

BYLAW NUMBER 53M2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE BARNHART
APARTMENTS 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 its heritage value;

AND WHEREAS the owner of the Barnhart Apartments 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 Barnhart Apartments as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The “Barnhart Apartments” comprises:
 - a) A Tudor Revival-style apartment building dating from 1929;
 - b) 846.671 square-meters of land which comprises the parcel; and
 - c) Is located at 1121 6 Street SW, and legally described as Plan A1; Block 72; Lots 21, 22 and that portion of Lot 23 lying to the east of the west 5 feet thereof, as shown on attached Schedule “A”.
3. The “Barnhart Apartments” are hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Barnhart Apartments is hereby described in the attached Schedule “B”.
5. The specific elements of the Barnhart Apartments 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 three-storey, wood-frame, Tudor Revival-style apartment building, and property, 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 three-storey, wood-frame, Tudor Revival-style apartment building, and property, 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.

7. a) Only changes to the land (the land identified in Schedule "C") that require a building permit or a development permit require the approval of 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*. Such changes must be in accordance with the terms of the Standards and Guidelines as referenced and summarized in the attached Schedule "D".

b) Changes to the land (the land identified in Schedule "C") that do not require a building permit or a development permit are not subject to the Standards and Guidelines.

COMPENSATION

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

EXECUTION OF DOCUMENTS

9. 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

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

11. 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.

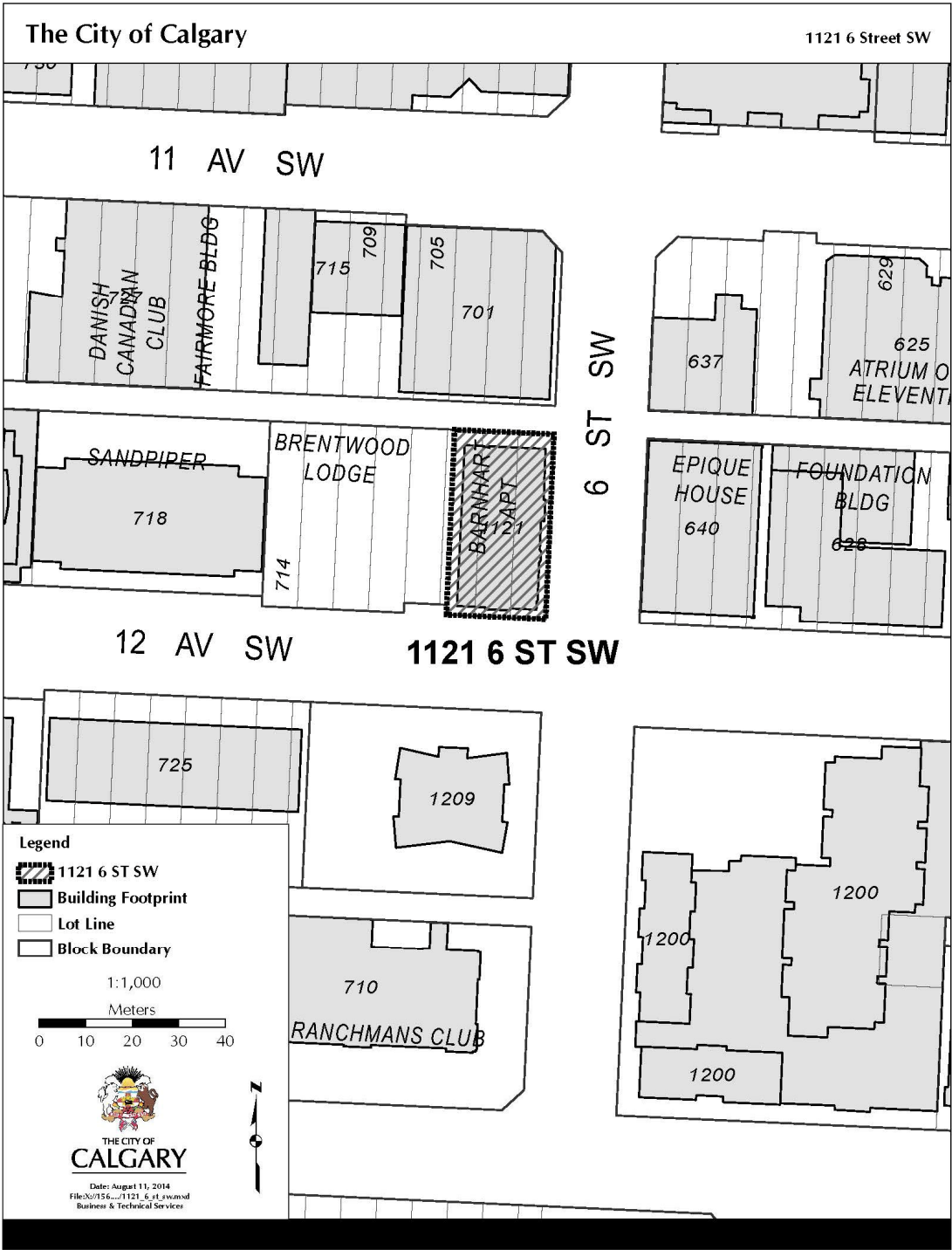
READ A THIRD TIME THIS ____ DAY OF _____, 2014.

MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

PROPOSED

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE BARNHART APARTMENTS AS A MUNICIPAL HISTORIC RESOURCE



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SCHEDULE “B” TO THE BYLAW TO DESIGNATE THE BARNHART APARTMENTS AS A MUNICIPAL HISTORIC RESOURCE

Description

The Barnhart Apartments, built in 1929, is a three-storey, multi-residential building in the inner-city Beltline community, immediately south of downtown. The wood-frame, Tudor Revival-style building, clad mainly in stucco with stone and brick detailing, is distinguished by its half-timbered finish.

Heritage Value

As one of the finest apartment houses in the city when completed in 1929, the Barnhart Apartments recall the area’s status as a choice residential neighbourhood at that time. Within the city’s original exclusive residential area of 12th and 13th Avenues, the Barnhart Apartments exemplified and contributed to the attractive early character of this part of the Beltline community.

Connaught (later known as the Beltline) was one of Calgary’s earliest residential areas. From the start it was a desirable location, convenient to downtown businesses and services with such fine amenities as Central (Memorial) Park (1889) and the city’s first public library (1912). Near the Barnhart Apartments Calgary’s elite had built mansions in the first two decades of the Twentieth Century, especially along 12th and 13th Avenues, including Senator James Lougheed, Patrick Burns, William Roper Hull, Col. Dennis and William Toole. Also in the area of the Barnhart Apartments were prestigious institutions, such as the Ranchman’s Club (1914), and fine residential apartment buildings such as the Moxam and Congress Apartments (1912), Lorraine Apartments (1913), and Lawrence Lodge (1930). Only a small number of these impressive structures remain due to rapid re-development of the area starting in the 1950s, making the Barnhart Apartments an important reminder of the area’s earlier history and character.

The Barnhart Apartments building is also important as one of the finest examples of Tudor Revival-style architecture in the city. At the time that the 25-unit building was completed in October 1929 the local newspapers described it as “lavishly decorated and a model of architectural perfection equipped with every comfort and labour-saving device possible”. The article was concluded with the statement that “the Barnhart apartments are without doubt the finest of their kind in the city.”

The exterior of the Barnhart Apartments is characterized by half timbered overhanging gables, and multi-pane and bay windows. The main entrance is sheltered under a distinctive extended-slope roof, and detailed with wall buttress and brick and stone casings. The attention to detail and high-quality workmanship is exemplified in the hand-trowelled ‘California-stucco’ finish, and the pegged joints of the half-timbering which originally featured a special charred finish. The charred timbers were then varnished to create a unique and impenetrable surface.

Unique features include a ground-level floor almost completely above ground (to make even those units appealing), exceptionally wide interior corridors, and heavily insulated interior and exterior walls using multiple special materials at that time which contributed to soundproofing. Additionally, interior ‘floating’ ceilings were structurally separate from the floors above to further mitigate noise. Each unit was also designed with service doors accessible from the corridors for deliveries. The building even had its own garbage burning incinerator.

The interior of the building is noted for its hardwood floors throughout, with each unit featuring an elegant electric fireplace, original wooden moldings and doors, and some original bathroom and kitchen finishes. Originally the units were touted for their modernity with the latest electric and gas kitchen fixtures, and vacuum steam heating system.

Such amenities were originally successful in attracting prominent residents, including a member of Calgary's famous Lougheed family, Donald Lougheed, son of Senator James Lougheed. Also in residence were a barrister, stock brokers, accountants, retail managers, school principal, and several oil company employees (director, managers, oil broker, geologist, chemist, engineer).

The building was constructed by contractor C. E. Barnhart on land purchased by him, and designed by Vancouver-based architect Richard Thomas Perry. Perry was noted for combining nostalgic British styles with more modern forms, as seen in his Vancouver work such as Bessborough Armoury, Dunbar Heights United Church, and Tatlow Court townhouses. He had a branch office in Calgary in 1929. Earlier in 1929, Barnhart and Perry produced the Barnhart Model Home, a Tudor Revival dwelling in Mount Royal first opened and promoted as a furnished show home (1011 Prospect Ave. SW) – the Barnhart Apartments shares many attributes and features that were incorporated in the Model Home.

Given the building's highly distinctive architecture, prominent location and corner situation, the property is a community landmark.

