

**Bylaw 3M2008 Being A Bylaw of The City of Calgary to designate the St.
Louis Hotel as a Municipal Historic Resource**

BYLAW 3M2008

**BEING A BYLAW OF THE CITY OF CALGARY TO
DESIGNATE THE ST. LOUIS HOTEL AS A
MUNICIPAL HISTORIC RESOURCE

WHEREAS the Alberta *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the 'Act') permits the Council of The City of Calgary to designate as a Municipal Historic Resource real property, including all land and buildings, features and structures upon the land, whose preservation the Council considers to be in the public interest because of their heritage value;

AND WHEREAS the owner of this Municipal Historic Resource 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 'The St. Louis Hotel Designation Bylaw.'

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The property including all land, buildings, features and structures, collectively known as 'The St. Louis Hotel' is hereby designated as a Municipal Historic Resource as defined in the Act.
3. The St. Louis Hotel is located at the municipal address of 430 - 8 Avenue SE in The City of Calgary in the Province of Alberta.
4. The St. Louis Hotel property is legally described as:
PLAN 'A' CALGARY
BLOCK FIFTY FOUR (54)
LOTS TWENTY FIVE (25) TO TWENTY EIGHT (28) INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS
5. The St. Louis Hotel is visually represented in Schedule 'A' entitled, '*Map Showing the St. Louis Hotel.*'
6. The heritage value of The St. Louis Hotel is hereby described in the attached Schedule 'B' entitled, '*St. Louis Hotel Statement of Significance.*'
7. The specific elements of The St. Louis Hotel considered to possess heritage value are hereby known as the 'Regulated Portions.' The Regulated Portions are

specifically described or identified in the attached Schedule 'C' entitled, '*The Regulated Portions of the St. Louis Hotel.*'

PERMITTED REPAIRS AND REHABILITATION

8. The Regulated Portions cannot be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected unless prior written approval has been obtained from The City of Calgary Council, or the heritage planner appointed by The City

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of Calgary Council as the Approving Authority for the purposes of administration of Section 26 of the Act. Any such interventions must be in accordance with the terms of the Parks Canada 2003 publication '*Standards and Guidelines for the Conservation of Historic Places in Canada*' as referenced and summarized in the attached Schedule 'D' entitled. '*Standards and Guidelines for the Conservation of Historic Places in Canada*.'

- 408 8. All portions of the property which are not specifically described or identified as any of the Regulated Portions (the 'Non-Regulated Portions') may be rehabilitated, altered, repaired, or otherwise permanently affected in any manner in accordance with all permits provided that such rehabilitation, alteration, repair or permanent affects do not impact the Regulated Portions and that all other permits required to do such work have been obtained from the authority having jurisdiction.

COMPENSATION

9. No compensation pursuant to Section 28 of the Act is owing.

EXECUTION OF DOCUMENTS

10. 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 the purpose of this Bylaw.

SCHEDULES

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

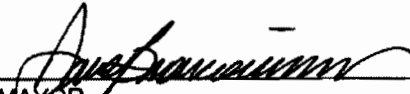
COMING INTO FORCE

In accordance with Section 26(5) of the Act, this Bylaw shall come into force on the date it is passed.

READ A FIRST TIME THIS 4th DAY OF FEBRUARY, 2008.

READ A SECOND TIME THIS 4th DAY OF FEBRUARY, 2008.

READ A THIRD TIME THIS 4th DAY OF FEBRUARY, 2008.

