

BYLAW NUMBER 77M2014

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

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

AND WHEREAS the owner of the St. Louis Hotel 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 the St. Louis Hotel as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The "St. Louis Hotel" comprises:
 - a) A Neoclassical-style building dating from 1914;
 - b) 609.7 square-meters of land which comprises the parcel; and
 - c) Is located at 430 - 8 Avenue SE, and legally described as PLAN 1412692; BLOCK 54; LOT 43 EXCEPTING THEREOUT ALL MINES AND MINERALS, as shown on attached Schedule "A".
3. The "St. Louis Hotel" is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the St. Louis Hotel is hereby described in the attached Schedule "B".
5. The specific elements of the St. Louis Hotel possessing heritage value are hereby known as the Regulated Portions ("Regulated Portions"). The Regulated Portions are specifically described or identified in the attached Schedule "C".

PERMITTED REPAIRS AND REHABILITATION

6.
 - a) The Regulated Portions of the Neoclassical-style building, as described or identified in Schedule "C" shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than routine preservation and maintenance work, without prior written approval from the City of Calgary Council, or the heritage planner appointed by the City of Calgary 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, ("*Standards and Guidelines*"), as referenced and summarized in the attached Schedule "D".

b) All portions of the Neoclassical-style building which are not described or identified as a Regulated Portion in Schedule "C" are hereby known as the Non-Regulated Portions ("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, and that all the other permits required to do such work have been obtained.

COMPENSATION

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

EXECUTION OF DOCUMENTS

8. 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

9. The schedules to this Bylaw form a part of it.
10. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2014.

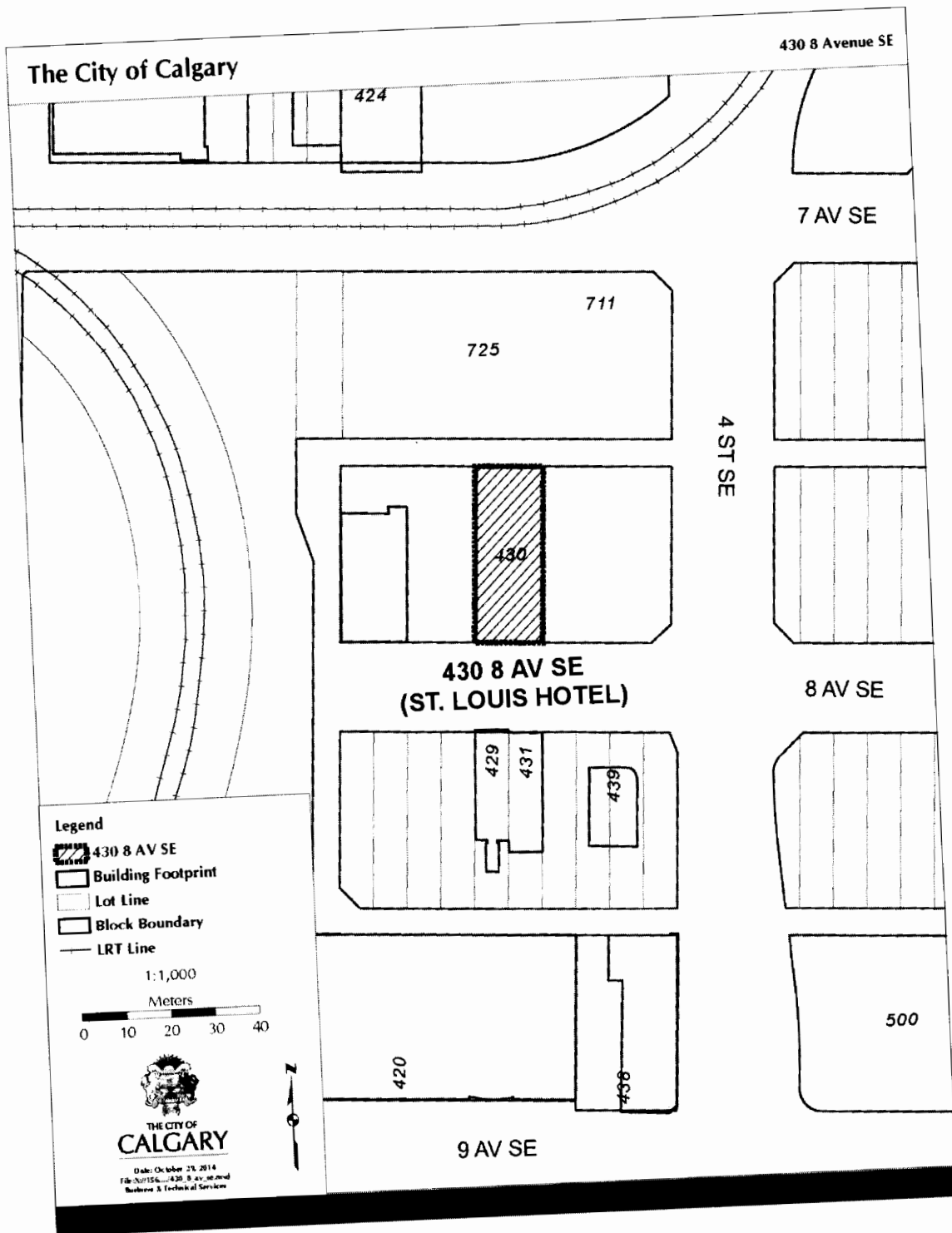
READ A SECOND TIME THIS ____ DAY OF _____, 2014.

