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BYLAW NO. 232

Being a Bylaw to designate the Cascade No. 5 Masonic Lodge as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended, permits the Municipal Council of a municipality to designate any heritage 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 heritage resource located in the Town of Banff at 103 Caribou Street known as Cascade No. 5 Masonic Lodge as a Municipal Historic Resource; and

WHEREAS the owners of Cascade No. 5 Masonic Lodge have agreed to the terms and conditions of the compensation proposal set out in Schedule “C” as compensation for the designation of Cascade No. 5 Masonic Lodge 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:

1. HERITAGE RESOURCE DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

The heritage resource known as Cascade No. 5 Masonic Lodge, specifically described in Schedule “A”, which is located on the lands legally described as follows:

A triangular lot (Block D) bounded on the west by Lynx Street on the east by Bear Street and on the north by Caribou Street, Plan: 6719 BC, excepting thereout all mines and minerals.

2. PERMITTED REPAIRS AND ALTERATION

Subject to section 3 hereof, the heritage resource 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.

3. ADMINISTRATOR

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

4. COMPENSATION

Compensation shall be paid to the registered owners of Cascade No. 5 Masonic Lodge herein designated a Municipal Historic Resource in the manner, at the times and in the amounts set out in Schedule "C".

This bylaw comes into effect upon the date of final passing and signature.

READ a first time this 13th day of December, A.D. 2004;

READ a second time this 13th day of December, A.D. 2004;

READ a third time and finally passed this 13th day of December, A.D. 2004

THE TOWN OF BANFF

MAYOR

DIRECTOR OF CORPORATE SERVICES

SCHEDULE “A” TO BYLAW NO. 232

This Statement of Significance forms Schedule “A” to Bylaw No. 232 and provides a *Description of the Historic Place*, explains the *Heritage Value* of the building and identifies, by written description and photographs, those *Character Defining Elements* of Cascade No. 5 Masonic Lodge which are regulated by the “General Guidelines for Conservation” (Schedule “B”) and must be preserved (the “Regulated Character Defining Elements”).

THE STATEMENT OF SIGNIFICANCE OF THE CASCADE No. 5 MASONIC LODGE

Description of Historic Place

A two-storey, wood and brick building with stucco exterior and red brick trim occupying a large triangular lot bounded by Bear, Caribou and Lynx Streets in Banff, Alberta.

Heritage Value

The building is of significant historical value as the hub of social life in Banff for many years serving as the meeting place for the Freemasons, Shriners and Members of the Order of the Eastern Star. The building was also used as year-round community space when most of the hotels would close for the winter season and it was one of the largest buildings in town. Many of Banff’s most notable citizens have served as members of the Cascade Lodge, the oldest fraternal organization in Banff. The building is still used as a Masonic Lodge, one of the oldest still in operation in Canada, and is also a museum of local Masonic history.

The aesthetic value of the building resides in its commanding presence in downtown Banff reflecting its importance in the early development of the community. The imposing entranceway, with a concrete stairway leading to a large foyer, and the Masonic insignia present on the building exterior and walkway create a sense of mystique about the building. It is a purpose designed building, housing the Masonic Lodge Room and accompanying furnishings. Having survived a fire in 1949, many of the original furnishings have been retained owing to the continuous use of the building as a Masonic Lodge since 1925.

Character Defining Elements

- The form, scale and massing of the building and its setting on the lot;
- The red brick trim on the stepped parapet and at all four corners of the building;
- The exterior stucco siding;
- The Masonic symbols on the exterior of the building and imbedded in the entry walkway;
- The window and door fenestration including the position, number, size and arrangement of the windows and doors;
- The Lodge Room and adjoining foyer and preparation room;
- The Lodge Room furnishings including, but not limited to, charter, chairs, pedestals, organ, altar, pillars, light fixtures, framed pictures, carpet, floor tiles and painted patterns and carpet.

Any development or alterations affecting the Cascade No. 5 Masonic Lodge shall respect and conserve the heritage value and character defining elements identified in the statement of significance in accordance with the General Guidelines for Conservation (Schedule “B”) and as recommended in the Standards and Guidelines for the Conservation of Historic Places in Canada.

