

BYLAW NUMBER 5M2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE FIRE HALL NO. 2 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 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 owners of Fire Hall No. 2 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 Fire Hall No. 2 as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. "Fire Hall No. 2" comprises:
 - a) a red-brick building with stone detailing dating from 1912; and
 - b) is located on two separate parcels of land shown on attached Schedule "A" and described as follows:

I. First parcel

Municipal address: 1807 Macleod Tr. SE

Legal description:

PLAN CALGARY 4211U

BLOCK THREE (3)

LOTS SEVEN (7) AND EIGHT (8) AND NINE (9)

EXCEPTING THEREOUT OUT OF LOT NINE (9) THE ROAD WIDENING

ON PLAN 8011126

II. Second parcel

Municipal address: 231 18 Av. SE

Legal description:
PLAN 4211U
BLOCK 3
LOTS 5 AND 6

3. Fire Hall No. 2 is hereby designated as a Municipal Historic Resource as defined in the *Act*.
4. The heritage value of Fire Hall No. 2 is hereby described in the attached Schedule "B".
5. The specific elements of Fire Hall No. 2 possessing heritage value are hereby known as the Regulated Portions (the "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 Fire Hall No. 2, 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 person 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, (the "*Standards and Guidelines*"), as referenced and summarized in the attached Schedule "D".
 - b) All portions of Fire Hall No. 2, which are not described or identified as a Regulated Portion in Schedule "C" 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, 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 _____, 2016.

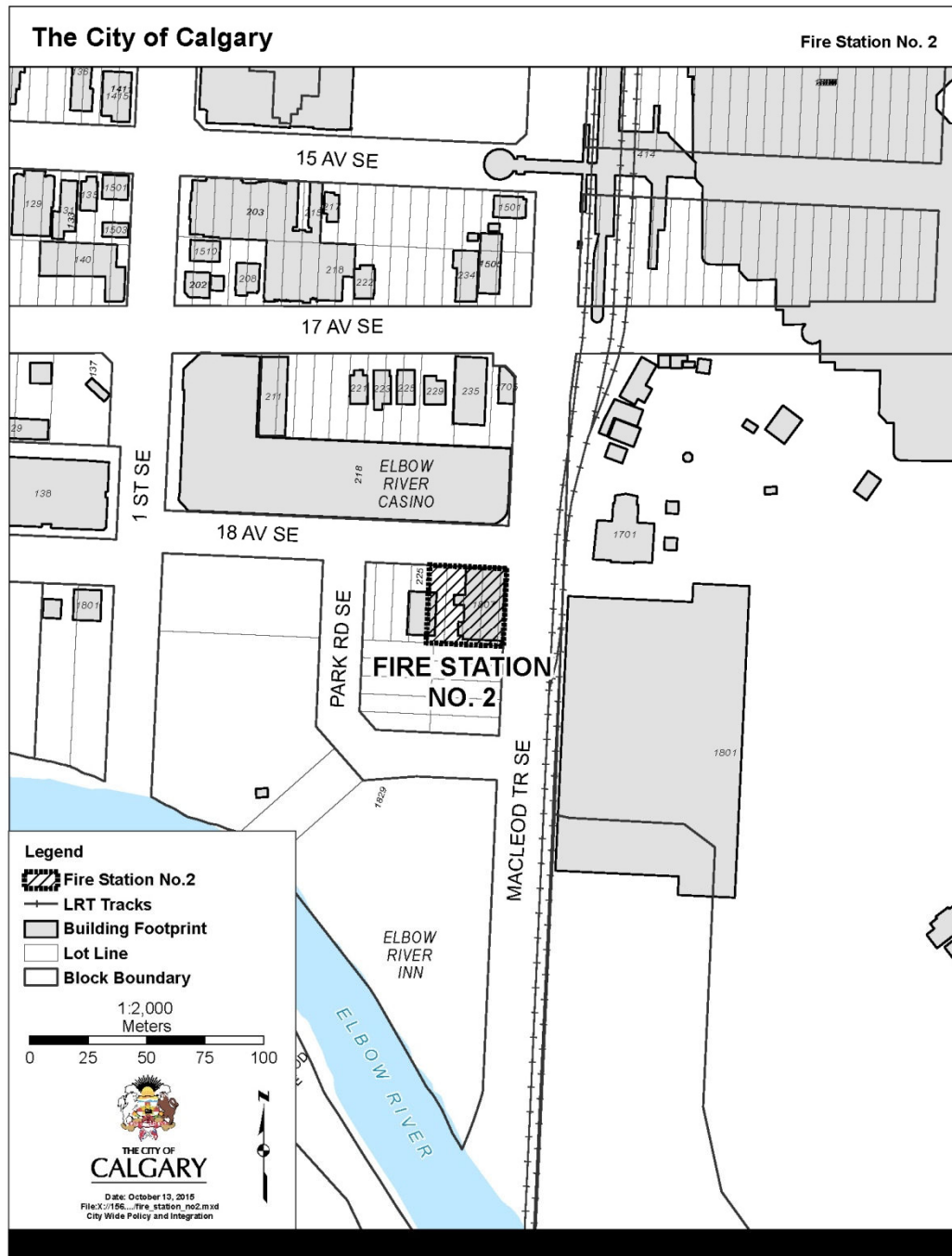
READ A SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME THIS ____ DAY OF _____, 2016.

