

**BYLAW NUMBER 9M2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO DESIGNATE THE C.C. SNOWDON OILS  
FACTORY AND OFFICE AS A MUNICIPAL  
HISTORIC RESOURCE**

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**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 C.C. Snowdon Oils Factory and Office 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 C.C. Snowdon Oils Factory and Office as a Municipal Historic Resource".

**BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

2. The "C.C. Snowdon Oils Factory and Office" comprises:
  - a) A former office and warehouse complex dating from 1911-14;
  - b) 3230 square-meters of land which comprises the parcel; and
  - c) Is located at 2010 11 Street SE, and legally described as Plan 1594F; Block O, as shown on attached Schedule "A".
3. The "C.C. Snowdon Oils Factory and Office" is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the C.C. Snowdon Oils Factory and Office is hereby described in the attached Schedule "B".
5. The specific elements of the C.C. Snowdon Oils Factory and Office 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 former office and warehouse complex 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 former office and warehouse complex which are not specifically described or identified as a Regulated Portion 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 or repair does not negatively impact the Regulated Portions, and that all the other permits required to do such work have been obtained.
  - c) The newer two-storey, gable-roof, metal building on the northerly portion of the parcel is a non-regulated portions of the C.C. Snowdon Oils Factory and Office and therefore, is not subject to the Standards and Guidelines and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration or repair does not negatively impact the former office and warehouse complex of the "C.C. Snowdon Oils Factory and Office", and that all other permits required to do such work have been obtained. The newer two-storey, gable-roof, metal building may be demolished or removed provided all permits required to do such work have been obtained.
7. a) Any changes to the land that surrounds the former office and warehouse complex that require a building permit or a development permit also 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*. Any such changes must be done in accordance with the terms of the Standards and Guidelines.
- b) Changes to the land that surrounds the former office and warehouse complex that do not require a building permit or 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.

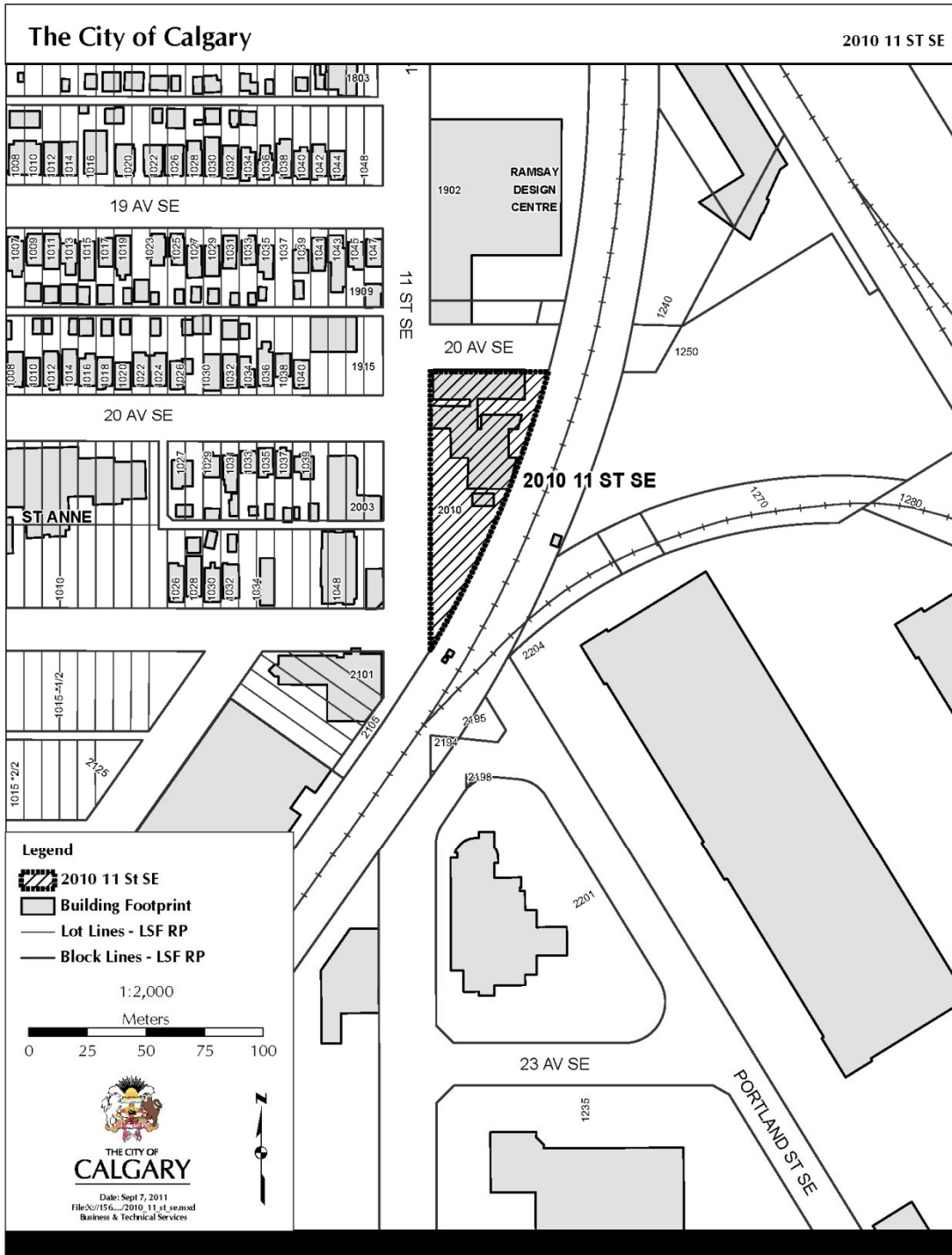
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

