

STIRLING

Agricultural Village

NATIONAL HISTORIC SITE



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STIRLING AGRICULTURAL VILLAGE
NATIONAL HISTORIC SITE



*Conservation and
Presentation Report*

March, 1997

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1.0 INTRODUCTION

"In my opinion, the movements of Mormons to Southern Alberta was an inestimable value in the opening of that section of the West."

- Charles A. Magrath



The Historic Sites and Monuments Board of Canada recognized the national historic significance of Prairie Settlement Patterns in 1989. Following the assessment of several different forms of prairie settlement, five distinctive patterns were commemorated. These include the Métis Riverlot Settlement at Batoche and Riel House National Historic Sites; the typical Prairie field patterns defined by shelterbelts at Motherwell Homestead National Historic Site; the "four corner" Ukrainian Settlement Pattern at Gardenton, Manitoba; the Mennonite Street Village at New Bergthal, Manitoba; and, the Mormon Agricultural Village at Stirling, Alberta.

Stirling was identified as the best preserved surviving example of the distinctive settlement pattern associated with Mormon settlement

areas in the dry land farming district of southern Alberta. Stirling's distinctive cultural landscape documents an important settlement pattern. Large lots, wide streets, shelter belts and roadside irrigation are a few of the easily visible features that define Stirling's unique historic place.

Stirling is also an active, thriving community and the responsibility for managing and maintaining this historic place lies with the residents of Stirling. In view of this fact, the Historic Sites and Monuments Board recommended that Parks Canada seek to enter into partnership with the Village of Stirling and other interested parties to ensure, through cooperative means, the protection and interpretation of the historic resources within the village.



1.1 Purpose of the Report

The purpose of the Conservation and Presentation Report is to define a set of objectives and implementation strategies for the development of Stirling National Historic Site which reflect the mutually accepted expectations of Parks Canada and the Village of Stirling. These objectives can be defined as follows:

- * To establish strategic direction for Parks Canada's involvement in Stirling National Historic Site in terms the protection of its historic resources and the communication of the messages of national historic significance.
- * To define a set of goals and initiatives for the Village of Stirling regarding the protection and presentation of their historic place which can be integrated into the municipal planning strategies for the community in general.
- * To articulate a set of values and objectives on which future partnerships can be built. It is recognized that the protection and presentation of Stirling National Historic Site will require support and involvement beyond what can be provided by Parks Canada and the Village of Stirling.
- * To establish a preliminary strategy for achieving appropriate and sustainable heritage tourism which is compatible with the social and economic values of the community and respects the heritage values that are the reasons for the site's national significance.

1.2 Planning Framework

The Conservation and Presentation Report was formulated within a framework defined by the National Historic Sites Policy and the Cultural Resources Management Policy of Parks Canada. As defined by these policies the primary objective of the report is to ensure the commemorative integrity of Stirling National Historic Site by protecting and presenting its historic resources for the benefit, education, and enjoyment of this and future generations in a manner that respects them as a significant and irreplaceable legacy.

The plan was also formulated with the recognition that development of Stirling National Historic Site will require innovative approaches. Stirling is a national historic site but it is also a living community. The goal is not to freeze the village in time. Change and evolution have shaped its historic character and the village will continue to evolve in the future. The challenge is to ensure the long term protection of the historic resources and to manage them in way that will preserve Stirling's unique sense of historic place while allowing it to adapt to the changing needs of the community.

1.3 Planning in Partnership

The Conservation and Presentation Report was prepared in collaboration with the Village of Stirling and more recently the Historic Sites Service of Alberta Community Development. The support of these partners will be essential to the success of the project but ultimately the responsibility for the implementation of the goals and objectives expressed in this report rests with the Village of Stirling.

The Village of Stirling seeks to maintain a small town lifestyle, while providing its citizens and visitors with a range of services that result in comfortable community living. It is their goal to have a safe, family-oriented community committed to slow, controlled growth. It also recognizes that the tangible links with its past as represented by its historic resources are essential ingredients in maintaining that quality of community life which the people of Stirling wish to protect.

The commitment of the Village of Stirling to the project has been clearly demonstrated by its initiative and its willingness to commit its own resources and energy. In 1995 the Village acquired the Michelsen Farmstead which is to be preserved and developed as a typical early Mormon farmstead. A 1910 farmhouse has also been purchased and moved to a lot within the village for the purposes of developing a Visitor Centre and tourist office. With the financial support of the Parks Canada, Alberta Community Development, Alberta Historic Resources Foundation and Human Resource Development an historical research project, a conservation study and cultural landscape survey have been completed or are currently underway. An oral history project, which is to be carried out under the direction of the Theodore Brandley Library, has also been proposed for 1996.



Aerial view of Stirling - 1980.

1.4 Regional Context

Whereas many other prairie towns have disappeared including a number of Mormon settlements in southern Alberta, the Village of Stirling continues to survive after almost a century. Located in the southern dry grass prairie region, with a population of over 800 people, Stirling has found its niche as a stable, family-oriented community. The people of Stirling enjoy a small town lifestyle, but also have the best of urban life with amenities such as a swimming pool, library, town hall, community centre and easy access to Lethbridge, approximately 30 kilometres northwest of the village (Figure 1). While many residents of Stirling are still involved in agriculture, there are a growing number of people that work in Lethbridge and other close communities.

Stirling is situated on flat land in the Raymond Irrigation District. It is clearly differentiated from the open surrounding farmland that has very few habitations in evidence. Occasionally, the open expanse of prairie is broken by a few granaries and other outbuildings. The area surrounding Stirling consists of agricultural land, incised by deep and irregular coulees and river channels. The land is characterized by brown soil that when irrigated, supports livestock and grain crops such as wheat. The continuous prairie plain is interrupted by farmers' shelter belts and the Rocky Mountains to the west.



Natural Prairie grass and grazing area.

The Village of Stirling is located in the Municipal District of Warner. The Municipal District has designated an urban fringe area land use district for the Village of Stirling (Figure 2). Land uses that are prohibited in this area include intensive livestock confinement operations and facilities. Partial development of the Wetlands for Tomorrow project is being currently undertaken in the part of the fringe area that includes Stirling Lake. This is a joint project of Ducks Unlimited and the provincial government. Other activities in the Stirling fringe area include the completion of a new sewage lagoon and the construction of a new truck by-pass along 8th Avenue South, the southern boundary of the Village. This by-pass encourages heavy truck traffic to avoid traveling on interior roadways in the village and also improves traffic flow in the fringe area. A new sewage lagoon has been built which will allow for the rehabilitation of the old lagoon site and adjacent lands. All development applications within the Stirling fringe area must be referred to the Village before a decision of the Country of Warner Municipal Planning Commission is finalized.

Stirling is situated in the Chinook Country Tourist zone, which has an assortment of complementary tourism and recreational opportunities. Head Smashed In Buffalo Jump Interpretive Centre, Fort Whoop-Up and the Japanese Gardens in Lethbridge, Writing on Stone Provincial Park, Waterton Lakes National Park, the Remington Carriage Museum in Cardston, the dinosaur egg find in Ridge Park and the Birds of Prey Centre near Coaldale are just a few of the attractions located within a one hour drive of Stirling Agricultural Village National Historic Site.

