

## **Proposed Wording for a Bylaw to Designate Reliance (Armour) Block 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 owner of Reliance (Armour) Block 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 Reliance (Armour) Block as a Municipal Historic Resource”.

### **BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

2. The building known as Reliance (Armour) Block, located at 15 4 Street N.E. and the land on which the building is located being legally described as PLAN 9710571 BLOCK 4 LOT 1 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, 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**

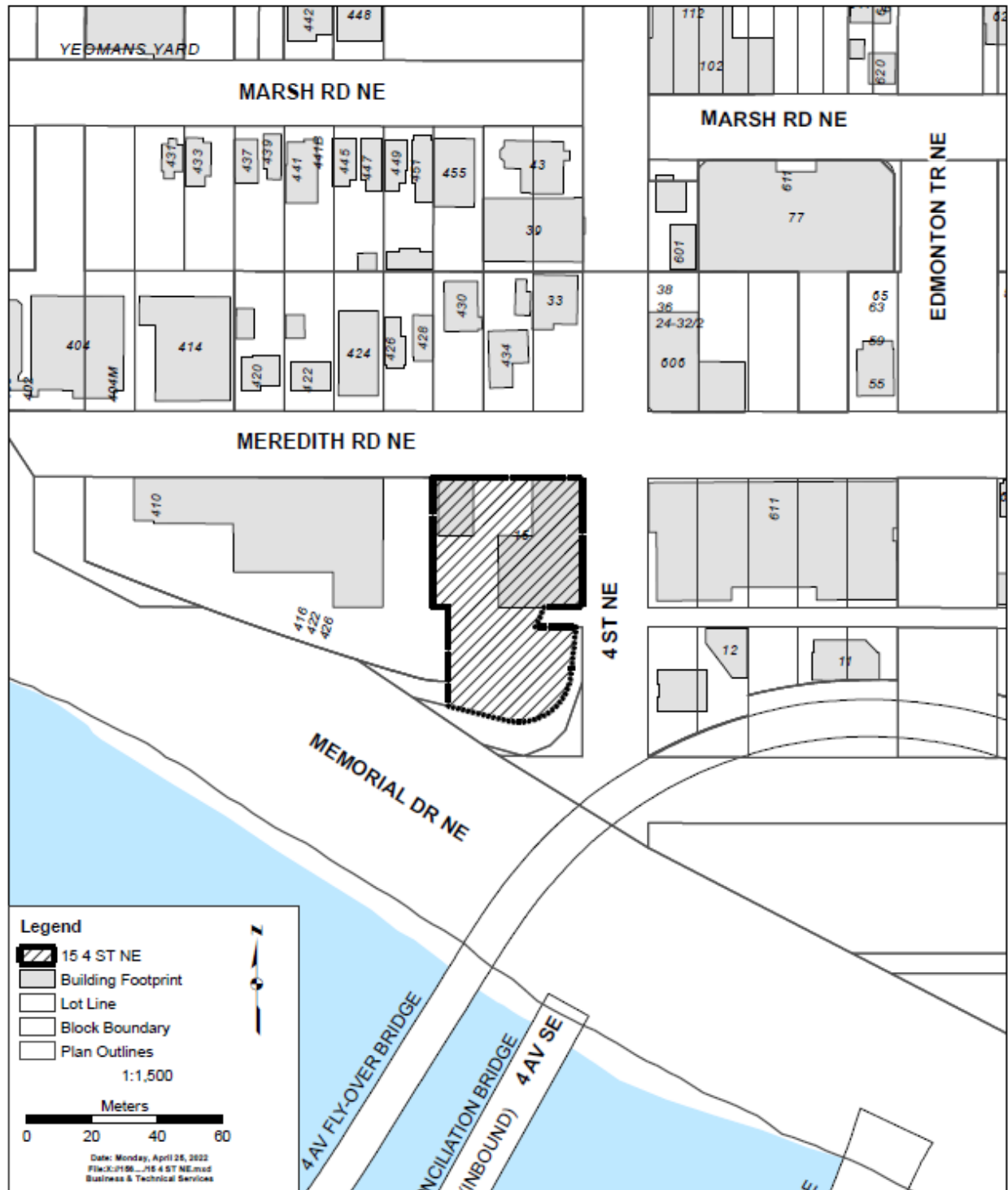
7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



15 4 ST NE



## **SCHEDULE “B”**

### **Description**

The Reliance (Armour) Block is a three-story, Edwardian Commercial-style building faced with red-brick. It was built in four stages from 1909 to 1912. 'L-shaped' in plan, the building comprises commercial quarters on the ground floor with residential space above. The property also includes a circa 1930s garage at the rear. The property is located on a commercial street in the inner-city community of Crescent Heights that forms the western boundary of the Bridgeland/Riverside district.

