

PROPOSED

IP2021-1506
ATTACHMENT 2

BYLAW NUMBER 70M2021

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE GUIDE-SCOUT SERVICE CENTRE 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 Guide-Scout Service Centre 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 Guide-Scout Service Centre as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Guide-Scout Service Centre, located at 2140 Brownsea Drive NW, and the land on which the building is located being legally described as,
PLAN 4118JK
BLOCK 5
CONTAINING .777 HECTARES (1.92 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES (ACRES) MORE OR LESS
A) PLAN 9110745 ROAD	0.276 (0.68)

EXCEPTING THEREOUT ALL MINES AND MINERALS

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

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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-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.

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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 "B"

Description

The Guide-Scout Service Centre was built in 1966 to 1967 and comprises a large open lot with a one and one-half storey Expressionist-style building. The site is located on the north side of Brownsea Drive NW between 20th and 21st Streets NW, just east of the Calgary Area Guide Centre, in a residential context in the neighbourhood of West Hillhurst. The building, distinguished by its cubic box massing set on a smaller poured concrete box, features minimalist brick cladding and inset vertical windows. A steeply pitched, concave flared roof, reminiscent of a camping "pup" tent and composed of massive curved glulam beams, peeks out from the flat roofline and dramatically projects over a central front entryway at the second storey. The entryway is accessible by a central, wide spanning concrete staircase.

Heritage Value

The Guide-Scout Service Centre, built in 1966-67, has institutional value as the most tangible symbol of the Boy Scout and Girl Guide movements in Calgary and their joint effort to construct a purpose-built headquarters. The Guide and Scout movements were essential youth organizations in Calgary, which promoted the development of character, ability, and leadership through outdoor activities and community service. The Scouting movement first began in Calgary in 1910 with Girl Guide troops following by 1915. By 1966, there were over 10,000 Scouts and approximately 5,000 Guides in the City.

The Guide-Scout Service Centre is further significant for its activity value as the hub for the Guides and Scouts for over half a century. The building has functioned as a formal meeting and event space, a head office, and a training and education centre for leaders, Scouts, and Guides for over 45 years. The first Scout and Guide offices were housed separately in leased office spaces beginning in the 1920s, and headquarters changed locations several times depending on growth and shifting needs. By the 1950s, both organizations required a larger, multi-use space and a partnership was forged to build a new integrated facility. Since 1983, the Guide-Scout Service Centre has exclusively served the Boy Scouts, after the Calgary Area Guide Centre, a new headquarters for the Girl Guides, was completed directly west of the building.

The Guide-Scout Service Centre is additionally significant as symbolic of its ties to the National Centennial building program in Calgary in 1967. Engagement in the national program resulted in the development of several important public buildings and spaces in Calgary including most prominently, the Centennial Planetarium, located directly across Bow River from the property. Spearheaded by the Guides and Scouts organizations, funds were donated from the government, local business and industries, and service clubs, raising \$225,000. In addition, each Boy Scout and Girl Guide contributed \$1 to the project, covering 4% of the total construction cost. The City donated \$30,000 and leased the use of a City-owned lot. Work commenced in the fall of 1966 and the building was completed in June 1967, officially opening October 10, 1967.

The Guide-Scout Service Centre is also valued as a unique statement of an Expressionist-style building in Calgary. The building was designed by notable architect, Jack Long, of McMillan Long & Associates, visionaries for some of the City's most inspired modern buildings, including the Catholic School Centre (1968), and the Centennial Planetarium. The building's formal and orderly composition is juxtaposed with a playful concave flared roofline perched above an otherwise flat roof. The cubic box at the second storey is sheathed in minimalist rug brick cladding and is stacked over a smaller box composed of board formed concrete. The blank

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walls are punctuated with vertical reveals with windows and plywood panels. An austere central entryway accessed by a wide formed concrete stairway, is detailed with clerestory windows and vertical glazed panels, creating transparency and relief from the blankness of the structure. The geometric structure is capped with a negatively curved glulam beam gabled roof, representative of a camping tent, which thrusts over the central entryway to dually function as an awning. The interior hall on the second storey features the internal expression of the tent, with exposed glulam beams interspersed with a cedar tongue and groove ceiling. A narrow band of clerestory windows provides filtered natural light into the meeting space.

