

BYLAW NUMBER 27M2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE BANK OF MONTREAL
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 real property as a Municipal Historic Resource whose preservation City Council considers to be in the public interest because of its heritage value;

AND WHEREAS the owner of the Bank of Montreal has 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 Bank of Montreal as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The “Bank of Montreal” comprises:
 - a) a Beaux Arts, stone-clad building dating from 1932;
 - b) 608.81 square meters of land which comprises the parcel; and
 - c) is located at 140 - 8 Avenue S.W., and legally described as Plan A; Block 50; Lots 39 and 40 as shown on attached Schedule “A”.
3. The Bank of Montreal is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Bank of Montreal is hereby described in the attached Schedule “B”.
5. The specific elements of the Bank of Montreal possessing heritage value are hereby known as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are specifically described or identified in the attached Schedule “C”.

PERMITTED REPAIRS AND REHABILITATION

6. a) The Regulated Portions of the Bank of Montreal, as described or identified in Schedule “C” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than 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 "D".

- b) All portions of the Bank of Montreal, which are not described or identified as a Regulated Portion in Schedule "C" are hereby known as the Non-regulated Portions (the "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, and that all the other permits required to do such work have been obtained.

COMPENSATION

7. Upon this Bylaw coming into force and effect, The City of Calgary will compensate the owner of the Bank of Montreal in the amount of ONE MILLION FIVE HUNDRED AND NINETY NINE THOUSAND (\$1,599,000.00) DOLLARS after which payment is made, no further compensation pursuant to Section 28 of the Act is owing.

EXECUTION OF DOCUMENTS

8. 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

9. The schedules to this Bylaw form a part of it.
10. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2016.

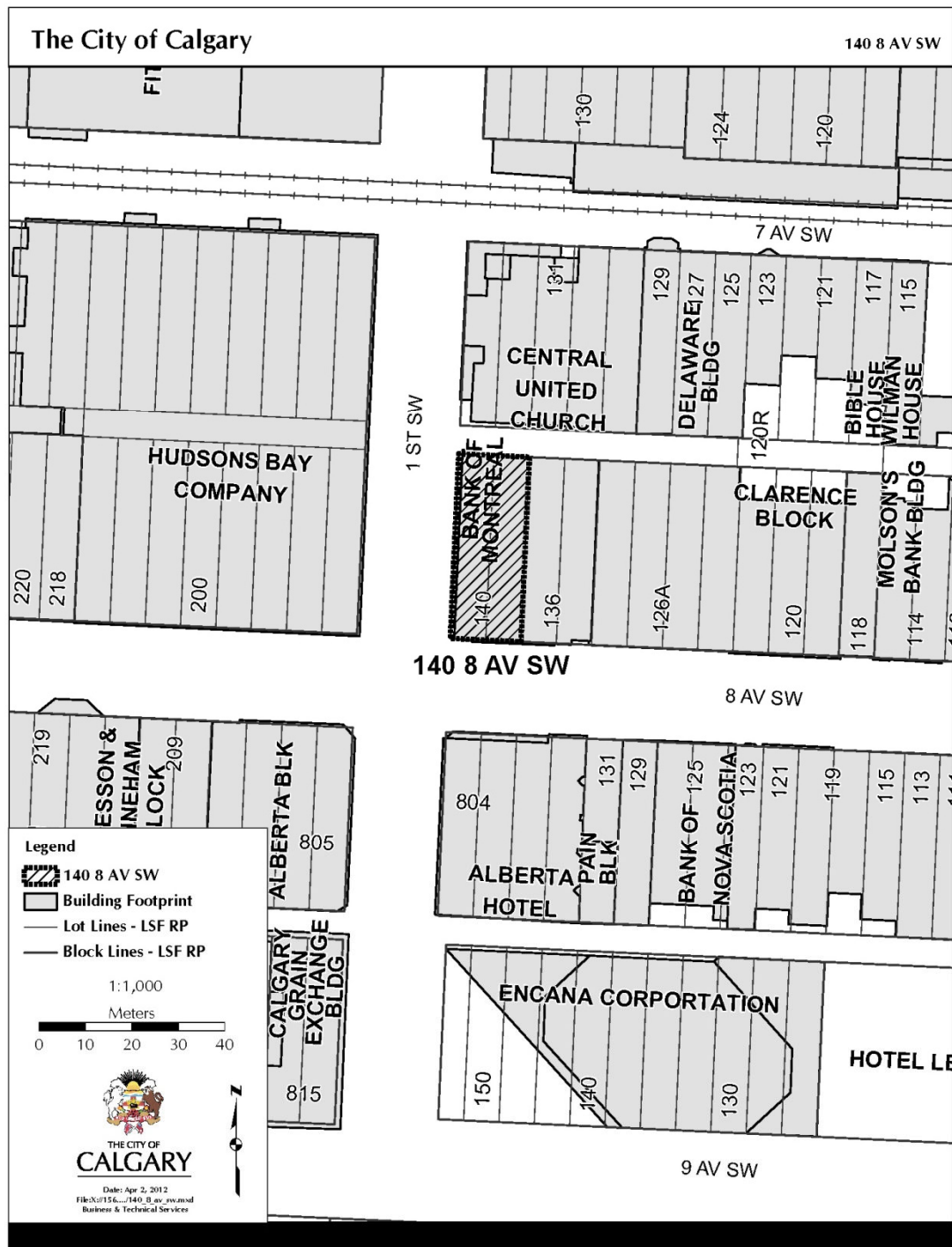
READ A SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME THIS ____ DAY OF _____, 2016.

