

PROPOSED

BYLAW NUMBER 43M2022

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE ATHLONE 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 Athlone 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 Athlone Building as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Athlone Building, located at 3910 Quesnay Wood DR SW, and the land on which the building is located being legally described as PLAN 1910387 BLOCK 1 LOT 7 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

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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 _____

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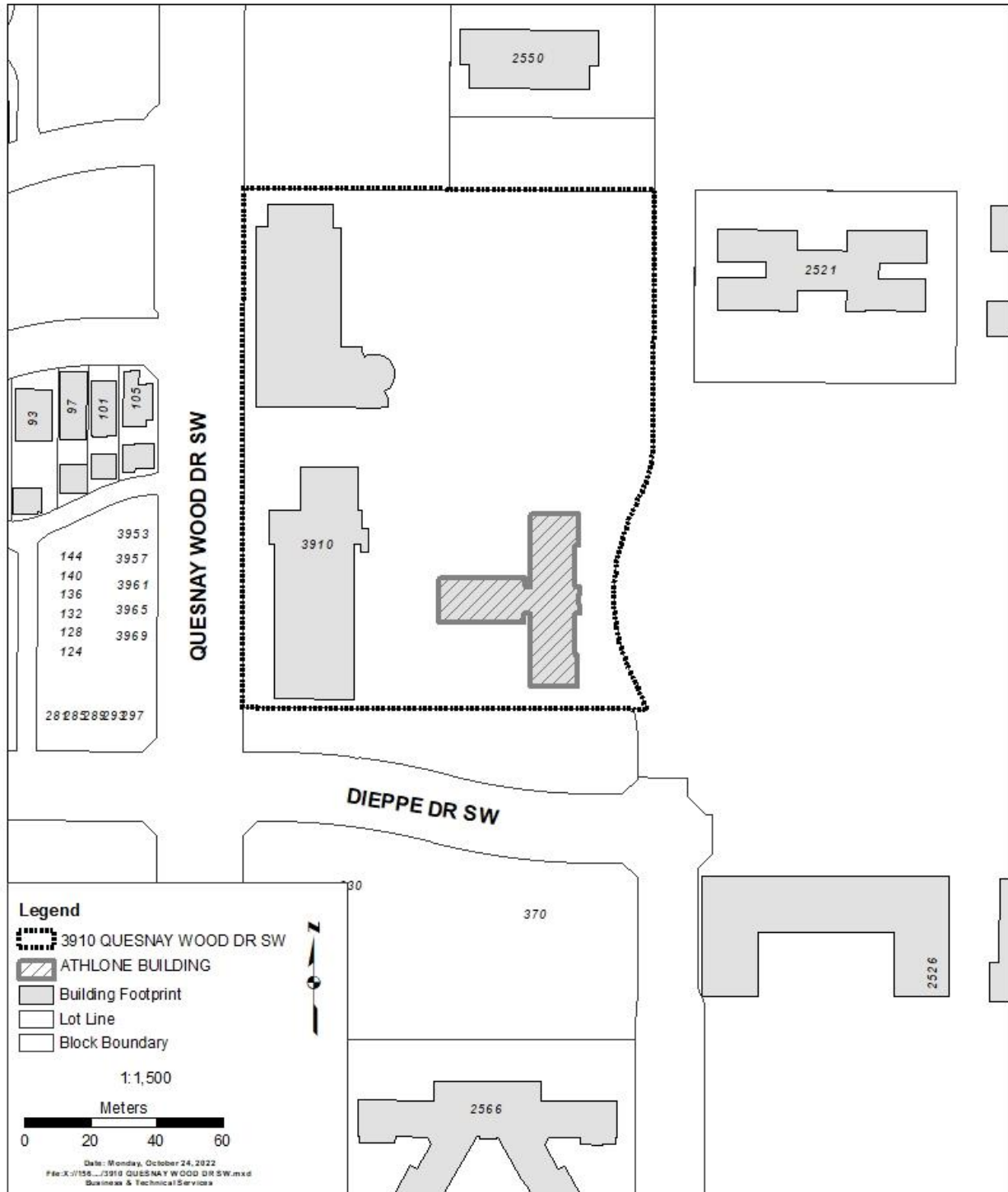
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SCHEDULE "A"



ATHLONE BUILDING



SCHEDULE “B”

Description

The Athlone Building, constructed in 1936, is a large two-storey, hollow clay tile encased steel-frame structure distinguished by its T-shaped plan, symmetrical facades of regularly spaced windows, rough-faced white stucco façade, and wood-shingled hipped roof, with a gabled end at the projecting main entrance. The building features simplified Georgian classical motifs exemplified in its cornice mold and concrete frieze banding, periodic decorative plaques, and prominent projecting centralized entrance with a surround of stone pilasters and Palladian windows. Mature landscaping frames the Athlone Building as it prominently sits along the western edge, and on a centreline axis with the ceremonial entry gates, of the historic Parade Square, in the southwest Calgary community of Currie Barracks.