READ A THIRD TIME THIS ____ DAY OF _____, 2014.

MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE ST. LOUIS HOTEL AS A
MUNICIPAL HISTORIC RESOURCE



SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE ST. LOUIS HOTEL AS A MUNICIPAL HISTORIC RESOURCE

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, Calgary General Hospital (1919); Emergency Hospital (1918); and the General Hospital Annex (1921). The St. Louis Hotel

and Fire Hall No.4 (1909) are the only non-residential commissions by Richards known to remain in Calgary.

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 limestone 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 façade.

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

- 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.

**SCHEDULE "C" TO THE BYLAW TO DESIGNATE THE ST. LOUIS HOTEL AS A
MUNICIPAL HISTORIC RESOURCE**

REGULATED PORTIONS

1.0 The South Façade

1.1

- a) The brickwork of the second and third storeys, laid in stretcher bond with deeply recessed (raked) joints and articulated with pilasters and panels (Photos 1.2, 1.3 and 1.3);
- b) The smoothly-finished stone detailing comprising the window sills, lintels, pilaster capitals and bases (Photos 1.2 and 1.3);
- c) The regular fenestration pattern and the associated rectangular window openings (Photos 1.2 and 1.3);
- d) The pressed metal, Neoclassical-style roofline cornice containing the lettering, 'ST. LOUIS HOTEL' (Photo 1.2 and 1.3).



(Photo 1.2: The South Façade of the St. Louis Hotel, 1914 – Henderson Directory, 1914, Glenbow Museum)



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

PROPOSED

2.0 The North Façade

2.1

- a) The brick structural wall (Photo 2.2);
- b) The regular fenestration pattern of the second and third storeys and the associated rectangular window openings and the brickwork comprising the window sills (Photo 2.2);
- c) The second- and third-storey doorway openings (Photo 2.2).



