

PROPOSED

IP2022-0529
ATTACHMENT 2

BYLAW NUMBER 21M2022

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE IMPERIAL BANK 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 Imperial Bank 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 Imperial Bank Building as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Imperial Bank Building, located at 100 8 AV SE, and the land on which the building is located being legally described as PLAN 0212844; BLOCK 51; LOT 44 EXCEPTING THEREOUT ALL MINES AND MINERALS (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-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,

PROPOSED

BYLAW NUMBER 21M2022

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.
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 _____

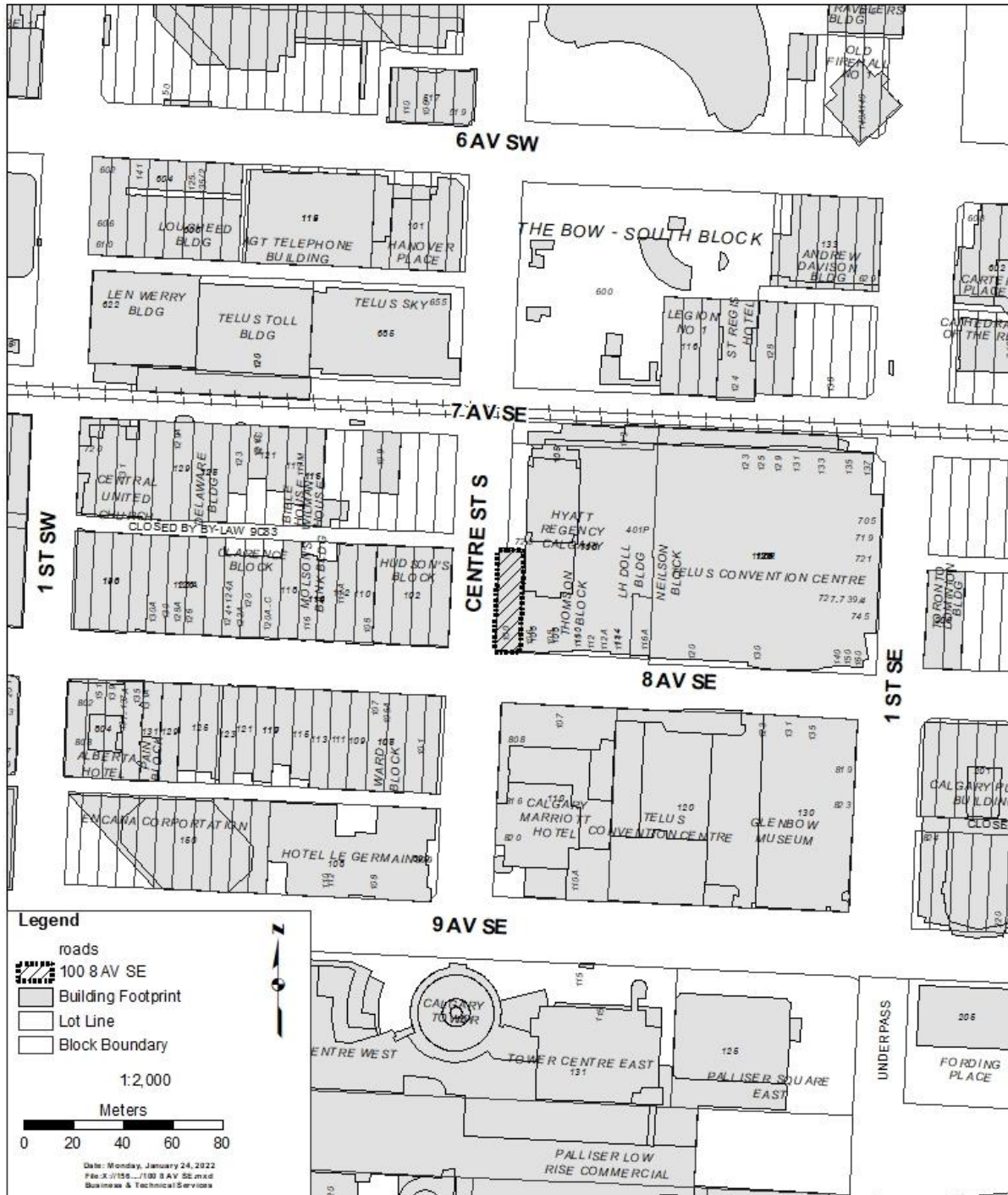
PROPOSED

BYLAW NUMBER 21M2022

SCHEDULE "A"



