

PROPOSED

PUD2021-0839
ATTACHMENT 2

BYLAW NUMBER 49M2021

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE DOMINION BANK 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 Dominion Bank 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 Dominion Bank as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Dominion Bank, located at 200 8 AV S.E., and the land on which the building is located being legally described as PLAN "A" CALGARY; BLOCK FIFTY TWO (52); LOTS THIRTY NINE (39) AND FORTY (40) (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”. Should there be any conflicts between the Standards and Guidelines and the requirements of this bylaw, this bylaw shall prevail over the Standards and Guidelines.
- 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, however the Historic Resource may become eligible, subject to applicable terms and conditions, for conservation related incentives through the City of Calgary upon designation.

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.
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 _____

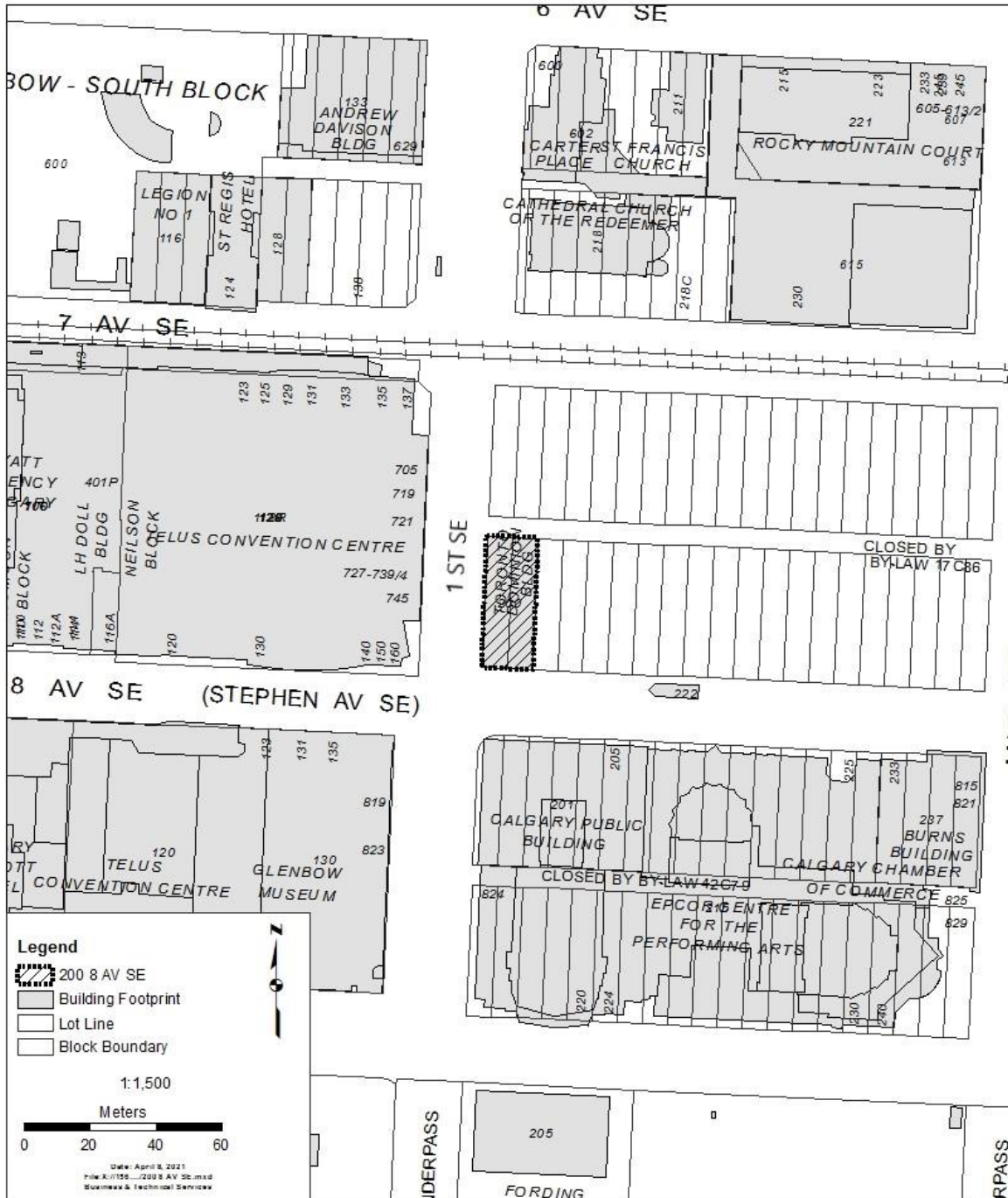
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SCHEDULE "A"



