmers migrated into the Sexsmith region to try anew at farming. The *Provincial Lands Act* of 1931 granted homesteads to settlers who had been living in the province for three or more years. With a slate of secondary services and a spike in farmers, the Sexsmith region remained relatively stable, in fact growing slightly during this hard economic period.

The Skownroski Residence is further valued as an exceptional example of Arts and Crafts style architecture. Built following the First World War, the residence possesses quintessential elements of this architectural style. Initiated in Britain in the late 19th century, the Arts and Crafts style evolved in response to the Industrial Revolution and establishment of large-scale factories, which resulted in the dehumanization and restructuring of populations. This style of architecture focused on the quality of



**DONALD LUXTON  
AND ASSOCIATES INC**



**Municipal Heritage  
Partnership Program**



traditional craftsmanship and conscious design and ornamentation, rejecting modern material and excessive ornamentation. Buildings of this architectural style are elegant, and beautifully crafted with interior spaces oriented to take advantage of natural light. The Arts and Crafts style was a popular style in Sexsmith in the 1920s due to the large number of British families in the community. The Skowronski Residence is highly intact and possesses highly-crafted detailing. The residence's form with its low pitched roofline, bargeboards with peak crest, decorative brackets and gable screen at the entry canopy, exposed rafter tails, and shed canopy on the front façade, are hallmarks of this architectural style and create a pleasing aesthetic to the residence.



## Character-Defining Elements | Skowronski Residence

Key elements that define the heritage character of the Skowronski Residence, but are not limited to its:



• 1 •

Location within a residential neighbourhood, northeast of Sexsmith's commercial centre

• 2 •

Setback from the street on a large lot with mature shrubs and deciduous trees

• 3 •

Form, scale, and massing as expressed by its: L-shaped plan, one and one-half storey height; front-gabled roof; one-storey side-gabled projection; one-storey side-gabled entry vestibule at the rear of the residence

• 4 •

Wooden-frame construction including: concrete foundation

• 5 •

Arts and Crafts style details such as: balanced plan; exposed rafter tails; bargeboards with decorative diamond crest at gable peak; entry canopy with wooden tongue and groove soffits, decorative triangle bracket and gable screen; vent at gable peak; shed-roof canopy over front façade windows

• 6 •

Original fenestration such as: single assembly 3-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; double assembly 3-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; fixed multi-light wooden-sash window; three-panel wooden exterior door with upper screen panel; three-panel wooden exterior door with upper glass light

• 7 •

Additional features such as an internal red brick chimney

## Statement of Integrity | Skowronski Residence

## APPLICABLE SIGNIFICANCE CRITERIA

This site is significant because...

DONALD LUXTON  
AND ASSOCIATES INC*Theme / Activity / Cultural Practice / Event*☒ Yes☐ No*Design / Style / Construction*☒ Yes☐ No

The Skowronski Residence, built circa 1920s, is valued for its association with a significant period of development in Sexsmith prior to the Depression. (**Theme Value – From Benville to Sexsmith: The Settling of Sexsmith**).

The Skowronski Residence is further valued as an exceptional example of Arts and Crafts style residential architecture (**Theme Value – Where Town and Country Meet**).

## PERIOD(S) OF SIGNIFICANCE

1919 - 1929 Post-WWI to Stock Market Crash

## CHRONOLOGY OF ALTERATIONS

Unknown Date: Installation of faux brick sheet siding

*Institution / Person*☐ Yes☒ No*Information Potential*☐ Yes☒ No*Landmark / Symbolic Value*☐ Yes☒ No

## STATEMENT OF INTEGRITY

The Skowronski Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

## ASPECTS OF INTEGRITY

*Location*☒ Yes☐ No☐ N/A

The location of the building on 98th Street has not altered.

*Design*☒ Yes☐ No☐ N/A

The overall design of the building has not been altered.

*Environment*☒ Yes☐ No☐ N/A

The building continues to be situated on a residential street surrounded by mature hedges and trees.

*Materials*☒ Yes☐ No☐ N/A

The authentic materials of the building have been maintained.

*Workmanship*☒ Yes☐ No☐ N/A

The high quality of the workmanship of the building is evident in its detailing and current condition.

*Feeling*☒ Yes☐ No☐ N/A

The feeling of the building has not changed and conveys a strong historical aesthetic.

*Association*☒ Yes☐ No☐ N/A

The association of the building has not changed. It continues to be a privately owned residential dwelling.

The Skowronski Residence is in good condition with its original form, scale, massing, window fenestration, and architectural detailing intact. The structure's foundation is in good condition and exhibits no significant cracks or failures. The original exterior cladding has been over laid with asphalt sheet siding with a faux brick pattern. Portions of the composite shingle roof exhibits signs of failure which should be monitored and appropriate action taken when the roof reaches the end of its use-life. The home retains all of its original wooden-sash windows and associated storms. The front entry canopy is in good condition with a high level of integrity evident in its soffits, brackets, and gable screen. An obvious area of improvement is the painting of all wooden elements where the paint has begun to fail. Mortar loss is also evident in the red brick chimney.

# Bibliography

## Books, Pamphlets, Thesis, Journals

1920. *Wrigley's Alberta Directory*. Alberta: Wrigley Directories, Limited, 1920.

1922. *Wrigley's Alberta Directory*. Alberta: Wrigley Directories, Limited, 1922.

1928-29. *Henderson's Province of Alberta Directory*. Winnipeg, MB: Henderson Directories, 1928.

