

BYLAW NUMBER 6M2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE FIRE HALL NO. 6 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. 6 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. 6 as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. "Fire Hall No. 6" comprises:
 - a) a red-brick building with stone detailing dating from 1909; and
 - b) is located as shown on attached Schedule "A".
3. Fire Hall No. 6 is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of Fire Hall No. 6 is hereby described in the attached Schedule "B".
5. The specific elements of Fire Hall No. 6 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. 6, 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. 6, 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.

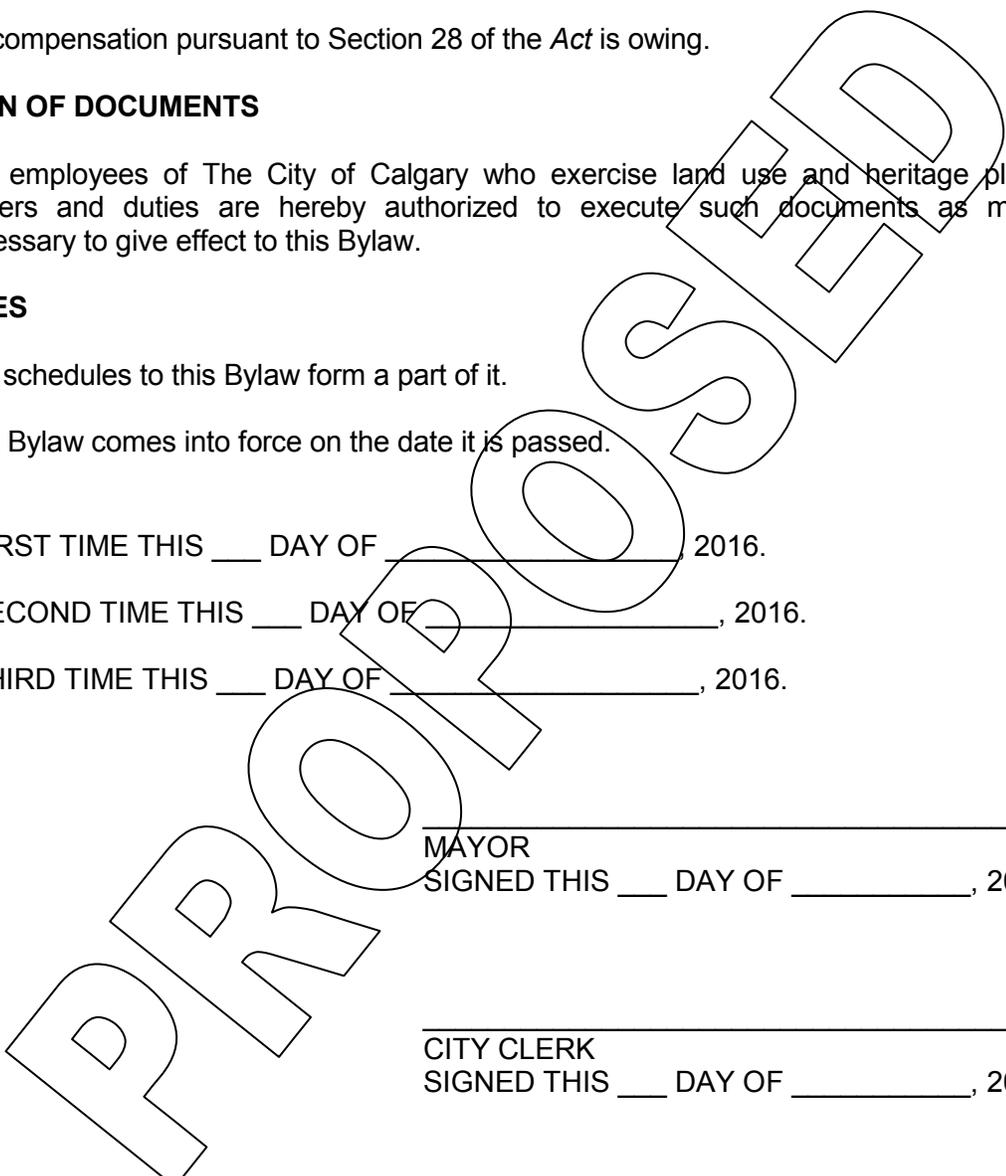
READ A FIRST TIME THIS ___ DAY OF _____, 2016.

