

BYLAW 2M2008

**BEING A BYLAW OF THE CITY OF CALGARY TO
DESIGNATE THE KING EDWARD HOTEL AS A
MUNICIPAL HISTORIC RESOURCE.**

WHEREAS the Alberta *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 King Edward Hotel Designation Bylaw".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The property including all land, buildings, features and structures, collectively known as "The King Edward Hotel" is hereby designated as a Municipal Historic Resource as defined in the *Act*.
3. The King Edward Hotel is located at the municipal address of 438 - 9th Avenue SE, in The City of Calgary in the Province of Alberta.
4. The King Edward Hotel property is legally described as:

PLAN "A" CALGARY; BLOCK FIFTY NINE (59)
LOTS TWENTY ONE (21), TWENTY TWO (22) AND TWENTY THREE (23)
EXCEPTING OUT OF LOT TWENTY THREE (23) THE EASTERLY ONE (1) FOOT
THEREOF ALL MINES AND MINERALS
5. The location of the King Edward Hotel is visually represented in Schedule "A", entitled "*Map Showing the King Edward Hotel*".
6. The heritage value of The King Edward Hotel is hereby described in the attached Schedule "B", entitled the "*The King Edward Hotel Statement of Significance*."
7. The specific elements of The King Edward Hotel considered to possess heritage value are hereby known as the "Regulated Portions." The Regulated Portions are

specifically described or identified in the attached Schedule "C", entitled, "*The Regulated Portions of The King Edward Hotel.*"

PERMITTED REPAIRS AND REHABILITATION

8. 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 "D" entitled "Standards and Guidelines for the Conservation of Historic Places in Canada."
9. 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

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

EXECUTION OF DOCUMENTS

11. 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

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

COMING INTO FORCE

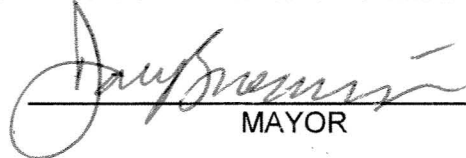
13. In accordance with Section 26(5) of the *Act*, this Bylaw shall come into force on the date it is passed.

