

**BYLAW 2015-16**

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO  
DESIGNATE THE CANMORE HOTEL AS A MUNICIPAL HISTORIC RESOURCE**

---

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

**1: TITLE**

- 1.1. This bylaw shall be known as the "Canmore Hotel Historic Designation Bylaw"

**2: INTERPRETATION**

- 2.1. In this bylaw:

"Canmore Hotel" means the historic building located on Lot 9 and the westerly portion of Lot 10, Block 63, Plan 1095F (738 Main Street) as shown in Schedule A.

"Standards and Guidelines for the Conservation of Historic Places in Canada" means the most current version of the *Standards and Guidelines for the Conservation of Historic Places in Canada*. As of the adoption of this bylaw the second edition is the current version. The full text of the *Standards and Guidelines for the Conservation of Historic Places in Canada* are available from the Parks Canada National Office.

- 2.2. Where a bylaw references a Town staff position, department or committee, the reference is deemed to be to the current name that the staff position, department or committee is known by.
- 2.3. "Memorandum of Understanding" or "MOU" means the memorandum of understanding jointly signed by the town of Canmore and the owners of the Canmore Hotel regarding appropriate compensation pursuant to the Historical Resources Act. This MOU forms Schedule C of this bylaw.

**3: PROVISIONS**

- 3.1. The Canmore Hotel is hereby designated a Municipal Historic Resource pursuant to the Historical Resources Act RSA 2000, c.H-9 as amended.
- 3.2. The Canmore Hotel is valued by the Town of Canmore for the reasons described in the attached Schedule B, hereinafter referred to as "heritage value".
- 3.3. The heritage value of the Canmore Hotel resides in the physical elements of the exterior of the building as described in Schedule B as character defining elements, hereinafter referred to as "character defining elements".

**4: ALTERATIONS, REPAIRS AND REHABILITATION**

- 4.1. No person shall disturb, alter, restore or repair the character defining elements of the Canmore Hotel without written permission from the Town of Canmore.
- 4.2. The Town of Canmore shall review written applications to disturb, alter, restore or repair the Canmore Hotel through the application of the Standards and Guidelines for the Conservation of Historic Places in Canada.
- 4.3. Any alterations, repairs or rehabilitations to any of the character defining elements shall be documented. Documentation shall include what was done, when it was done, and shall include any pertinent discoveries that may have occurred as a result of the work. Where possible, before and



after pictures shall be taken and included in the documentation. The owners of the historic resource shall provide copies of this documentation to the Town of Canmore.

- 4.4. The Town of Canmore shall provide a sign identifying the Canmore Hotel as a Municipal Historic Resource. This sign shall be mounted on the historic resource in a conspicuous location acceptable to the Town of Canmore.

**5: ADMINISTRATION**

- 5.1. The Chief Administrative Officer of the Town of Canmore is hereby appointed to administer matters arising from the implementation of this bylaw.

**6: COMPENSATION**

- 6.1. Compensation shall be in accordance with MOU jointly signed by the Town of Canmore and the owners of the Canmore Hotel (Schedule C). If the terms of the MOU are met, no further compensation shall be due to the owners of the Canmore Hotel. If the terms of the MOU are not met it is understood that compensation may be jointly re-negotiated in accordance with the Historical Resources Act.

**7: ENACTMENT/TRANSITION**

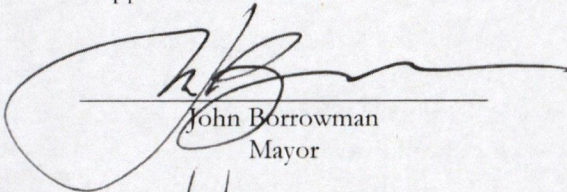
- 7.1. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.  
7.2. Schedules A, B and C form part of this bylaw.  
7.3. This bylaw comes into force on the date it is passed.

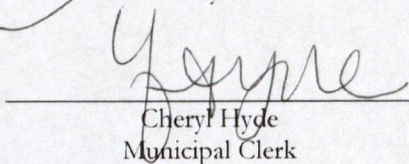
FIRST READING: October 20, 2015

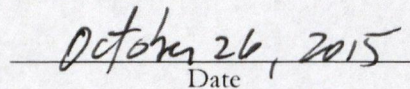
SECOND READING: October 20, 2015

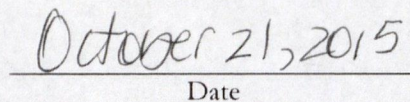
THIRD READING: October 20, 2015

Approved on behalf of the Town of Canmore:

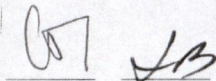
  
\_\_\_\_\_  
John Borrowman  
Mayor

  
\_\_\_\_\_  
Cheryl Hyde  
Municipal Clerk

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date

Bylaw approved by:





## Schedule A: Location of the Designated Canmore Hotel

Figure 1 of this schedule shows the location of the properties on which the Canmore Hotel Municipal Historic Resource resides (Lots 9&10, Block 63, plan 1095F). Figure 2 shows those areas of Lots 9 & 10 that are considered designated under this bylaw.