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE BANK OF MONTREAL AS A MUNICIPAL HISTORIC RESOURCE



SCHEDULE “B” TO THE BYLAW TO DESIGNATE THE BANK OF MONTREAL AS A MUNICIPAL HISTORIC RESOURCE

Description

The Bank of Montreal, completed in 1932, is a four-storey, Tyndall limestone-clad, Beaux Arts-style building situated at one of the principal intersections in downtown Calgary. Corinthian columns and a pediment dominate its main facade, while the interior focal point of the building is a lofty banking hall with marble and plaster finishes and an elaborate coffered ceiling. The building contributes to the Stephen Avenue National Historic Site district, declared in 2002, and was protected as a Historic Resource by the Province of Alberta in 2003.

Heritage Value

Built 1930-32, the Bank of Montreal is the finest example of Beaux Arts architecture in Calgary and the most substantial temple-form bank in the city. As the site of company's main operations in the city since the 1880s, the property also symbolizes a long historical association with the city.

The Bank of Montreal stands in a location that the company had occupied since 1889 when it constructed its first purpose-built branch in Calgary - a turreted sandstone structure - a block west of its original 1886 rented quarters in the Lineham Block. This central location and handsome architecture helped the bank become the principal financial institution in the city.

The Bank of Montreal was the second charter bank to open in Calgary (Oct. 20, 1886) a couple of days after the Imperial Bank became the first. This early date of establishment in the city, just three years after the arrival of the Canadian Pacific Railway (CPR) and two years after the town was incorporated made the company an important fixture in the frontier settlement of 1200 people. The mayor, Col. James Walker, travelled to Montreal to appeal to the company to open a branch in the city. As the largest bank in the country, its agreement to open a branch in Calgary – its first west of Winnipeg – represented an important expression of confidence in the community, strengthening Calgary's position as a burgeoning commercial centre. Being the principal financier to the CPR, the branch opening was mutually beneficial to the bank which gained from the success of railway and the development along its line.

An act by the bank to quickly lend money to the town to buy firefighting equipment after the settlement was nearly wiped out by fire in 1886 helped to strengthen its position in the community. Due to the company's vast reserves of capital it also became instrumental in financing much of the early development in the area. At the beginning of the 1930s the bank financed major civic projects such as the Glenmore water system. By the time the present structure was built the company was the city's leading bank and the headquarters of the bank's superintendent for Alberta.

