

Proposed Wording for a Bylaw to Designate the Riviera Apartments 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 (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of the Riviera Apartments 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 the Riviera Apartments as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Riviera Apartments, located at 1310 9 ST S.W., and the land on which the building is located being legally described as PLAN A1 BLOCK 93 LOTS 1, 2 AND 3 AND THE WESTERLY 15 FEET OF LOT 4 (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City 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 “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” 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 or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

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

EXECUTION OF DOCUMENTS

6. 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.

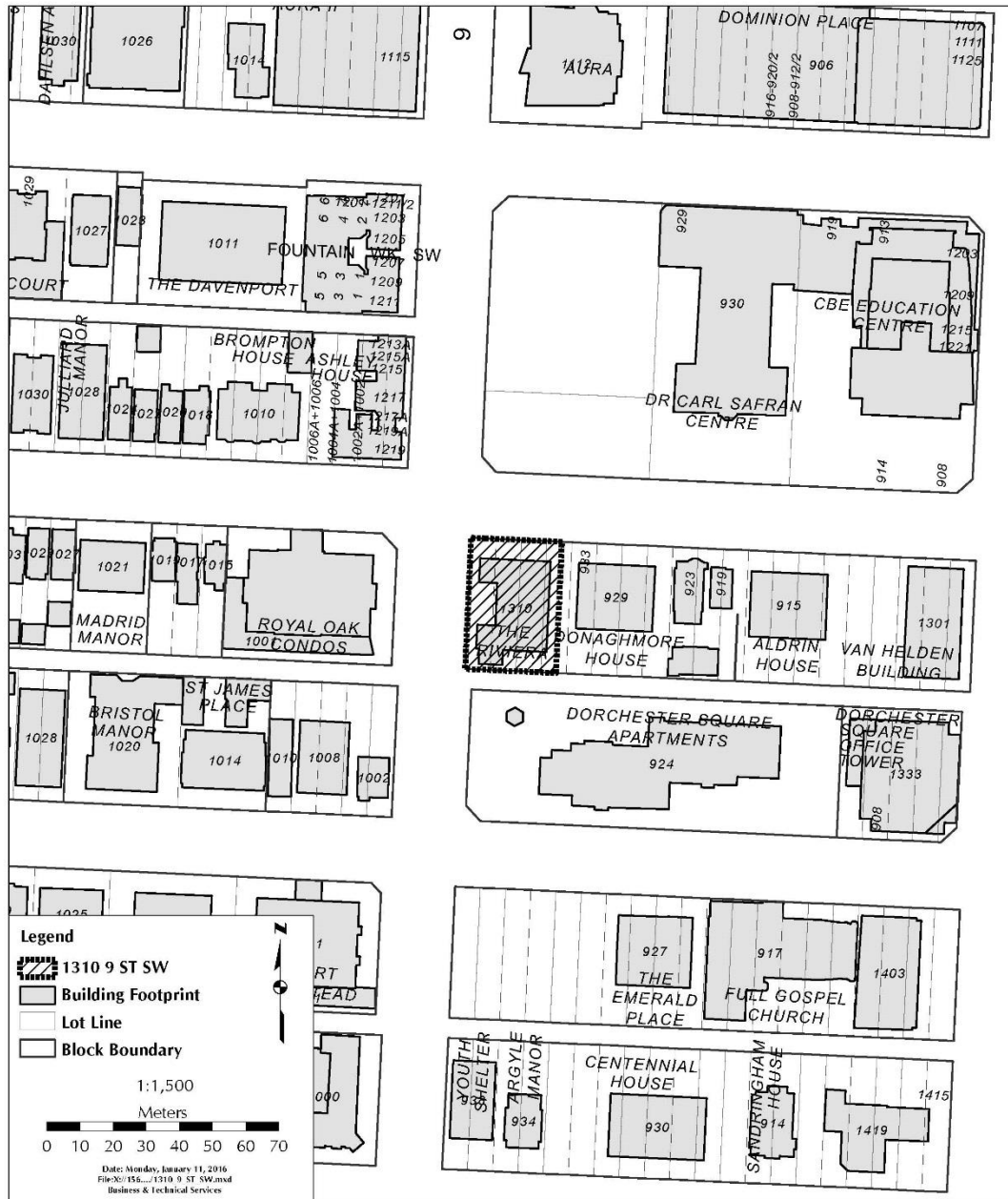
SCHEDULES

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

SCHEDULE "A"



1310 9 ST SW



SCHEDULE “B”

Description of the Historic Place

The Riviera Apartments, constructed in 1954, is a three-storey, 19-unit brick apartment building designed in a vernacular Modernist style. Organized in a U-shaped plan, it features a simple rectilinear form and appearance, with subtle decorative accents in brickwork. The Riviera is a quality, well-preserved example of its style and scale in the community of Beltline.

