

PROPOSED

IP2022-0529
ATTACHMENT 3

BYLAW NUMBER 20M2022

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE LORRAINE APARTMENTS 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 Lorraine Apartments 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 Lorraine Apartments as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Lorraine Apartments, located at 620 12 AV SW, and the land on which the building is located being legally described as PLAN A1 BLOCK 71 LOTS 29 TO 31 INCLUSIVE AND THE EAST HALF OF LOT 32 (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 20M2022

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 20M2022

SCHEDULE "A"



620 12 AV SW



PROPOSED

BYLAW NUMBER 20M2022

SCHEDULE “B”

Description

The Lorraine Apartments is a four-story, Classical Revival-style, reddish-brown brick and white terra cotta building of masonry construction. The 1912-13 building is notable for its four-story front verandah, its symmetrical appearance, and name panel inscribed with “THE LORRAINE”. The building occupies a mixed residential and commercial context in the inner-city Beltline community of Calgary.

Heritage Value

The Lorraine Apartments, built 1912-13, is one of the most exclusive apartment houses to be constructed in Calgary prior to the First World War, and is symbolically significant for representing the great economic, development and population boom that characterized Calgary from 1909-13. During this period, Calgary was one of the fastest growing cities in Canada due to its growing role as the primary distribution and railway centre between Winnipeg and Vancouver. The boom reached its apogee in 1912, of which the Lorraine Apartments is a result.

The Lorraine Apartments were developed by Dr. Omer Patrick (1869-1947), a business and civic leader who commissioned them in partnership with his brother-in law Dr. John Adams. Patrick, a native of Ilderton, ON had practiced in Port Huron, MI for two decades before arriving in Calgary in 1912. Like many other successful professionals, Patrick sought to take advantage of Calgary’s boom, investing in real estate. Later he became well-known as a pioneer in the development of Drumheller’s coal mines, and for his civic activities including founder and president the Zoological Society from 1928-44, leading the development of the dinosaur exhibits. His many other community activities included chairmanship of the Board of Trade, the Civic Government Association, and a city beautification board.

In August 1912, Patrick purchased six lots on 12th AV with the intention of building two apartment houses. Construction started in late 1912 on the west and first building– the Lorraine, named after Patrick’s son – with the economic slowdown in mid-1913 precluding construction of the second.

Completed in 1913, the Lorraine Apartments possess heritage value as an important example of Classical Revival style architecture in Calgary. The facades are sharply finished with local, Tregillus brick and contrasting terra cotta detailing comprising classical cornices, cartouches, tiles and inscribed name panel. Contributing to its classical character, the building displays a symmetrical exterior, Tuscan columns and balustrades at the entrance, and terra cotta lunettes above the upper windows.

In charge of the design was James Teague, an American architect who arrived in Calgary from Seattle. While in Calgary 1911-14, Teague designed several important buildings in the city including its tallest building at the time, the ten-storey extant Lancaster Building (1912-18); as well as the ornate 1913 Bijou Theatre on Stephen AV (dem. c. 1972). Connecting the Lorraine Apartments to his other Calgary works is his use of terra cotta, including inscribed name plates on each.

PROPOSED

BYLAW NUMBER 20M2022

When completed, the building was advertised as “the finest” apartment house in Calgary and attracted doctors, dentists, lawyers and retired military officers as residents. Notable occupants included Dr. Patrick himself (1913-19) as well as a sitting Calgary mayor, the fashionable R.C. Marshall (1920-21).

The Lorraine apartments possesses historical and symbolic value as one of only a small number of extant buildings remaining to represent its area’s original character as one of Calgary’s premier residential zones. Prior to, and concurrent with Mount Royal becoming the most exclusive residential area of the city, 12th and 13th Avenues between approximately 2nd ST and 7th ST SW was Calgary’s deluxe residential district. The situation of Senator Lougheed’s 1891 mansion on 13 AV, and development of Central (Memorial) Park in 1908 set the tone for the area. Dozens of other beautiful and substantial homes and apartment houses ringed Central (Memorial) Park and lined 12th and 13th AV, including the Pat Burns’ mansion (1903) as well as the Ranchmen’s Club (1912), on 6th ST. Adjacent to the Lorraine was one of Calgary’s most luxurious residences, the William Roper Hull mansion (1910) and immediately west of the Lorraine was the Arts and Crafts style house of Isaac Kerr (1910). Today, the Lorraine is one of a small number of properties to recall the area’s previous character.