100 8 AV SE



PROPOSED

BYLAW NUMBER 21M2022

SCHEDULE "B"

Description

The Imperial Bank Building is an imposing two-storey building clad in rough-face sandstone blocks and featuring a balustraded parapet, evenly spaced windows with multi-pane upper lights, and cartouches. It sits flush to the sidewalk on a corner facing two major downtown streets, within a context of historic and newer commercial and institutional buildings.

Heritage Value

The Imperial Bank Building (built 1886, renovated in 1909-11), represents the early development of Calgary following the arrival of the Canadian Pacific Railway in 1883, as Stephen AV (8 AV) near the new train station grew as Calgary's prime retail and professional services area.

The building housed important businesses that served the city and region's rapidly growing pre-World War I population. The trading companies I. G. Baker and Hudson's Bay were both key suppliers of goods to Fort Calgary and early settlers. Both had trading posts at Fort Calgary, then sought a presence in the newly developing downtown.

This building, along with an adjoining one (Dunn and Lineham Block, later called Lineham Block), were constructed jointly in 1886 for the I.G. Baker Co. and for the entrepreneurs Matthew Dunn and John Lineham. When the Baker Co. left Calgary in 1891, the Hudson's Bay Co. acquired its building and occupied it briefly while constructing its own store across the street, at 102 8 AV SW. In 1892 Imperial Bank bought the building and used it as its Calgary headquarters until 1967. Second-storey offices were rented by a prominent law firm. The building was next owned by the Alberta Government, housing its Historical Resources Foundation at least to 1990. Other commercial owners and users followed.

This was one of the first dedicated bank headquarters in Calgary, helping to establish this section of Stephen AV as Calgary's banking area, and Calgary as Alberta's banking centre. Imperial Bank and the Bank of Montreal were the first federally chartered banks to open offices in Calgary, both in October 1886 within days of each other (Imperial arguably the first), with offices in the Lineham Block. A 1902 city directory lists just 4 banks in Calgary: those two plus Molsons Bank and Union Bank. By 1906 there were 11 banks, all nearby on 8 AV. By 1908 there were 13, including an Imperial branch. This growth reflects the faith of major banking corporations in the future of the young city, as its economy expanded beyond ranching into agriculture, natural resources, and, with the CPR, as a regional distribution centre.

This is an excellent example in Calgary of a Classical Revival (Neo-classical) building, contributing to the concentration of late 19th- and early 20th-century commercial structures that compose the Stephen Avenue National Historic District.

The original Baker and Lineham buildings were fairly plain, with matching rough sandstone facades enlivened parapets with tall centre peaks. After Imperial Bank bought the Baker Building in 1892, it changed the main entrance, added more windows and doors to the west elevation, and improved the interior layout and decor. A 2-storey addition to house the bank manager was built in 1897.

PROPOSED

BYLAW NUMBER 21M2022

In 1909-11 the building was significantly transformed into the Neo-classical style, and also further expanded. It is unclear if any of the original building remains except (probably) the structural walls.

Classical Revival was popular for bank and public buildings throughout N. America at this time, associated with the qualities of wealth, strength, stability, and tradition. Other new bank buildings in downtown Calgary used this style: Bank of Montreal (1889, nonextant), Bank of Nova Scotia (1903), Molson's Bank (1911), and Dominion Bank (1911).

This style is evident in the building's monumental appearance with classically inspired details: roof balustrade, overhanging cornice with block modillions, frieze band, and cartouches. Other style features, removed in the 1940s, were its symmetry with central entrance and "temple" portico.

The sandstone used in the building's construction and facing exemplifies its wide use here in the late 19th and early 20th centuries, earning Calgary the nickname "Sandstone City." The Baker and Lineham buildings were among Calgary's first constructed in sandstone. This was Calgary's second sandstone bank, and (since the demolition of the Bank of Montreal) is the only remaining one.