### **Heritage Value**

The Reliance (Armour) Block is one of the oldest mixed-use buildings in the area, and serves to symbolize the historical, vibrant, high-street character and importance of Fourth Street NE. Construction of the building began in 1909 for Thomas Wiggins, a previously established Riverside grocer. The building originated as a small two-story structure to house his grocery business, with his residential quarters above. In 1910 it was extended south to form the two-story Reliance Block, providing increased space for Wiggins, as well as two additional storefronts for a hardware store and meat market with apartments above. In 1911 a third story was added, increasing its residential accommodations. The three-story extension Armour Block was added in 1912 with early tenants being the Dominion Bank and a billiard hall. From 1915, until at least the Second World War, a basement space known as 'Wiggins Hall' was a community/dance hall.

Originally the main route to Edmonton, Fourth Street's commercial importance was solidified in 1911 when it became a streetcar route. The Reliance (Armour) Block contributed to the retail street wall, serving local residents' regular needs, while other small retailers, plus a substantial department store (Slingsbys) created a retail corridor. While the retail importance of the area gradually faded, the building continued to function as home of the Riverside Department Store (1950-77).

The upper floors of the building were developed as residential quarters for recent immigrants and other citizens in response to the acute housing shortage which occurred during the 1909-13 boom. Exemplifying the historical demographic character of the neighborhood, residents included working-class occupants with a wide variety of nationalities. Notably, there were a disproportionate number of Jewish residents that called the building home over its early decades (relative to Calgary's small Jewish population) and in 1915 the basement hall inaugurated the first 'House of Israel' congregation, service and celebration. The diversity of the building's residents was illustrative of the community's traditional multi-ethnic, working-class character.

The Reliance (Armour) Block is also significant for its Edwardian Commercial-style architecture, and is a rare example of a substantial, historic mixed-use building in the community. Defined by its multiple development phases, the red-brick façade displays compatible but discontinuous detailing. A metal roofline cornice with 'RELIANCE BLOCK 1910' lettering unites the original roofline of the 1909 building with the 1910 portion of building, while a heavily corbelled cornice tops the 1912 portion. Other distinctions include single, arched windows with sandstone sills for the 1909-11 portions, with paired, flat-headed windows with concrete sills and lintels on the 1912 portion. Interestingly, the rear and side façade window heads of the 1909-10 portion are

carefully finished with contrasting brick for decorative effect - a subtle display of the pride and attention paid to the construction by its occupant owner. Uniting the building are storefronts with large display windows and recessed entries. Elements of the interior, such as the store's pressed-metal ceilings and the upper-story staircases and layout offer hints to the typical Edwardian Commercial building.

The building is also a landmark due to its uncommon architectural character in the area, and its prominent situation. The property's location along two principle streets, 4th Street and Memorial Drive - and at the base of the Reconciliation Bridge, a major link to the downtown core, make the building highly visible. Fourth Street's former designation as streetcar route 1911-50, combined with the building's integral role in providing products and services to area residents contributed to the historical recognition of the building.

### **Character-Defining Elements**

The character-defining elements of Reliance (Armour) Block include its:

- Three-story, 'L-shaped' flat-roof form;
- Structural materials including clay tile and wood-frame construction with brick cladding; red-brick-clad primary facades incorporating a heavily corbelled cornice and framed bays; buff-colored-brick secondary (rear & side) facades with red-brick window heads; a metal cornice with 'RELIANCE BLOCK 1910' lettering;
- Sandstone window sills (1909-11 building portion); reinforced concrete window sills and lintels (1912 building portion);
- Fenestration, with single, segmental-arched windows (1909-11 building); paired, flat-headed windows (1912 building);
- Storefront features such as large display window openings framed by regularly-spaced piers, recessed entries with transom lights, and wide area for transom lights and/or signage bands; 'ARMOUR' lettering affixed to upper-story access doorway transom light.
- Front painted 'RIVERSIDE DEPARTMENT STORE' ghost signage (north façade);
- Interior retail space features including pressed-metal ceilings and cornices, narrow-width wood flooring, and demising walls;
- Interior upper-story features such as the basic layout with central corridor configuration flanked by apartments; some doorway transom light openings; some wooden window and door casings with cornices; top-story skylights; and two staircases with simple, wooden balustrades; and
- Integral contextual features such as its lack of street setback.