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

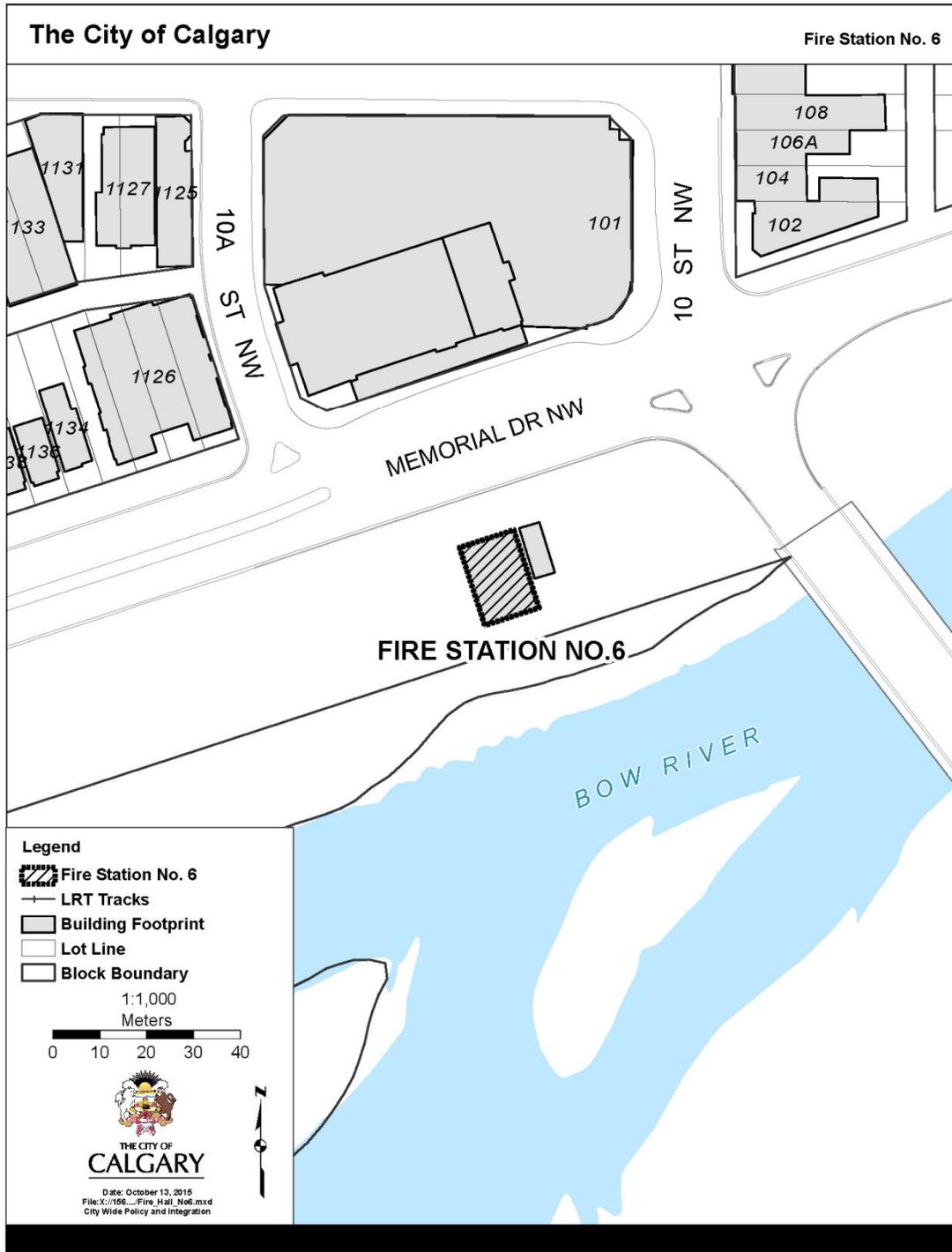
READ A THIRD TIME THIS ___ DAY OF _____, 2016.

MAYOR
SIGNED THIS ___ DAY OF _____, 2016.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2016.



SCHEDULE "A" TO THE BYLAW TO DESIGNATE FIRE HALL NO. 6 AS A MUNICIPAL HISTORIC RESOURCE



PROPOSED

SCHEDULE “B” TO THE BYLAW TO DESIGNATE FIRE HALL NO. 6 AS A MUNICIPAL HISTORIC RESOURCE

Description

Fire Hall No. 6 is located at the southwest corner of Memorial Drive and 10 ST NW. Built in 1909, the fire hall is a two-story, flat roofed, red brick building and a utilitarian example of Edwardian Classicism. The two large arched entries on the hall’s north (front) façade, originally the vehicle doors and now containing glass door and window inserts, indicate the building’s original function. Fire Hall No. 6 is part of Poppy Plaza and the Memorial Drive Landscape of Memory.

Heritage Value

Fire Hall No. 6 is significant as an example of Calgary’s efforts to build a fire department to keep pace with economic boom in the decade before World War One. The city’s growth created a pressing need for civic infrastructure, particularly fire protection. The expansion of Calgary’s boundaries in 1907 brought several areas north of the Bow River into the city, including the Hillhurst district where Fire Hall No. 6 is located. Across the river from existing fire halls, these areas clearly required satellite halls and Fire Hall No. 6 was one of three of identical design the city built in 1909. The new buildings were also an aspect of the ongoing modernization of the city’s fire department. That same year, the department transitioned from a volunteer to a paid, full-time professional force and also ordered its first motorized fire-fighting apparatus. Hall No. 6 would serve the fire department until 1964, a period of 54 years.