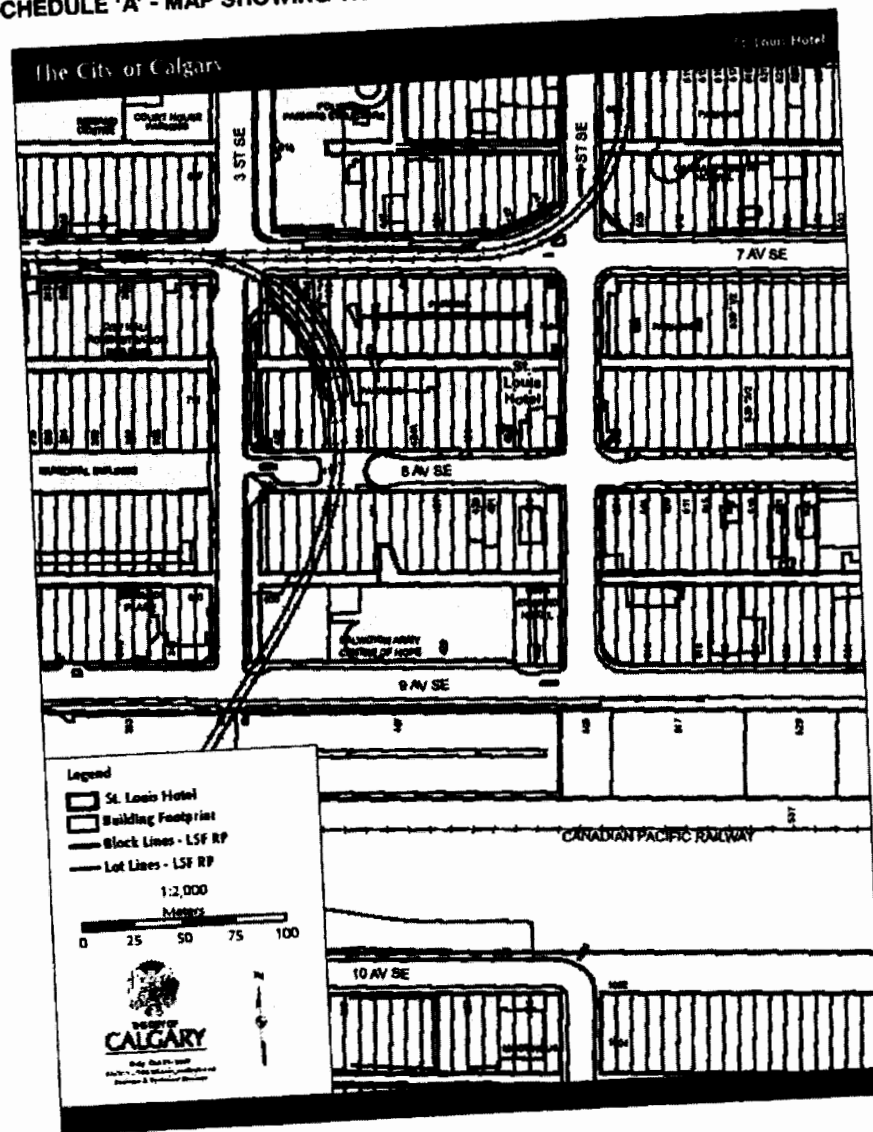

MAYOR
SIGNED THIS 4th DAY OF FEBRUARY, 2008.


ACTING CITY CLERK
SIGNED THIS 4th DAY OF FEBRUARY, 2008.

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SCHEDULE 'A' - MAP SHOWING THE ST. LOUIS HOTEL



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SCHEDULE 'B' – ST. LOUIS HOTEL STATEMENT OF SIGNIFICANCE

Description

Built in 1914, the St. Louis Hotel is a three-storey, brick structure located in Calgary's East Village area at the eastern edge of downtown. Distinctive Chicago windows and Neoclassical-style influences, such as an elaborate metal cornice and brick pilasters distinguish the façade.

Heritage Value

The St. Louis Hotel was developed by one of early Calgary's most prominent citizens, Colonel James Walker. Prior to becoming a leading real estate businessman, Walker was one of Calgary's first residents, serving as an original officer with the North West Mounted Police at Fort Calgary. Walker later became a distinguished area rancher and owned a successful sawmill which supplied much of early Calgary's lumber. Walker served in a number of civic leadership roles, and headed Calgary's incorporation committee. In 1975 was posthumously selected as Calgary's 'Citizen of the Century.'