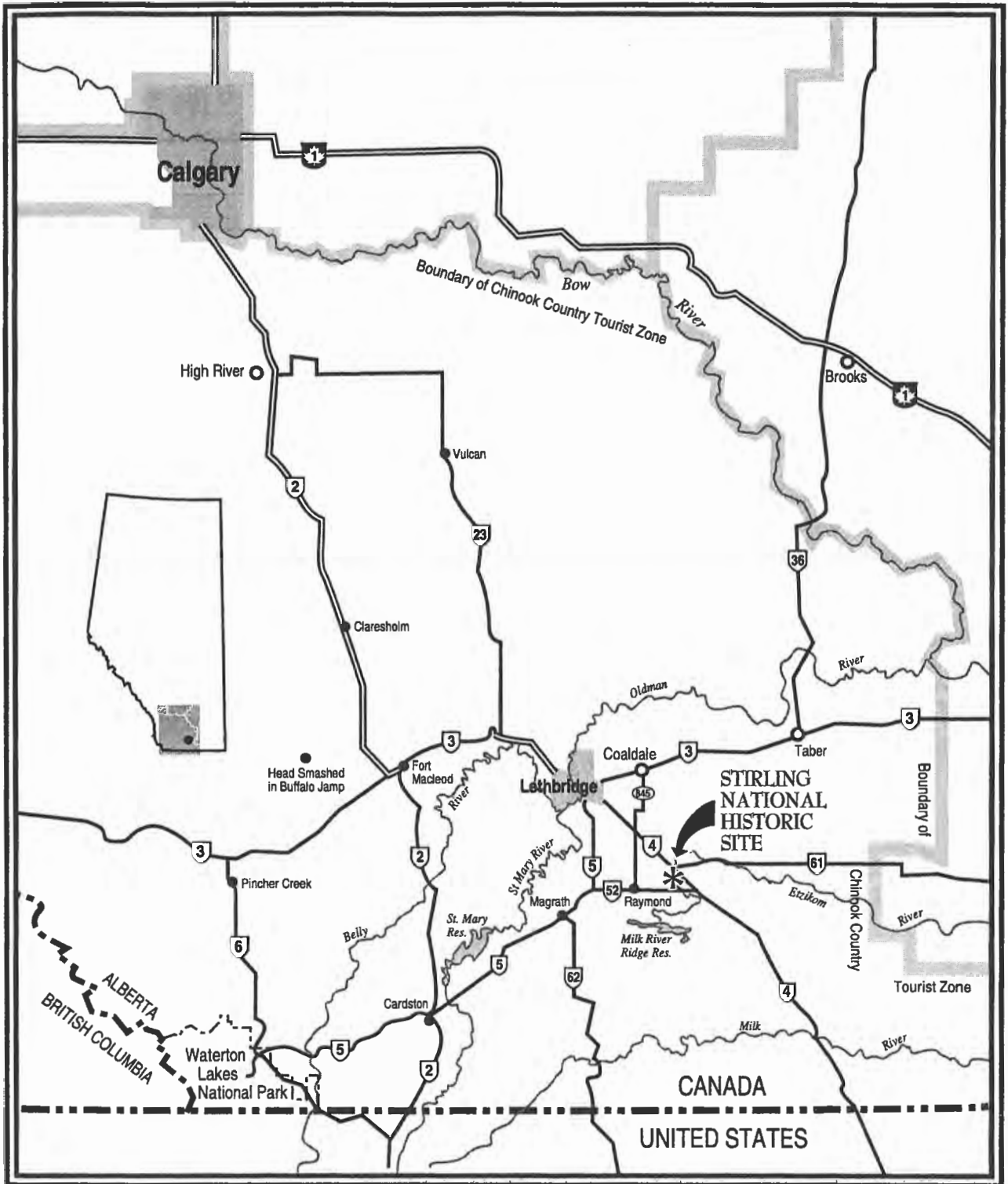


Figure 1. The regional context of the Village of Stirling in southern Alberta

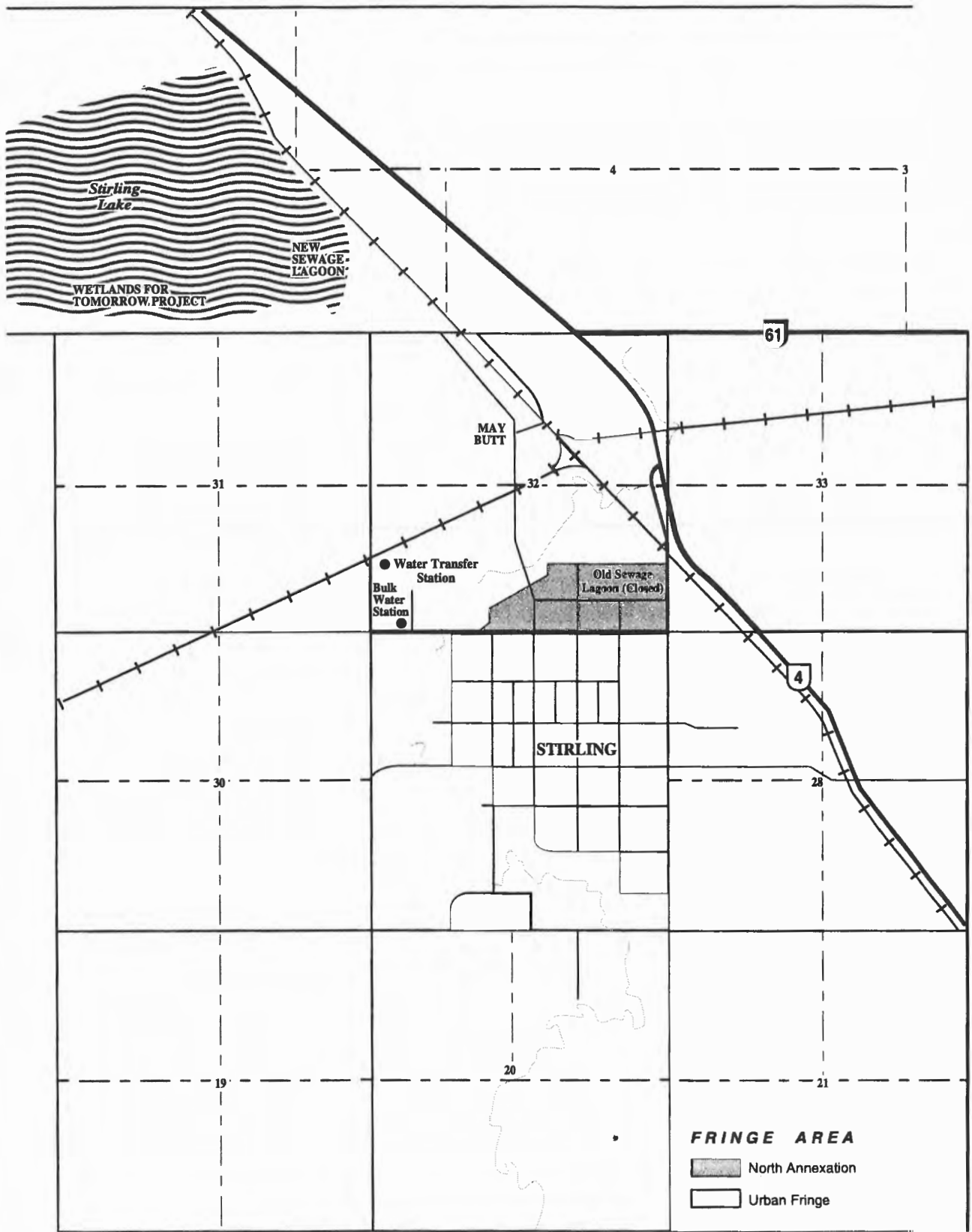


Figure 2. Fringe area land use district



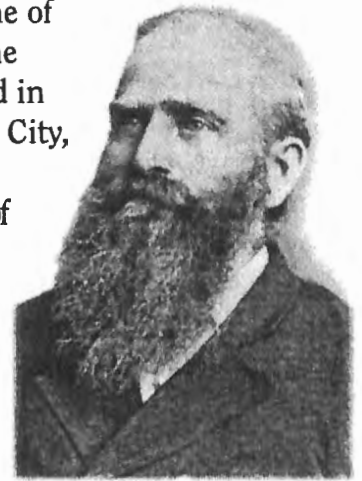
2.0 HISTORY OF THE SITE

Between 1887 and 1910 seventeen communities were established in southern Alberta by American settlers who belonged to the Church of Jesus Christ of Latter-Day Saints (Figure 3). The Village of Stirling, which was founded in 1899, was one of two Mormon communities that owed its existence to a partnership between the LDS Church and Charles A. Magrath of the Alberta Railway and Irrigation Company.

The land grants received by the Alberta Railway and Irrigation Company were of little value unless the land could be sold. With the southern land being arid, there appeared to be little likelihood of selling the land to settlers to the region unless the land was irrigated. The current Dominion government did not support the construction of large scale irrigation systems for fear that such projects would support the Palliser Expedition theory that large portions of the western lands were indeed semi-arid. The dry years of the 1890's coupled with the support for irrigation from railway companies, William Pearce of the Department of Interior - responsible for water resources in the northwest - and J.S. Dennis of the Dominion Land Survey, caused the Dominion Government to pass the Northwest Irrigation Act in 1894.

In 1887 Charles O. Card led the first group of Mormon settlers into the arid southern prairie grasslands of Canada and established the town of Cardston. A series of minor irrigation ditches were built for local use. The Mormons had an extensive knowledge of irrigation systems, having transformed the Utah desert into fertile land during the previous half century.

When John W. Taylor, one of the Twelve Apostles of the Mormon Church, arrived in Cardston from Salt Lake City, he saw the prospects of irrigating the area east of Cardston and populating it with Mormon settlers as there were no more opportunities in the State of Utah for further land acquisition.



C.A. Magrath, a principal of the Alberta Railway and Irrigation Company, made a proposal to Charles Card and then to the Church in Salt Lake City for the Mormons to build an irrigation canal which would divert water from the St. Mary River at Kimball and transport it in a north-easterly direction through the prospective town of Magrath and terminate at the prospective town of Stirling. Each of these towns were to be settled with at least two hundred and fifty people. Charles Card was given permission from the Church to establish a co-operative arrangement with the Alberta Railway and Irrigation Company that would ensure the construction of such a canal. The canal would be built by Mormon labourers who would be paid half in cash and half in land-scrip, at the equivalent of three dollars per acre. Work for the canal began on September 1st 1898 and was to be concluded by December 31st 1899. By the fall of 1899, the Village of Stirling had fifty four families. In order for the Mormon Church to fulfil its contractual obligations and finish the canal as scheduled, the Church had to "call" on people with specific abilities and skills in Utah to migrate to Canada to help finish the canal and colonise the two new communities of Magrath and Stirling.

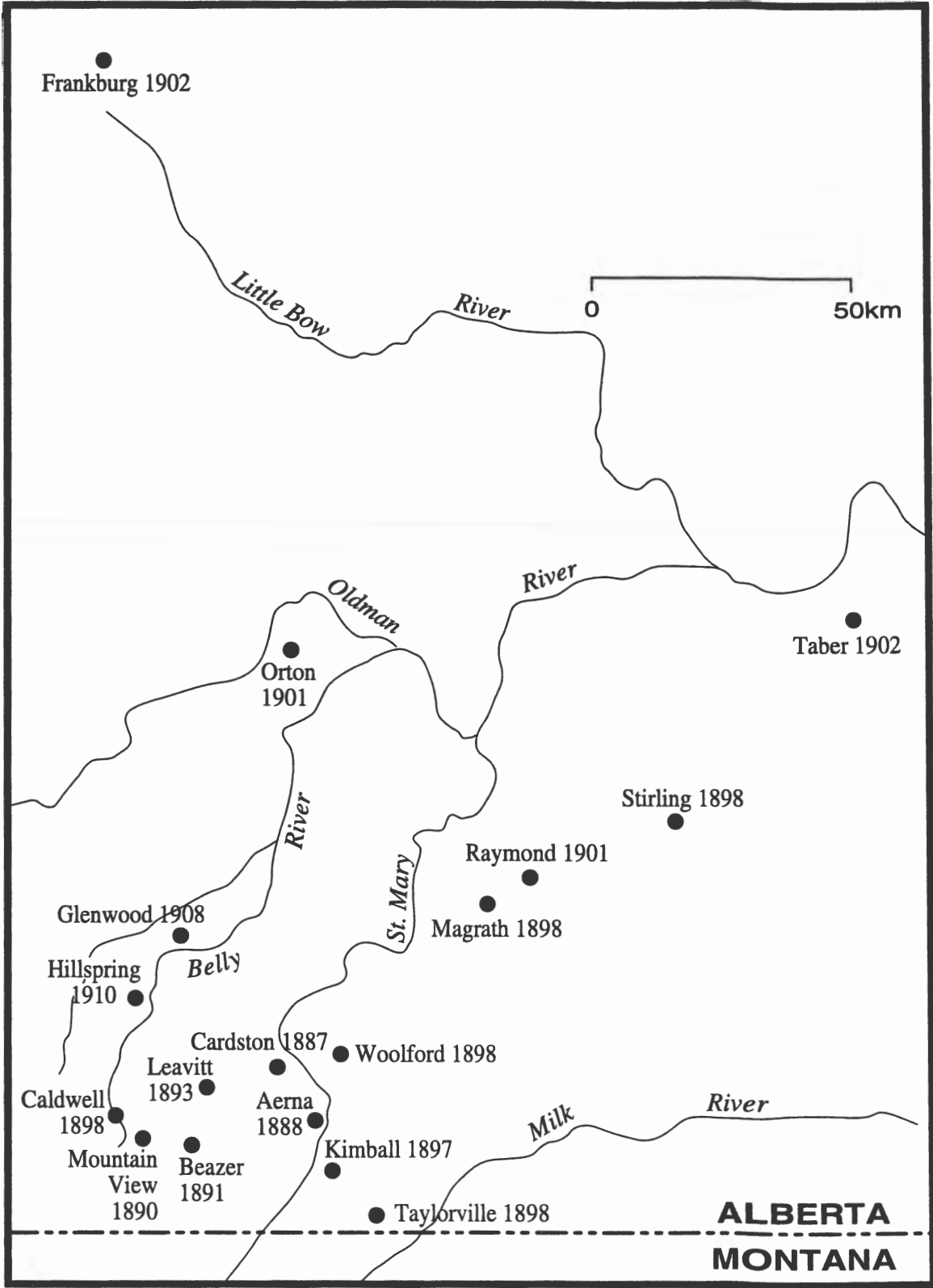


Figure 3. Mormon settlements in southern Alberta



3.0 COMMEMORATIVE INTENT

Commemorative intent is a statement that defines what is nationally significant about the site. It is determined by the recommendations of the Historic Sites and Monuments Board of Canada (HSMBC). The commemorative intent of Stirling National Historic Site is expressed in a series of recommendations made by the board between 1984 and 1989.

In 1984 the HSMBC recommended that agricultural settlement of the Canadian Prairies was a theme of major national significance. It called for further research into the subject of field and mixed farming on the prairies. It also requested that emphasis be given to those forms of agricultural settlement dating from the introduction of the National Policy, with special attention to the Great Wheat Boom era from 1897 to 1914. The board also expressed its preference for sites consisting of grouping of resources rather than buildings existing in isolation.

In 1987 the Board reaffirmed the 1984 recommendation and asked that a survey of cultural resources related to the theme of prairie settlement be carried out. The survey was to focus on resources associated with the Wheat Boom period although the time frame was expanded from to cover the period from 1897 to the beginning of World War 2 to reflect the "evolutionary and adaptive character" of settlement. It was also suggested that special attention be given to certain geographical and climatic zones including "the dry land areas of southern Alberta and south-western Saskatchewan.

A Resource Analysis of Prairie Settlement Patterns was submitted to the HSMBC in February 1989 and as a result of this report, five distinctive settlement patterns were selected as being of national historic significance. Within the dry land areas of southern Alberta and south-western Saskatchewan, the settlement pattern known as the Mormon agricultural village was identified as a theme of national historic significance that was to be commemorated at the Village of Stirling. The commemorative intent of this recommendation can be summed up by the following statement,

Stirling Agricultural Village is of national Historic significance because it is the best surviving example of a Mormon agricultural village. This distinctive settlement pattern was introduced to southern Alberta by members of the Church of Jesus Christ of Latter-day Saints who settled in this region during the Great Wheat Boom era from the late 1890s to 1914.