PROPOSED

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE C.C. SNOWDON OILS FACTORY AND OFFICE AS A MUNICIPAL HISTORIC RESOURCE



**SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE C.C. SNOWDON OILS FACTORY AND OFFICE AS A MUNICIPAL HISTORIC RESOURCE**

Description:

The C.C. Snowdon Oils Factory and Office comprises an office and warehouse complex built in three phases between 1911 and 1914. The three, one-storey structures that make up the complex were built as an office and warehouse at its centre (1911), an oil and grease warehouse on the south side (1912), and a garage and office at the northwest corner (1913-14). The complex is located at the centre of a former industrial area in the Ramsay community, immediately adjacent to the Canadian Pacific Railway lines.

Heritage Values:

The C.C. Snowdon Oils Factory and Office represents an important pioneer enterprise that was established in Calgary in 1908. Campbell Camillus Snowdon (1881-1935), founder of the company, established the business after settling in Calgary as the western manager of the Canadian Oil Company around 1907. Snowdon first occupied a site several blocks to the north of the subject site, and started to construct the existing complex late in 1910.

The C.C. Snowdon Oils Factory and Office was the site of significant industrial, manufacturing and employment activity during its years in operation from 1911-83. The C.C. Snowdon company is said to have been one of the first oil manufacturing and refining businesses to be based in Western Canada. Originally, the site housed company offices as well as the manufacturing and refining of lubricating oils, grease, coal oil, gasoline, paints, disinfectants; later, other chemicals, soaps, polishes and cotton waste rounded out the line of company products which were sold under trademarks that included Velox, Sliptivity and Numidian. In addition to the existing brick buildings the site once comprised numerous sheds, warehouses, tanks and storage yard. The property's location on a siding adjacent to major CPR lines allowed for easy product shipment. It was from this base that the company expanded to have offices and factories in Montreal, Toronto, Winnipeg, Regina, Saskatoon, Edmonton and Vancouver.

As a result of this enterprise C.C. Snowdon became an esteemed, widely known Calgary businessman and leading philanthropist. Thus, the property is also significant for its close association with this prominent Calgarian. Notably, Snowdon was also locally known for his Mt Royal garden, a city beauty spot, which he opened to the public.