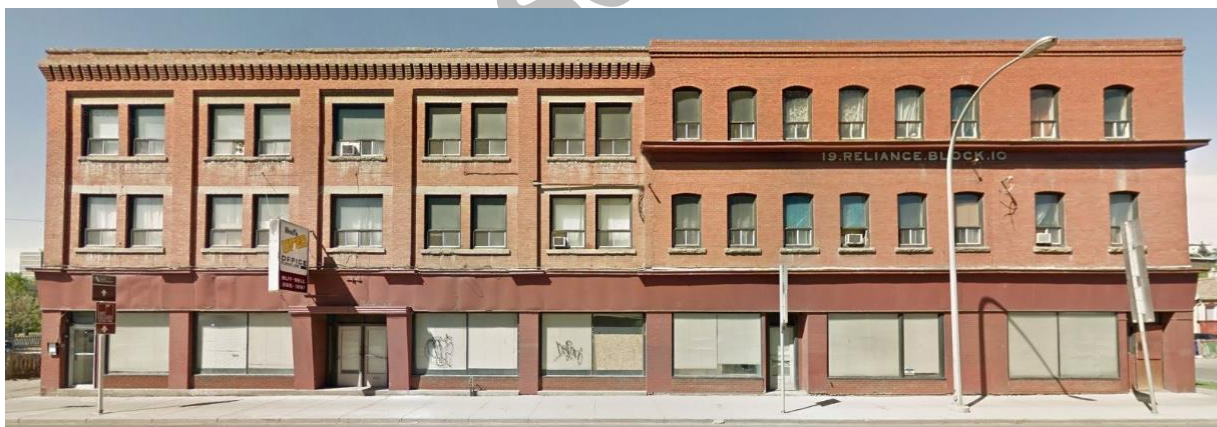
## REGULATED PORTIONS

### 1.0 Exterior

The following elements are regulated:

- a) Red-coloured brick cladding on primary façades (east and south); buff-colored brick cladding on secondary façades (north and west) (Images 1.1 – 1.3);
- b) Brick parapet and cornice; pressed metal frieze stating 'Reliance Block 1910' (1909-11 building portion); heavily corbelled cornice; framed bays (surrounding the window groupings on 1912 building portion) (Images 1.1 and Images 1.4 - 1.6);
- c) Original fenestration including; segmental-arched window openings; jack arch headers, sandstone sills (1909-11 building portion); paired flat-headed window openings; reinforced concrete window lintels and sills (1912 building portion) (Images 1.1 - 1.7); and
- d) Painted 'RIVERSIDE DEPARTMENT STORE' signage (north and south façades) (Images 1.2 and Images 1.6 – 1.7).

Note: Alterations to the grade-level 'storefront' exterior are not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 1.1: East façade)





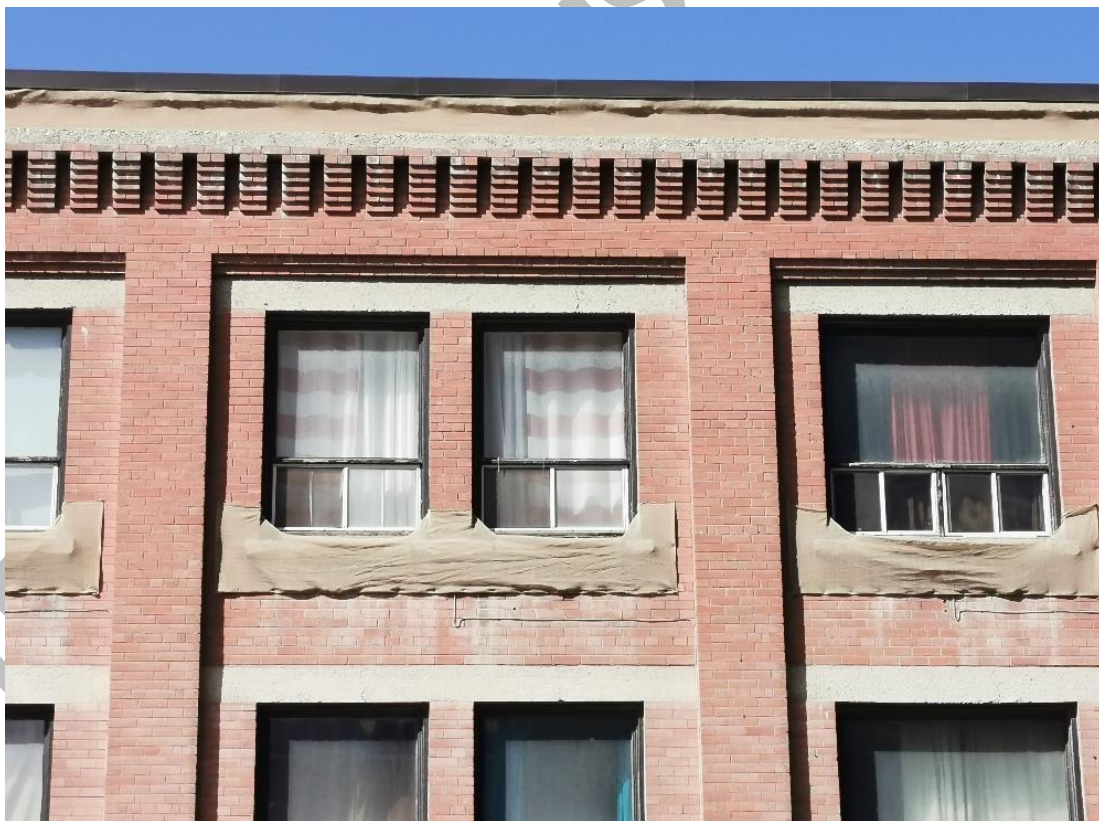
(Image 1.2: South façade)