In attempting to determine a meaningful, effective and appropriate method of commemorating the national significance of Mormon Agricultural Villages, the Board encouraged the program to work in consultation and cooperation with the community and other heritage agencies to seek ways of ensuring that the resources that define the historic place continue to survive. These recommendations, approved by the Minister responsible for the National Historic Sites Program, indicate that commemorative initiatives at Stirling should address both aspects of Stirling's national significance, that is, its historical associations and its architectural and landscape patterns.



4.0 STRATEGIES FOR COMMEMORATIVE INTEGRITY

COMMEMORATIVE INTEGRITY: A DEFINITION

The cornerstone of the National Historic Sites Policy is to ensure the commemorative integrity of national historic sites by protecting and presenting them for the benefit, education and enjoyment of this and future generations, in a manner that respects the significant and irreplaceable legacy represented by these places and their associated resources.

According to Parks Canada *Guiding Principles and Operational Policies (1994)* a national historic site possesses commemorative integrity:

- * when the resources that symbolize or represent its importance are not impaired or under threat.
- * when the reasons for the site's national historic significance are effectively communicated to the public.
- * when the site's heritage values are respected by all those whose decisions or actions affect the site.



4.1 Protecting Resources of National Historic Significance

This section identifies the key heritage resources, defines the objectives that must be met in order to ensure the commemorative integrity of the site, and it describes management strategies for achieving these objectives.

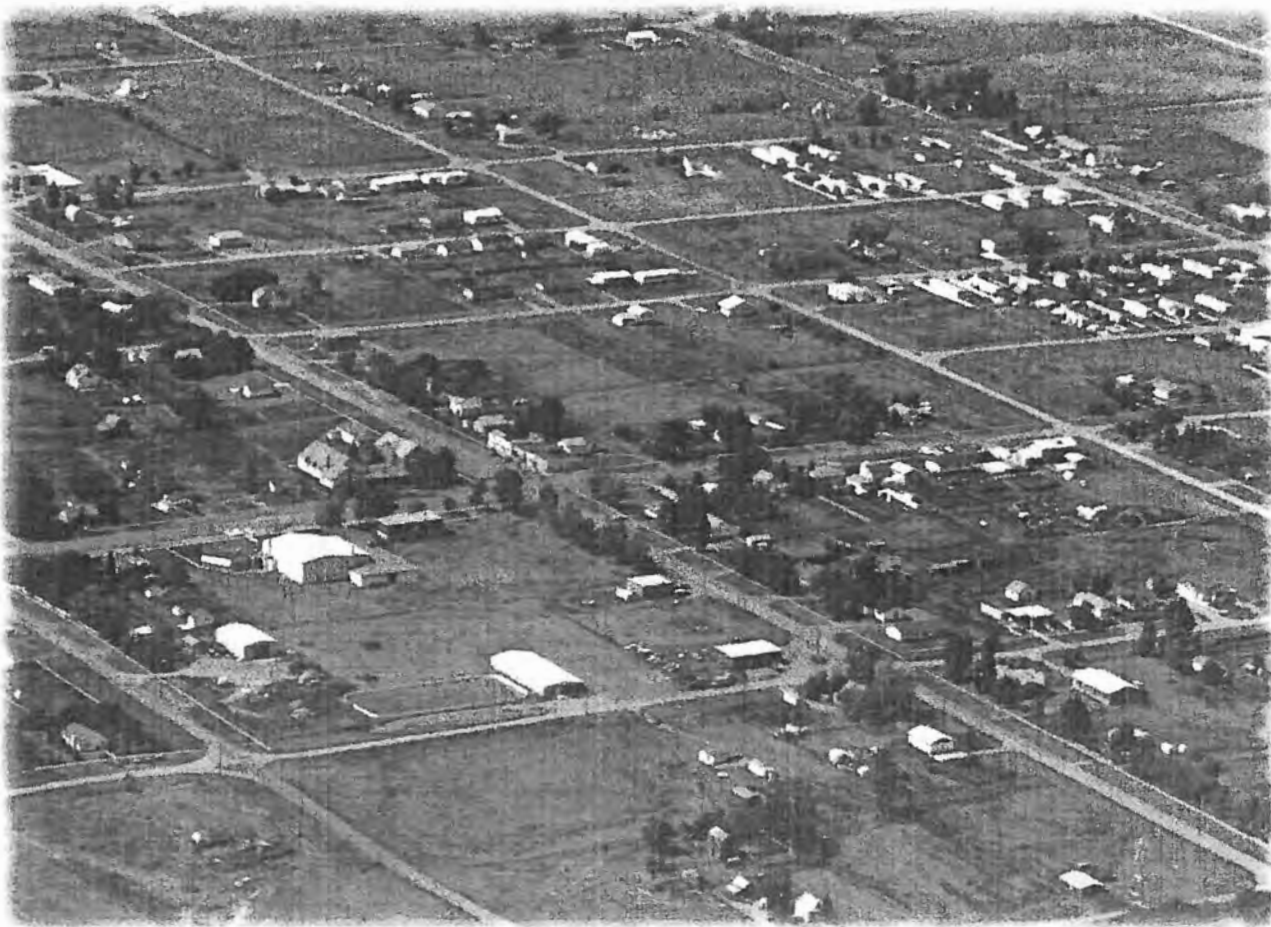
4.1.1 Historic Resources

Historic Place

The Village of Stirling occupies one-square mile of land situated in the heart of the the short-grass prairie of southern Alberta. From a distance, Stirling appears as an oasis of trees and farmsteads amid a flat, open landscape. Originally this visual contrast was accentuated by the Mormon practice of building their farm

structures within the village and commuting out to their fields during the growing season. As a result, comparatively few buildings were constructed in the surrounding areas. This traditional pattern of land use is no longer adhered to and many farmers have moved their homes and farm buildings onto their land holdings outside the village. Despite these changes, the contrast between the well-treed village setting and the outlying fields is still sharp and clear.

Railways and canals were instrumental in the settlement of this area and these two elements are still very much in evidence in the surrounding landscape. The Galt Canal, which was built by the Mormons for the Alberta



Aerial View of Stirling.

Railway and Irrigation Company, still flows to the south and east of the village. Stirling is also situated directly south of an important junction of two regional railways. The original line of the Alberta Railway and Coal Company, which was completed in 1893, runs north and south linking Lethbridge to Great Falls Montana. The St. Mary River Railway line (completed 1900) runs east and west and provides transportation between the Mormon communities of Cardston, Magrath, Raymond and Stirling.

The Village Plan

The boundaries of the National Historic Site are defined by the original village plan which was laid out in 1899. Based loosely on the "Plat of Zion," the plan occupies one section (one square mile) of land laid out in a regular grid of streets measuring 100-feet in width. Each ten-acre block formed by the grid is surveyed into eight lots most commonly occupied by four farm lots. The large lots, wide spacing between buildings, and the presence of agricultural buildings, landscape features and land uses associated with an agricultural environment within a village setting define the unique character of the Mormon agricultural village as illustrated by the Village of Stirling. The pattern of development within the village was determined to a large extent by Kipp Coulee which flows in a meandering route through the western and southern sections of the village. Most of the early farmsteads were located on the north and east side of the stream. The lots to the west and south were never subdivided and are still used primarily for pasture. The school and LDS church are key institutions within the community. Although now housed in modern structures, they occupy the same site as the original buildings and they continue to serve as focal points for the community.

When Stirling was laid out in 1899, the town-centre was to be located on a forty-acre block situated in the northeast corner of the townsite. Poor drainage in the area shifted commercial development to the blocks just south and west of the proposed town centre. During the first half of the twentieth century Stirling boasted a busy commercial area of small wood-frame buildings located on what is now known as Third Street. Today Stirling supports a much smaller commercial area which is located on the same street as the school, church and the new Village offices and Library.

Irrigation System

Irrigation shaped the visual character of Stirling and defined its distinctive way of life. Originally water was drawn from the Galt Canal via an irrigation channel that entered into the village on the east side. From there it flowed through a system of smaller ditches. Although a village water and sewer system was constructed in 1965, evidence of this once extensive network can still be seen in the remnants of ditches, culverts, levees and cisterns that survive throughout the village.

Vegetation

The legacy of the early irrigation can also be seen in the abundant vegetation within the village boundaries that contrasts sharply with the sparse vegetation of the natural environment. Poplars, cottonwoods and carrigana hedges were planted as shelter belts. Pine, elm and ash trees are also found in the village. Apple, pear and plum trees, as well as currant and gooseberry bushes were planted in order to provide the Mormon Settlers with a supply of fruit. Flower gardens tend to consist of flowering shrubs such as lilacs.



Remnant of an irrigation ditch in the village.

The Farmlot

With the exception of the 40-acre block intended as the site of the town centre, the remaining forty-five, ten-acre blocks were surveyed into eight lots of 1.25 acres each with a lane running north and south down the middle. Most commonly, there were four farmsteads of 2.5 acres on each developed block although the size of the individual properties ranged from 1.25 acres to 10 acres.

The typical pre-1950 farmstead at Stirling is arranged according to convention, as well as the pragmatic inclinations of the family. The house is located in one corner of the property with a 25-foot set-back from the street and a shelter belt of trees or bushes along the street in front and beside the house. The barns and other outbuildings are grouped at the back of the property. The garden is located close to the house, usually with a root cellar nearby. The remainder of the lot is taken up by corrals, pens and pasture.

Property boundaries and separate land use areas are separated by fences that are remarkably varied in construction and tend to make use of whatever materials were at hand. This is a characteristic of Mormon settlement areas in Canada and the United States. Often several different types of fences are used on one property. Fences around the house are generally more finished in appearance while the fences for livestock and pastures are simpler, combining a wide range of materials and types.

Architectural Features

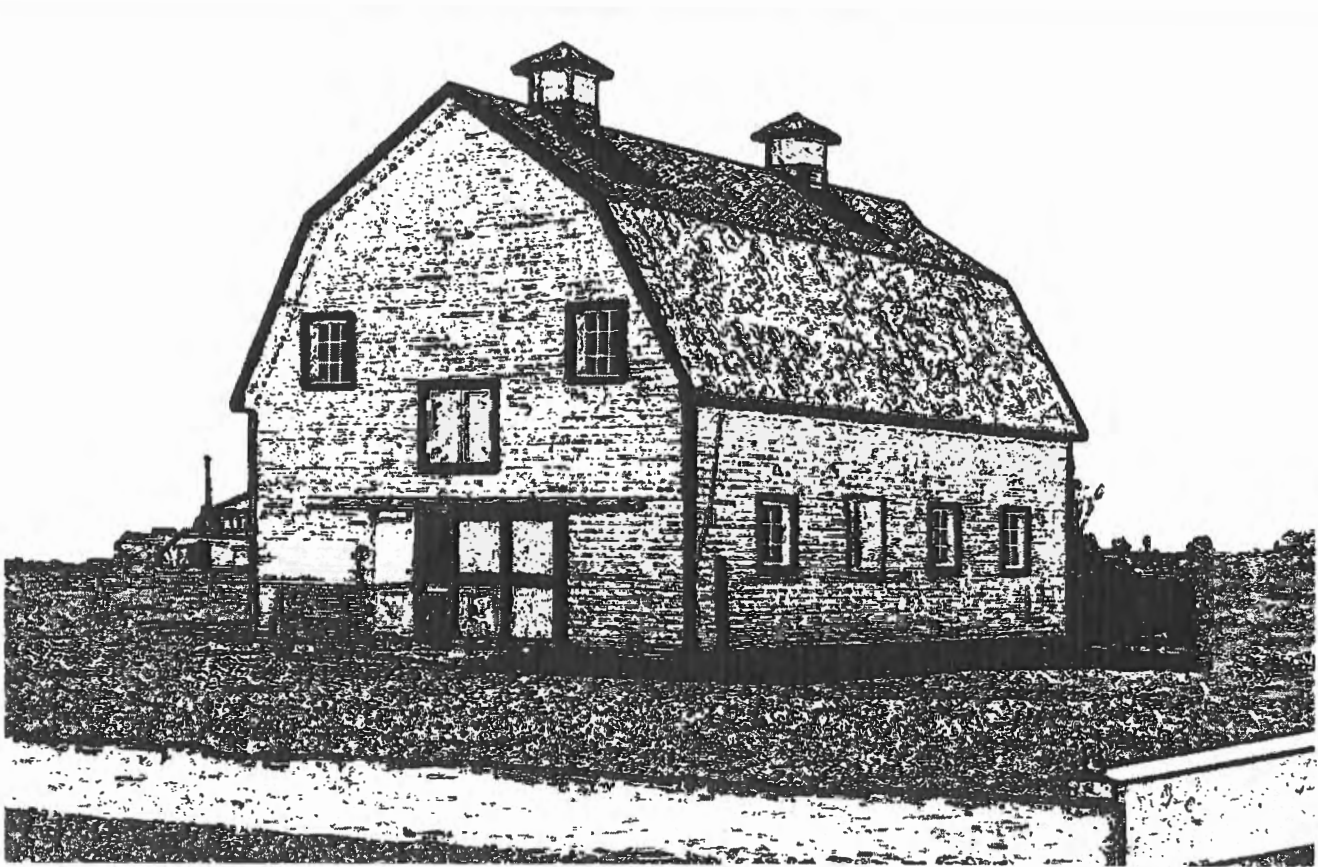
The pre-1950 farm houses and outbuildings at Stirling are generally small in scale and built of wood with clapboard siding. They reflect the influence of various domestic architectural types common on the prairies at the turn of the century and later. The houses from the initial period of settlement fall into two basic house types - one with a rectangular plan and a straight gable roof, another with a square plan

and a pyramidal roof. Most of the surviving early houses have been expanded by new additions, verandahs and rear porches. Several larger and more substantial homes were built in the 1910s and 1920s.

