

Reference copy only.

For access to the original, contact the Town of Banff Municipal Clerk.

BYLAW NO. 200

**Being a Bylaw In the Town of Banff in the Province of Alberta
to Designate the Harmony Lane as a Municipal Historic Resource**

WHEREAS the *Historical Resources Act*, R.S.A. 1980, c. H-8, as amended, permits the Municipal Council of a municipality to designate any historic resource within the municipality whose preservation it considers to be in the public interest as a Municipal Historic Resource upon giving notice to the owner of the resource in accordance with the *Historical Resources Act*; and

WHEREAS it is deemed in the public interest to designate the building located in the Town of Banff at 111 Banff Avenue known as Harmony Lane as a Municipal Historic Resource;

NOW THEREFORE the Municipal Council of the Town of Banff, having complied with the *Historical Resources Act*, and duly assembled, hereby enacts as follows:

BUILDINGS DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

1. The Building known as Harmony Lane, specifically described in **Schedule “A”** which are located on the lands legally described as follows:

Lots 6 & 7, Block 1, Plan 6719 BC

is hereby designated as a Municipal Historic Resource.

PERMITTED REPAIRS AND REHABILITATION

2. Subject to section 3 hereof, the buildings hereby designated in section 1 as a Municipal Historic Resource shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms of **Schedule “B”** attached.

ADMINISTRATOR

3. The Manager of Planning and Development is hereby appointed to administer the implementation of any matters arising from the matters set out in **Schedule “B”**.

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TRANSITION

READ a First time this 26th day of November, A.D. 2001;

READ a Second time this 26th day of November, A.D. 2001;

READ a Third time and finally passed this 26th day of November, A.D. 2001

THE TOWN OF BANFF

MAYOR

DIRECTOR OF CORPORATE SERVICES

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SCHEDULE “A” TO BYLAW 200

This is **Schedule “A”** to Bylaw No. 200 and identifies by written description and photographs, those portions of Harmony Lane located at 111 Banff Avenue which are regulated by the “General Guidelines for Rehabilitation” (**Schedule “B”**) and must be preserved (“the Regulated Portion”).

THE IDENTIFICATION OF REGULATED PORTIONS OF HARMONY LANE

The Regulated Portion of the building includes the historic exterior of the front façade on the east side of the building. This includes the original rubble-stone columns and the gable peaks with wood battens and rustic stucco infill as described below.

EAST FAÇADE (Banff Avenue)

- Restored façade and storefront reconstruction (drawing **Appendix ‘A’**)
- Restored façade details (drawing **Appendix ‘B’**)
- Restored original rubble-stone columns
- Gable peaks with wood battens and rustic stucco infill
- Replication of original roof covering – “Spanish style” metal roofing intended to replicate Spanish Clay tile

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SCHEDULE “B” TO BYLAW 200

This is **Schedule “B”** to Bylaw No. 200 and identifies the “General Guidelines for Rehabilitation” for Harmony Lane located at 111 Banff Avenue.

GENERAL GUIDELINES FOR REHABILITATION

1. Approval of Rehabilitation Work

As per section 22 (6) of the Alberta *Historical Resources Act*, notwithstanding any other Act, no person shall destroy, disturb, alter, restore or repair an historic resource or remove any historic object from an historic resource that has been designated under this section, without the written approval of the Council or person appointed by the Council of the purpose.

The Manager of the Planning and Development has been appointed by Town Council as the approving authority for this purpose.

2. Compatible Uses

Wherever possible, the uses proposed for a Municipal Historic Resource shall be compatible with the existing building such that only minimal changes are required to the building. The use of a Municipal Historic Resource for its original purpose is desirable.

3. Original Character

The original distinctive qualities and character of the building as designated by the Municipal Historic Resource bylaw should be preserved. The removal or alteration of any historical materials or features shall be avoided whenever possible.

4. The Historic Period

The Municipal Historic Resource should be recognized as a product of its own time. Alterations which are not based on historical fact or which recreate an earlier or later idiom shall be discouraged.

5. Witness to Change

Changes to the Municipal Historic Resource may have occurred over time. These alterations are evidence of the history and development of the building. Because this evolution may have acquired

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6. Repair and Replacement

Deteriorated architectural features shall be repaired rather than replaced wherever possible. Where replacement is necessary, the new material should match the original as to composition, colour, texture, design, etc. The repair or replacement of architectural features shall be based on a sound knowledge of the original characteristics of the feature. Such knowledge shall be based on historical or pictorial evidence and not upon conjecture.