Heritage Value

The Athlone Building, constructed in 1936, is among one of the first permanent military structures that were constructed at Canadian Forces Base Calgary (Currie Barracks). Built under the Public Works Construction Act of 1934, the base served a crucial need in the 1930's to provide a new location for soldiers to train in Western Canada. The economic downturn after the First World War through to the Great Depression resulted in dramatic cutbacks to Canada's Defence budget and significant unemployment across Canada. In 1931, Prime Minister R.B. Bennett (with Chief of the General Staff Andrew McNaughton) established a massive public works construction program to create work and improve the nation's infrastructure. With an allocation of \$40 million across the country and Bennett's riding being Calgary West, \$1.2 million and an additional \$400,000 (1935) was budgeted for Currie Barracks making it one of the largest public works programs in Canada. The construction of Currie Barracks was an important turning point in the history of Canadian military infrastructure in the interwar years and the Athlone Building is symbolic of this for Calgary.

As the Administration Headquarters, the Athlone Building was the seat of power for the base providing offices for the Base Commander, Regimental Commander, drill instructors, and clerical staff from 1936 until 1997. As the original building of the Parade Square precinct, it was the front door to the day-to-day operations and ceremonial life of Currie Barracks. The building was also designed to include ample space for larger meetings and events, with sizeable lecture rooms housed in each pavilion and a spacious, vaulted-roofed assembly hall.

The Athlone Building is an example of a “stripped down” or simplified Georgian Revival style as evinced by its cornice ends, Palladian window over the main entrance, and simple utilitarian and largely unadorned symmetrical façades. The white, rough faced stucco finish of the Athlone Building significantly contributes to the military architectural style established for Currie Barracks and amplifies the sympathetic grouping of historic buildings (Bessborough, Bennett and Barracks buildings) around Parade Square. The highly functional layout is reflected in its “T-shaped” plan and centralized entrance lobby. The original double-return staircase with ornamental wrought iron balustrade, cast-iron newel posts, and decorative scrollwork brackets establishes a welcoming centralized elegant formal entrance for the circulation pattern of the building. A Canadian Army insignia, consisting of a crown above three branches of maple overlaid on a pair of crossed swords, is inset into the terrazzo flooring of the foyer. These ornamental features are unique to the Athlone Building and immediately identify it as a structure of singular importance on the base. Constructed at a cost of approximately \$156,035, the building embodies distinct characteristics of the fireproofing construction method used across the country by the Department of National Defence (DND), Engineering Branch.

The Athlone Building is a physical and symbolic landmark of Canada's military presence in Calgary. It is sited at the west side of the historic Parade Square on the centreline axis with the ceremonial entrance gates. Formal landscaping, generous setbacks, layout of the pathways that interconnect the building to Parade Square, and the gentle curve of Breskens DR SW in front of the building, reinforce its preeminent function as a landmark building within Currie Barracks and Calgary.

Character-Defining Elements

Exterior character-defining elements include but are not limited to:

- form, scale, and massing as expressed by its large, symmetrical two-storey, "T-shaped" floor plan; raised full basement; centralized projecting entry pavilion and twin end pavilions;
- moderately-pitched, wood shingled 'cottage style' roof, with a hierarchy of a side-gabled roof with cornice return at the central projecting entry and hipped roof cornice ends at the remainder of the building; front-gabled end roof with cornice end on the west facing portion of the "T"; cornice mould and frieze banding at the soffit line; and grey painted decorative plaques below frieze banding;
- steel frame fireproof construction encased in hollow clay tile and clad in white, roughcast stucco; and cast-in-place concrete floors;
- projecting centralized main entrance with simplified Georgian classical motifs, Palladian window overtop with red and green coloured glass, a surround composed of stone pilasters, and returning eave pediment; glazed brass double front entry door; small one-storey, offset projected entryway with arched opening at the rear of the "T"; and two small projecting one-storey, raised, west facing front gabled-roof entrances;
- fenestration on all facades including: symmetrical, regular repeating pattern, green painted, steel sashes set in steel-frames, single-hung, six-over-six windows; and stone plain lug sills;
- prominent siting of the building on the western edge of the Parade Square with the gentle curve of Breskens Drive SW; directly across, and on a centre line axis, with the historic ceremonial entry gates at the east side of Parade Square; and accented with a formal entry, side-accessed staircase on the central axis of the Parade Square; and
- a large front setback from Parade Square and spacious side yards; mature deciduous and coniferous trees, and shrubs frame the main building entrance.

Interior character-defining elements include but are not limited to:

- original layout including entrance foyer, and main- second- and lower-floor corridors with rooms on either side;
- central, formal entrance foyer with double return staircase; ornamental wrought iron balustrade with cast-iron newel posts; glazed brass double foyer entrance door; wooden modillions at the underside of the second-floor level; wooden decorative boxed beams at the underside of the second-floor level; and inlaid Canadian Military insignia (emblem of a crown above three branches of maple overlaid on a pair of crossed swords) in the terrazzo flooring;
- large interior assembly space with barrel-vaulted ceiling;
- terrazzo flooring throughout with coved base detail; and
- interior wood doors, combined wood, and glazing doors; door hardware; wood transoms above doors; and wood trim at doors and interior windows.