Farm outbuildings comprise a variety of wooden structures devoted to the functions of mixed agriculture. They include combined hay barns and stables, livestock shelters and sheds. As was typical of Mormon communities in Canada and the United States, these build-

ings were usually unpainted. A characteristic element of many farmsteads was the granary, which often featured a dovetailed plank construction, replicating a Mormon building tradition of the western States.

Popular, or mass-produced, architectural practice is represented in such structures as gambrel-roofed "Wisconsin" dairy barns. They show a gradual accretion of features that well illustrate the evolutionary character of prairie agricultural settlement.



The Hirsche barn, built about 1917.

4.1.2 Commemorative Integrity Objectives

Stirling National Historic Site will achieve commemorative integrity if the resources that symbolize or represent its importance are not impaired or under threat. The following indicators have been identified as a measure of Stirling's commemorative integrity:

Village Plan

- * The character defining elements of the Mormon Agricultural Village plan remain unchanged. These elements include the regular grid plan, the 10-acre block unit and the 100-foot street allowances which are left clear of any obstructions.
- * No further subdivision of the original lot layout consisting of 10-acre blocks divided into eight 1.25 acre lots has taken place.
- * The large ten-acre blocks on the east and south part of the community are maintained for grazing.
- * Commercial development takes place within the historically-defined commercial district.

Cultural Landscape Features

The cultural landscape is safeguarded when the defining features of the village are respected with the following objectives have been met.

- * The landscape continues to bear vestiges of its early status as a well-treed community in Alberta's low grass region. Any new planting has followed established patterns and utilizes plant types consistent with historical precedent within the village.

- * The remains of the irrigation ditches and levees are retained and stabilized.
- * The pasture land continues to be used for grazing and the presence of livestock, barns, farm machinery, and sheds contribute to the agricultural character of the village.
- * Existing fences are conserved or replaced by fences based on historical patterns or types.
- * The visual relationship and contrast between the well-treed and irrigated landscape of Stirling and the open landscape of the surrounding fields has been retained.

Architectural Features

The architectural features are an important part of the heritage character defining features of Stirling Agricultural Village National Historic Site.

- * A representative sample of houses, barns, root cellars, granaries, and cisterns, dating from the initial settlement to the 1940s are maintained. Special attention should be given to those properties that retain the traditional 2.5 acre lot size.
- * New construction is sympathetic to the scale, materials, siting, setback, landscaping and relationship to surrounding spaces as defined by the earlier buildings types, site plans and landscape features.

4.1.3 Current Situation

Stirling still evokes a strong sense of historical place associated with the Mormon Agricultural Village. The original lot and block layout and the 100-foot wide road allowances still define the overall character of the village. An inventory of cultural resources in the Village has identified at least 40 buildings, primarily residential, dating from the pre World War 2 period. Although some of the original properties have been subdivided, many still retain the large lots and associated farm features. The semi-agricultural character of the village is reinforced by the livestock that continue to graze within the village boundaries.

Unfortunately the historic character of many of these older houses has been masked beneath modern improvements such as aluminum siding and the removal of historic elements such as porches and verandahs. Many of the barns and outbuildings are no longer in use and as a result have fallen into disrepair. In recent years there has been a growing pressure for new residential development. The appeal of the village setting, combined with its proximity to Lethbridge, has encouraged the subdivision of some of the larger farmlots into smaller suburban properties. If this trend continues unabated, the unique historic character of the village will be seriously undermined. A national historic resource will be lost and the tourist potential of the site will be compromised.

The Village of Stirling acknowledges that some change and growth is inevitable but it also recognizes that this change needs to be managed carefully in order to preserve and protect those special qualities and characteristics that contribute to the village's way of life.

4.1.4 Strategies for protecting historic resources

It is recommended that a number of approaches be used in the development of a successful conservation strategy (Figure 5). Conservation methods may include an educational program to explain to residents and visitors the significance of the landscape. It may also include financial incentives to preserve elements in the landscape. The community may wish to assume voluntary design controls to protect the critical elements of the landscape.

Zoning/By-law Changes

Reinforce the original plan of the community. This would require the land use map to be altered including:

- * in the north east corner revise the use and lot sizes in blocks 2, 3, 4, 15, 16, 17 and 18 such that all are small lot residential. *drainage? servicing?*
- * retain R-1 minimum lot size requirements as currently defined - no small lot residential allowed outside of the north east corner as outlined above.
- * restrict the amount of mobile home zoning to that which exists.
- * restrict any further subdivision of lots in blocks 7, 8, 11, 12, 23, 24, 27, 28, 33, 34, 35, 36, 37, 38, 41, 42, 43, 44, 45 and 46 - minimum lot sizes to be 1.25 acres - land use would be retained as existing; predominately residential and agricultural - no industrial uses permitted. *Block 11?*
- * retain the 10 acre minimum lot size of blocks 9, 10, 25, 39, 40, 47, 48, 49, 50, 51, 52 and 53 - land use would be retained as existing; agricultural - no industrial uses permitted.

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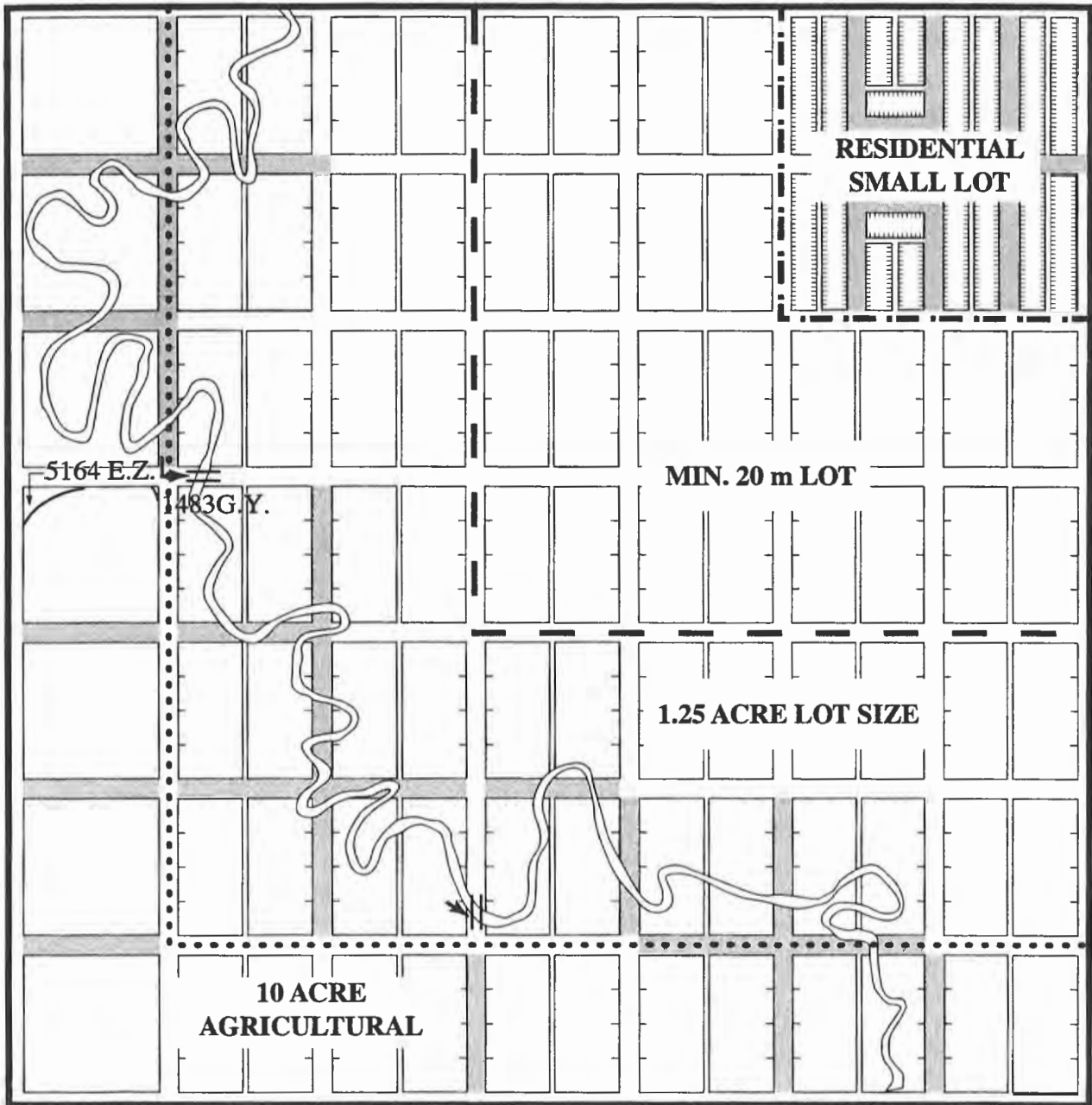


Figure 5: Zoning By-Law Changes

Design Guidelines

Prepare a set of guidelines which establish an historic framework in which change and new development should take place (See Appendix). This framework would include the following elements:

- * large residential lot sizes with large setbacks to create a spacious sense.
- * farm buildings, livestock and other features associated with agricultural activity are encouraged.
- * retain wide streets.
- * encourage the retention and stabilization of the last vestiges of the irrigation ditches and levees.
- * encourage the planting of trees in a manner that is sympathetic to historical patterns and practice.
- * encourage rural types of fencing.

Historic Easements

Retain some of the dominant irrigation ditches which illustrate the communities beginnings. This may require the placement of easements/caveats on some privately held lands. The suggested locations include:

- * all existing ditches/levees on public road right of ways including rear lanes.
- * the primary canal feed on the eastern town boundary through block 32 adjacent to the proposed visitor centre. ?

Protection and Conservation of Historic Buildings

Under the direction of the Stirling Village Council and with the involvement of a proposed Heritage Advisory Committee, criteria for evaluating, identifying and prioritizing properties of historic and architectural significance should be established. Because the majority of these properties are privately-owned this exercise will require the support and commitment of the individual property owners. The goal is to assist these people in the appropriate maintenance and management of their properties in a manner that will enhance the historic character of the the village as a whole.

The following initiatives that should be considered:

- * to seek the designation of a selection of historic properties under the Alberta Historic Resources Act. Prior consent of the owners is required.
- * to investigate opportunities to assist private property owners in the conservation and protection of their historic buildings. A variety of means and mechanisms could be considered such as professional advice, technical assistance and financial incentives.