7. Style and Craftsmanship

Distinctive stylistic features and examples of skilled craftsmanship, which have been designated by the Municipal Historic Resource Bylaw shall be preserved and treated sensitively.

8. Cleaning

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting in particular, but also other cleaning methods, damage historic buildings and should not be undertaken without thorough testing prior to use on a building. Sandblasting is not recommended on brick, stone or wood. In all instances, it should be ascertained that a building exterior is really in need of cleaning prior to undertaking the work.

9. Reversibility and Improvements

When the introduction of new elements or materials is necessary to stabilize or preserve a municipally designated historic resource, alterations shall be undertaken such that the new materials, should they fail, may be removed at a later date without damage to the original fabric of the Municipal Historic Resource. Where this is not possible, (i.e., use of epoxy) only those methods and materials, which have been thoroughly tested and found satisfactory in situ, shall be used.

10. Recording

Prior to undertaking any alterations, particularly in cases where alterations may threaten the building fabric (underpinning, moving structures), the applicant shall compile a complete record of the architectural features of the Municipal Historic Resource. Measured drawings and photographs of details may prove invaluable if major features are damaged or lost during the subsequent repair work.

11. Original Construction Details

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In some historic structures, poor construction details or inappropriate material resulted in rapid deterioration of certain building elements. In these instances, accurate restoration of the original detail will inevitably result in the failure of the element. Therefore, restoration of the resource should be undertaken in such a fashion as to duplicate the original appearance as closely as possible while using details based on sound construction practice.

12. Enforcement

The owner and the Town shall enter into an agreement to ensure that the designated structure will be maintained in such a manner as to prevent any deterioration.

13. Improvements

Prior to undertaking any improvements, a schedule of alterations should be prepared. This schedule should include phasing of alterations where necessary due to program or budget restrictions. The type and timing of both short and long term maintenance work shall also be included.

14. Codes

At no time should the life and safety of occupants of a Municipal Historic Resource be deemed of lesser importance than the preservation of the original fabric of the Municipal Historic Resource. The required life and safety standards are those required by the current Alberta Building Code. However, notwithstanding these Code requirements, where the essential character of the structure is threatened by changes for code reasons, every effort shall be made to achieve an equivalent safety standard by alternate means so as to minimize the impact on the historic fabric.

15. Signs

As a general rule signs should be limited to signs that were originally present on the building. In instances where new use or interpretive functions dictate the use of additional signs, these new elements should be integrated into the general design of the project. The size, typeface, graphics and materials should be chosen to suit the period of the Municipal Historic Resource wherever possible. All signs must conform to the Banff Land Use Bylaw.

SCHEDULE "A" TO BYLAW 200

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THE IDENTIFICATION OF REGULATED PORTIONS OF HARMONY LANE

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PROPOSED WORK PLAN

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 THE ORIGINAL ROOFING WAS PRESSED
 METAL TO REPLICATE SPANISH TILE.
 A SEPARATE DEVELOPMENT APPLICATION
 WILL BE SUBMITTED FOR THE RE-ROOFING
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 OR RECONSTRUCT IF REQUIRED.
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**HARMON
 BUILDING**