(Image 1.3: North and west façades)



(Image 1.4: Detail of fenestration on 1909-11 building portion; segmental-arched window openings; jack arch brick headers; sandstone window sills)



(Image 1.5: Detail of fenestration on the 1912 building portion; heavily corbelled cornice; framed bays and paired, flat-headed window openings)





(Image 1.6: Detail of painted 'Riverside Department Store' signage on north façade)

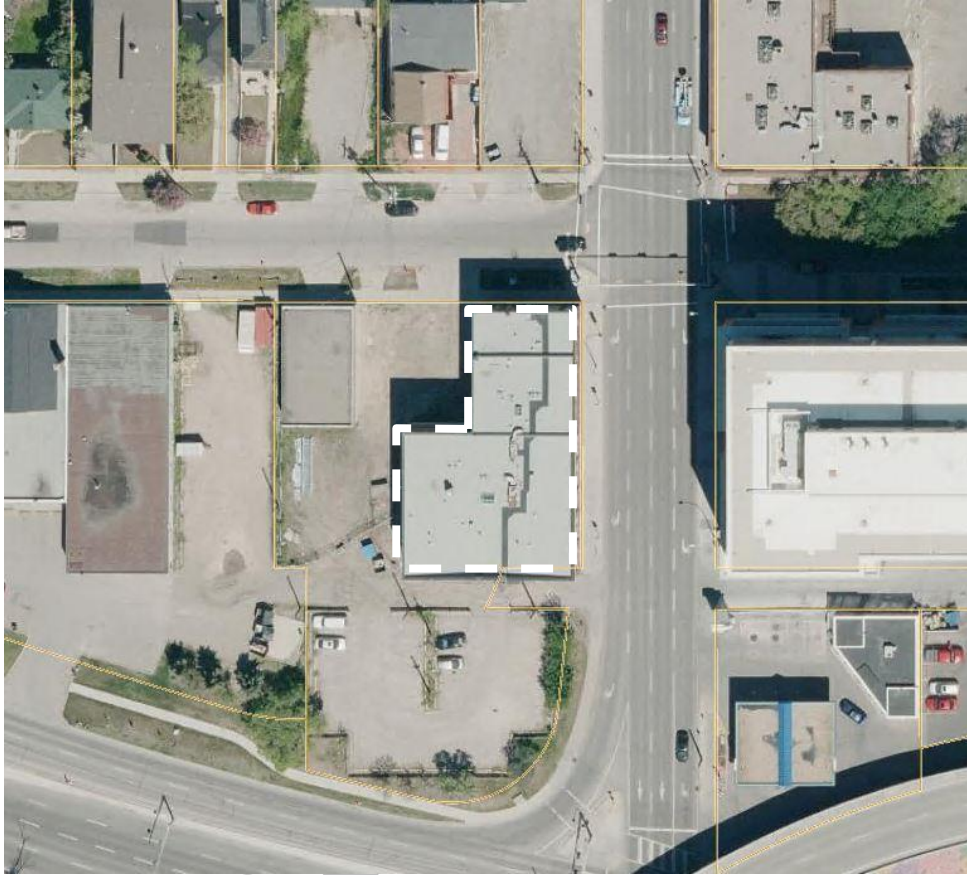


(Image 1.7: Detail of painted "Riverside Department Store" signage on south façade)

## 2.0 Form, scale and massing

The following elements are regulated:

- a) Three storeys; 'L-shaped' form; flat-roof (Images 1.1 – 1.3 and Image 2.1).



(Image 2.1: Site plan)

## 3.0 Land

The Land is regulated as follows:

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

## 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

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](http://www.historicplaces.ca), or from:

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