

**BYLAW NUMBER 4M2008**

**BEING A BYLAW OF THE CITY OF CALGARY TO  
DESIGNATE THE SIMMONS FACTORY WAREHOUSE  
AS A MUNICIPAL HISTORIC RESOURCE**

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**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 Simmons Factory Warehouse 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 Simmons Factory Warehouse' is hereby designated as a Municipal Historic Resource as defined in the Act.
3. The Simmons Factory Warehouse is located at the municipal address of 618 Confluence Way S.E. in The City of Calgary in the Province of Alberta.
4. The Simmons Factory Warehouse is legally described as:  
  
PLAN 0914003  
BLOCK 125  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS.
5. The Simmons Factory Warehouse is visually represented by Schedule "A" entitled "Map Showing the Simmons Factory Warehouse".
6. The heritage value of The Simmons Factory Warehouse is hereby described in the attached Schedule 'B' entitled the '*The Simmons Factory Warehouse Statement of Significance.*'
7. The specific elements of The Simmons Factory Warehouse 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 Simmons Factory Warehouse.*'

### **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.

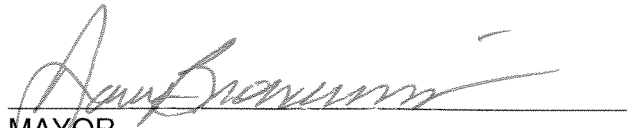
**COMING INTO FORCE**

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 4<sup>TH</sup> DAY OF FEBRUARY, 2008.

READ A SECOND TIME, AS AMENDED, THIS 30<sup>TH</sup> DAY OF NOVEMBER, 2009.

READ A THIRD TIME, AS AMENDED, THIS 30<sup>TH</sup> DAY OF NOVEMBER, 2009.

A handwritten signature in dark ink, appearing to read "David Brown", is written over a horizontal line.

MAYOR

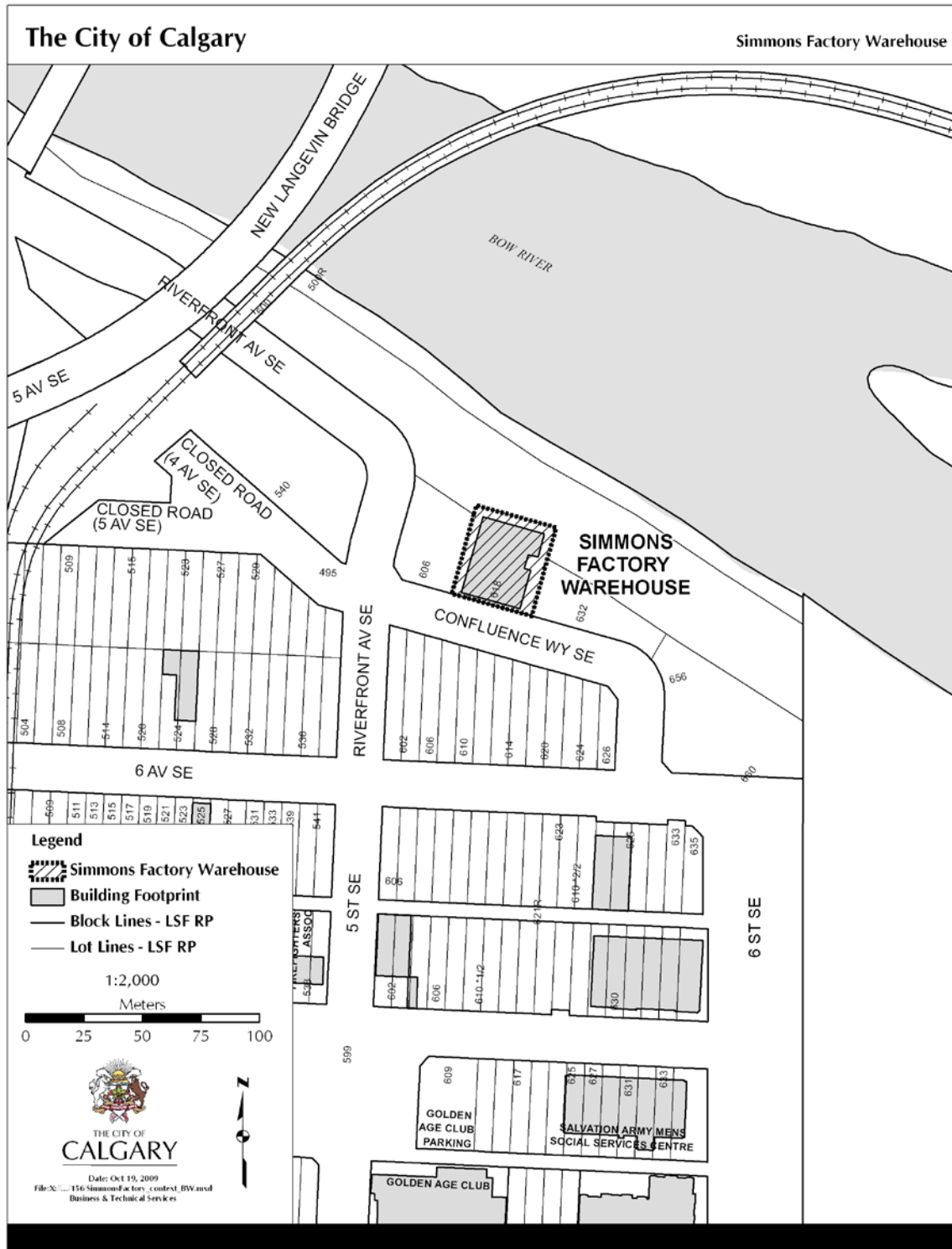
SIGNED THIS 15<sup>TH</sup> DAY OF DECEMBER, 2009.