Construction of the Bank of Montreal was initiated in 1930 and designed in the monumental Beaux Arts tradition by Montreal architect Kenneth Rea. Rea was a preferred architect for the company designing dozens of branches – the Calgary branch being one of the most substantial. Notably, construction occurred in two phases so that business could proceed on site while the present building was erected and the former was demolished.

The exterior of the building is defined by its Tyndall stone cladding and classical-style features. It is unique in Calgary as an office building edifice enveloped by Beaux Arts-style temple-form exterior. The main facade is dominated by Corinthian columns and pediment containing stone carving of the company's coat-of-arms with First Nations people, tepees, evergreen trees and a

beaver to exemplify the Canadian roots of the company. Massive brass doors mark the main entrance, while 'BANK OF MONTREAL' lettering is carved into the cornice; Corinthian pilasters line the side of the building. Originally a rooftop garden provided refuge for employees.

The interior focal point of the building is the lofty bank hall which ranks among the most lavish spaces ever designed in Calgary. The banking hall is flooded by natural light and bisected by rows of Corinthian columns. It is ornamented with elaborately coffered ceilings, panelled plaster walls, bronze chandeliers and a variety of marble wall and floor finishes. Gold leaf detailing highlights column capitals, ceiling and wall features. Offices for the managers are richly finished with marble detailing or walnut panelling.

The building's exceptional architecture and long-standing situation at one of the most prominent downtown intersections makes it an important Calgary landmark and an integral contributor to the Stephen Avenue National Historic Site.

Character-Defining Elements

The exterior, contextual and integral character-defining elements of the Bank of Montreal include but are not limited to:

- Location at central intersection in Calgary's historic downtown core;
- Form, scale and massing distinguished by its four-storey height, rectangular plan with light well; flat roof with straight parapets; and (brick) elevator penthouse
- Steel-frame, reinforced-concrete, brick and clay-block construction; Tyndall limestone cladding in ashlar finish with detailing and ornamentation comprising Corinthian columns, pilasters and entablature, and pediment enclosing a relief sculpture of the bank's coat-of-arms; gray granite base;
- Incised inscriptions including 'BANK OF MONTREAL' (in entablature and above West entrance), 'MDCCCXVII MCMXXX' (atop main entrance), '1931' and signature of architect (granite base)
- Central main entrance with brass, double doors heavily ornamented in relief and granite steps; asymmetrical secondary entrance of main façade; west facade entrance with brass double doors and reveals (surrounds); and
- Fenestration containing a variety of window types including metal-sash, main-floor and upper-floor windows with hopper transom lights; ornamented main-floor, three-part, metal-sash windows and frames with each part comprising divided casement sashes, and three-part, hopper transom lights; upper-storey, metal-sash windows with two-part casement sashes and a hopper transom light.

The interior character-defining elements of the Bank of Montreal include but are not limited to:

- Lofty banking hall with coffered polychrome and gilded ceiling; Corinthian columns and pilasters with gilded capitals; bronze chandeliers; bronze wall sconces; gray, black and red marble flooring; variety of marble wall finishes including wainscot and radiator cases; polychrome and gilded plaster wall with decorative and sculptural panels; brass ornamentation and hardware such as panels and grilles; secondary, bronze, doorway assembly; inset mezzanine clock
- The manager's office (ground floor) with walnut panelled walls and doors; fireplace with carved walnut mantle, black marble surround and hearth;
- The assistant manager's office (ground floor) with marble wainscot, panelled plaster walls;
- Main stair hall to basement (ground floor) and staircase with marble, ashlar walls, marble balustrade, stair treads and risers, and brass hand rail;
- Customer room (ground floor) with marble wainscot and panelled plaster walls;

- Superintendent's office (second floor) with walnut panelled wainscot and doors; fireplace with carved walnut mantle and black marble surround, associated marble-clad washroom;
- Safety deposit area (basement) with marble ashlar walls, metal and brass gates and grilles;
- Two basement vaults with heavy steel doors;
- Secondary metal staircase; basement stair hall with terrazzo, porcelain tile and marble flooring, marble wainscot, and metal doors and surrounds; and
- Decorative plaster ceilings throughout original ground and second-floor offices, with gilt detailing in principal areas.