Acquisition and Conservation of the Michelsen Farmstead

The Michelsen Farmstead, which was acquired by the Village of Stirling in 1995, will be preserved in its entirety (Figure 6). Featuring a four-square house, barn, outbuildings, irrigation ditches, cistern, vegetable garden and fenced pasture, it is a complete example of a typical Mormon farmstead of the early 20th century.



Michelsen House.

Andreas Michelsen acquired title to this land in 1904. The present farmhouse was built in 1912 by the local builder, George Oler. The original two-room dwelling, which dates from the early 1900s, has been incorporated into the rear of the new structure. Today the Michelsen Farmstead provides a complete and well-preserved example of a typical Mormon farmstead of the early 20th century.

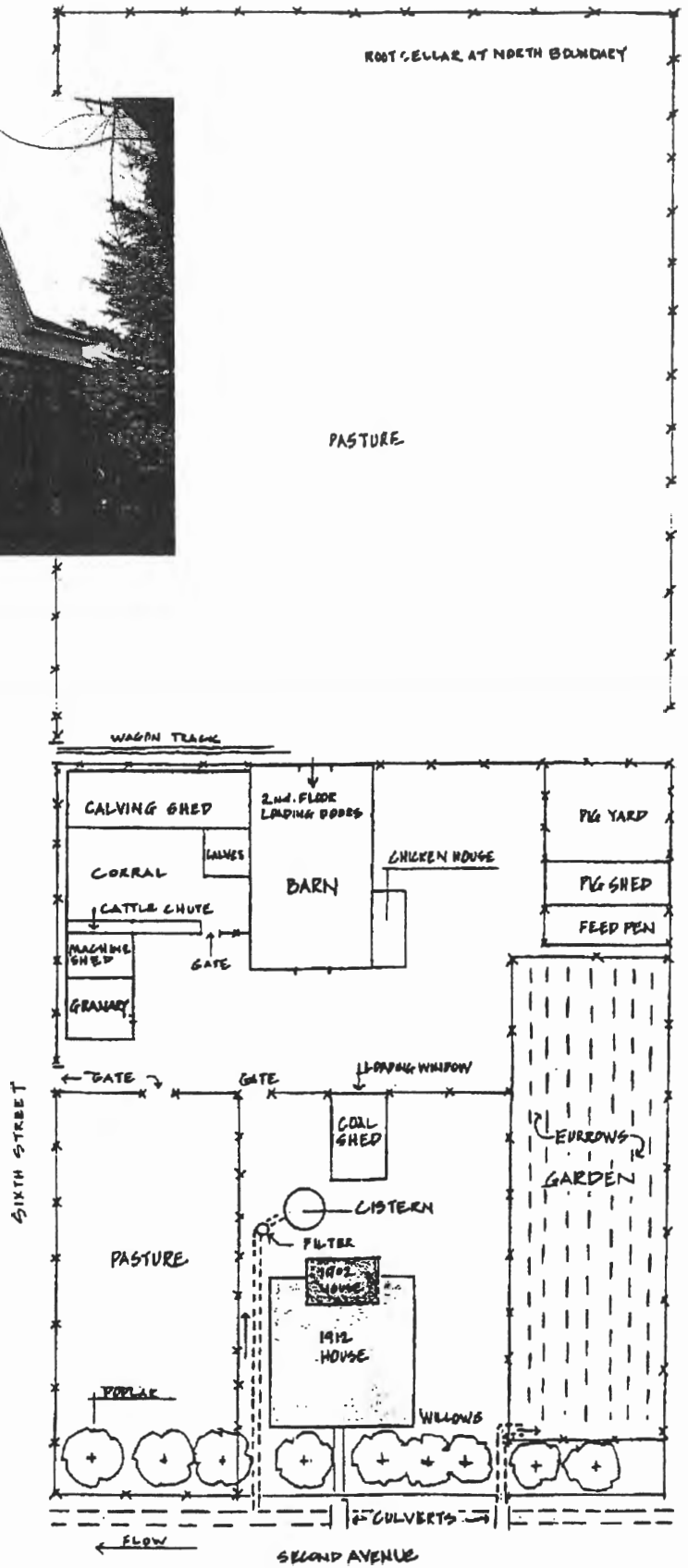


Figure 6: Michelsen Farm Interpretation

→ status

A conservation study will be completed to determine the level of conservation required and to explore options for development which will be financially viable for the community. When developed, the site will provide the public with an opportunity to experience and learn about the typical Mormon farmstead.

Education Programs and Workshops

A series of workshops, publications and brochures will be developed to inform local residents of the historic significance of their community. Specialized workshops dealing with the care and maintenance of historic structures, fencing, and landscaping will be provided to interested people. *status?*

Establishment of a Local Heritage Advisory Committee

The Village of Stirling will establish a Heritage Advisory Committee to ensure that decisions or actions that affect the site respect the spirit and intent of the principles and practices of cultural resource management. The primary objective is to make sure that the heritage character and defining elements of Stirling are valued and respected. Representatives from Parks Canada and Alberta Community Development will assist and advise this committee as requested.

The responsibilities of this Committee would include:

- * providing recommendations to the Village Council regarding the official designation, conservation, interpretation, maintenance, alteration and renovation of architectural and cultural landscape features.

- * providing advice and assistance to property owners regarding the protection of architectural and cultural landscape features on privately-held property.
- * communicating with a range of interest groups to broaden the basis of support for conservation and presentation activities.
- * monitoring the effectiveness of townsite regulations and by-laws affecting heritage properties.

Research

Leading up to the site's designation in 1989, general research into prairie settlement and more directed research into Stirling was completed (See List of Sources.) Additional research should be undertaken when funds become available to fill some knowledge gaps related to the historic messages and resources. Possible research topics include the agricultural economy and technology of Mormon settlement areas, the architectural traditions of Stirling: 1899-1950 and a general history of Stirling up to 1950.

The Village of Stirling has been remarkably stable and there are many residents whose families date back to the original settlement period. An oral history project would tap this substantial source of knowledge.

Cultural Resource Inventory

→ status?

A thorough cultural landscape inventory will be carried out to provide a detailed historical record of the village at the present time. This document will provide the basis for making recommendations for future planning decisions concerning the community. It is recommended that this information be stored in a GIS database that will be compatible with the anticipated municipal planning database.

Moveable Resources

No collections of artifacts are directly associated with the site, but there is probably a wealth of resources held by individuals in the community. A resource inventory of artifacts held in private hands could be carried out on a local basis. The purpose of the inventory will be to identify resources and artifacts and other items that are related to the history of Stirling. These items would not be acquired by the Village but they could provide a potential source of artifacts to be used in exhibits. This inventory would also provide valuable insight into the types of objects used in the community during the historic period.

4.2 Communicating Messages of National Historic Significance

4.2.1 Historic Messages

The messages of national significance for Stirling National Historic Site are derived from the recommendations of the Historic Sites and Monuments Board of Canada regarding the identification and designation of this site.

The Mormon Agricultural Village

Stirling is the best-preserved surviving example of the distinctive settlement pattern known as the Mormon Agricultural Village. Based loosely on the prototypical village plan known as the "Plat of Zion," Stirling consist of a series of farmsteads organized into a grid of large, equal-sized lots. As directed by the Historic Sites and Monuments Board of Canada, the period of national historic significance dates from the founding of the village in 1899 to World War 2. The broad time period was chosen in recognition of the fact that the historic place was the product of an evolutionary process.

Essential to understanding this message of national significance are the following secondary messages:

- * Irrigation was essential to the agricultural settlement of southern Alberta and the Mormon community played a key role in its development and successful exploitation.

- * The Mormon Agricultural Village is an example of a group or nucleated settlement pattern that appeared on the Canadian Prairies as a result of changes to the Dominion Lands Act in the 1890s.

4.2.2 Commemorative Integrity Objectives

The commemorative integrity of the site will be achieved when the above messages are effectively communicated to the public. The following indicators have been identified as measures of Stirling's commemorative integrity:

- * Visitors recognize the character-defining features of the unique settlement pattern known as the Mormon agricultural village
- * Visitors understand the place of Mormon settlement in southern Alberta as part of a larger national policy to open up the Canadian prairies for agricultural development by attracting settlers from eastern Canada, the United States and Europe
- * Visitors understand the importance of irrigation to the development of mixed

farming on the short-grass prairie and the role of Mormon communities in the development and exploitation of this agricultural technology

- * Visitors understand Stirling and the Mormon Agricultural Village as an example of group or nucleated settlement that was permitted on the Canadian prairies under revisions to the Dominion Lands Act
- * Visitors understand the link between the historic messages and the cultural resources that define Stirling as an historic place
- * The messages of national significance are not overwhelmed by secondary messages or other heritage values
- * Interpretive media is based on sound research and is presented in a diversified and balanced manner through static displays and active visitor programming.



This view, showing the wide grass boulevards, exhibits the spacious rural aspect of the village which still prevails.

4.2.3 Current Situation

Work on presenting Stirling Agricultural Village National Historic Site to the public has begun. A turn-of-the-century farmhouse has been moved to the corner of 4th Avenue and 1st Street. The community is giving careful consideration to the possibility of developing the building into a visitor information centre. An information brochure has also been prepared. In 1995 the Village purchased the Michelsen Farmstead which has great potential for interpretation. A series of walking tours and trails, which take visitors past some of the key historic resources, has also been planned.

4.2.4 Strategies for Effective Communication

The presentation strategy for Stirling National Historic site is being developed with the realization that historic characteristics of the village will not be immediately obvious to the visiting public. An active interpretation program, using a variety of media, will be required to help the visitor to read the landscape, to appreciate its unique characteristics and to gain some understanding of the impact of the people who built these communities have had in the settlement and agricultural development of the Canadian prairies.

Approach to the Site

In order to draw attention to the site, highway signage should be developed on both sides of Highway 5 which is the main transportation route from the United States into Alberta and north to Calgary and Edmonton. The sign should identify Stirling as a Mormon Agricultural Village and a National Historic Site.

Visitor Orientation Centre

The Visitor Orientation Centre, located at the entry to the town, will act as the primary focal point for the interpretation of the site. It will house a reception area to greet visitors and a series of display panels which will tell the story of Stirling and its role in the settlement and development of southern Alberta. Visitors will also be made aware of the town's facilities and ongoing events. During the summer months, guided tours will be considered. The parking lot will serve as the starting point for the self-guided tours.

Additional visitor services such as public washrooms, parking, gift shop and regional tourist information could also be provided at a Visitor Orientation Centre. It will also serve as a collection point for any fees charged for the visitor services such as entrance to the exhibit area, guided tours or access to the Michelsen Farmstead.

Michelsen Farmstead Interpretation

As much as possible the Michelsen Farmstead should retain the attributes of an active farm site with public access to the house, farm buildings, and barn yard. Consideration should be given to leasing the barn and pasture areas for livestock. This practice will help preserve the appearance of a working farm while generating revenue. Costs could be further reduce by providing accommodation for a tenant/caretaker. Local service or school groups could also play an active part in maintaining the house and gardens.

- * Root Cellar - Retain for interpretation.
- * Pasture - Lease for horses/cattle.
- * Fence - Maintain pattern of traditional construction and repair.

- * Barn, sheds and granary - Rehabilitate and retain for active interpretation; lease barn for horses.
- * Garden - cultivate garden for active interpretation - consider community involvement with a school programme, 4H club or seniors centre.
- * Cistern - Retain cistern and filter for interpretation.
- * House - Rehabilitate house for use by resident tenant/caretaker with some controlled public access to the interior.
- * Irrigation Ditches - Repair ditches and maintain as a land form - if possible consider reactivating a small portion for use in irrigation of the garden.