The St. Louis Hotel was built on the site of Walker's 1884 office which also contained the Crown Timber Office, Dominion Land Office and Calgary's first telephone exchange. Walker was prompted to build the St. Louis Hotel by the 1913 arrival to the city of the Grand Trunk Pacific (GTP) Railway at the former site of Fort Calgary, two blocks to the east. The expected development of a station and the resulting proximity to the St. Louis Hotel made the hotel's location ideal. While a permanent station was never realized due to the financial difficulties of the GTP, the St. Louis Hotel stands to recall the East Village's brief status as a major railway hub.

As a result of the St. Louis Hotel's close proximity to City Hall, in its later history it gained the reputation for being popular watering hole with city hall employees, including a string of mayors. Mayors known to patronize the hotel's basement bar included Rod Sykes (1969-77), Ross Alger (1977-80), and Ralph Klein (1980-89). Ralph Klein, who frequented the bar as a journalist in the 1970s, planned his candidacy for mayor at the St. Louis Hotel and thereafter entertained visiting dignitaries at the blue-collar tavern. After becoming the Premier of Alberta in 1993 Klein continued to patronize the St. Louis Hotel which contributed to his 'common touch' political persona.

The St. Louis Hotel survives as one of the oldest hotels in Calgary and is one of only six hotels in the city to predate the First World War. The St. Louis Hotel represents a medium-priced Calgary hotel of the early twentieth century, which is reflected in its attractive but modest design. A variety of elegant, Neoclassical-inspired detailing adorns the façade of the building, such as pilasters and panels that are articulated in the brickwork. Additionally, the façade is distinguished by an elaborate metal roofline cornice, and distinctive Chicago (tripartite) windows, which are characteristic features of period commercial architecture. With its original 60 rooms, the hotel also contained a bar, café, barbershop and cigar stand. As a result of the building's short façade and mid-block location, most of the bedrooms face interior light wells, typical of mid-market hotels. Each of these light wells contains a skylight, which had the important functional role of illuminating interior first-storey areas.

The St. Louis Hotel is the product of Calgary architect John B. Richards, of the firm Richards and Burroughs. Richards was responsible for many other significant Calgary buildings which no longer exist, including the Crown Building (1911); Children's Wing,

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Calgary General Hospital (1919); Emergency Hospital (1918); and the General Hospital Annex (1921). The St. Louis Hotel is the only non-residential commissions by Richards known to remain in Calgary, other than Fire Hall No.4 (1909).

The hotel was extensively remodeled in 1959 and some of these later changes now possess heritage value in their own right, including the illuminated signage suspended from the façade, the lobby's sleek terrazzo flooring, and the establishment of a basement lounge.

The St. Louis Hotel is an integral component to the only concentration of historic buildings in the East Village. This concentration, centred upon 400 block of 8th Avenue SE also constitutes the only historic streetscape in the East Village. This concentration of buildings represents the only vestige of the neighbourhood's former retail and commercial core.

Character-defining Elements

The exterior character-defining elements of the St. Louis Hotel include such features as its:

- three-storey, rectangular plan with short façade and flat roof;
- brick and tile construction;
- façade brickwork laid in stretcher bond with raked joints, and articulated to create pilasters and panels, and forming a straight parapet;
- smoothly-finished sandstone detailing (primary façade) that comprises window sills, lintels and pilaster capitals and bases;
- ornamental, galvanized-metal roofline cornice with Neoclassical-style detailing and the lettering 'ST. LOUIS HOTEL' contained within the frieze;
- primary façade's regular and symmetrical fenestration containing wooden-sash Chicago (three-part) windows with hopper transom lights; and the existing regular fenestration of the rear façade and the light wells;
- three interior light wells containing skylights atop the first storey;
- central rooftop flagpole behind the parapet;
- hand-painted ghost signage advertising (side walls);
- illuminated 1950s signage suspended from the facade.

The interior character-defining elements of the St. Louis Hotel include such features as its:

- arrangement of the guestrooms on the second and third storeys accessed off side corridors;
- bedroom access doorway assemblies with transom lights and casing comprising entablatures;
- extant portions of the ground floor's original unglazed, green and white porcelain tile flooring;
- 1959 renovation elements including its pink and green terrazzo lobby flooring, hand-painted wall murals, and basement lounge placement.