Character-defining elements

Character-defining elements of the property include, but are not limited to:

Exterior Features:

- wood-frame construction with exterior finish comprising rough-cast, hand-trowelled stucco; pegged, half-timbered gable and façade treatments with charred and varnished finish (now covered); brick foundation cladding and main entrance detailing of brick and stone;
- three-storey scale and massing;
- combination of flat and (wood-shingle-clad) hipped roofs;
- fenestration, comprising multi-pane single and two-part windows, and a combination of hung-sash, and casement-sash windows (with multi-pane transom lights); bay windows on primary façade;
- integral main entrance with rounded-arch opening and inside doorway assembly with sidelights (encased) and multi-pane transom lights; glazed wood door;
- inset parapet plaques with heraldic motif;
- molded chimney pot

Interior Features:

- interior plan/configuration of common areas and each unit, consisting of exceptionally wide corridors and twenty five one-bedroom and studio suites;
- corridor/unit service doors for deliveries; other corridor features such as the steel-clad fire separation pocket doors;
- entrance hall with open staircase consisting of a wooden balustrade, mahogany handrail and mahogany panels; scored-plaster walls;
- hardwood flooring throughout (units and public-area corridors);
- finishes within units including doorway and window casings; doors; fireplaces with decorative chimneypieces; kitchen cabinets with unglazed porcelain-tile counter tops, glazed porcelain-tile backsplashes and sinks; bathroom (unglazed) porcelain-tile flooring, medicine chests and tubs.

Contextual Features:

- its original location and placement on the property and setbacks with soft landscaping.

PROPOSED

SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE BARNHART APARTMENTS AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 East Façade

1.1

- a) Cladding materials and detailing consisting of rough-cast cementitious stucco; pegged half-timbering (Photos 1.2, 1.3); gable overhangs with associated exposed beams and brackets mouldings (Photo 1.4); red-brick foundation (Photo 1.2); red-brick and stone entranceway treatment, casings and buttress detailing (Photo 1.5); and inset parapet plaques with heraldic motif (Photo 1.6)
- b) Fenestration consisting of a combination of two-part, wooden, hung-sash windows with six-over-one profiles (Photo 1.7); and wooden, casement-sash six-pane windows with four-pane transom lights (Photo 1.8); and three-storey bay windows containing six-pane wooden casement sashes and four-pane transom lights (Photo 1.9);
- c) Main entrance comprising a sheltered integral porch within the extended slope of the roofline with interior wooden doorway assembly consisting of a single, glazed wooden door surrounded by multi-pane transom lights and sidelights (sidelights covered on exterior but visible from interior) (Photos 1.5, 1.10);



(Photo 1.2: East Façade)

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(Photo 1.3: an example of the pegged half timbering)



(Photo 1.4: overhanging gable with exposed beam and bracket mouldings)



(Photo 1.5: red-brick and stone entranceway treatment, casings and buttress detailing)



(Photo 1.6: example of an inset parapet plaque with heraldic motif)

PROPOSED



(Photo 1.7: an example of two-part, wooden, hung-sash windows with six-over-one profiles)



(Photo 1.8: an example of wooden, casement-sash six-pane windows with four-pane transom lights)



(Photo 1.9: an example of the three-storey bay windows containing six-pane wooden casement sashes and four-pane transom lights)



(Photo 1.10: main entrance interior wooden doorway assembly consisting of a single, glazed wooden door surrounded by multi-pane transom lights and sidelights)

PROPOSED

2.0 West Façade

2.1

- a) cladding material consisting of rough-cast cementitious stucco; (Photo 2.2)
- b) Fenestration consisting of single and two-part windows (Photo 2.2);
- c) Chimney with moulded pot (top) (Photo 2.2).



(Photo 2.2: West Façade, oblique view from the northwest)

PROPOSED

3.0 South Façade

3.1

- a) cladding materials and detailing consisting of rough-cast cementitious stucco; protruding gabled central bay with wood-shingled roofing, pegged half-timbering, brackets and associated overhang mouldings to emulate exposed beams; red-brick foundation (Photos 3.2, 3.3); Inset parapet plaques with heraldic motif (Photo 1.6)
- b) Fenestration consisting of single-part windows (Photo 3.2).



(Photo 3.2: South Façade)

PROPOSED



(Photo 3.3: South Façade – detail view of the pegged half timbering with gable overhang and associated exposed beam and bracket mouldings)

PROPOSED

4.0 North Façade

4.1

- a) cladding materials and detailing consisting of rough-cast cementitious stucco; partial red-brick foundation (Photos 4.2) Inset parapet plaques with heraldic motif (Photo 1.6)
- b) Fenestration consisting of single and two-part windows (Photo 4.2);



(Photo 4.2: North Façade)

PROPOSED

5.0 FORM, SCALE AND MASSING

5.1

- a) The three storey rectangular form with slight irregularities including the East Facade's slightly protruding end bays (Photos 1.2, 2.2, 3.2, 4.2);
- b) The combined flat roof and (wood-shingle-clad) hipped roof (Photo 1.2);

6.0 Land & Context

6.1

- a) The original location and placement of the building on the property and the setbacks as shown on Schedule "A" with soft landscaping.

PROPOSED

SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE BARNHART APARTMENTS 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

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec
Canada
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