

BYLAW 47M2007

**BEING A BYLAW OF THE CITY OF CALGARY TO
DESIGNATE FIRE HALL NO. 1 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 as a Municipal Historic Resource real property, including all land and buildings, features and structures upon the land, whose preservation the Council considers to be in the public interest because of their heritage value;

AND WHEREAS the owner of this Municipal Historic Resource 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 "The Fire Hall No. 1 Bylaw".

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

2. The property including all land, buildings, features and structures, collectively known as "Fire Hall No. 1" is hereby designated as a Municipal Historic Resource as defined in the *Act*.
3. Fire Hall No. 1 is located at the municipal address of 140-6th Avenue SE in The City of Calgary in the Province of Alberta.
4. The Fire Hall No. 1 property is legally described as:

Plan C, Block 31, Lots 21 to 26 inclusive, excepting thereout ...
Portion for Road on Plan 8610026
Excepting thereout all mines and minerals
5. The heritage value of Fire Hall No. 1 is hereby described in the attached Schedule "A" entitled the "Statement of Significance of Fire Hall No. 1."

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6. The specific elements of Fire Hall No. 1 considered to possess heritage value are hereby known as the "Regulated Portions". The Regulated Portions are specifically described or identified in the attached Schedule "B" entitled "Regulated Portions of Fire Hall No. 1."

PERMITTED REPAIRS AND REHABILITATION

7. The Regulated Portions cannot be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected unless prior written approval has been obtained 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 such interventions must be in accordance with the terms of the Parks Canada 2003 publication "*Standards and Guidelines for the Conservation of Historic Places in Canada*" as referenced and summarized in the attached Schedule "C" entitled "*Standards and Guidelines for the Conservation of Historic Places in Canada*."
8. All portions of the property which are not specifically described or identified as any of the Regulated Portions (the "Non-Regulated Portions") may be rehabilitated, altered, repaired, or otherwise permanently affected in any manner in accordance with all permits provided that such rehabilitation, alteration, repair or permanent affects do not impact the Regulated Portions and that all other permits required to do such work have been obtained from the authority having jurisdiction.

COMPENSATION

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

EXECUTION OF DOCUMENTS

10. 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 the purpose of this Bylaw.

SCHEDULES

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


COMING INTO FORCE

In accordance with Section 26(5) of the Act, this Bylaw shall come into force on the date it is passed.

READ A FIRST TIME THIS 26th DAY OF NOVEMBER, 2007.

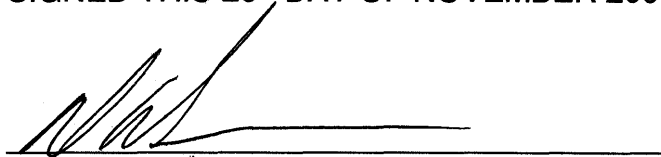
READ A SECOND TIME THIS 26th DAY OF NOVEMBER, 2007.

READ A THIRD TIME THIS 26th DAY OF NOVEMBER, 2007.



MAYOR

SIGNED THIS 26th DAY OF NOVEMBER 2007.



CITY CLERK

SIGNED THIS 26th DAY OF NOVEMBER 2007.

SCHEDULE "A" – STATEMENT OF SIGNIFICANCE FOR FIRE HALL NO. 1

Description of the Historic Place

Built in 1911, Fire Hall No. 1 is a two-storey, red-brick structure with sandstone detailing and a cupola-topped hose tower. Five bays with large semi-circular arched openings, and an offset pediment further define the main façade. It is strategically set at a forty-five degree angle adjacent to two major city streets in the heart of Calgary's downtown core. The building currently serves as a car rental office (2007).

Heritage Value

Fire Hall No.1 served as Calgary's main fire hall for sixty-two years, from 1911 until 1973 and is one of Calgary's most important early civic buildings. Upon the building's completion in 1911, it became the new headquarters for the Calgary Fire Department and for many years was the only motorized fire hall in Calgary. Under the leadership of its first fire chief, James "Cappy" Smart, a popular Calgary personality, Fire Hall No.1 emerged as one of the most sophisticated and largest fire halls in Canada at the time. Development of the substantial fire hall also recalls the great economic and construction boom which reached an apex in Calgary between 1910 and 1912. The building's state of the art, functional design and aesthetic attributes serves to reflect the civic pride and booster spirit which defined Calgary at the time of its construction.

The architecture of Fire Hall No. 1 is valued for its exemplification of a large and sophisticated fire hall of its time, in addition to its Edwardian style detailing. Prominent functional design features of the building include the five large arched openings to accommodate engines and its fifty foot high hose tower. The solid appearance of the red-brick façade is enlivened by a variety of sandstone detailing reflecting the preponderance of the local material that once defined early Calgary architecture. Additional features such as the modillion cornice, pediment, splayed keystone lintels and tower cupola lend the structure a Neo-Classical character, popular in the Edwardian-era. Designed by architect and engineer George MacDonald Lang of the prominent Calgary architectural firm Lang and Major, Fire Hall No. 1 was one of several major commissions from The City of Calgary. Lang practiced in Calgary from 1904 up to the First World War and his projects included, Fire Hall No.2 (1912), Fire Hall No.3 (1913) and the 1913 Police Headquarters. He also designed the Banff School (1913), and later the Central High School Addition (1915).