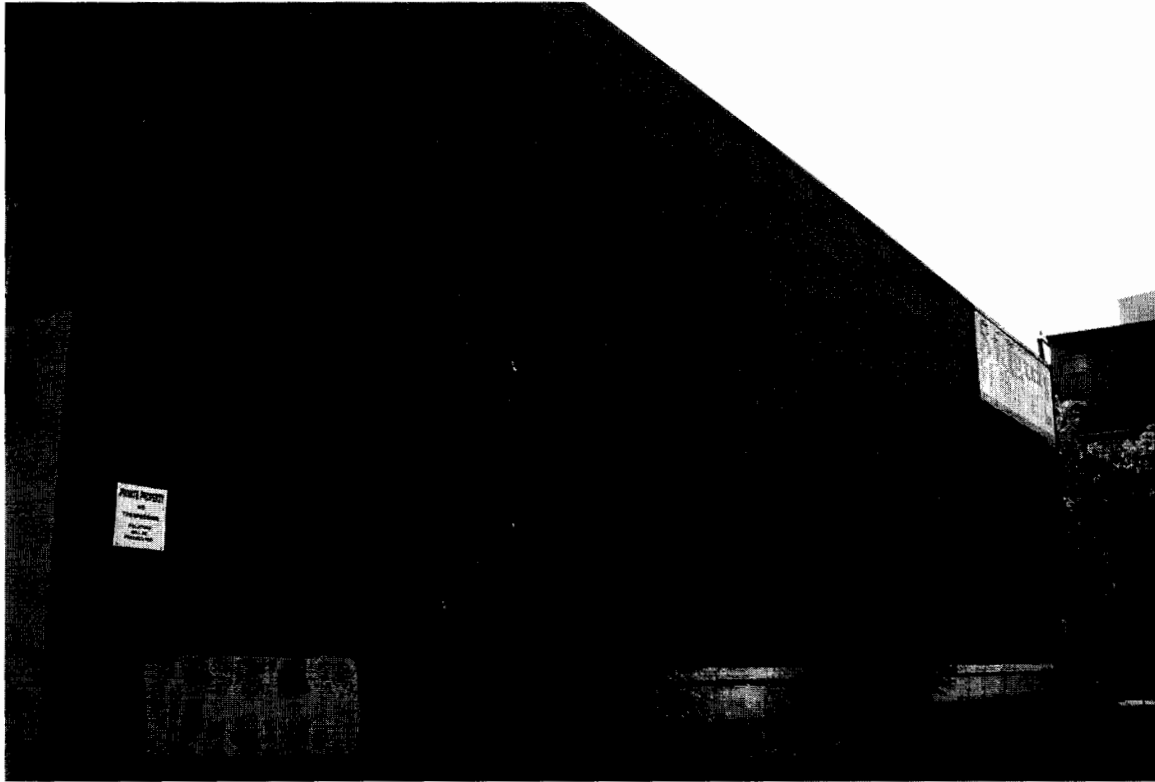
(Photo 2.2: The North Façade of the St. Louis Hotel)

PROPOSED

3.0 The West Façade

3.1

- a) The brick structural wall (Photo 3.2);
- b) The hand painted 'St. Louis Hotel' wall sign (Photos 3.2 and 3.3).



(Photo 3.2: The West Façade of the St. Louis Hotel)

PROPOSED



(Photo 3.3: The hand-painted 'St. Louis Hotel' wall sign)

PROPOSED

4.0 The East Façade

4.1

- a) The brick structural walls (Photos 4.2 and 4.3);
- b) The three light wells (Photos 4.2 and 4.3);
- c) The opening and configuration of each of the three skylights atop the first-storey within the light wells (Photo 4.4);
- d) The hand-painted wall signage containing 'St. Louis HOTEL,' '51,' 'DINING COFFEE,' and 'Good Food' (Photos 4.2 and 4.3).

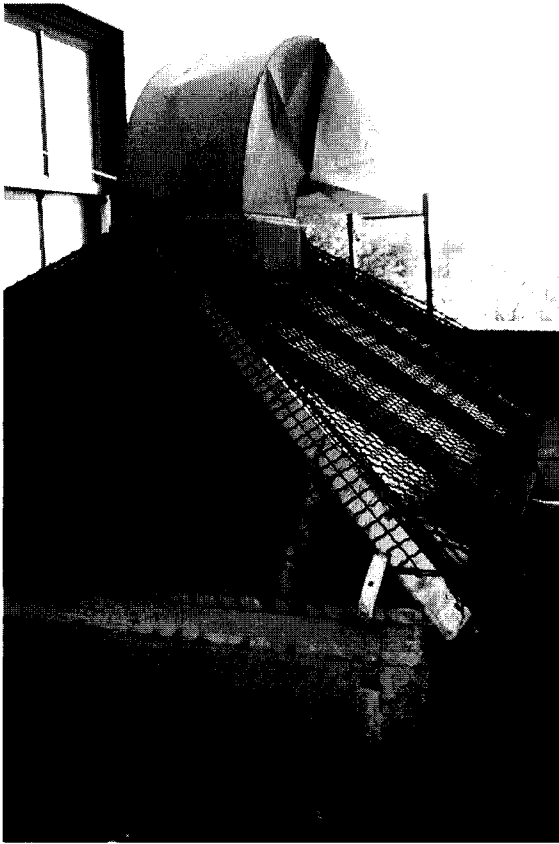


(Photo 4.2: The East Façade of the St. Louis Hotel)



(Photo 4.3: The East Façade of the St. Louis Hotel)

PROPOSED



(Photo 4.4: A light well sky-light)

PROPOSED

SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE ST. LOUIS HOTEL AS A MUNICIPAL HISTORIC RESOURCE

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 conserved.

The Standards

Definitions of the terms in italics below are set forth in 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 from:

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

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25 Eddy Street
Gatineau, Quebec
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