The Snowdon family had sold off the business by 1970 with the company becoming a subsidiary of Liberty Resources, which in turn became part of Turbo Resources, later a major Canadian energy business. Notably Turbo's early growth was through acquisitions, with C.C. Snowdon being one of the first. The Snowdon acquisition provided Turbo's initial position in chemical and cleaning product sales. The Snowdon name remained within the company portfolio until the late 1970s when it became known as Bramco Industries.

The remaining brick building, consisting of three joined structures, built 1911, 1912, and 1913-14 made up the core of the facility. Built as offices, warehouses and manufacturing space, it was the most substantial building on site in terms of size and quality. Constructed of load-bearing red brick the functional building is valued for its stylistic and functional design attributes. While utilitarian in purpose, the building was nicely finished with quality red-brick facades, sandstone detailing, an arched entrance and a pressed-metal cornice. It now survives as one the few remaining industrial buildings in the area, making its functional design a rarity in the community.

The property also symbolizes the historical development and character of the area. The property is located within the eastern boundary of the present-day Ramsay community, once known as East Calgary. The site contributed to a concentration of industrial uses in the vicinity which defined the area. Adjacent industries included the Burns Abattoir and Stockyards, Canada Cement Co., and Royal Crown Soap Works. Milling companies and the Calgary Brewing and Malting Company were situated to the northeast and immediately to the north was the Westeel metal works and other oil company warehouses. This concentration of industry within East Calgary, with the contribution of the Snowdon company, helped solidify Calgary's status as an emerging Western-Canadian industrial centre prior to the First World War.

The building's rarity of character, modest but attractive architecture, distinctive ghost signage on all facades, and prominent location on a busy street has served to make the building a landmark in the community.

**Character-Defining Elements:**

The character-defining elements of the C.C. Snowdon Oils Factory and Office include, but are not limited to its:

- One-storey, flat-roof form; three rectangular building sections (from 1911, 1912, and 1913-14) connected to form an irregular plan;
- Masonry construction comprising red-brick facades with expressed piers;
- Rough-faced sandstone detailing comprising window sills and lintels and doorway keystones (1911 and 1913-14 building sections); concrete lintels (1912 building section);
- existing painted 'ghost' signage
- pressed-metal roofline cornice with 'C.C. SNOWDON' lettering (1911 building section)
- Fenestration (window opening pattern and arrangement); wooden, one-over-one, hung-sash windows (1913-14 building section); wooden-sash windows with a single-light hopper transom over a fixed, single-light sash (1911 building section);
- Numerous double-width doorways; central doorway of 1911 building section with inset, wooden, tongue-and-groove assembly wall containing a single door with transom light and wood casings; central doorway of the 1913-14 building section with wooden assembly comprising seven-part transom light, and a single-glazed door and sidelights with panelled tongue-and-groove bases ;
- Industrial context adjacent to a railway siding and rail line.