Bedford, Judy. *The Town of Sexsmith Downtown Revitalization*. October 1989

Campbell, Isabel M. *Pioneers of the Peace*. Grande Prairie, AB: Grande Prairie and District Old Timers' Association, 1978.

Dawson, C.A. *The Settlement of the Peace River Country - A Study of a Pioneer Area*. Assisted by R.W. Murchie. Vol. 6 of *Canadian Frontiers of Settlement*. Edited by W.A. Mackintosh and W.L.G. Joerg. Toronto, ON: Macmillan, 1934.

*Emmanuel Church Anglican Golden Anniversary 1937-1987*. N.p., n.p., 1987.

Gilpin, John. *Roads to Resources - A History of Transportation in Alberta*. Edmonton, AB: The Alberta Roadbuilders and Heavy Construction Association, 2005.

Hansen, Keith. *North from Edmonton - The Northern Alberta Railways*. Roseneath, ON: Sandy Flats Publications, 2009.

*Holding Forth the Word of Life - The Peace River Bible Institute 1933-1977*. N.p.: The Peace River Bible Institute Alumni Association, April 1977.

Leonard, David. *Delayed Frontier, The Peace River Country to 1909*. Calgary, AB: Detselig Enterprises Ltd., 1995.

Leonard, David. *The Grande Prairie During the Fur Trade Era 1824-1910*. Grande Prairie, AB: Grande Prairie Museum, 2002.

Leonard, David. *The Grande Prairie of the Great Northland: The Evolution of a County 1805-1951*. Clairmont, AB: County of Grande Prairie #1, 2005.

Leonard, David. *The Last Great West: The Agricultural Settlement of the Peace Country to 1914*. Edmonton, AB: Brush Education, 2005.

Magne, Martin. "Archaeological Investigations in the Grande Prairie Region of Northwestern Alberta, 1985." *Archaeological Survey of Alberta Occasional Paper 29* (1986).

Nutting, Mary. *A Grande Education: One Hundred Schools in the County of Grande Prairie 1910-1960*. Grande Prairie, AB: South Peace Regional Archives, 2010.

Olson, Ray. *A Community Inventory and Analysis of Sexsmith, Alberta*. N.p.: n.p., n.d.

Rycroft, Jean. "The Spirit of Sexsmith." *History Now* (October 2004).

Schneider, Ena. *Ribbons of Steel: The Story of the Northern Alberta Railways*. Calgary, AB: Detselig Enterprises Ltd., 1989.

*Self-Guided Historic Walking Tour Of The Downtown Area*. Sexsmith, AB: The Museum Society of Sexsmith, n.d.

"Sexsmith Reaping the Rewards of Revitalization". *The Cornerstone* (Spring 1993).

Thomas, Lewis G. "Mission Church in Edmonton: An Anglican Experiment in the Canadian West." *Pacific Northwest Quarterly* 49, no. 2 (April 1958): 55-60.

*Town of Sexsmith - Visual Improvement for the Downtown*. South Peace Regional Planning Commission, April 1988.

*Wagon Trails Grown Over - Sexsmith to the Smoky*. Sexsmith, AB: Sexsmith to the Smoky Historical Society, 1980.

Williams, James Davies. April 1956. *A History of the Edmonton, Dunvegan, and British Columbia Railway, 1907-1929*. MA thesis, University of Alberta.

### Websites

Alberta Heritage Survey Program, Heritage Resources Management Information System. <https://hermis.alberta.ca/ARHP/Default.aspx?DeptID=2>

Alberta Land Surveyors' Association, Alberta's Land Surveying History. <http://www.landsurveyinghistory.ab.ca/>

Atlas of Alberta Railways. <http://railways.library.ualberta.ca/>

Grande Prairie & District Branch, Alberta Genealogical Society. <http://gp.abgensoc.ca/>

Peel's Prairie Provinces. <http://peel.library.ualberta.ca/index.html>

The Isabel Campbell Photographic Collection, OurFutureOurPast. <http://www.ourfutureourpast.ca/grandeprairie/>

Welcome to Sexsmith, Alberta Community Profiles. <http://albertacommunityprofiles.com/Profile/Sexsmith/255>

### Archives and Libraries

Calgary Public Library

City of Edmonton Archives

Glenbow Archives [Calgary]

Glenbow Library [Calgary]

Historic Resources Management Branch [Edmonton]

Library & Archives Canada [Ottawa]

Peace River Museum, Archives & Mackenzie Centre [Peace River]

Provincial Archives of Alberta [Edmonton]

Sexsmith and District Museum Society

South Peace Regional Archives [Grande Prairie]

Spatial and Numeric Data Services [University of Calgary]

Town of Sexsmith



## Newspapers

*Bow Island Review*  
*Calgary Herald*  
*Calgary Albertan*  
*Edmonton Bulletin*  
*Edmonton Journal*  
*Grande Prairie Booster*  
*Grande Prairie Daily Herald Tribune*  
*Grande Prairie Herald*  
*Grande Prairie Herald Tribune*  
*Grande Prairie Northern Tribune*  
*Peace River Record*  
*Peace River Record-Gazette*  
*Red Deer Advocate*  
*Sexsmith Citizen*  
*Sexsmith [East County] Sentinel*  
*Sexsmith Sentinel*  
*The Alberta Gazette* [Edmonton]  
*The Globe and Mail* [Toronto]  
*The Grain Growers' Guide* [Winnipeg]  
*Wetaskiwin Times*  
*Winnipeg Free Press*

## Additional Sources

Sanders, Harry. Correspondence with Samuel Boisvert, Donald Luxton & Associates, regarding hotels in Sexsmith. January 28, 2014.