A handwritten signature in dark ink, appearing to read "Blaylock", is written over a horizontal line.

ACTING CITY CLERK

SIGNED THIS 15<sup>TH</sup> DAY OF DECEMBER, 2009.

SCHEDULE 'A' - MAP SHOWING THE SIMMONS FACTORY WAREHOUSE



## **SCHEDULE 'B' – THE SIMMONS FACTORY WAREHOUSE STATEMENT OF SIGNIFICANCE**

### **Description of the Historic Place**

The Simmons Factory Warehouse, built in 1912, is a two-storey, brick structure adorned with historic painted signage. The property is situated on the eastern edge of downtown Calgary in the East Village neighbourhood, on the bank of the Bow River.

### **Heritage Value**

The Simmons Factory Warehouse is an excellent and rare representative example of the pre-World War I manufacturing and industrial buildings which were once situated east of downtown. Considered modern for its time, it was constructed by Carter-Hall-Aldinger Co. Ltd. for an estimated cost of \$20,000 and had a concrete foundation with brick cladding, steam heating, an electric elevator, a sprinkler system, a full basement with board floor and an adjoining boiler house. Its standard post and beam construction with brick exterior walls exemplifies industrial and warehouse construction in Calgary. The twelve-inch fir square posts, short-span beams, and mill floors provided maximum floor loading capability to support the heavy machinery and the stacks of mattresses and other bedding materials produced by the Simmons Company.

The Simmons Factory Warehouse is significant due to its historic usage as a mattress and bedding factory and warehouse and serves to recall the variety of light industry once situated in downtown Calgary. Although the Simmons Factory Warehouse was built in 1912, at the peak of Calgary's development boom by the Montreal based Alaska Bedding Company (ABC), it is best known for its long-term association with Simmons Canada, a nationwide bedding manufacturing company, which emerged in 1919 when Alaska Bedding Company and its subsidiaries amalgamated. ABC/Simmons used the Simmons Building in Calgary for the assembly and warehousing of specialty sleep equipment such as adjustable hospital beds and nursery racks. The well-known Beauty Rest line of mattresses, as well as pillows, regular mattresses and chesterfield beds were also assembled here. During World War II, it was used exclusively to provide bedding for the military. Simmons occupied the building until 1966 when, due to the low elevation of the site in relation to the Bow River, flooding in the basement necessitated moving to a new location.

### **Character-Defining Elements**

The exterior character-defining elements of the Simmons Factory Warehouse include such features as its:

- two-storey, regular, rectangular form with flat roof, and a one-storey, East Façade boiler room addition;
- solid-brick and heavy-timber construction with an exposed, board-formed, concrete foundation and lintels;
- red-brick façade brickwork laid in common bond articulated with a corbelled cornice, belt course and parapet;
- fenestration with single- and two-part, wooden-sash, nine-pane windows with triple-pane hopper transom lights;
- historic hand-painted ghost signage for the Simmons company on all facades
- open, shed-roofed loading dock with heavy-timber supports sheltering associated loading doors and freight elevator access;

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- double-width entrance doorways containing wooden paneled doors and transom lights and loading doorways with steel-clad double doors;
- tall, brick chimney.

The interior character-defining elements of the Simmons Factory Warehouse include such features as its:

- open-character floor space;
- exposed structural elements including brick walls, and heavy-timber beams, supports and mill floors;
- enclosed wooden staircase with an exposed, raw finish with simple, squared balusters and newels;
- freight elevator with wood-slat car;
- ceiling chutes from attic;
- first-floor vault with steel door.