READ A FIRST TIME THIS 9th DAY OF DECEMBER, 2008

READ A SECOND TIME THIS 9th DAY OF DECEMBER, 2008

READ A THIRD TIME THIS 9th DAY OF DECEMBER, 2008

SIGNED THIS 9th DAY OF DECEMBER, 2008



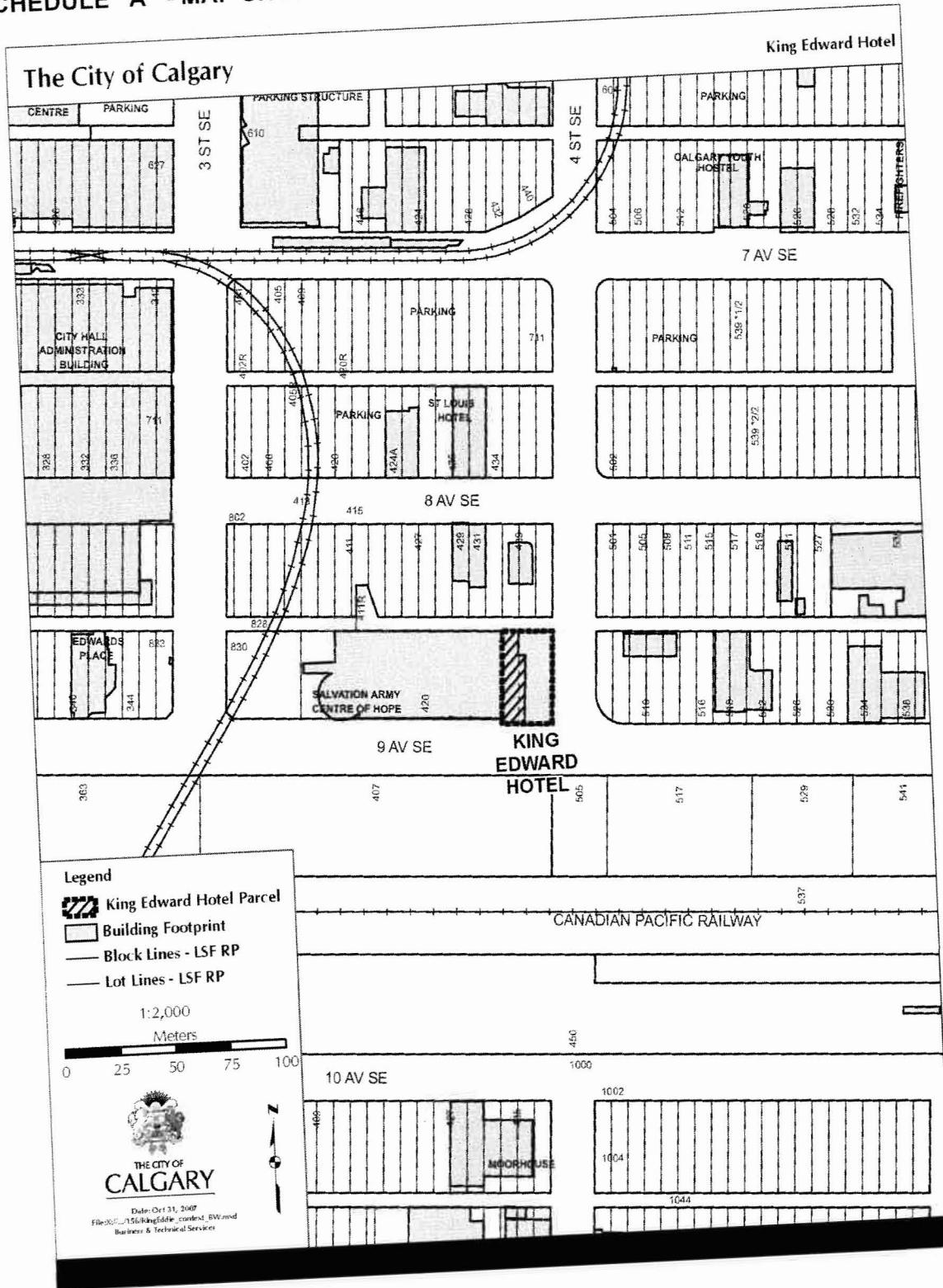
MAYOR

SIGNED THIS 9th DAY OF DECEMBER, 2008



ACTING CITY CLERK

SCHEDULE "A" - MAP SHOWING THE KING EDWARD HOTEL



SCHEDULE "B" – THE KING EDWARD HOTEL STATEMENT OF SIGNIFICANCE**Description**

The King Edward Hotel, built in phases between 1905 and 1910, is a modestly finished pioneer-era structure consisting of two distinct sections which are three and five stories in height. The Edwardian Commercial style brick building occupies a corner lot in the East Village area of Calgary on the eastern edge of downtown.

Heritage Value

The King Edward Hotel, which dates to 1905, is significant as the second oldest extant hotel building in Calgary and was the oldest continually operating hotel in the city until its closure in 2004. Apart from the luxurious Palliser Hotel, the King Edward survives as the only hostelry to recall Ninth Avenue's status, prior to World War I, as Calgary's 'Hotel Row'. During this period, Ninth Avenue was lined with hotels and restaurants because it was also the location for the Canadian Pacific Railway (C.P.R.) station, land titles office, and immigration hall. As a medium-priced hotel, the King Edward was popular with working-class travelers, as well as cattlemen and ranchers. With the development boom that occurred in Calgary between 1910 and 1913 the King Edward's 105 rooms also became a short-term home to the influx of working men seeking residential accommodations.