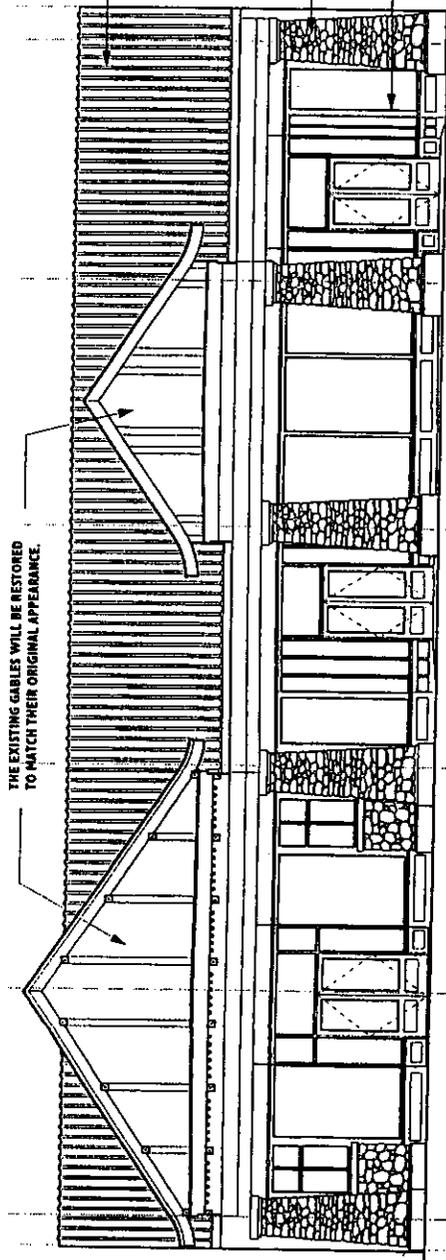
111 BANFF AVENUE
 BANFF, ALBERTA
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**PROPOSED FACADE
 ELEVATION AND PLAN**
 DEVELOPMENT PERMIT STAGE

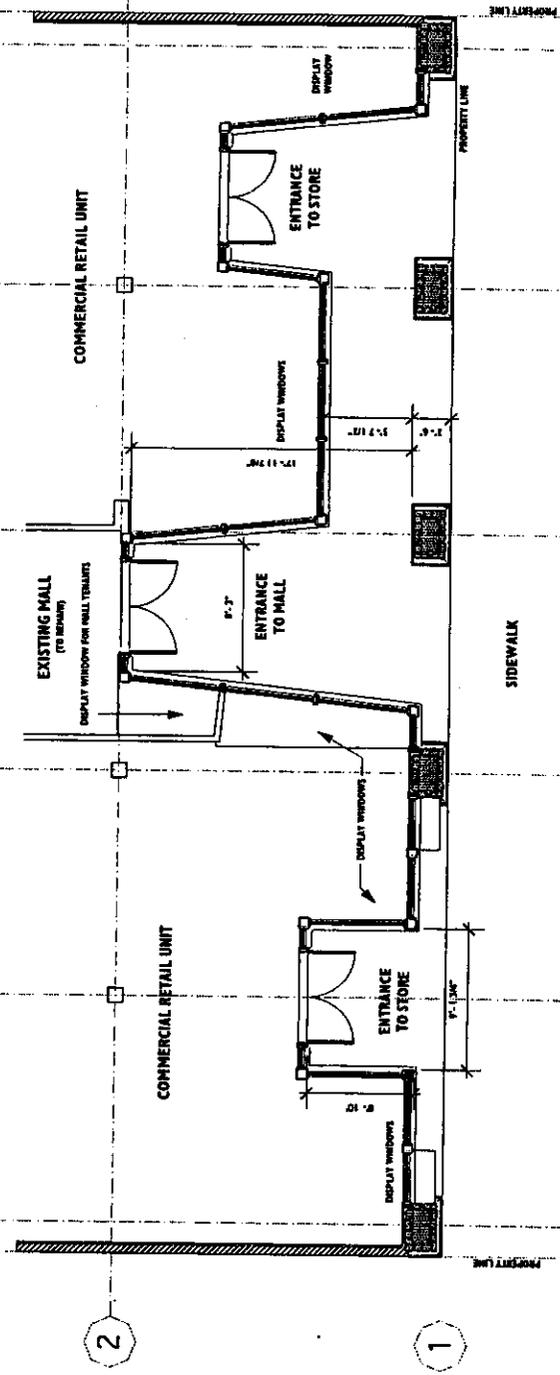
DATE: FEB 19, 2001
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"

DATE AND VERSION
 Issued for Development Permit - Feb. 19, 2001
 Issued for Development Permit - Mar. 7, 2001

