

PROPOSED

ITEM #6.2.1
PUD2018-0052
ATTACHMENT 1

BYLAW NUMBER 9M2018

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE WEST END TELEPHONE EXCHANGE BUILDING AS A MUNICIPAL HISTORIC RESOURCE *****

WHEREAS the Historical Resources Act, R.S.A. 2000 c. H-9, as amended (the “Act”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of the West End Telephone Exchange Building have been given sixty (60) days` written notice of the intention to pass this Bylaw in accordance with the Act;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the West End Telephone Exchange Building as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the West End Telephone Exchange Building, located at 1010 14 Avenue S.W., and the land on which the building is located being legally described as PLAN A1 BLOCK 94 LOT 25 (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource, as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the Act. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “Standards and Guidelines”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource, which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-

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regulated Portions"). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

7. The schedules to this Bylaw form a part of it.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

8. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE "A"



West End Telephone Exchange



SCHEDULE "B"

Description of the Historic Place

The 1910 West End Telephone Exchange Building is a long, rectangular, one-storey, gable-front building of solid red-brick construction with sandstone detailing. Its symmetrical Romanesque Revival front façade features a Roman-arched central entrance, surmounted by a gabled parapet. It is located on a residential street in the community of Beltline.

Heritage Value of the Place

The West End Telephone Exchange was the second of a pair of nearly identical structures constructed as part of the telephone exchange technology implemented by the newly formed Alberta Government Telephones (AGT) in 1909. AGT occupied the building upon completion in 1910, until 1932, when this facility's operations ceased. The technological improvements in communication, which are associated with this resource, had a profound impact on the daily activities of residents of this part of Calgary.

Double-wall construction was employed to maintain optimal interior environmental conditions for the automated telephone equipment. A reference to "thermal bottle" construction has also been made in previous reports. The telephone exchange was purpose-designed and built to provide a highly controlled interior environment for sensitive electrical telecommunications equipment. This was a unique requirement for a building of its time, as electronic and communication technologies were in their infancy in 1910.

The building is exceptional in its use of quality materials including reinforced concrete foundation, pressed clay red brick, chiseled sandstone sills and lintels, and concrete parapet caps. The brick masonry at the building's corners was corbelled to create a quoin effect. The top of the front and rear gable walls terminates in corbel tables which transition fluidly to the precast concrete parapet caps. Along the side elevations, corbelled brick cornices support the minimal overhang and roof gutters adding a modulated rhythm and detail to the long linear side walls. Sandstone was used for lintels and sills while the more durable precast concrete was used for parapet caps.

The building, designed by Allan M. Jeffers, is of heritage value as a very good example of modest, understated Romanesque Revival architecture. Appropriate scale and proportion are wonderfully achieved in this non-residential insertion into a residential community. Unlike its Inglewood twin structure which has no windows, the West End Telephone Exchange was designed and constructed with windows on all elevations except the north (rear) elevation. The rear elevation displays a Roman-arch entry with a semicircular transom light above the door. Unusual for sites with such a distinct street frontage, the design of the rear elevation was given as much attention as the front elevation. The doors, however, are wider than a typical residential door likely a result of the practical requirement of efficiently moving equipment and machinery in and out.

Born and trained in Rhode Island, Allan Merrick Jeffers (1875-1926) became Alberta's Provincial Architect from 1907-12 and Edmonton's City Architect from 1912-14. He designed a number of major Edwardian era public buildings including the Alberta Legislature.

From 1933 until 1938 it appears the building was vacant. In 1938 the American Woman's Club of Calgary purchased the property and occupied the building continuously until at least 1991.

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The American Woman's Club (AWC) was formed in 1912 to enable wives of American businessmen, often only temporarily in Calgary, to meet. As well as being a social club, the AWC cooperated with other local organizations in philanthropic and civic improvement activities. Members raised money to support local charities and cultural groups through the sale of cook books, dances and other events. During the First World War, members formed a Red Cross department to aid local war work. The club was dissolved in 2007. The Calgary Boys Choir also used the facility from 1982 until at least 1991.

