

# PROPOSED

PUD2020-0915  
ATTACHMENT 2

## BYLAW NUMBER 30M2020

### BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE EAST CALGARY TELEPHONE EXCHANGE BUILDING AS A MUNICIPAL HISTORIC RESOURCE

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**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 East Calgary 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 East Calgary Telephone Exchange Building as a Municipal Historic Resource”.

#### BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the East Calgary Telephone Exchange Building, located at 1311 9 Avenue S.E., and the land on which the building is located being legally described as PLAN A3 BLOCK 6 LOT 6 (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

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“Non-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 was 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"



1311 9 AV SE



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## SCHEDULE "B"

### **Description of the Historic Place**

The 1909 East Calgary Telephone Exchange Building is a long, rectangular, one-storey, gable-front building of solid red-brick construction with sandstone detailing. A 1912 rear addition echoes the front. Its symmetrical Romanesque Revival front façade features a Roman-arched central entrance, surmounted by a gabled parapet. It is located on the main commercial street in Inglewood, one of Calgary's earliest inner city communities.

### **Heritage Value of the Place**

The East Calgary Telephone Exchange Building, in continuous use as a telephone exchange until 1967, possesses activity value for its telephone service to the community for six decades and its important role in the development and operation of the city's telecommunications system. Colonel James Walker, one of Calgary's most influential citizens who homesteaded the lands which currently comprise the Inglewood Bird Sanctuary, introduced telephone service to Calgary in 1885 when he installed a line between his office and his lumberyard. In 1887 City Council invited Bell Telephone Company to develop a municipal telephone system which offered city-wide service by 1900. In 1908, the provincial government, which had been providing some rural telephone service since 1906, established Alberta Government Telephones (AGT), the province's first Crown Corporation, to serve rural areas, improve service in existing urban areas and purchase and expand Bell's infrastructure. With the rapid growth during the city's first construction boom, the existing manually-operated telephone exchange could not meet the demand for telephone service. In 1909, the newly formed AGT built a telephone exchange building in Inglewood to house a 300-line, automated "state-of-the-art" electromechanical switching system from the Automatic Electric Company.

The structure is also an excellent example of how buildings employ new construction methods to meet the needs of emerging technologies. Allan M. Jeffers, Alberta's first Provincial Architect, devised the building's innovative double-wall construction, in order to maintain the building's environment within the operating conditions of the sensitive automated equipment it was to house. His unique, windowless design of an exterior brick and masonry shell which enclosed a concrete and terra cotta brick structure created an air space intended to provide both passive insulation and radiant heat source. In addition, the equipment was exceptionally heavy and required steel reinforced concrete floors to carry the load. Within a year of its construction, with Calgary's burgeoning population, the east office demand grew by 44%, and by 1913 a rear addition was constructed to accommodate the equipment for an additional 700 lines.

The telephone exchange building, designed by Allan M. Jeffers, is a rare and superbly maintained example of Romanesque Revival Style architecture in the community. His design reflects the dual role of the utilitarian and public building by using 'stripped down' Romanesque elements for both the original building and extension. These include the Roman arch in the surround above the central front entrance, the modillions under the gable eaves and corbelled cornice in the gable ends, and the use of brickwork to provide texture, such as the brick quoining. Another feature of the style is the building's polychrome sandstone and painted concrete detailing on the sills, lintels and the coping on the gabled parapets. This building, together with other intact buildings of the Edwardian period, makes a strong contribution to Inglewood's main street.

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.

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The East Calgary Telephone Exchange Building has continued its service to the community through the present day. When the early generation electro-mechanical relay equipment was phased out in 1967, the building was first used as a kindergarten from 1966-72. By 1973 it was acquired by the Inglewood Community Association as part of a Local Initiatives Program to develop a seniors' crafts and social centre serving for over four decades as the Inglewood Silver Threads Drop-In Centre. The building was declared a Registered Historic Resource in 1981 and designated a Provincial Historic Resource in 2009.