PROJECT NO.
A3.2
 FILE #
 March 8, 2001



ELEVATION OF FACADE RESTORATION



PLAN OF STOREFRONT RECONSTRUCTION

RECEIVED

MAR 13 2001

TOWN OF BANFF
 ENVIRONMENTAL SERVICES

610709

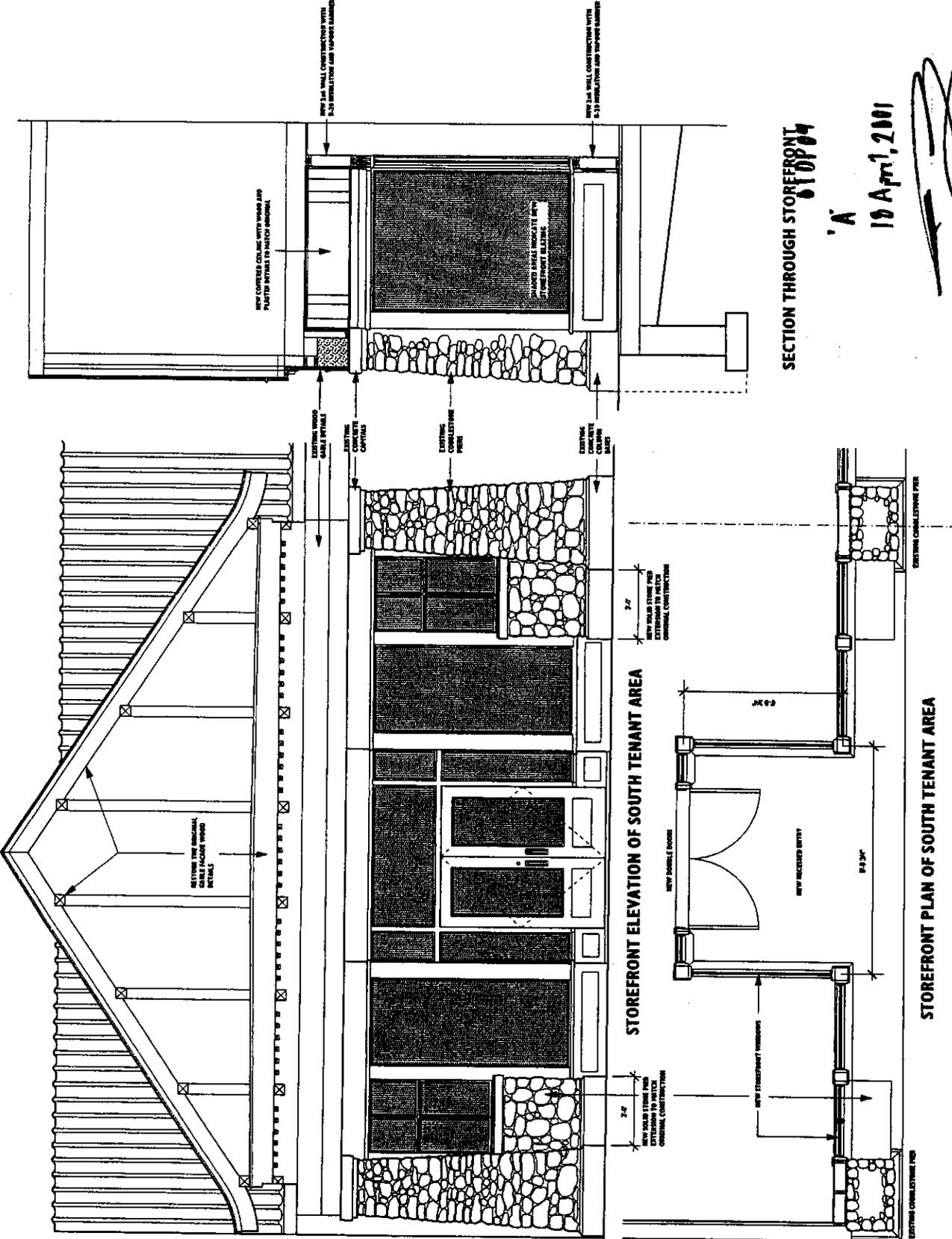
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 F 10 April, 2001
 [Signature]

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 Tel: 780.438.6535
 Fax: 780.438.0420
 dmurray@davidmurrayarchitect.com
 STRUCTURAL CONSULTANT

HARMON BUILDING
 111 BANFF AVENUE
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 T0L 0C0
 DRAWING
TYPICAL FACADE DETAILS
 INTERIOR/EXTERIOR FINISH

1/4" = 1'-0"
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 SUBCENSAL SERVICES
 BANNY
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A3.3
 PLOT
 February 19, 2001