Heritage Value of the Place

The Riviera Apartments has stylistic value as an example of vernacular Modernism in Calgary, transitioning from prevailing Edwardian and revival architecture patterns. Its appearance is characterized by a solid, blocky form and austere presentation, free of ornament. In modernist style, visual interest for the Riviera is expressed through the selection and application of materials, particularly its brick cladding. The red/brown tapestry brick which dominates the exterior has a modest, utilitarian appearance, being common to public/institutional buildings of the time. The brick is laid in an overall running bond pattern, with three soldiered courses doubling as window lintels and adding subtle decoration. The west façade of the garage features a prominent stack bond panel between the vehicle entrance and window above, and two stack bond courses flank windows above the building's aluminum-covered entrance canopy. Appropriate for a modernist building, the Riviera has a flat roof, with prefinished metal cap flashing, and carefully integrated downspouts in straight vertical lines matching the overall rectilinear appearance. The building has a parged concrete foundation, and simple concrete window sills.

The interior of the Riviera also employs interpretive modern elements, although features including floral carpeting, decorative handrails and patterned stipple ceilings have a noticeably less severe appearance than the exterior. More traditional elements like hardwood flooring are used alongside composite materials such as laminated Arborite countertops.

The Riviera Apartments has symbolic value as a tangible reminder of the rapid development and strides towards modernity in Calgary during the Oil Boom era. The 1947 discovery of substantial petroleum deposits in Leduc set off a period of major growth which quickly transformed Calgary's economy and population. Alongside unprecedented suburban expansion, construction of apartments saw a major increase – with the highest concentration in the present-day Beltline. The Riviera Apartments is a quality example of this development wave, and its simple, unadorned presentation is representative of both the rush to accommodate a burgeoning population, and the eagerness of Calgarians to embrace modernity and shed tradition during this period. The mid-1950s, when the Riviera was constructed, marked a high point for petroleum exploration activity during the Oil Boom era.

Character Defining Elements:

- Three-storey U-Shape massing with west-facing main entrance; two-storey garage at southwest corner with rooftop deck; communal balcony along east façade;
- Flat roof, with concrete capped parapet; and metal-clad main entrance canopy;
- Red/ brown vertical scored brick in running bond with stack bond pattern above garage doorway and at windows at entrance, and at floor locations; cement parged foundation base and concrete window sills with painted steel plates at headers;

- Sliding window arrangement with central picture windows; decorative metal awnings on South facing windows; painted wood basement windows - not metal clad; and
- Position on a corner lot surrounded by hedges, full grown trees, grass and perimeter garden.

Interior Features:

- Varnished wood exterior entrance door and frame with sidelight window; painted wrought-iron handrails at entrance and rear balcony; aluminum rear screen doors with varnished wood doors and frames; original bathroom tubs, light fixtures and medicine cabinet; hardwood flooring, varnished baseboards with quarter round trim; stippled ceilings with painted gypsum borders; original horizontal blinds;
- Varnished kitchen cabinets with green laminate countertop and backsplash and aluminum protective edging; varnished wood paneling; chrome guard rails at stair integrated with wooden top railings and aluminum stair nosing; brass painted wrought-iron decorative handrails;
- Large glass lobby paneling with revealed screw fasteners; suite entrance doors/ varnished wood with brass hardware and door numbers; varnished wood milk chutes at lower floor height; varnished plywood storage lockers in basement; and
- Layout consisting of three levels of one and two bedroom residential suites and a basement level that contains tenant storage lockers, tenant laundry room and a mechanical room.

REGULATED PORTIONS

1.0 West Façade

The following elements are regulated:

- a) Red/ brown vertical scored brick exterior wall in running bond; cement parged foundation base (Images 1.1, 1.2);
- b) Brick details including soldier course band above windows at all storeys; stacked bond surrounding stairwell window and on garage wing (Images 1.1, 1.2, 1.3);
- c) Fenestration comprising single and double-assembly wooden frame windows with one-over-one profiles; triple assembly wooden frame windows with one-over-one profiles flanking a fixed sash; concrete window sills (Images 1.1, 1.2, 1.7, 1.8, 1.9); and
- d) The main central entrance with wood doorway assembly, sidelight and overhang (Images 1.1, 1.10).