PROPOSED

SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE BANK OF MONTREAL AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 South Façade

- a) Tyndall limestone ashlar-block cladding and detailing comprising engaged Corinthian columns and pilasters, cornice with multiple mouldings and dentil mouldings, pediment and high-relief coat-of-arms sculpture within (Images 1.1, 1.2);
- b) Ashlar-block gray granite base; incised granite date stone with ‘1931’ numerals; and granite stone with incised architect’s signature (Image 1.2);
- c) Straight parapet above roofline clad in ashlar-block Tyndall limestone; Incised ‘BANK OF MONTREAL’ lettering centred within cornice (Images 1.1, 1.2);
- d) Existing window pattern and openings (Images 1.1, 1.2); ornamented main-floor, three-part metal-sash windows with each part comprising single-light or divided casement sashes, and three-part transom lights with each part comprising a single-light hopper-sash, and ornamented frames (Image 1.3); upper-storey, metal-sash windows with two-part single-light casement sashes and single-light, hopper-transom light (Image 1.4); metal-sash, single-light, main-floor and upper-floor windows with single-light hopper transoms (Image 1.5); and
- e) Central main entrance with heavily ornamented, bronze double doors and bronze reveals; granite steps; stone panel atop main entrance with incised ‘MDCCCXVII MCMXXX’ lettering (Images 1.1, 1.6).



Image 1.1 – Architect’s drawing, south elevation, September 1930

PROPOSED



Image 1.2 – Oblique view of south Façade, 2012



Image 1.3 - Example of a three-part ornmented metal sash.



Image 1.4 – Example of an upper-storey metal sash window.

PROPOSED



Image 1.5 - Example of single-light main-floor and upper floor windows.



Image 1.6 - Central main entrance with heavily ornamented, bronze double doors and bronze reveals.

PROPOSED

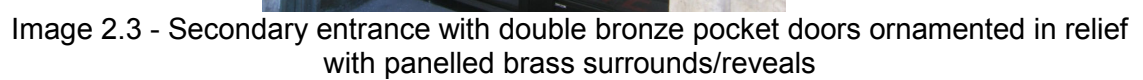
2.0 West Façade

- a) Tyndall limestone ashlar-block cladding and detailing comprising Corinthian pilasters, cornice with multiple mouldings and dentil mouldings (Images 2.1, 2.2);
- b) Ashlar-block gray granite base (Images 2.1, 2.2);
- c) Straight parapet above roofline clad in ashlar-block Tyndall limestone (Images 2.1, 2.2);
- d) Existing window pattern and openings (Images 2.1, 2.2); metal-sash, single-light, main-floor and upper-floor windows with single-light hopper transoms (Image 1.5); ornamented main-floor, three-part metal-sash windows with each part comprising single-light or divided casement sashes, and three-part transom lights with each part comprising a single-light hopper-sash, and ornamented frames (Image 1.3); small basement windows with metal grills (Image 2.1, 2.2); and
- e) Secondary entrance with double bronze doors ornamented in relief with panelled brass surrounds (reveals) and 'BANK OF MONTREAL' incised above (Images 2.1, 2.3).



Image 2.1 – Architect's drawing, west elevation, September 1930

PROPOSED



3.0 North Façade

- a) Tyndall limestone ashlar-block cladding and detailing comprising Corinthian pilasters, cornice with multiple mouldings and dentil mouldings (Images 3.1, 3.2);
- b) Ashlar-block gray granite base (Images 3.1, 3.2);
- c) Straight parapet above roofline clad in ashlar-block Tyndall limestone (Images 3.1, 3.2); and
- d) Existing window pattern and openings (Images 3.1, 3.2); metal-sash, single-light, main-floor and upper-floor windows with single-light hopper transoms (Image 1.5); ornamented main-floor, three-part metal-sash windows with each part comprising single-light or divided casement sashes, and three-part transom lights with each part comprising a single-light hopper-sash, and ornamented frames (Image 1.3); small basement windows with metal grilles (Image 3.1).