Character-Defining Elements

The character-defining elements include its:

- Placement on the site without front street setback;
- Four-storey, rectangular and symmetrical form with flat roof;
- Masonry construction with local, Tregillus, rough-textured reddish-brown brick cladding in common bond with first storey header rows recessed; recessed mortar joints; brickwork incorporating herringbone patterning, and forming a triangular pediment; rear reddish brick cladding, pre-cast concrete with faux glaze band course;
- White, terra-cotta detailing comprised of bead-and-reel, dentils, and pearl patterned string courses (principal facades), window sills and lintels; capitals; inlaid cartouches and tiles; lunette panels one of which is surmounted by an arch; name panel inscribed with “THE LORRAINE” lettering;
- Symmetrical fenestration with single and multi-assembly windows (all replaced), including bay windows, and all with multi-pane upper sashes over a single light;
- Three-storey front verandah, open at ground level and with balcony at fourth level; ground-level classical balustrades and Tuscan columns (replaced); squared columns on second and third stories; two fourth storey side balconies;
- Foyer with porcelain tile floor in white with Greek key border motif; dentil crown moulding.

PROPOSED

BYLAW NUMBER 20M2022

REGULATED PORTIONS

1.0 South Façade

The following elements are regulated:

- a) Rough-textured, reddish-brown brick cladding in common bond; recessed first storey header rows; recessed mortar joints; pre-cast concrete with faux glaze band course (Images 1.1 – 1.3);
- b) White terra cotta detailing including; coping; split cornice; string courses in bead-and-reel, dentil and pearl patterns, inlaid tiles and cartouches (Image 1.1 and Images 1.3 – 1.6);
- c) Three-storey front verandah; fourth storey balcony; squared columns on second and third floors; herringbone brick patterning with inlaid terra cotta tiles, cartouches, coping, capstones, lintels, sills and frieze inscribed with 'The Lorraine' (Image 1.1 and Images 1.4 – 1.6); and
- d) Original fenestration and window profiles including; recessed bay windows; multi-pane upper sashes over single pane windows; wood frames; doubled brick arched headers; terra cotta door arch, lunette panels and sills (Images 1.1 and 1.7 - 1.9).

Note: Enclosure of the second and third stories of the front verandah is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 1.1: South façade)

PROPOSED

BYLAW NUMBER 20M2022



(Image 1.2: Detail of rough-textured, reddish-brown brick, recessed header rows and recessed mortar joints)



(Image 1.3: Detail of triangular pediment with terra cotta coping and inlaid tiles)

PROPOSED

BYLAW NUMBER 20M2022



(Image 1.4: Detail of terra cotta cornice, string courses in bead-and-reel, dentil and pearl string and cartouches)



(Image 1.5: Detail of cartouche adjacent to ground floor frieze inscribed with 'The Lorraine')

PROPOSED

BYLAW NUMBER 20M2022



(Image 1.6: Herringbone brick pattern with inlaid terra cotta tiles, lintels and sills)



(Image 1.7: Detail of terra cotta arch, brick arch and lunette panel)

PROPOSED

BYLAW NUMBER 20M2022



(Image 1.8: Detail of doubled brick arched header and terra cotta lunette panel)



(Image 1.9: Typical recessed bay window profile)

PROPOSED

BYLAW NUMBER 20M2022

2.0 East & West Façades

The following elements are regulated:

- a) Rough-textured, reddish-brown brick cladding in common bond; recessed first storey header rows; recessed mortar joints; pre-cast concrete with faux glaze band course (Images 2.1 – 2.2 and Image 2.5);
- b) White terra cotta cornice; string courses in bead-and-reel, dentil and pearl patterns (Images 2.1 – 2.2);
- c) Fourth storey balconies with brick corner pedestals, terra cotta coping and capstones (Images 2.1 - 2.3); and
- d) Original fenestration and window profiles including; recessed bay windows; multi-pane upper sashes over a single pane windows; wood frames; terra cotta sills (Images 2.1 - 2.2 and Images 2.4 and 2.5).



(Image 2.1: East façade looking northwest and pre-cast concrete with faux glaze band course between ground and second storeys)

PROPOSED

BYLAW NUMBER 20M2022



(Image 2.2: East façade looking southwest)



(Image 2.3: Example of fourth storey side balcony)

PROPOSED

BYLAW NUMBER 20M2022



(Image 2.4: Typical multi-pane upper sashes over a single pane window profile, terra cotta sill)



(Image 2.5: West façade at rear of building)

PROPOSED

BYLAW NUMBER 20M2022

3.0 North Façade

The following elements are regulated:

- a) Reddish brick cladding in common bond (Image 3.1); and
- b) Original fenestration and window profiles including; multi-pane upper sashes over a single pane windows; wood frames; brick sills (Image 3.1).



(Image 3.1: North façade)

4.0 Form, scale and massing

The following elements are regulated:

- a) Four storeys; rectangular and symmetrical form with twinned third storey projections; flat roof; triangular pediment in brickwork (Images 1.1, 2.1 – 2.2, 2.5, and 3.1).

5.0 Land

The land is regulated as follows:

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

PROPOSED

BYLAW NUMBER 20M2022

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*.

PROPOSED

BYLAW NUMBER 20M2022

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 online through www.historicplaces.ca, or from:

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