Interpretive Loops

A series of three small loops and a connecting loop will enable visitors to explore the community at their leisure (Figure 7). Visitors will have the option of walking, biking or driving while touring the loops. Appropriate interpretive material will be available, including self-guiding pamphlets and on-site signage. Four interpretive loops have been proposed:

A. Orientation Loop

The orientation loop begins at the Visitor Centre and follows the outer boundaries of the community past the main irrigation feeder canal into the community. Views of the surrounding open fields and the contrast with the well-treed appearance of the village can be appreciated at this point. The route will pass by the well-preserved farmstead built for Theodore Brandley in 1902. Brandley, who came to Stirling in 1899, was one of the vil-

lage's leading businessmen and was the first Bishop of the Ward. The tour will then circle back, pointing out relevant features such as the town grid, wide streets and farmland pattern, and it will end at the Bishop's Storehouse which was built in early 20th century.

B. Inner Town Loop

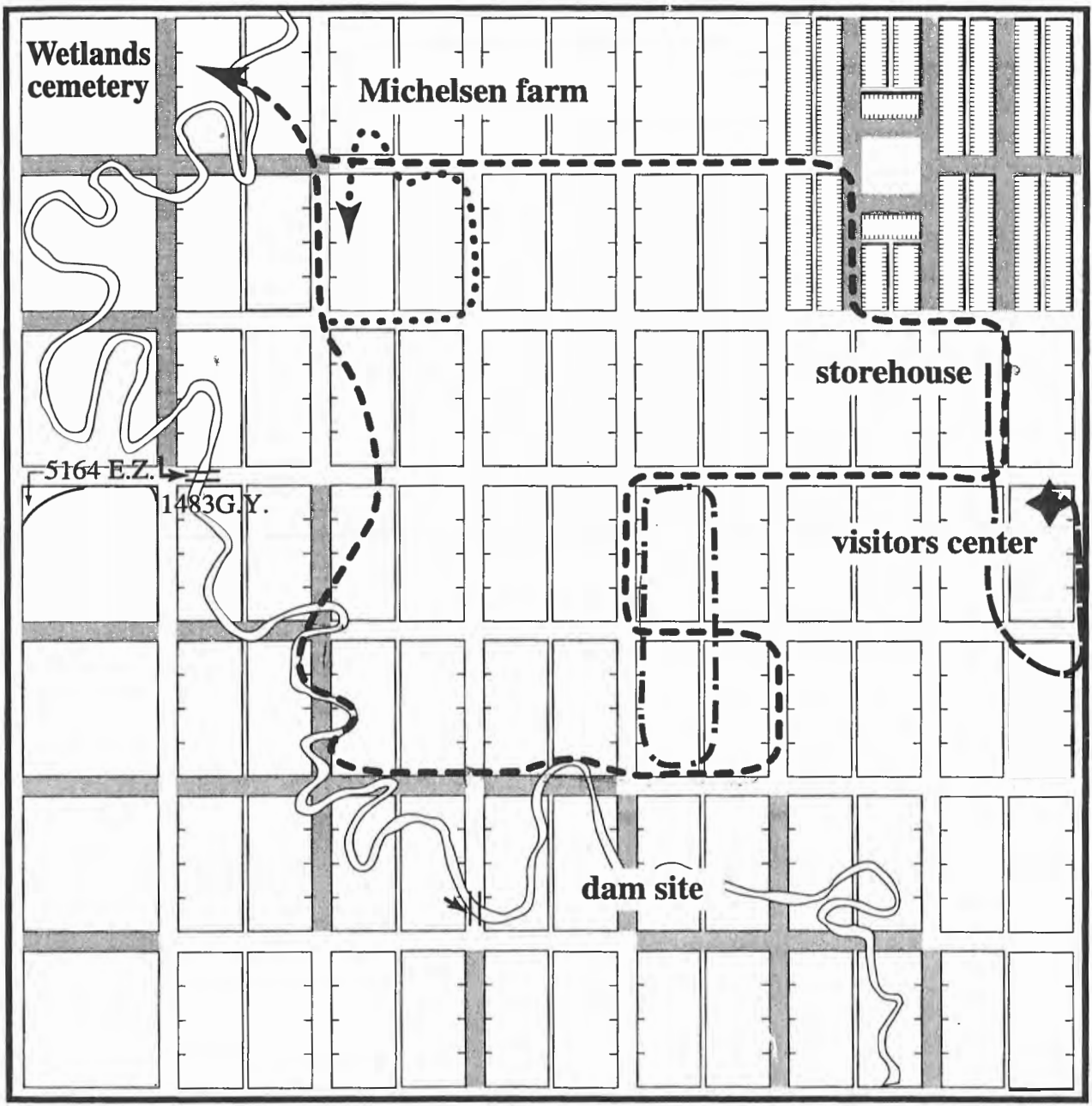
The Inner Town Loop begins at the church which marks the physical, social and spiritual centre of the community. From this point the tour winds its way past a well preserved grouping of early farmsteads including the unusual but impressive Ogden House of 1919 and the George Oler House of 1917. These properties retain many historical elements such as barns and outbuildings, fruit trees, shelterbelts and clearly-defined irrigation ditches.

C. Farmstead Loop

The Farmstead Loop, which begins at the community park, takes the visitor past a variety of early farmhouses that demonstrate the variety of house types in the community. The tour ends at the Michelsen Farmstead which will offer a more active interpretation of the early Mormon farmstead.

D. Hike/Bike Loop

An extended walking trail has been proposed which will incorporate many of the sites included in the shorter loops. The trail could then be extended past the village to include the cemetery and wetlands area located just north of the village. The tour would start at the Visitor Centre and include the Bishop's Storehouse, the 1949 schoolhouse which was moved from its original location, the Michelsen Farmstead, a number of early farmhouses, and the site of an early reservoir and dam.



- Orientation Loop* **— — — — —**
- Inner Tour Loop* **- · - · - · - · - · - · - · - · - ·**
- Farmstead Loop* **· · · · ·**
- Hike/Bike Loop* **- - - - -**

Figure 7: Interpretive loops

Publications and Brochures

Publications and brochures should be produced to meet three basic target audiences and needs:

- * Printed materials such as walking tour booklets and maps for use by visitors while visting the site.
- * Printed materials that provide more in-depth information on the site and related themes. A short illustrated history of Stirling and its place in the settlement and development of the Canadian Prairies would provide an attractive souvenir item for the site.
- * Educational materials designed to provide background and follow-up materials for school groups at various levels.
- * A driving tour booklet that would define a network of related or nearby sites throughout southern Alberta.
- * Promotional tourism materials intended to draw visitors to the site.

School Programs

Students from the region will visit Stirling to learn about the history of immigration and the importance of the Mormon Agricultural Village to the settlement of the prairie grasslands. As well, environmental design students can study the existing cultural landscape and historical buildings first hand. School programs will be developed in consultation with local school boards in order that they mesh with the established cirriculum for different grade levels. Supporting educational material such booklets on the history of the site, additional reading materials and suggested related projects will be developed.



Farmsteads are separated by unusually large streets.

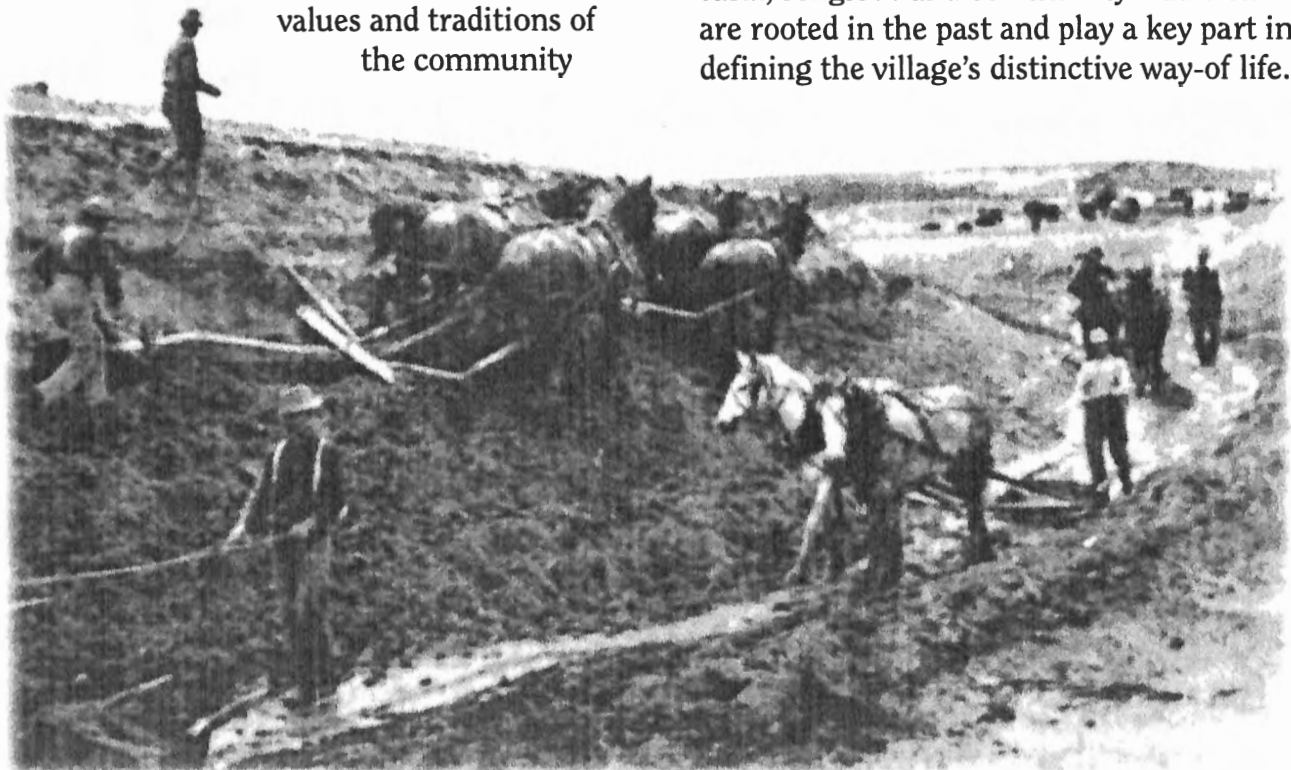
4.3 Respecting Heritage Values

Other heritage values refer to those features and values present at the site but are not directly related to the national historic significance of the site. Safeguarding and respecting those resources and values are essential to achieving the commemorative integrity of the site.

4.3.1 Heritage Values

The heritage values of Stirling Agricultural Village National Historic Site include the following elements.

- * The local history of Stirling and the people, events and community institutions that are not directly related to the messages of national significance.
- * The desire of the people of Stirling to preserve the village's historic character and to celebrate its history in a manner that is compatible with the values and traditions of the community
- * The need to protect and interpret this national historic site within the context of a living community that will need to respond and adapt to the changing needs of the village.
- * Stirling is thematically linked with other historic resources in the region. Sites and commemorations such as the Galt Canal, Brooks Aqueduct, C. A. Magrath and William Pearce are integral to an understanding of the importance of irrigation to the settlement and agricultural economy of southern Alberta. Sites such as Alberta Temple in Cardston are related to the theme of American and Mormon settlement in southern Alberta. Sites such as Neubergthal and Gardenton in Manitoba are related to the theme of clustered settlements on the Canadian Prairies.
- * Stirling has undergone many changes in the past forty years but its continuing agricultural, religious and community traditions are rooted in the past and play a key part in defining the village's distinctive way-of life.



Canal under construction, 1899 - 1900.

- * Stirling National Historic Site belongs to the family of national historic sites which together celebrate the diversity and richness of Canada's culture and history.
- * Any other archaeological resources, particularly those associated with aboriginal use of the land.

4.3.2 Commemorative Integrity Objectives

These heritage values will be respected when:

- * The Village of Stirling, through the Stirling Historical Society and other local institutions, has fostered an interest and support for local history projects and initiatives.
- * The goals and objectives defined by the Statement of Commemorative Integrity for Stirling Agricultural Village National Historic Site are supported and reinforced by municipal planning strategies.
- * The community supports and is actively engaged in development and enhancement of the village as a national historic site.
- * The historical relationship between the Village of Stirling and other thematically-related sites in the region is understood by the visitor.
- * The quality of life associated with the Mormon agricultural village is reinforced by the continuing agricultural activities within the village and by the vitality of traditional activities and community institutions.
- * Visitors recognize Stirling National Historic Site as part of the larger family of National Historic Sites across the country.
- * Archaeological resources are recorded and conserved.