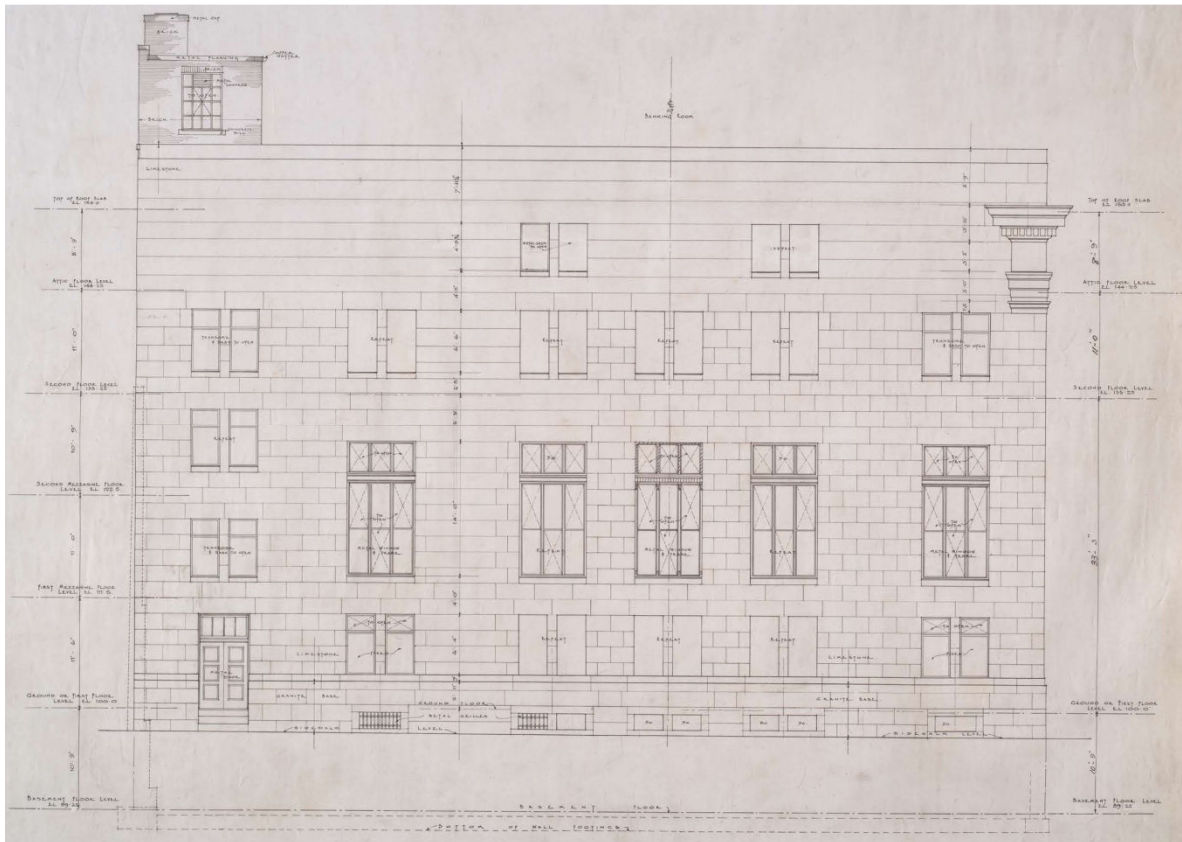


Image 3.1 – Architect's drawing, north elevation, September 1930

PROPOSED



Image 3.2 – North Façade, 2012

4.0 Exterior Form, Scale and Massing

- a) The building's original four-storey height and flat roof form, excepting the existing rooftop addition (Images 1.1, 2.1, 3.1).