An important recognizable and well known landmark, Fire Hall No.1 is uniquely placed at a forty-five degree angle facing a major street corner in Calgary's downtown core providing access and visibility to both 6th Avenue and 1st Street S.E. This treatment of angled building placement was advocated by some planning experts of the period to provide increased visual interest to the streetscape, though Fire Hall No. 1 is the sole example in Calgary to follow such recommendations.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1911 fire hall such as:

- the two-storey form with flat roof and an asymmetrical façade containing five regular bays and an irregular corner (sixth) bay containing entrances;
- the fifty foot high brick hose tower with three ornamental (metal) balconettes, semi-circular and rectangular openings, and copper roofed cupola (with finial) raised on classical columns;
- the red-brick exterior with smooth and rock-faced sandstone detailing comprising splayed lintels, keystones, window sills, string courses, secondary cornice, foundation, finials (tower) and the block surrounds of the doorways;
- the five large semi-circular arched openings (engine entrances) with deep reveals; the semi-circular arched doorway openings of the southern bay
- the brick parapet and offset pediment with a raked, pressed metal cornice; lettering in the tympanum that reads, "Fire Headquarters";
- the broad, pressed metal, modillion cornice;
- the fenestration with rectangular windows containing one-over-one, wooden sash windows; the circular windows in the southern bay
- the 1911 sandstone plaque located next to the left of the original main entrance;
- the three flagpoles on the roof of the building.

Interior:

- the semi-circular structural arches and brick walls
- the restored pressed metal ceilings;
- the brass pole slide;
- the hand painted murals and stenciling on the basement walls.

Context:

- the 45-degree angle placement of the building on the south-east corner of the lot.

SCHEDULE "B" - THE REGULATED PORTIONS OF FIRE HALL NO. 1

The purpose of this Schedule is to identify by written description and photographs, those portions of the property known as Fire Hall No. 1, which must be preserved and shall be regulated according to the "*Standards and Guidelines for the Conservation of Historic Places in Canada*," (Parks Canada, 2003).

The Regulated Portions of Fire Hall No. 1 include its three primary facades (south-east; south-west, and north-east) its two-storey form; its hose tower and cupola; and its placement on the site. The elements to be protected are outlined in further detail below.

Non-regulated portions of the building, being all other portions of the building not specifically identified as a Regulated Portion, may be rehabilitated, altered, repaired or otherwise permanently affected in any manner provided that such rehabilitation, alteration or repair does not impact on the regulated historic features of the building. Any development of any portion of the land shall be undertaken in a manner that is sympathetic to the regulated portions of Fire Hall No. 1.

1.0 South-East Façade

The following architectural elements must be retained:

- the appearance and form of the south-east façade being six (irregularly sized) bays in width and two storeys in height with a flat roof (Photo #1.1);
- the red brick exterior with smoothly finished and rock-faced sandstone detailing (Photo#1.1);
- the smooth and rock-faced sandstone detailing including the splayed lintels, keystones, window sills, string courses, secondary cornice, foundation and block surrounds of the openings (Photo #s 1.1 and 1.2)
- the fenestration with rectangular window openings containing one-over-one, wooden sash windows in addition to the circular window (Photo #1.1)
- the five large semi-circular arched openings (engine entrances) with deep reveals; the semi-circular arched doorway opening of the southern bay with deep reveals (Photo #s 1.2 and 1.3);
- the 1911 sandstone plaque located next to the left of the original main entrance (Photo #1.4);
- the three flagpoles on the roof of the building (Photo #1.5);
- the brick parapet with offset pediment (Photo #1.1);
- the pressed metal, modillion cornice (raked at the pediment) (Photo #1.6).