The King Edward Hotel is also significant for its colorful history as a well-known Calgary drinking establishment. In the hotel's early years, it was an important component of 'Whiskey Row', as Ninth Avenue was alternatively termed, due to the street's numerous hotel bars. During this period, the hotel bar was popular with both travelers arriving and departing from the nearby C.P.R. station as well as the large number of working men who populated the area. During the prohibition era (1916-24) the hotel gained notoriety for its reputed bootlegging operations and was the subject of numerous liquor law violations. After prohibition, the King Edward's reputation remained closely associated with its bar, which continued to be a well-known, working-class venue. During the management tenure of Homer Meeks (1946-62) the hotel's bar reputedly became the first desegregated bar in the city, winning the patronage of Calgary's black community. In the early 1980s the King Edward Hotel became one of Canada's first blues bars, proclaiming itself 'Home of the Blues'. It gained a national and international reputation attracting 'A' circuit bands and performers from the USA and Canada. Legendary blues musicians such as B.B. King, John Hammond, Pinetop Perkins, and Otis Rush performed at the King Edward during this time, as well as rock star Brian Adams. When the King Edward closed its doors, the hotel was considered to be Canada's oldest blues bar.

The King Edward Hotel exemplifies pioneer-era and Edwardian commercial architecture in Calgary. The earliest, three-storey section of the hotel was built in 1905 and is typical of early twentieth century design and construction in pioneer-era Alberta. This section of the structure retains much of its original exterior character including its brick façades, segmental arched windows and a simply detailed metal cornice. This portion of the King Edward Hotel was one of several wood-frame and brick-veneer hotels of its period to be built in Calgary, but survives as the last remaining example. The five-storey extension constructed behind the original portion of the hotel reflects not only the increased demand and economic development to occur within the city, but also the evolution of design in Calgary. The five-storey section of the hotel, constructed in phases in 1907,

1909 and 1910 is characterized by its solid larger scale, its differentiated fenestration and detailing, and is more reflective of later Edwardian-era design. Like many early Calgary buildings the King Edward displays sandstone detailing, most of which was quarried locally.

The King Edward Hotel is a strong contributor to the only surviving group of historic buildings in the East Village. This group of buildings, which includes the Hillier Block (1910) and St. Louis Hotel (1914) serves to recall the East Village's historic character and appearance. With its prominent corner location, the King Edward is the most visible of these buildings, lending it landmark status.

Character-defining Elements

The exterior character-defining elements of the King Edward Hotel include such features as its:

- compound plan consisting of three and five-storey sections with flat roofs;
- chamfered corner and corner entrance (three-storey section);
- brick facades and its load-bearing (five-storey section) and brick on wood-frame construction (three-storey section);
- straight, brick parapets (three-storey section);
- regular fenestration with segmental-arched windows (three-storey section) and rectangular windows (five-storey section), sills, and one-over-one, wooden-sashes throughout;
- simply detailed, galvanized-metal, roofline cornices and friezes;
- rock-faced sandstone detailing comprising the lintels and window sills (five-storey section); and
- illuminated 1950s or 1960s-era sign, in the form of a sword, suspended above the corner entrance.

SCHEDULE "C" - THE REGULATED PORTIONS OF THE KING EDWARD HOTEL

The purpose of this Schedule is to identify by written description and photographs, those portions of the property known as the King Edward Hotel, 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 Standards and Guidelines for the Conservation of Historic Places in Canada permits "replacement in kind" of important heritage features where repair or retention of those features is not feasible.

The Regulated Portions of the King Edward Hotel are limited the original thee-storey section. The East, West and South Façades are protected as well as the three-storey massing and flat roof form. Specific elements of the facades which are to be preserved 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 the King Edward Hotel.

1.0 The South Façade

The following architectural elements must be retained:

- The brick wall (above the first storey) and its straight parapet (Photo #1.1);
- The three-storey massing (Photo #1.1);
- The regular symmetrical fenestration above the first storey and the associated segmental arched window openings with brick sills (Photo #1.1);
- The chamfered south-east corner (Photo #1.1);
- The suspended and illuminated signage in the form of a sword (Photo #1.1); and
- The pressed metal cornice and frieze (Photo #1.1).