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REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

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

2.0 Exterior

The following elements are regulated:

- a) Two storey form on raised basement; white, roughcast stucco cladding with band course above basement; symmetrical T-shaped floor plan (Images 2.1 – 2.5 and Schedule 'A' map);
- b) Medium pitched, cottage-style main roof; hipped roofs over twin end pavilions; front facing gable over central entry pavilion with cornice returns; rear-facing gable with horizontal cornice; hipped roof cornice ends on remainder of building; painted wood soffits; cornice moulding; frieze band; frieze plaques on east, north and south facades (Images 2.1 – 2.7)
- c) Two storey projecting central front entry with returning eave pediment, Palladian window, surround with stone pilasters, stucco faced stairway; pedestals with cast stone caps; twinned end pavilions; projecting covered entryways (3); (Images 2.8 – 2.9 and 2.11 – 2.12) and
- d) Original fenestration and window profiles including regularly spaced, single-hung multi-light windows; green painted metal sashes and frames, stone plain lug sills; glazed brass double front entry door and metal frame surround (Images 2.9 – 2.10 and 2.13 – 2.17).

Note: Fenestration changes and windows on the building south and west façades are not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 2.1: East façade with central projecting front entry pavilion, twin end pavilions)

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Image 2.2: East and north façade, no date, Glenbow PA-3439-9)



(Image 2.3: North façades, showing side portion of T-shaped floor plan)

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(Image 2.4: Back portion of T-shaped floor plan and rear-facing gable on west façade)



(Image 2.5: South façades, showing side portion of T-shaped floor plan)

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(Image 2.6: Detail of hipped roof cornice ends and cornice moulding)



(Image 2.7: Detail of frieze banding; painted frieze plaques on south facade)

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(Image 2.8: Projecting central entry pavilion, front-facing gable with cornice returns)

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Image 2.9: Detail of Palladian window, surrounding stone pilasters.



Image 2.10: Glazed brass double front entry door, metal door frame.

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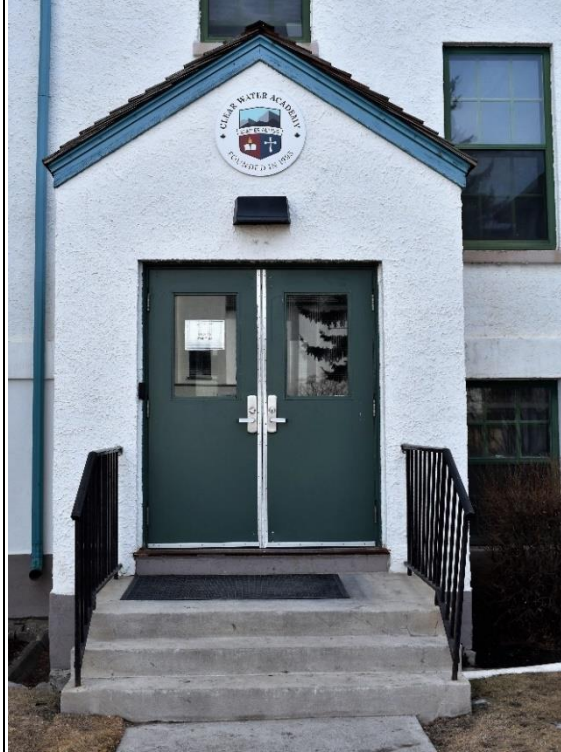


Image 2.11: Projecting enclosed entry way.



Image 2.12: Projecting arched entry way.



(Image 2.13: Typical fenestration, six-over-six pane windows, stone plain lug sills)

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(Image 2.14: Example of typical three-over-three pane window, stone plain lug sill)



(Image 2.15: Example of typical six-over-six pane window on basement level)

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Image 2.16: Example of typical four-over-four pane window, stone plain lug sill.



Image 2.17: Example of typical nine-over-six pane window, stone plain lug sill.

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3.0 Interior

The following elements are regulated:

- a) Central entrance foyer (Images 3.1 – 3.2);
- b) Double return main staircase; ornamental wrought iron balustrade; cast-iron newel posts; decorative bracket supports (Images 3.1 – 3.4);
- c) Terrazzo flooring of the central entrance foyer inlaid with Canadian military insignia (Images 3.2 and 3.5 – 3.6); and
- d) Large, interior assembly space with barrel-vaulted ceiling (Images 3.7 – 3.8).



(Image 3.1: Formal central, entrance foyer)

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(Image 3.2: Formal central, entrance foyer)



(Image 3.3: Lower portion of double return main staircase, cast-iron newel post, ornamental wrought iron balustrade and decorative bracket supports)

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(Image 3.4: Upper portion of double return main staircase)



(Image 3.5: Terrazzo flooring of the central entrance foyer inlaid with Canadian military insignia)

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(Image 3.6: Detail of inlaid Canadian military insignia)



(Image 3.7: Assembly space with barrel-vaulted ceiling)

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(Image 3.8: Assembly space with barrel-vaulted ceiling)

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, or from:

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