Illustrative Details



Photo #1.1: South-East façade

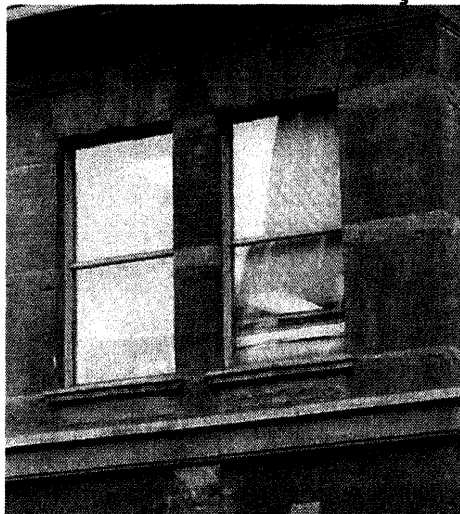


Photo #1.2: Windows and sandstone detail



Photo #1.3: The semi-circular arched openings with deep reveals

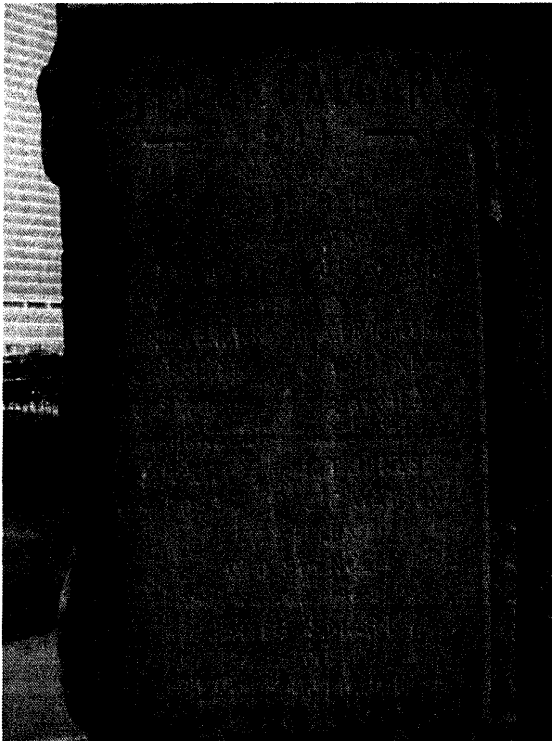


Photo #1.4: The sandstone plaque

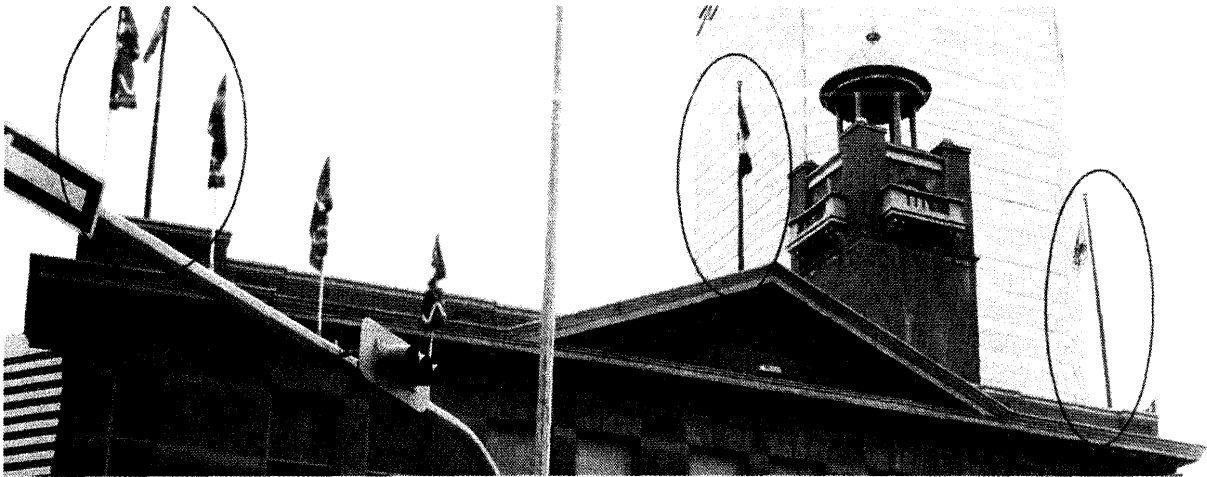


Photo #1.5: The three flagpoles



Photo #1.6: The metal modillion cornice (raked at pediment)

2.0 South-West Façade

The following architectural elements must be retained:

- the appearance and form of the south-east façade being two storeys in height with a flat roof (Photo #2.1);
- the red brick exterior with smoothly finished and rock-faced sandstone detailing (Photo #2.1);
- the smooth and rock-faced sandstone detailing including the splayed lintels, keystones, window sills, string courses, secondary cornice, foundation and block surrounds of the semi-circular arched doorway (Photo #2.1);
- the fenestration with rectangular window openings containing one-over-one, wooden sash windows, in addition to the circular window (Photo #2.1);
- the semi-circular arched doorway with transom light and the rectangular doorway with transom light (Photo #2.1);
- the pressed metal, modillion cornice (Photo #2.2).

Illustrative Details



Photo #2.1: The South-West Façade



Photo #2.2: The metal modillion cornice

3.0 The North-East Façade

The following architectural elements must be retained:

- the appearance and form of the north-east façade being two storeys in height with a flat roof (Photo #3.1);
- the red brick exterior with smoothly finished and rock-faced sandstone detailing (Photo #3.1);
- the smooth and rock-faced sandstone detailing including the splayed and rectangular lintels, keystones, window sills, and wraparound elements of the south-east (primary façade) such as the string courses, secondary cornice, foundation and block surrounds (Photo #s 3.1 and 3.2);
- the fenestration with rectangular window openings containing one-over-one, wooden sash windows (Photo #3.1);
- the pressed metal, modillion cornice (Photo #s 3.1 and 3.2);
- the two, large (fire engine) doorways (Photo #3.1).

