

BYLAW NUMBER 48M2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE 100 BLOCK OF SEVENTH
AVENUE SW 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 100 Block of Seventh Avenue SW 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 100 Block of Seventh Avenue SW as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The "100 Block of Seventh Avenue SW" comprises:
 - a) Five properties of one- and two-storey buildings dating from 1912 - 1922 ;
 - b) 1811.065 square-meters of land which comprises the parcel; and
 - c) Is located at:
 - 121 7 Av. SW, and legally described as Plan A, Block 50, Lots 10 and 11;
 - 123 7 Av. SW, and legally described as Plan A, Block 50, Lot 9;
 - 125 7 Av. SW, and legally described as Plan A, Block 50, Lot 8;
 - 127 7 Av. SW, and legally described as Plan A, Block 50, Lot 7; and
 - 129 7 Av. SW, and legally described as Plan A, Block 50, that portion of Lot six (6) which lies to the east of the westerly two tenths (0.2) feet thereof,
- as shown on attached Schedule "A".
3. The "100 Block of Seventh Avenue SW" is hereby designated as a Municipal Historic Resource as defined in the *Act*.

4. The heritage value of the 100 Block of Seventh Avenue SW is hereby described in the attached Schedule "B".
5. The specific elements of the 100 Block of Seventh Avenue SW 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 100 Block of Seventh Avenue SW as described in the attached Schedule "C" shall not be removed, destroyed, disturbed, altered, conserved, repaired or otherwise permanently changed, other than routine conservation and maintenance work without prior written approval from City Council, or the Senior Heritage Planner appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Historical Resources Act*. Any alteration, Conservation, 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 100 Block of Seventh Avenue SW which are not described or identified as a Regulated Portion in Schedule "C" are not subject to the *Standards and Guidelines* and may be altered or repaired, provided that such alteration or repair does not negatively impact the Regulated Portions, and that all the other permits required to do such work have been obtained.

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.

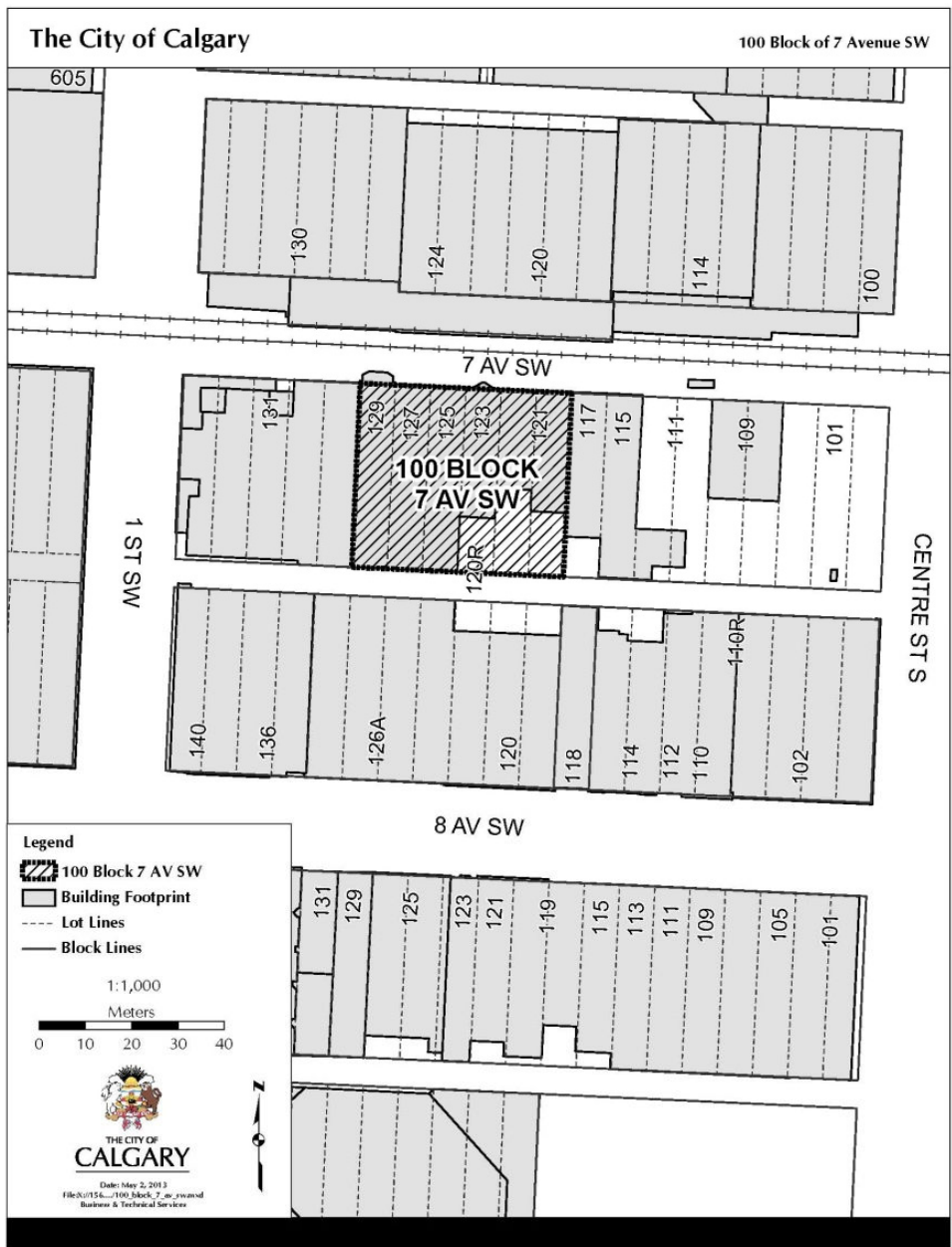
MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