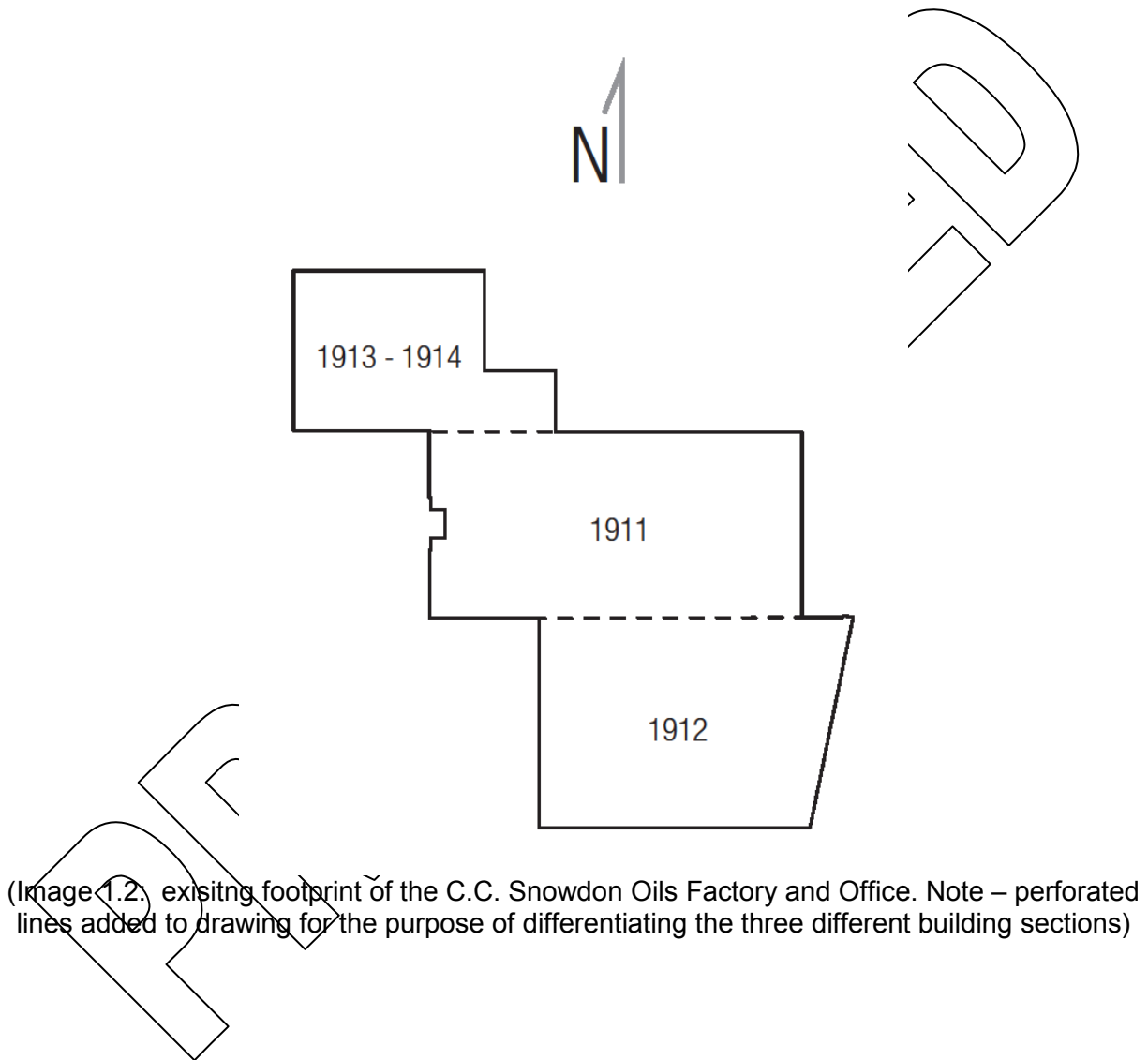
**SCHEDULE "C" TO THE BYLAW TO DESIGNATE THE C.C. SNOWDON OILS FACTORY AND OFFICE AS A MUNICIPAL HISTORIC RESOURCE**

**REGULATED PORTIONS**

**1.0 Form**

**1.1**

-The building's existing footprint (Image 1.2).