Illustrative Details



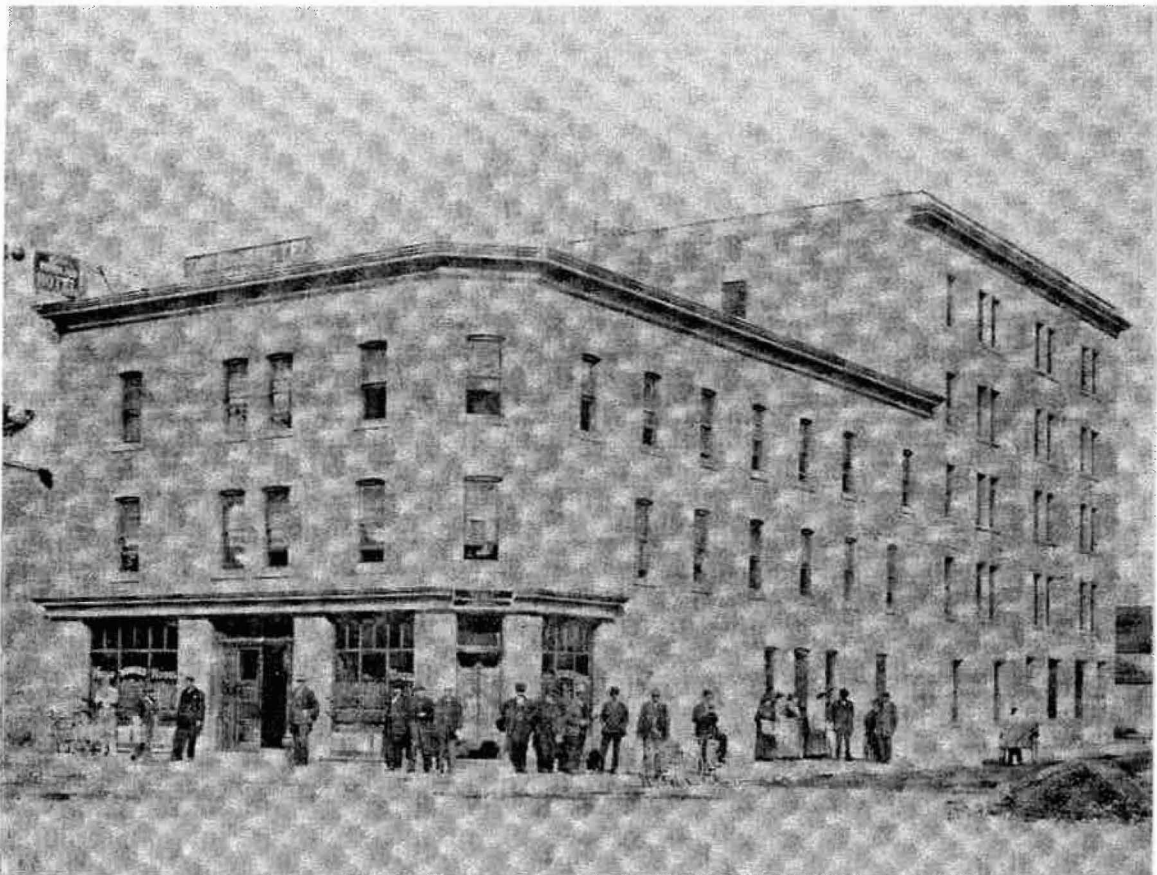
(Photo #1.1: The South Façade of the King Edward Hotel)