The Guide-Scout Service Centre is also valued for its masterful design as expressed by its finely executed symmetrical massing, crisp corners and thoughtfully placed materials. The building was ingeniously designed to maintain its functionality while expressing important symbols and interior layout integral to the Girl Guide and Scout organizations.

Character Defining Elements

The key elements that define the heritage character of the Guide-Scout Service Centre include but are not limited to its:

- setting on the north side of Brownsea Drive, NW between 20th and 21st Streets in the West Hillhurst neighbourhood in Calgary;
 - siting within a residential context and east of the Calgary Area Guide Centre;
 - associated landscaping elements including open lot with mature trees; original flagpole;
 - form, scale, and massing as expressed by its roughly square, one and one-half storey plan with a larger box stacked over a smaller box and capped with an exaggerated flared roof projecting over the front entryway at the second storey and raised above the main roofline with clerestory windows;
 - construction materials including: wooden frame; narrow, one-third bond pattern rug finish brick cladding on upper box; poured board formed concrete walls on lower box; metal flashing on roof; negatively curved glulam wooden roof beams; metal doors and windows; plywood panels above south and north entryways; wooden soffits;
 - original fenestration including: symmetrically placed vertical window openings in upper and lower boxes; narrow single assembly vertical fixed and awning aluminum sash windows; clerestory aluminum sash windows under flared roof and at gable end of flared roof; vertical panels of aluminum sash glazing in front entryway at upper and lower stories; single metal doors; and
 - additional features such as wide formed concrete stairway with metal open balustrade.
- original interior features such as: open foyer at second storey with wood-paneled walls and clerestory above; clear-span open space to roof peak in main hall at second storey; exposed curved glulam beams with wood-paneled ceiling in hall space and hallways at second storey; original wood trim and hardware.

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REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

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

2.0 Exterior

The following elements are regulated:

- a) one and one-half storey square plan; exaggerated flared roof projecting over the south entryway; curved glulam wooden roof beams; metal flashing on roof and wooden soffits (Images 2.1 - 2.4);
- b) one-third bond pattern rug finish brick cladding on upper storey; poured board formed concrete walls on lower storey; plywood panels in vertical reveals above south and north entryways; (Images 2.1 - 2.6);
- c) original fenestration including: symmetrically placed vertical window openings in upper and lower storeys; narrow single assembly vertical fixed and awning aluminum sash windows; clerestory aluminum sash windows; vertical panels of aluminum sash glazing in front entryway at upper and lower stories (Images 2.1 - 2.6); and
- d) wide formed concrete stairway with metal open balustrade (Images 2.1 and 2.5).



(Image 2.1: South façade showing flared roof and wide formed concrete stairway)

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(Image 2.2: West façade showing symmetrically placed vertical openings and peak of flared roof)



(Image 2.3: North façade showing symmetrically placed vertical openings and plywood panel above entryway)

