

**Historic Resource
Impact Assessment**

of

Barron Building
610 – 8th Avenue SW
Calgary Alberta

for

Strategic Group
Suite 400, 630– 8th Avenue SW
Calgary Alberta

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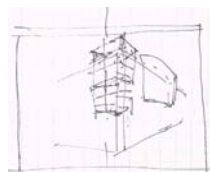


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1.0 Executive Summary

In April of 2013 Alberta Culture, pursuant to Section 37 (2) of the Historical Resources Act, informed the owners of the Barron Building, 1402801 Alberta Ltd., of the requirement to conduct a Historic Resource Impact Assessment (HRIA) prior to the redevelopment of the Barron Building site. In May 2013 Mark W. Chambers Architect Ltd. was retained as heritage architectural consultant by Strategic Group (1402801 Alberta Ltd.) to fulfill the requirements of the HRIA. David Mittelstadt, M.A., was engaged by the heritage architect to conduct historical research on the Barron Building and document this work in the HRIA. Meetings with Strategic Group executives and representatives as well as with heritage staff of Alberta Culture and the City of Calgary were scheduled to discuss the process and scope of the HRIA. Subsequent meetings were held with Strategic Group and its local architectural consulting firm to discuss the scope of the assessment, form of the final report, and economic feasibility and nuances of the proposed Barron Building redevelopment.

2.0 Introduction

The Historic Resource Impact Assessment is intended to confirm the heritage value of the Barron Building, review the impact of the proposed development, and make recommendations based on the province's Historical Resources Act.

The HRIA attempts to view the architectural significance of the Barron Building in its social and cultural context. To this end, a section of the report is dedicated to the genesis of the idea of a mixed use office building and theatre complex and how circumstances and the bold vision of Jacob Barron culminated in the completed project in 1951. As a result of the significance of the Barron Building at the advent of the booming oil industry in Alberta, the building and the people associated with the building attracted a great deal of attention. Research for the HRIA was undertaken at the Glenbow Archives, The City of Calgary Archives, and University of Calgary Architectural Archives. In addition, the files of Strategic Group and Newel Post Development were reviewed as well as interviews with descendents of Jacob Baron were conducted to gather pertinent historical information.

In order to maintain objectivity and rigour in the review, analysis, and recommendations for the Barron Building Historic Resource Impact Assessment, The Standards and Guidelines for the Conservation of Historic Places in Canada was used as the guiding document in the execution of the report.

3.0 Statement of Significance

The Barron Building, constructed in 1949-51, is an 11-storey building designed in the Art Moderne-style situated along the westerly portion of 8th Avenue in downtown Calgary. The cast-in-place, reinforced concrete frame of the building is distinguished by the periodic stepping back of its massing as the structure rises to its roof line, much like earlier buildings in New York. The detailing is restrained and subtle and is characterized by the exterior cladding of Tyndall limestone, polished black granite, buff-coloured brick, articulated sheet aluminum, with Rundle rock base accents. The building's design emphasizes horizontality in its ground floor facade which is differentiated from the upper floor facades, the theatre marquee, and the upper 10 storeys of ribbon windows. The exception to the horizontality of the design is the very powerful vertical central bay which originates atop the marquee and dramatically terminates at the 11th floor penthouse. The rooftop mechanical and elevator penthouses also add to the building's height and sense of verticality.

4.0 Heritage Value

The Barron Building, designed in the Art Moderne style, is one of the best examples of modern architecture in Calgary and among the finest in western Canada. In addition to its architectural merits, the Barron Building was instrumental in solidifying Calgary as the centre of Alberta's oil industry. Also unique to the building was the mixed use nature of its design and construction: a 10 storey office tower, 11th storey residential penthouse, ground floor commercial retail units, and integrated theatre. Culturally, the Uptown theatre became celebrated as one of Calgary's foremost entertainment venues.

Historically, Calgary's connection to the oil industry began when it became the industry's administrative centre following Alberta's first major oil strike in Turner Valley in 1914. While contributing minimally to Calgary's economy initially, it was because of the established industry infrastructure that oil companies chose Calgary as their headquarters following the 1947 Leduc oil strike, in spite of its proximity to Edmonton. The development of the Barron Building, with its first-class office space, further solidified Calgary as the preferred business centre for oil companies. Following closely on the success of the Barron Building, a surge of office building construction ensued reinforcing the city as the undisputed business centre of the oil patch in Alberta. The initial occupants of the building included major oil companies, such as Sun and Shell, and numerous oil field related businesses. Mobil Oil leased most of the building from 1955 to 1969 and during that period the building was known as the Mobil Oil Building.

The building is also historically significant for its association with its developer, Jacob Barron (1888-1965), a Calgary lawyer, impresario, and leader in the local Jewish community. The Leduc oil strike was seen by Barron as the perfect opportunity to construct Calgary's first major office building in three decades and which could accommodate and feature a high quality theatre, something he had

been longing to do since his years of managing the Palace and Grand Theatres.

Although being a lawyer, Barron's true passion was in the theatre and it is for this reason the theatre was an integral part of the building's purpose and design. Being the first theatre constructed since the flurry of theatre development in the 1920s, Barron's theatre was designed and constructed to accommodate live performance as well as cinema. Some notable features in the design are such things as an inversely raked auditorium floor, elaborate 'Hollywood Regency-style' decoration, and lobby fish pond. The theatre became an important part of Calgary's entertainment and cultural milieu. Prior to the building falling into disrepair, the theatre served as the last of downtown's opulent movie houses.

The Barron Building is an exquisite and rare, yet subtle, example of Art Moderne architecture in Calgary. Designed by the prominent local architect Jack Cawston, it is a late interpretation of the style, being predated by several decades by examples in many large American cities. The design deviates from the Art Moderne style in its incorporation of International-style bands of horizontal ribbon windows in floors three to ten inclusive and an idiosyncratic exterior façade composition of polished black granite, Rundle rock, Tyndall limestone, aluminum panels, and buff-coloured brick masonry. One of the most distinct Art Moderne elements is the stepped-back massing of the building. Ornamentation is subtle in its judiciously detailed cornices, sills, spandrel panels, and carved stone banding. More exuberant is the central bay of the building which contrasts with the building's horizontality in its vertical emphasis characterized by tall, aluminum clad pilasters terminating at decorative aluminum grilles and curved and fluted panels which act as capitals. The interior of the building displays terrazzo flooring, Rundle rock masonry wall details, travertine finishes, grand staircases and mezzanine, and ornate aluminum balustrades. The 11th floor fully glazed penthouse, with remnants of a rooftop garden, was designed as a residence for Barron and is reminiscent of fashionable west coast and Palm Springs design of the era.

5.0 Character Defining Elements:

The exterior design related character defining elements include, but are not limited to:

- The 11 storey stepped-back form and massing with vertical central bay frontispiece, glazed penthouse living space at the 11th floor, and rooftop mechanical and elevator penthouse;
- Cast-in-place reinforced concrete structural frame with clay tile infill and clad in a combination of polished black granite slabs for at-grade storefronts, honed Tyndall limestone for base, frontispiece, façade of 2nd and 3rd floors, window sills, copings, and ornaments, and buff-coloured brick for spandrel panels in the facades of floors 4 through 10;
- Flat roofs where the structure steps back in terraces at the 8th floor, at a portion of the 10th floor, and for the 11th floor penthouse which features deep overhanging eaves;

- Fenestration comprising ribbon windows with scalloped sheet aluminum cladding details at corners and structural column locations; metal sashes with operable upper out-swing awning, operable in-swing hopper, and fixed middle light; fully glazed penthouse walls;
- Art Moderne ornamentation displaying carved, low relief spandrel panels

The interior design related character defining elements include, but are not limited to:

- Office building areas:
 - terrazzo flooring in various colours with integrated initials 'BB' in office lobby and foyer, elevator lobbies, storefronts;
 - washrooms on all floors with black and white glazed porcelain wall tile and terrazzo flooring complete with integrated coved terrazzo base and brass transition strips;
 - brass mailbox and glass chute in office elevator lobby;
- Theatre areas:
 - theatre lobby features including grand staircase to mezzanine and secondary staircases all with articulated aluminum balustrades; travertine cladding on columns and random ashlar pattern screen wall; curvaceous sculptural ceiling cutouts and backlit coves;
 - coloured terrazzo foyer and concession flooring with integrated cove wall base trim;
 - large auditorium with inverted-slope floor and sloped balcony; elaborate 'Hollywood Regency-style' mouldings; metal frame and upholstered seats;
 - washrooms with elaborately coloured terrazzo flooring and porcelain and Vitrolite glass-tiled walls, backlit coved ceilings, and original fittings;
- Penthouse areas:
 - penthouse areas including glazed separation between interior living space and exterior accessible rooftop landscaped garden space; perhaps Calgary's first commercial green roof;
 - Rundle rock fireplace in random ashlar pattern;
 - elevator penthouse motors, switch board;
- Contextual
 - contextual character defining elements including mid-block location, construction up to the street side property line;
 - deviation in typical pattern of commercial development in its location significantly further west on 8th Avenue;
 - building constructed with zero setback from the east and west property lines and the elevations have continuous ribbon windows from the 4th floor to the 11th floor penthouse for the west elevation and from the 3rd floor to the 11th floor penthouse for the east elevation.

6.0 Synopsis of History of the Barron Building

The Barron Building, completed in 1951, is one of Calgary's very few extant examples of significant Art Moderne architecture. The 11-storey tower, which combined a large movie theatre, the Uptown, with ground floor retail shops, commercial office space and a penthouse residence, was an unusual and eclectic building. The combination of a first rank movie house with a prominent office tower, although common in large American cities, at the time made the Barron Building a unique structure in both Calgary and Canada. Although in retrospect the building was a great success, Calgary lawyer and businessman Jack Barron undertook a risky speculative venture with the project that helped cement the city's position as the headquarters of the booming provincial oil industry.

Jacob Bell Barron was born in Winnipeg in 1888 to Russian Jewish immigrants. Barron's father Joseph moved to the Yukon in 1898 during the gold rush and operated a clothing store in Dawson City.¹ Jacob and his younger brother Abraham were educated in Winnipeg and Chicago before going to Dawson in 1903 and were in the first graduating class of the Dawson City high school in 1905.² Barron then attended the University of Chicago for six years, studying law, before moving to Calgary in 1911, where he had an uncle in the hotel business.³ Intending to practice law, Barron found that he had to serve three year articles and entered articles first with D.P. McDonald then with Thomas Tweedie of the Tweedie McGillivray firm.⁴ Barron joined the bar in 1915 and soon afterward established the firm of Barron and Barron with his brother Abraham.

Barron first entered the theatre business around 1921. One of his major clients was the Allen family, originally from Brantford, Ontario but who had relocated to Calgary. The Allens were movie theatre pioneers, and built a chain of movie palaces across North America including several in Calgary, most prominently the Palace Theatre. Overexpansion led to bankruptcy for the Allen theatre chain in the recession following World War One. Barron was left as a creditor to the Allens with a second mortgage on the theatre, and to salvage his interests, organized a syndicate of creditors and leased the Palace Theatre from the bankruptcy trustee, with Barron managing the theatre.⁵ Equipped as a movie theatre, the Palace was also able to host live performances including large stage shows. Barron became a theatre and music promoter, bringing performers such as acclaimed Russian composer and pianist Sergei Rachmaninoff to Calgary.

¹ Glenbow Archives, RCT 950 Jacob Bell Barron Interview, *Calgary Herald*, Sept 29, 1965

² Glenbow Archives, RCT 950 Jacob Bell Barron Interview

³ *ibid*

⁴ LASA, Fond 5, Series 1, vol.18, file 315. See also *op.cit.* note 2

⁵ Glenbow Archives, RCT 950 Jacob Bell Barron Interview

In 1927, the trustees sold the Palace.⁶ Barron lost the lease and he returned to practicing law. In 1938, he was able to lease the Grand Theatre in the Lougheed building, built in 1912 as Calgary's finest live theatre stage. Barron shortly thereafter purchased the Grand from the Lougheed estate.⁷ He installed projection equipment and ran the Grand as a combined live venue and movie house, with a focus on touring Broadway musicals and stage plays and first run movies. Barron soon ceased more than a nominal practice of law in favour of managing the Grand and other business interests, and went on the inactive list of the Law Society of Alberta in 1938.⁸ His brother Abraham continued the family law firm where subsequent generations of Barron also practiced. Jacob Barron later bought and managed the Odeon Theatre on 33rd Avenue SW and the 17th Avenue Drive-in Theatre.

The Grand was housed in the six-floor Lougheed Building, Calgary's premier office block when it was opened in 1912. The Lougheed-Grand was a likely inspiration for the Barron building. The combination of a first rate theatre space and later movie house with a premier commercial office building was a rare form in Canada but relatively common in major cities of the United States. An architect trained in Chicago and based in Utah, Lanier Wardrop had designed the Lougheed-Grand.⁹ Between the First and Second World War a number of skyscrapers with large movie houses were built in the U.S., for example in Chicago (The New Masonic Building and Oriental Theatre, 1933), New York City (the Paramount Building and Theatre, 1926), Los Angeles (the Pellessier Building, 1931), and other cities. These buildings, primarily Art Deco in style, were likely another inspiration for Barron and the Barron Building's architect, Jack Cawston. There does not seem to be any other examples in Canada of an art deco-art moderne building which contained a premier movie theatre and indeed, aside from the Lougheed-Grand, no examples of combined commercial office-theatre buildings before office tower complexes containing modern theatre multiplexes appeared in the 1970s.¹⁰

With the Uptown, Barron originally intended to build a new downtown movie palace, anticipating new demand after the war, and extend his interests in the business. In 1946, Barron announced plans for a \$300,000 "amusement centre" for the site of the future Uptown, with a state of the art movie theatre, dance hall, bowling alley and restaurants.¹¹ The centre, with a "modernistic marquee" was to be surmounted with a high pylon to create a downtown landmark. There was no mention of an office building.

⁶ *ibid*

⁷ *ibid*

⁸ LASA, fond 5, series 1, vol.18, file 315

⁹ Smith, *Calgary's Grand Story*, pg. 76

¹⁰ No comparable building in Canada was found through reviews of available literature on Canadian architecture, Canadian heritage theatres or internet searches

¹¹ *Calgary Herald*, March 28, 1946

Barron's son Richard, who at the time was employed in the family theatre enterprise, confirmed that his father originally planned only a movie theatre complex.¹²

The theatre however, soon became a larger speculative venture to take advantage of the lack of quality office space in Calgary. Due to depression and war, there had been no major office buildings erected in Calgary for nearly twenty years. The post-war recovery created an almost immediate shortage of office and commercial space, exacerbated by continuing shortages of building materials that delayed new construction. The discovery of oil in Leduc in 1947 and subsequent economic boom made the shortage even more acute. Although the discovery well was close to Edmonton, due to the earlier development of Turner Valley, Calgary had long been the financial headquarters of the Alberta oil industry. Foreign oil companies gravitated to Calgary but found little available office space, and were forced to use residences, apartments and even hotel rooms for offices. Although a number of new office developments were announced in the late forties, such as the 16-storey Oil Centre Building slated for 7th Avenue and 2nd Street West, none materialized due to financing difficulties and shortage of construction materials.¹³

Barron moved quickly to tap into the obvious demand with the first significant new commercial office development in Calgary in twenty years. He had purchased a building site in 1945 for his planned theatre.¹⁴ The site was just west of the established downtown and occupied by a garage and used car lot and several residences.¹⁵ Barron chose this site to take advantage of cheaper land costs but was criticized for building so far from the downtown core. According to his son Richard, Jacob Barron decided to add two or three floors of office space to his proposed theatre to create extra revenue.¹⁶ He immediately had a commitment from Shell Oil to rent offices and interest from other companies. Seeing the demand, Barron decided to combine the theatre with a much larger office block. Barron had difficulty arranging financing but finally secured a mortgage of \$850,000 from Great West Life Assurance and another mortgage from the Odeon Theatre chain as well as investing \$150,000 of his own money.¹⁷ When announced in 1949, the building was slated to cost \$1,250,000.¹⁸

Barron supposedly obtained the financing in part due to the bold design of Jack Cawston, the building's architect. John Alexander Cawston was born in Calgary January

¹² Richard Barron Interview, June 3, 2013

¹³ Stamp, *Suburban Modern*, pg. 36

¹⁴ Alberta Land Titles, Certificate of Title, 52k148, May 4, 1945

¹⁵ *Henderson's Calgary Directory*, 1945

¹⁶ Richard Barron Interview, June 3, 2013

¹⁷ Boddy, *Modern Architecture in Alberta*, pg. 135 footnote 1.

¹⁸ *Calgary Herald*, February 10, 1949

1st, 1911.¹⁹ He attended the University of Alberta and graduated in 1935 with Bachelor of Science in architecture, alumnus of the short lived architecture program established by Cecil Burgess. This program produced many of Cawston's contemporaries practicing in Alberta, such as John and Peter Rule and John Stevenson. After serving in the RCAF in World War Two, Cawston registered as an architect December 7, 1944. He joined James Stevenson and his son John Stevenson to create the firm of Stevenson, Cawston, Stevenson in 1946, then established an independent practice, J.A. Cawston and Associates, in 1951. Other prominent commissions included the Brown Building and the Chinook Shopping Centre.²⁰ Elected president of the Alberta Association of Architects in 1962 and 1963, Cawston was made a fellow of the Royal Architectural Institute of Canada. He died in 1966 at the age of 55. Although not as prolific as contemporaries such the Rule brothers, Cawston produced accomplished and imaginative designs in modern idioms, of which the Barron Building was one of the earliest and best examples.

Cawston's Barron Building was a transitional design, fusing Art Deco, Art Moderne and elements of the modernist International Style. The step back massing and central bay with its strong vertical elements were direct references to the American art deco skyscrapers of the twenties and thirties. The restrained architectural decoration, such as the simple sculptural panels seen in the Tyndall stone cladding on the lower section of the façade, and the aluminum grills and curved aluminum panels at the top of the central bay were congruent with Art Moderne, a style which had developed out of Art Deco. The horizontal ribbon windows and brick spandrels were derived from the International Style, an early modern architectural idiom that started to appear in Canada in the 1940s. The interior décor was in the moderne idiom and signaled that the building was first class commercial space, with coloured terrazzo floors in the main elevator and elevator lobbies, inset with the initials BB, black and white porcelain tiles and terrazzo floors in the bathrooms, wood paneling, and touches like the brass mailbox and glass mail chute.

A central element of the building was the movie theatre, named the Uptown. It had a capacity of 1100 with main floor and balcony seating.²¹ The large and elaborate lobby had a grand staircase to the mezzanine level, a particular request of Barron, with aluminum balustrade and railings also seen on a secondary staircase.²² Walls and columns featured travertine panels and ashlar masonry details. One whimsical feature was a large fish pond in the theatre lobby. Lighting was recessed in oval and other curved openings in the ceilings. One architectural historian has compared the lobby's interior design to the Moderne hotel interiors of Morris Lapidus in Miami Beach.²³

¹⁹ *Albertan*, November 22, 1966

²⁰ Canadian Architectural Archives, Cawston Fonds

²¹ *Calgary Herald*, March 29, 1951

²² Richard Barron Interview, June 3, 2013, see also *Calgary Herald*, March 26, 1946 and March 29, 1951

²³ Boddy, *Modern Architecture in Alberta* pg. 79

Cawston had previously supervised the renovation of the lobby of Barron's Grand Theatre and there was a direct resemblance between elements used there, such as recessed ceiling lighting, and those used in the new Uptown theatre. The theatre had state of the art equipment, such as Technicolor projectors, an inverse sloping floor seating, a stage to accommodate live performances, and premium seating.²⁴ It has been called the last "movie palace" built in Calgary. The theatre was operated in partnership with the Odeon chain and was known as the Odeon Uptown.²⁵

The building also featured a penthouse apartment for Jack Barron. The penthouse was described as Frank Lloyd Wright inspired, featuring a flat roof with overhanging eaves and floor to ceiling windows, and was reminiscent of modern houses built in Palm Springs and Florida at the time. The interior featured the same rich details as other parts of the building, such as the large ashlar fireplace and other stone details. One of the most famous aspects of the apartment was the patio with a small lawn, flower beds, and a fire hydrant installed for use of Barron's highland terrier. The rooftop garden allegedly earned a Massey Award in urban planning.²⁶ Barron dedicated part of the penthouse to his business office.

Larwill Construction was the contractor on the building. The company was founded by Lars Willumsen, a Danish immigrant who had originally settled in Ontario and entered the building trades.²⁷ Willumsen moved to Calgary in 1924 and joined the Buchan Construction Company. In 1943 he organized his own company and specialized in large contracts. He was the contractor for previous Stevenson, Cawston, Stevenson projects such as the General Hospital modernization and the new bottling plant at the Calgary Brewing and Malting Co. brewery in Inglewood, and was also contractor for several buildings at the Banff School of Fine Arts. Willumsen was a long time director of the Calgary Zoological Society. Larwill began work in 1949 and completed the building by May 1951.

Barron's building was completed at a crucial point in context of Calgary's future as the corporate headquarters of the oil industry. In the immediate wake of Leduc, incoming oil companies, particularly American firms, gravitated to Calgary, even though Edmonton was much closer to the new oil fields. Civic officials in Edmonton apparently lobbied companies to locate there instead, although both cities were suffering from office shortages.²⁸ The Barron Building provided desperately needed office space and immediately attracted several major oil companies and was thus credited with cementing Calgary's status as the head office city. Barron's speculation also marked the

²⁴ *Calgary Herald*, March 29, 1951

²⁵ *Calgary Herald*, March 29, 1951

²⁶ *Calgary Herald*, April 14, 1979

²⁷ Morrison, *Calgary 1875-1950*, pg. 216

²⁸ Boddy, *Modern Architecture in Alberta* pg. 77

beginning of the redevelopment of the west end of the Calgary downtown core.²⁹ The area west of 5th Street SW was mostly residential with some scattered businesses. The existing commercial core of the city lay to the east. Barron was initially criticized for building so far to the west but was soon shown to be prescient.³⁰ In the following decade a number of new office blocks were built further west, including the Canadian Fina Building and the three-tower Elveden Centre. The immediate success of the Barron Building demonstrated the development potential of the area.

Barron had no difficulty filling the building once finished. The basement level had a number of smaller offices, including that of Jack Cawston after he started his own practice, along with small companies involved in the oil industry. Of note was Clifton Cross & Co. Cross was an investment dealer prominent in oil industry financing in the 1950s, and was one of the organizers of the Calgary contingent to Toronto for the 1948 Calgary Stampeders Football Club's victory in the Grey Cup.³¹ Cross was also heavily involved in the Calgary Exhibition and Stampede and promoted Stampede events in the downtown core such as the iconic pancake breakfasts. The building's first tenants, however, were primarily major energy companies. By 1952, the second floor was occupied by Sinclair Oils Canada, three floors were leased to the Shell Oil company, one to the Sun Oil Co. (now Suncor) and two to the Socony Vacuum Co., soon renamed Mobil.³² Halliburton Oil Well Cementing was another notable tenant, the Canadian subsidiary of the giant American oil field services company. The tenth floor was also home to Brinkerhoff Drilling, which eventually became part of Turbo Resources. The recently formed Transcanada Pipelines Company was another early tenant along with Canadian Delhi Oil, the exploration company formed by American oilman Clint Murchison, the primary financier of Transcanada. The Barron Building thus served as the headquarters of several important multinationals in Calgary as well as providing office space for newly established firms, some which went on to be major corporations.

Mobil gradually increased its presence and in 1955 the building was renamed after its major tenant.³³ In 1959, Mobil leased the second through tenth floors. Barron retained the penthouse which was also the office of Barron Enterprises, the management company of his theatre and real estate interests. He also maintained a workshop in the basement of the building, and according to family sources, undertook much of the building and theatre maintenance himself.

After Mobil left in 1969 to newly constructed headquarters, the character of the tenants changed. According to city directories, it took several years before the building again approached full occupancy. No major tenant anchored the building and an eclectic

²⁹ Boddy, *Modern Architecture in Alberta* pg. 78

³⁰ Robert Barron Interview, 2003; Edward M. Bredin Interview, February 5, 1985

³¹ Mittelstadt, *Social and Biographical History of Mount Royal*, pg. 68

³² Calgary Henderson's Directory, 1952

³³ *Western Construction and Building*, February 1958, pg. 14

selection of businesses took the place of Mobil, including law offices, chartered accountants, insurance offices, small engineering firms, junior energy companies and startups. One tenant of interest was the Henderson's College of Business, a private secretarial school which occupied the 2nd floor from 1972 to 1980. The Calgary Board of Education then took over the suite of offices. The Toronto Dominion Bank was another major tenant, establishing a data and charge card processing centre on the third floor of the building in 1974 which later moved to the 4th floor and remained until 1988.

By this time, the building was no longer in the hands of the Barron family. J.B. Barron died in 1965 but his family continued to own and operate the building. Odeon Canada bought the movie theatre in 1969, creating a split title with the theatre fixed as a 27% interest in the building and land.³⁴ In 1980, the Barron family sold the building to Swiss investors, represented as Gottlieb Welti Immobilien AG, which then transferred the property to the Domina Development Corporation.³⁵ The latter two entities attempted to remove a caveat on the property that gave Odeon input regarding any redevelopment of the property.³⁶ The subsequent lawsuit was settled and a new caveat created that clearly defined the ownership of the theatre, the office building, the land and the obligations between Domina and Canadian Odeon Theatres. Shortly afterward, in 1983, Confederation Life, which held a \$4,000,000 mortgage on the building, became the owner.³⁷ The insurance company's stewardship of the building coincided with the severe recession in Alberta that began in 1986. The poor economic conditions greatly affected the Barron Building. The last Henderson's Directory published for Calgary in 1991, showed a great deal of the building, probably more than half, to be vacant. Confederation Life, itself in financial difficulty, put the property up for auction as it divested real estate holdings. By this point, Odeon Theatres had closed the Uptown.

A Calgary investment banker and lawyer, Blake O'Brien, bought the Barron Building at auction for \$257,000 in 1991.³⁸ O'Brien and his company, Newel Post Development, reopened the Uptown as a live performance venue and repertory cinema with modest success. Newel Post also attempted to renovate the office building and continue its viability as commercial office space. O'Brien later estimated that approximately 50% of the building was renovated and leased by 2007.³⁹ At this point the debt incurred in operating and revitalizing the building forced Newel Post to sell it, although O'Brien continued to lease and operate the Uptown from the new owners, Platinum Equities.⁴⁰ The 2008 recession forced the latter in turn to sell the building to Strategic

³⁴ Alberta Land Titles, Caveat and Agreement, 83102639

³⁵ Ibid

³⁶ Ibid

³⁷ Alberta Land Titles, certificate of Title, 861180842; *Calgary Herald*, August 5, 2001

³⁸ *Calgary Herald*, August 5, 2001

³⁹ Blake O'Brien Interview, June 17, 2013

⁴⁰ Ibid

Developments, the present owner. The Uptown closed again at the end of 2011 in the midst of a dispute between Newel Post with Strategic over the provision of utilities.⁴¹ Newel Post announced in August 2012 that the company was ceasing operation of the theatre permanently.

The closing of the Uptown was unfortunate as the continued operation of the theatre had preserved a very important and distinctive historical element of the Barron Building, which made it a likely unique structure in Canadian architecture. The present state of the building, however, maintains its status as Calgary's sole Art Moderne skyscraper and one of only a handful of Art Deco and Art Moderne structures of note in the city. The building stands today much as it did when completed in 1951, still a dominant architectural presence. As a product of the entrepreneurial enterprises of Jacob Barron, a major historical figure in Calgary's Jewish community and with a strong association with the oil and gas industry, the Barron Building must be considered a heritage resource of the highest order, and one with the potential to be maintained in a nearly pristine condition.

⁴¹ *CalgaryHerald.com*, February 3, 2012

7.0 Overview of Structural, Mechanical, & Electrical Extant Conditions

Structural:

- the structural integrity of the building's frame and exterior cladding appear to be sound and serviceable long into the future with a regular and typical maintenance regime;
- the various and numerous roofs have been compromised over the decades allowing for significant amounts and durations of water penetration. Structural degradation of wood members has occurred at the penthouse level and it is not known if damage to concrete reinforcing, masonry ties, and so on has occurred due to the leaks.
- the theatre marquee is a very large cantilevered structure and is assumed to be an extension of the 2nd floor structural concrete slab in order to accommodate the loads it has been subjected to. From construction photographs, it appears the marquee slab was a continuation of the 2nd floor structural concrete slab.

Mechanical

- the existing mechanical system is not serviceable, is not capable of meeting the requirements of contemporary office interiors, and is poor in terms of energy efficiency.

Electrical

- like the mechanical system, the electrical system is outdated, does not meet the requirements of contemporary offices, is not equipped with networking technology, and is not compliant with current building and electrical codes.

8.0 Review of Proposed Development based on:

8.1 Concept Design dated 15 April 2013

It is commendable that the proposed development retains the structure of the Barron Building office tower and incorporates it into a new commercial office facility. The Concept Design retains the south façade from second floor to the roof, the entire west elevation, and respects the building's southeast corner by stepping the new structure back and maintaining a separation and distinction between existing and new. With respect to new construction, the Concept Design envisions the land on the north of the Barron Building, upon which the theatre is situated, and the land to the east, where the bank resides, being developed as 11 storeys of new commercial and office space which, when combined with the existing floors, would achieve viable office floor plates relative to current office tower requirements.

In progress currently is the complete replacement of the ribbon windows on the portions of elevations of the Barron Building which will remain. The windows match the dimensions, proportions, and materiality of the original respecting the

heritage value of the original design. However, the awning and hopper operability of the upper and lower sashes has unfortunately not been part of the window retrofit.

The proposed development removes a number of original character defining elements including:

- on the south elevation, the theatre marquee replacing it with a small canopy over new office lobby entry doors, the street level façade material (polished black granite, Rundle rock, storefront glazing) replacing it with Tyndall limestone from street level to meet the existing Tyndall stone at the 2nd floor level, the existing storefront glazing and entrances replacing these with new storefront entries;
- on the north and east sides, removes the entire theatre and bank building to make way for construction of 11 floors of new commercial space;
- in the interior, the theatre foyer, lobby, grand staircase, mezzanine have been removed and replaced with new proposed office and commercial retail unit uses, the office tower entrance lobby is modified to reflect the contemporary nature of the new development;
- the proposed office tower addition on the north side of the site has less impact on the heritage value of the Barron Building as the north elevation is not readily visible from street level; the proposed office tower addition on the east side is stepped back from the street property line and a separation of original building from new construction are sufficient to maintain distinction between and respect for the two;
- the interface between existing floor plate and proposed floor plate is aligned in order to more than double the net usable floor area. The north and east exterior walls of the Barron Building separate the original structure from the new development and it is unclear from the Concept Design how this interface will be realized and acknowledged in the transition from original to new.

8.2 DP Package dated XX June 2013

- Basement- development of new and existing basement as mechanical, electrical, elevator, car parking, bicycle storage, showers; Not clear that the parking calculations are an accurate indication of the extent of the parking required or the parking relaxation required;
- Main Floor- proposed redevelopment of existing space into commercial retail units (possible restaurant tenants) complete with new storefront; original storefronts removed and replaced based on proposed use; interior theatre lobby, grand staircase, secondary staircases, mezzanine, and theatre are removed;
- Upper floors, two through 11 inclusive, combine original floor plates with the 'L' shaped addition floor plates to create large open floor areas; appears the original north and east elevations of the Barron Building have been removed to create this open condition;

- Massing study from the Concept Design is included but exterior building elevations are not a part of this DP Package.

9.0 Approaches to Facilitate the Retention of Character Defining Elements

As has been instructed by the Minister of Culture, Province of Alberta, the Historic Resource Impact Assessment is to consider the range of potential municipal (City of Calgary) incentives (including property tax abatement, parking relaxation, waiving of DP and BP fees, transfer of density offsite, setback relaxations on other sites) intended to promote the conservation of historic places, in particular related to the retention of:

Street Level Façade

Goal:

- conserve/rehabilitate original and extant street level façade including the polished black granite slab cladding, Rundle rock, storefront entries

Result:

- conservation/rehabilitation of original façade and character defining elements

Impact:

- changes Concept Design front elevation to reflect the original, extant condition
- no easily measured impact on ability to lease space in the building
- cost for conserving/rehabilitating original façade likely similar to constructing new façade- to be calculated by Strategic Group

Theatre Marquee

Goal:

- retain theatre marquee structure (determine if structure can accommodate occupant load and create accessible space, possibly a restaurant patio);

Result:

- conservation/rehabilitation and possible adaptive reuse of important character defining element

Impact:

- changes Concept Design front elevation
- no easily measured impact on ability to lease space in the building
- cost for conserving/rehabilitating marquee likely similar to constructing the new entrance canopy- to be calculated by Strategic Group

Theatre

Goal:

- conserve theatre and construct office space above from floors 5 through 11 inclusive;

Result:

- conservation/rehabilitation of theatre and related important character defining elements

Impact:

- changes Concept Design plan in loss of 4 floors of new commercial and office space on the north side of the Barron Building only
- net loss in revenue in difference between commercial office lease revenue compared to theatre lease revenue- see Appendix 6 for impact on Strategic Group's Pro Forma
- cost for conserving/rehabilitating theatre and constructing 7 floors of commercial office space above theatre- see Appendix 6 for impact on Strategic Group's Pro Forma

Theatre Lobby, Grand Staircase, Mezzanine

Goal:

- if theatre is removed, then retain theatre lobby including grand staircase and incorporate into interconnected commercial retail units (restaurants, shops, personal services, offices);

Result:

- conservation/rehabilitation of theatre lobby, grand staircase, and mezzanine all being important character defining elements
- retention of important original design elements and incorporating them into new commercial uses at the first and second floor levels

Impact:

- changes Concept Design plan with respect to office tower lobby access and main floor commercial retail and office configuration
- provides opportunity for dynamic heritage elements to inform design of main and second floor commercial retail space
- comparable amount of net retail lease space in this idea compared to Concept Design- to be calculated by Strategic Group
- cost for conserving/rehabilitating theatre lobby, grand staircase, and mezzanine likely similar to selective demolition and construction of new commercial space on main and second floors

North & East Elevations of Barron Building

Goal:

- where the vertical interface of existing Barron Building north and east elevations meets the proposed building, maintain the existing exterior

walls and punch openings to interconnect the two floor plates while paying homage to the two, distinct structures

Result:

- conservation, rehabilitation, and adaptive reuse of the character defining walls and ribbon windows along the north and east elevations and integrating them into the new, larger office floor plates
- creation of dynamic and interesting screening or partitioning devices by retaining some portions of the walls and punching access openings aligning with windows

Impact:

- minimal impact on Concept Design plan with respect to net leaseable office floor space and therefore no loss in revenue- to be calculated by Strategic Group
- cost for conservation, rehabilitation, and adaptive reuse of existing Barron Building north and east elevation walls likely similar to demolition of same and new construction in those areas- to be calculated by Strategic Group

10.0 Conclusion

The Barron Building is an exquisite and rare example of Art Moderne style architecture in Calgary. The development fulfilled important roles in Calgary's oil industry economy as well as in the cultural vitality of the city over the course of many decades.

The proposed development by Strategic Group is commendable in its retention of the Barron Building office tower, the front façade from second floor to the roof, and its intention to reconstruct the 11th floor penthouse. These are significant and valuable gestures in the integration of a new structure into an existing heritage context.

11.0 Recommendations

The heritage value of the Barron Building has been stated and its character defining elements have been identified in this Historic Resource Impact Assessment. In addition, several approaches to facilitate the retention of additional character defining elements have been itemized. From a purely technical construction perspective, the heritage value and the preponderance of character defining elements of the extant Barron Building could be essentially accommodated within the essence of the proposed development. In order to encourage an approach to the redevelopment of the Barron Building site which is more aligned with its heritage value, the primary recommendation is for the consideration and retention of those character defining elements which give the building its heritage value.

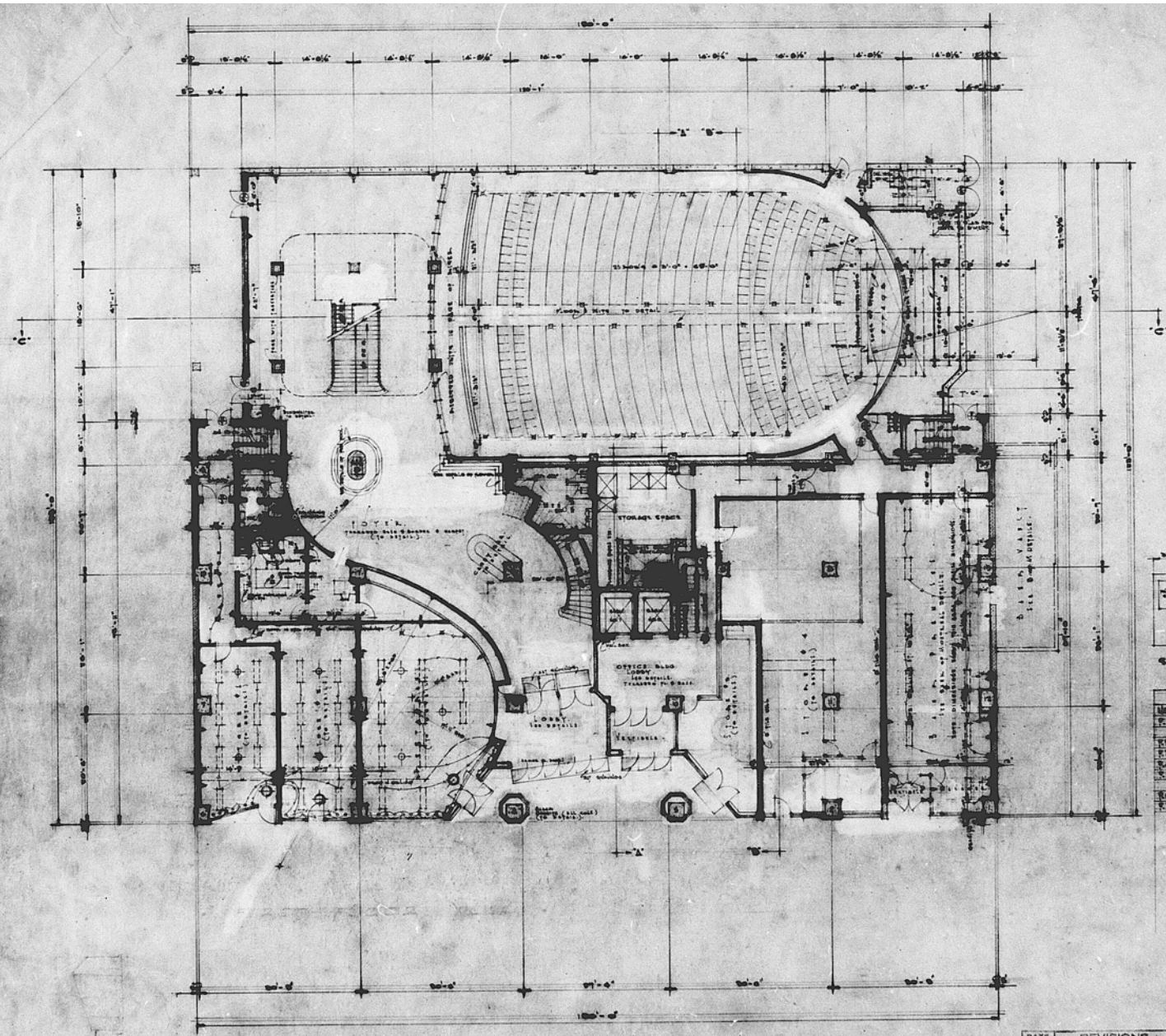
There is no doubt the preservation, rehabilitation, or replacement of a theatre such as the Uptown would be a very costly affair. To that end, Strategic Group has provided a letter stating their justification for the development as proposed and reinforced their position with a Pro Forma showing the level of external investment required to make the retention of the theatre economically feasible. The cost data is based on construction and operation data as provided by Strategic's construction manager, Chandos Construction. It is acknowledged that a review of the Pro Forma may shed new light on the economic viability of some of the recommendations. This report from Strategic is included in the Appendices as Appendix 6.