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SCHEDULE 'C' – THE REGULATED PORTIONS OF THE ST. LOUIS HOTEL

The purpose of this Schedule is to identify by written description and photographs, those portions of the property known as the St. Louis Hotel, which must be preserved and shall be regulated according to the '*Standards and Guidelines for the Conservation of Historic Places in Canada*,' (Parks Canada, 2003). The *Standards and Guidelines for the Conservation of Historic Places in Canada* permits 'replacement in kind' of important heritage features where repair or retention of those features is not feasible.

The Regulated Portions of the St. Louis Hotel include elements of its north, south, east and west façades. The building's three-storey, flat-roof form will also be preserved, in addition to the light wells which contribute to the building's compound plan. The building's structural integrity and composition comprising brick and tile exterior walls and reinforced concrete and mill floors will also be protected. Elements of the façades which are to be preserved are outlined in further detail below.

Non-regulated portions of the building, being all other portions of the building not specifically identified as a Regulated Portion, may be rehabilitated, altered, repaired or otherwise permanently affected in any manner provided that such rehabilitation, alteration or repair does not impact on the regulated historic features of the building. Any development of any portion of the land shall be undertaken in a manner that is sympathetic to the regulated portions of the St. Louis Hotel.

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1.0 The South Façade

The following architectural elements must be retained:

- The brickwork of the second and third storeys, laid in stretcher bond with deeply recessed (raked) joints and articulated with pilasters and panels (Photo #'s 1.1, 1.2 and 1.2);
- The smoothly-finished stone detailing comprising the window sills, lintels, pilaster capitals and bases (Photo #'s 1.1, 1.2 and 1.3);
- The regular fenestration pattern and the associated rectangular window openings (Photo #'s 1.1, 1.2 and 1.3);
- The pressed metal, Neoclassical-style roofline cornice containing the lettering, 'ST. LOUIS HOTEL' (Photo #'s 1.1, 1.2 and 1.3);
- The flagpole, centrally placed on the rooftop behind the parapet (Photo # 1.3).