SECTION THROUGH STOREFRONT
 'A'
 18 Apr 1, 2001

STOREFRONT ELEVATION OF SOUTH TENANT AREA

STOREFRONT PLAN OF SOUTH TENANT AREA

SCHEDULE "B" TO BYLAW 200

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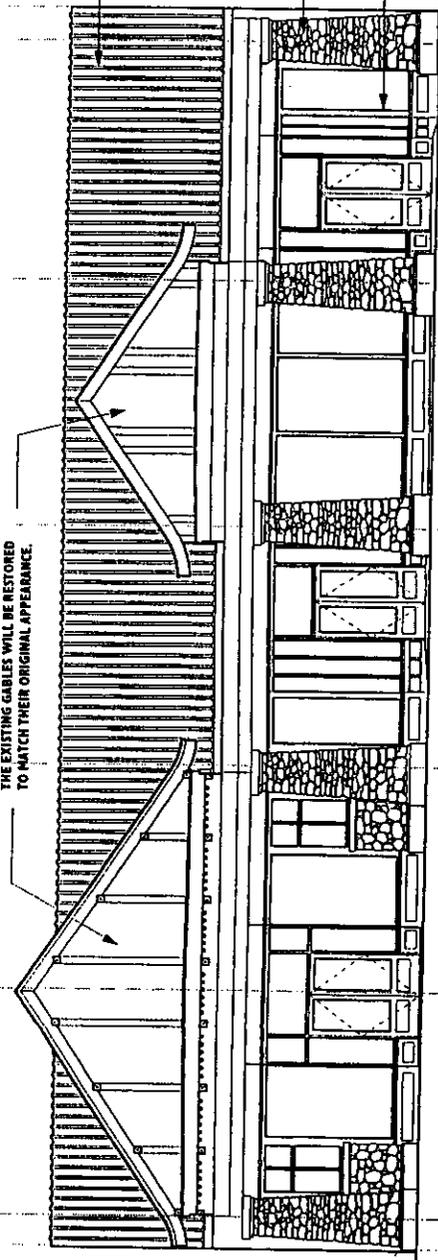
111 BANFF AVENUE
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**PROPOSED FACADE
 ELEVATION AND PLAN**
 DEVELOPMENT FRONT STAGE

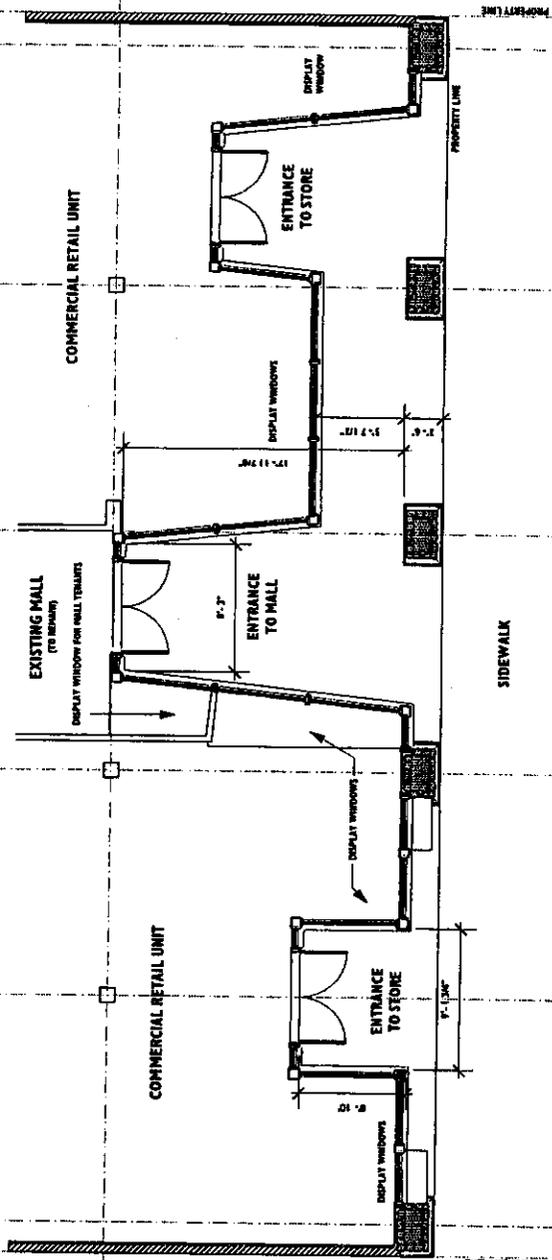
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ELEVATION OF FACADE RESTORATION