The architectural, heritage, and cultural significance of the Barron Building are generally recognized and accepted. Flexibility and latitude for negotiating on the part of the developer and the provincial and municipal heritage jurisdictions, based on sound historical, architectural, planning, social, and economical principles, is required in order to achieve the project aspirations and a mutually beneficial outcome.

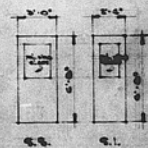
12.0 Appendices:

- Appendix 1 Original Extant Drawings**
- Appendix 2 Historic Photographs**
- Appendix 3 Current Photographs**
- Appendix 4 Historic Office Renovation and Expansion- Proposed**
- Appendix 5 Development Permit Package- Proposed**
- Appendix 6 Strategic Group's Letter and Pro Forma with Rationale for Proposed Development**

Appendix 1 Original Extant Drawings



• FIRST FLOOR •

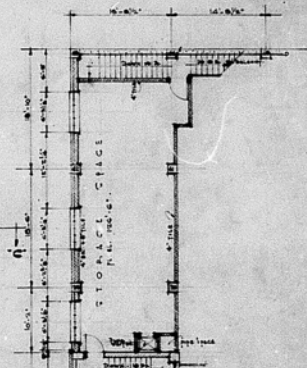
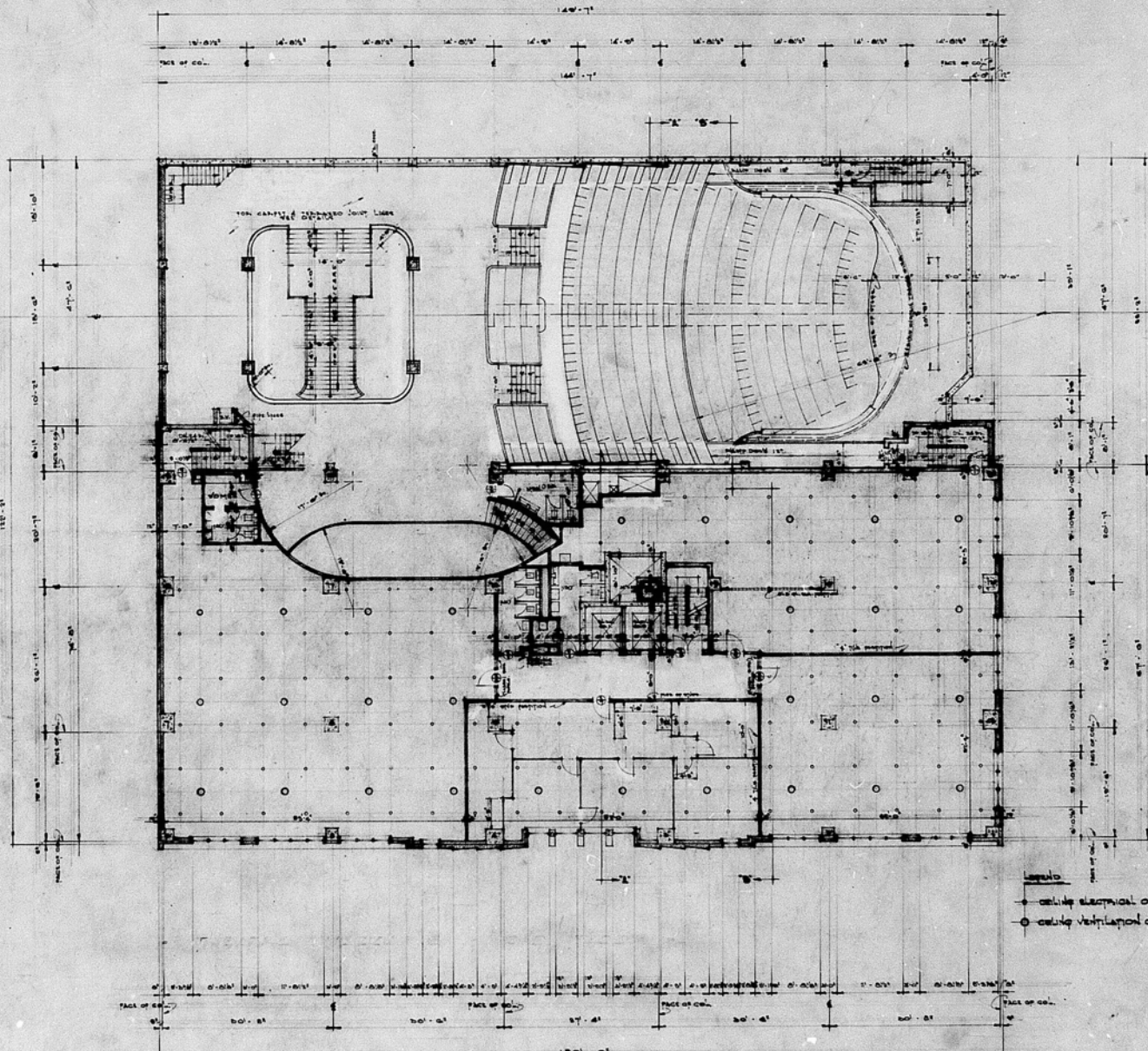


• DOOR SCHEDULE •

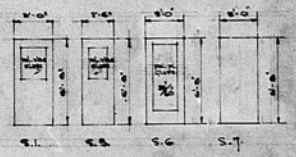
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1950	...	1/8" = 1'-0"	1	1

ARCHITECTS
 J. B. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 1000 AVENUE A
 CALGARY, ALBERTA



PLAN OF ADDITIONAL THEATRE STORAGE SPACE - 11.10.2



DOOR SCHEDULE

NO.	DESCRIPTION	SIZE
S.1	GULLY METAL FLUSH PANEL ONE PANEL WIRE GLAZED	3'-0" x 6'-0"
S.2	FLUSH DOOR WOOD TYPE	2'-6" x 6'-0"
S.3	GULLY METAL FLUSH PANEL ONE PANEL WIRE GLAZED	2'-6" x 6'-0"
S.4	GULLY METAL FLUSH PANEL ONE PANEL WIRE GLAZED	2'-6" x 6'-0"
S.5	GULLY METAL FLUSH PANEL ONE PANEL WIRE GLAZED	2'-6" x 6'-0"
S.6	GULLY METAL FLUSH PANEL ONE PANEL WIRE GLAZED	2'-6" x 6'-0"
S.7	GULLY METAL FLUSH PANEL ONE PANEL WIRE GLAZED	2'-6" x 6'-0"

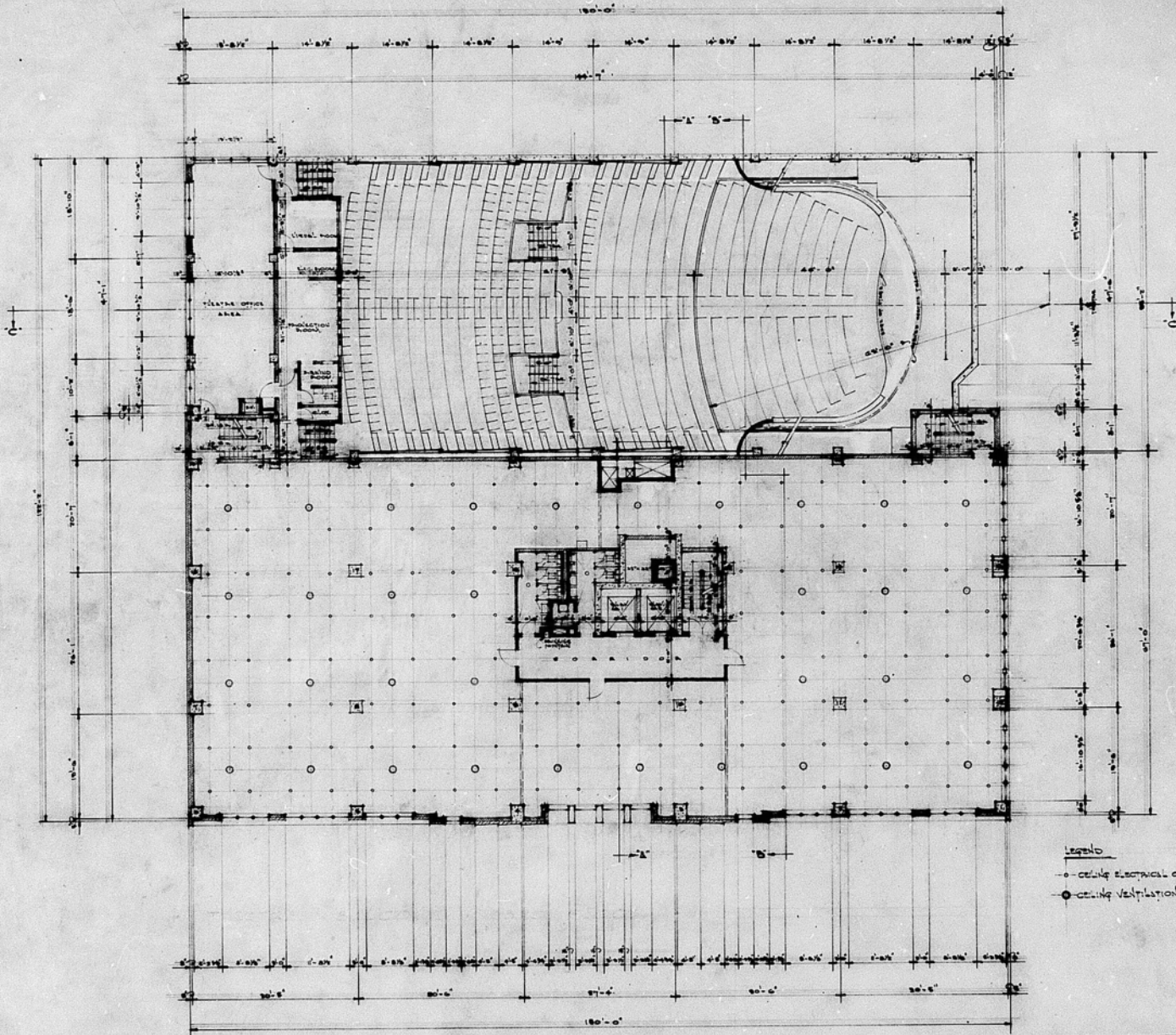
○ ceiling electrical outlet
 ⊙ ceiling ventilation outlet

DATE	REVISIONS	BY	CHKD.

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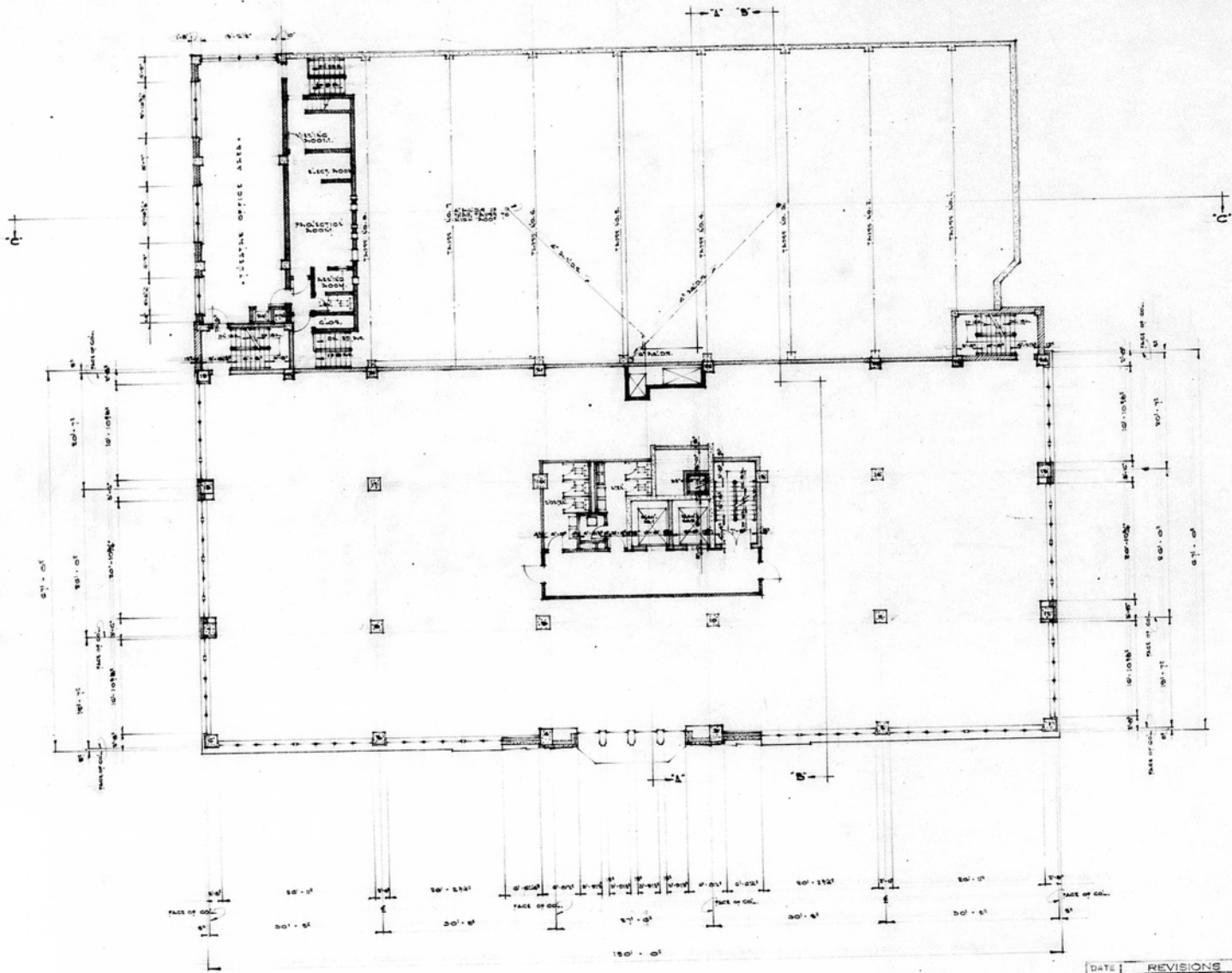
J. B. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST, CALGARY, ALBERTA

SECOND FLOOR PLAN



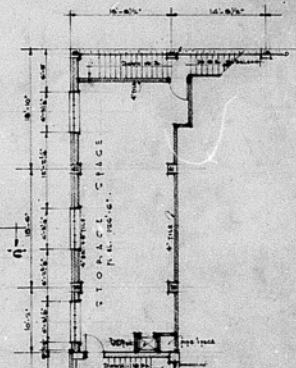
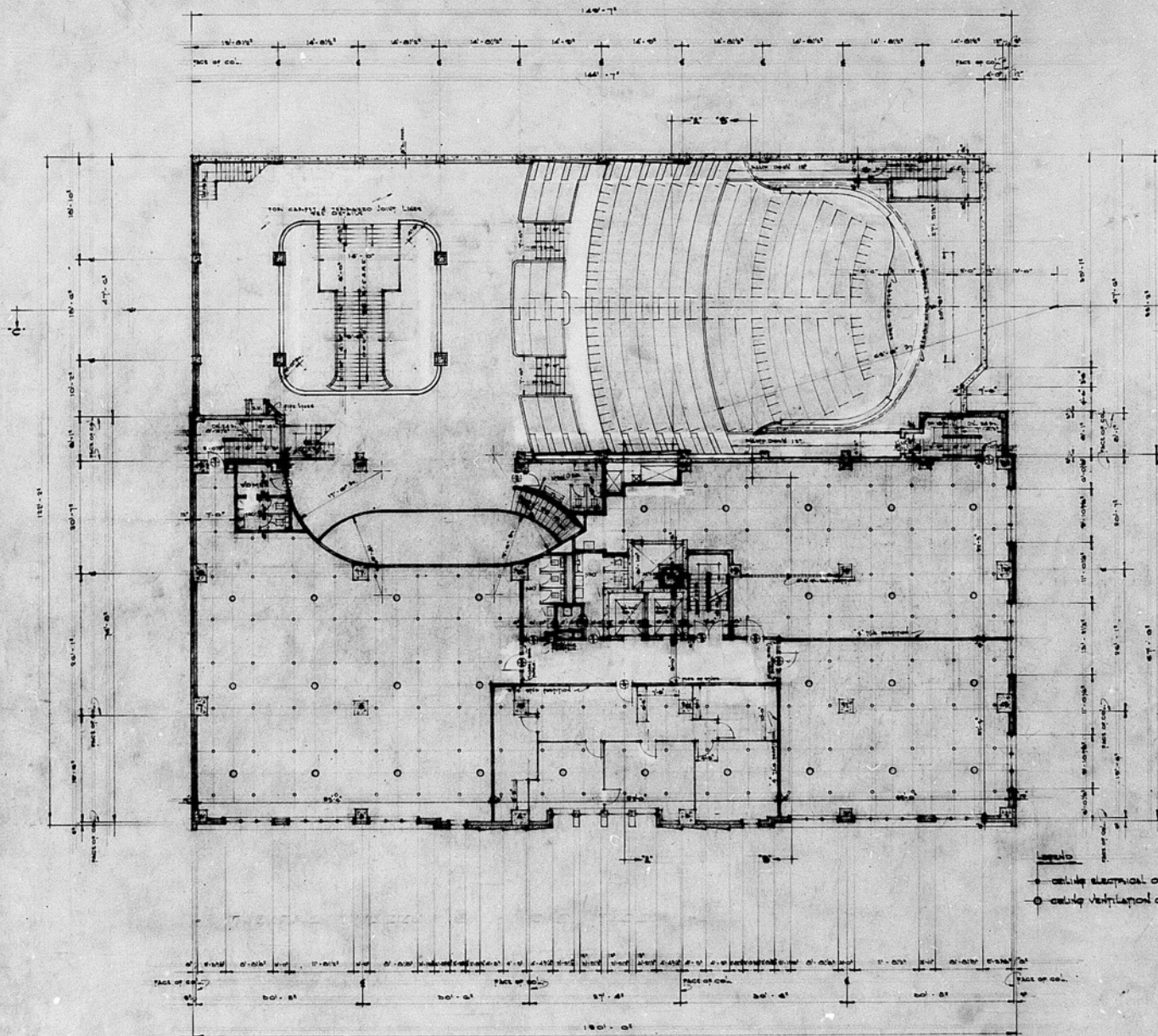
THIRD FLOOR PLAN.

DATE	REVISIONS	BY	SCALE	FLOOR
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			BARRON BLDG. & SPROUN THEATRE	
			DES. BY MR. J. B. BARRON	
			CALGARY, ALBERTA	
J. M. STEVENSON, CAWSTON & STEVENSON ARCHITECTS SEVENTH AVE. WEST CALGARY, ALBERTA				
DATE	BY	REVISIONS	BY	DATE

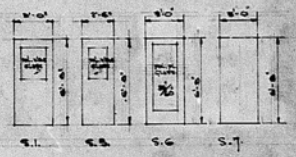


DATE	REVISIONS	BY
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1936	PLAN REVISION	J.M.S.
1936	PLAN REVISION	J.M.S.
1936	PLAN REVISION	J.M.S.
1936	PLAN REVISION	J.M.S.
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1936	PLAN REVISION	J.M.S.
1936	PLAN REVISION	J.M.S.

SCALE: 1/8" = 1'-0" FLOOR PLAN
 BARRON BLDG. & OPTICAL THEATRE
 FOR M.D. J. B. BARRON
 CALGARY, ALBERTA.
 J. M. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST, CALGARY, ALBERTA.
 1936



PLAN OF ADDITIONAL THEATRE STORAGE SPACE - 11' x 10' x 8'



DOOR SCHEDULE

NO.	DESCRIPTION	SIZE
S.1	SOLID METAL FLUSH PANEL ONE PANEL WIRE GLAZED	3'-0" x 6'-0"
S.2	FLUSH DOOR WOOD TYPE	2'-6" x 6'-0"
S.3	SOLID METAL FLUSH PANEL ONE PANEL WIRE GLAZED	2'-6" x 6'-0"
S.4	SOLID CORE ONE PANEL GLAZED	3'-0" x 6'-0"

○ ceiling electrical outlet
 ○ ceiling ventilation outlet

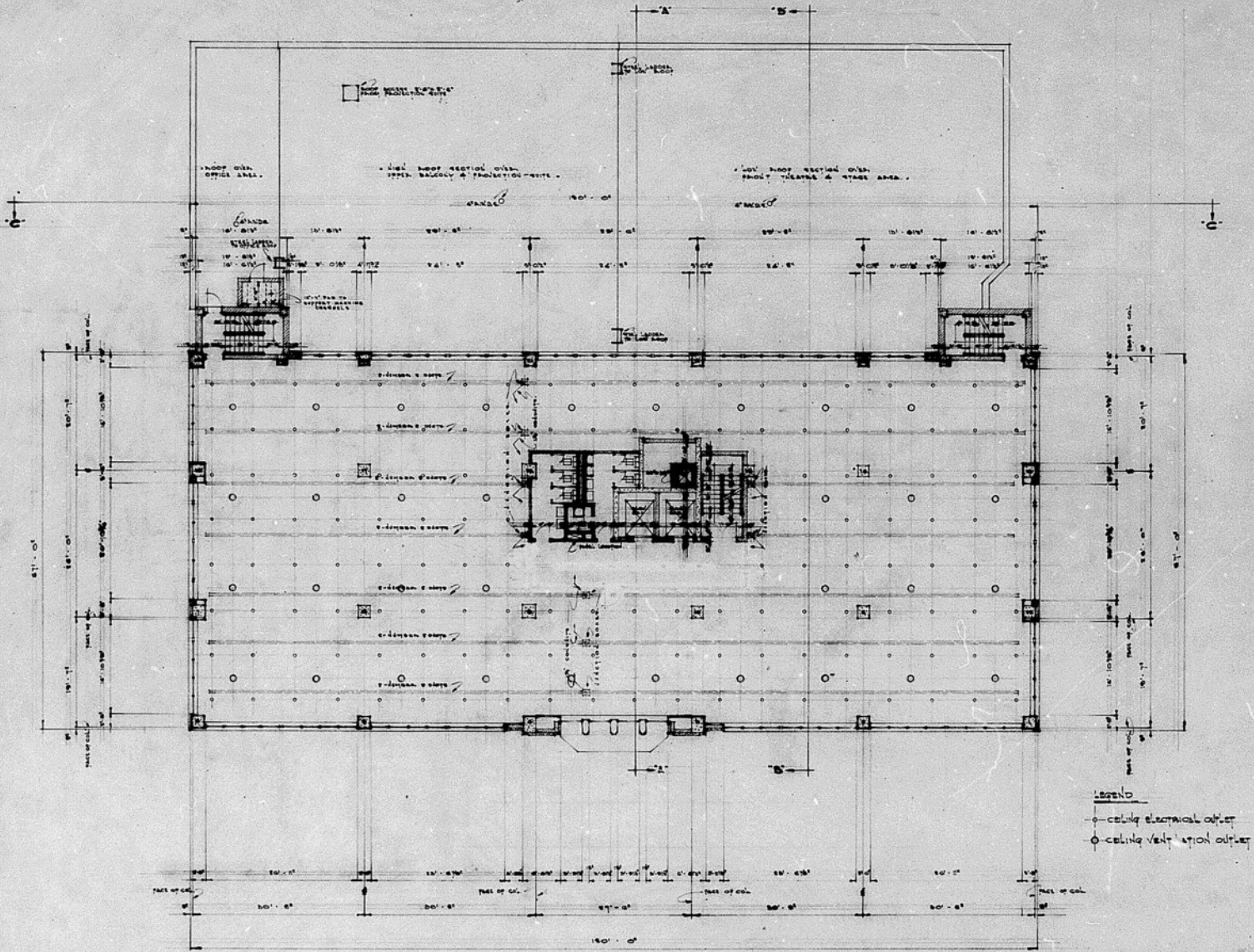
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DATE	REVISIONS	BY	CHKD.

DESIGNED BY: J. B. STEVENSON
 DRAWN BY: M. J. D. BARROU
 CHECKED BY: J. B. STEVENSON
 APPROVED BY: J. B. STEVENSON

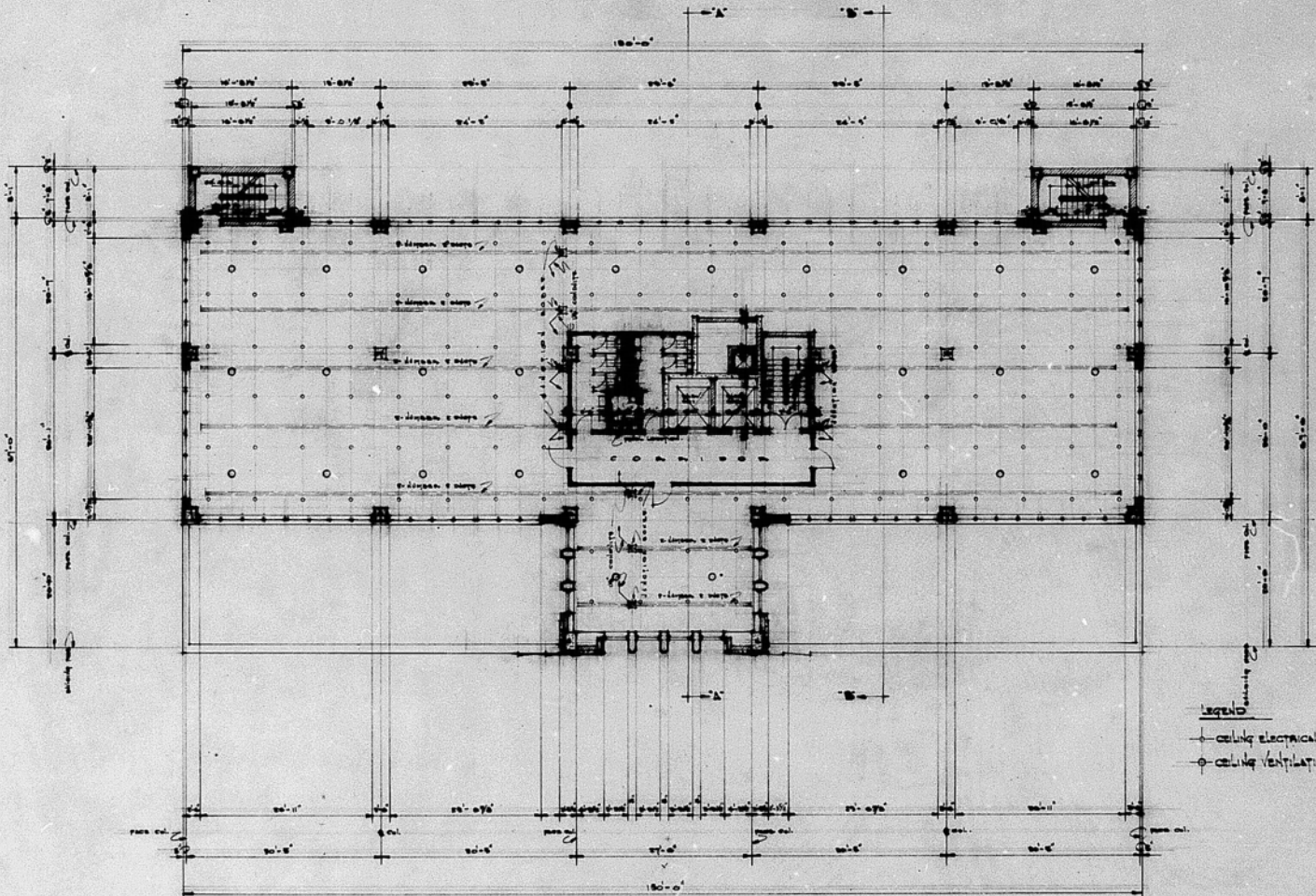
J. B. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST, CALGARY, ALBERTA

DATE	REVISION	BY	CHKD.



• FLOOR PLANS - 5th, 6th, & 7th.

DATE		REVISIONS		SCALE
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				5 th , 6 th , & 7 th FLOORS
				BARRON BLOCK & TOWN THEATRE
				FOR MR. J. B. BARRON
				CALGARY, ALBERTA
J. W. STEVENSON, CAWSTON & STEVENSON ARCHITECTS SEVENTH AVE. WEST CALGARY, ALBERTA.				
	DATE	REVISION	BY	



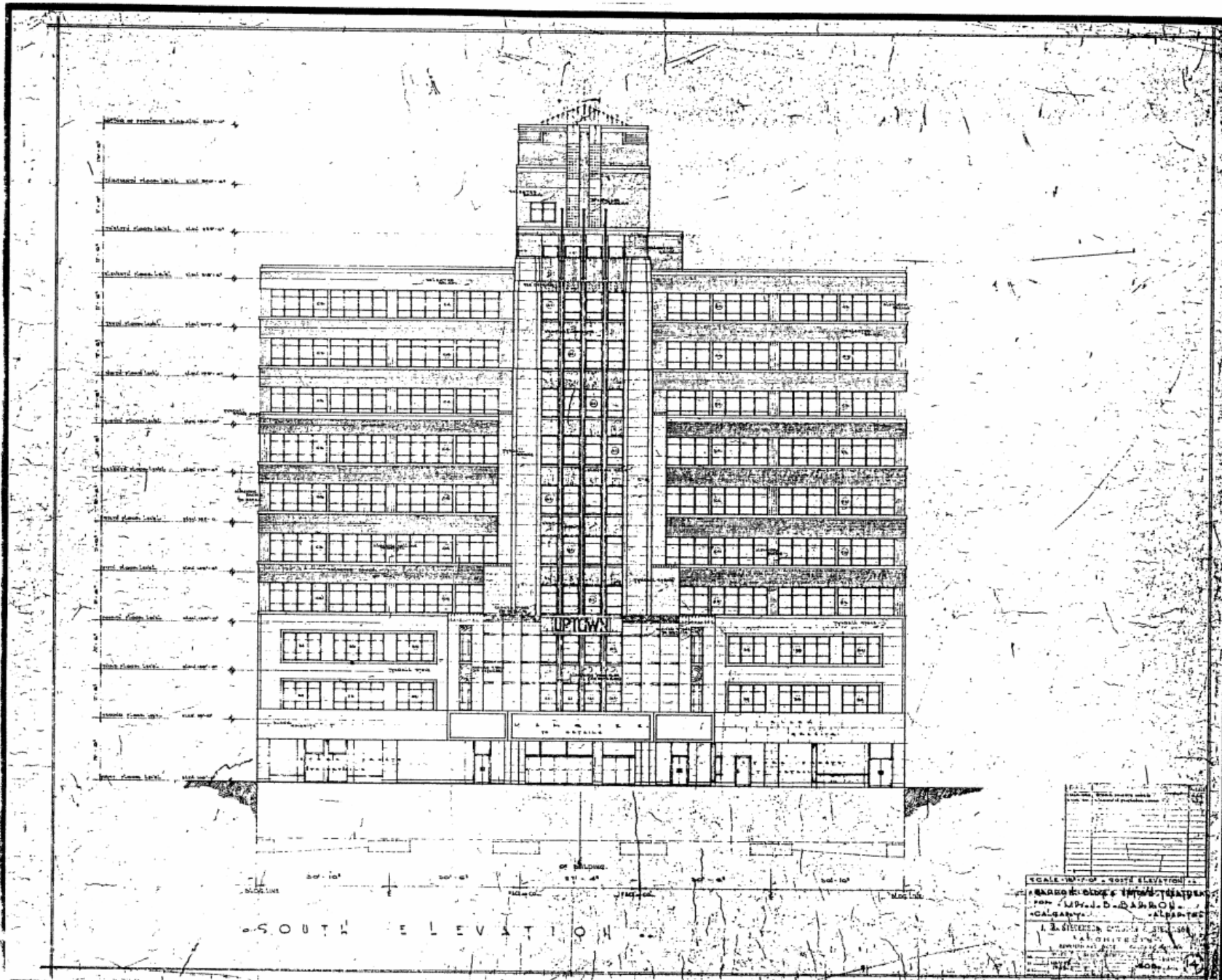
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LEGEND
+ ceiling electrical outlet
o ceiling ventilation outlet

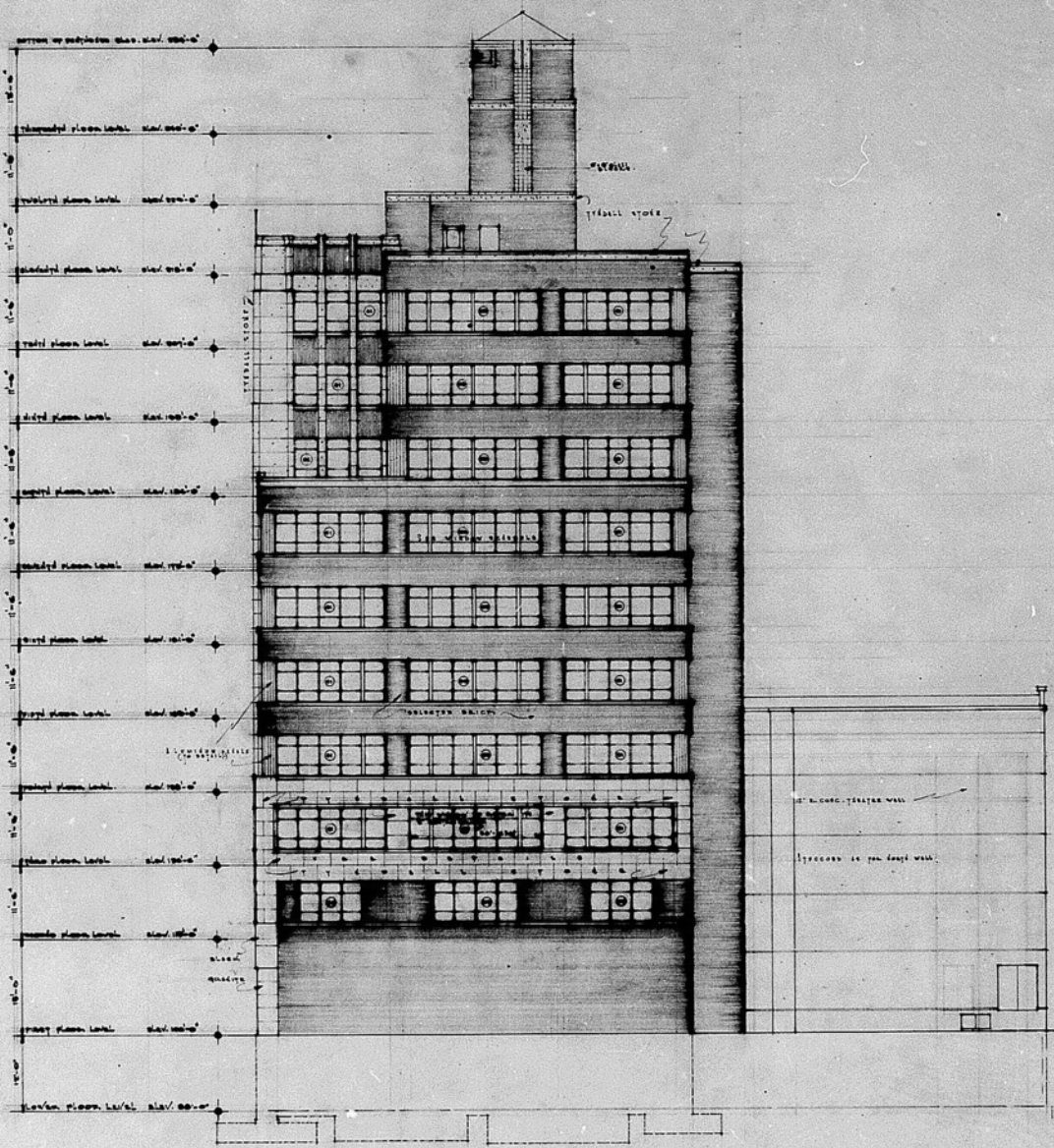
FLOOR PLANS - 8, 9 & 10

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BY	J.M.S.	DATE	1944	REVISED	NO.	1
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PROJECT: 100th & 17th St. S.E. - 10th Floor						
DRAWN BY: J. M. STEVENSON						
CHECKED BY: J. M. STEVENSON						
APPROVED BY: J. M. STEVENSON						
J. M. STEVENSON, CAWSTON & STEVENSON ARCHITECTS SEVENTH AVE. WEST CALGARY, ALBERTA.						