Fire Hall No. 6 is also a symbol of Calgary’s increasing prosperity as a city. Civic boosters used public buildings to advertise the amenities and progress of their city in order to attract new investment and immigration. Although the three fire halls built in 1909 were relatively small and basic, designed and built by the City Engineer’s office on a modest budget, the buildings were still cited as examples of the progressiveness of the city fire department. Fire Hall No. 4, with the same design, located in the community of Bridgeland is extant.

The hall is an example of Edwardian Classicism applied to a primarily utilitarian structure. The original recessed apparatus entrances and the brick bands on the lower façade, suggesting a rusticated base, echoed more elaborate buildings. Other decorative brickwork and stone detailing found on the hall – a small billeted brick cornice and string courses on the front façade, brick arches and stone keystones over windows and the main apparatus doors – gave the hall a more distinguished appearance befitting a public building. The hall is also one of only five historic Calgary fire halls still extant that date from before World War One.

The fire hall is also a local landmark due to its solitary location along the Bow River and a busy city thoroughfare, a quality it retains as a restored heritage building and as part of Poppy Plaza, built in 2013. The prominent location may have been a factor in the intense interest in the building when the city contemplated its sale or lease in 1975. Over fifty proposals were submitted to convert the building to character office space, artist’s studios, restaurants and a later proposal for a firefighters’ museum.

After 1964, the hall was turned over to the city parks department for equipment storage. In 1981, the department undertook a major renovation and restoration that added office space that was leased to community groups. Subsequently Parks and Recreation and the Calgary Area Outdoor Council undertook a joint project in 2001 to renovate the hall as an outdoor recreation information and education centre. As of 2016 the building is vacant with Parks working to develop a new use for the location.

Character-Defining Elements

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

- Two storey, long rectangular plan with a flat roof and short front façade two-and-one-half bays in width;
- Parapet on north (front) façade and stepped parapet on east and west façades;
- Brick construction on concrete slab foundation with pressed red brick exterior laid common bond;
- Regular fenestration on west and east façades with segmental arched openings, north (front) façade has two larger segmental arched openings flanking smaller central opening on upper floor; stone window sills; and keystones on north (front) façade windows;
- Brick arched former vehicle openings, with keystones, on north (front) façade; brick arched former stable entrances on south (rear) façade; and
- Decorative brick work including billeted cornice, stringcourses, belt course and recessed bands on north (front) façade.

PROPOSED

SCHEDULE "C" TO THE BYLAW TO DESIGNATE FIRE HALL NO. 6 AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 North Façade

- a) red-brick-clad walls with decorative brick work including billeted cornice, stringcourses, belt course and recessed bands (Photo 1.1); and
- b) the door and window arrangement comprising segmental-arched openings; and keystones (Photo 1.1).



(Photo 1.1: North Façade)

PROPOSED

2.0 West Façade

a) red-brick-clad walls (Photo 2.1); and

b) the window arrangement with segmental arched window openings and window sills (Photo 2.1).

(Note: The door opening is a later addition thus a return to original configuration/ appearance is not precluded.)



(Photo 2.1: West Façade)

PROPOSED

3.0 South Façade

a) red-brick-clad walls (Photo 3.1); and

b) the window and door arrangement and openings with large, brick arched doorways (former stable entrances) and the central 2nd storey segmental arched opening and window sill (Photo 3.1).

(Note: The outer 2nd storey windows are a later addition; and two other small attic-level windows have been infilled - a return to the original configuration/ appearance is not precluded.)



(Photo 3.1: South Façade)

PROPOSED

4.0 East Façade

- a) red-brick-clad walls (Photo 4.1); and
- b) the window arrangement with segmental arched window openings and window sills (Photo 4.1).

(Note: The door opening and mid-level square cut window are later additions thus a return to original configuration/ appearance is not precluded.)



(Photo 4.1: East Façade – view from the north)

5.0 Form and Roof

- a) two storey, rectangular plan with a flat roof;
- c) parapet on north (front) façade and stepped parapet on East and West Facades (Photos 1.1, 2.1, 3.1); and
- d) brick chimney (Photo 4.1).

PROPOSED

SCHEDULE “D” TO THE BYLAW TO DESIGNATE THE JUNIOR RED CROSS CHILDREN’S HOSPITAL 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:

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Planning, Development and Assessment Department	25 Eddy Street
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Calgary, Alberta, T2P 2M5	Canada
	K1A 0M5