## 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;
- rear addition which mirrors form of original;
- medium pitched, front-gable roof clad in metal; gabled parapets with stone coping;
- very tall, exterior red-brick chimney on east elevation of rear addition with corbelled modillions and sandstone cap;
- 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, 2-over 4 multi-pane wooden sash storm windows and 1-over-1 sash 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 entrance surmounted by Roman-arch and sandstone lintel; front entrance stairs with railings; and two-leaf entry door;
- interior features that reflect the building's original use as a public utility such as the large, open floor plan which originally housed banks of telephone equipment; steel reinforced concrete floors; lath and plaster wall and ceilings;
- location on property; setbacks on all sides; and
- main commercial street setting; relation to other main street commercial and public buildings.

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## REGULATED PORTIONS

### 1.0 North Façade

The following elements are regulated:

- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar and gabled parapets with sandstone coping (Images 1.1 and 1.3);
- b) The fenestration with single, 2-over-4 multi-pane wooden sash storm windows and 1-over-1 wooden sash windows and sandstone lintels and sills (Images 1.1 and 2.2);
- c) The brick detailing comprising corbelled cornice along gable edge and projecting quoins (at building corners) (Images 1.1, 1.3 and 2.2); and
- d) The central front entrance with sandstone lintel and surmounted by brick relief in Roman-arch design and wooden paneled door (Images 1.1, 1.2 and 1.4).

Note: This does not preclude a return to the original 1-over-1 sash window style or the door style as seen in Image 1.2.



(Image 1.1: North façade)

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(Image 1.2: Historic image of north façade showing the original 1-over-1 sash windows and Roman arch above the central front entrance, ca. 1910-1920, Copyright AGT Archive)



(Image 1.3: Detail of common bond pattern red brick with red-pigmented mortar and corbelled cornice at gable edge with sandstone cap)





(Image 1.4: Detail of central front entrance with sandstone lintel and surmounted by brick relief in Roman-arch design)

## 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 (Image 2.1);
- b) The fenestration with 2-over-4 multi-pane wooden sash storm windows and 1-over-1 wooden sash windows and sandstone lintels and sills (Images 2.1 and 2.2);
- c) The brick detailing comprising corbelled cornice and corbelled modillions at roof line and projecting quoins (at building corners) (Images 2.1 and 2.3); and
- d) Tall, exterior red-brick chimney on east elevation of rear addition with corbelled modillions and sandstone cap (Images 2.1 and 2.4).

Note: This does not preclude a return to the original 1-over-1 sash window style as seen in Image 1.2.



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(Image 2.1: Oblique view of east façade with rear addition added 1912-1913)



(Image 2.2: Typical fenestration and corbelled modillions on side elevations)

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(Image 2.3: Historic image showing detail of quoins at building corner, 1910-1920, Copyright AGT Archive)



(Image 2.4: Detail of corbelled modillions and sandstone cap of red-brick chimney on east façade of rear addition)

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## 3.0 South Façade

The following elements are regulated:

- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar and gabled parapets with stone coping (Image 3.1); and
- b) The brick detailing comprising corbelled cornice under gable and projecting quoins (at building corners) (Image 3.1)

Note: the single story extension built ca.1955, is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 3.1: South façade with ca. 1955 cinder block rear extension)

## 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 (Images 4.1 and 4.2);
- b) The fenestration with 2-over-4 multi-pane wooden sash storm windows and 1-over-1 wooden sash windows and sandstone lintels and sills (Images 4.1 and 4.2); and
- c) The brick detailing comprising corbelled cornice and corbelled modillions at roof line and projecting quoins (at building corners) (Images 4.1 and 4.2).

Note: This does not preclude a return to the original 1-over-1 sash window style as seen in Image 1.2.



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(Image 4.1: Oblique view west façade looking southeast, ca. 1990s)



(Image 4.2: Oblique view west façade rear addition looking northeast)

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## **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; rear addition which mirrors form of original with tall red-brick chimney on east elevation with corbelled modillions and sandstone cap (Image 2.1); 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").

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## 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



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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](http://www.historicplaces.ca), or from:

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