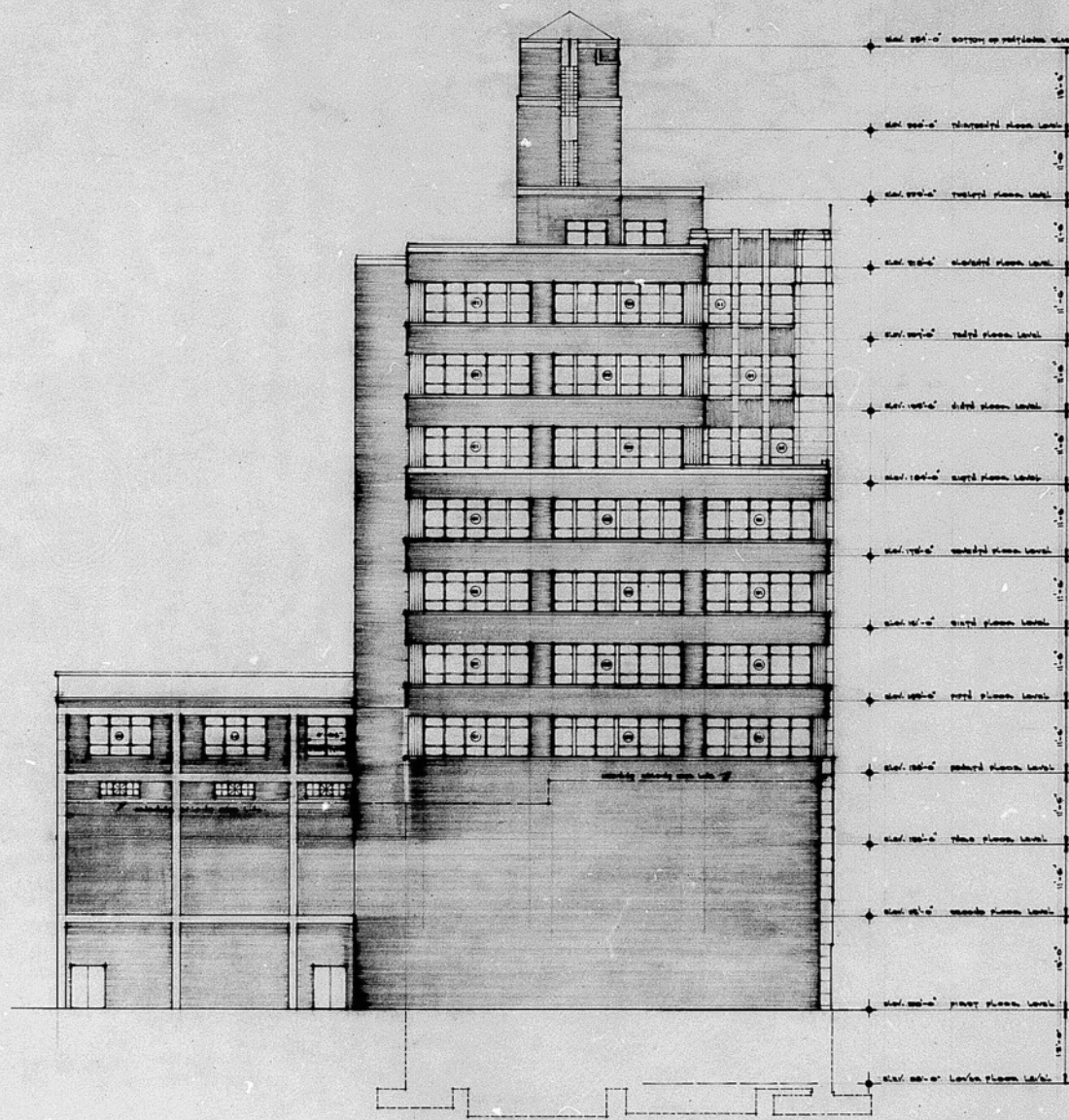
NO.	REVISION	DATE

SCALE: 1/8" = 1'-0" SOUTH ELEVATION
 DRAWN BY: J. D. BARRON
 CHECKED BY: J. D. BARRON
 CALGARY, ALBERTA
 J. D. BARRON ARCHITECTS
 1010 - 11th Street S.W.
 CALGARY, ALBERTA
 T. 263-1111
 F. 263-1112
 J. D. BARRON ARCHITECTS
 1010 - 11th Street S.W.
 CALGARY, ALBERTA
 T. 263-1111
 F. 263-1112



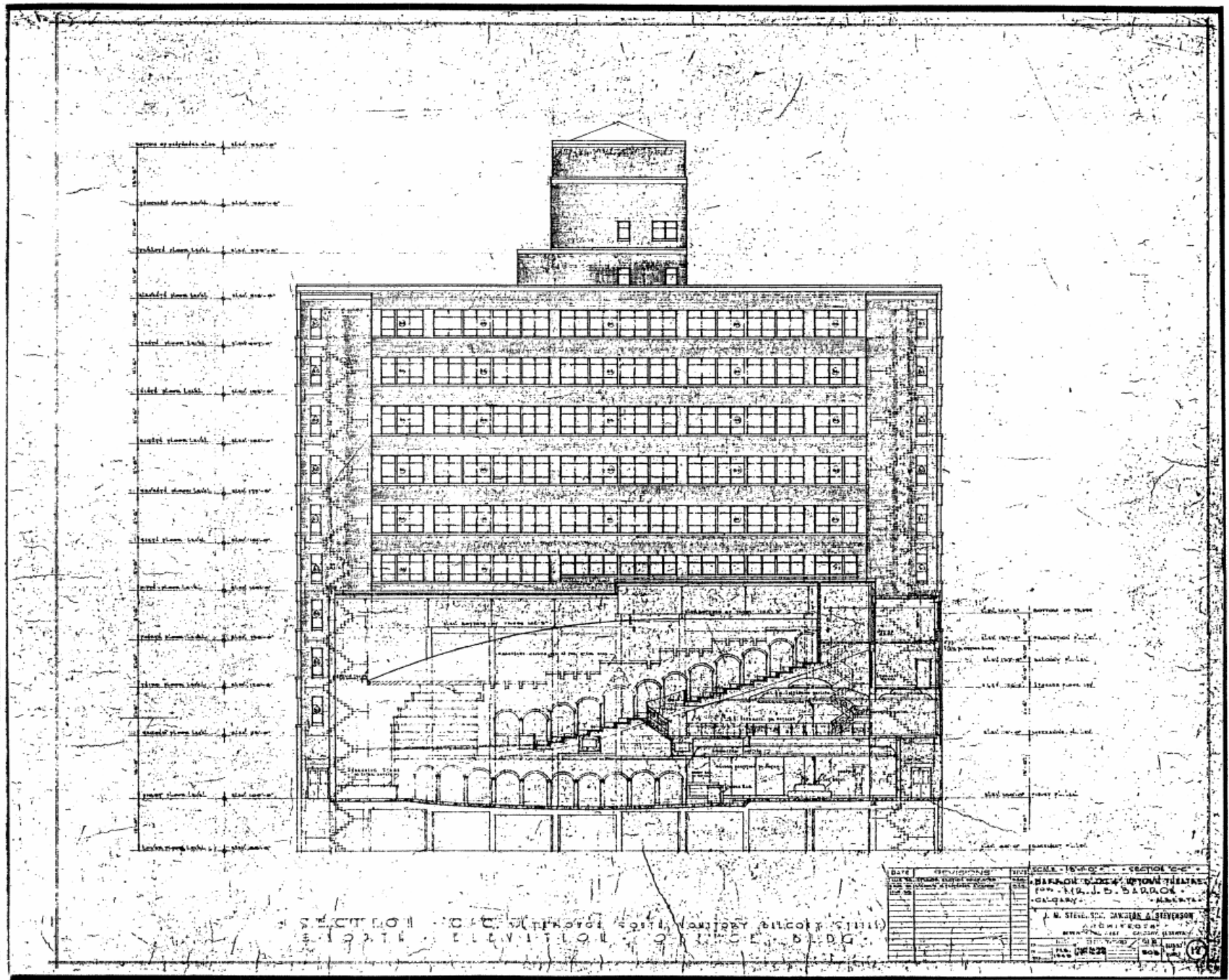
• EAST ELEVATION •

DATE	REVISIONS	BY	SCALE - 1/8" = 1'-0" EAST ELEVATION
1924-12-15	STREET OF SEVENTH AVENUE	J.S.	- BARON: Bldg. & Improv. Co. - PER. M.P. J. D. BARON - CALGARY, ALBERTA.
1924-12-15	WALLS ADDED TO CORNER BATTERY	J.S.	
			J. M. STEVENSON, CAWSTON & STEVENSON ARCHITECTS SEVENTH AVE. WEST CALGARY, ALBERTA.



WEST ELEVATION

DATE		REVISIONS	BY	SCALE: 1/8" = 1'-0" WEST ELEVATION
1924	10/10	PREPARED DRAWING	J.S.	DARROW BLOCK AT TOWN THEATRE
		PROPOSED VERTICAL CURB	J.S.	FOR MR. J. B. DARROW
		REVISIONS AS PER TO ORDER WORKING	J.S.	CALGARY
<p>J. M. STEVENSON, CAWSTON & STEVENSON ARCHITECTS SEVENTH AVE. WEST CALGARY, ALBERTA</p>				
DATE	SERIALIZED	FILED	BY	SCALE
1924	10/10		J.S.	1/8" = 1'-0"

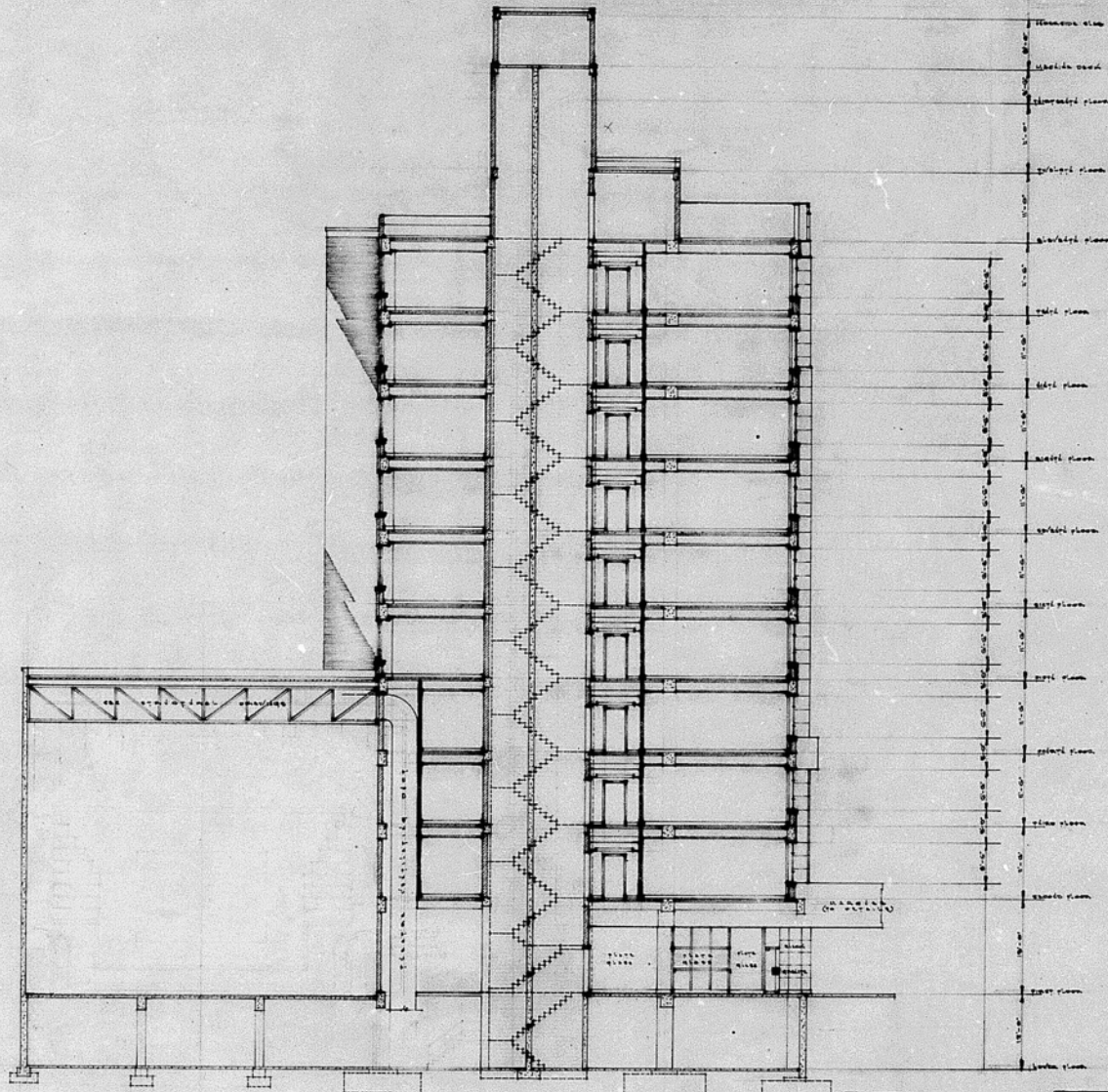


SECTION - C-C (THROUGH EAST TOWER BILCOCKY CHILLI)
 ELEVATION - OFFICE BLDG.

NO.	REVISIONS	DATE	BY	CHECKED

SCALE - 1/4" = 1'-0" SECTION C-C
 BILCOCKY CHILLI - OFFICE BUILDING
 FOR M.R. J. B. BARRON
 ARCHT.
 CALGARY

J. H. STEEL, INC., ENGINEERS & ARCHITECTS
 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999



Roof level
10th floor
9th floor
8th floor
7th floor
6th floor
5th floor
4th floor
3rd floor
2nd floor
1st floor
Grade level
Basement level

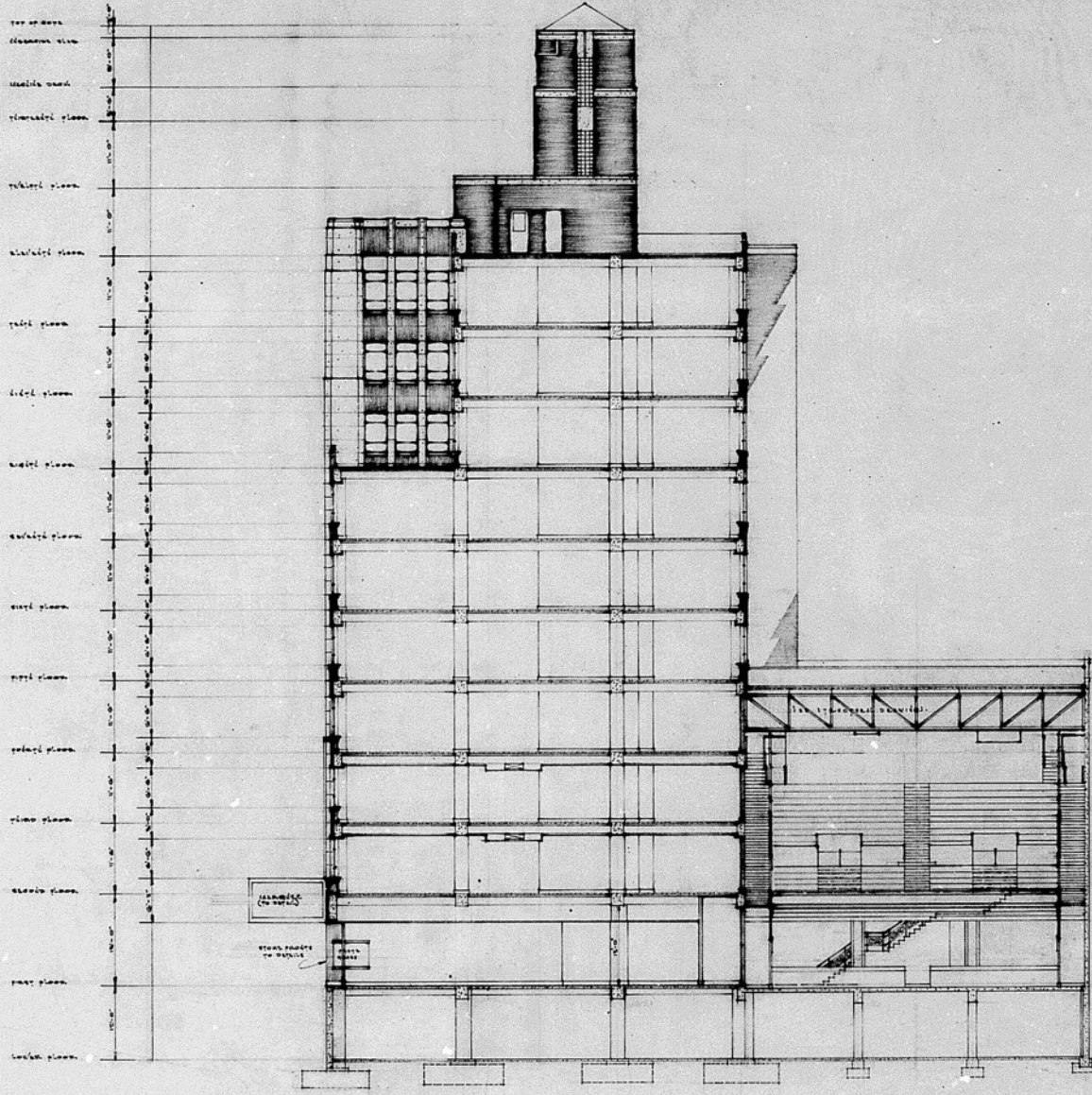
SECTION "A-A"

DATE	REVISIONS	SCALE/NO. OF SHEETS

SCALE/NO. OF SHEETS - SECTION "A-A" -
SHEET NO. 1 OF 2
ARCHT. NO. 12345
PROJ. NO. 67890
CLIENT: M.D. J. S. BARRON
LOCATION: CALGARY, ALBERTA

J. M. STEVENSON, CANSTON & STEVENSON
ARCHITECTS
SEVENTH AVE. WEST, CALGARY, ALBERTA

DATE	DESIGNED BY	CHKD BY	DATE	REVISIONS	BY



SECTION 'B-B'

DATE	REVISIONS	INITIALS

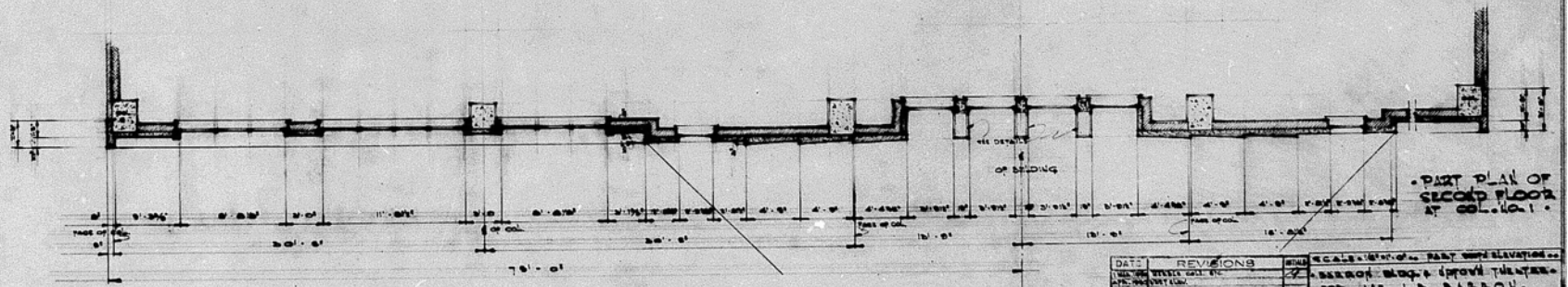
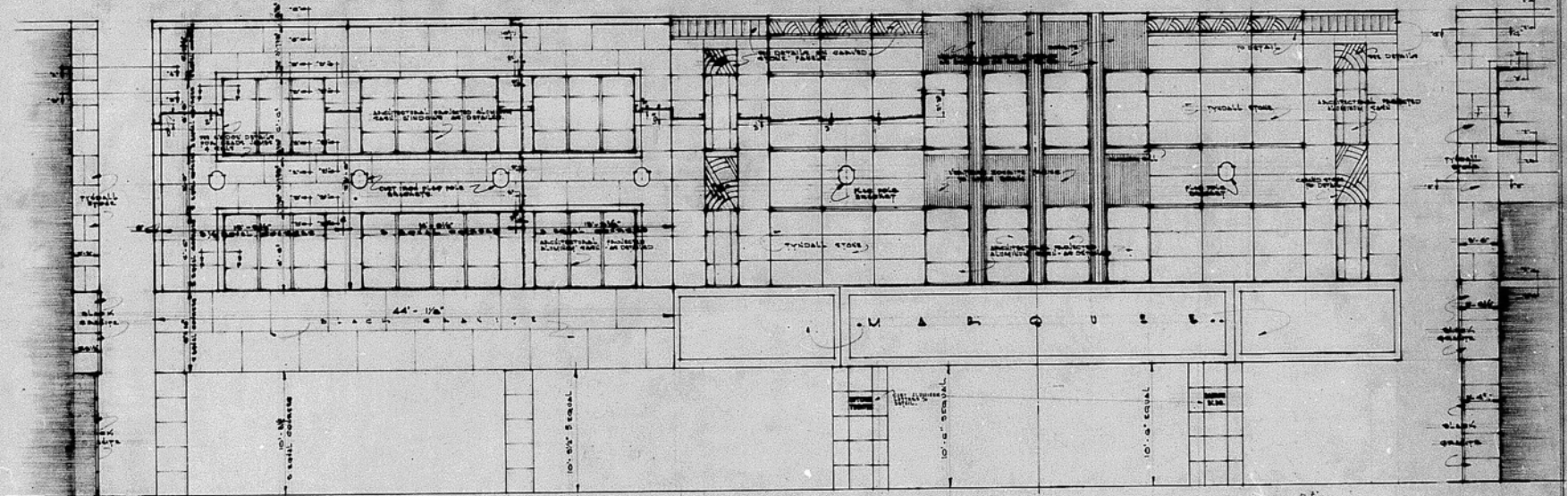
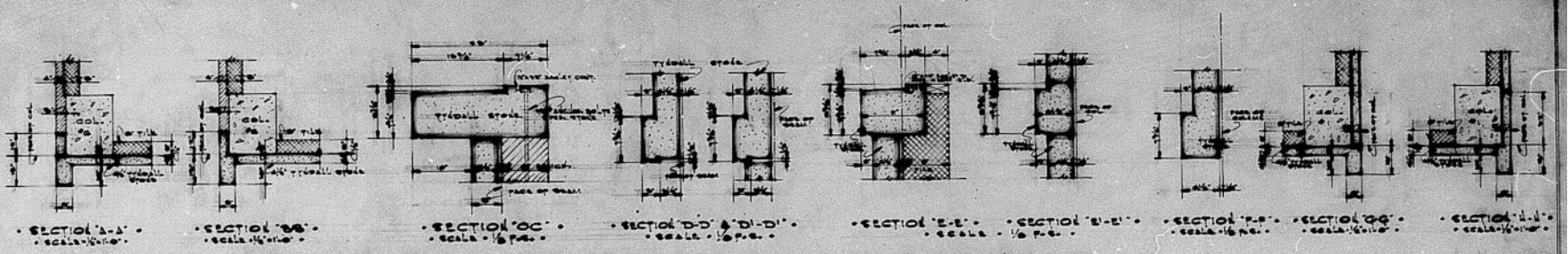
SCALE - 1/8" = 1'-0" - SECTION 'B-B'

ARCHITECTS
 SEVENTH AVE. WEST CALGARY, ALBERTA

PROJECT: BARRON BLDG. & THEATRE
 FOR: MRS. J. B. BARRON
 CALGARY, ALBERTA.

J. M. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST CALGARY, ALBERTA

DATE: JUL 11, 1928
 DRAWN BY: J.M.S.
 CHECKED BY: J.M.S.
 SCALE: 1/8" = 1'-0"



DATE	REVISIONS	BY
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.
1910-10-1	AS ABOVE	J.M.S.

SCALE 1/4" = 1'-0" PART WEST ELEVATION

AS ABOVE

MR. J. D. BIRCH

CALGARY

J. M. STEVENSON, CARLTON & STEVENSON

ARCHITECTS

SEVENTH AVE. WEST, CALGARY, ALBERTA.

DATE 1910-10-1

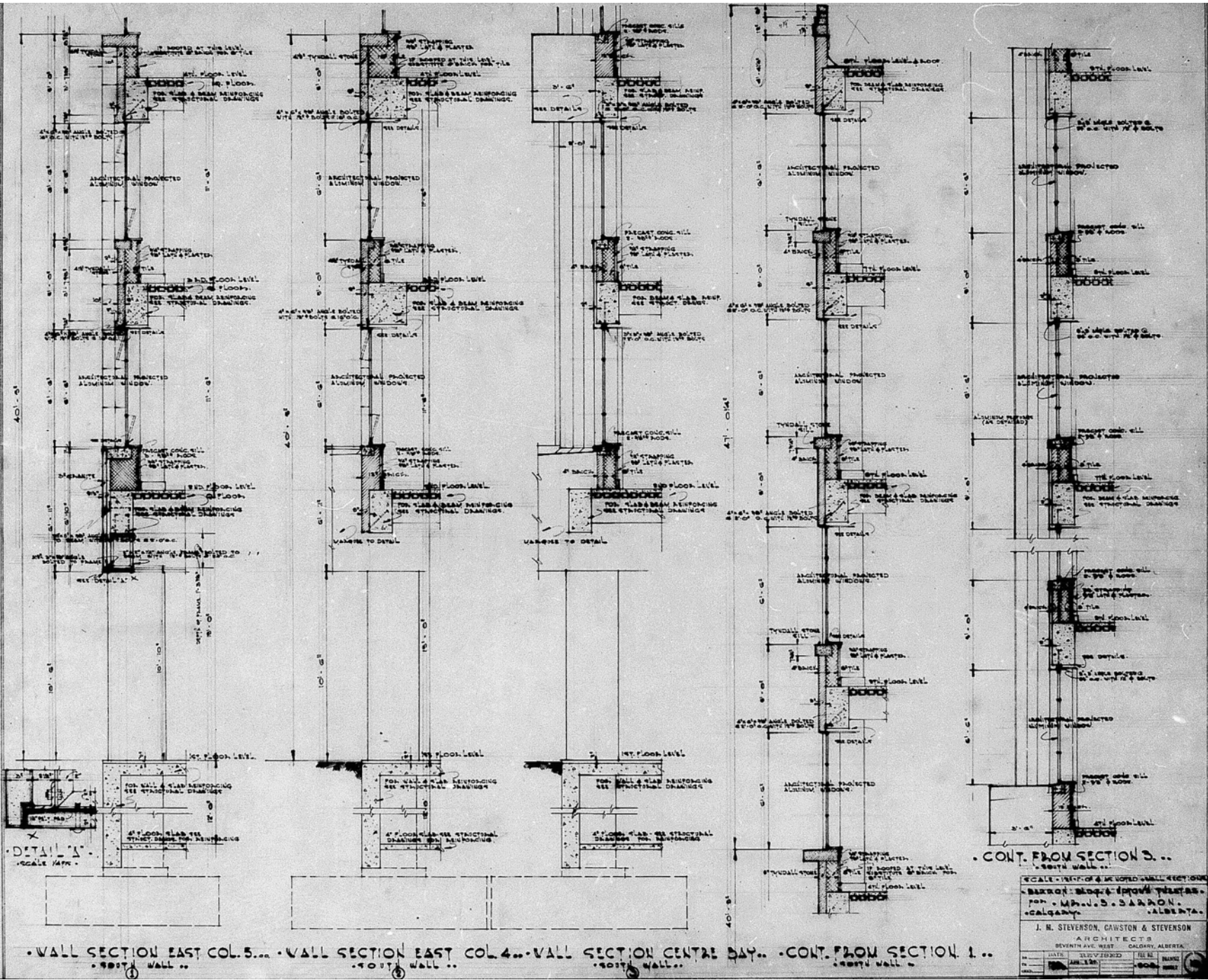
BY J.M.S.

CHECKED

DATE

BY

CHECKED



401-01

401-02

DETAIL 'A'
SCALE 1/4" = 1'-0"

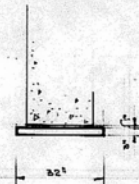
• WALL SECTION EAST COL. 5.. • WALL SECTION EAST COL. 4.. • WALL SECTION CENTRE BAY.. • CONT. FROM SECTION 1..

• CONT. FROM SECTION 3..

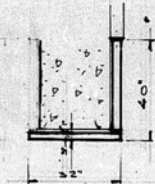
SCALE: 1/4" = 1'-0" UNLESS OTHERWISE NOTED
 BARRON: Shop & Apartment Building
 FOR: MR. J. S. BARRON.
 CALGARY, ALBERTA.

J. N. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST CALGARY, ALBERTA

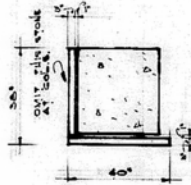
DATE	REVISED	BY	REASON



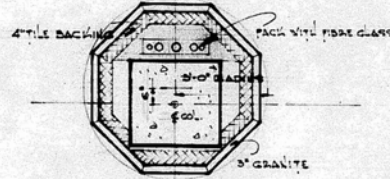
• COL. 6 •



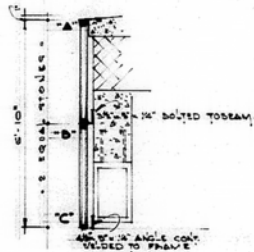
• COL. 1 •



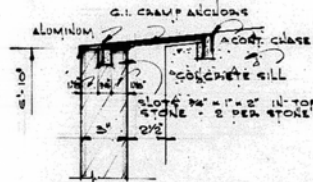
• COLS. 2 & 5 •
• SCALE 1/2" = 1'-0" •



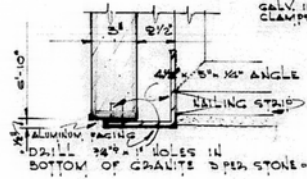
• COLS. 3 & 4 •
• SCALE 1/2" = 1'-0" •



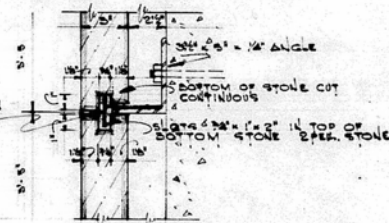
• TYPICAL SECTION •



• DETAIL AT "A" •

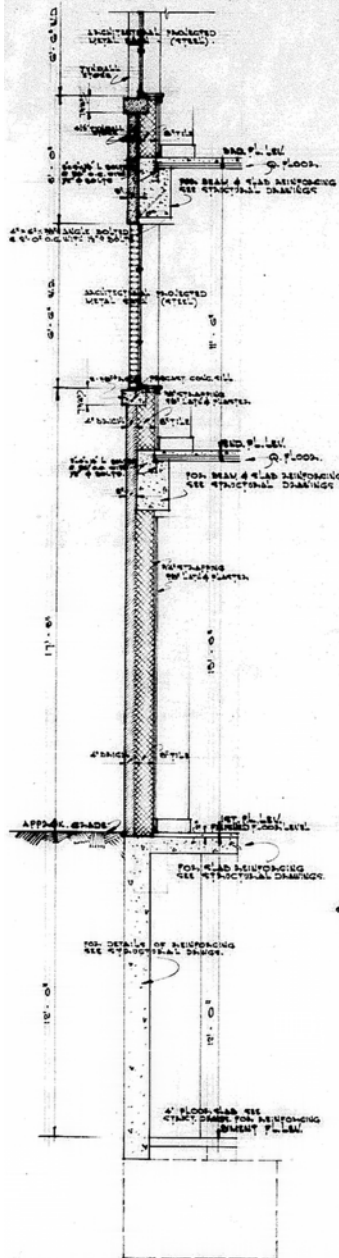


• DETAIL AT "C" •



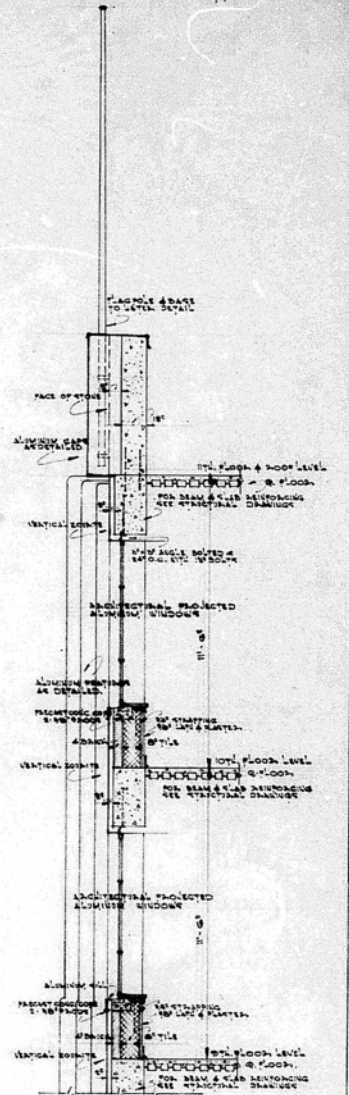
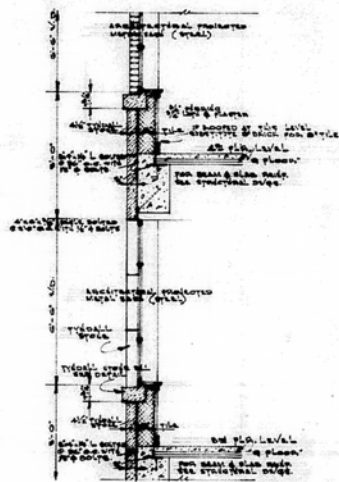
• DETAIL AT "B" •

• GRANITE DETAILS •
• BARRON BUILDING • • CALGARY ALTA •



• CONT'D. FROM SECTION 4 •
• EAST WALL •

• WALL SECTION BET. COLS. 12 & 13 •
• EAST WALL •



• CONT. FROM WALL SECTION 3 •
• WEST WALL •

ALL BRICKWORK TO HAVE MOUNTING (APP. 20)

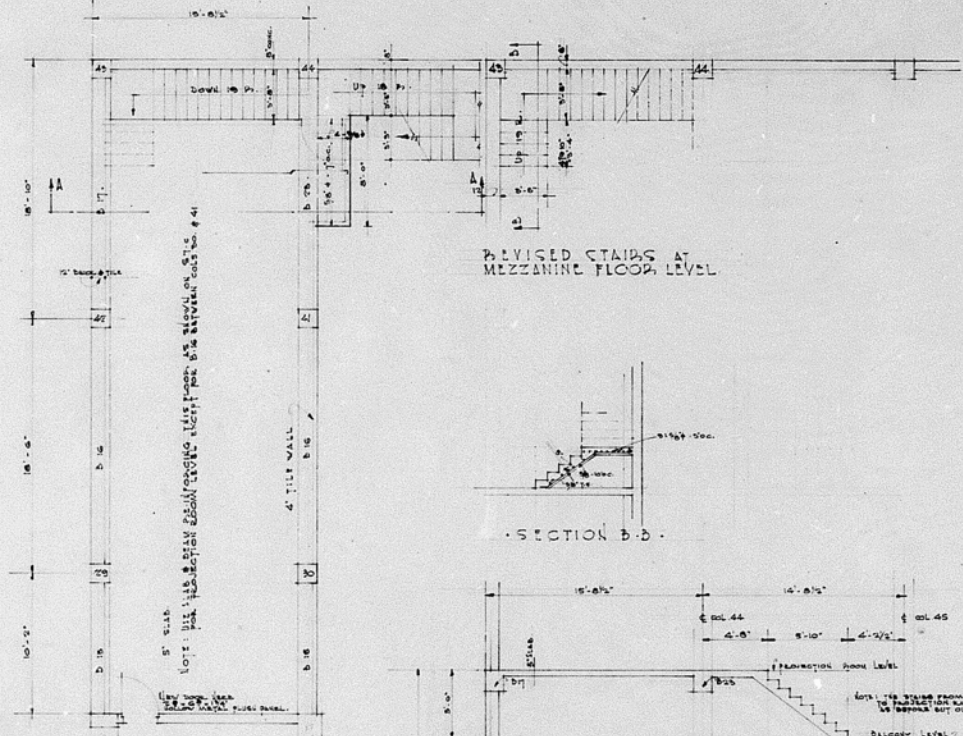
SCALE: 1/4" = 1'-0" AS NOTED - WALL SECTIONS

• BARRON BLDG. & EPTOWN THEATRE •
• FOR • MR. J. B. BARRON •
• CALGARY • ALBERTA •

J. M. STEVENSON, CAWSTON & STEVENSON
ARCHITECTS
SEVENTH AVE. WEST - CALGARY, ALBERTA.

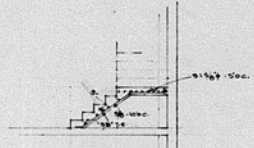
NO.	DATE	REVISED	BY	CHKD.
11	1926			
12				
13				

19

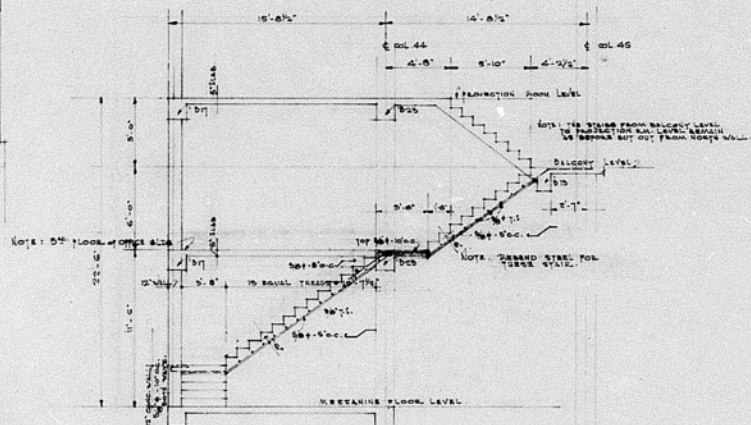


REVISED STAIRS AT MEZZANINE FLOOR LEVEL

SECTION B-B



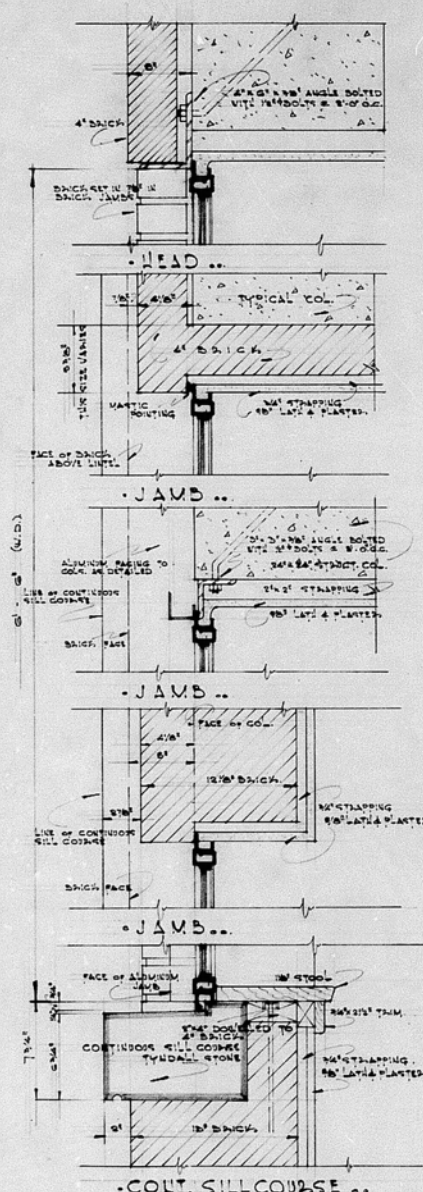
PLAN OF NEW SLAB AT LEVEL 100'-6"



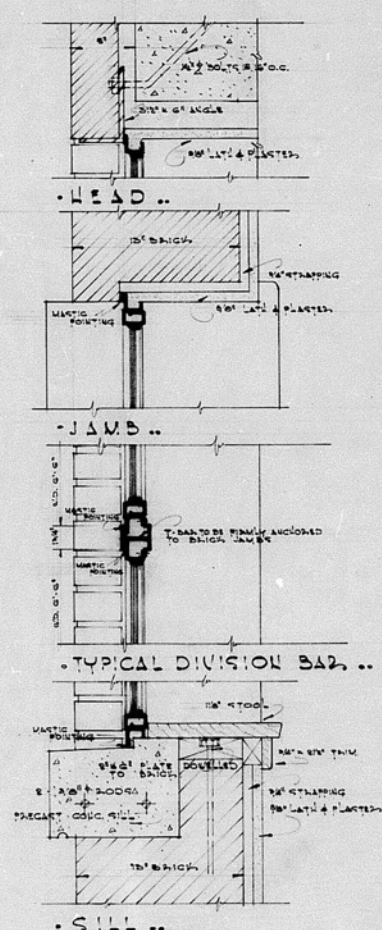
SECTION AT A-A

DATE	REVISIONS	DESCRIPTION

<p>STEVENSON CAWSTON & DEWAR ARCHITECTS CALGARY ALBERTA</p>			
<p>DRN. /</p>	<p>DATE /</p>	<p>FILE NO. /</p>	<p>DRAWING NUMBER /</p>
<p>CORR. /</p>	<p>DESIGNED BY /</p>	<p>NO. 502</p>	<p>• 21 •</p>
<p>APP. /</p>	<p>1950</p>	<p> </p>	<p> </p>



. TYPICAL WINDOW DETAILS ..
 - 4" FL & UP - MOUNTING BARS & MULLIONS
 - AS IN TYPICAL DETAILS ..
 - SCALE - 1/4" = 1'-0" ..