PROPOSED

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE 100 BLOCK OF SEVENTH AVENUE SW AS A MUNICIPAL HISTORIC RESOURCE

PROPOSED



SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE 100 BLOCK OF SEVENTH AVENUE SW AS A MUNICIPAL HISTORIC RESOURCE

Description

The 100 Block of Seventh Avenue SW is a contiguous grouping of five, one- and two-storey buildings dating from 1912-20. The Commercial-style buildings were designed with simple brick exteriors. The buildings are located on the south side of Seventh Avenue SW, along a busy, light-rail and transit corridor in the centre of downtown Calgary. The front 18 metres of buildings are to be incorporated into a parkade structure.

Heritage Value

The 100 Block of Seventh Avenue SW is a rare grouping of low-scale, early Twentieth Century buildings in the core of downtown. With the exception of the buildings lining Stephen Avenue (Eighth Avenue), the 100 Block of Seventh Avenue is the only streetscape of its kind remaining in downtown, and one of the few in the city. The streetscape has assumed landmark status due to this rarity as well as its prominence on what is one of downtown's busiest streets.

Most of the buildings that comprise the 100 Block of Seventh Avenue SW originated as retail shops, which included a grocery and butcher (#121), confectionary (#123), furniture store (#125) and stationery shop (#127). Of notable exception was #129 which became the purpose-built, second location of the Calgary Stock Exchange. By 1915 the exchange building had also become grocery and retail shops, a role it served for decades.

The property is historically significant as a hub of retail activity, but unlike the adjacent higher-profile shops on Stephen Avenue, served as a destination for the daily, more prosaic needs of shoppers.

In 1912 #123 was completed and opened as the confectioner and lunch counter 'Rochons'. Owner Emmanuel Rochon was a pioneer Calgary retailer, establishing his business in 1903 and was the city's first known candy maker. Rochon operated this location as a candy and ice cream shop while operating a main location at the same time on Stephen Avenue. Rochons occupied this location until about 1918 whereupon it became a meat market, bakery, and from 1927-50s, an art supply store.