4.3.3 Current Situation

An appreciation and celebration of the history of Stirling has been an important part of community life. Over the past few years the village has undertaken a number of initiatives such as the establishment of the Stirling Historical Society, the publication a village history entitled Stirling: Its Story and People and the organization of Settlers' Days, an annual event which celebrates the village's past.

4.3.4 Strategies for Respecting Heritage Values

- * Support the work of the Village of Stirling, the Stirling Historical Society and other community organizations to develop, to interpret and to promote the site and to foster a strong sense of community involvement and support through professional and technical advice and financial assistance.
- * Develop a regional driving tour guide that will highlight other historic and cultural sites in the region, particularly those that are thematically connected with the Village of Stirling.
- * Provide adequate information at the site about the National Historic Sites Program and encourage the development of a information network between other sites in the systems through organizations such as Canada Parks Partnerships.
- * Assist the Village of Stirling in the development of municipal planning guidelines that will be compatible with and reinforce the goals and objectives of the village as a National Historic Site.



5.0 TOURISM AND MARKETING

5.1 Objectives

The tourism and marketing objectives for the site have been defined by the Village of Stirling. The community wishes to achieve a visitation level that can be easily absorbed by the village without causing further demands on the town infrastructure or new development. An appropriate level of tourism has been defined at this point as approximately 10,000 visitors per year.

Lethbridge, which is the major centre for the region, is located 30 kilometres to the north of Stirling. The zone is well served with several popular visitor attractions, including Waterton Lake National Park, Head-Smashed-In-Buffalo-Jump Interpretive Centre, Writing-on-Stone Provincial Park, Remington Carriage Museum in Cardston.

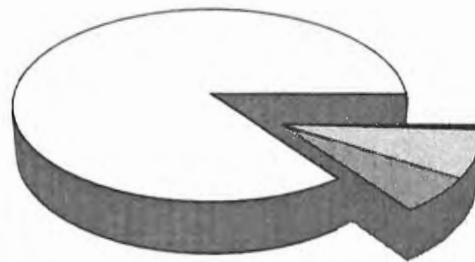
Two extensive surveys have been completed on this zone: 1) 1991 Alberta Resident Travel Survey, and 2) 1990 Alberta Non-Resident Travel Exit Survey. The following two graphs based on a compilation of the two surveys can help to identify the types of visitors who might visit Stirling.

5.2 Current Markets

Stirling is located within the Chinook Country Tourism Zone which borders on Montana and is the main entry point for automobile traffic from the United States.

Visitor Exit Survey

Total: 4.4 million visitors



* Of the 3,899,700 Albertans who visited the Chinook Country Tourist Zone in 1991, approximately 74 percent were same day visitors drawing primarily from the Calgary region and south. Of the 266,250 American visitors to the region in 1990, approximately 50 percent were from Montana. These figures would indicate that success of the project will depend primarily on local and regional marketing and providing a varied program of special events aimed at attracting repeat visitation.

5.3 Comparable Attractions

There are a number of nearby or comparable historical and cultural attractions within the region. Their visitation rates provide some indication of Stirling's tourist potential. The number of visits recorded in nearby sites for 1994 are:

Head-Smashed-in-Buffalo-Jump Interpretive Centre	111,900
Frank Slide Interpretive Centre	51,300
Remington Carriage Centre, Cardston	32,100
Bar U Ranch National Historic Site (July-Dec1995)	14,500
Leith Collieries (Crownsnest Pass)	11,000
Stephanson House Museum	8,600
Clay Products Interpretive Centre (operated by Friends of Medalta, Medicine Hat.)	8,000

The Stephanson House Museum, the Bar U Ranch and Medalta Potteries offer the most relevant comparisons with Stirling as a tourist attraction. It should also be noted that the latter two attractions are both in the early development stages and have not reached their full market potential. Given these figures, Stirling's initial goal of 10,000 visitors per year is reasonable.

5.4 Target Interest Groups

Visitor groups are defined according to the activities they prefer, the experiences they seek and the benefits they hope to gain. Stirling Agricultural Village National Historic Site will aim to attract the following two groups:

Discovery and Learning

Formal or informal learning motivates this group. Its members will be particularly interested in Stirling's heritage messages. They will have the opportunity for learning, discovery and personal growth. Visitors will come away from Stirling with an appreciation of its major historic themes.

Relaxation and Getting Away

These visitors want a break. They want to relax and enjoy some leisure activities in an interesting historic, cultural or natural setting. Stirling Agricultural Village National Historic Site will provide an opportunity for these visitors to escape the stress of everyday life in a unique and historical small town. Recognizing that education is not this group's primary interest, the walking, biking and/or driving tours will offer these visitors low impact activities to allow them to enjoy Stirling's cultural landscape.

5.5 Market Segments

Three possible market segments fit the visitor group definitions and the local market demographics.

Independent Travellers

Independent travellers include people who are travelling on their own, as couples or as a family. This group includes the 37% of Alberta travellers who visit the zone for the purpose of visiting friends and relatives and the 59% of non-residents who enjoy sightseeing in the countryside.

The development of a highway lay-by on Highway #4, will draw attention to the site from the large number of motor vehicle traffic that travel this highway.

Group Tours

These visitors travel together by motor coach according to a predetermined itinerary. Most

package tours attract seniors who live outside of Alberta. Tours from Utah can partake in the driving tour of Stirling while including other important Canadian Mormon sites; such as the nationally significant Mormon Temple in Cardston, on their itinerary. Groups from Calgary and Southern Alberta can include a driving or biking tour of Stirling on their circle itinerary to highlight the settlement of the Alberta prairies.

Educational Groups

Students from Calgary and southern Alberta will visit Stirling to learn about the history of immigration and the importance of the Mormon Agricultural Village to the settlement of the prairie grasslands. As well, environmental design students can study the existing cultural landscape and historical buildings first hand.

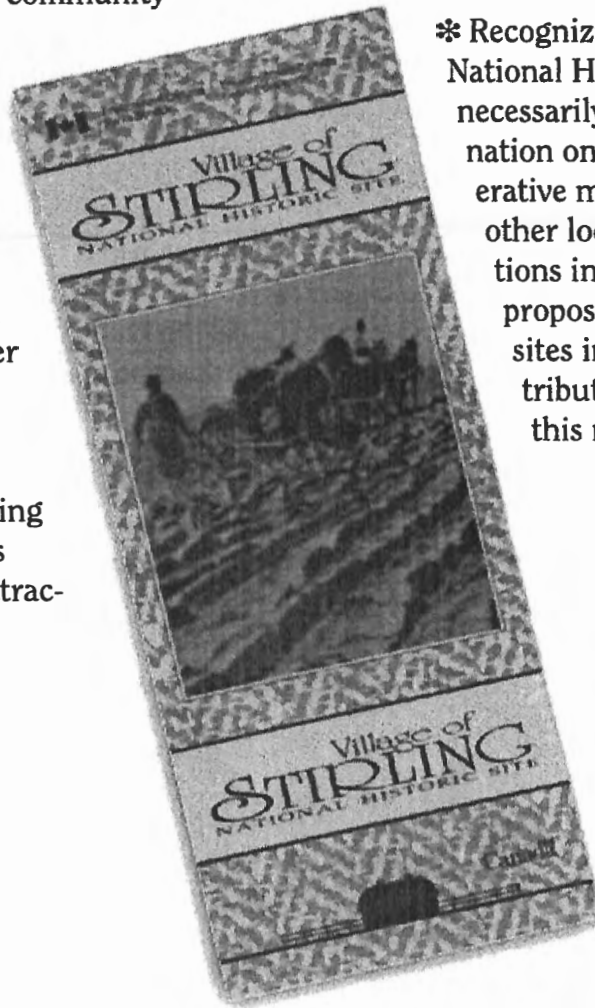


The Michelsen barn and granary.

5.6 Market Strategies

The success and appeal of Stirling National Historic Site as a tourist attraction will lie in the fact that many of the characteristics which shaped the history and evolution of Stirling in the past are still evident today. This small, close-knit and remarkably stable village is still bound together by a strong sense of family, church and community. The strategy for marketing this site will be built upon the existing resources within the community and by exploiting marketing networks that will target the regional market.

- * Develop an attractive brochure that can be distributed through Chinook Country Tourism Zone, businesses, and other tourist attractions within the region.
- * Expand and promote existing community events such as Settlers' Days as tourist attractions.
- * Exploit the thriving tradition of local crafts, agricultural produce and food preparation as part of the tourist attraction.
- * Develop a more active program of events and visitor services during the peak tourist season and focus on educational programs and special events for the resident market at other times of the year
- * Recognizing the fact that Stirling National Historic Site will not necessarily become a tourist destination on its own, develop cooperative marketing efforts with other local and related attractions in southern Alberta. The proposed driving tour guide to sites in the region will contribute to the development of this network.





6.0 BUSINESS PLANNING OBJECTIVES

6.1 Sustainable Tourism

The Village wishes to sustain an optimum level of visitation that will support the program and activities but will not have detrimental impact on the community life. The initial visitation target for the site has been set at 10,000 per year. Once the local impact of this level of tourism has been assessed, this target may be redefined upwards.

6.2 Financial Self-Sufficiency

Development and ongoing operations of visitor services and programs should not result in undue burden on the taxpayers of Stirling. The program will be sustained by revenues generated directly from visitor fees, increased tax revenue generated by new business, volunteer support, employment programs, and financial support from governments, businesses and individual donors.

6.3 Operation of Visitor Facilities

Village of Stirling will own and operate two facilities related to its historic site development. Both will be managed on the principle of financial self-sufficiency and full development of these facilities will evolve gradually as community resources permit and as the impact of these facilities on the community can be assessed.

Michelsen Farmstead

Funding will be sought for the development of the Michelsen Farmstead from Parks Canada,

Alberta Community Development and other potential partners. The site will be managed by the Stirling Historical Society under the direction of the Village of Stirling. The ongoing operations and maintenance of the site will evolve and expand as resources permit. Initially, operating costs will be supported by rental income from a tenant who will assume some caretaking responsibilities and through volunteer and summer employment programs.

Visitor Orientation Centre

The Visitor Orientation Centre will provide an important focus for the interpretation and visitor services for the village. The small exhibit area will provide an historical overview of the site. The centre will also collect fees for various visitor activities and provide local and regional tourist information. The visitor centre could also be used to accommodate a small gift and book shop selling local products, thematically-related publications and other gift items. Again, the Visitor Orientation Centre will be operated on the principle of financial self-sufficiency.

6.4 Develop Local Business Opportunities

The commercial district in Stirling has declined over the past few decades as a result of increased development in nearby Lethbridge and Raymond. The success of Stirling as a tourist attraction will provide an outlet for small local businesses such as crafts, food products and perhaps food services.



7.0 IMPLEMENTATION STRATEGY

7.1 Purpose

Conservation and Presentation Report defines a set of objectives and strategies for the development of the site. The individual projects and initiatives identified in the report will require more precise definition before they can be implemented. Some of this work has already begun. A Conservation Report has been prepared for the Michelsen Farm. Further project definition and planning is required for the Visitor Centre, for the design and implementation interpretive media for the site and for the development of heritage planning and design guidelines for the Village of Stirling.

The purpose of the implementation strategy is to lay out a five-year work plan and associated costs that will guide the development of the project. It will also define a procedure for approval of funding for individual projects identified in this report that have been agreed upon by Parks Canada and Village of Stirling.

7.2 Roles of the Partners

The successful implementation of the Conservation and Presentation Report will depend on close cooperation between committed and potential partners for this site. The goals of each of the partners are compatible but not always identical. The partnership will be built upon a understanding of these goals and a willingness to work cooperatively toward their achievement.