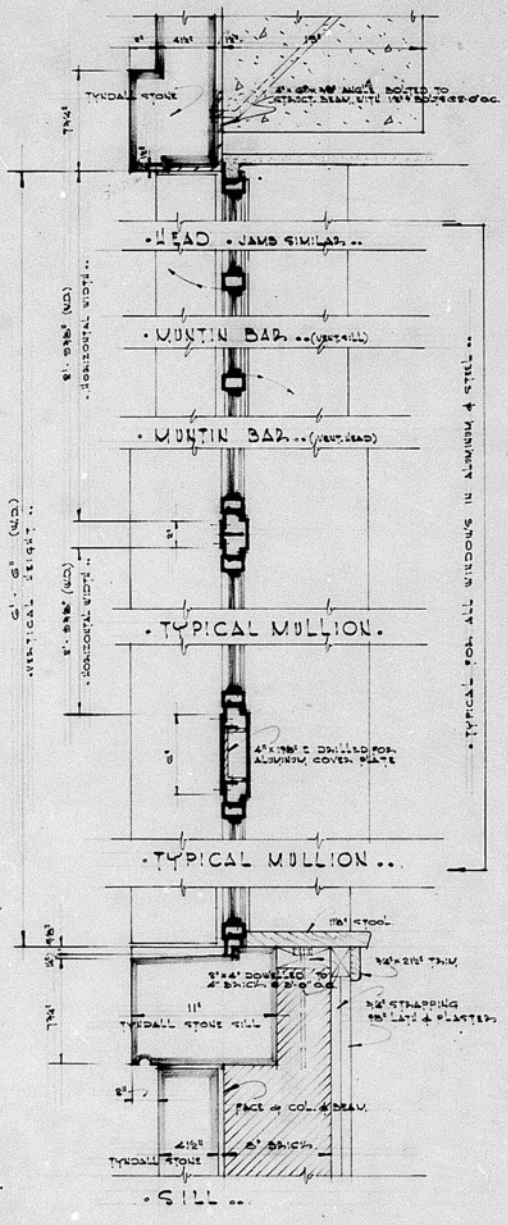


. STAIRWELL WINDOW DETAIL ..
 - METAL SASH IN BOTH STAIR TOWERS ..
 - SCALE - 1/4" = 1'-0" ..

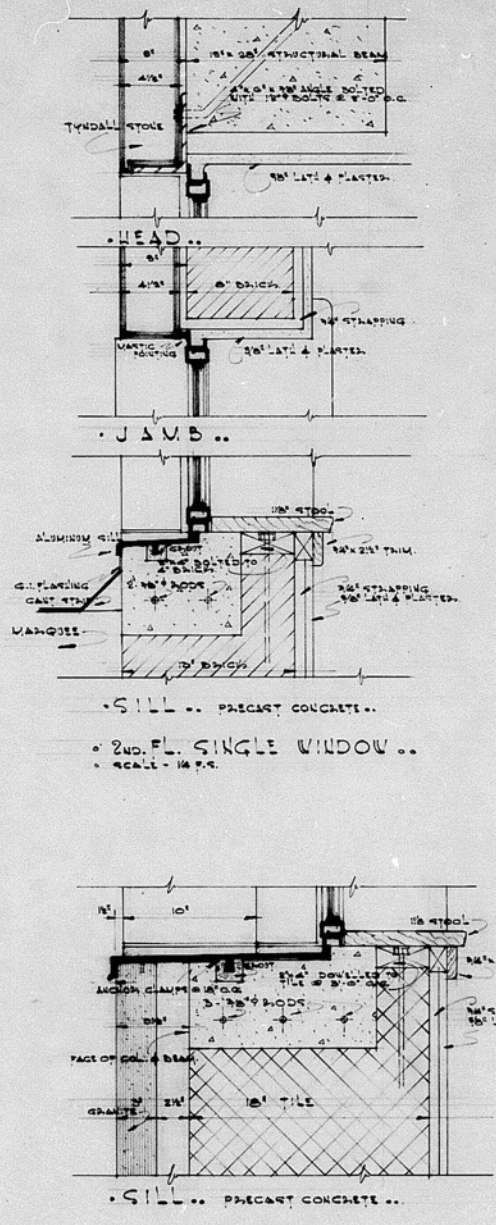
TYPE D5		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE A.1		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE B.1		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE B.2		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE B.3		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE B.4		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE C.1		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE C.2		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE C.3		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE C.4		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE C.5		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE C.6		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		
TYPE C.7		
HORIZONTAL MOUNTING BARS TYPICAL THROUGHOUT ..		

DATE	REVISIONS	BY

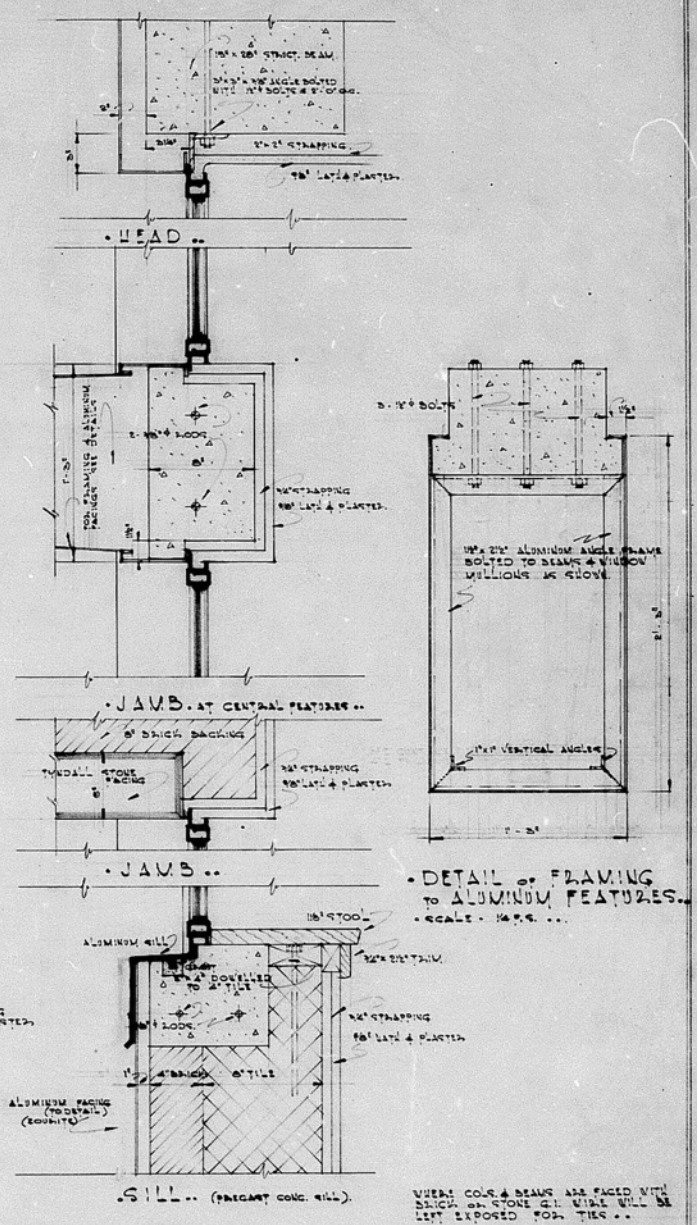
SCALE - AS SHOWN
 BARROTT, BLOK & UPHOFF ARCHITECTS
 FOR U.S. J. B. BARROTT
 CALGARY, ALBERTA
 J. M. STEVENSON, CRAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST CALGARY, ALBERTA
 DRAWN BY: J. M. STEVENSON
 CHECKED BY: J. M. STEVENSON
 DATE: 1949
 100



• TYPICAL 3RD FL. WINDOW DETAIL ..
 • 2ND FL. SIMILAR - SEE SILL DETAIL ..
 • SCALE - 1/4" = 1' ..



• TYPICAL 2ND FL. WINDOW SILL ..
 • SCALE - 1/4" = 1' ..



• TYPICAL WINDOW DETAIL ..
 • CENTRE FEATURE ..
 • SCALE - 1/4" = 1' ..

WHERE COL. & DRAM ARE FACED WITH BRICK OR STONE OR TILE WILL BE LEFT EXPOSED FOR TIES ..

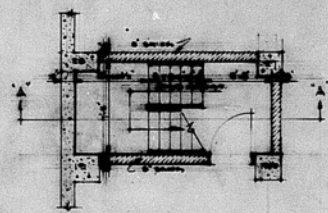
SCALE - AS NOTED ..

• BARRON BLDG. & DEPOT THEATRE ..
 FOR • MR. J. S. BARRON ..
 • CALGARY .. ALBERTA ..

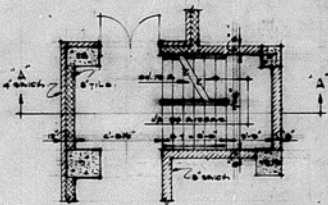
J. M. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST CALGARY, ALBERTA

DATE	REVISED	BY	REVISION

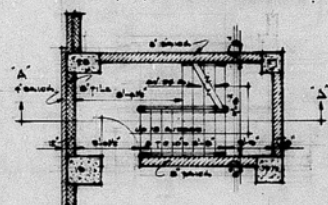
24



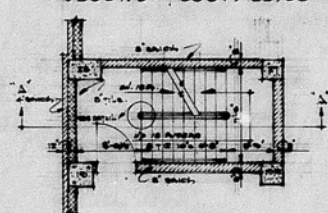
LOWER FLOOR LEVEL.



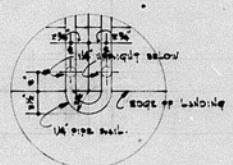
FIRST FLOOR LEVEL.



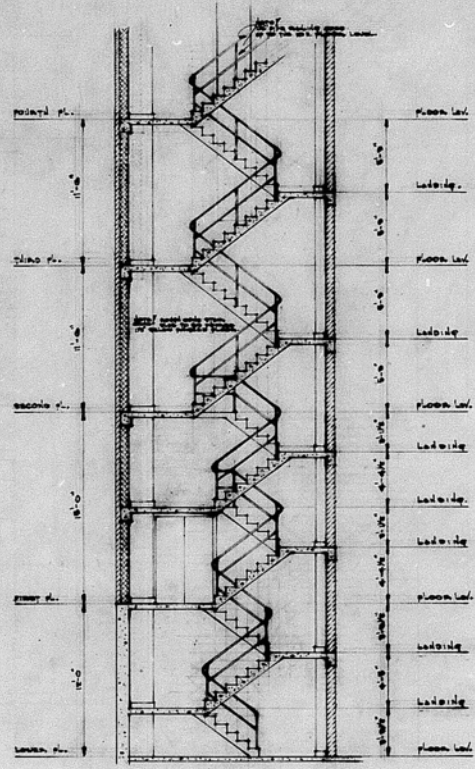
SECOND FLOOR LEVEL.



THIRD FLOOR LEVEL.

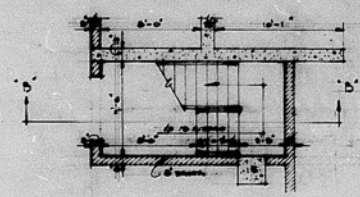


PART PLAN-TYPICAL HAND RAIL
DETAIL - Scale - 1/4" = 1'-0"

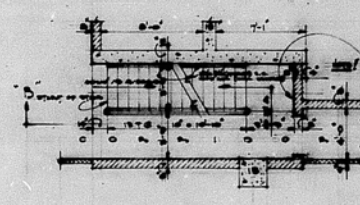


STAIR SECTION - "AA".

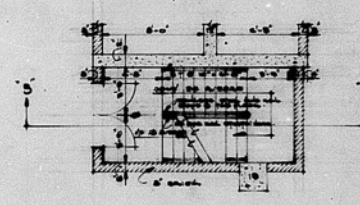
NORTH WEST STAIR WELL DETAIL (NORTH EAST SIMILAR)
SCALE - 1/4" = 1'-0"



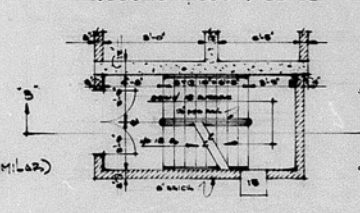
LOWER FLOOR LEVEL.



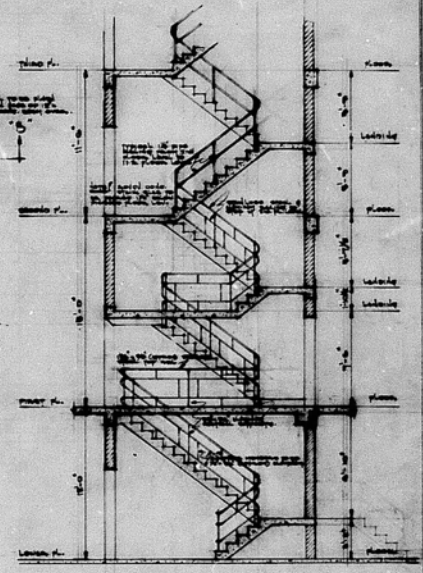
FIRST FLOOR LEVEL.



SECOND FLOOR LEVEL.



THIRD FLOOR LEVEL.



STAIR SECTION - "BB".

CENTRE STAIR WELL DETAIL-OFFICE BLDG.
SCALE - 1/4" = 1'-0"

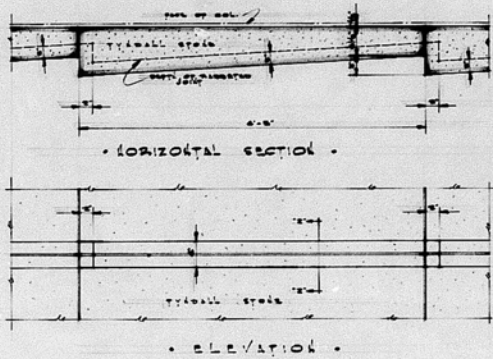
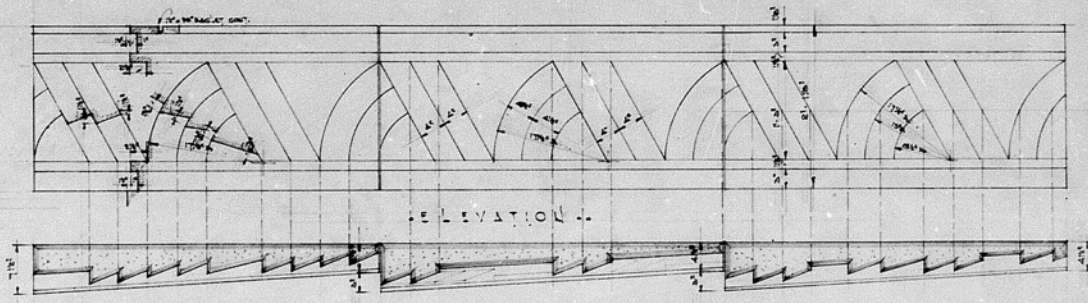
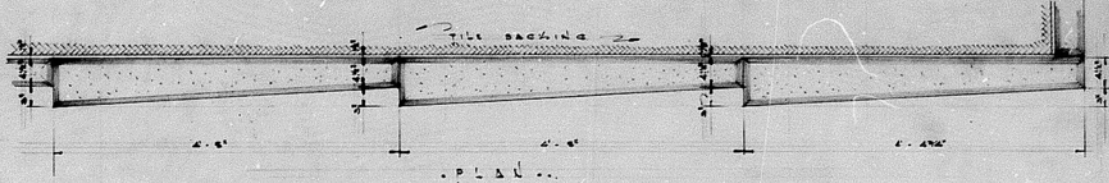
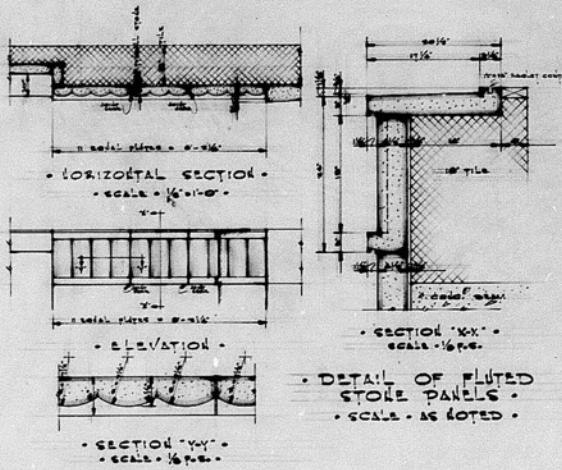
SCALE NOTED STAIR DETAILS

BARRON BLDG. & SPION TOWER
FOR MR. J. B. BARRON.
CALGARY ALBERTA

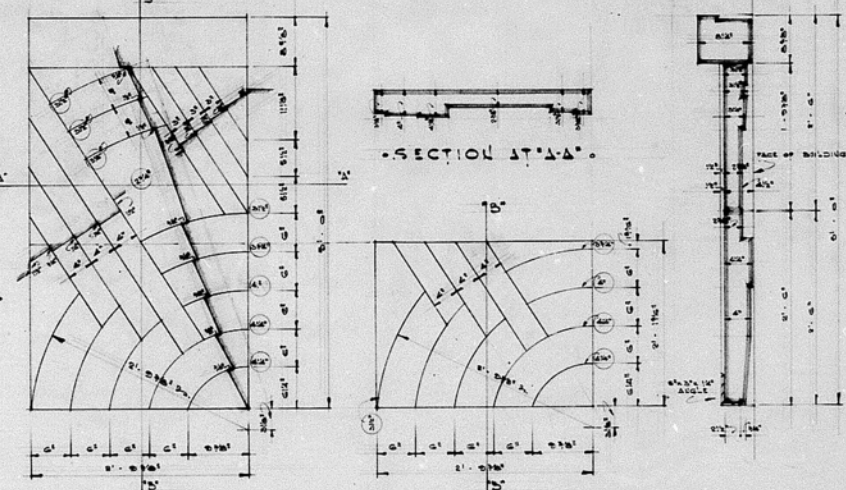
J. W. STEVENSON, CAWSTON & STEVENSON
ARCHITECTS
SEVENTH AVE. WEST CALGARY ALBERTA

DATE	REVISED	BY	REVISION
1936			

25



• DETAIL OF RABBETED JOINTS •
• SPLAYED PANELS •
• SCALE - 1/8" = 1' •



• ELEVATION STONE "B" •

• ELEVATION STONE "A" •

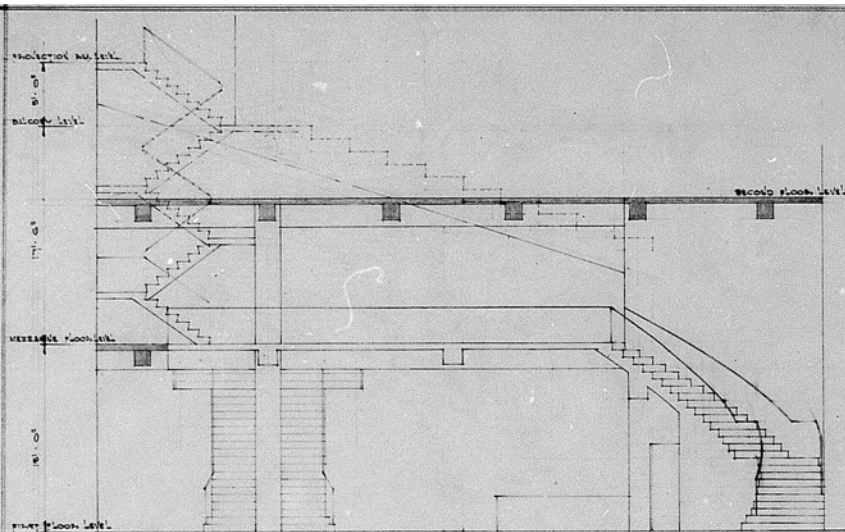
• SECTION AT "B-B" •

SCALE - AS NOTED • Stone Details

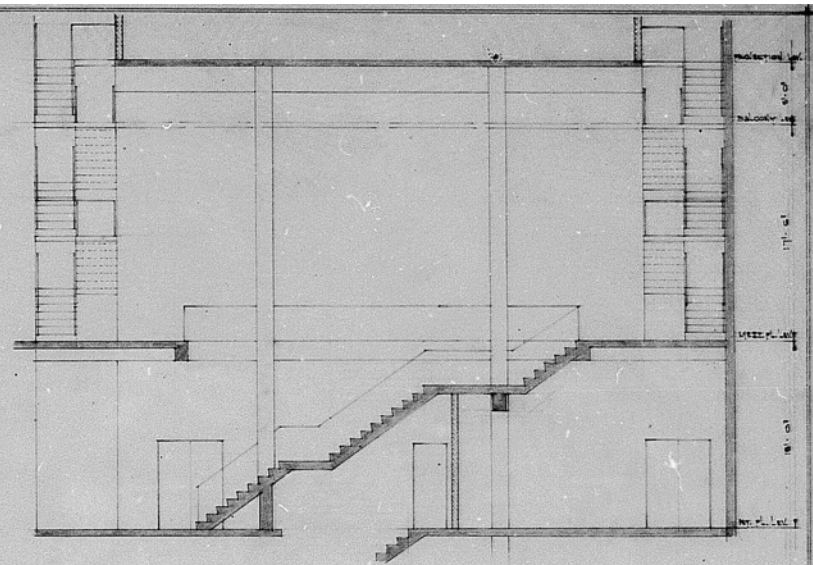
• BARROW Bldg. & IMPROV. TILES •
• FOR • MR. J. B. BARROW •
• CALGARY • ALBERTA •

J. M. STEVENSON, CAWSTON & STEVENSON
ARCHITECTS
SEVENTH AVE. WEST CALGARY ALBERTA

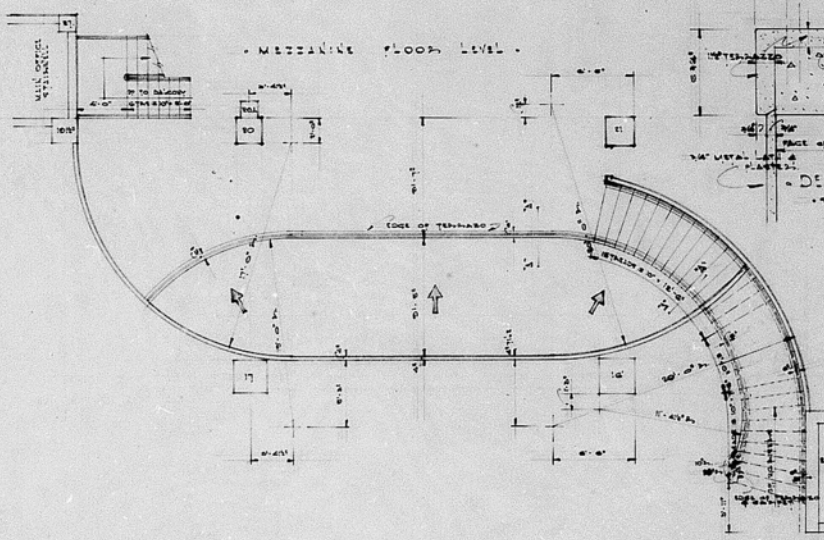
NO.	DATE	REVISED	BY	CHKD
1	1914			
2				
3				
4				



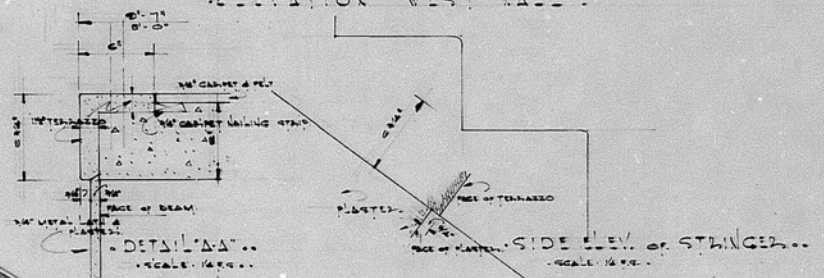
ELEVATION OF CURVED STAIR



ELEVATION WEST WALL

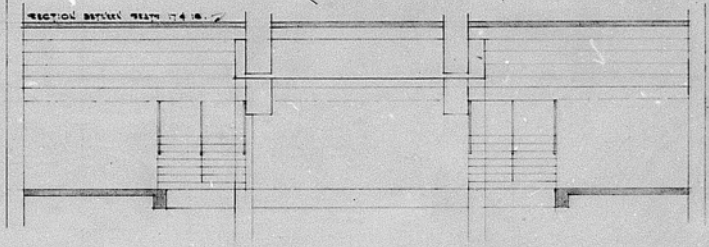


PART PLAN CURVED STAIR



DETAIL A-A

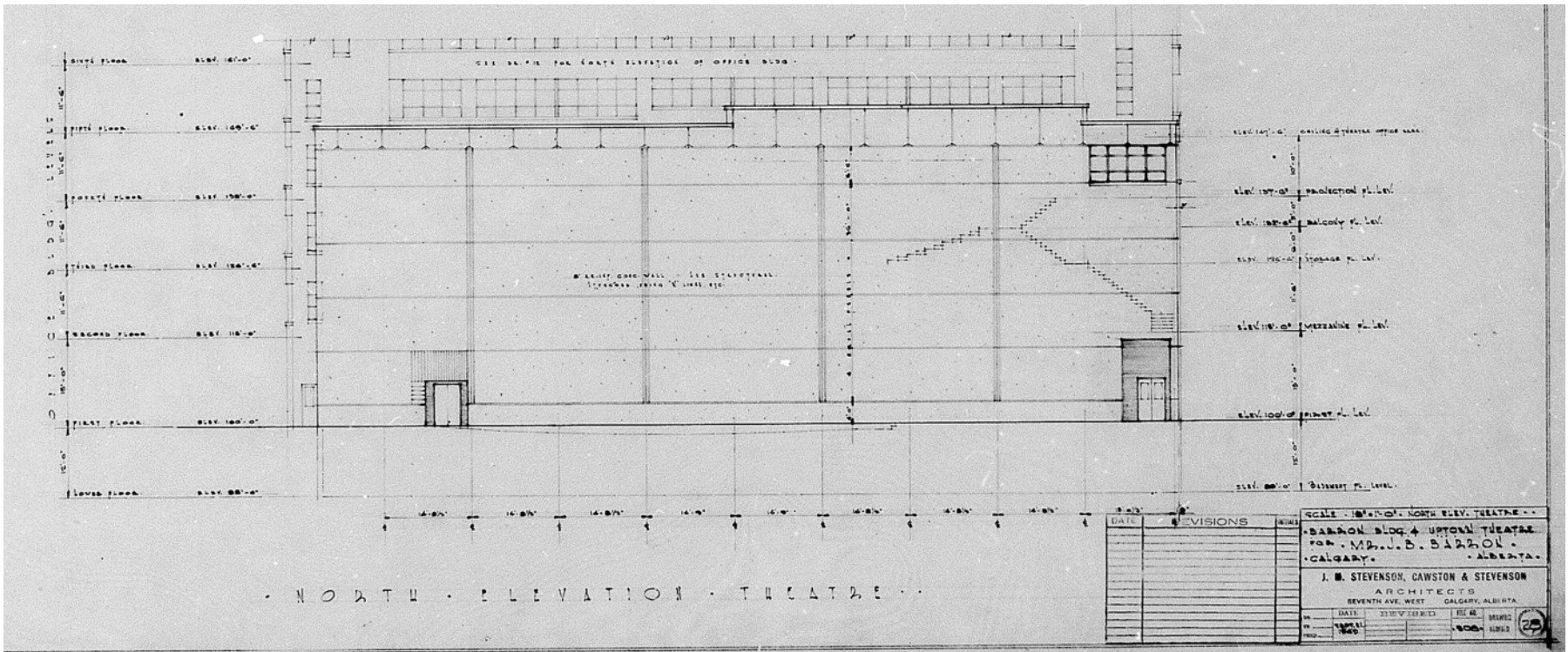
SIDE ELEV. OF STRINGER



EAST WALL MEZZANINE FLOOR

SCALE: 1/4" = 1'-0" - WALL ELEVATIONS -
 - EXACT FOR BLDG. & APPROX. FOR STAIRS -
 FOR MRS. J. D. DALZIEL -
 CALGARY -
 J. M. STEVENSON, LAWSON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST - CALGARY, ALBERTA.

DATE	DESIGNED BY	REVISION	SCALE	NO.
			1/4" = 1'-0"	27



· NORTH · ELEVATION · THEATRE ·

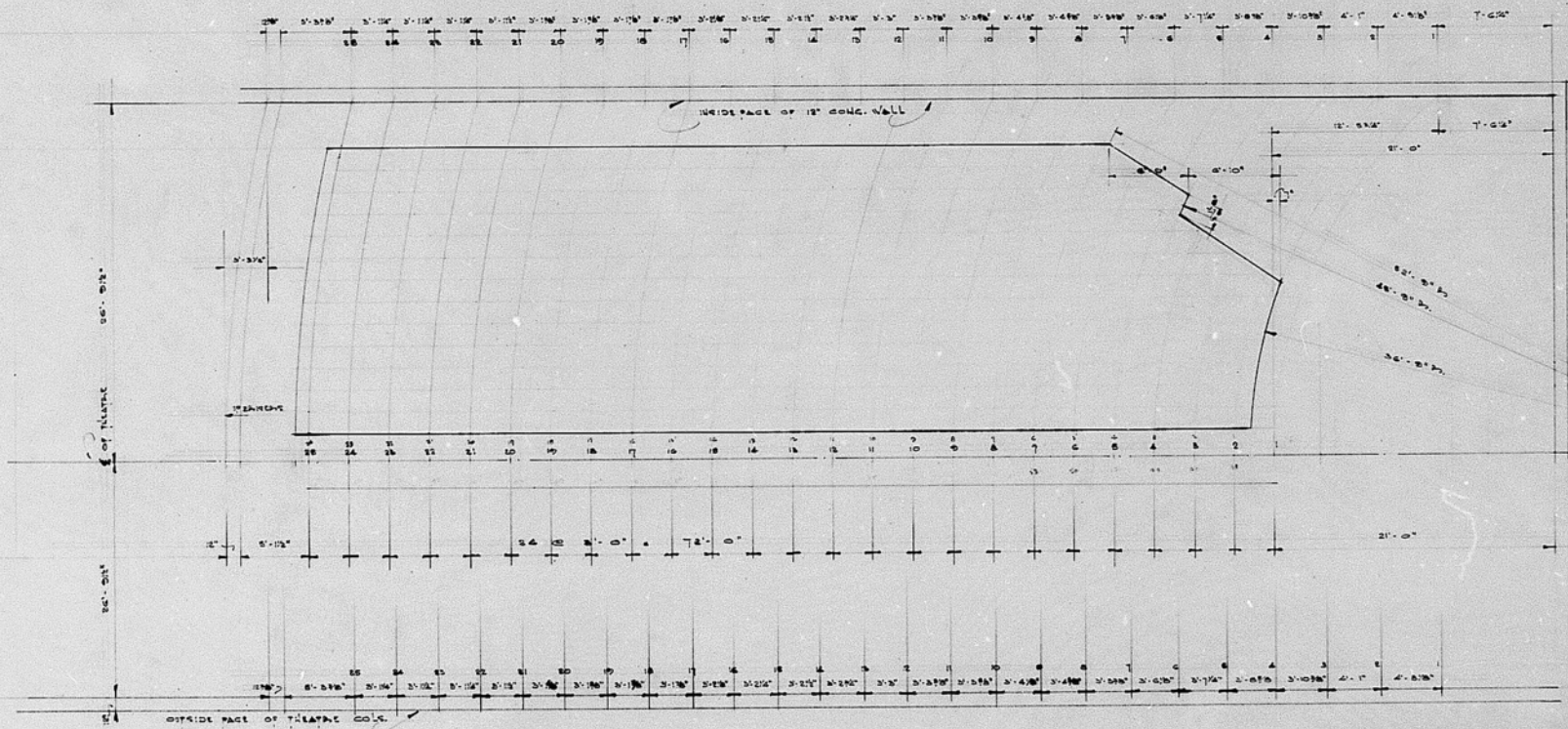
DATE	REVISIONS	BY

SCALE - 1/8" = 1'-0" NORTH ELEV. THEATRE

· BARRON BLDG. & UPTOWN THEATRE ·
 FOR · MR. J. B. SIBBOL ·
 · CALGARY · · ALBERTA ·

J. M. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST CALGARY, ALBERTA

DR.	DATE	STEVENSON	DR. DR.	DR. DR.
BY				

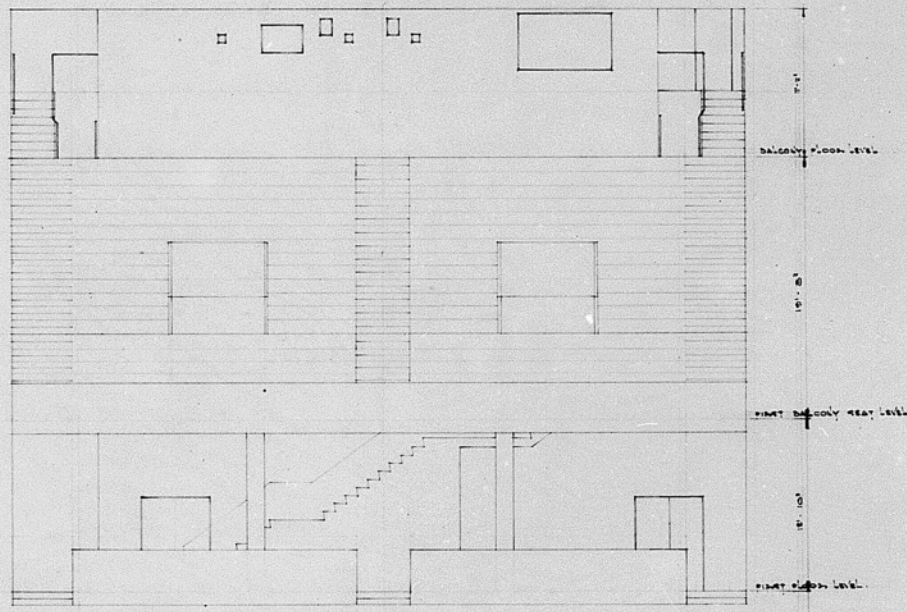


THEATRE SEATING LAY-OUT - FIRST FLOOR.

SCALE 1/4" = 1'-0" SEATING LAY-OUT.
 - BARRON BLD. & OPPOSD THEATRE
 FOR MRS. J. D. BARRON.
 - CALGARY, ALBERTA.

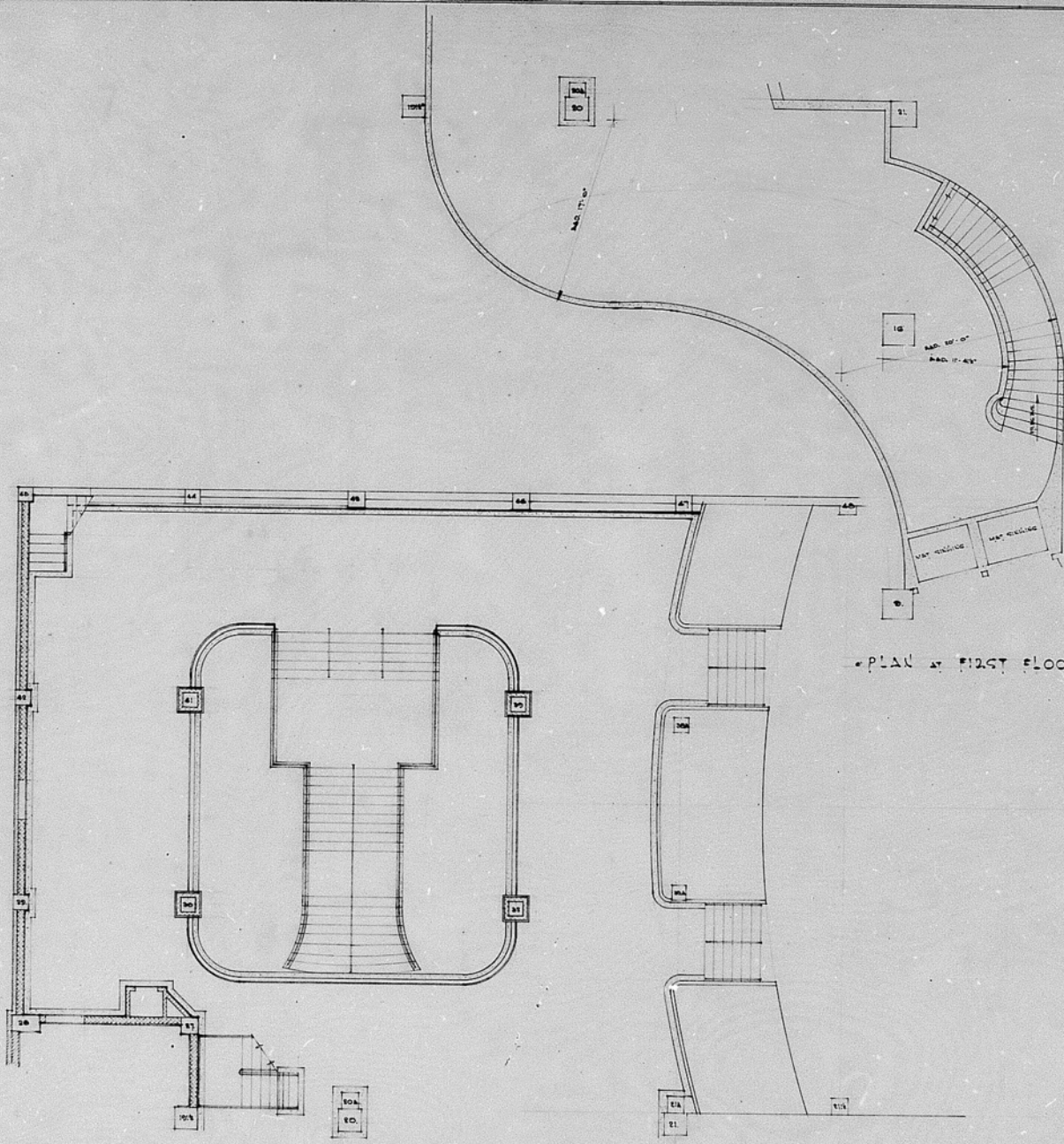
J. M. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST - CALGARY, ALBERTA.