200 8 AV SE



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SCHEDULE "B"

Description

The striking Dominion Bank is a Beaux Arts-styled former bank building located on the east side of 1 Street SE, at the terminus of Stephen Avenue in Calgary's Downtown civic centre. The three and one-half storey block is fully clad with white glazed terra cotta units on the west and south facades, rusticated and deeply inset window openings at the first storey, highly ornamented wall surfaces, and a prominent main entry façade with towering twinned two-storey fluted columns with ionic capitals, decorative pilasters, and a projecting cornice with prominent modillions that wraps around both facades. A fourth storey glass roof was added to the building in the early 1980s. The building is situated across from the Calgary Public Building at the entrance to a pedestrian walkway, leading east to Olympic Plaza and the Arts Commons facility.

Heritage Value

The Dominion Bank, built in 1911, is highly valued as an intact and rare example in Calgary of an Edwardian-era temple bank built in the Beaux Arts style. Beaux Arts is an exuberantly ornate Classical style that was favoured by wealthy US resource barons in the 19th century. Because of the elaborate detailing required to execute this style, it was often reserved for public buildings such as railway stations, city halls, libraries, and bank buildings. The Edwardian era witnessed explosive growth and investment, particularly in new towns emerging in the Canadian west up to 1913. As an icon of wealth and stability, the Beaux Arts style was strategically employed to symbolize a company's investment and permanence in a community. The Dominion Building, constructed at the height of the Edwardian boom period in Calgary, demonstrates this through its refined Beaux Arts architecture, monumental massing, and conspicuous siting in the commercial epicenter of Calgary. Beaux Arts style is visible in its highly articulated surfaces on two main facades and Classical detailing of the front façade including its twinned fluted columns with ionic capitals framing the entryway, and floral panels on the entablature surmounted by a heavy decorative cornice with prominent modillions. Clad in gleaming white terra cotta tile from London's Doulton & Co., coupled with the penetrating light of the prairies, the building radiates like a Greek temple. The building was designed by celebrated Winnipeg architect, George W. Northwood (1877-1959), a broadly skilled designer who trained at McGill University; he had previously been retained by Dominion Bank to design branches in Deloraine (1908) and Winnipeg (1910). This is his only known commission in Calgary. The Calgary branch is one of the more refined, sleek designs commissioned by the bank, contrasting the heavy sandstone construction of contemporaneous buildings in the city. The Dominion Bank is further significant as symbolic of the development of the Dominion Bank, now TD Bank, one of the largest most enduring banks in Canada, and its role in supporting Calgary's foundational growth during the Edwardian period. Chartered in 1869, the Dominion Bank opened its first bank in 1871 in Toronto, expanding through Ontario in the 1880s. With the establishment of the pan-Canadian railway, the bank followed suit, opening in Winnipeg in 1897. In the early 1900s the west was finally beginning to open in earnest: immigrants poured in, new towns mushroomed overnight, and capital began to flow in from overseas. Banks were critical to the growth of new communities, finding funds for farming, merchants, and factories and were often the first building to be constructed in a new community – a beacon of opportunity and stability. The Dominion Bank experienced rapid expansion in the early 1900s with purpose-built banks opening in Manitoba (1902); Calgary, Edmonton and Regina (1906); and Vancouver (1907). Calgary's first Dominion Bank opened in the extant Union Bank building at 107 8 Avenue SW in 1906. In 1909, the bank purchased the Bradley and Tuck Block property at peak land prices for \$100,000 from the real estate firm of Skinner and Hatfield. Construction started and completed in 1911 by Winnipeg contractors, Clayton Bros; the three-storey bank was built for \$106,000.