(Image 1.2) existing footprint of the C.C. Snowdon Oils Factory and Office. Note – perforated lines added to drawing for the purpose of differentiating the three different building sections)

## 2.0 East Façade

### 2.1

- Red-brick facades (Photos 2.2, 2.3, 2.4, 2.5); rough-faced sandstone window sills and lintels and doorway keystones of the 1913-14 and 1911 building sections (Photos 2.6, 2.7); concrete window lintels of the 1912 building section (Photo 2.8);
- fenestration (window opening pattern and arrangement); wooden, one-over-one, hung-sash windows of the 1913-14 building section (Photo 2.6); wooden-sash windows with a single-light hopper transom over a fixed, single-light sash of the 1911 building section (Photo 2.7);
- existing painted 'ghost' signage (Photos 2.2, 2.3);
- pressed-metal roofline cornice with 'C.C. SNOWDON' lettering of the 1911 building section (Photo 2.9);
- central doorway of the 1911 building section with inset, wooden, tongue-and-groove assembly wall containing a single door with transom light and wood casings (Photo 2.10); central doorway of the 1913-14 building section with wooden assembly comprising seven-part transom light, and a single-glazed door and sidelights with panelled tongue-and-groove bases (Photo 2.11); central double doorway of the 1912 building section (Photos 2.2, 2.3, 2.4, 2.5).



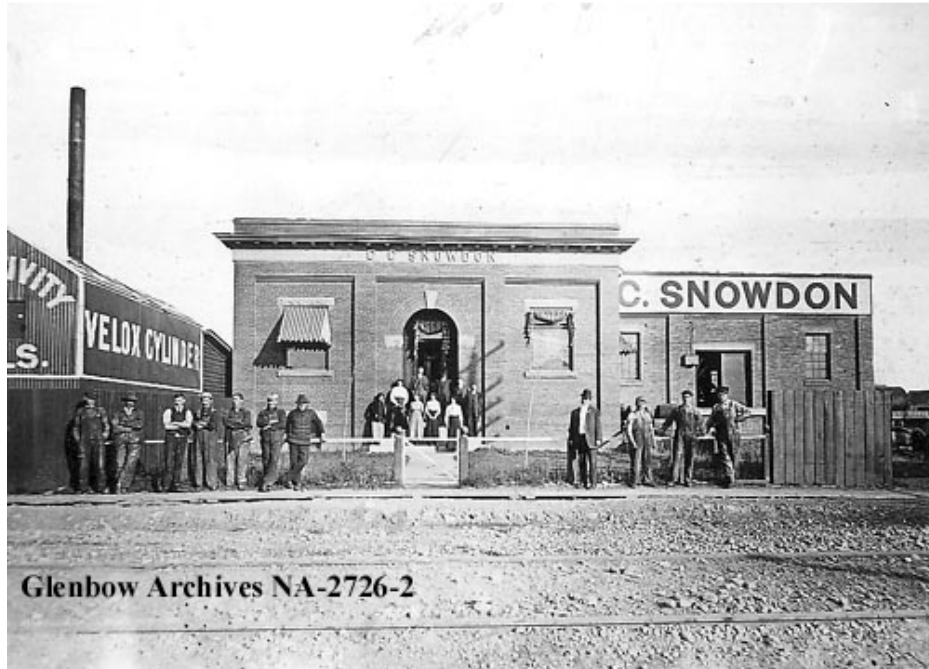
(Photo 2.2: oblique view from the southwest of the West Façade. Note- photo shows site during construction of new rooftop addition with new elevator shaft rising above the historic roofline.)





(Photo 2.3: West Façade. Note photo shows site during construction of new rooftop addition with new elevator shaft rising above the historic roofline.)

PROVIDED



(Photo 2.4: Historic view of the West Façade, ca. 1912-13 – Glenbow Museum and Archives NA-2726-2)



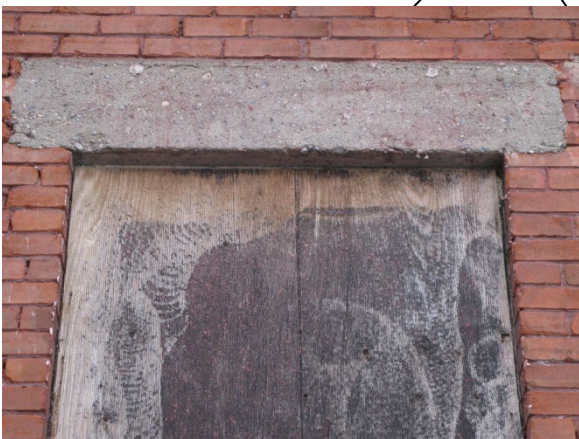
(Photo 2.5: oblique historic view of the West Façade, ca. 1950s – Glenbow Museum and Archives NA-2726-4)