Illustrative Details

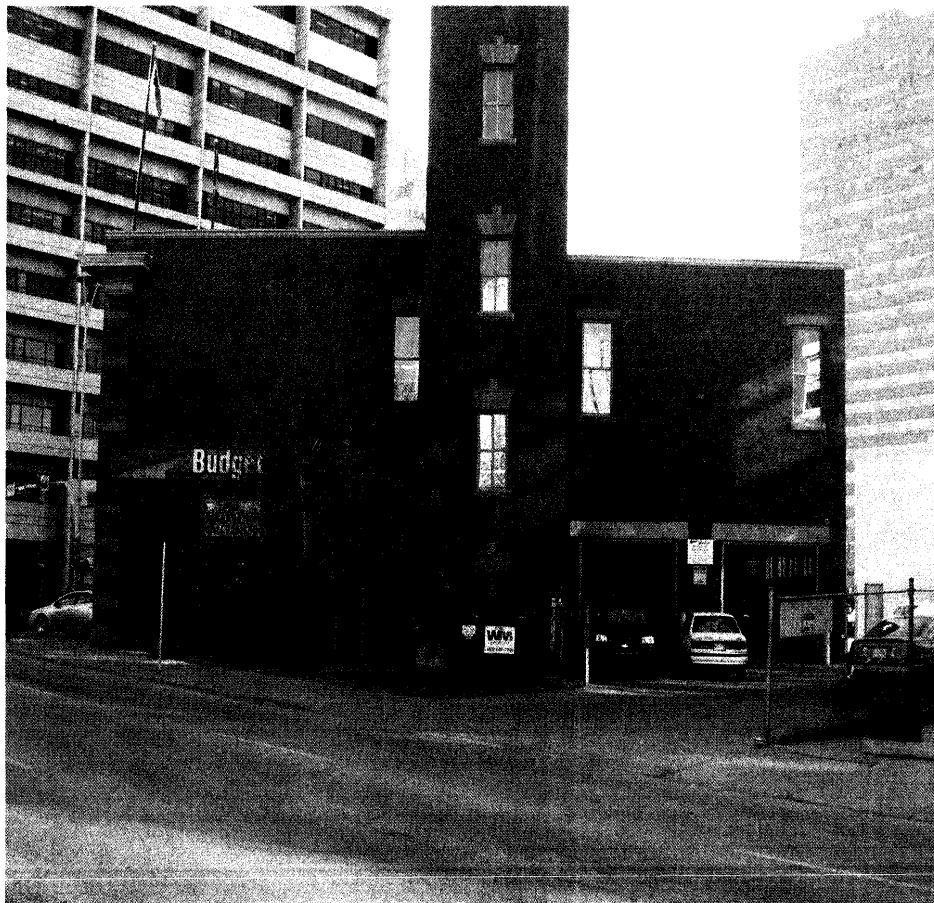


Photo #3.1: The North-East Façade

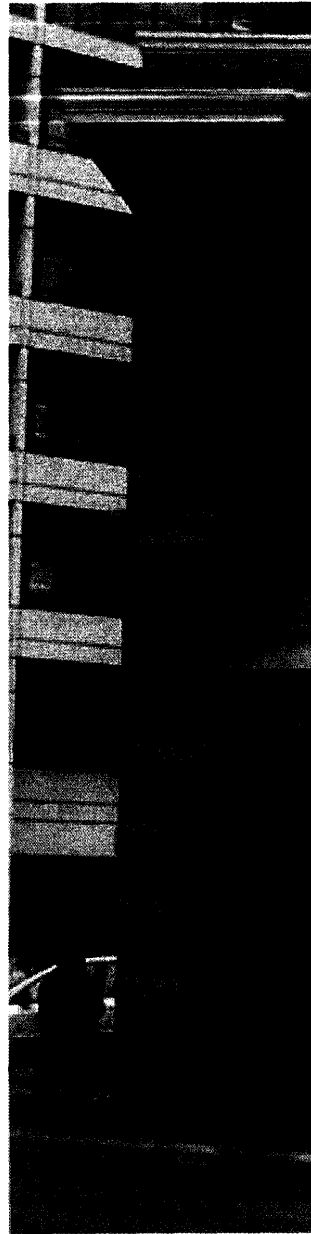


Photo #3.2: The eastern side of the North-East Façade

4.0 The Hose Tower

The following architectural elements must be retained:

- the fifty-foot high, red brick and sandstone detailed hose tower (Photo #s 4.1 and 4.2);
- the open cupola surmounting the hose tower with rounded column supports, a copper-clad bell roof with finial (Photo #4.3);
- the fenestration containing semi-circular arched and rectangular windows (Photo #s 4.2 and 4.3);
- the smooth and rock-faced sandstone detailing including the splayed lintels, keystones, window sills, string course, and ball finials (Photo #s 4.2 and 4.3);
- the ornamental metal detailing including the cornices and balconettes (Photo #s 4.1, 4.2 and 4.3).