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

SCHEDULE "A" TO THE BYLAW TO DESIGNATE FIRE HALL NO. 2 AS A MUNICIPAL HISTORIC RESOURCE



PROPOSED

SCHEDULE “B” TO THE BYLAW TO DESIGNATE FIRE HALL NO. 2 AS A MUNICIPAL HISTORIC RESOURCE

Description

Fire Hall No. 2 is located at 1807 Macleod Trail SE and 231 18 Ave SE across from the Calgary Stampede and Exhibition grounds. The building was designed in the Edwardian Classical style as a combined fire hall and police station, with the fire hall in the north half of the building and the police in the south half. The hall is a large two-storey, brick building with stone detailing, a hip roof and distinctive hose tower on the northwest corner, and three arched entrances on the east façade for fire apparatus.

Heritage Value

Fire Hall No.2 is significant as the only surviving example of a combined fire hall and police station dating from Calgary’s economic boom before World War One. The explosive growth the city experienced created a pressing need for civic infrastructure, including fire halls and police stations. The existing Fire Hall, located on 12 AV SW, was no longer adequate as the department made a transition to motorized equipment, while the police wanted several substations. Combining fire halls and police stations was an economic solution and Fire Hall No. 2 was the first of three substantial examples built in 1912-1913. The others were Fire Hall No. 8 at 20 ST SE and Fire Hall No. 7 on 16 AV NW, both demolished in the 1970s.

Fire Hall No. 2 is important as a well-preserved example of Edwardian Classical architecture in Calgary. Commonly used for public buildings, Edwardian Classical was more restrained than other classical revival styles but still lent itself to visually impressive buildings. The leading Calgary architectural firm of Lang and Major designed Fire Hall No. 2 and were also responsible for Fire Hall No.1 (extant), the department headquarters, and Fire Hall No. 8. The Lang and Major fire halls featured extensive architectural decoration. Fire Hall No. 2 has a pleasing design with an asymmetrical façade that clearly delineated the two functions. The building features decorative brick work and extensive use of sandstone, for example around the arched vehicle bay entrances, for a prominent cornice and for window keystones.

Fire Hall No. 2 has symbolic importance as an expression of civic pride. Three previous fire halls built in 1909 were small and utilitarian structures. Fire Hall No. 2, in contrast, was intended to be impressive as well as functional. Civic boosters of the era used public buildings to extol the progress of their city and as example of the amenities, in order to attract new investment and immigration. This was especially true in western Canadian cities, which eagerly promoted development. Like Calgary’s sandstone city hall and public schools from the same period, the Lang and Major designed fire halls symbolized Calgary’s prosperity.

Fire Hall No. 2 is also a landmark due to its location along a major thoroughfare and across from the Exhibition grounds. The police force wanted a substation close to the grounds to provide a nearby police presence and lock-up during the annual exhibition. The location chosen was also strategic for the fire department as 2 ST East, now Macleod Trail, was a primary traffic route. While the location was chosen for pragmatic reasons, as a public building of distinguished appearance across from an important tourist attraction, Fire Hall No. 2 is a significant landmark.

Fire Hall No. 2 is unique for serving as quarters for a number of service and community organizations while still an active fire hall. The police station closed in September of 1916 due to war-time reductions to the police force. For the duration of the war the police station portion was the local headquarters and laboratory of the Canadian Army Dental Corps. In 1923 the city rented the space to the newly organized Royal Canadian Naval Volunteer Reserve’s Calgary

unit. The St. John's Ambulance Brigade, as it was then known, occupied the station from 1944 until 1975. The Victoria Park Pioneers Association then leased the space as a seniors drop-in centre, and rented the entire building when the new Fire Station 2, located at 1010 10 AV SW, opened in 1976.

Subsequently, the fire department reclaimed the building in 1980 first as the headquarters for Disaster Services and as an ambulance training centre, then as the headquarters for the newly formed Emergency Medical Services, with the building receiving a \$1 million renovation in 1986. EMS moved its headquarters in 2005 but continues to use Fire Hall No. 2 as a paramedic station. Presently Calgary Bylaw Services occupies the police station, echoing the original uses of the hall.