The active partners at present are the Village of Stirling and the Stirling Historical Society, Parks Canada, Alberta Historic Sites Service (Alberta Community Development) and the Alberta Historic Resources Foundation. As the project proceeds, it is expected that other partners will also become involved.

Village of Stirling

The Village of Stirling is responsible for implementing the terms of the cost sharing agreement as defined in the Conservation and Presentation Report and for securing matching funds in the form of direct funding, donations-in-kind and volunteer labour. The village is also responsible for managing the resources and facilities once the project is completed. The terms of the cost-sharing agreement will be managed directly by the elected representatives of the Stirling Village Council.

The Stirling Historical Society will play an important role in development of the site in terms fund raising, program planning and the eventual operation and management of the site.

Parks Canada

Parks Canada has agreed to provide financial assistance for up to 50 percent of the eligible expenses as set down in this report and according to the terms of the Cost Sharing Agreement. During the course of the agreement Parks Canada will also provide planning and technical assistance and advice to the Village in the implementation of this plan and to ensure that the commemorative integrity of the National Historic Site is achieved.

Alberta Historic Resources Foundation
Alberta Historic Resources Foundation has supported Stirling through grants for planning, research and resource conservation studies. Because the Foundation only approves grants on a project by project basis, the overall level of financial commitment to the site development has not been determined. The foundation has, however, already demonstrated its ongoing commitment to the project by approving a grant for the first phase of Michelsen Farm conservation.

Historic Alberta Community Development

The Historic Site Service of Alberta Community Development is responsible for monitoring projects funded by AHRF. It also plays a key role in providing technical and professional assistance to the Village of Stirling in the development and implementation of this project.

Other Potential Partners

The Village of Stirling will be seeking the involvement of other partners as the project progresses. Their interests and goals that are compatible with those of the Village and the other partners will be reflected in the project definition.

7.3 Procedures for Implementation

This section defines a set of review and approval procedures that will guide the implementation of this project. They have been developed in recognition that the Conservation and Presentation Report provides general direction and a vision for the site but further definition of each of the initiatives identified in the report is required. Parks Canada will be closely involved in these interim planning stages in order to ensure that the Parks Canada Cultural Resource Management policy is adhered to and the Commemorative Integrity for the site is respected.

These procedures are supplementary to the terms and conditions set down in the Cost Sharing Agreement.

Contract Approvals

Parks Canada will review the specifications or terms of reference for work to be funded by Parks Canada and identified under the cost sharing agreement. This will be done prior to the Village of Stirling entering into a legal contract.

Volunteer Labour

Work carried by volunteers on projects identified in the Conservation and Presentation Report will constitute part of the Village of Stirling's contribution to the cost sharing agreement. The work will be carried out in accordance with conservation standards of Parks Canada and Alberta Community Development and guidance and orientation to these standards will be provided by representatives of Parks Canada and/or Alberta Community Development.

Following the guidelines for volunteer labour used by Alberta Historic Resources Foundation, manual labour will be valued at \$10 per hour. Professional or skilled labour will be determined by standard local rates.

Volunteer labour claimed as part of the cost sharing agreement must be related to the development costs identified in this report. Any volunteer labour that will be claimed as part of the Village's contribution must be approved by Parks Canada prior to the commencement of work. In accordance with provincial guidelines, the cost of volunteer labour will account for no more than 25% of the total value of the project.

Contributions in Kind

Contributions-in-kind can include materials or services. Receipts for donated goods and services at the going market rates can be submitted as part of the Village's contribution to the cost sharing agreement.

7.4 Visitor Orientation Centre

The Visitor Centre is an essential element of the project plan. It introduces the visitor to the site as a whole and provides him or her with the knowledge that will enable them to recognize the unique qualities and characteristics that define this distinctive settlement pattern. The initial concept for the Visitor Centre described in Section 4.2. included exhibit space with supporting visitor facilities such as reception area and public washrooms.

The Village of Stirling has committed itself to completing a visitor centre in time for Stirling's centennial celebrations which will take place in 1999. In preparing a cost estimate and a funding strategy, the village has recognized that the original concept may not be achievable within that short time frame. For

this reason it has decided to adopt a two-phased approach to this project.

Phase 1 of the Visitor Orientation Centre will consist of a small structure to provide an enclosed heated space for interpretive displays. Phase 2 of the project, which would expand the exhibit space and provide additional visitor facilities, is tentatively scheduled for the fifth year of the Cost Sharing Agreement. This part of the project will, however, only be undertaken if the Village of Stirling considers it to be financially and operationally viable.

7.5 Michelsen Farm

A Conservation Report for the Michelsen Farm was completed in 1996. It lays out a program of work for the complete conservation of the buildings and landscape. Parks Canada has agreed to support this work with the following conditions

- * Parks Canada will only cost share the conservation of the farmhouse interior if it is accessible to the public.
- * The mechanical and electrical upgrades in the Michelsen Farmhouse identified in the work plan are not cost-shareable items.
- * The conservation work will be carried out in a manner that is compatible with Parks Canada's Cultural Resource Management policy. This will include an archaeological assessment of a building site prior to the start of any new work.

7.6 Work Plan and Budget: 1997-2002

The following five-year work plan and budget will be reviewed on a yearly basis and may be adjusted to meet project requirements. Any changes will be made in full consultation with Parks Canada and any other partners.

PROJECT	97-98	98-99	99-00	00-01	01-02	TOTAL
SITE AND FINANCIAL PLANNING						
Fund Raising Strategy	X *					
Design and Plan Guidelines	X					
Operations and Business Plan		X				
Site Interpretive Plan	X					
VISITOR ORIENTATION CENTRE						
Concept Plan	X					
Building - Phase 1			30,000			30,000
Interpretive Exhibit - Design and Installation	10,000	10,000	20,000	10,000	10,000	60,000
Building - Phase 2 (Optional)					50,000	50,000
MICHELSEN FARM						
Project Planning						
Interim Stabilization Plan	X					
Site and Structural History	X					
Farmhouse						
Mechanical and Electrical †	15,000					15,000
Exterior Rehabilitation		32,500				32,500
Interior Rehabilitation ‡			22,900			22,900
Barn						
Stabilization - foundations, roof, walls	40,000					40,000
Complete Rehabilitation	21,000					21,000
Coal Shed				5,500		5,500
Outhouse				1,000		1,000

PROJECT	97-98	98-99	99-00	00-01	01-02	TOTAL
Granary					28,500	28,500
Machine Shed				5,000		5,000
Calving Shed				6,000		6,000
Corrals and Pens		2,500	2,500	5,000	5,000	15,000
Cistern				1,500		1,500
Garage - removal					2,500	2,500
Landscape	2,500	2,500	2,500	2,500	5,000	15,000
Interim Stabilization of Outbuildings	5,000	5,000				10,000
Supplementary Costs						
Architectural Fees	4,000	4,000	4,000	4,000	2,000	18,000
GST	4,000	4,000	4,000	4,000	2,000	18,000
Contingency - Architectural Fees	1,000	500	500	500	500	3,000
Contingency - Construction	4,000	2,500	2,500	2,000	1,000	12,000
SITE INTERPRETATION (including walking tours)						
Site Booklet				15,000		15,000
Community and Highway Signs			10,000			10,000
Interpretive and Promotional Brochures	2,500	2,500	2,500	2,500	2,500	15,000
Walking Trail Development		2,000	2,000	2,000	2,000	8,000
TOTAL COSTS	109,000	68,000	103,400	66,500	111,000	457,900
TOTAL ELIGIBLE EXPENSES	94,000	68,000	103,400	66,500	111,000	442,900
PARKS CANADA CONTRIBUTION	47,000	34,000	51,700	32,250	55,500	220,450

* "X" means no costs are associated with this item as part of the formal cost-share agreement.

† Expense not cost shareable.

‡ The interior of the Michelsen Farmhouse will only be funded if it is accessible to the public.



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APPENDIX: *DESIGN GUIDELINES*

The following guidelines are intended as a supplement to the Village of Stirling Land-Use Bylaw #320. The residents of the community have expressed a desire to maintain a controlled growth for the community, while at the same time, retaining its rural characteristics in recognition of the “roots” of the community itself. Parks Canada seeks to retain those elements which portray the heritage characteristics and define the community. The purpose of these guidelines is to ensure the long term integrity of this National Historic Site. The guidelines establish a series of priorities which are to be utilized in evaluating any changes and/or new developments for the community itself. These guidelines are not prescriptive, but rather define a “spirit and intent” for guiding development in the coming years. The guidelines consist of the following:

Large Residential Lot Size:

The initial community was established on a 10.0 acre grid, which was further sub-divided into 5.0 acre, 2.5 acre and 1.25 acre lot sizes. The original intention was that the smallest possible lot size would be 1.25 acres. This lot size was sufficient to allow for a farm home with associated out buildings. The larger lots, particularly the 5.0 and 10.0 acre, were intended to be farmsteads complete with barns and pasture land, as well as small fields for specialized crops. It is intended that all future development be restricted to a minimum lot size of 1.25 acres in recognition of this original intent of the community. Likewise, the retention of 2.5 acre lots, which strongly portrait this farmstead quality, is strongly encouraged. Therefore, the primary objective is to optimize the retention of lot sizes of 1.25 acres and over. All land development in lot sizes smaller than

1.25 acres are to be confined to the north-easterly four blocks of the community. At this location originally was an allowance for a town centre with considerably smaller lot sizes. Thus, it is proposed that all intense development for residential lots similar to those commonly found elsewhere today would be located in the north-east corner of the community only.

Large Setbacks:

The original community planning allowed for a farmstead spatial organization to the property. This assumed that the most prominent structure on the property would be the farm house; however, on large lots an equally prominent location for stables was also allowed for. In all cases, a substantial front yard setback, as well as large side yard setbacks, were required. It is intended to retain these large setbacks in order to maintain a spacious quality to the overall setting of the community. No future development should be allowed to reduce either the front yard or side yard requirements from that found in the original community.

Farm Buildings and Livestock:

With the exception of the north-east corner of the community, it was originally intended that the town be a collection of farmsteads. Implicit in this is an understanding that farm buildings would be part of the individual lot development, and likewise, livestock would be allowed on the individual properties. This policy of encouraging farm buildings and livestock is to be retained for all properties with 1.25 acres or more.

Wide Streets:

The grid of 100-foot- wide streets is one of the strongly defining characteristics of the original community. It is intended that these public right-of-ways be maintained without exception throughout the entire community. Therefore, no consideration should be given for reduction of the road right-of-ways.

Irrigation Ditches and Levees:

The Village of Stirling was founded on the basis of irrigation water being readily accessible to all properties. An intricate network of ditches and levies was constructed throughout the community. Much of this network was constructed on the public right-of-way. These ditches are a characteristic unique to a few communities in Southern Alberta. Therefore, it is intended that all last vestiges of irrigation ditches and levees that occur on public property be retained. No undertaking should be contemplated that would remove the remains of these ditches. With regard to these features contained on private property, the retention of irrigation ditches, control gates and cisterns is strongly encouraged.

Tree Planting:

One of the other strong visual characteristics of the community was the ability through irrigation to establish significant tree planting/

shelter belts on the individual farmsteads. With the loss of irrigation, there has been also a subsequent loss of shelter belt trees. The replanting of existing shelter belts and creation of new ones within the community, as well as specialized tree planting for orchard fruit trees, is strongly encouraged.

Fencing:

In keeping with the original farmstead character of the homes and farmsteads within the community was the use of rural-type fencing. The use of page wire fences, barb wire fences and wooden fences, in keeping with rural characteristics, is to be encouraged. At the same time, privacy fencing composed of 6 foot high opaque fencing is not in keeping with the community and is discouraged.

Housing:

The housing of the community was built to serve the practical needs of its residents. Often the homes were only one room deep and a single storey in height. The homes were of simple rectangular shapes with either a hipped roof line or gable pitched roof. Massive buildings or elaborate construction materials and detailing was not common. The construction of moderately detailed low scale homes is to be encouraged.