Character Defining Elements

The character-defining elements of the Imperial Bank Building include but are not limited to:

- long-rectangular building; 2 stories plus full basement;
- flat roof, deep moulded cornice with boxed eaves, balustraded parapet;
- sandstone construction faced in rough-face sandstone blocks; sandstone trim including lintels, sills, parapet coping; pressed-metal block-modillion cornice and frieze;
- sash windows with painted-wood frames, single panes topped by multi-pane upper lights; recessed, triple assembly central 2nd-storey window divided by moulded sandstone mullions; other evenly spaced rectangular windows; 2-over-2 sash windows (rear); doors with multi-pane transom lights matching the upper lights of the windows;
- "IMPERIAL BANK OF CANADA" in metal applied letters on frieze on two elevations; metal urn-shaped balusters; carved sandstone cartouches;
- built to lot lines flush to the sidewalk on a corner location; and
- facing two major downtown streets, within a context of historic and newer commercial and institutional buildings.

PROPOSED

BYLAW NUMBER 21M2022

REGULATED PORTIONS

1.0 South and west façades

The following elements are regulated:

- a) Rough-faced sandstone exterior; carved sandstone cartouches on upper storey (Images 1.1 - 1.8);
- b) Balustraded parapet; metal urn-shaped balusters; parapet coping; deep, pressed-metal block-modillion cornice with boxed eaves; pressed-metal frieze stating 'Imperial Bank of Canada' (Images 1.1 - 1.6); and
- c) Original fenestration; original wood sash windows; including multi-pane-over-single pane (29); multi-pane-over-single pane in triple assembly divided by sandstone mullions (1); deeply recessed moulded sandstone window surround; wood frames; sandstone lintels and sills; multi-pane transom (2) (Images 1.1 – 1.5, 1.8 - 1.10).

Note: Fenestration changes on lower storey south façade and southwest corner and removal of portico are not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 1.2).

3rd floor addition is not Regulated.

PROPOSED

BYLAW NUMBER 21M2022



(Image 1.1: South and west façades)



(Image 1.2: South and west façades, circa 1915, with columned, pedimented central entry way)

PROPOSED

BYLAW NUMBER 21M2022



(Image 1.3: South façade)



(Image 1.4: West façade, oblique from southwest)

PROPOSED

BYLAW NUMBER 21M2022



(Image 1.5: West façade, oblique from northwest)



(Image 1.6: Detail of parapet, pressed-metal cornice and frieze)

PROPOSED

BYLAW NUMBER 21M2022



(Image 1.7: Detail of carved sandstone cartouche)



(Image 1.8: Detail of triple assembly window, deep moulded window surround, sandstone mullions)

PROPOSED

BYLAW NUMBER 21M2022



Image 1.9: Typical fenestration, sandstone lintel and sill.

Image 1.10: Example of multi-pane transom (above northern most entry on west façade).

PROPOSED

BYLAW NUMBER 21M2022

2.0 North façade

The following elements are regulated:

- a) Rough-faced sandstone exterior (Image 2.1);
- b) 'U-shaped' parapet; parapet coping; deep, pressed-metal block-modillion cornice with boxed eaves, pressed-metal frieze (Image 2.1); and
- c) Original fenestration; original wood sash windows; including two-over-two sash windows (2); one-over-one sash window (1); wood frames; sandstone lintels and sills (Images 2.1 – 2.3).



(Image 2.1: North façade, sandstone exterior; 'U'-shaped parapet, pressed-metal block-modillion cornice and frieze)

PROPOSED

BYLAW NUMBER 21M2022



(Image 2.2: Typical upper storey fenestration, sandstone lintel and sill)



(Image 2.3: Lower storey fenestration, sandstone lintels and sills)

PROPOSED

BYLAW NUMBER 21M2022

3.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) Form, scale and massing expressed by its long rectangular plan; two storey height and massing; flat roofline (Images 1.1 - 1.5).

4.0 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.

PROPOSED

BYLAW NUMBER 21M2022

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

PROPOSED

BYLAW NUMBER 21M2022

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