Character-Defining Elements

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

- a two-storey building with long rectangular plan and an asymmetrical main façade delineating the two original functions of the building;
- pressed brick construction on concrete basement, shingled hip form roof, metal block modillion cornice (replaced in kind), and a sandstone belt course;
- a brick hose tower on the northwest corner with arched window opening and false crenellations;
- segmental arched main floor windows openings, square-cut second floor windows on east and north facades, and square cut windows on other facades, all with sandstone sills;
- the police station section of the façade features a central bay with two brick piers containing a recessed arched main entrance porch, topped with a parapet bearing the plaque "No 2 Police Station";
- the recessed fire hall façade with three large arched openings for the vehicle bays and stone plaque inscribed with "Fire Station No 2";
- decorative balustrade on the northeastern corner;
- sandstone decorative casings cladding the large arched openings, and window keystones; and
- sandstone cornerstone plaque on north corner of east façade.

SCHEDULE "C" TO THE BYLAW TO DESIGNATE FIRE HALL NO. 2 AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 East Façade

- a) red-brick-clad walls; sandstone finishes comprising of window keystones, sills, and belt course, door casings (Photos 1.1 – 1.4);
- b) the door and window arrangement and openings (Photos 1.1 - 1.4);
- c) metal cornice, replaced in kind (Photos 1.1, 1.2); and
- d) the stone plaques inscribed with "No 2 Police Station" on the parapet; "Fire Station No 2" above the central vehicle bay; and commemorative plaque at the north corner (Photos 1.1, 1.2, 1.5, 1.6).



(Photo 1.1: View of the East Façade)



PROPOSED



(Photo 1.2: View of the East Façade, n.d., courtesy Glenbow Museum and Archives ND-8-286)

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| <p>(Photo 1.3: an example of a segmented arch window opening, sandstone sill and keystone)</p> | <p>(Photo 1.4: an example of a square cut window opening with sandstone sill)</p> |

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| <p>(Photo 1.5: the stone plaque inscribed with "Fire Station No 2" above the central vehicle bay)</p> | <p>(Photo 1.6: the commemorative plaque at the north corner)</p> |

PROPOSED

2.0 West Façade

- a) red-brick-clad walls; sandstone finishes comprising of window keystones, and sills (Photos 2.1);
- b) the door and window arrangement and openings (Photo 2.1); and
- c) metal cornice, replaced in kind (Photo 2.1).

(Note: two windows added to north end of 2nd floor above bay door; two main floor arched windows at north end were removed to form a large vehicle opening; single storey addition added to southerly end of west façade. A return to original configuration/ appearance would not be precluded.)



(Photo 2.1: West Façade)

PROPOSED

3.0 North Façade

- a) red-brick-clad walls; sandstone finishes comprising of window keystones, sills, and belt course (Photo 3.1);
- b) the door and window arrangement and openings (Photo 3.1); and
- c) metal cornice, replaced in kind (Photo 3.1).



(Photo 3.1: North Façade)

PROPOSED

4.0 South Façade

- a) red-brick-clad walls; sandstone finishes comprising of window keystones, sills, and belt course (Photo 4.1);
- b) the door and window arrangement and openings (Photo 4.1); and
- c) metal cornice, replaced in kind (Photo 4.1).

(Note: new additions include the glazed basement window projection and a rear, West Façade, addition. A return to original configuration/ appearance would not be precluded.)



(Photo 4.1: South Façade)

PROPOSED

5.0 Form

- a) the two-storey, rectangular form; and
- b) the brick hose tower on the northwest corner with arched window openings and false crenellations (Photos 1.1, 1.2, 2.1, 3.1, 5.1).



(Photo 5.1: Oblique view of the East Façade)

6.0 Roof

- a) hip roof with shed-roof dormers (total of 3) on West Façade;
 - b) balustrade with single-belly balusters and brick pedestal ends on the northeastern corner of the roof (Photos 1.1, 1.2, 3.1, 5.1); and
 - c) stepped parapet on south end of East Façade (Photos 1.1, 1.2, 5.1).
- (Note: sandstone decorative scrolls missing from parapet. A return to original configuration/appearance would not be precluded.)

PROPOSED

SCHEDULE "D" TO THE BYLAW TO DESIGNATE FIRE HALL NO. 2 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 Department | 25 Eddy Street |
| P.O. Box 2100, Stn. M, #8117 | Gatineau, Quebec |
| Calgary, Alberta, T2P 2M5 | Canada |
| | K1A 0M5 |