(Image 1.1: west façade)



(Image 1.2: oblique view of west façade)



(Image 1.3: example of red/ brown vertical scored brick exterior wall in running bond)





(Image 1.4: example of solid course band above windows)



(Image 1.5: stacked bond surrounding stairwell window)



(Image 1.6: stacked bond brick detail on garage wing)

	
<p>(Image 1.7: example of single assembly wooden frame windows with one-over-one profiles; concrete window sill)</p>	<p>(Image 1.8: example of double assembly wooden frame windows with one-over-one profiles; concrete window sill)</p>



(Image 1.9: example of triple assembly wooden frame windows with one-over-one profiles flanking a fixed sash; concrete window sill)



(Image 1.10: the main central entrance with wood doorway assembly, sidelight and overhang)

2.0 North Façade

The following elements are regulated:

- a) Red/ brown vertical scored brick exterior wall in running bond; cement parged foundation base (Images 2.1, 2.2);
- b) Brick details including soldier course band above windows at all storeys (Images 1.3, 2.1, 2.2); and
- c) Fenestration comprising double-assembly wooden frame windows with one-over-one profiles; triple assembly wooden frame windows with one-over-one profiles flanking a fixed sash; concrete window sills (Images 2.1, 2.2, 1.8, 1.9).



(Image 2.1: oblique view of the north façade)



(Image 2.2: oblique view of the north façade)

3.0 South Façade

The following elements are regulated:

- a) Red/ brown vertical scored brick exterior wall in running bond; cement parged foundation base (Images 3.1, 1.3);
- b) Brick details including soldier course band above windows at all storeys; soldier lintel on garage wing windows (Images 3.1, 1.4);
- c) Fenestration comprising double-assembly wooden frame windows with one-over-one profiles; triple assembly wooden frame windows with one-over-one profiles flanking a fixed sash; concrete window sills (Images 3.1, 1.8, 1.9); and
- d) Third storey rooftop deck over the garage wing (Image 3.1).



(Image 3.1: south façade)

4.0 East Façade

The following elements are regulated:

- a) Red/ brown vertical scored brick exterior wall in running bond; cement parged foundation base (Images 4.1, 1.3);
- b) Brick details including soldier course band above windows at all storeys (Images 4.1, 1.4);
- c) Fenestration comprising single and double-assembly wooden frame windows with one-over-one profiles; triple assembly wooden frame windows with one-over-one profiles flanking a fixed sash; concrete window sills (Images 4.1, 1.7, 1.8, 1.9); and
- d) Second storey open balcony (Image 4.1).



(Image 4.1: east façade)

5.0 Form, Scale and Massing

The following elements are regulated:

- a) Three-storey U-Shape massing; two-storey; and
- b) Flat roof, with concrete capped parapet.

6.0 Land

The Land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A").

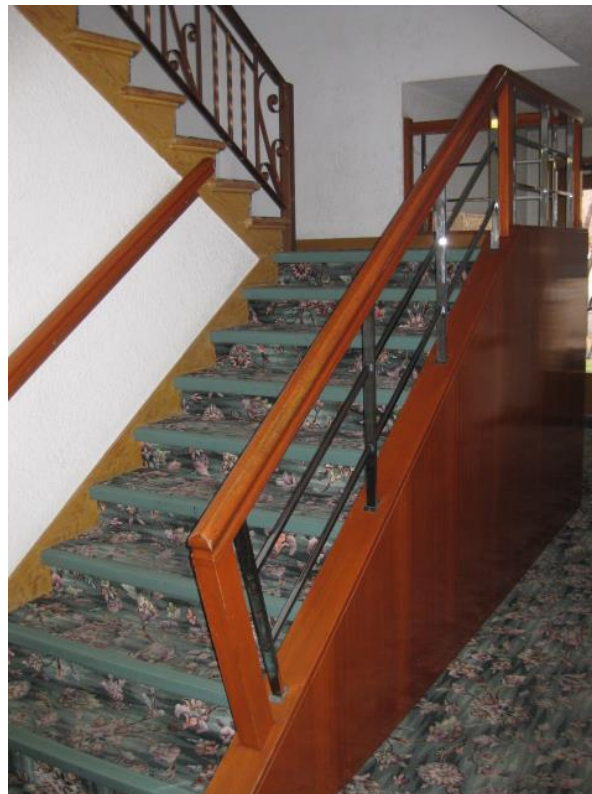
7.0 Interior

The following elements are regulated:

- a) Ground floor foyer layout including open staircase with wood handrail and posts, decorative cast iron newels and balusters, and varnished wood panelled base (Images 7.1, 7.2).



(Image 7.1: lobby main staircase)



(Image 7.2 lobby main staircase)

SCHEDULE “C”

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 maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of 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 online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5