The Delamere Block at #125 and #127 was also built in 1912. Originally the easterly portion (#125) operated as a stationer while the westerly portion (#127) briefly housed a furniture store. From 1916 until the late 1940s the building along with #129 housed many grocers at the same time - including a large proportion of Chinese merchants - in a unique market format known as the New Calgary Market. It continued to house grocery merchants into the 1960s.

In 1920 and 1921, #121 was built as two separate buildings, first with the westerly portion. That portion of the building was originally occupied by Hinds Meats from 1920-36. The easterly portion was built soon after but did not gain a tenant until 1924 with the Self Serving Grocery, an occupant for only a few years, subsequently becoming a fish market and grocer for most of the next two decades.

The property is also significant as the first permanent home of the Calgary Stock Exchange, at #129. Incorporated in October 1913, the exchange opened in temporary quarters in the nearby Herald Block in June 1914 in direct response to Alberta's first major oil discovery at Turner Valley the month before, and the accompanying boom. Almost immediately, #129 was commissioned as the exchange's headquarters and was ready for occupancy by October. The

exchange aimed to regulate and facilitate trading associated with the new resource. However, the effects of the oil boom were short lived, and trading declined dramatically with the exchange moved to a more modest location before closing in 1917. However, this original location of the exchange symbolizes Calgary's early and direct association with the development of the oil industry in Alberta, and the city's aspirations to become a financial centre.

The 100 Block of Seventh Avenue survives as important example of the type of small-scale Commercial-style architecture that once dominated downtown but has now become rare. Characteristically, the buildings combine quality brick facades, recessed entries, large display windows and storefront cornices. The appearance of the exchange building is particularly refined with its classical-style influences and rooftop balustrade. An enclosed second-storey walkway at the rear of the building that spanned the alley and connected to the Norman Block on Stephen Avenue became the city's first 'Plus 15'.

Character-defining elements

The character-defining elements of the 100 Block of Seventh Avenue SW include but are not limited to those features of:

121 7 Avenue SW (easterly portion)

- One-storey, flat roof form;
- North façade cladding and detailing comprising pressed, buff-coloured-brick cladding laid in common, stretcher and soldiered bonds with deeply recessed joints, and ornamental red-tile inlay;
- North façade storefront opening (for transom light, display window and doorway).

121 7 Avenue SW (westerly portion)

- One-storey, flat roof form;
- North façade cladding and detailing comprising pressed, buff-coloured-brick cladding with deeply recessed joints, and forming a curved rooftop parapet; the metal storefront cornice;
- North façade storefront opening (for transom light, display window and doorway);
- Blue and white, unglazed porcelain floor of recessed entry.

123 7 Avenue SW

- One-storey, flat roof form;
- North façade storefront opening (for transom light, display window and doorway).

125 and #127 7 Avenue SW

- One-storey, flat roof form, two bays (storefronts) in width;
- North façade cladding and detailing comprising buff-coloured-brick cladding laid in Flemish bond with deeply recessed joints, and forming curved and stylized rooftop parapet; the continuous metal storefront cornice;
- North façade storefront opening (for transom light, display window and doorway) and ornamental, cast-iron dividing pier;
- The 'DELAMERE BLOCK' lettering.

129 7 Avenue SW

- Two-storey, flat roof form;
- North façade cladding and detailing comprising brown-coloured-brick cladding with buff-coloured concrete cladding (base and detailing), laid in stretcher and header bond with deeply recessed joints, and laid to form stylized pilasters;
- Classical-style, metal roofline and storefront cornices and rooftop balustrade;

- Suspended storefront canopy faced with ornament and multiple mouldings;
- Symmetrical second-storey fenestration with one-over-one, wooden, hung-sash windows;
- North façade storefront opening (for transom light, display window and doorway).