2.0 The East Façade

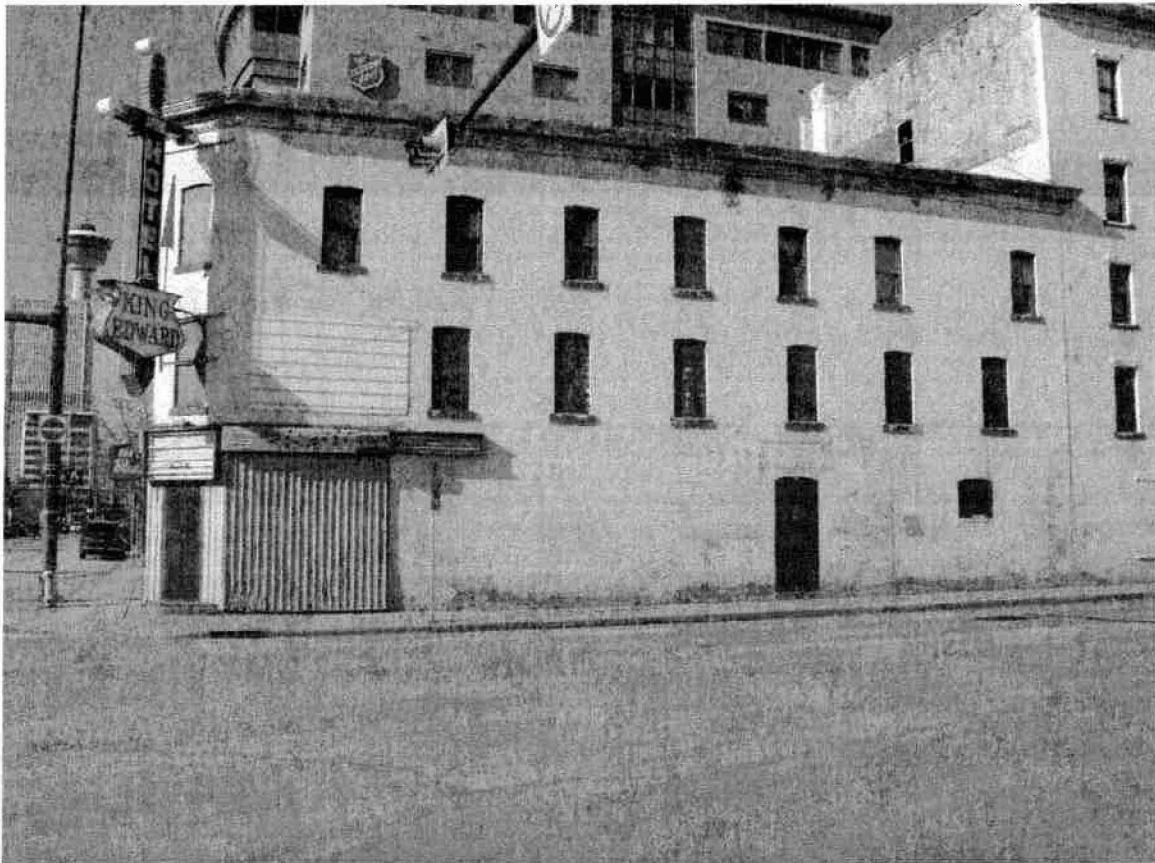
The following architectural elements must be retained:

- The brick walls of the façade including the straight parapet (Photo #'s 2.1 and 2.2);
- The three-storey massing (Photo #'s 2.1 and 2.2);
- The regular and symmetrical fenestration pattern above the first storey with segmental arched window openings (Photo #'s 2.1 and 2.2);
- The brick window sills of the three-storey section of the building (Photo #'s 2.1 and 2.2); and
- The pressed metal cornice and frieze (Photo #'s 2.1 and 2.2).

Illustrative Details



(Photo # 2.1: View of the King Edward Hotel from the south-east, 1910. *(History of the Calgary Fire Department, 1910)*



(Photo # 2.2: The East Façade of the King Edward Hotel)

3.0 The West Façade

The following architectural elements must be retained:

- The brick walls (Photo # 3.1);
- The three-storey massing (Photo #1.1); and
- The regular fenestration with segmental arched window openings and sills (Photo # 3.1).

Illustrative Details



(Photo #3.1: The West Façade of the King Edward Hotel)

SCHEDULE “D” – 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 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 can be altered.

The Standards listed below and the referenced guidelines shall apply to the King Edward Hotel (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, Development and Assessment
Department
P.O. Box 2100, Stn. M, #8117
Calgary, Alberta, T2P 2M5

Parks Canada National Office

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