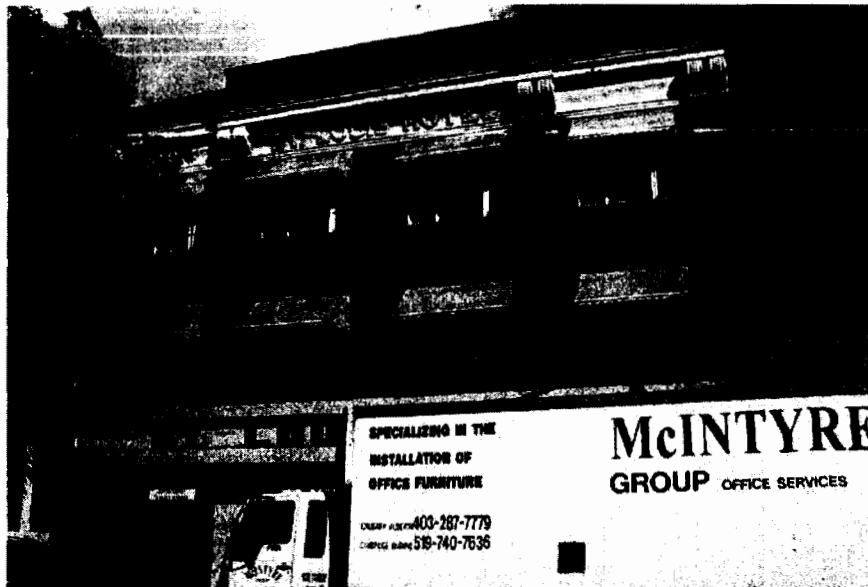
Illustrative Details



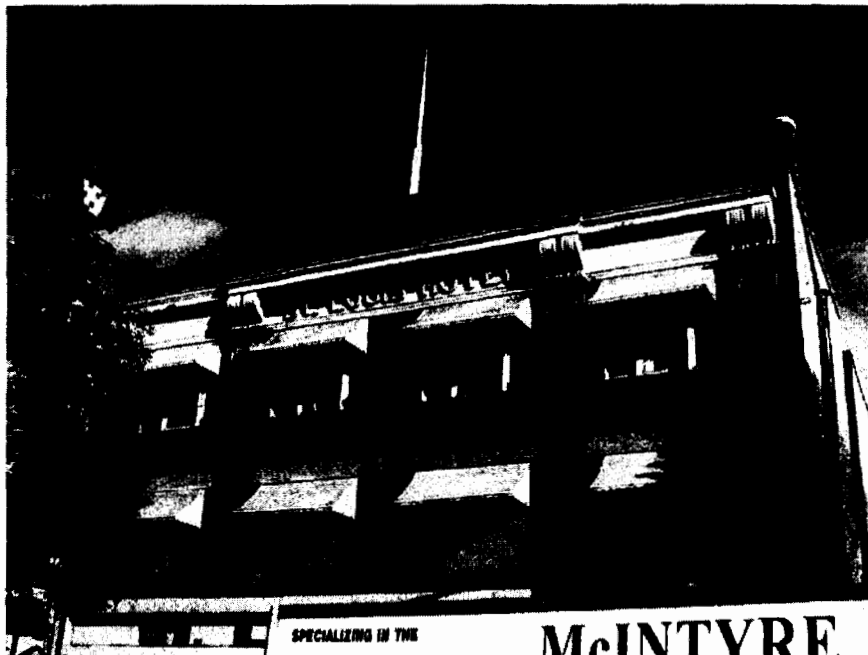
(Photo # 1.1: The South Façade of the St. Louis Hotel, 1914 – Henderson Directory, 1914, Glenbow Museum)

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(Photo #1.2: The South Façade of the St. Louis Hotel)



(Photo #1.3: The South Façade of the St. Louis Hotel)

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2.0 The North Façade

The following architectural elements must be retained:

- The brick structural wall (Photo #2.1);
- The regular fenestration pattern of the second and third storeys and the associated rectangular window openings and the brickwork comprising the window sills (Photo #2.1);
- The second- and third-storey doorway openings (Photo #2.1).

Illustrative Details



(Photo # 2.1: The North Façade of the St. Louis Hotel)

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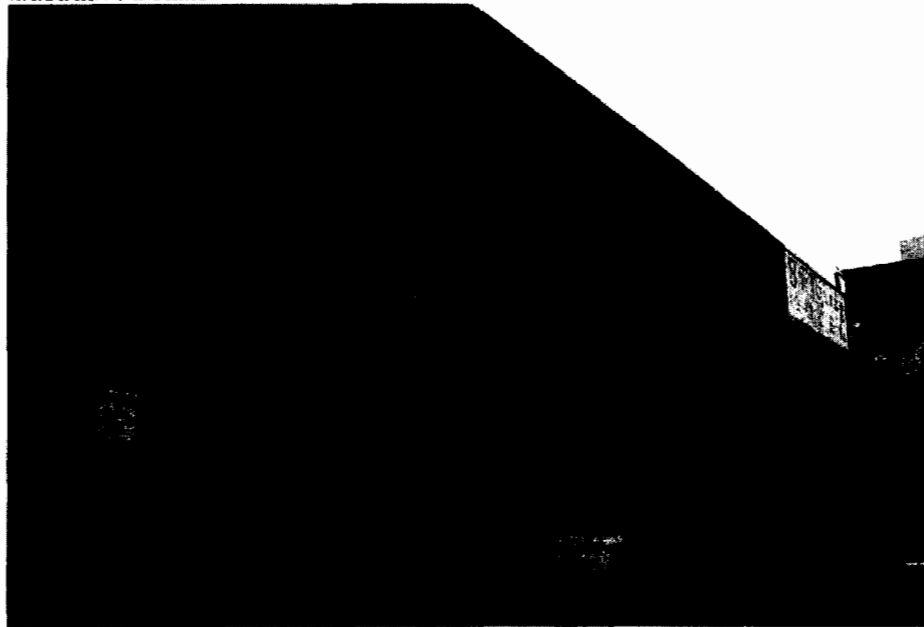
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3.0 The West Façade

The following architectural elements must be retained:

- The brick structural wall (Photo #3.1);
- The hand painted 'St. Louis Hotel' wall sign (Photo #'s 3.1 and 3.2).