DATE	DESIGNED BY	DRAWN BY	CHECKED BY
AUG 12 1920		SCB	



.WEST WALL ELEVATION..

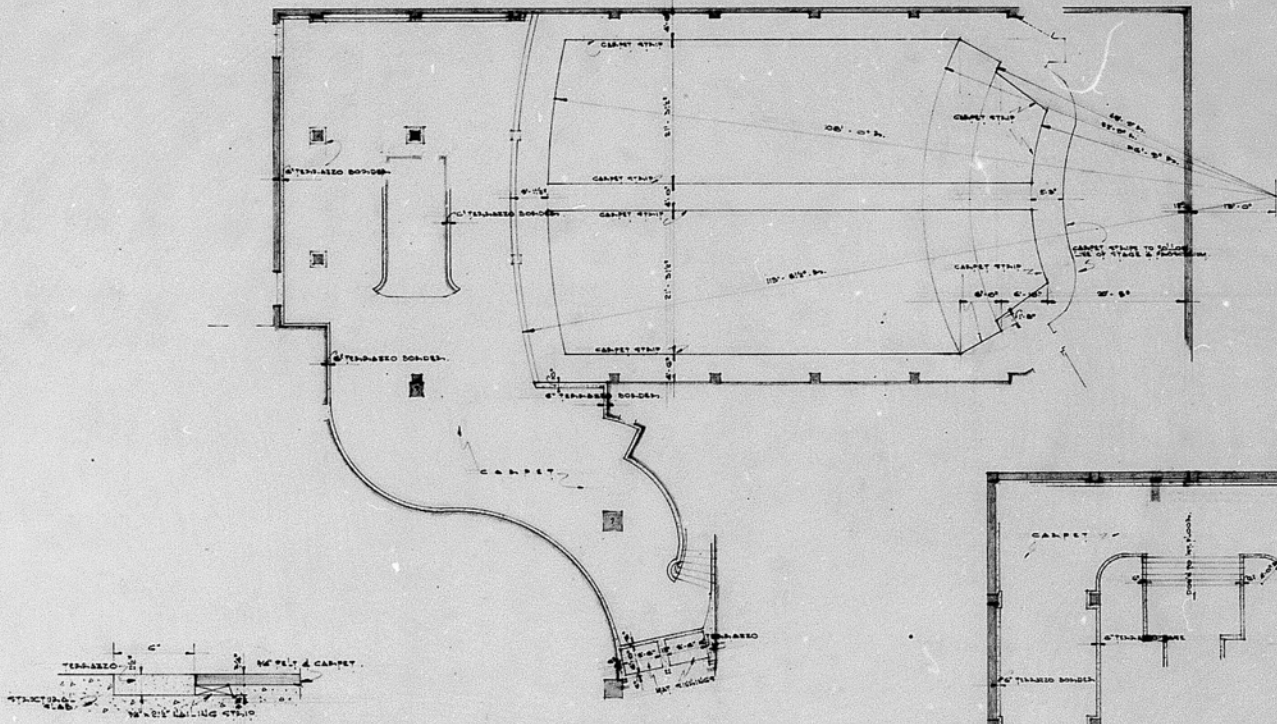
SCALE - 1/4" = 1'-0" AS NOTED. DETAILS TO SCALE			
.PROPOSED OFFICE & THEATRE BLDG.			
FOR MR. J. S. SAMPSON.			
.CALGARY. ALBERTA.			
J. M. STEVENSON, CAWSTON & STEVENSON			
ARCHITECTS			
SEVENTH AVE. WEST CALGARY, ALBERTA			
NO.	DATE	REVISED	BY
100	1940		
			31



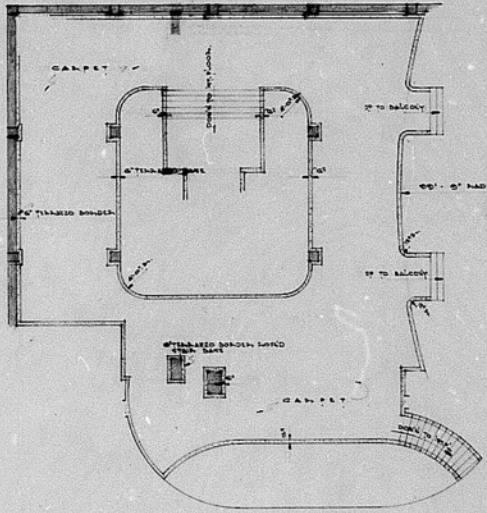
PLAN OF FIRST FLOOR MAIN ENTRANCE ..

PLAN OF FOYER AT MEZZANINE FLOOR LEVEL ..

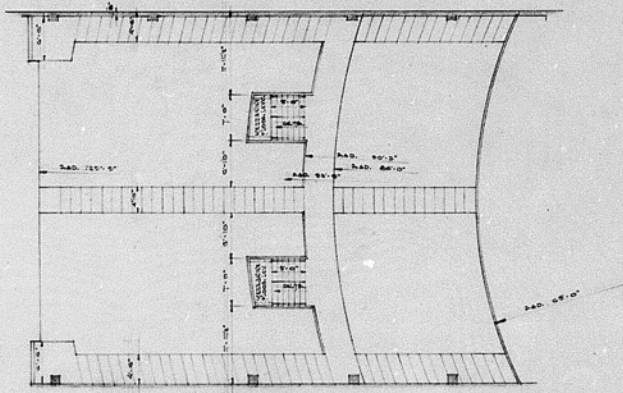
SCALE 1/8" = 1'-0" AS SHOWN
 DABSON BLDG & UPTOWN THEATRE
 FOR MR. J. B. DABSON
 CALGARY ALBERTA
 J. M. STEVENSON, CAWSTON & STEVENSON
 ARCHITECTS
 SEVENTH AVE. WEST CALGARY, ALBERTA
 DATE: SEPTEMBER 1915
 SHEET NO. 52



1/2" = 1' DETAIL OF CARPET STRIP - FIRST FLOOR PLAN.



MEZZANINE FLOOR PLAN.



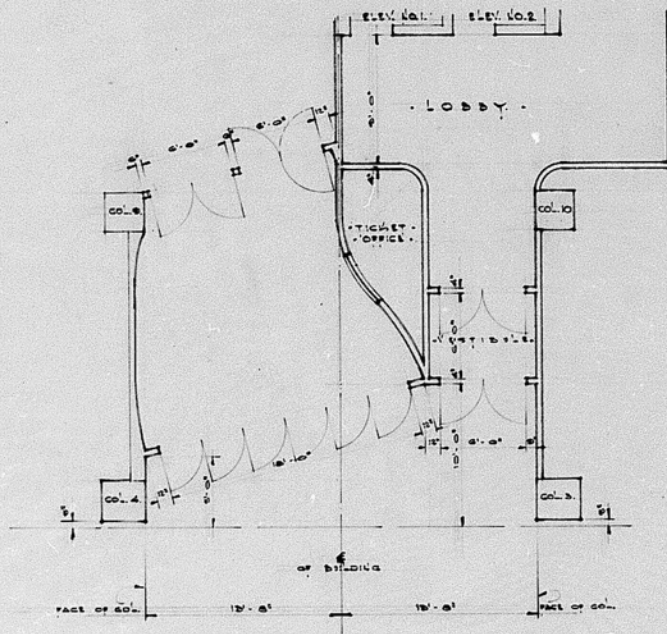
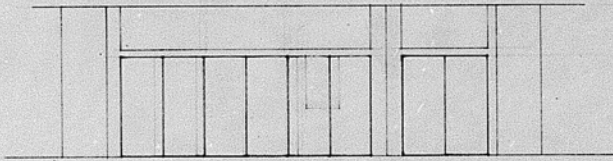
BALCONY PLAN.

SCALE: 1/8" = 1'0" TERRAZZO & CARPET LAYOUT

BARON BLDG. & UPRON THEATRE
FOR MR. J. D. BARON
CALGARY, ALBERTA.

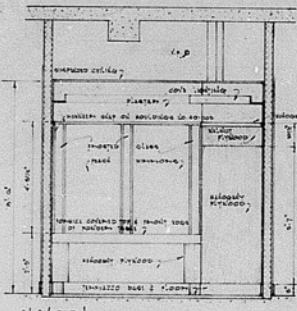
J. H. STEVENSON, CAWSTON & STEVENSON
ARCHITECTS
SEVENTH AVE. WEST CALGARY, ALBERTA.

DATE	REVISED	FILE NO.	REVISION

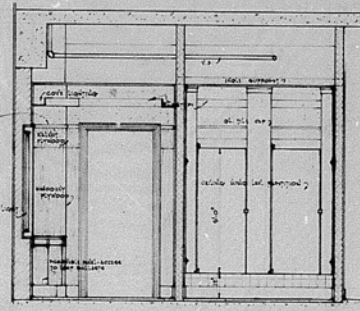


• DETAIL AT FRONT ENTRANCE •
• SCALE - 1/4" = 1'-0" •

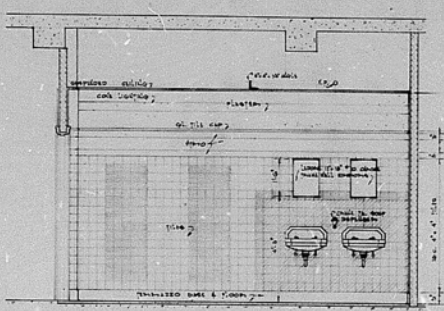
SCALE - 1/4" = 1'-0" FRONT ENTRANCE DETAIL			
BARRON BLDG. & UPTOWN THEATRE			
FOR MR. J. S. BARRON			
CALGARY, ALBERTA.			
J. M. STEVENSON, CAWSTON & STEVENSON			
ARCHITECTS			
SEVENTH AVE. WEST CALGARY, ALBERTA.			
DATE	REVISED	FILE NO.	QUANTITY
		508	
			34



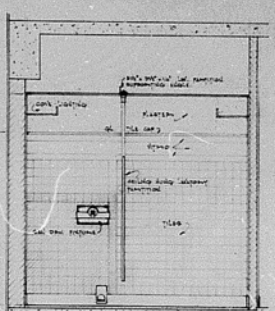
ELEVATION - 1 -



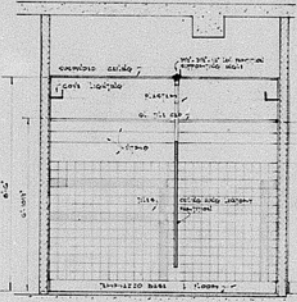
ELEVATION - 2 -



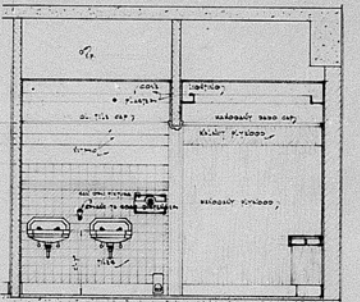
ELEVATION - 5 -



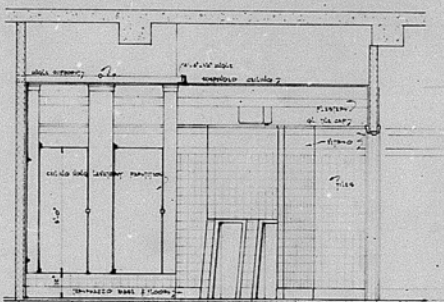
ELEVATION - 6 -



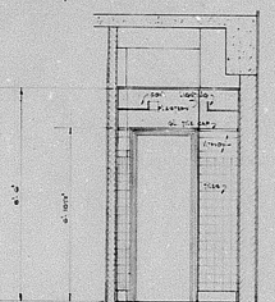
ELEVATION - 3 -



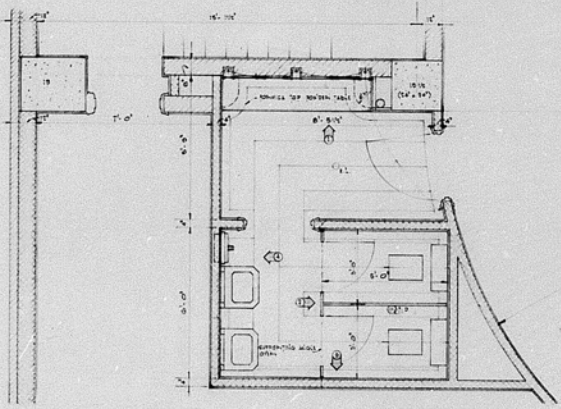
ELEVATION - 4 -



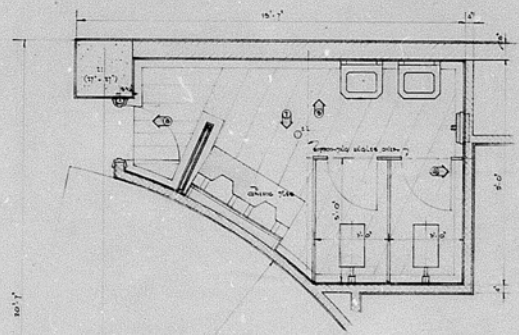
ELEVATION - 7 -



ELEVATION - 8 -



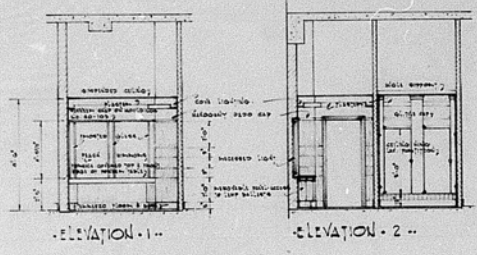
PLAN OF WOMENS TOILET -



PLAN OF MENS TOILET -

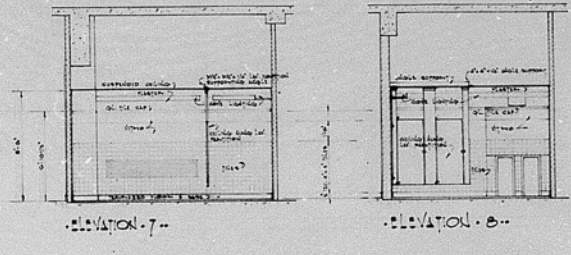
DATE	REVISIONS	BY	SCALE: 1/4" = 1'-0"	TITLE: MEN'S TOILET SECOND FLOOR

DARRON BLDG & UPTOWN THEATRE
 BY MR. J. B. DARRON
 CALGARY ALBERTA
 STEVENSON CAWSTON & DEWAR
 ARCHITECTS
 CALGARY ALBERTA
 DRAWING NO. 508
 DATE: SEPTEMBER 1960
 SHEET NO. D-1



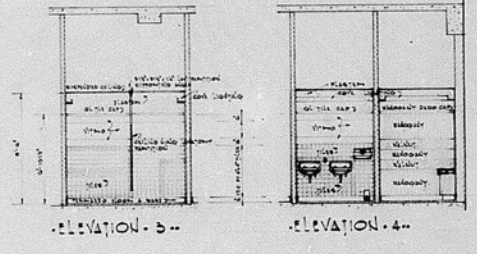
.ELEVATION 1..

.ELEVATION 2..



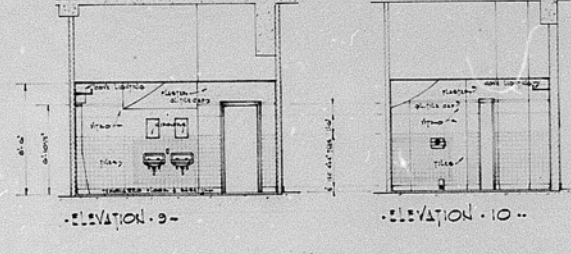
.ELEVATION 7..

.ELEVATION 8..



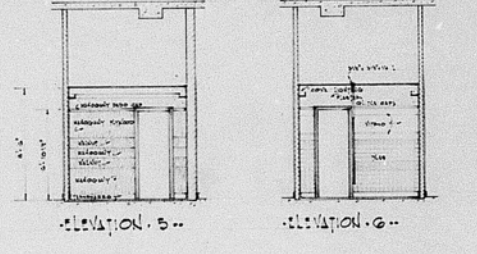
.ELEVATION 3..

.ELEVATION 4..



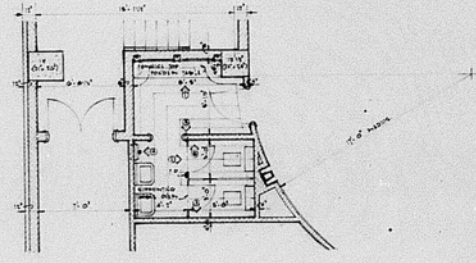
.ELEVATION 9..

.ELEVATION 10..

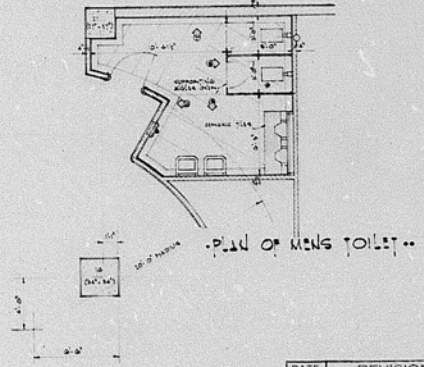


.ELEVATION 5..

.ELEVATION 6..

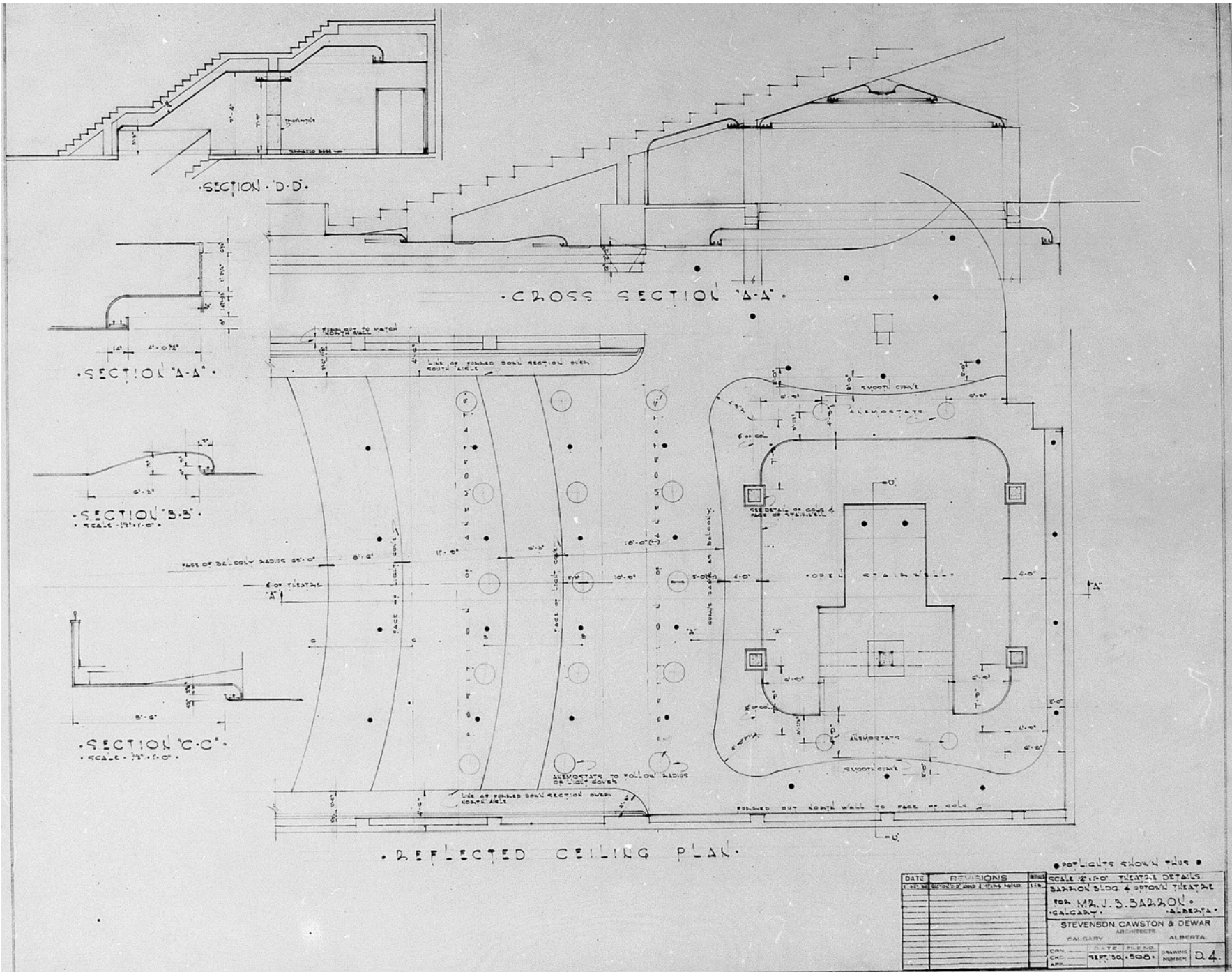


.PLAN OF WOMENS TOILET..



.PLAN OF MENS TOILET..

DATE	REVISIONS	BY	SCALE	NO.	TITLE
					.BARRON BLDG. & UPTOWN THEATRE- ION. N.A.J.B. BARRON. .CALGARY. ALBERTA.
					STEVENSON CAWSTON & DEWAR ARCHITECTS ALBERTA
					DRN. METIUM 503 CHK. 1850 APP. 1850



SECTION D-D

CROSS SECTION A-A

SECTION A-A

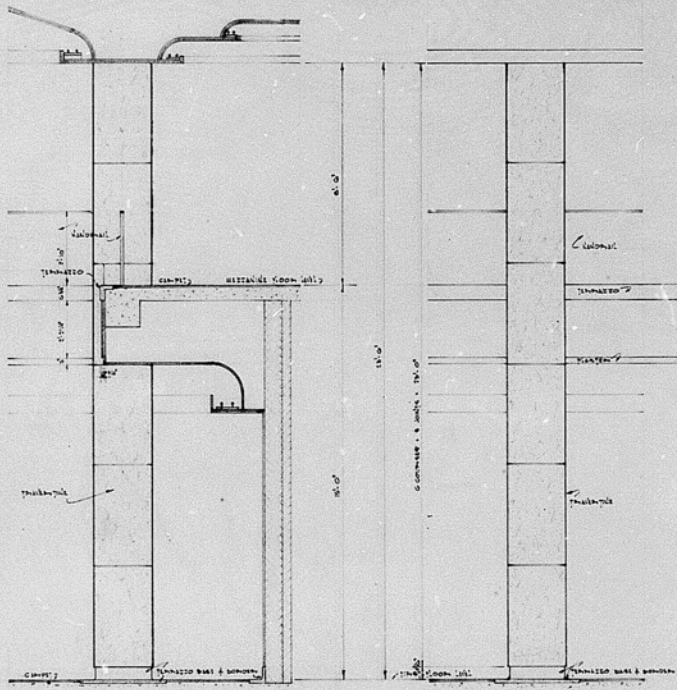
SECTION B-B
SCALE 1/4" = 1'-0"

SECTION C-C
SCALE 1/4" = 1'-0"

REFLECTED CEILING PLAN

DATE	REVISIONS	BY

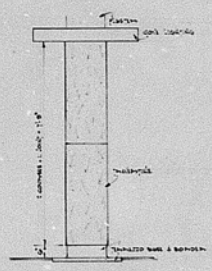
• POT LIGHTS SHOW THIS •
 SCALE 1/4" = 1'-0" TYPICAL DETAILS
 BARRON BLDG & DOWNTOWN THEATRE
 FOR MR. J. B. BARRON
 CALGARY, ALBERTA.
 STEVENSON CAWSTON & DEWAR
 ARCHITECTS
 CALGARY ALBERTA
 DRN: _____ DATE FILED: _____
 CAC: 1927/30-500-000 DRAWING NUMBER: **D.4.**
 APP: _____



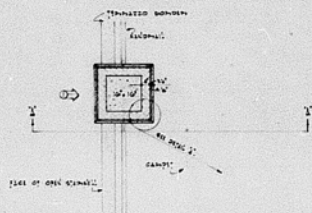
SECTIONAL ELEVATION - A-A -

ELEVATION - 1 -

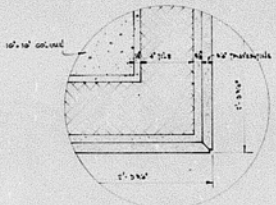
BASE OF COLUMNS BETWEEN THEATRE & FOYER -



ELEVATION -



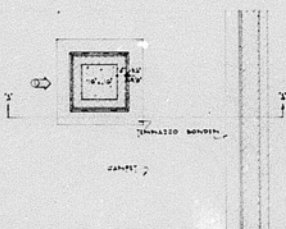
MEZZANINE FLOOR PLAN -



DETAIL - A -
SCALE: 1/4" = 1'-0" -



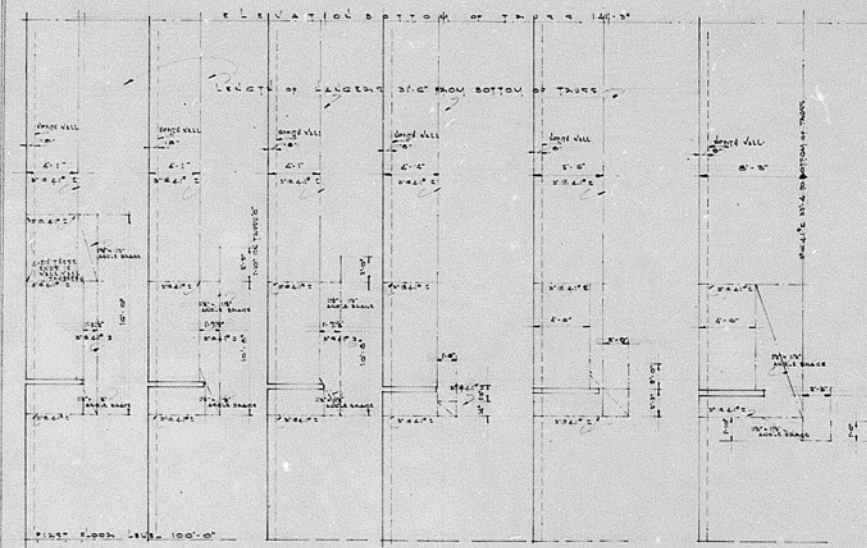
PLAN -
DETAIL OF COLUMN UNDER GRAND STAIRCASE -



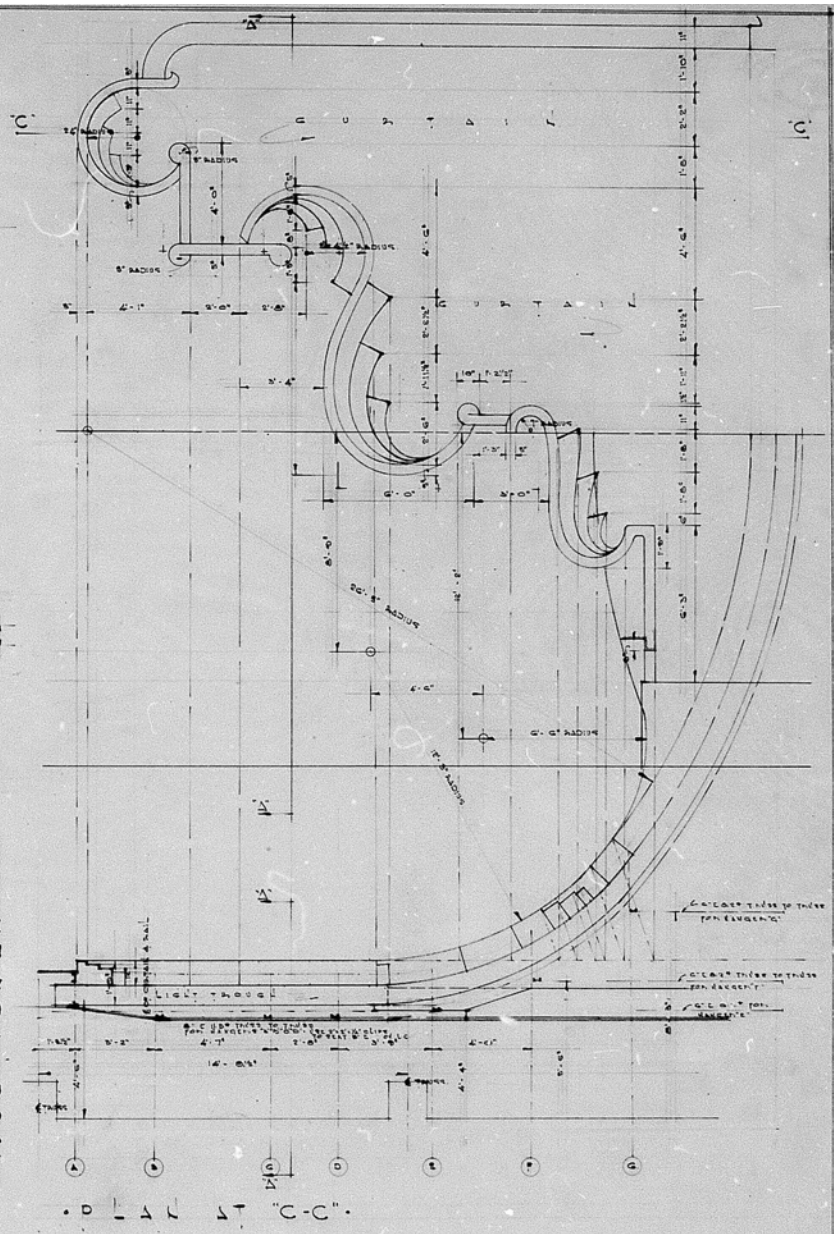
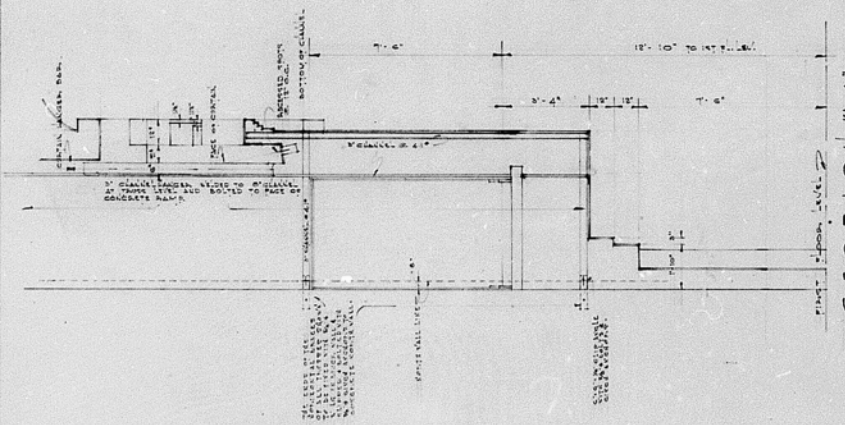
FIRST FLOOR PLAN -

DETAILS OF FOYER COLUMNS -
SCALE: 1/4" = 1'-0" -

DATE	REVISIONS	BY	SCALE IS NOTED	FOYER COLUMNS
1. 25. 55	REVISED FOR FINAL DRAWING APPROVAL	J.S.	1/4" = 1'-0"	DIAPHRAGM BLDG. & UPTOWN THEATRE - TOP - M.P.J.B. DIAPHRAGM - CALGARY - ALBERTA -
				STEVENSON CAWSTON & DEWAR ARCHITECTS
				CALGARY ALBERTA
DRN.	SCALE	P.L.A.D.		
CHK.	1/4" = 1'-0"			
APP.	508			D.C.



TRUSS 'A' TRUSS 'B&C' TRUSS 'D' TRUSS 'E' TRUSS 'F' TRUSS 'G'

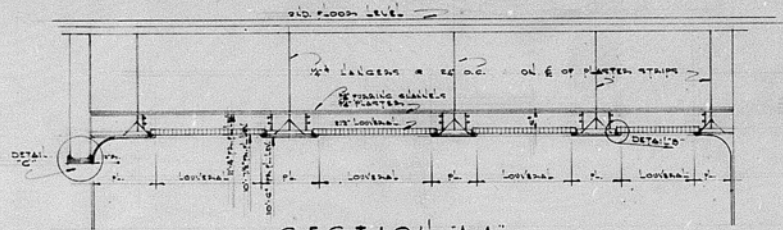


DATE	REVISIONS	BY	NO. OF	DESCRIPTION

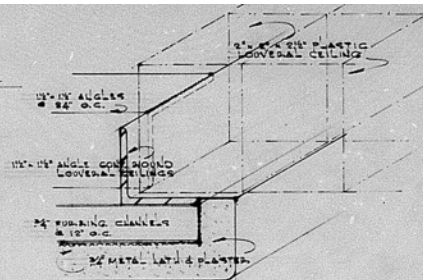
PROPOSED OFFICE & TRADING BLDG.
 FOR MR. J. S. BARRON.
 CALGARY ALBERTA

STEVENSON CAWSTON & DEWAR
 ARCHITECTS
 CALGARY ALBERTA

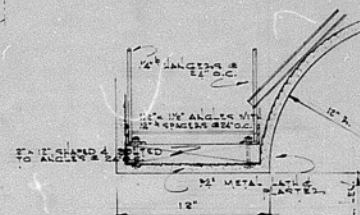
DRN. DATE PREP'D. DRAWING NUMBER
 CRO. 1934 506.
 APP.



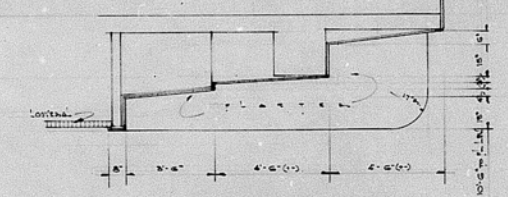
SECTION A-A



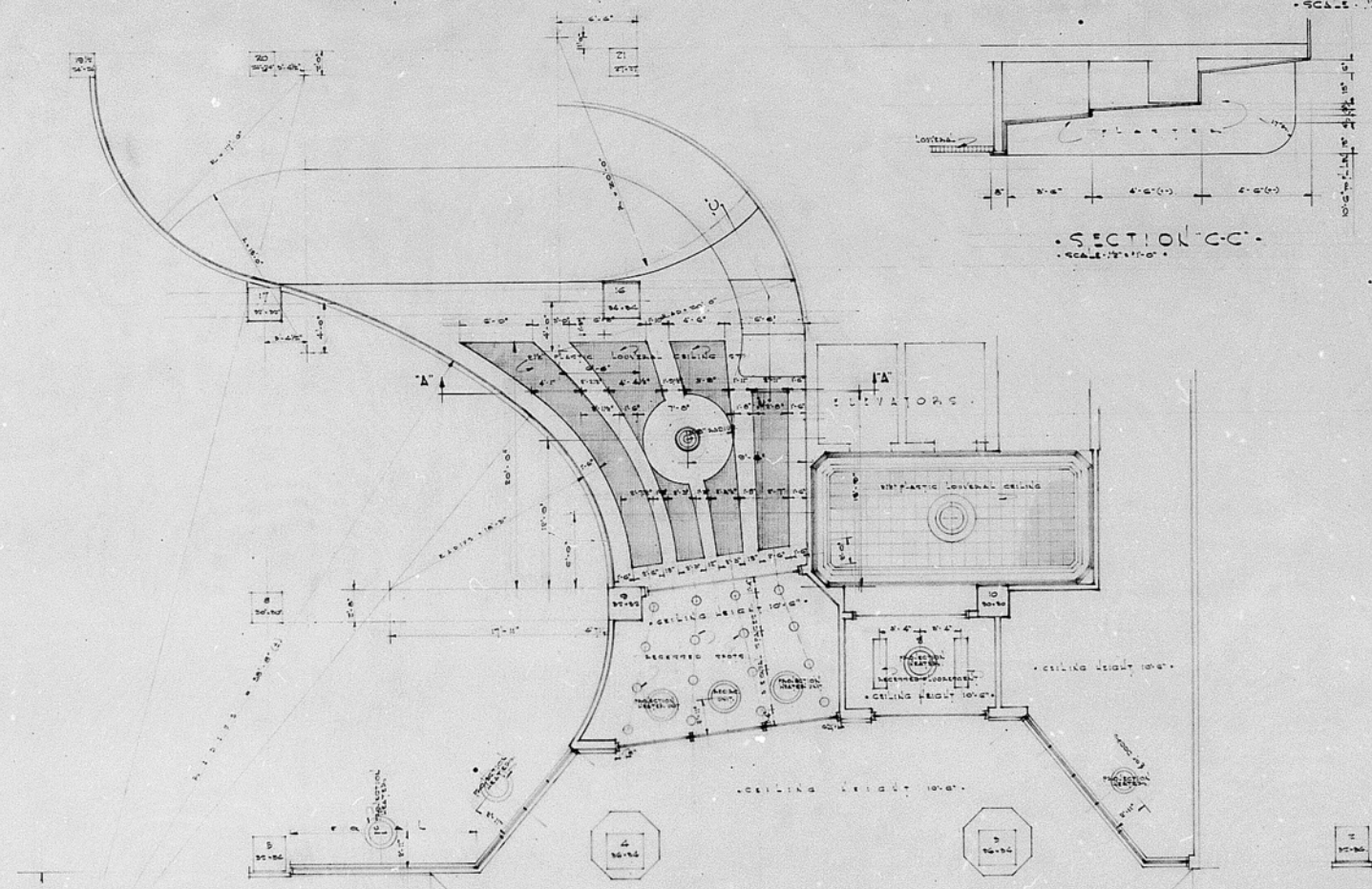
FS DETAIL AT B



DETAIL AT C



SECTION C-C



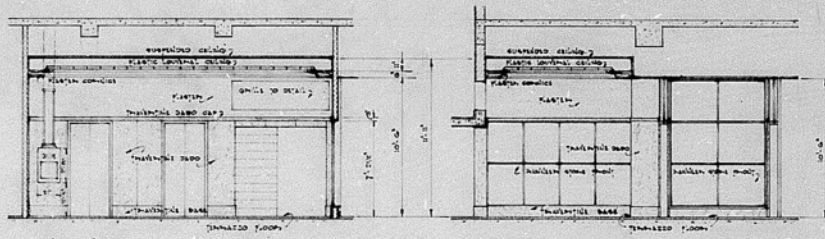
REFLECTED CEILING PLAN

DATE	REVISIONS	BY	SCALE: 1/4" = 1'-0" AS NOTED	TITLE: CEILING PLAN
DEC 28 1930	Issued for Work	J.S.		

BARAON BLDG. & UPTOWN THEATRE
 FOR MR. J. B. BARAON
 CALGARY, ALBERTA.