Figure 1: Location of the Canmore Hotel Municipal Historic Resource

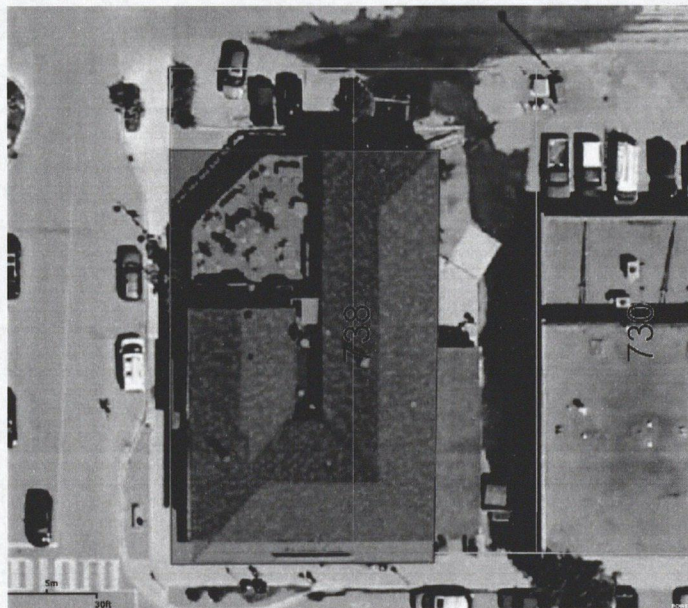


Figure 2: Specific Area of the Historic Designation for the Canmore Hotel



## Schedule B: Canmore Hotel - Statement of Significance

The Canmore Hotel was built in 1890 by Count Eugene de Rambouville. The Hotel has been a landmark and civic hub in Canmore since it was first built. Over the years the Hotel has been altered substantially; however, there are several components of the building that have historic significance and should be restored. The period these should be restored to is the early part of the 20<sup>th</sup> century as shown below.



Figure 3: Canmore Hotel early 1900s

There are several components of the site that are of great significance to the heritage value of the site. These are considered character defining elements:

- Building massing and roofline as seen from Main Street and from 7<sup>th</sup> Ave; and
- The façade and verandah along Main Street; and
- The façade along 7<sup>th</sup> Ave; and
- All exterior materials; and
- The circular well in the basement that was used to cool beer; and
- Documentation of the restoration renovation of the building.

The restoring these most significant components is paramount to the value of the Hotel as a historic resource. While restoration of the massing, roofline, façade and verandah are strong goals it is understood that it may not be possible or desirable for original materials to be used. To this end the goal is to restore and preserve the aesthetic of the Hotel even if modern or more sustainable materials are used.



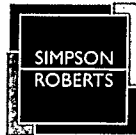
Beyond architecture and design, the Hotel is the setting of many of the tales that form our community's historic narrative. To this end it is not just the building itself that is an important historic resource but also its status as the setting for folklore.

There are several others components of the building that while important, play a lesser role in the historic value of the site as these have been heavily modified throughout the life of the building. These include the original interior finishing, doors and base boards as well as the furnishings that predate the Second World War. Care should be taken to preserve or restore these original materials or to incorporate them into any interior renovation. It is understood that restoration of these components may not be possible. These are not considered integral to the heritage value of the building.

Simpson Roberts Architecture conducted a historical conservation assessment, dated December 19<sup>th</sup>, 2012, at the request of the owners of the Hotel. This assessment provides additional information for decision makers when considering applications to alter the historic resource. It is included as an attachment to this statement of significance as information. It should be noted that in this report some character defining elements are identified; however, for the purposes of the Historic Designation Bylaw 2015-16 only those character defining elements listed above are are governed under the designation bylaw.