Character-Defining Elements

The character-defining elements include, but are not limited to its:

- form, scale and massing as expressed by its long, symmetrical, one-storey rectangular plan with short façade;
- medium pitched, front-gable roof; gabled parapets with stone coping and very tall, exterior red-brick chimney on east elevation with corbelled modillions;
- double wall construction with exterior masonry walls of red brick with common bond pattern and joined with red-pigmented mortar; concrete and terra cotta brick interior walls with void of approximately 46cm (18") to 61cm (24") within the two walls;
- fenestration pattern on all façades; windows comprising original single, wooden-sash single hung windows and wooden-sash multi pane basement windows; sandstone lintels and sills;
- additional exterior details such as decorative brick detailing including corbelled cornice under gable, quoining and corbelled modillions on side elevations; central front and rear entrance surmounted by Roman-arch and sandstone lintel (rear only); front entrance stairs with railings; and
- location on property with narrow setbacks on all sides.

REGULATED PORTIONS

1.0 South Façade

The following elements are regulated:

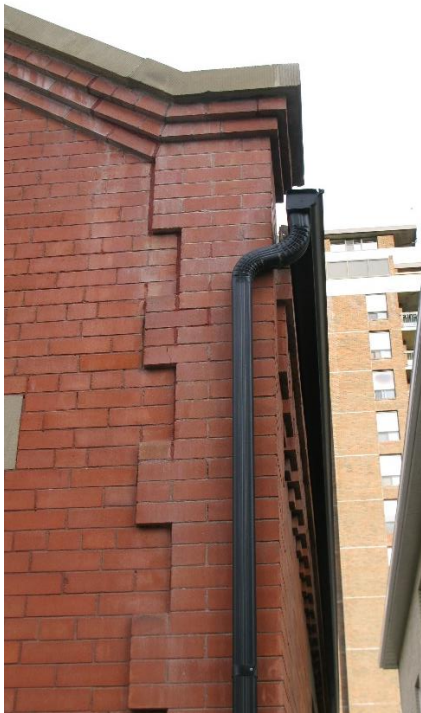
- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar; gabled parapets with sandstone coping (Images 1.1, 1.2, 1.3);
- b) The fenestration with single, wooden-sash single hung windows and wooden-sash multi pane basement windows; sandstone lintels and sills (Image 1.1);
- c) The brick detailing comprising corbelled cornice along gable edge, projecting quoins (at building corners) (Images 1.1, 1.2, 1.3); and
- d) The central front entrance with sandstone lintel and surmounted by brick relief in arch design (Images 1.1).

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(Image 1.1: South Façade)



(Image 1.2: an example of the brick quoins on façade corners and corbelled cornice with sandstone cap)



(Image 1.3: an example of the corbelled cornice at gable edge with sandstone cap)

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2.0 East Façade

The following elements are regulated:

- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar (Images 2.1, 2.2, 2.3);
- b) The fenestration with single, wooden-sash single hung windows; sandstone lintels and sills (Images 2.1, 2.2); and
- c) The brick detailing comprising corbelled cornice and corbelled modillions at roof line, projecting quoins (at building corners) (Images 2.1, 2.2, 2.3).



(Image 2.1: oblique view of East Façade looking south)

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(Image 2.2: oblique view of East Façade looking north)



(Image 2.3: example of the brick corbelled cornice with corbelled modillions at roof line, and the projecting quoins at building corners)

3.0 North Façade

The following elements are regulated:

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- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar; gabled parapets with stone coping (Images 3.1, 1.2, 1.3);
- b) The brick detailing comprising corbelled cornice under gable, projecting quoins (at building corners) (Images 3.1, 1.2, 1.3); and
- c) The central arched entrance surrounded by brick relief in an arch design with sandstone keystone (Image 3.1).



(Image 3.1 North Façade)

4.0 West Façade

The following elements are regulated:

- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar (Image 4.1);
- b) The fenestration with single, wooden-sash single hung windows; sandstone lintels and sills (Image 4.1); and
- c) The brick detailing comprising corbelled cornice and corbelled modillions at roof line, projecting quoins (at building corners) (Images 4.1, 2.3).



(Image 4.1: oblique view of West Façade looking north)

5.0 Form, Scale and Massing

The following elements are regulated:

- a) The long, symmetrical, one-storey rectangular form with medium pitched, front-gable roof; tall red-brick chimney on east elevation (Images 1.1, 2.1, 2.2, 3.1, 4.1); and
- b) The double wall construction with concrete and terra cotta brick interior walls with void of approximately 46cm (18") to 61cm (24") within the two walls.

6.0 Land

The Land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A").

SCHEDULE "C"

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5