**SCHEDULE 'C' – THE REGULATED PORTIONS OF THE SIMMONS FACTORY WAREHOUSE**

The purpose of this Schedule is to identify by written description and photographs, those portions of the property known as the Simmons Factory Warehouse, which must be preserved and shall be regulated according to the '*Standards and Guidelines for the Conservation of Historic Sites 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 Simmons Factory Warehouse include elements of its interior, and its north, west, east and south façades. Additionally, the building's two-storey, flat roof form and its internal structural integrity and composition of heavy timber and mill construction will be regulated. Elements of its facades and the interior 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 the Simmons Factory Warehouse.

### 1.0 South Façade

The following architectural elements must be retained:

- The red-coloured brick exterior wall laid in common bond and its brick details including the brick sills laid in header bond, the corbelled cornice, the corbelled string course (Photo #1.1);
- The regular fenestration with rectangular, paired, nine-pane, wooden-sash windows with triple-pane hopper transom lights (Photo #1.1);
- The two double-width doorway openings and the two-part transom lights surmounting each with the extant 12-pane lights in the eastern opening (Photo # 1.1);
- The historic painted wall signs including 'SIMMONS LIMITED,' 'BEDS,' 'MATTRESSES,' 'SPRINGS,' and 'PILLOWS' (Photo #1.1).

### Illustrative Details



(Photo #1.1: The South Façade)



## 2.0 East Façade

The following architectural elements must be retained:

- The red-brick wall laid in common bond and brick window sills laid in header bond (Photo #'s 2.1 and 2.2);
- The exposed, board-formed concrete window lintels (Photo #2.1);
- The fenestration with rectangular, paired and single, nine-pane wooden-sash windows with triple-pane hopper transom lights (Photo #'s 2.1 and 2.2)
- The open, shed-roof loading dock with plain supports (Photo #'s 2.1 and 2.2);
- The wide doorway and wide freight elevator openings off the loading dock (Photo #'s 2.1 and 2.2);
- The brick exterior chimney with corbelled top (Photo #2.1);
- The historic painted signs which read 'SIMMONS LIMITED,' 'GUARANTEED SIMMONS BEDDING' (Photo #2.1).

## Illustrative Details



(Photo #2.1: East Façade of the Simmons Factory Warehouse)



**Glenbow Archives NA-3795-5**  
(Photo # 2.2: The South and East Facades)

### 3.0 West Façade

The following architectural elements must be retained:

- The red-brick wall laid in common bond with brick window sills laid in header bond (Photo #3.1);
- The exposed board-formed concrete window lintels (Photo #3.1);
- The regular fenestration with rectangular, paired, nine-pane, wooden-sash windows with triple-pane hopper transom lights (Photo #3.1);
- The historic painted signs on the spandrels which read 'THE ALA SIMMONS LIMITED,' 'BEDS SPRINGS MATTRESSES PILLOWS' (Photo #3.1).

### Illustrative Details



(Photo #3.1: The West Façade)



#### 4.0 North Façade

The following architectural elements must be retained:

- The red-brick wall above the first-storey laid in common bond with brick window sills laid in header bond (Photo #4.1);
- The exposed board-formed concrete lintels (Photo #4.1);
- The regular fenestration of the second-storey with rectangular, paired, nine-pane, wooden-sash windows with triple-pane hopper transom lights (Photo #4.1);
- The regular fenestration grid of the first-storey and the two, existing, 12-pane wooden-sash windows (Photo #4.1);
- The double-width loading doorway (Photo #4.1);
- The historic painted signs on the spandrels which read 'SIMMONS LIMITED,' 'BEDS MATTRESSES SPRINGS PILLOWS' (Photo #4.1).

#### Illustrative Details



(Photo #4.1: The North Façade)

## **5.0 The Interior**

The following architectural elements must be retained:

- The general open character of the first- and second-storey interiors (Photo # 5.1);
- The exposed appearance of the buildings structural components including the heavy-timber supports, the heavy-timber beams, the mill construction of the floors and ceilings, and the brick walls (Photo # 5.1);
- The enclosed wooden staircase with plain, squared balusters and newels (Photo # 5.2);
- The freight elevator shaft with wood-framed enclosure and metal clad doors (Photo # 5.4);
- The second-storey ceiling chute with wooden gates (Photo # 5.3);
- The wall-mounted radiators (Photo # 5.1);
- The first-storey vault and its steel door (Photo #5.6).

### **Illustrative Details**



**(Photo # 5.1:** The open character of the interior and its exposed structural components)



**(Photo # 5.2: The enclosed staircase)**



**(Photo # 5.3: The second storey ceiling chute)**





(Photo # 5. 4: The freight elevator shaft and its wood-frame enclosure)



(Photo #5.5: The wood-framed staircase enclosure)



(Photo #5.6: The steel door of the vault)



## 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 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 Simmons Factory Warehouse (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**

25 Eddy Street  
Gatineau, Quebec  
Canada  
K1A 0M5