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Ralph K. Beairsto was transferred from Saskatoon to serve as the first Bank Manager. The main bank and vault were located on the main floors, with offices situated in the upper two floors, accessible by an entryway on the west. The Dominion Bank, renamed TD Bank after a merger with Bank of Toronto in 1955, had its headquarters in this building until 1981. The Dominion Bank is also valued as a landmark for its unique Beaux Arts design, its monumental massing using terra cotta tiles and its prominent siting at the eastern terminus of Stephen Avenue. The building was designated as a Provincial Historic Resource in 1979.

Character-Defining Elements

Character-defining elements of Dominion Bank include but are not limited to:

- setting on a large corner lot on 1 Street SE at the terminus of Stephen Avenue in Calgary's downtown core;
- close setbacks to the road with a paved parking lot at the rear (east and north) of the property;
- location across from Calgary Public Building at the start of the public walkway connecting to Calgary's Civic Centre consisting of Olympic Plaza, Calgary City Hall and Arts Commons;
- form, scale, and massing as expressed by its: rectangular plan; three storey height with full basement; flat roofline;
- steel structural frame and masonry construction including: reinforced concrete foundation; square cut ashlar sandstone blocks at north base; smooth sandstone blocks at west and south elevations; brick walls in common bond; terra cotta units to roofline on west and south elevations; sandstone sills; granite door thresholds;
- Beaux Arts-style detailing on west and south facades including: symmetrical façade; monumental massing broken horizontally into three sections stacked in decreasing size; raised first storey with vertical and horizontal rusticated detailing surrounding windows; keystones above windows; wall surfaces with floral or shield detailing throughout; pilasters at corners of building with egg-and-dart-moulding and floral relief details; smaller entablature surrounding entryway on west façade with keystone pediment and egg-and-dart on door surround; two storey surround on west façade with pilasters and arched hood with egg-and-dart moulding and modillions, door surround with sign plate stating 'Offices'; cornice under second floor windows; substantial cornice at top of second storey with narrowly spaced modillions and egg-and-dart moulding; entablature stating 'The Dominion Bank' on west and south facades; two storey fluted round columns with ionic capitals on south (main) façade; engaged columns at pilasters at corners of front façade; twinned columns surrounding main central entryway; decorative door around central entryway with '19 Bank 11' in sign band; ornamented keystones on main floor, south façade; quoining at southeast and northwest corners of building; third storey with pilasters, egg-and-dart detailing on a corbelled cornice and capped with tiered extension with pilasters, floral detailing and recessed frieze panels;
- fenestration such as: deeply inset windows; single assembly, paired windows openings with original wooden frames; double and triple assembly wooden-sash fixed windows with upper fixed transom windows; single assembly wooden-sash awning windows in basement; single assembly wooden-sash windows with single light below and three transoms above and dentil moulding; double assembly windows with original wooden frames at second and third storeys; double oak doors with single light with diamond wooden sash transom on west and south facades;
- additional elements including: projecting metal sign on west doorway;
- interior elements including: steel stairs, balustrade and newel post in main west vestibule; double oak doors with transom and side lights at west entryway; plaster ceilings with

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coffered insets with dentil and leaf detailing; engaged and round columns with ionic capitals; terrazzo floors; hardwood floors.

REGULATED PORTIONS

1.0 South and west facades

The following elements are regulated:

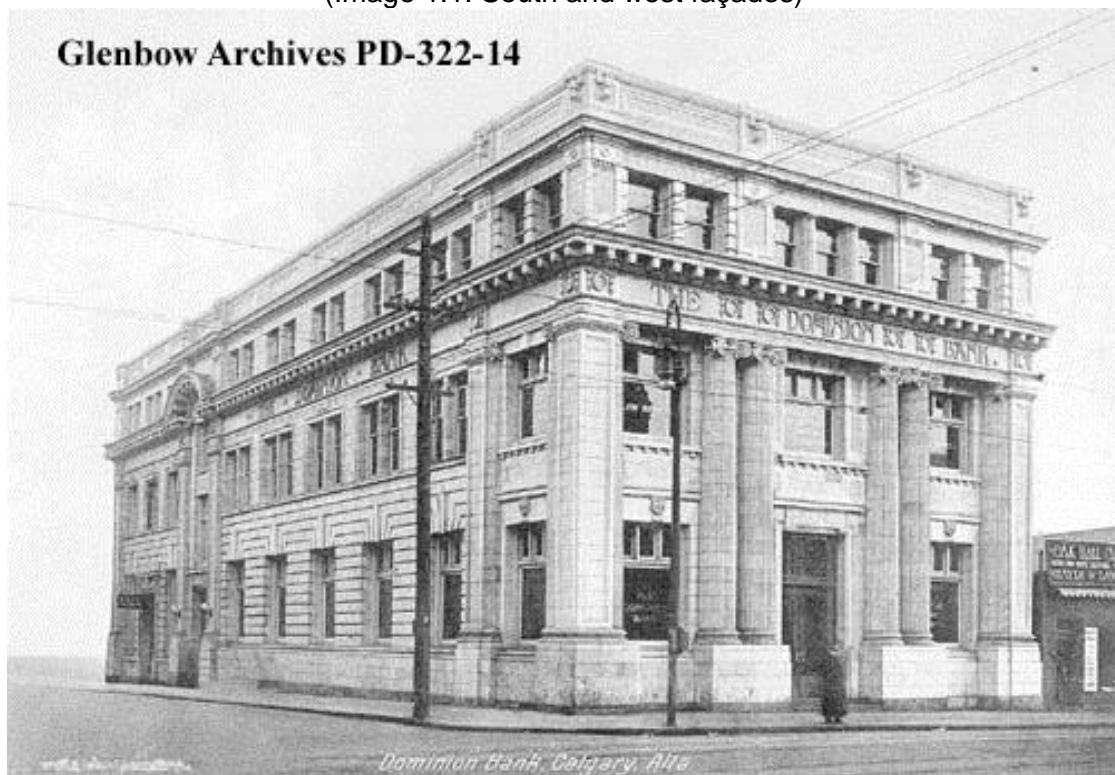
- a) Smooth sandstone blocks with vertical and horizontal rusticated detailing at first storey of west and south facade; terra cotta units to roofline; pilasters decreasing in scale towards roofline; keystone details above window openings; wall surfaces with floral or shield detailing throughout (Images 1.1 – 1.3);
- b) Cornice at top of second storey with narrowly spaced modillions, dentils and egg-and-dart moulding, with arched hood portion and cornice returns over main west entryway; cornices under second floor windows; entablatures stating 'The Dominion Bank' (Images 1.1 – 1.4 and 1.8);
- c) South: symmetrical façade; two storey, twinned, fluted round columns with ionic capitals surrounding entryway; pilasters with egg-and-dart moulding and floral relief details on corner; engaged columns at pilasters; southeast corner quoining; decorative door surround; sign band with '19 Bank 11'; double oak doors with single light with diamond wooden sash transom; granite door threshold (Images 1.1 – 1.3, and 1.6).
- d) West: two storey surround with pilasters with egg-and-dart-moulding and floral relief details; small cornice over main entryway with decorative door surround and entablature stating 'Offices'; main entry double oak doors with single lights, diamond wooden sash transom and granite door threshold; entablature surrounding northernmost entryway with keystone pediment and egg-and-dart detailing; northernmost entry double oak doors with single lights and single light transom; (Images 1.1 – 1.2 and 1.4, and 1.7 - 1.9; and
- e) Fenestration comprised of evenly spaced, deeply recessed openings; 3 over 1 with dentil moulding detail, 1 over 1, and 3 over 3 window profiles in single, double and triple assemblies; (Images 1.1 – 1.5 and 1.7).

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(Image 1.1: South and west façades)



(Image 1.2: South and west façades 1919, Glenbow Archives, LAC PA-100210)

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(Image 1.3: South façade)

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(Image 1.4: West façade)



(Image 1.5: Detail of large and small cornices, pilasters in terracotta units decreasing in scale towards roofline, and floral and shield detailing)

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(Image 1.6: South entryway, decorative door surround '19 Bank 11' sign band, double oak doors with single lights with diamond wooden sash transom; granite door threshold)

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(Image 1.7: West façade, main entryway with two storey surround with pilasters; arched hood at cornice)

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Image 1.8: Main entryway on west façade.