Illustrative Details



Photo #4.1: The Fire Hall and Hose Tower

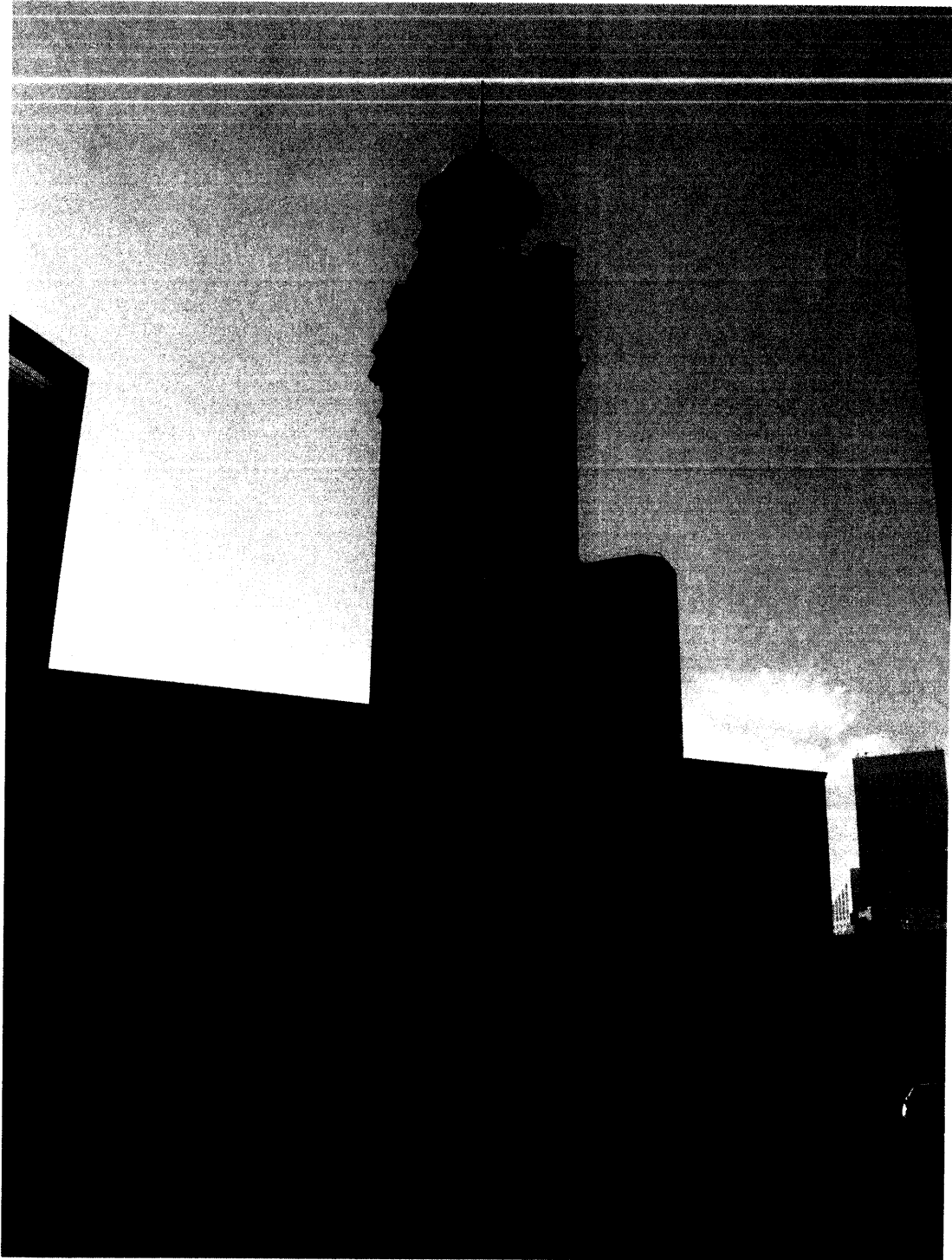


Photo #4.2: The Hose Tower

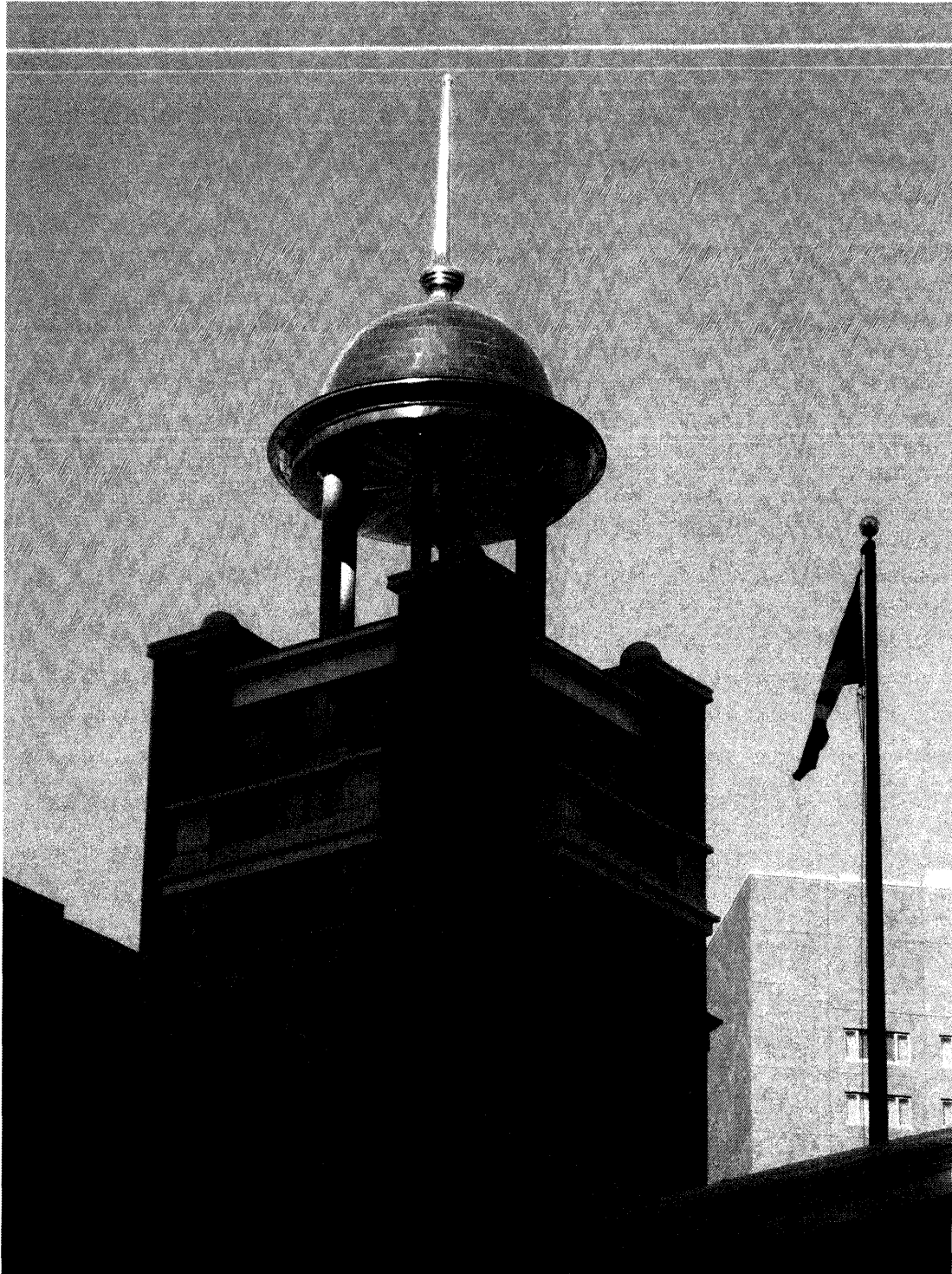


Photo #4.3: The upper portion of the Hose Tower

5.0 The Interior

The following architectural elements must be retained:

- the semi-circular arches of the ground floor (Photo #5.1);
- the brick wall finish of the ground floor (Photo #5.1);
- the restored pressed metal ceilings (Photo #5.2);
- the brass pole (Photo #5.3);
- the hand painted murals and stenciling of the basement walls (Photo #s 5.4 and 5.5).