Bylaw approved by: \_\_\_\_\_

## Statement of Significance Attachment 1: Conservation Assessment



December 19, 2012

Project No. 2610-02

Toker + Associates  
Suite 1180, 340 12 Ave SW  
Calgary, Alberta  
T2R 1L5

Attention: Grace Coulter

Dear Neil:

**RE: Canmore Hotel • Conservation Assessment**

This letter will serve to confirm our discussions on site yesterday at which time we reviewed the historic fabric of the original hotel. With regards to the elements that should be addressed in the schematic design we would comment as follows;

- Exterior Massing; the primary character defining elements are related to the exterior of the building. They include the building massing and form including its front veranda and roof configuration. The front facades facing the two streets should be retained largely as-found with rehabilitation to return some of the detail back to its former configuration / material / colour.
- Windows; the main level windows into the bar have been replaced and the size reduced in height – replace with new wood windows at the original height and pattern with 5 upper lites. The upper level windows into the bedrooms are double hung windows – most have already been replaced. They can be retained and / or replaced with new wood windows to match the double hung configuration. On the side street, there are three original upper level wood casement windows which are to be retained – as these are single glazed you may wish to add a storm window to improve thermal performance. Where possible, on the rear and blind sides of the building, the original window configurations / locations should be retained – it is recognized that the reuse of the areas may make this unachievable in some locations.
- Siding; the original painted beveled siding has been replaced with larger boarding on the front two facades, and, covered in stucco on the other facades. The siding should be replaced with smaller exposure bevel siding to match the original on the two front facades as well as those sections of the rear and side walls where they are visible from the street. Detailing should include reinstalling corner batten boards as well as a head trim batten at the top of the wall abutting the soffit as per the original building.
- Painted Finish; the original building was painted in a two tone scheme consisting of a light field of Pale Cream with dark fascias in Saddle Brown – this colour scheme should be reinstated.
- Roof; the original wood shingles have been replaced with asphalt shingles. Provided the Town building bylaws do not prohibit wood shingles (ie. combustible) we should consider replacing the shingles in resawn wood shingles (ie. not split shakes). The brick chimneys should be retained.
- Verandah; the open lace-like spandrel detailing along the cornice line of the verandah should be reinstated – likewise, the simplified trim detailing at the base and capital of the heavy timber columns should be reinstated. The original entrance doors were rail and stile construction with cross panels – these should be reinstated at all exterior doors on the two main facades. Consideration should be given to removing one or both of the vestibules that have been added to the entry doors.

SIMPSON ROBERTS ARCHITECTURE INTERIOR DESIGN INC.  
240 KIPLING SQUARE 611 10 AVENUE SW CALGARY AB T2R 0B2  
TEL: (403) 245-1313 FAX: (403) 233-8635 Email: srarch@shaw.ca  
www.simpsonroberts.com

■ LORNE SIMPSON M.A.S.A. ■ CHASE ROBERTS M.A.S.A. ■



Canmore Hotel  
December 19, 2012

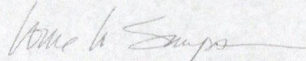
Project No. 2610-02  
Page 2

- Interior – Upper Level; the interiors have been heavily altered over the years – the most representative remaining historic fabric is contained on the upper bedroom level. Some rail and stile wood doors with cross panels, transom windows and original casings remain – these should be salvaged and reused where possible. It is recognized that the reuse of the bedrooms will require reconfiguration to larger sizes and the inclusion of washrooms within the space – this will result in relocation of doors. Likewise, the dead end corridors will have to be eliminated in order to comply with the building code. The original corridors were finished with a sand texture plaster all of which has been covered over – we should consider reinstating this finish, possibly just on the ceilings. The corridor walls are / were finished with wood baseboards – these should be reinstated.
- Interior – Bar; the existing bar is a replacement structure and is not in the original location. The exact location of the original bar is unknown, however, based on early inspector's reports and remnant stair case(s) found in the basement, it was located centrally in the room with a stair that accessed the basement where the beer was stored in an insulated room. Also located in the basement floor are the remnants of a circular well where the beer was cooled with naturally occurring ground water. The insulated beer storage room, remnant access stairs adjacent to the beer storage, and, remnant circular cold water well used for cooling the beer should be retained in as-found condition if possible.

The above items are the major character defining elements of the original hotel based on our initial site review. It is possible that some additional items may be identified particularly as demolition of portions of the building occurs during rehabilitation.

I trust this is sufficient for your purposes and in keeping with your understanding. Please feel free to contact me directly should you require any elaboration of this material.

Yours sincerely,  
**SIMPSON • ROBERTS**  
Architecture Interior Design Inc.



Lorne G. Simpson, AAA, MRAIC RCA

SIMPSON ROBERTS ARCHITECTURE INTERIOR DESIGN INC.