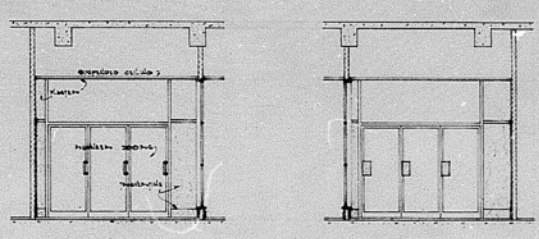
STEVENSON CAWSTON & DEWAR
 ARCHITECTS
 CALGARY ALBERTA

DRN. _____ DATE FILED _____
 CHK. _____ OCTOBER 1930 308 DRAWING NUMBER D.B.
 APP. _____



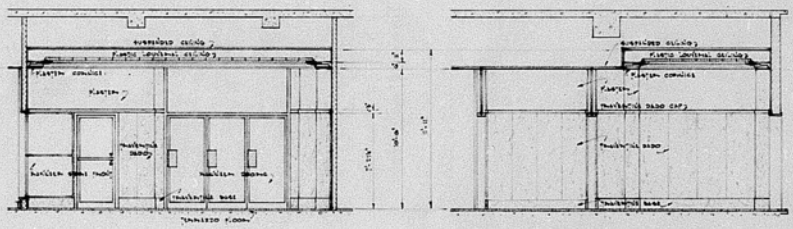
.ELEVATION - 1--

.ELEVATION - 2--



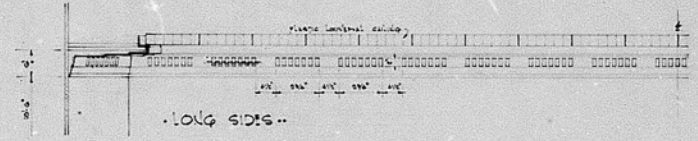
.ELEVATION - 5--

.ELEVATION - 6--



.ELEVATION - 3--

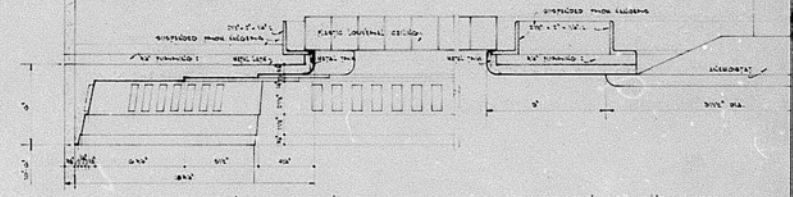
.ELEVATION - 4--



.LONG SIDES--

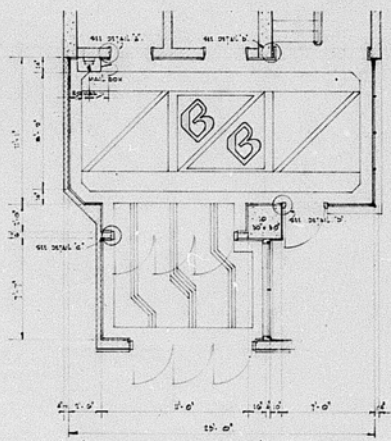


.SHORT SIDES--
.PART ELEVATIONS OF PLASTER CORNICE--
.SCALE - 1/4" = 1'-0"

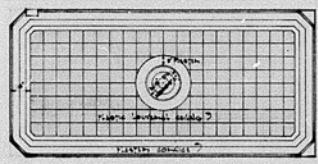


.DETAIL OF CORNICE--
.SCALE - 1/4" = 1'-0"

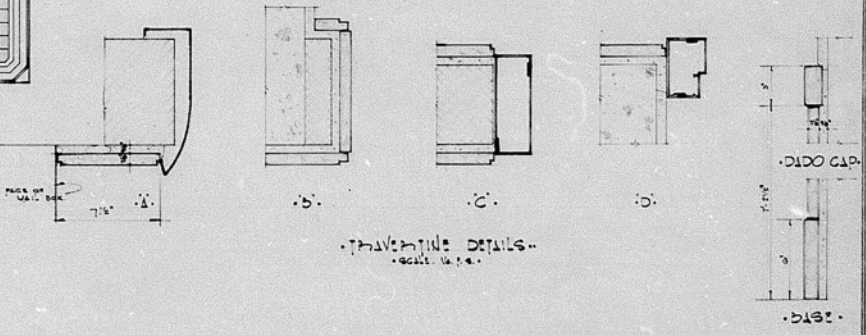
.DETAIL OF AIRMOSTAT--
.SCALE - 1/4" = 1'-0"



.PLAN OF OFFICE BUILDING LOBBY--



.REFLECTED CEILING PLAN--

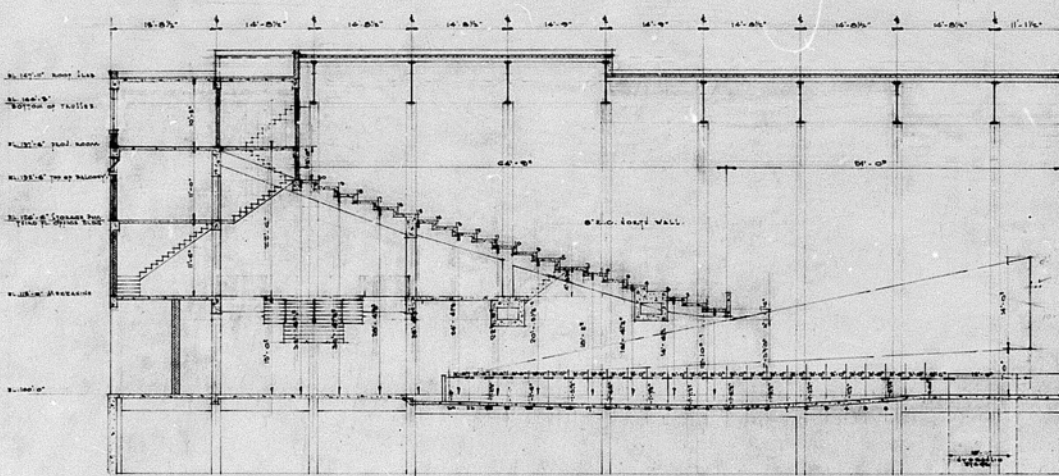


.WINDOW DETAILS--
.SCALE - 1/4" = 1'-0"

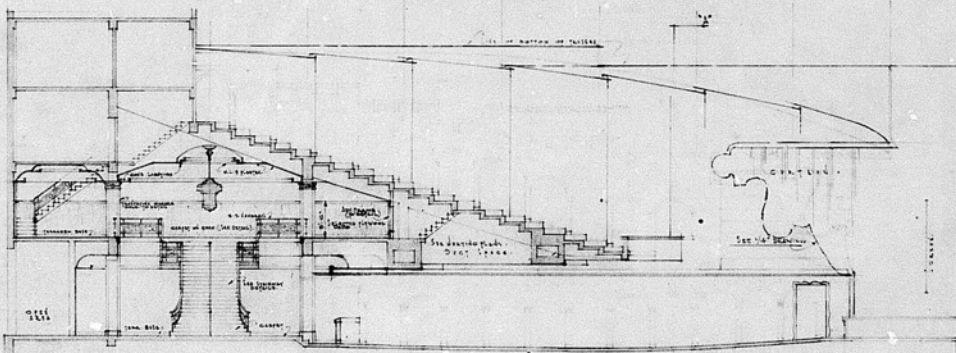
.DADO CAP

.BASE

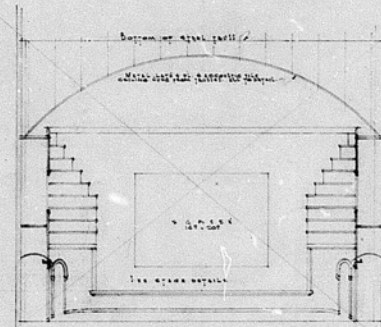
DATE	REVISIONS	BY	SCALE: 1/4" = 1'-0"	TITLE: OFFICE LOBBY DETAILS
				.BISHOP BLDG. & UPTOWN THEATRE -
				BY MR. J. B. BISHOP -
				CALGARY ALBERTA.
STEVENSON CAWSTON & DEWAR				
ARCHITECTS				
CALGARY ALBERTA				
DRN.	DATE	BY	SCALE	TITLE
CKD.	11/15/21	J.B.B.	1/4" = 1'-0"	OFFICE LOBBY DETAILS
APP.				
				D-9



STRUCTURAL SECTION THRU ϕ OF THEATRE
 (SEE STRUCTURAL DRAWINGS 40'S 58, 59, 67, 68, 69, 70 FOR STATUTORY DETAILS)



ARCHITECTURAL SECTION THRU ϕ OF THEATRE



CROSS SECTION S.S. 2-2
 SEE 1/4" SCALE SECTION

DATE	REVISIONS	BY	SCALE - 1/4" = 1'-0" THEATRE SECTION
			BARON BROS. & J. B. BARRON ARCHT. 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000
			J. M. STEVENSON, CAWSTON & STEVENSON ARCHT. SEVENTH AVE. WEST CALGARY, ALBERTA
			DATE: FEBRUARY 1914 BY: J.M.S. CHECKED: J.B.B. APPROVED: J.M.S.

Appendix 2 Historic Photographs

Glenbow Archives PA-2854-74



HP1 View from 9th Avenue of Barron Building under construction 18 Sept 1950



Glenbow Archives PA-2854-75

HP2 View from 9th Avenue of Barron Building under construction ca. late 1950

Glenbow Archives PA-2854-76



HP3 View from 9th Avenue of Barron Building under construction ca. late 1950/early 1951

Glenbow Archives PA-3637-53



HP4 View east along 8th Avenue of Barron Building after construction complete ca. 1950s



HP5 View west along 8th Avenue Barron Building in mid ground of photo ca.1950s



Glenbow Archives NA-2864-1392c

HP6 View west along 8th Avenue from 5th Street of Barron Building ca.1950s

Glenbow Archives NA-4476-102



HP7 View across 8th Avenue from 5th Street of Barron Building ca. late 1950s/early 1960s

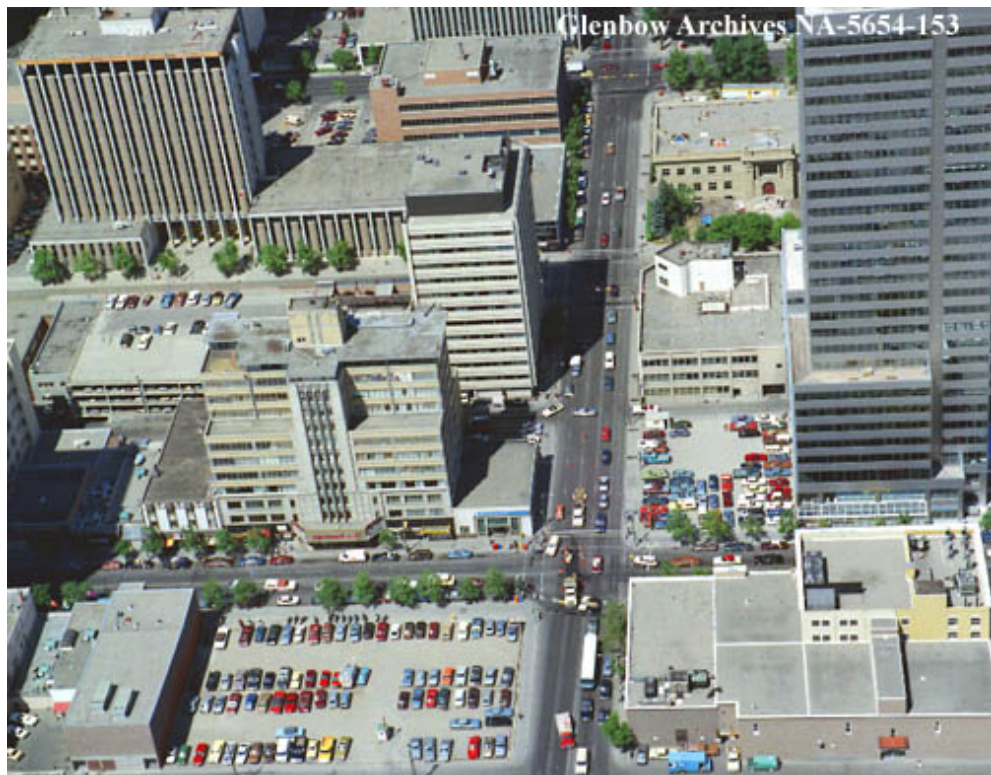
Glenbow Archives NA-5093-247



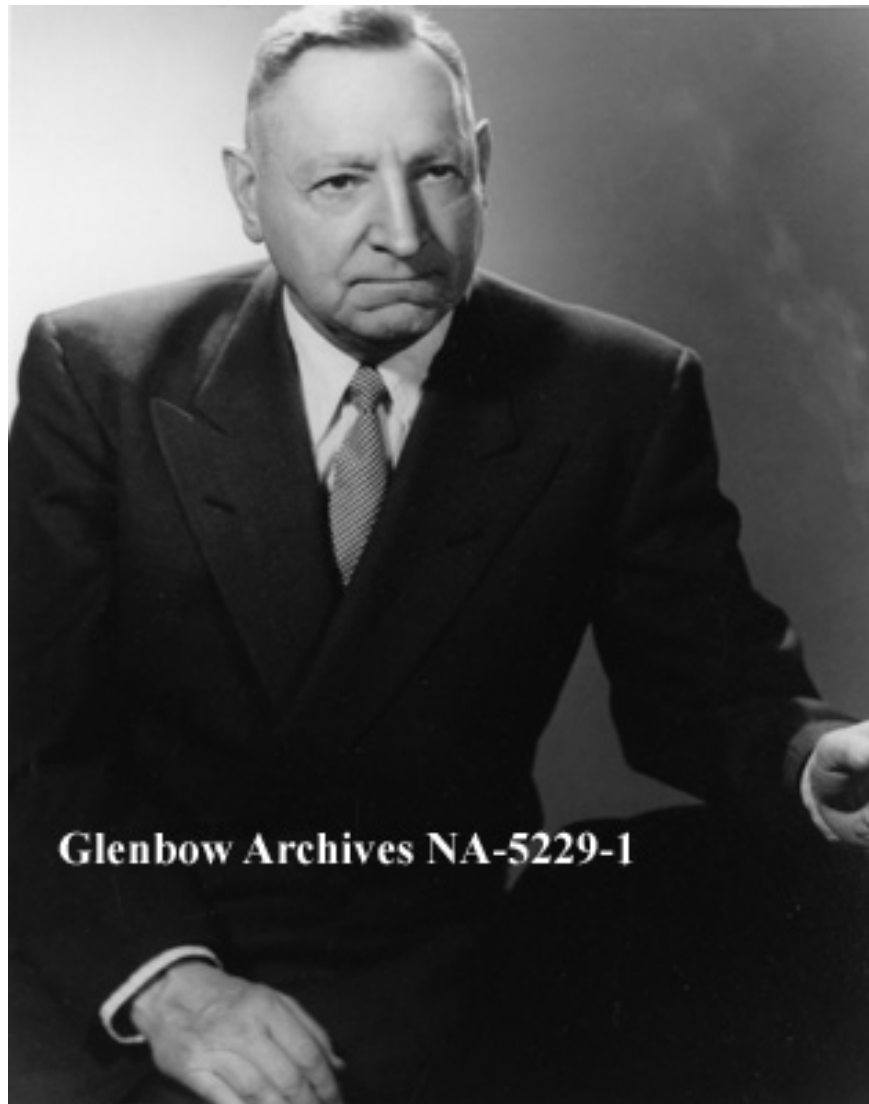
HP8 View of front façade and marquee at street level of Barron Building ca.1950s



HP9 View of stage from Uptown Theatre balcony in Barron Building ca.1950s



HP10 Aerial view looking north of Barron Building ca.1990s



Glenbow Archives NA-5229-1

HP11 Portrait of Jacob Baron ca. 1955-1965



Glenbow Archives NA-4806-1

HP12 Photograph of Robert Brinkerhoff of Brinkerhoff Drilling ca. 1951; this company occupied the Barron Building for many years



HP13 Gathering around the fish aquarium in the lobby of the Uptown Theatre



HP14 Guests of Jacob Barron assembled in the 11th floor penthouse suite



HP15 Men assembled in the 11th floor penthouse suite of Jacob Barron

Appendix 3 Current Photographs



Photo 1 View looking west along 8th Avenue



Photo 2 View of front façade looking NW



Photo 3 View of front façade looking NE across 8th Avenue



Photo 4 View of front façade looking NE



Photo 5 View of east & rear façades & theatre looking SW



Photo 6 View of west & rear façades looking SE

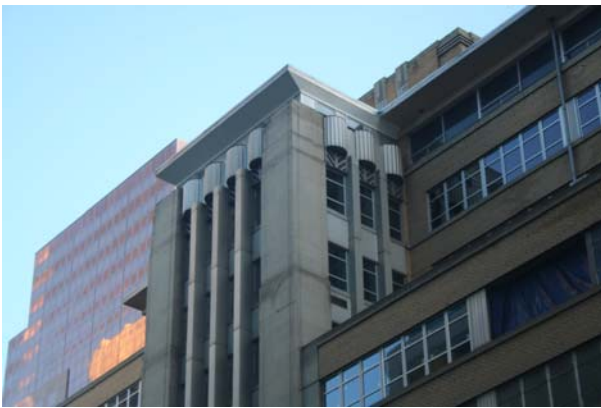


Photo 7 View of curved & fluted metal detailing at top of pilasters at 10th floor roof level of centre bay looking NW

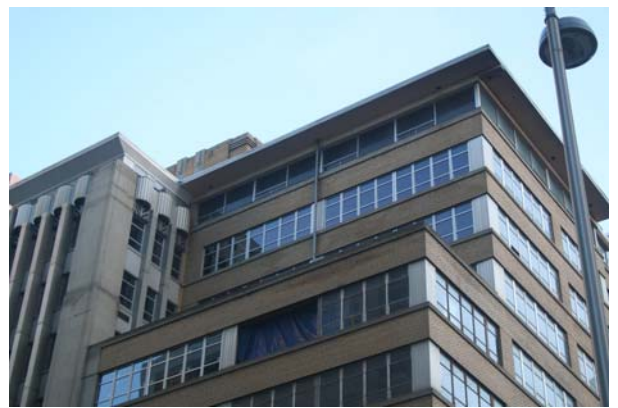


Photo 8 View of stepped profile of east wing of upper storeys looking NW



Photo 9 View of base and mid storeys looking NW; scaffolding is in place as hoarding & to facilitate window replacement program



Photo 10 View of south entry façade & marquee remnants; scaffolding is in place as hoarding & to facilitate window replacement program



Photo 11 View of step back in upper storeys looking NE



Photo 12 View of curved & fluted metal detailing in upper storeys in columnar frontispiece



Photo 13 View of base & lower storeys looking NE; scaffolding is in place to facilitate window replacement



Photo 14 View of west wing & columnar frontispiece; scaffolding is in place to facilitate window replacement



Photo 15 View of east façade of theatre looking SW

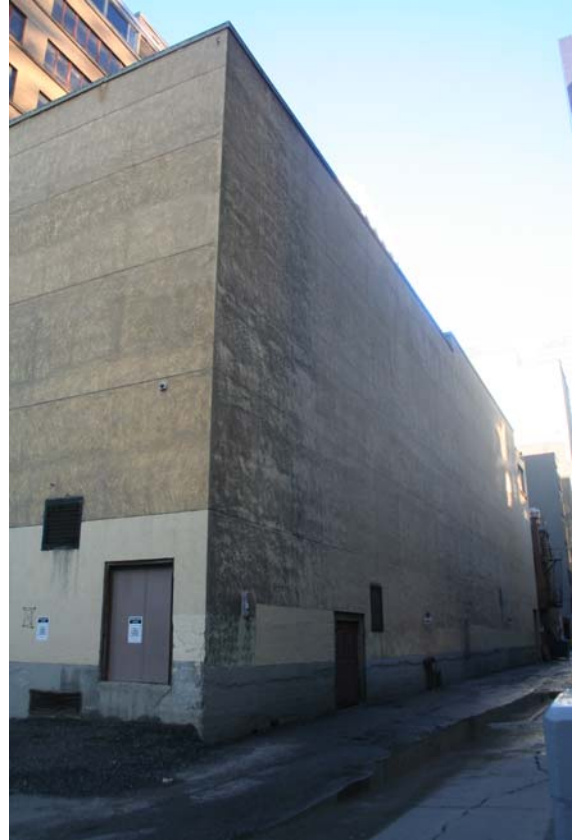


Photo 16 View of rear elevation of theatre along lane



Photo 17 View of rear elevation of theatre looking SE



Photo 18 View of NW exit from office tower & theatre



Photo 19 View of carved detail band in Tyndall limestone



Photo 20 View of Art Deco motif detailing



Photo 21 View of junction of limestone & black granite at left behind hoarding & scaffolding



Photo 22 View of carved detailing on Tyndall limestone, black granite, & marquee remnants



Photo 23 View on top of marquee looking west along Tyndall limestone & black granite beyond; scaffolding is in place to facilitate window replacement



Photo 24 View of black granite interface with Tyndall limestone cladding above; scaffolding is in place to facilitate window replacement



Photo 25 View of marquee roofing membrane, ponding water, & electrical conduit for lighting; 2nd floor reinforced concrete slab cantilevers above front entry to form canopy for weather protection & marquee for Uptown Theatre



Photo 26 View of juncture of south wall & marquee; metal flashing embedded in brick mortar joint & tied into bituminous roofing membrane; cladding material removed limestone above and flashing below



Photo 27 View up frontispiece w/ metal pilasters each side



Photo 28 View w/ metal & limestone pilaster at right



Photo 29 View of base of metal pilasters just above marquee



Photo 30 View of venting detail for metal pilasters



Photo 31 View of concrete & reinforcing bar at pilaster base



Photo 32 Detail view of steel connectors at pilaster base



Photo 33 View of Rundle rock curb for storefront glazing adjacent to black granite pilaster at east end of south façade



Photo 34 Detail view of Rundle rock to storefront grille to black granite juncture



Photo 35 View of Rundle rock wing wall between black granite cladding & storefront entry; note the storefront entry with terrazzo flooring at the exterior; this condition is typical for exterior of theatre and office tower entries abutting city sidewalk



Photo 36 Detail view of terrazzo curb for storefront glazing adjacent to Rundle rock wing wall



Photo 37 View of entry vestibule w/ multi-coloured terrazzo flooring & flooring recess for removable & cleanable carpet



Photo 38 View of multi-coloured terrazzo flooring at front entry



Photo 39 View of curved stair from theatre lobby to mezzanine level & theatre balcony; original ceiling infill panels have been removed



Photo 40 View of curved stair at right and toward grand stair up to mezzanine



Photo 41 View of Rundle rock feature wall at right, mezzanine above, & grand stair beyond



Photo 42 View of Rundle rock feature wall at left & dais where fish aquarium likely was featured



Photo 43 View of from theatre lobby to westerly commercial space with curved bulkhead above



Photo 44 View of interior of westerly commercial space adjacent to theatre lobby; curved stair visible beyond at left; storefront doors to 8th Avenue at right



Photo 45 View of grand stair to mezzanine; Art Deco influenced ceilings w/ indirect cove lighting; stair guards & rails constructed of aluminum flat bar in geometric pattern w/ wood infill panels; concession bar visible beyond stair



Photo 46 View of grand stair from concession bar; note travertine clad column at right



Photo 47 View of concession bar on mezzanine level; bulkhead above conceals cove lighting & concentric circular supply air diffusers



Photo 48 View of grand stair from mezzanine down to main floor theatre lobby



Photo 49 View down grand stair to main floor lobby from mezzanine level



Photo 50 View of ceiling detail on west side of mezzanine level



Photo 51 View toward stage from rear of main floor of theatre across theatre seating



Photo 52 View toward stage down centre aisle of main floor of theatre



Photo 53 View across theatre seating to rear wall; front edge of balcony visible above

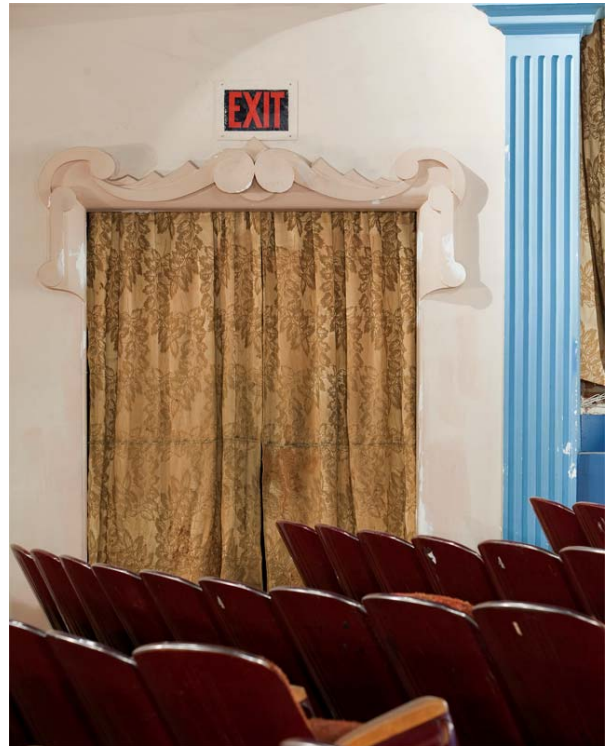


Photo 54 View of exit from main floor theatre w/ curtains as a light lock in front of egress doors beyond



Photo 55 View of ornate wall treatment on left side of theatre



Photo 56 View of main floor technical room at back of main floor of theatre

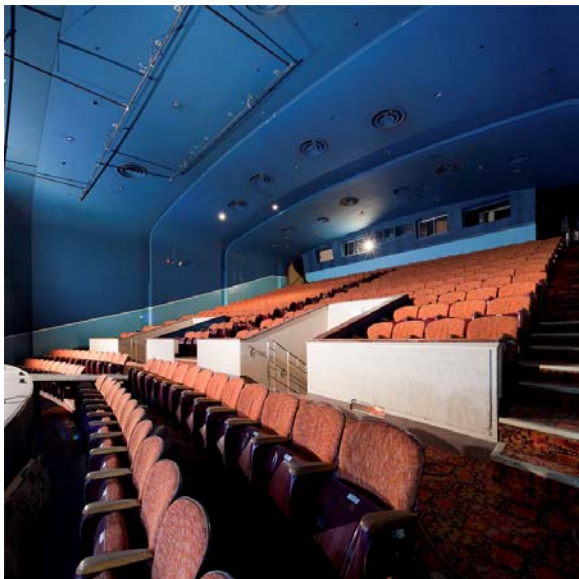


Photo 57 View across seating in balcony; projection booth at right



Photo 58 View up centre aisle of balcony to projection booth



Photo 59 View over seating in balcony toward stage constructed when theatre was subdivided into two

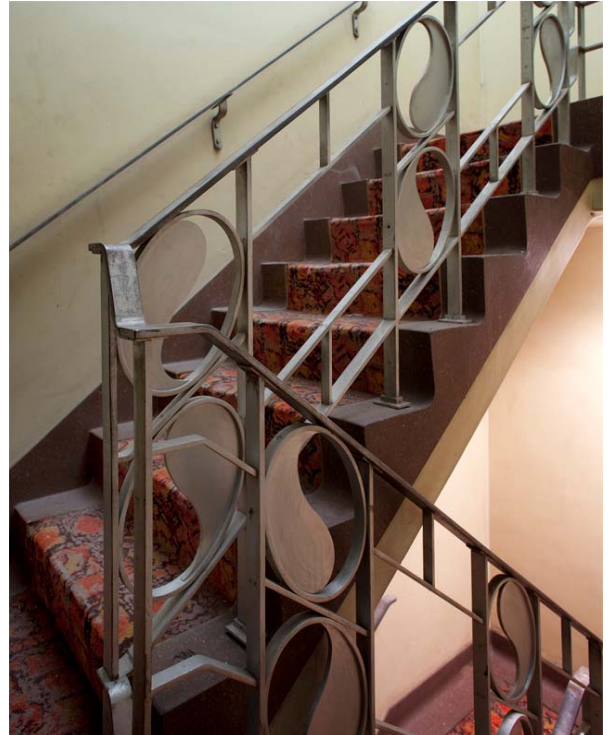


Photo 60 View of stair handrail/guard detail



Photo 61 View of projector in projection booth



Photo 62 View of dumbwaiter beside projection booth



Photo 63 View of typical men's washroom w/ coloured terrazzo flooring and multi-coloured wall tile



Photo 64 Detail view of terrazzo flooring w/ 'B' formed in centre of elevator lobbies

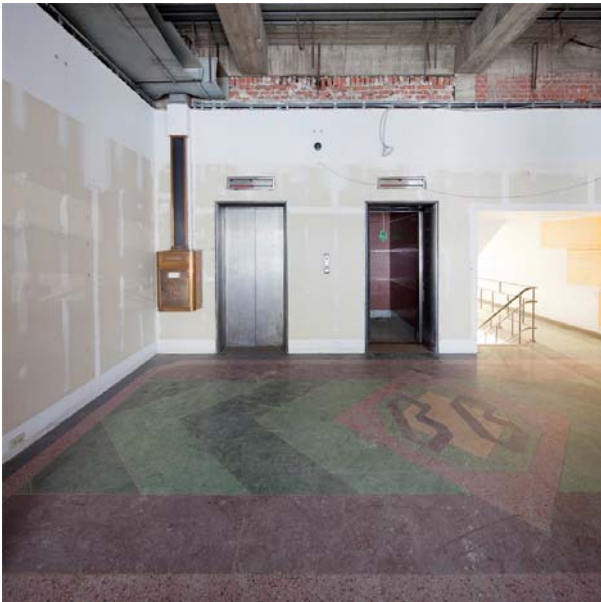


Photo 65 View of main floor elevator lobby w/ 'BB' cast into terrazzo flooring; mail chute terminates in box at left



Photo 66 Detail view of mail box & chute in main floor elevator lobby



Photo 67 View of gas fired boilers for heating building & domestic hot water

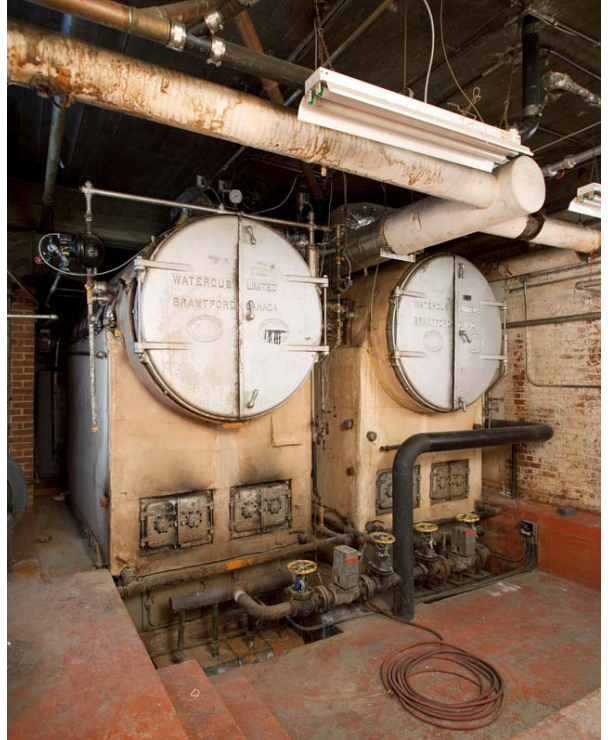


Photo 68 View of boilers installed in containment depression in concrete floor



Photo 69 Detail view of boiler doors with manufacturer's name cast in the steel



Photo 70 View of electrical panels



Photo 71 View of typical elevator lobby w/ exit doors at right, then 2 elevator doors, then 2 washroom doors



Photo 72 View of typical elevator lobby w/ office doors visible on left across from elevator doors on right



Photo 73 View of typical elevator lobby floors 2 to 10; walls and lighting cove constructed in hardwood veneer panels; multi-coloured terrazzo flooring w/ brass inlay



Photo 74 View of detail of 'B' in multi-coloured terrazzo flooring w/ brass inlay



Photo 75 View of basement office of Jack Cawston, architect for the Barron Building



Photo 76 View of basement office of Jack Cawston



Photo 77 View of interior of office of Jack Cawston



Photo 78 View of interior of office of Jack Cawston



Photo 79 View of entry to Jack Cawston's office



Photo 80 Detail view of entry to Jack Cawston's office



Photo 81 Detail view of entry to Jack Cawston's office



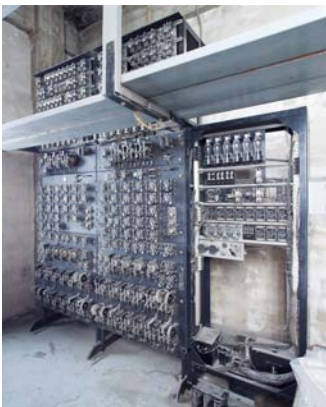
Photo 82 Detail view of Jack Cawston's office signage



Photo 83 View of elevator machine room in penthouse



Photo 84 View of elevator machine room w/ motors



Photos 85 (above) & 86 View elevator controls



Photo 87 View of elevator controls & motors



Photo 88 View of partially demolished penthouse (11th floor) elevator lobby



Photo 89 View of partially demolished penthouse suite



Photo 90 View of penthouse suite looking west w/ Rundle rock fireplace at right



Photo 91 View of penthouse suite looking east w/ Rundle rock fireplace at left



Photo 92 View of penthouse suite looking west; roof structure is wood & timber



Photo 93 View of penthouse suite looking SE across patterned tile floor & out to exterior landscaped area on roof of 10th floor below



Photo 94 View of penthouse suite looking east at back side of Rundle rock fireplace



Photo 95 View of penthouse suite looking SE; roof of penthouse has been leaking for decades



Photo 96 View of penthouse suite stripped down to bare structure w/ wood roof structural deck exposed



Photo 97 View of penthouse suite stripped down to bare structure w/ wood roof structural deck exposed



Photo 98 View of 10th floor elevator lobby; demising partitions have been removed



Photo 99 View of typical floor space in projecting area of columnar frontispiece on 8th to 10th floors looking SW



Photo 100 View from typical projection looking NE back at elevator lobby



Photo 101 View looking NE toward exit door from elevator lobby area on 8th to 10th floors, typical

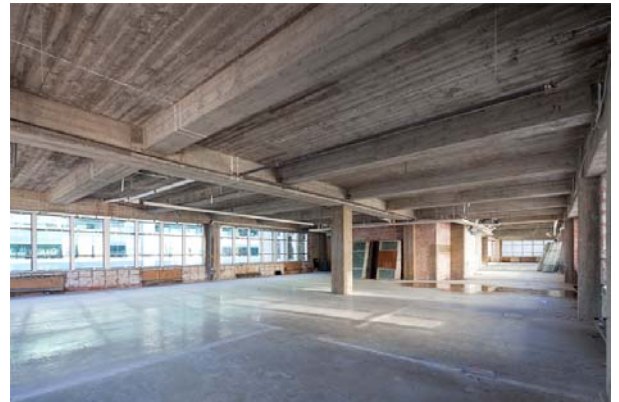


Photo 102 View looking SW toward elevator lobby area on 8th to 10th floors, typical



Photo 103 View looking west toward elevator lobby and wing of building on 4th to 7th floors, typical



Photo 104 View looking NE toward exit door from west elevator lobby area on 4th to 7th floors, typical



Photo 105 View looking NE toward elevator lobby from SW corner of 4th to 7th floors, typical



Photo 106 View looking SE from elevator lobby area to east wing of 4th to 7th floors, typical



Photo 107 View looking toward washroom doors



Photo 108 View of women's washroom in office tower



Photo 109 View of washroom door, mail chute, & elevator door typical for 4th to 10th floors

**Appendix 4 Historic Office Renovation and Expansion-
Proposed**

THE BARRON BUILDING

600 8TH AVE SW

HISTORIC OFFICE RENOVATION AND EXPANSION
CONCEPT DESIGN

APRIL 15, 2013



Gensler



HISTORY





**The Barron building was built in 1951
It was the vision of Jacob Bell Barron and was designed by Calgary
Architect, Jack Cawston.**

**The Art Deco/Modern office tower is considered Calgary's
first skyscraper.**

**Mixed use building combining a Cinema, Retail, Office Space
and JB's Penthouse Apartment and Rooftop Garden.**

The Barron Building 600 Eighth Avenue, Calgary

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The History

April 15, 2013

Barron History



The Barron Building played a crucial role in solidifying the city's position as the centre of Alberta's oil industry.

It is to these office tenants that Calgary owes its gratitude.

The Barron Building is significant more for its history than its Architectural details.