Image 1.9: Northernmost entryway on west façade

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2.0 North façade

The following elements are regulated:

- a) Square cut ashlar sandstone blocks at grade level; brick wall in common bond (Image 2.1);
- b) Quoining at northwest corner (Image 2.2); and
- c) Fenestration comprised of evenly spaced openings; 1 over 1, 3 over 1 and 3 over 3 window profiles in single double assemblies; sandstone sills (Images 2.1 and 2.2).



(Image 2.1: North façade with square cut ashlar sandstone and brick wall in common bond)

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(Image 2.2: North façade, ca. 1982 before fourth storey addition)

3.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) Form, scale and massing expressed by its rectangular plan; three storey height; massing broken horizontally into three sections stacked in decreasing size; flat roofline (Images 1.1 – 1.3).

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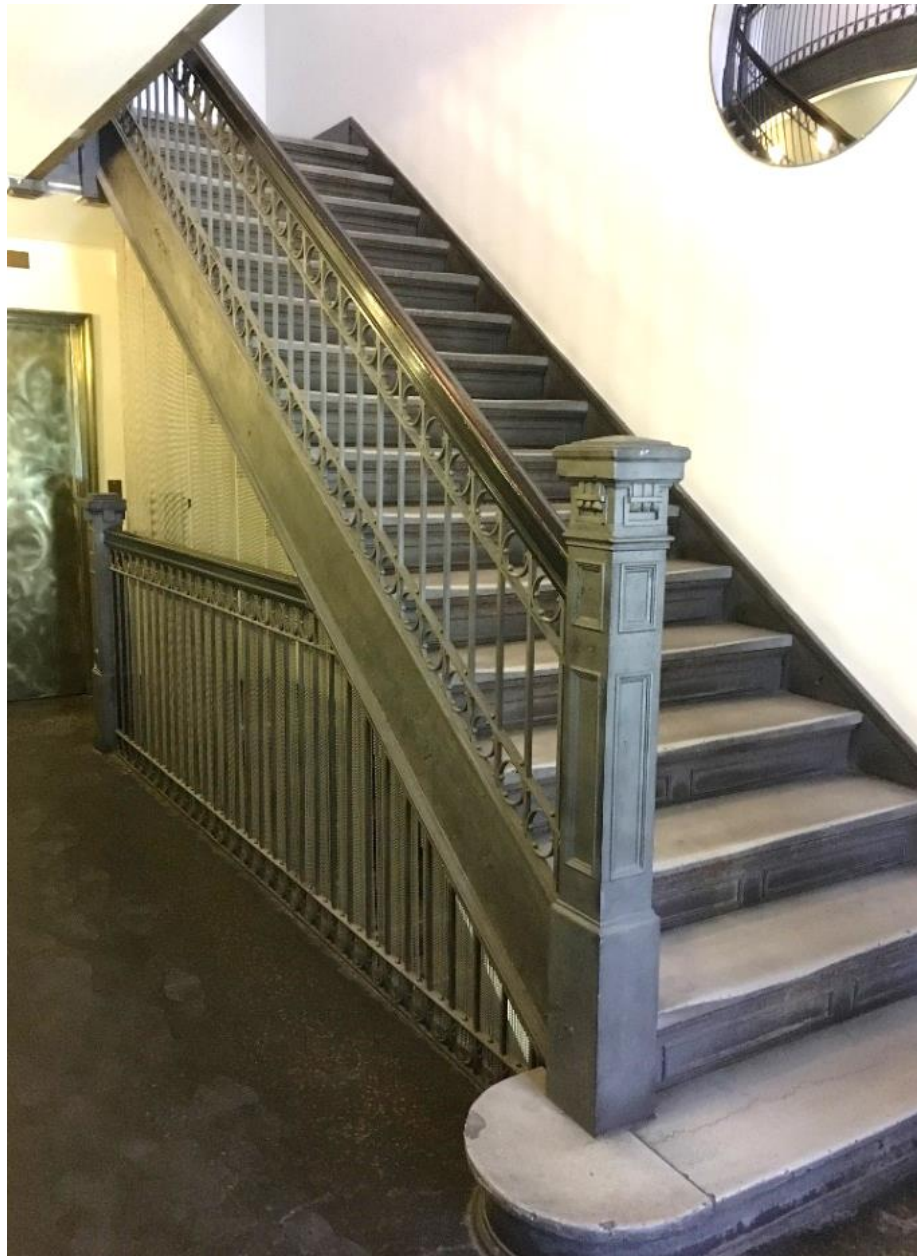
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Note: The fourth storey addition, while sympathetic in design, is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Images 1.2 and 2.2)