Illustrative Details



Photo #5.1: The semi-circular arches and brick walls

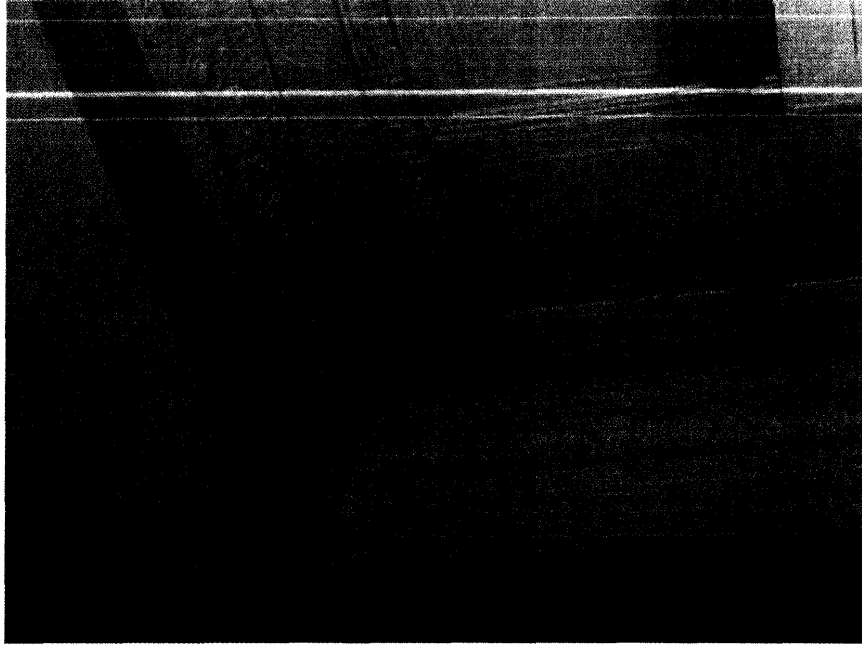


Photo #5.2: The restored pressed metal ceiling



Photo #5.3: The brass pole

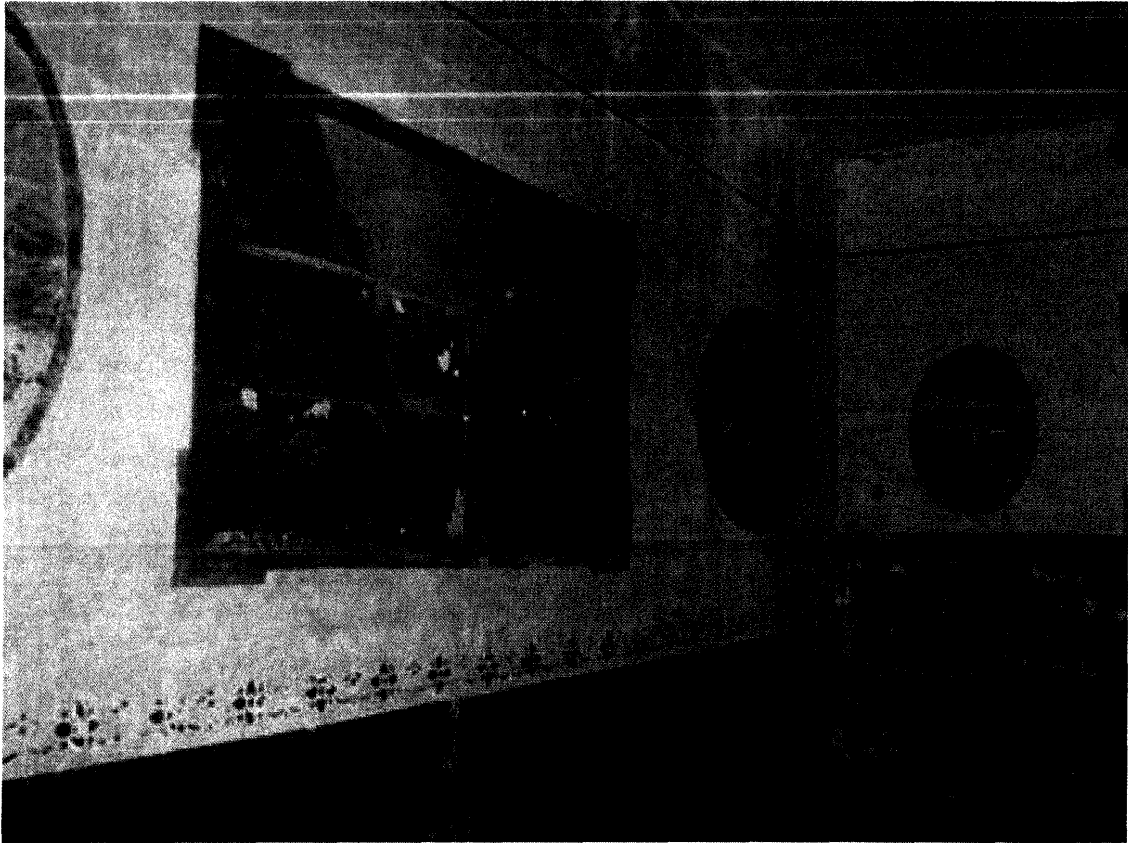


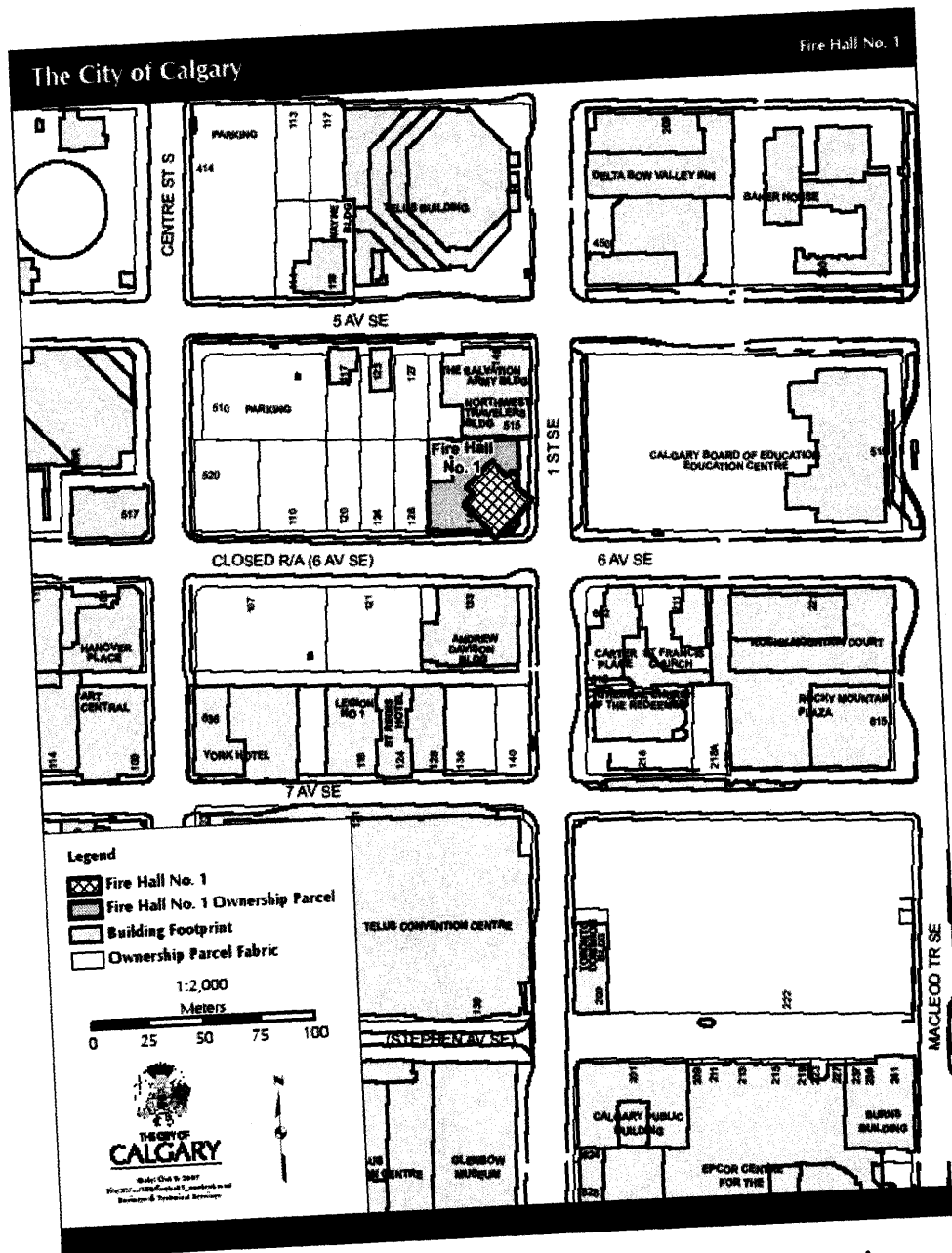
Photo #5.4: Examples of the hand-painted wall murals and stenciling in the basement



Photo #5.5: An example of the hand-painted murals in the basement

6.0 Context

- The placement of the Fire Hall in the south-east corner of the property at a 45-degree angle (Map #6.1)



Map #6.1: Context and location of Fire Hall No. 1

**SCHEDULE "C" - STANDARDS AND GUIDELINES FOR THE
CONSERVATION OF HISTORIC PLACES IN CANADA**

The primary purpose of the 2003 *Standards and Guidelines for the Conservation of Historic Places in Canada* ("Standards and Guidelines") is to provide sound, practical guidance to achieve good 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 have been adopted as the National Standard for all projects approved under the Federal Commercial Heritage Properties Incentive Fund. 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 can be altered.

The standards listed below and the referenced guidelines shall apply to the Fire Hall No. 1 (the "Municipal Historic Resource") and any rehabilitation or maintenance work undertaken with respect to the Municipal Historic Resource at any time.

The Standards

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 on going 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 for the Conservation of Historic Places in Canada is available from:

City of Calgary
Planning and Development Department
P.O. Box 2100, Stn. M, #8117
Calgary, Alberta
T2P 2M5

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


TO: CITY CLERK

FROM: ANN BEHENNAH, BARRISTER AND SOLICITOR
LAW DEPARTMENT

RE: BYLAW 47M2007
BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE
FIRE HALL NO. 1 AS A MUNICIPAL HISTORIC RESOURCE

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APPROVED AS TO CONTENT



HEAD - ORIGINATING DEPARTMENT

APPROVED AS TO FORM



CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