PROPOSED

5.0 Interior

5.1 Main (Ground) Floor – Banking Hall:

- a) Its extended-storey height of open character (Images 5.1.1, 5.1.2, 5.1.3);
- b) Two rows of Corinthian columns and pilasters with gold-leaf-covered capitals (Images 5.1.1, 5.1.3);
- c) Entry wall (base of mezzanine) extending across width of banking hall; its finishes comprising a variety of marble panels and inlays with inset clock (Images 5.1.2, 5.1.4);
- d) Heavily moulded plaster walls detailed in gold leaf comprising decorative and sculptural panels of Classical-style motifs; bronze ventilation grilles (Image 5.1.5);
- e) Red marble wainscot with black baseboards; red marble radiator cases with bronze grilles and finishes (Image 5.1.6);
- f) Elaborate plaster ceilings detailed in gold leaf of square coffers, octagonal coffers with rosettes, and moulded cornices (images 5.1.1, 5.1.7);
- g) Five, large, bronze, hanging light fixtures; 14 bronze wall sconces attached to each column and to the outer walls (Images 5.1.1, 5.1.7, 5.1.8); and
- h) Gray marble flooring throughout the banking hall with black and red marble borders (Images 5.1.2, 5.2.3).



Image 5.1.1 – The Banking Hall, view to the north west, 1938 –BMO Corporate Archives

PROPOSED



Image 5.1.2 – The Banking Hall, view to the south west, 1938 –BMO Corporate Archives



DESPROPER

Image 5.1.3 – The Banking Hall – view to the north from the mezzanine



Image 5.1.4 – The Banking Hall, view to the south east, showing the entry wall (and mezzanine)

<p>Image 5.1.5 – An example of the ornamented plaster walls detailed in gold leaf and bronze ventilation grilles.</p>	<p>Image 5.1.6 - Red marble wainscot with black baseboards; red marble radiator cases with bronze grilles and finishes.</p>

PROPOSED



Image 5.1.7 – An example of one of the five, large, bronze, hanging light fixtures.



Image 5.1.8 – An example of one of the 14 bronze wall sconces attached to each column and to the outer walls.

PROPOSED

5.2 Main (Ground) Floor - Main Entrance Foyer:

Bronze, panelled and heavily ornamented reveals; bronze-detailed globe light fixture; and pink, black and grey marble flooring (Images 5.2.1, 5.2.2, 5.2.3).



Image 5.2.1 – The main entrance foyer showing the heavily ornamented bronze reveals and panelled bronze foyer ceiling with light fixture



Image 5.2.2 – Detail view showing the heavily ornamented reveals of the main entrance foyer.



Image 5.2.3 – The pink, black and grey marble flooring of the main entrance foyer.

5.3 Main (Ground) Floor - Manager's Office (immediately east of main entrance):

Walnut panelled walls and doors (with bronze hardware); fireplace with carved-walnut mantle, black-marble surrounds and hearth, and firebrick lining; ceiling with ornamentally detailed

D
E
S
C
R
I
P
T
I
O
N

plaster friezes and cornices and gold-leafed ceiling borders; black-marble baseboards and floor border; and glazed wood-frame door to banking hall. (Images 5.3.1, 5.3.2).



Image 5.3.1 - View to the north east of the Manager's Office, 2012



Image 5.3.2 - View to the south east of the Manager's Office

5.4 Main (Ground) Floor Assistant Manager's Office (immediately east of Manager's Office)

Red-marble wainscot with black baseboards and red-marble radiator cases with bronze grills and finishes; panelled-plaster walls and ceiling with decorative border including band of gold leaf; panelled walnut doors with bronze hardware. (Images 5.4.1, 5.4.2)