PROPOSED

SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE 100 BLOCK OF SEVENTH AVENUE SW AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0: 121 7 Av. SW (easterly portion)

1.1

- a) One-storey, flat roof form of the northerly 18 meters;
- b) Structural framework of the building’s northerly 18 meters consisting of the roof, load-bearing walls, floors;
- c) North façade cladding and detailing comprising pressed, buff-coloured-brick cladding laid in common, stretcher and soldiered bonds with deeply recessed joints, and ornamental red-tile inlay;
- d) North façade storefront opening (for transom light, display window and doorway) – opening features (transom light, display window and doorway) to be conserved in accordance with the standards and Guidelines for the Conservation of Historic Places in Canada.



North façade of the easterly portion of 121 7 Av. SW

2.0: 121 7 Av. SW (westerly portion)

2.1

- a) One-storey, flat roof form of the northerly 18 meters;

- b) Structural framework of the building's northerly 18 meters consisting of the roof, load-bearing walls, floors;
- c) North façade cladding and detailing comprising pressed, buff-coloured-brick cladding with deeply recessed joints, and forming a curved rooftop parapet; the metal storefront cornice;
- d) North façade storefront opening (for transom light, display window and doorway) – opening features (transom light, display window and doorway) to be conserved in accordance with the standards and Guidelines for the Conservation of Historic Places in Canada
- e) blue and white, unglazed porcelain floor of recessed entry.



North façade of the westerly portion of 121 7 Av. SW



Recessed entry flooring of the westerly portion of 121 7 Av SW

PROPOSED

3.0: 123 7 Av. SW

3.1

- a) One-storey, flat roof form of the northerly 18 meters;
- b) Structural framework of the building's northerly 18 meters consisting of the roof, load-bearing walls, floors;
- c) North façade cladding and detailing - to be conserved (restored) in accordance with the standards and Guidelines for the Conservation of Historic Places in Canada ;
- d) North façade storefront opening (for transom light, display window and doorway) – opening features (transom light, display window and doorway) to be conserved in accordance with the standards and Guidelines for the Conservation of Historic Places in Canada.



North façade of 123 7 Av. SW

4.0: 125 & 127 7 Av. SW

4.1

- a) One-storey, flat roof form of the northerly 18 meters, being two bays (storefronts) in width;
- b) Structural framework of the building's northerly 18 meters consisting of the roof, load-bearing walls, floors;
- c) North façade cladding and detailing comprising buff-coloured-brick cladding laid in Flemish bond with deeply recessed joints, and forming curved and stylized rooftop parapet; the continuous metal storefront cornice;
- d) North façade storefront opening (for transom light, display window and doorway) and ornamental, cast-iron dividing pier – opening features (transom light, display window and doorway) to be conserved in accordance with the standards and Guidelines for the Conservation of Historic Places in Canada;
- e) The 'DELAMERE BLOCK' lettering.



North façade of (left) 125 & (right) 127 7 Av. SW

5.0: 129 7 Av. SW

5.1

- a) Two-storey, flat roof form of the northerly 18 meters;
- b) Structural framework of the building's northerly 18 meters consisting of the roof, load-bearing walls, floors;
- c) North façade cladding and detailing comprising brown-coloured-brick cladding with buff-coloured concrete-brick cladding (base and detailing), laid in stretcher and header bond with deeply recessed joints, and laid to form stylized pilasters;
- d) Classical-style, metal roofline and storefront cornices and metal rooftop balustrade;
- e) Suspended storefront canopy faced with ornament and multiple mouldings;
- f) Symmetrical second-storey fenestration with one-over-one, wooden, hung-sash windows;
- g) North façade storefront opening (for transom light, display window and doorway) – opening features (transom light, display window and doorway) to be conserved in accordance with the standards and Guidelines for the Conservation of Historic Places in Canada;

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PROPOSED



North façade of 129 7 Av. SW



Suspended canopy of 129 7 Av. SW

SCHEDULE "D" TO THE BYLAW TO DESIGNATE 100 BLOCK OF SEVENTH AVENUE SW 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
K1A 0M5