The Barron Building 600 Eighth Avenue, Calgary

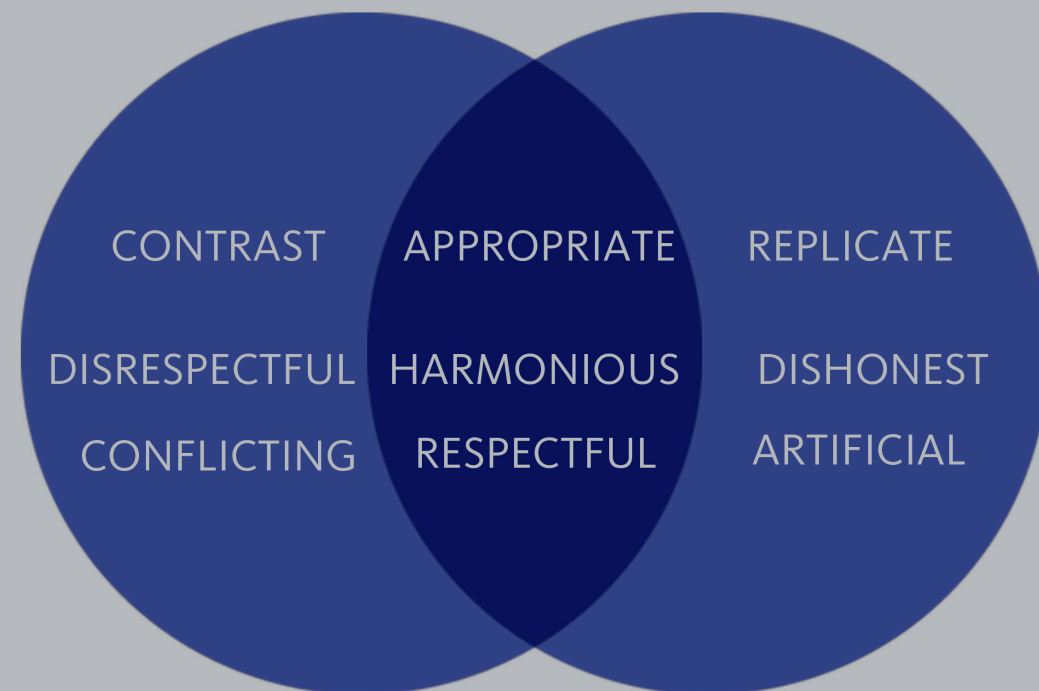


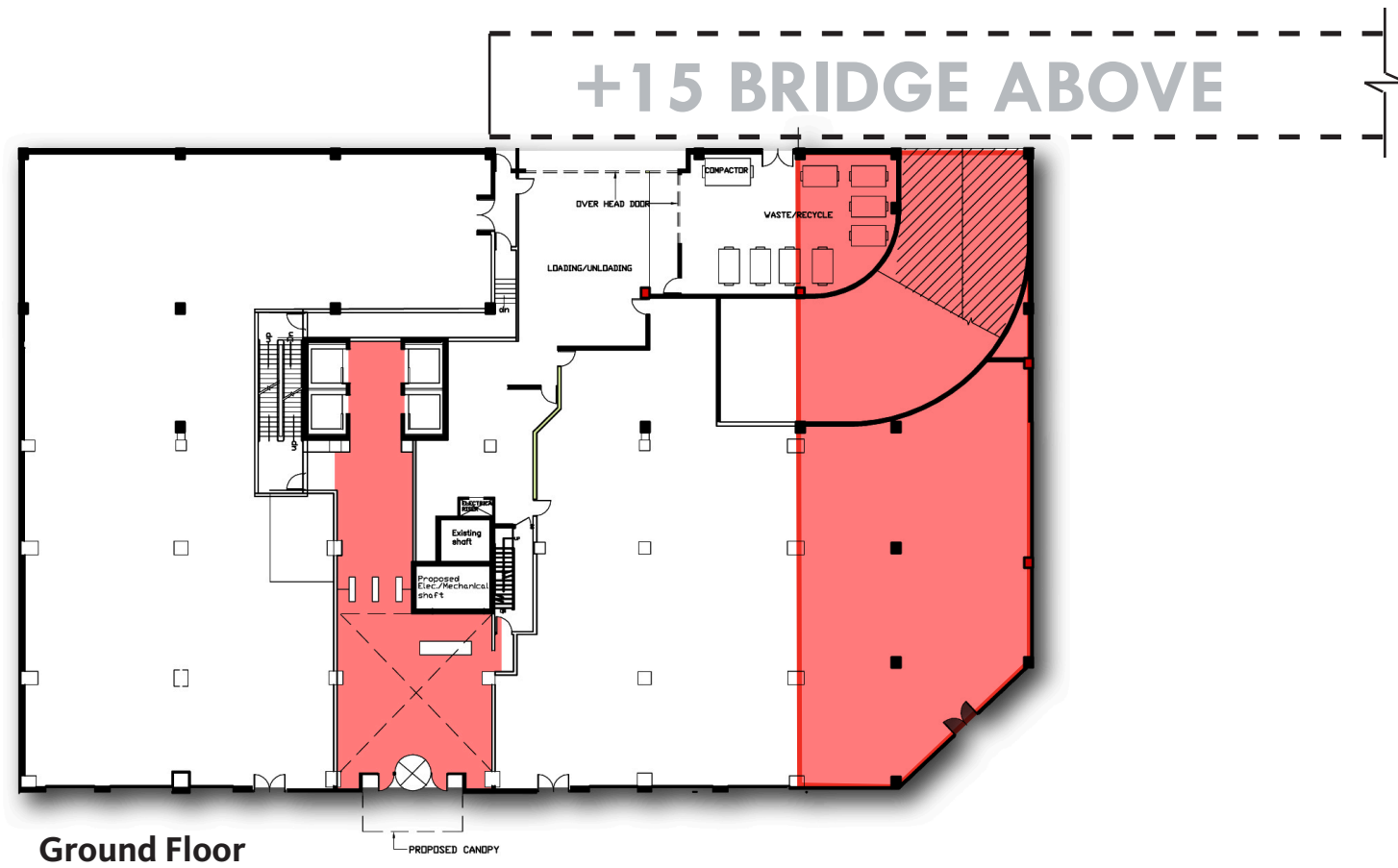
Currently in a State of Disrepair

The best way to ensure the survival of the Barron Building for future generations is to create an economically sustainable building.

To do this, we must create office and retail space which is comparable to the newer construction in the market, and reflects the values of quality tenants.

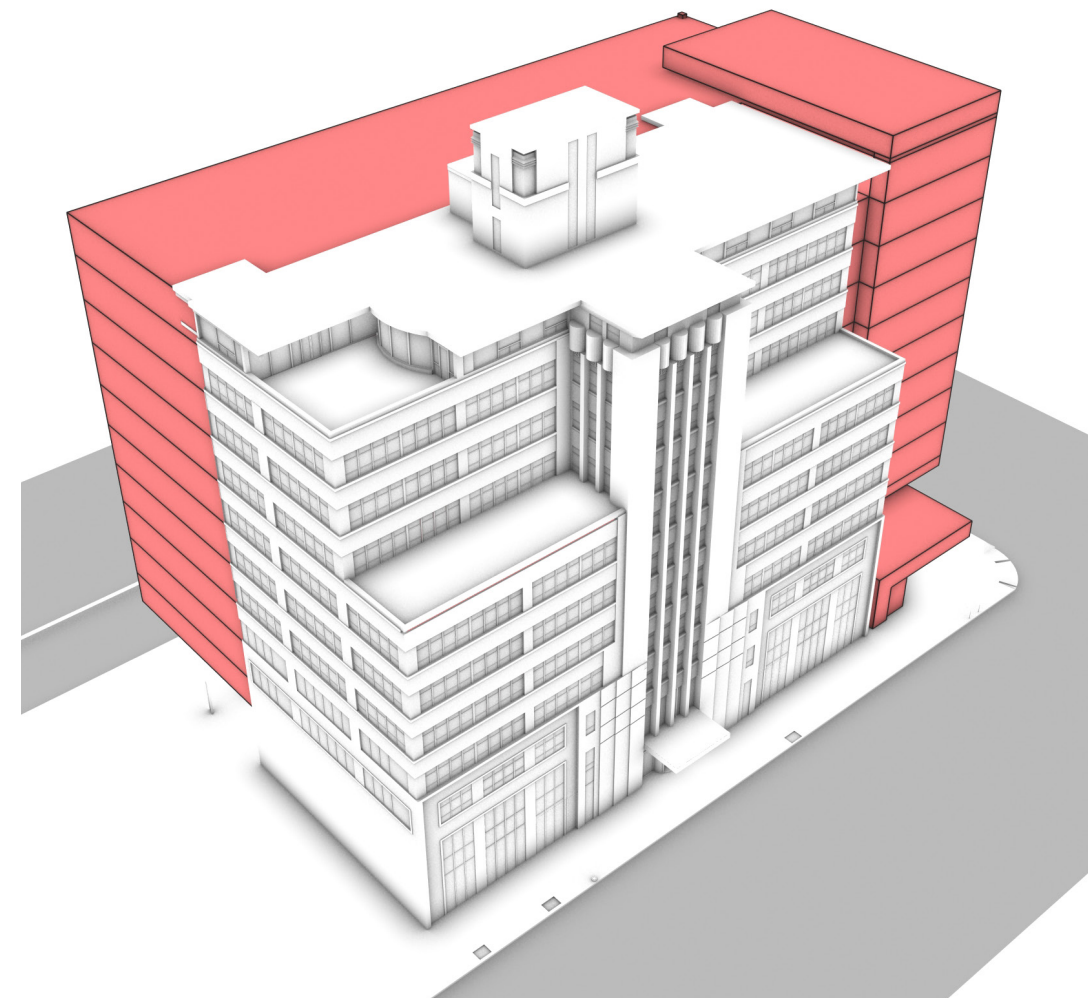
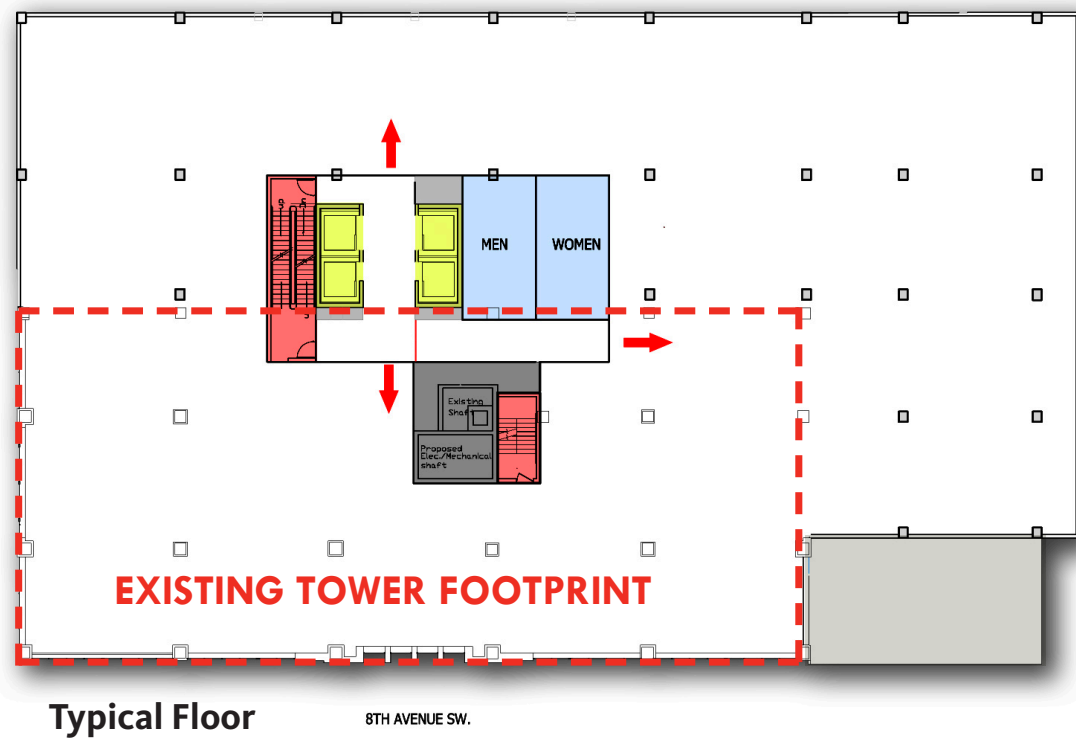
REPOSITIONING





Building Expansion

- Larger, More Competitive Floorplates
- New Modern Core
- Green Roof Gardens
- Office Lobby with Identity
- +15 Skywalk Connector
- Larger, More Competitive Retail





Green Strategies

- Energy Modeling
- Building Energy Performance Optimization
- Green Roof Gardens
- Alternative Transportation Strategies
- Water Use Reduction and Diversion
- Green Power Sourcing
- Regional Material Sourcing
- Recycled Content





- Quality character defining elements occur above the retail facade.
- Carved Stone Relief and Ornamental Metal
- Restore and Preserve

The Barron Building 600 Eighth Avenue, Calgary



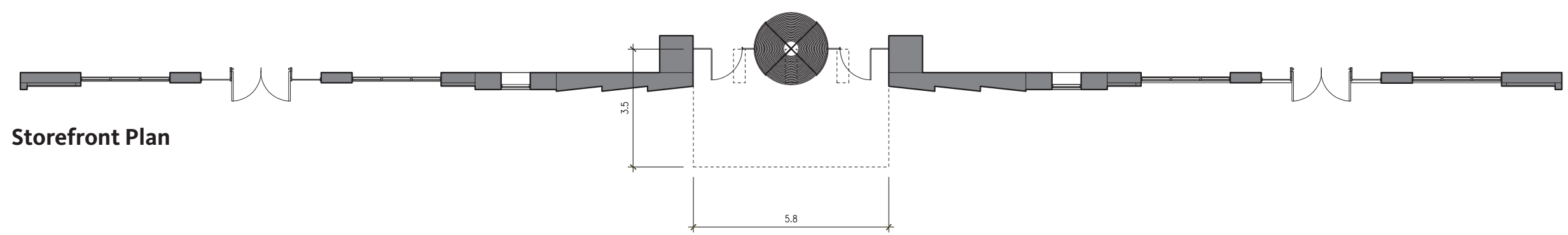
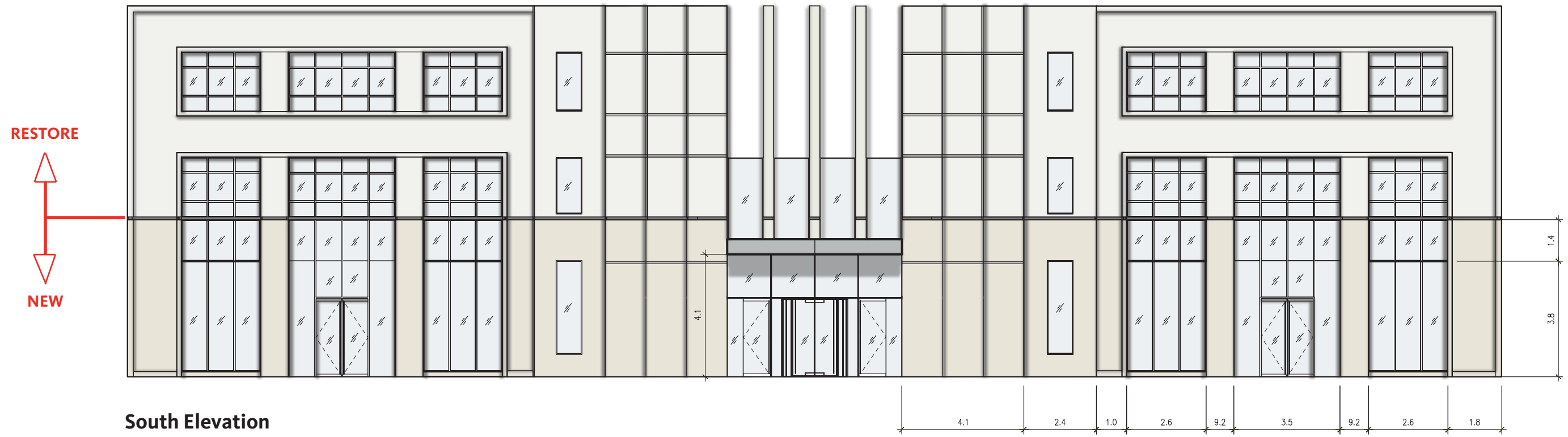
- Existing Storefront designed to emphasize the Marquee.
- Marquee is no longer appropriate.
- Remaining black granite cladding and storefronts have no relationship to the building.
- Primary focus on office entrance.
- Modern architecturally integrated storefronts



The Barron Building 600 Eighth Avenue, Calgary

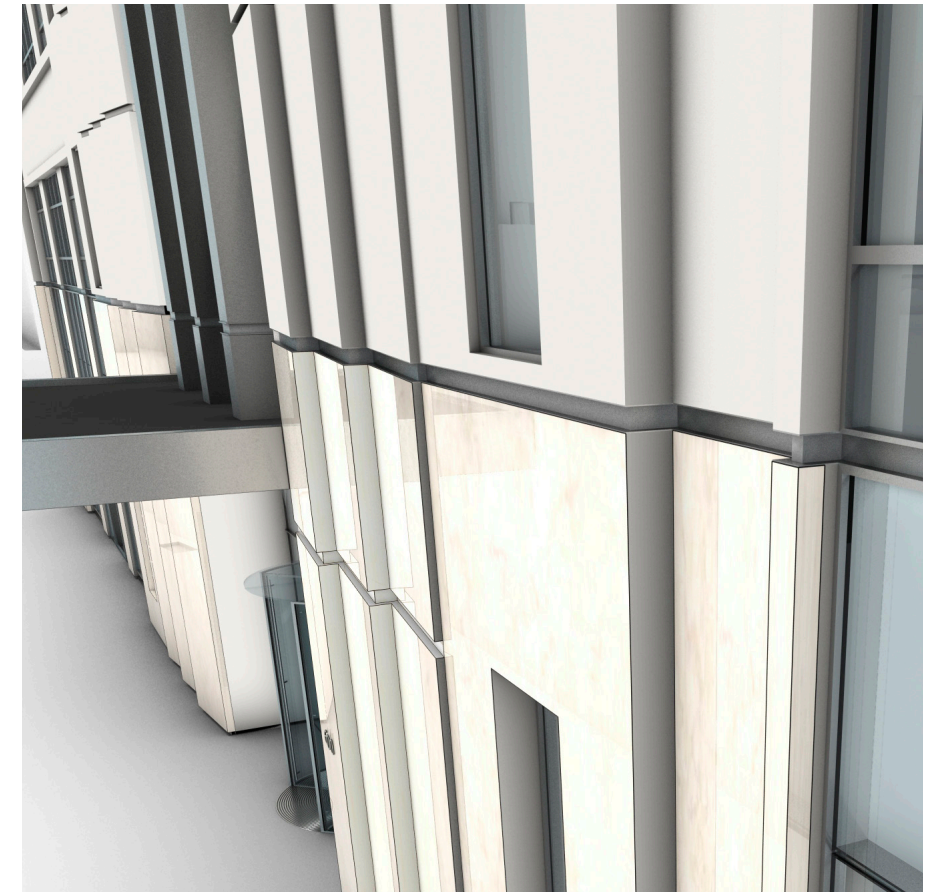
STOREFRONTS / ENTRY FACADE







Proposed



Existing

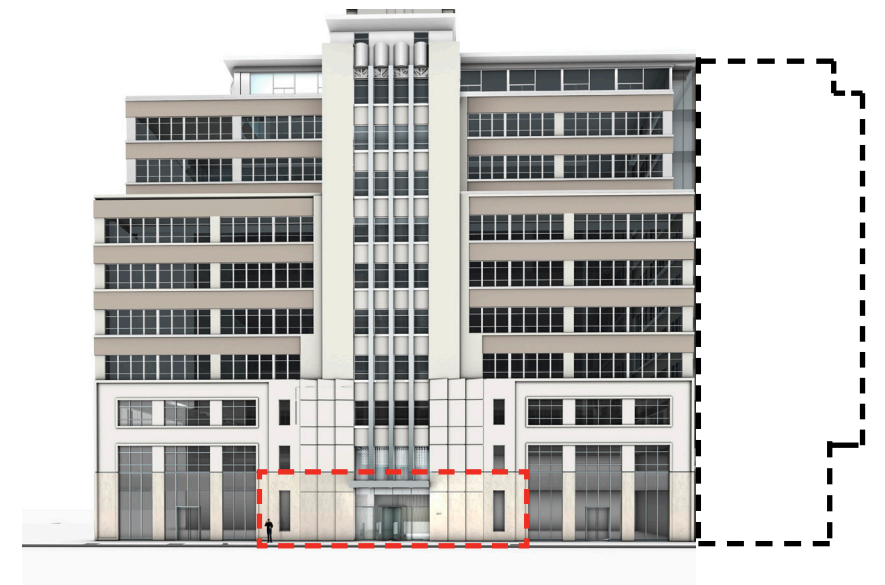


Ground Floor Facade



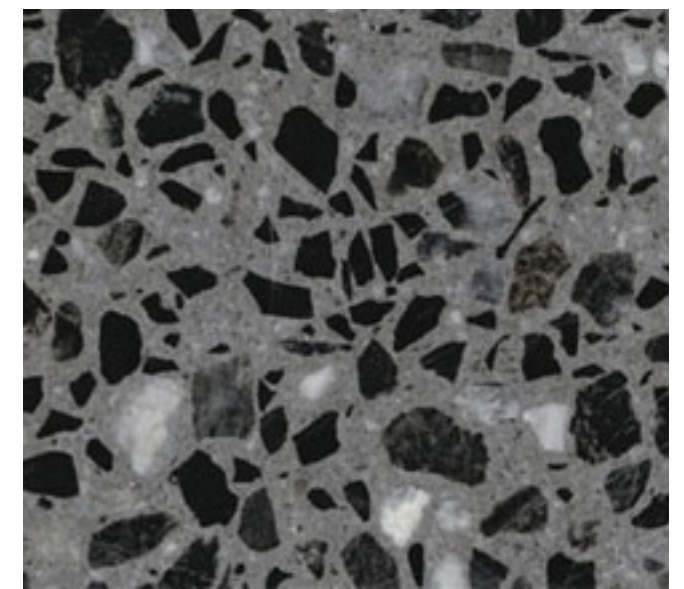
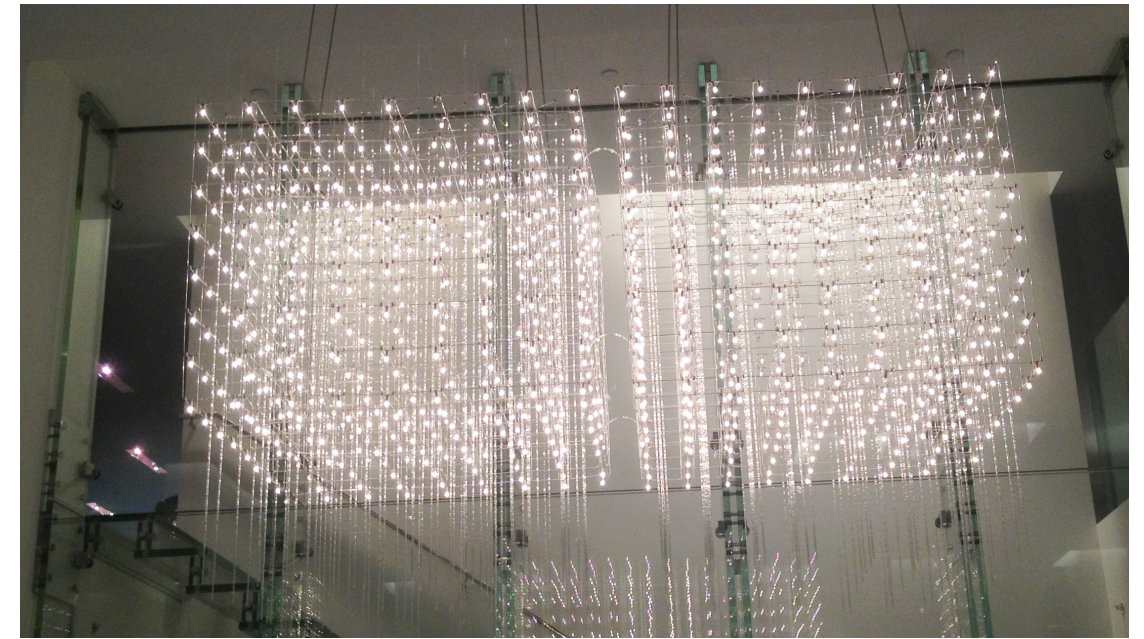
The Barron Building 600 Eighth Avenue, Calgary

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Office Entry

April 15, 2013



The Barron Building 600 Eighth Avenue, Calgary

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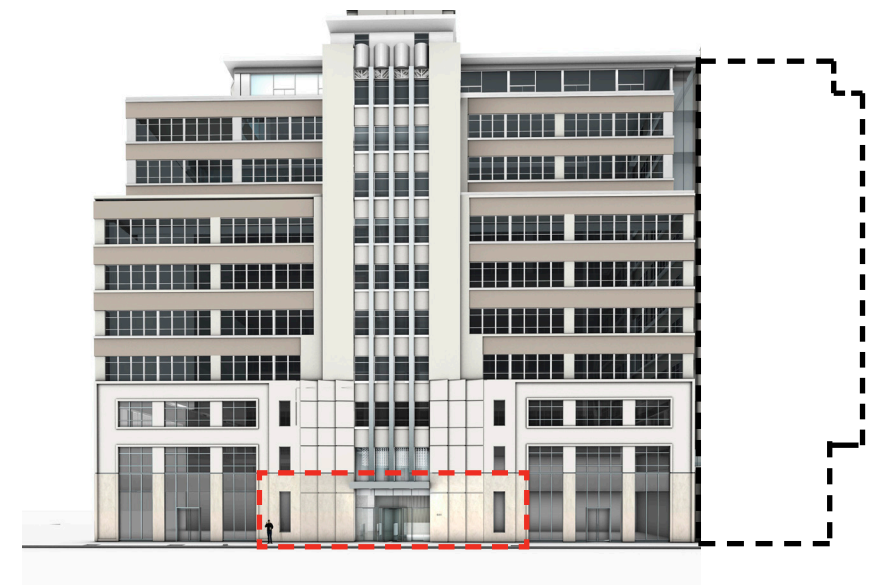
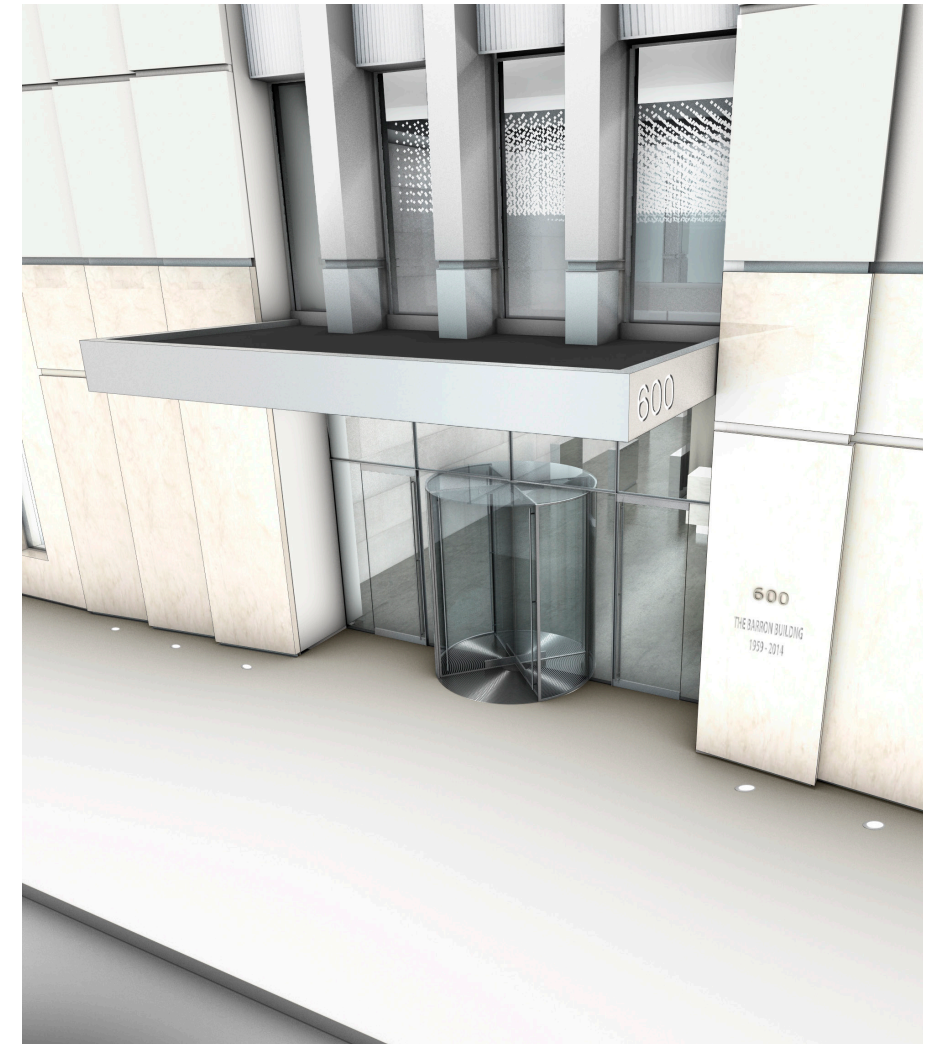
Office Lobby

April 15, 2013



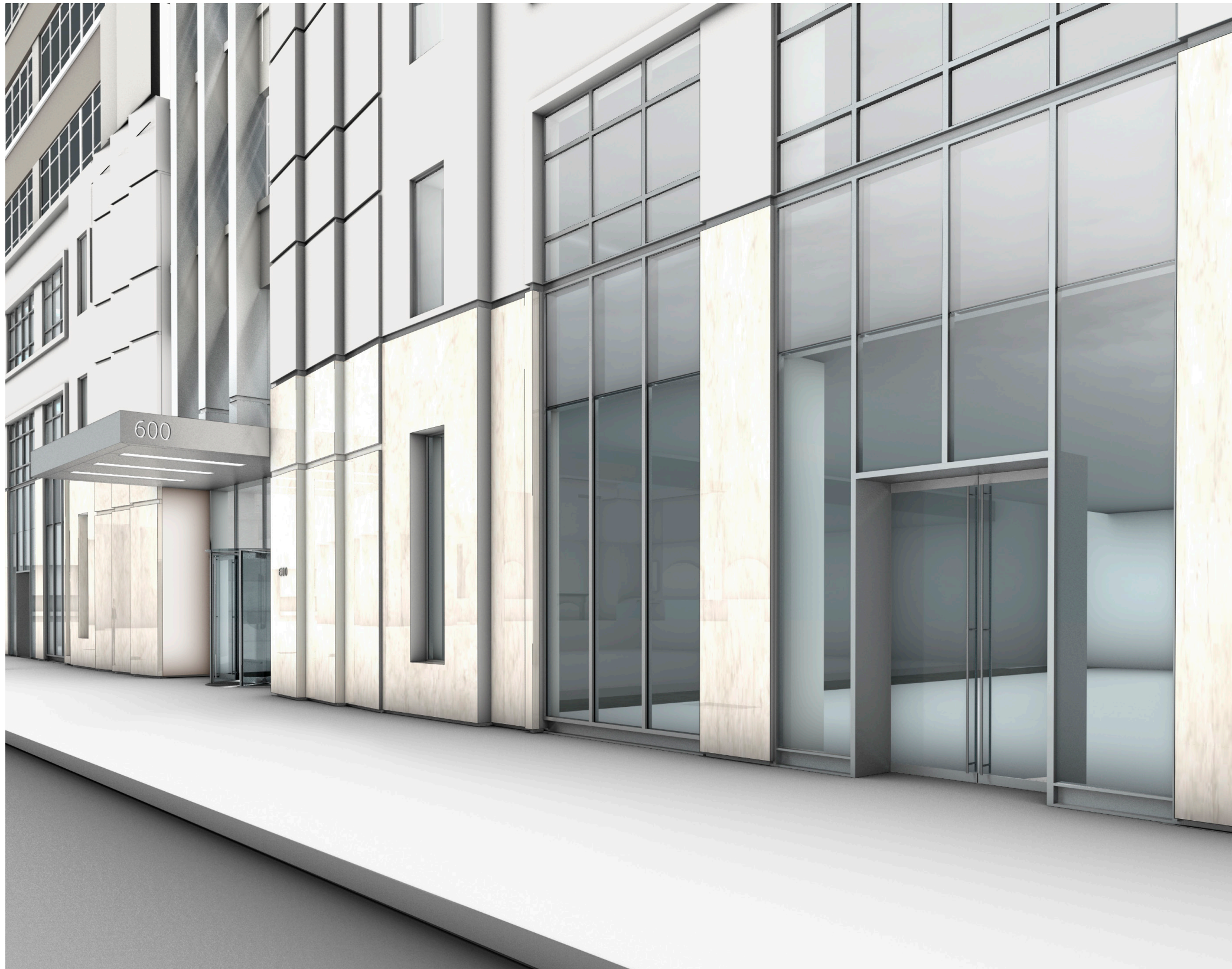
The Barron Building 600 Eighth Avenue, Calgary

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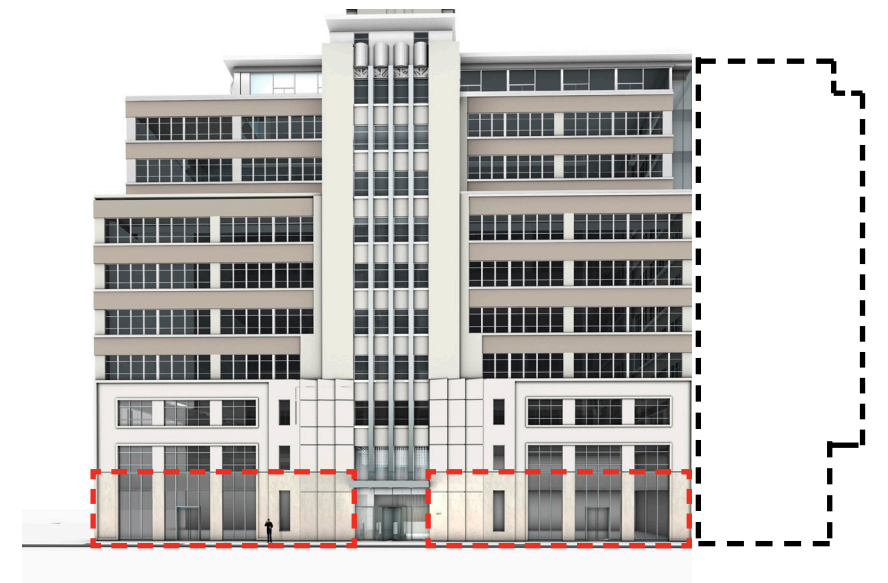
Office Entry at Night

April 15, 2013



The Barron Building 600 Eighth Avenue, Calgary

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Retail Storefronts

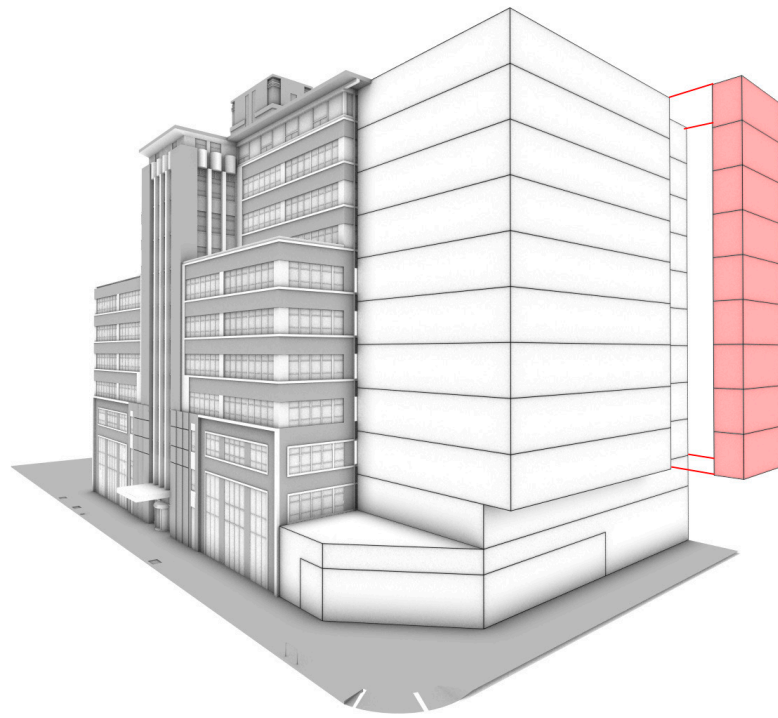
April 15, 2013

ADDITION

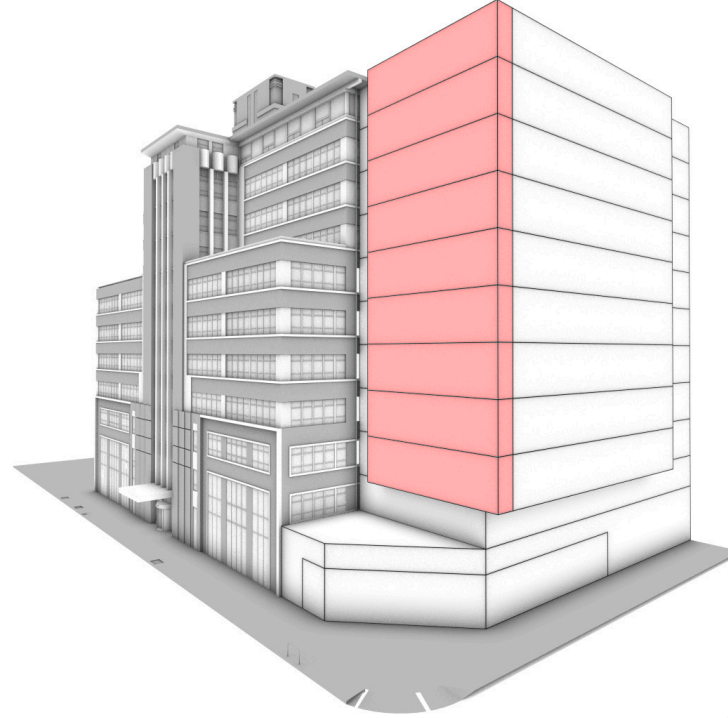




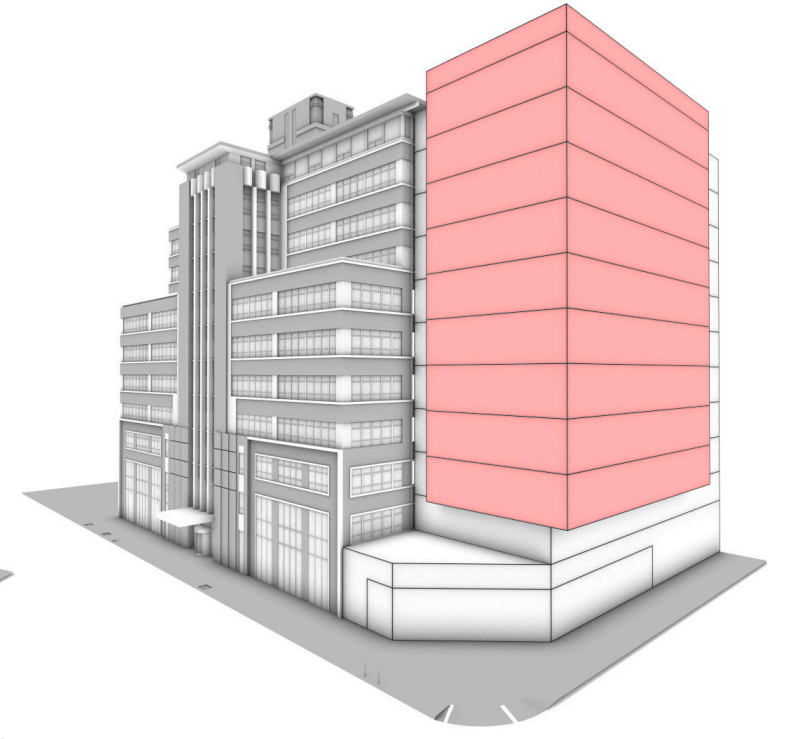
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2