PLAN OF STOREFRONT RECONSTRUCTION

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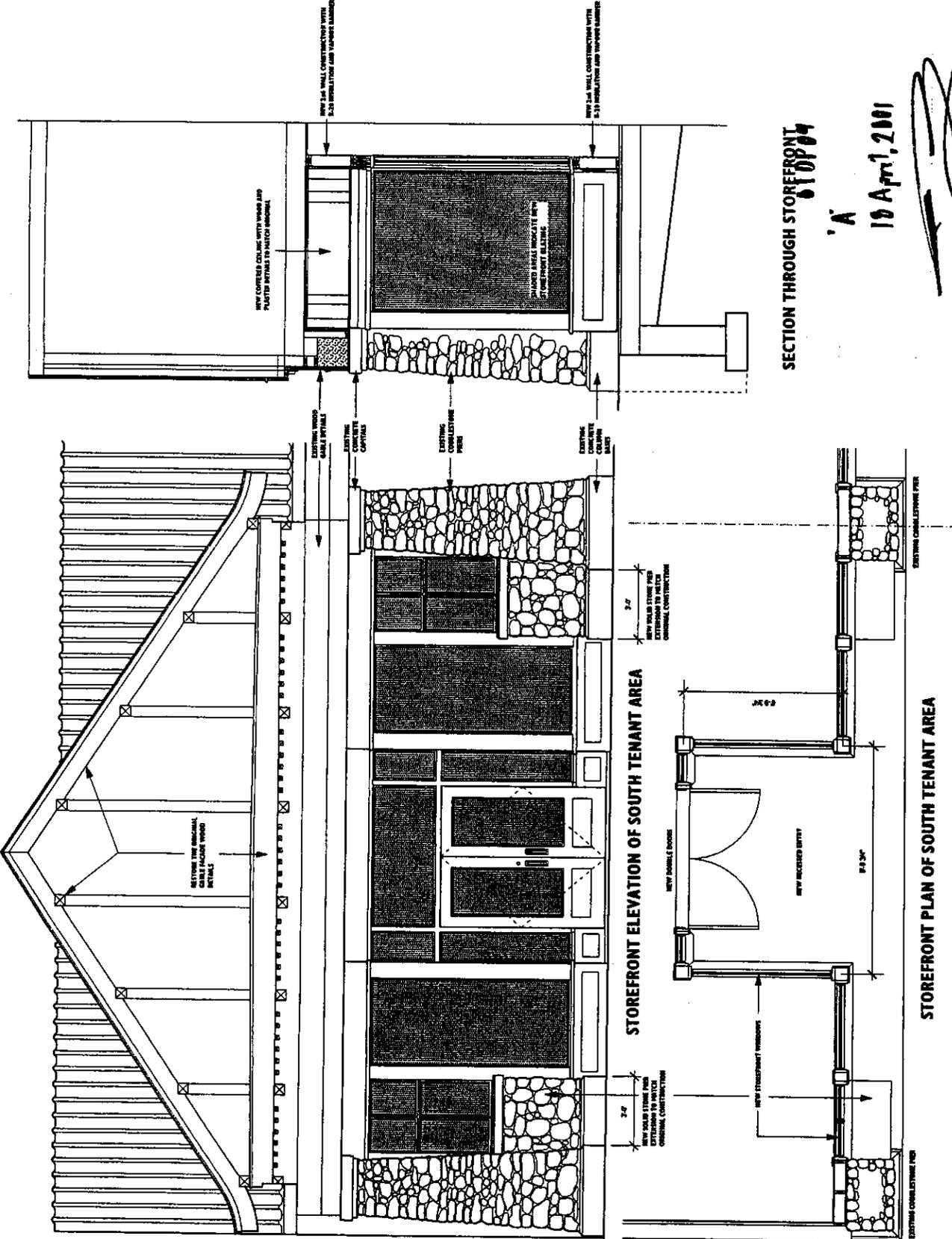


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 February 19, 2001



SECTION THROUGH STOREFRONT
 10/01/04

'A'
 18 Apr 1, 2001

[Handwritten signature]

DRAWING
 APPENDIX 'B'

SCHEDULE "B" TO BYLAW 200

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