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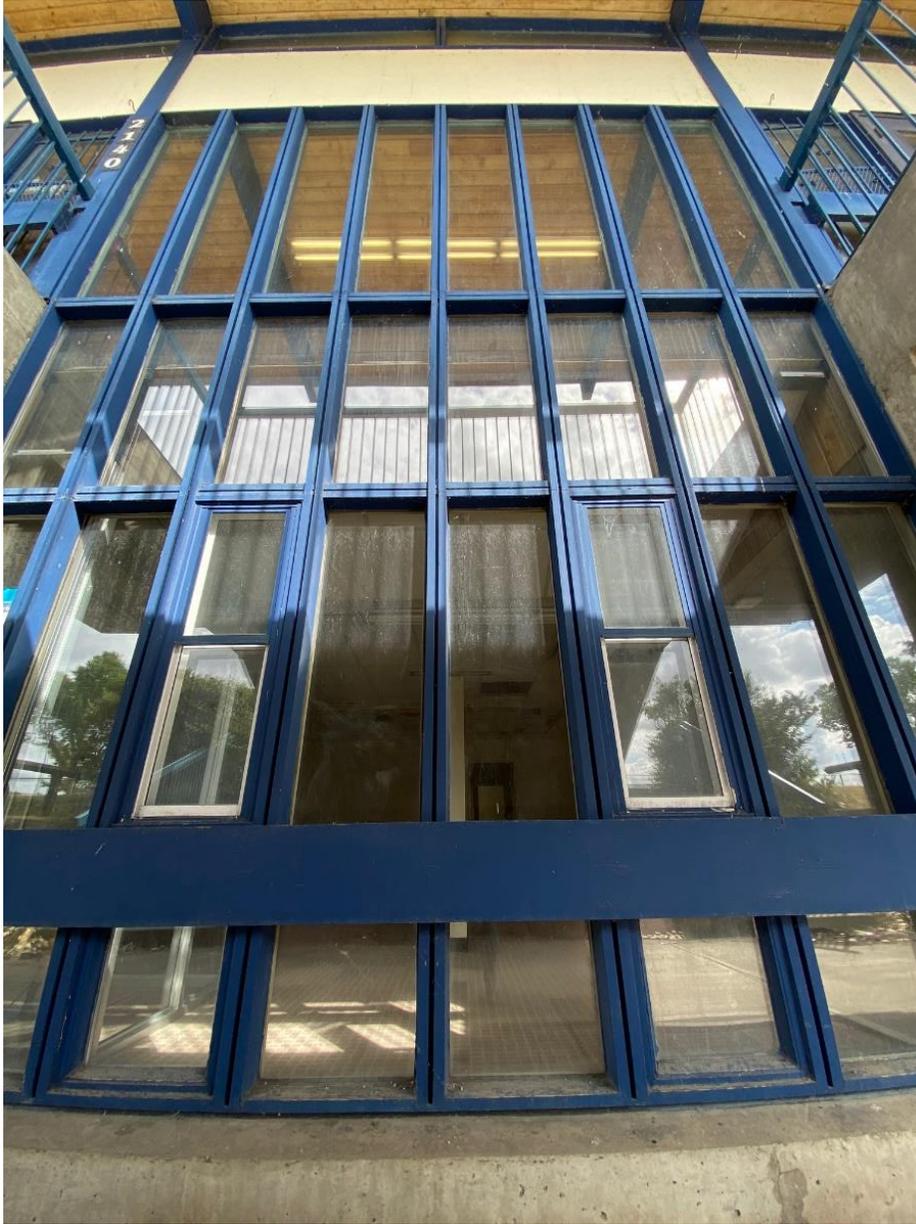
(Image 2.4: East façade showing brick cladding and concrete walls)



(Image 2.5: Flared roof with wooden soffits, plywood panels, wide formed concrete stairway and open balustrade)

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(Image 2.6: Vertical panels of aluminum sash glazing in front entryway at upper and lower stories)

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3.0 Interior

The following elements are regulated:

- a) open foyer at upper storey with wood-paneled walls and clerestory above (Images 3.1 and 3.2); and
- b) exposed curved glulam beams with wood-paneled ceiling in hall space and hallways at upper storey; clear-span open space to roof peak in main hall at upper storey (Images 3.1 - 3.3).



(Image 3.1: Open foyer at upper storey with clerestory windows, glulam beams and wood-paneled ceiling)



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(Image 3.2 Open foyer at upper storey with clerestory windows, glulam beams, wood-paneled ceiling and wood-paneled walls)



(Image 3.3: Clear span to roof peak open hall space at upper storey with clerestory windows, glulam beams and wood-paneled ceiling)

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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, or from:

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