DESPEROBADA



Image 5.4.1 – View to the east of the Assistant Manager's Office



Image 5.4.2 – View to the south west of the Assistant Manager's Office

5.5 Main (Ground) Floor - Main Staircase to Basement (immediately west of main entrance)

Gray marble walls in ashlar finish; classical-style marble balustrades; plaster ceiling with ornamental cornices; globe light fixture, bronze wall grille. (Image 5.5.1)

D
E
S
O
P
R
O
P
R



Image 5.5.1 – View to the south of the main staircase to the basement

PROPOSED

5.6 Main (Ground) Floor - Customer's Room (southwest corner):

- a) Plaster walls and ceiling with decorative border including band of gold leaf (Image 5.6.1); and
- b) Red-marble wainscot with black baseboards; red-marble radiator cases with bronze grilles and finishes (these features have largely been encased/obscured but are extant) (Image 5.6.1).



Image 5.6.1 – View to the south showing the Customer's Room prior to renovation, 2012 – many of the heritage features are now encased/obscured, but remain intact under the modern finishes.

PROPOSED

5.7 Second Floor - Superintendent's Office (south-west corner)

Panelled walnut wainscot, chimneypiece, radiator cases (with bronze grilles) and doors (with bronze hardware); plaster ceiling with decorative moulded border; fireplace with black marble surround and firebrick lining; adjoining washroom with marble wainscot. (Images 5.7.1, 5.7.2)



Image 5.7.1 – View to the south east of the Superintendent's Office



Image 5.7.2 – Detail view showing the panelled and carved wainscot of the Superintendent's Office

5.8 Basement - Main Basement Staircase and Stair Hall

Marble balustrade, stair treads and risers; brass handrails; glazed door and sidelights at base of stairs; gray-marble flooring with red and black-patterned inlay and borders; gray marble walls in ashlar finish; and plaster ceiling with moulded cornice and borders. (Images 5.8.1, 5.8.2)

D
E
S
O
P
R
O
P
R



Image 5.8.1 – View to the south of the main basement staircase and stair hall



Image 5.8.2 – View to the south west of the main basement staircase and stair hall

PROPOSED

5.9 Basement - Safety Deposit Department area (base of main staircase – southwest corner)

Gray marble walls in ashlar finish; nickel and bronze floor-to-ceiling gates and grills; gray-marble flooring with red and black-patterned inlay and borders; plaster ceiling with moulded cornices and friezes; and steel vault door, surround and gate. (Images 5.9.1, 5.9.2)



Image 5.9.1 – View to the south west of the safety deposit department area



Image 5.9.2 – View to the south east of the safety deposit department area

5.10 Basement - Secondary Stair Hall (north-east corner)

The steel vault door, surround and gate. (Image 5.10.1)

DESIGN PROPOSED



Image 5.10.1 – View to the south of the steel vault

PROPOSED

5.11 Light-well Walls (east wall)

- a) Exposed brick surfaces within the light well (Image 5.11.1); and
- b) East wall with: six opening adjoining the banking hall at ground level; five openings at mezzanine level (two openings with their ornamented three-part metal-sash windows with each part comprising single-light sashes, and three-part transom lights with each part comprising a single-light hopper-sash, and ornamented frames); five second-floor paired openings; five third-floor paired openings. (Image 5.11.1)



Image 5.11.1 – View to the north of the light well and original east wall

PROPOSED

5.12 Secondary Staircase – Basement to Roof (northeast corner)

Metal staircase with simple balustrades; marble wainscot from basement to mezzanine level. (Image 5.12.1).



Image 5.12.1 – The secondary staircase from basement to roof showing marble wainscot between basement and main level

5.13 Secondary South Entrance Interior Lobby

The bronze panel in sculptured in relief wall-mounted in the lobby, previously located on the exterior above the secondary south entrance. (Image 5.13.1).



Image 5.13.1 – Bronze exterior panel now located on the interior

PROPOSED

SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE BANK OF MONTREAL AS A MUNICIPAL HISTORIC RESOURCE

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 from:

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, #8117
Calgary, Alberta,
T2P 2M5

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