(Photo 2.6: an example of a wooden, one-over-one, hung-sash windows of the 1913-14 building section – shows sandstone sill and lintel)



(Photo 2.7: an example of a wooden-sash window with a single-light hopper transom over a fixed, single-light sash of the 1911 building section – shows sandstone sill and lintel)



(Photo 2.8: An example of concrete window lintels, 1912 building section)



(Photo 2.9: pressed-metal roofline cornice with 'C.C. SNOWDON' lettering, 1911 building section)



(Photo 2.10: central doorway of the 1911 building section with inset, wooden, tongue-and-groove assembly wall containing a single door with transom light and wood casings.)



(Photo 2.11: central doorway of the 1913-14 building section with wooden assembly comprising seven-part transom light, and a single-glazed door and sidelights with panelled tongue-and-groove bases.)

PROPOSED

### 3.0 South Façade

#### 3.1

- Red-brick facades; rough-faced sandstone window sills and lintels of the 1913-14 and 1911 building sections; concrete window lintels of the 1912 building section; (Photos 3.2, 2.5);
- fenestration (window opening pattern and arrangement) (Photos 3.2, 2.5); wooden sash windows with a single-light hopper transom over a fixed, single-light sash of the 1911 building section (Photo 2.7);
- existing painted 'ghost' signage (Photo 3.2);
- double doorway of the 1912 building section (Photo 3.2).



(Photo 3.2.) South Façade. Note- photo shows site during construction of new rooftop addition with new elevator shaft rising above the historic roofline.)

#### 4.0 East Façade

##### 4.1

- Red-brick facades; rough-faced sandstone window sills and lintels of the 1911 building section; (Photo 4.2);
- fenestration (window opening pattern and arrangement) (Photo 4.2);
- existing painted 'ghost' signage (Photo 4.2);
- central double doorway of the 1911 building section (Photo 4.2).



(Photo 4.2: East Façade)

**5.0 North Façade**

**5.1**

- Red-brick facades; rough-faced sandstone window sills and lintels and doorway keystones of the 1911 building section; (Photos 5.2, 5.3, 5.4);
- fenestration (window opening pattern and arrangement); (Photos 5.2, 5.3, 5.4);
- existing painted 'ghost' signage (Photos 5.2, 5.3);
- the two double doorways of the 1911 building section (Photos 5.2, 5.3).



(Photo 5.2: Eastern portion of North Façade showing 1911 building section)



(Photo 5.3: Easterly portion of North Façade showing 1911 building section, left, and a rear extension to the 1913-14 building section, added in the 1910s or 1920s)

PROVIDING





(Photo 5.4: oblique view of Westerly portion of North Façade showing 1913-14 building section)

**7.0 The Roof**

**7.1**

- The existing one-storey, flat-roof form of the 1913-14 (northerly) portion of the building and of the front (west) 7.09 meters of the 1911 (central) portion of the building (Note – the one-storey, flat-roof form of the remainder of the 1911 building as well as the roof of the 1912 (southerly) portion of the building are not regulated and will have a contemporary-style, two-storey addition placed there);

**8.0 The Land**

**8.1**

- The 3230square-meters of land which comprises the entire parcel.

**PROPOSED**

## SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE C.C. SNOWDON OILS FACTORY AND OFFICE 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	Parks	Canada	National	Office
Planning, Development and Assessment	25	Eddy		Street
Department	Gatineau,			Quebec
P.O. Box 2100, Stn. M, #8117	Canada			
Calgary, Alberta, T2P 2M5	K1A 0M5			