Non-character defining elements of the building (the “unregulated portions”), being all other portions of the building not specifically identified as a Character Defining Element, 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 Character Defining Elements and Heritage Value. Any development or alterations affecting those unregulated portions of the Cascade No. 5 Masonic Lodge considered to be non-character defining elements must be consistent with the General Guidelines for Conservation and the Standards and Guidelines for the Conservation of Historic Places in Canada. Any development or alterations of any portion of the Cascade No. 5 Masonic Lodge shall be undertaken in a manner that is sympathetic to the regulated Character Defining Elements and Heritage Value of the historic place.

PHOTOGRAPHIC DETAILS - EXTERIOR



1



2



3

Photos 1, 2 & 3 – Front façade (Caribou Street)



4



5

Photos 4 & 5 – Masonic symbols (front façade and entry walkway)



6



7

Photos 6 & 7 – East façade (Bear Street)



8



9

Photos 8 & 9 – West façade (Lynx Street)



10
Photo 10 – West and rear façades



11
Photo 11 – Stepped roof parapet detail (rear façade)

PHOTOGRAPHIC DETAILS - INTERIOR



12
Photos 12 & 13 – Interior Lodge room looking South



13



14
Photos 14 & 15 – Interior Lodge room looking North



15

SCHEDULE “B” TO BYLAW NO. 232

This is Schedule “B” to Bylaw 232 and identifies the “General Guidelines for Conservation” for Cascade No. 5 Masonic Lodge located at 103 Caribou Street.

GENERAL GUIDELINES FOR CONSERVATION

1. Approval of Development or Alterations

As per section 26 (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.

Council has appointed the Manager of the Planning and Development Department as the approving authority for this purpose. Any development or alterations affecting the Cascade No. 5 Masonic Lodge shall respect and conserve the heritage value and character defining elements identified in the statement of significance in accordance with these General Guidelines for Conservation and as recommended in the Standards and Guidelines for the Conservation of Historic Places.

2. Compatible Uses

Wherever possible, the use of the 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 significance in its own right, alterations to the original building should be recognized and respected where indicated.

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 that 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 of 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 that 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

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 "C" TO BYLAW NO. 232

This is Schedule "C" to Bylaw 232, being a Bylaw to Designate the Cascade No. 5 Masonic Lodge as a Municipal Historic Resource.

SUMMARY OF COMPENSATION

1. Pursuant to section 28 of the *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended, the Town of Banff (the "Town") is required by law to provide compensation to the Owner as a result of the designation of Cascade No. 5 Masonic Lodge as a Municipal Historic Resource. The Town and Cascade Lodge, Number 5, G.R.A., A.F. and A.M., the "Owner" as of the effective date of this Bylaw, have agreed, in the Compensation Agreement, upon the adequate compensation for the designation and any loss of economic value to the owners as a result of the designation. Neither the Town of Banff nor the Banff Heritage Corporation shall be obligated to provide any further consideration other than as set out in the Compensation Agreement.
2. Provided that at all times the Owner has performed its obligation under the Compensation Agreement and is not in default in any way under the Compensation Agreement, the Town and/or the Banff Heritage Corporation shall provide the following Consideration to the Owner for the designation of Cascade No. 5 Masonic Lodge as a Municipal Historic Resource:
 - 2.1 Upon designation of Cascade No. 5 Masonic Lodge as a Municipal Historical Resource, so long as the resource remains in serviceable condition, a Special Preservation Grant (the "Grant") not to exceed \$15,000.00 per annum during the years 2005 through 2007 inclusive.

The Consideration shall be provided to the Owners in the manner described in paragraphs 4 through 7 of this Schedule "C".
3. Unless otherwise defined in this Bylaw the terms used in Schedule "C" shall have the same meaning as was assigned to them in the Compensation Agreement between the Town, the Banff Heritage Corporation and the Owners.

Special Preservation Grant

4. The Grant will be payable as of March 15 in the year following that in which Bylaw No. 232, designating Cascade No. 5 Masonic Lodge as a Municipal Historic Resource, is passed.
5. The amount of the Grant paid in any given year will not exceed \$15,000.00.

6. Payment of the Grant will be made to the Owner after the Owner has fully paid all taxes and levies due and owing to the Town, if applicable, including the municipal portion of the Owner's property taxes.
7. Payment of the Grant may be discontinued if the historical integrity of Cascade No. 5 Masonic Lodge is destroyed; if Cascade No. 5 Masonic Lodge is not in serviceable condition or if Bylaw No. 232, designating Cascade No. 5 Masonic Lodge as a Municipal Historic Resource, is rescinded at the discretion of Council.