4.0 Interior

The following elements are regulated:

- a) Steel stairs, balustrade and newel posts in main west vestibule (Images 2.1 and 2.3);
- b) Terrazzo floor in main west vestibule (Image 2.3);
- c) Double oak doors; side lights and single light transom in main west vestibule (Image 2.4);
and
- d) Plaster ceilings with coffered insets with dentil and leaf detailing (Images 2.5 and 2.6).



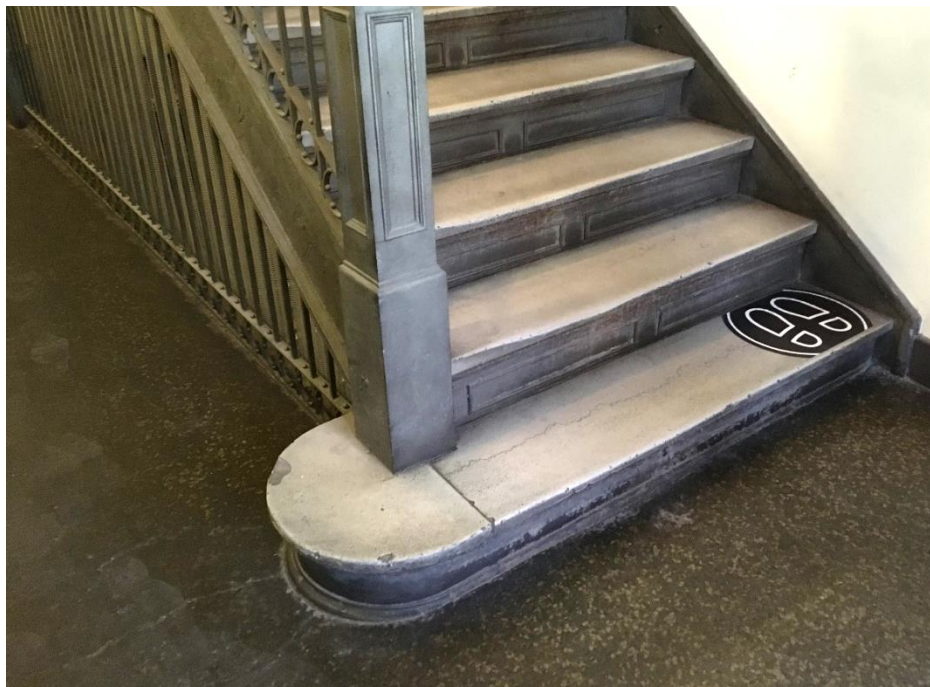
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(Image 2.1: Original steel staircase, balustrade and newel post in west inner vestibule)



(Image 2.2: Original steel staircase, balustrade and newel post in west inner vestibule)



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(Image 2.3: Terrazzo floor in main west vestibule)



(Image 2.4: Double oak doors with transom and side lights at west entryway, terrazzo floor in outer vestibule)

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(Image 2.3: Plaster ceilings on west side of main floor dining room)



(Image 2.6: Detail of coffered insets with dentil and leaf detailing)

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5.0 Land

The land is regulated as follows:

- a) Any development of any portion of the property (as shown on attached Schedule "A") shall be undertaken in a manner that does not negatively impact the Regulated Portions of the Historic Resource or its landmark character.

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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