Illustrative Details



(Photo #3.1: The West Façade of the St. Louis Hotel)

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(Photo #3.2: The hand-painted 'St. Louis Hotel' wall sign)

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4.0 The East Façade

The following architectural elements must be retained:

- The brick structural walls (Photo #'s 4.1 and 4.2);
- The three light wells (Photo #'s 4.1 and 4.2);
- The opening and configuration of each of the three skylights atop the first-storey within the light wells (Photo # 4.3);
- The hand-painted wall signage containing 'St. Louis HOTEL,' '51,' 'DINING COFFEE,' and 'Good Food' (Photo #'s 4.1 and 4.2).

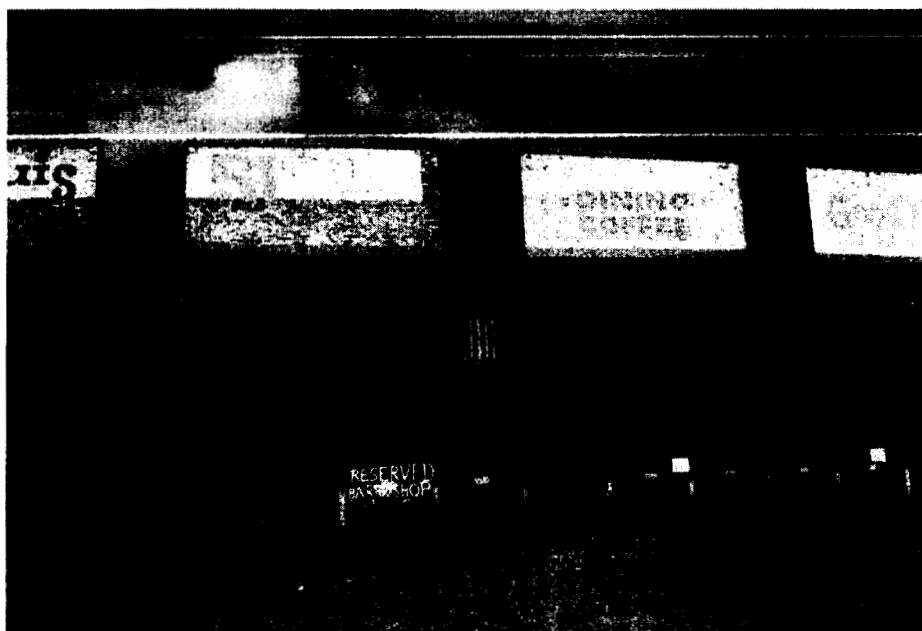
Illustrative Details



(Photo # 4.1: The East Façade of the St. Louis Hotel)

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(Photo #4.2: The East Façade of the St. Louis Hotel)



(Photo #4.3: A light well sky-light)

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SCHEDULE 'D' – STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

The primary purpose of the 2003 *Standards and Guidelines for the Conservation of Historic Places in Canada* ('Standards and Guidelines') is to provide sound, practical guidance to achieve good 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 have been adopted as the National Standard for all projects approved under the Federal Commercial Heritage Properties Incentive Fund. 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 can be altered.

The standards listed below and the referenced guidelines shall apply to the St. Louis Hotel (the 'Municipal Historic Resource') and any rehabilitation or maintenance work undertaken with respect to the Municipal Historic Resource at any time.

The Standards

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.

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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 on going 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.

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Guidelines

The full text of the Standards and Guidelines for the Conservation of Historic Places in Canada is available from:

City of Calgary

Planning, Development and Assessment
Department
P.O. Box 2100, Stn. M, #8117
Calgary, Alberta
T2P 2M5

Parks Canada National Office

25 Eddy Street
Gatineau, Quebec
Canada
K1A 0M5