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4



The Barron Building 600 Eighth Avenue, Calgary



The Barron Building 600 Eighth Avenue, Calgary

Proposed Tower Design



The Barron Building 600 Eighth Avenue, Calgary

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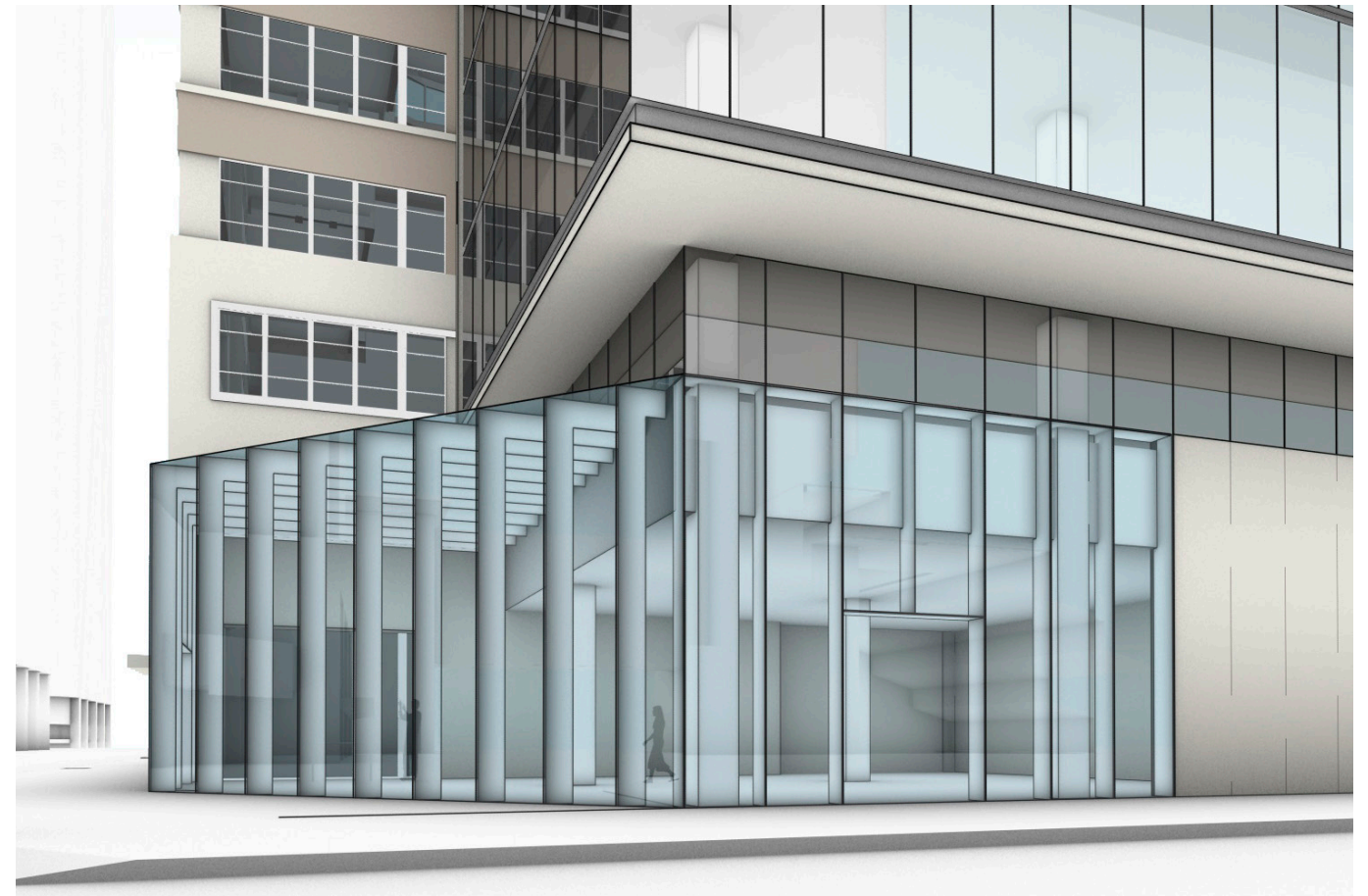
Context Rendering

April 15, 2013



The Barron Building 600 Eighth Avenue, Calgary

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Corner Retail Space

April 15, 2013



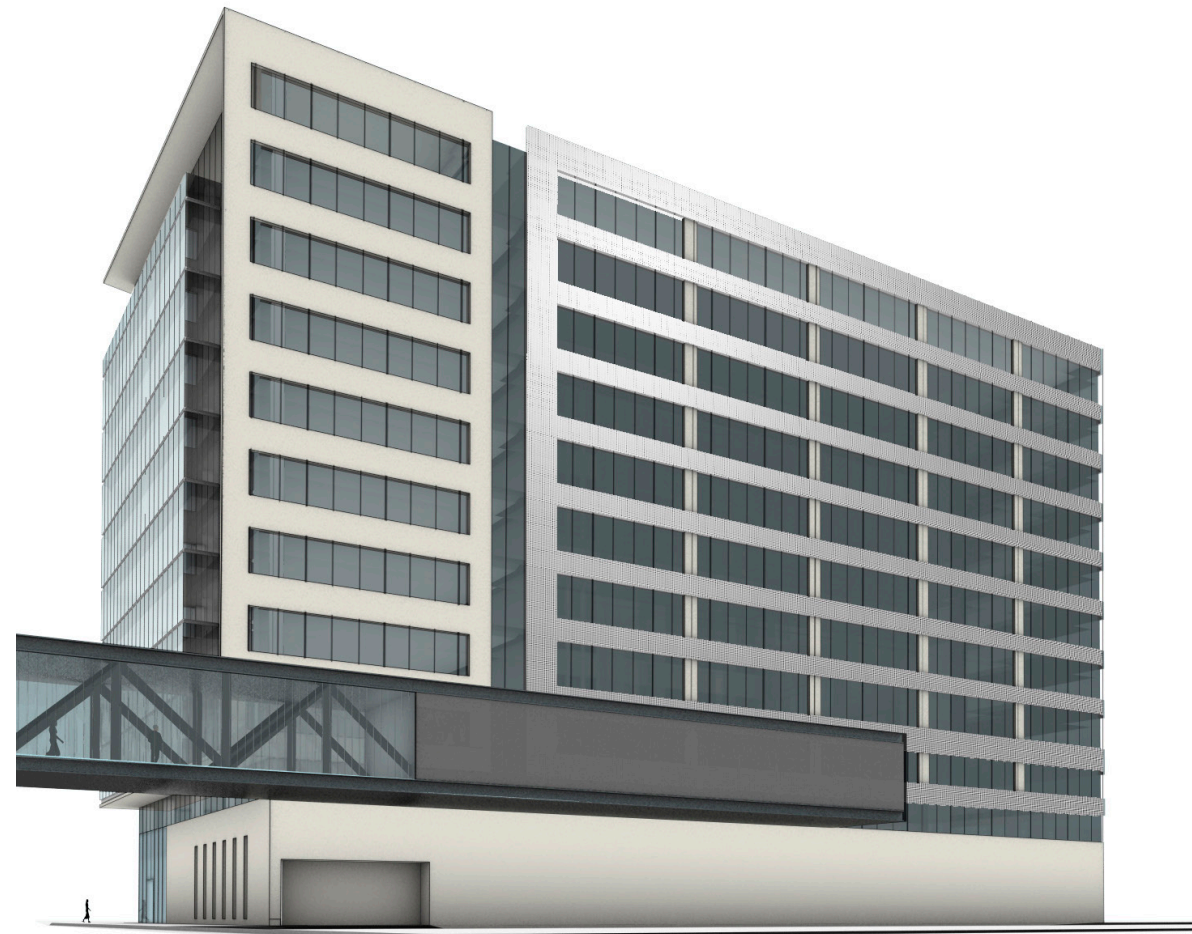
The Barron Building 600 Eighth Avenue, Calgary

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Alberta Champions

April 15, 2013

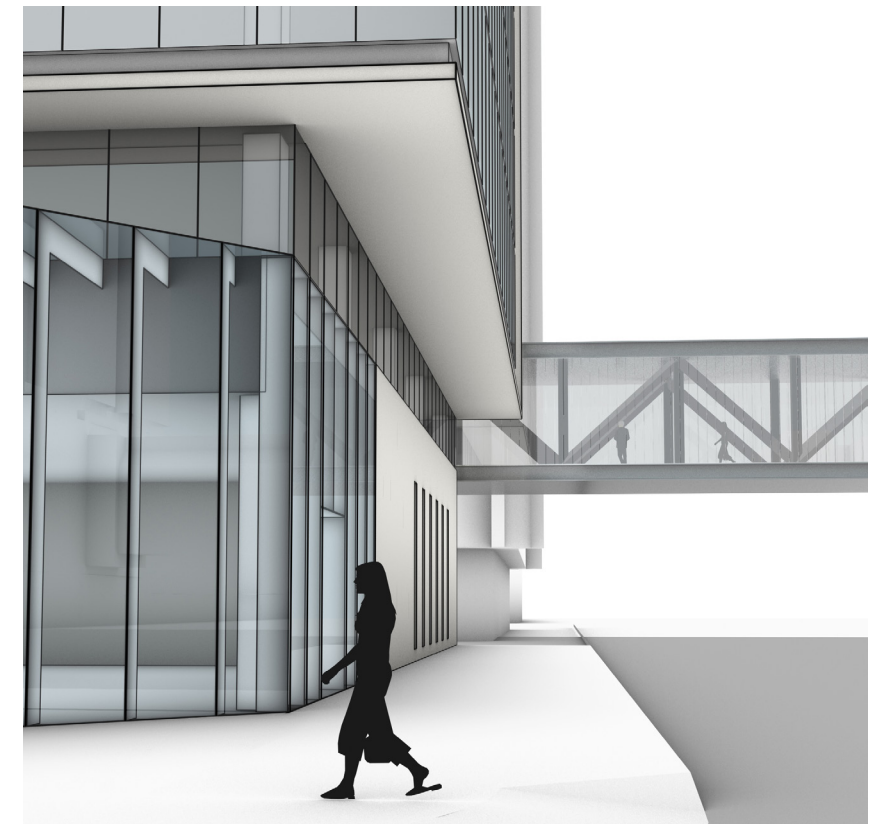
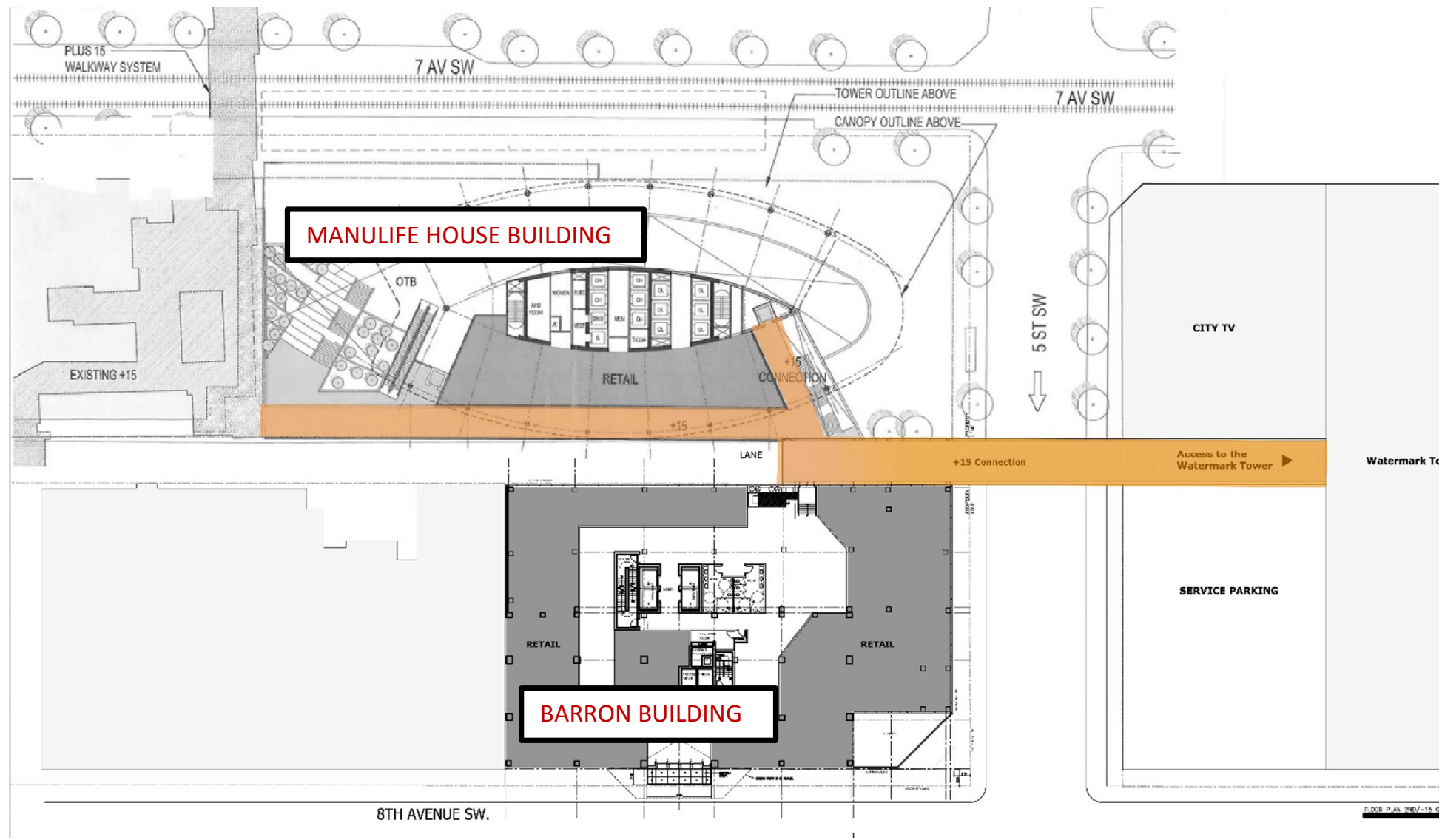


The Barron Building 600 Eighth Avenue, Calgary

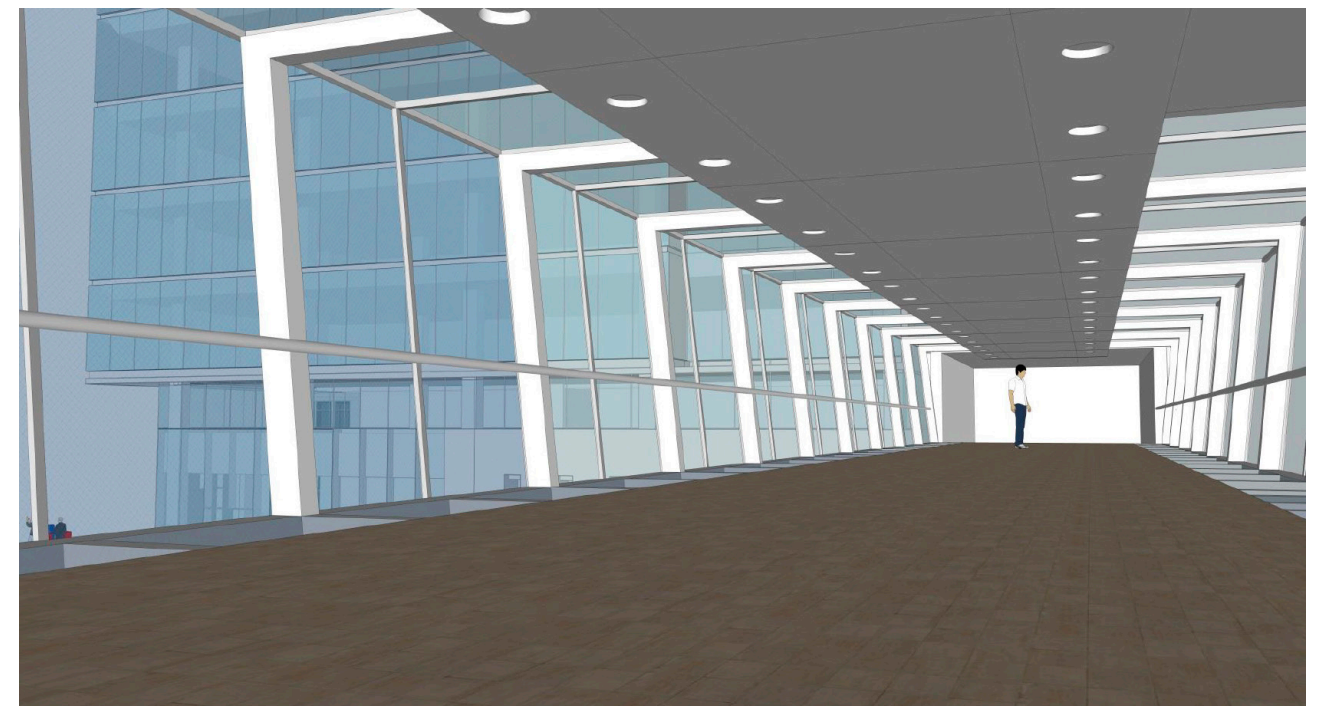
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Alley Elevation

April 15, 2013



The Barron Building 600 Eighth Avenue, Calgary





The Barron Building 600 Eighth Avenue, Calgary



The Barron Building 600 Eighth Avenue, Calgary



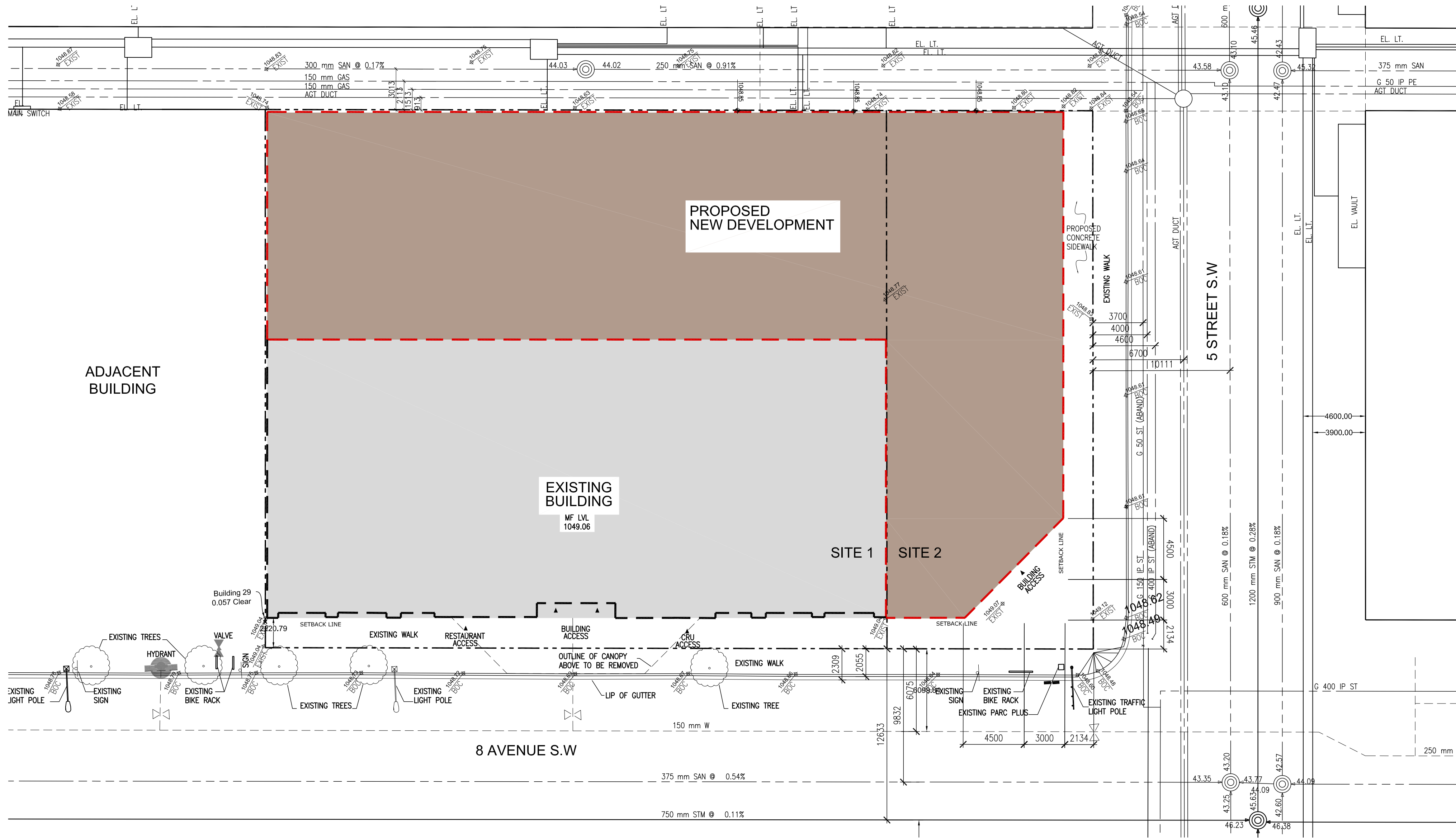
The Barron Building 600 Eighth Avenue, Calgary

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Night Rendering

April 15, 2013

Appendix 5 Development Permit Package- Proposed



PROJECT DATA

MUNICIPAL ADDRESS : 600- 8Ave S.W Calgary
LEGAL ADDRESS:
EXISTING BARRON BUILDING (SITE 1) : PLAN A1, BLOCK 48, LOTS 23-28 (inclusive)
CHOP HOUSE (SITE 2): PLAN A1, BLOCK 48, LOTS 21-22
ZONING : CM-2

SITE AREA:
SITE 1 : 1,818.65 m²
SITE 2 : 606.47 m²
TOTAL SITE AREA : 2,425.12 m²

GROSS FLOOR AREA:
EXISTING BUILDING : 9,287 m²
EXPANSION : 13,693 m²
TOTAL : 22,980 m²

FAR : 9.47

PARKING CALCULATION:

OFFICE/RETAIL : 1 PARKING STALL PER 140 m²
EXISTING BARRON BUILDING: 9,375 m²
BARRON BUILDING EXPANSION: 13,652 m², 11,604m² (Net Floor Area)
TOTAL PARKING REQUIRED = 42 STALLS
TOTAL PARKING PROVIDED = 30 STALLS

LOADING

OFFICE: 1 LOADING STALL PER 9,300 m²
REQUIRED = 2 STALLS
PROVIDED = 2 STALLS

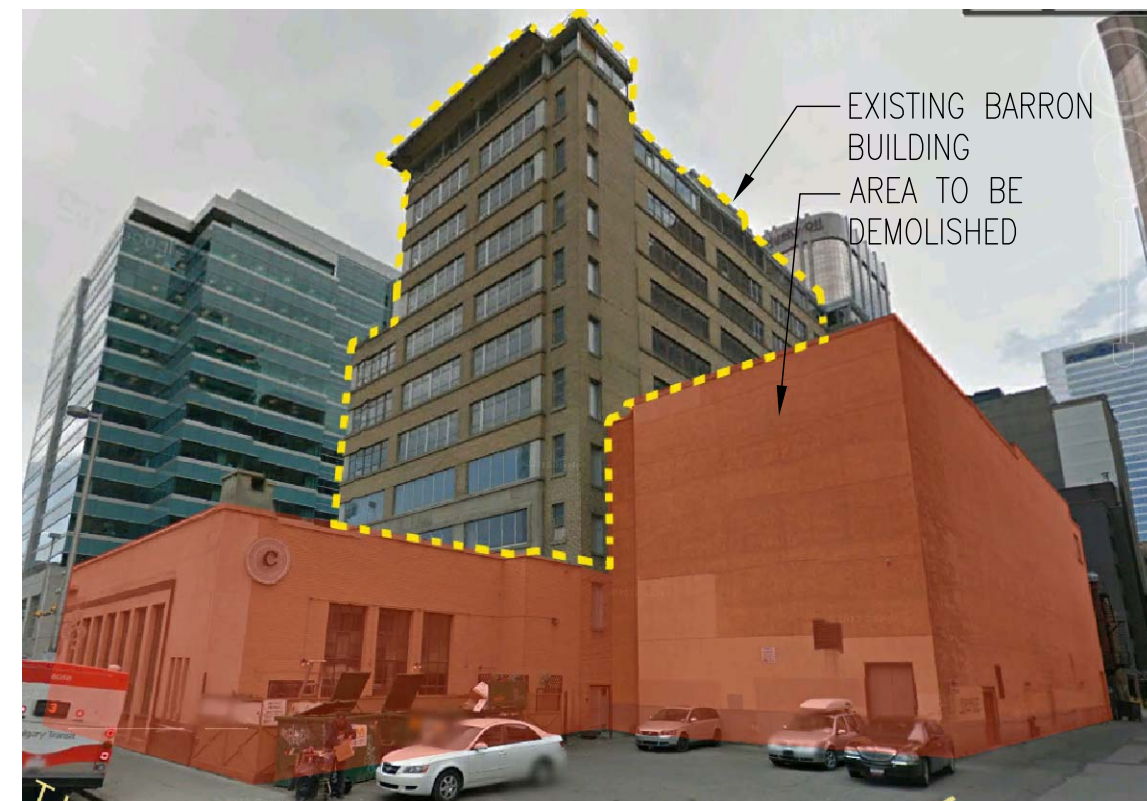
BICYCLE PARKING CALCULATION:

CLASS 1 PARKING : 61 PROVIDED
CLASS 2 PARKING : 04 EXISTING

LEGEND

- EXISTING GEODETIC
- PROPOSED GEODETIC
- EXISTING BARRON BUILDING RETAINED AS PART OF REDEVELOPMENT
- PROPOSED DEMOLITION AS PART OF REDEVELOPMENT
- PROPOSED NEW DEVELOPMENT

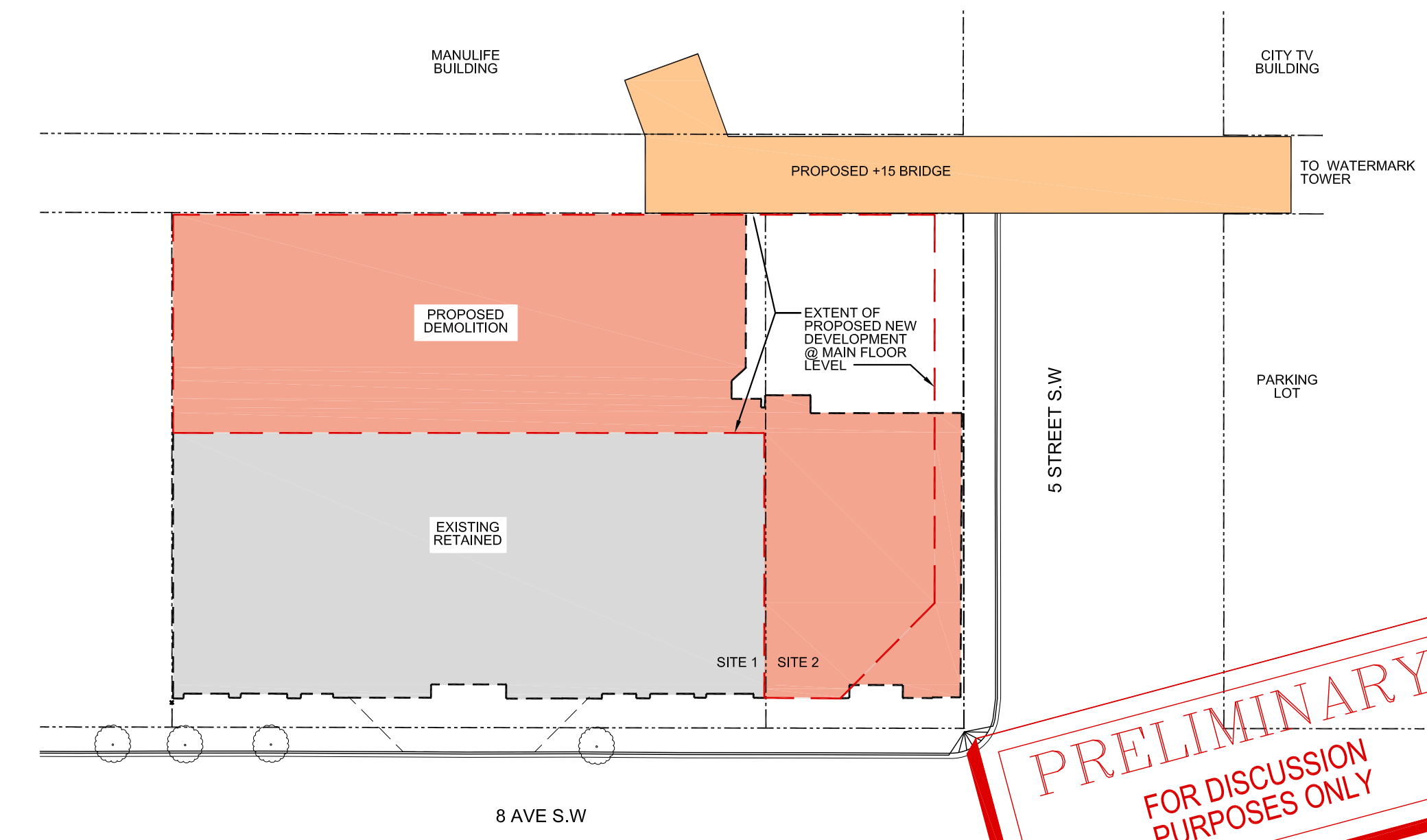
1 SITE PLAN
 DP1.01 SCALE: 1:200



2 EXISTING BUILDINGS
 DP1.01 SCALE: NTS

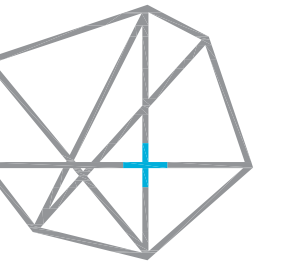


3 CONCEPT MODEL
 DP1.01 SCALE: NTS



4 VACINITY PLAN
 DP1.01 SCALE: 1:400

PRELIMINARY
 FOR DISCUSSION
 PURPOSES ONLY



professional seal
 architect



401, 1045-7 Ave S.W. Calgary, Alberta Canada
 Tel: 403-298-8889 Fax: 403-255-8149
 www.mcplusa.ca

client



consultants

phase / date

Issue description

Issue date

Issue description

Issue date

Issue description

Issue date

Issue description

Issue date

Issue description

Issue date

Issue description

Issue date

Issue description

project title

BARRON BUILDING Expansion

project municipal address

600 - 8 Ave S.W. Calgary, AB.

project legal address

Plan A1, BLOCK 48 LOT 21-28

MC+A file No.

MC.1059

phase

DEVELOPMENT PERMIT

date

June XX, 2013

scale

AS SHOWN

drafted by

HS,SK, HSM

checked by

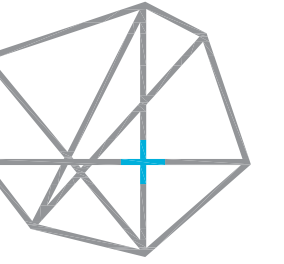
MCA

sheet title

SITE PLAN

sheet number

DP1.01



professional seal
architect



601.1040.7 Ave S.W. Calgary, Alberta Canada
Tel: 403.250.9959 or 403.255.8149
www.mcplusa.ca

client



consultants

phase / date

Issue description

Issue date

Issued for revised Development Permit F1

Issue description

Issue date

project title

project municipal address

project legal address

MC+A file No.

phase

DEVELOPMENT PERMIT

date

scale

drafted by

checked by

sheet title

sheet number

BARRON BUILDING
Expansion

600 - 8 Ave S.W.
Calgary, AB.

Plan A1.BLOCK 48 LOT21-28

MC.1059

June XX, 2013

1:100

SK, GU, HSM

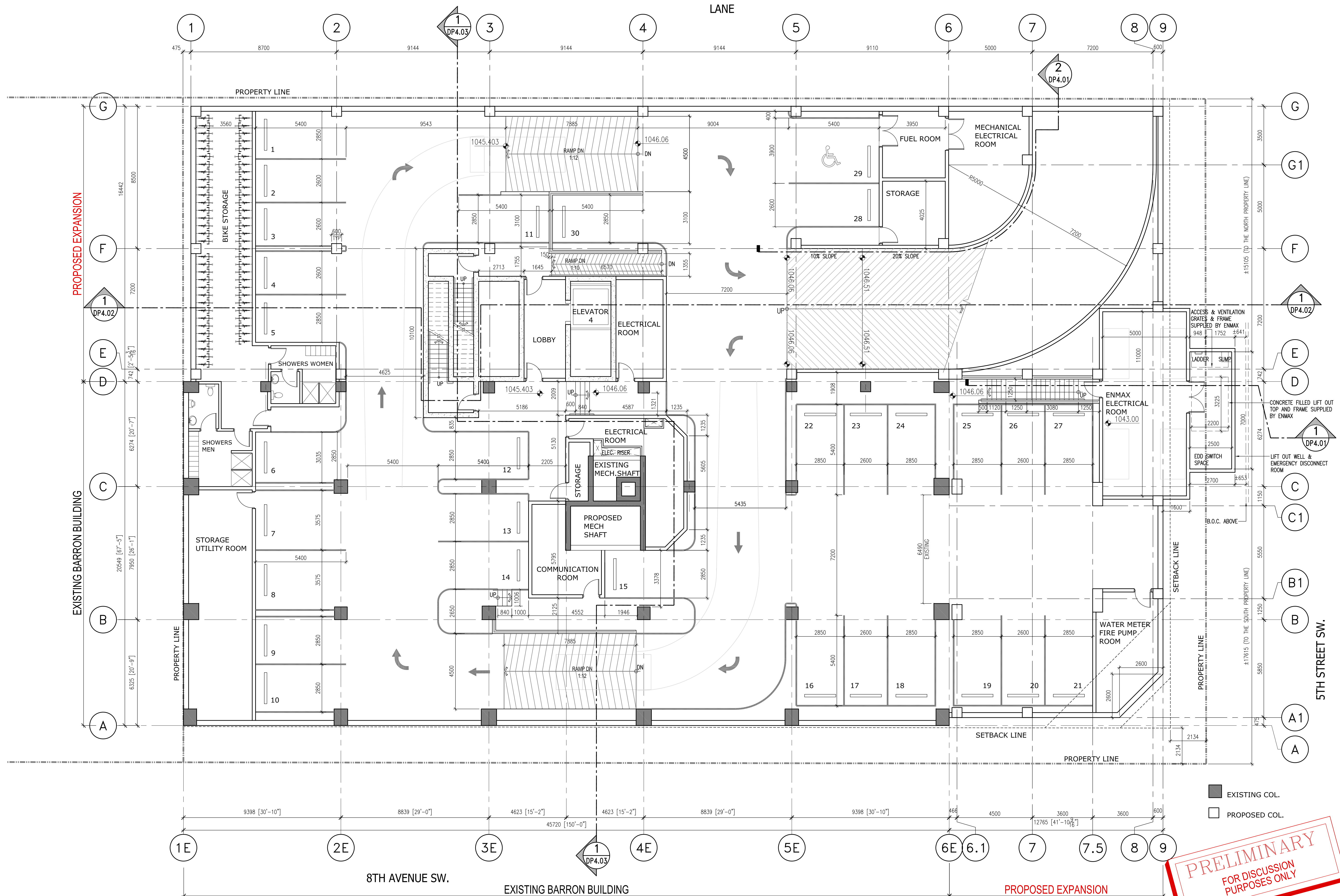
MCA

FLOOR PLAN
BASEMENT

DP2.01

EXISTING BARRON BUILDING

PROPOSED EXPANSION



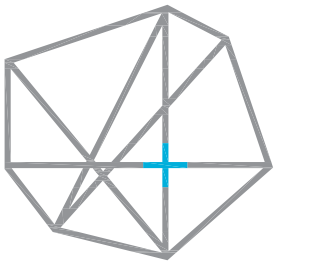
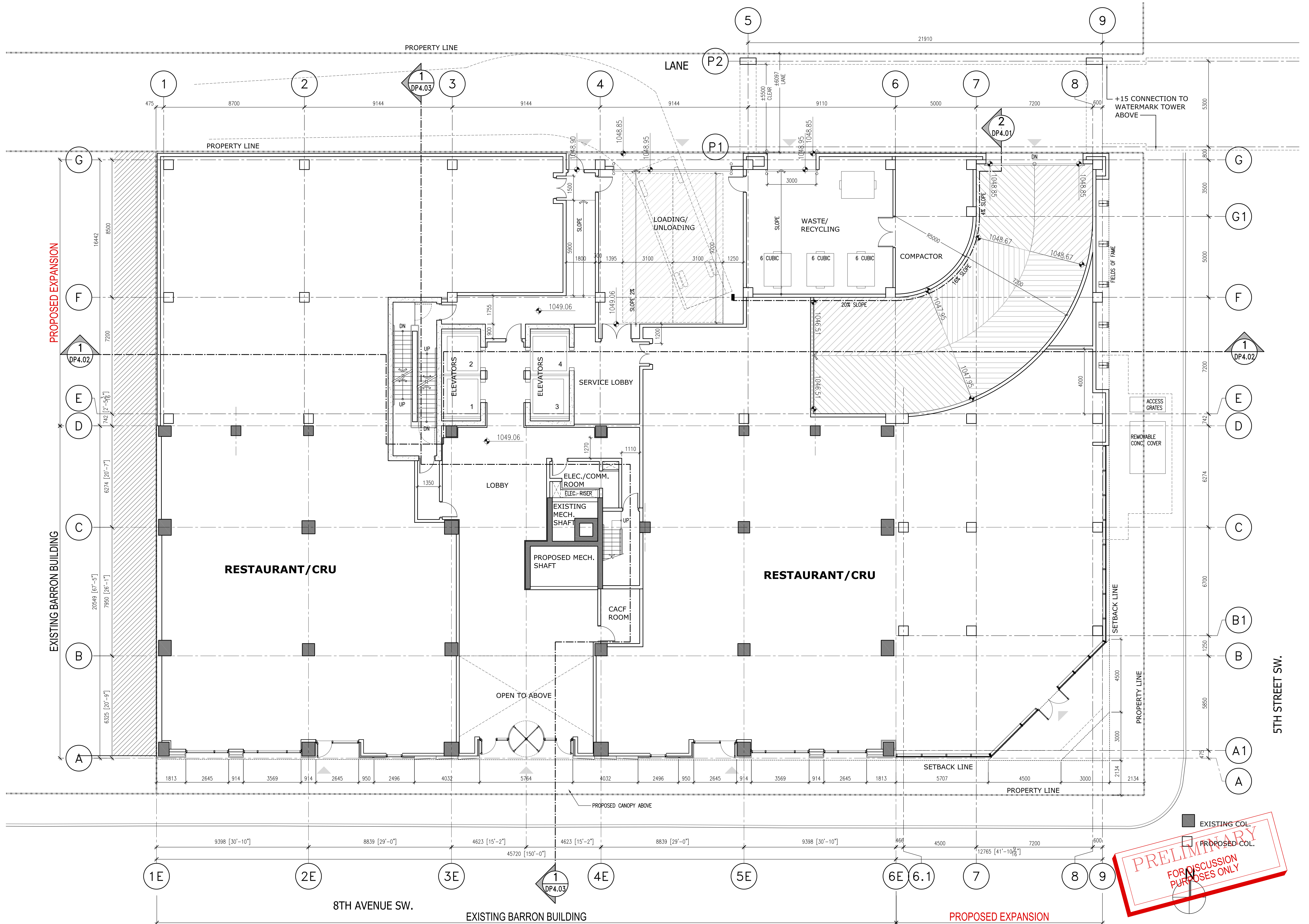
PRELIMINARY
FOR DISCUSSION
PURPOSES ONLY

5TH STREET SW.

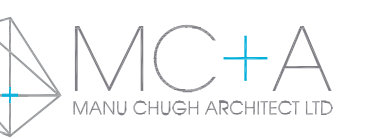
8TH AVENUE SW.

EXISTING BARRON BUILDING

PROPOSED EXPANSION



professional seal
architect



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Tel: 403-248-8888 Fax: 403-255-8149
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consultants

phase / date

Issue description

Issue date	Issue description

Issue date	Issue description
2013.01.15	Issued for revised Development Permit R1
2013.01.31	Client review
2013.02.22	Client review
2013.03.15	Issued for Development permit
2013.03.22	Client Review
2013.03.27	Client Review
2013.04.02	Client Review
2013.04.02	Consultant Review

project title

BARRON BUILDING Expansion

project municipal address
600 - 8 Ave S.W.
Calgary, AB.

project legal address
Plan A1, BLOCK 48 LOT 21-28

MC+A file No.
MC.1059

phase
DEVELOPMENT PERMIT

date
June XX, 2013

scale
1:100

drafted by
HS,SK, HSM

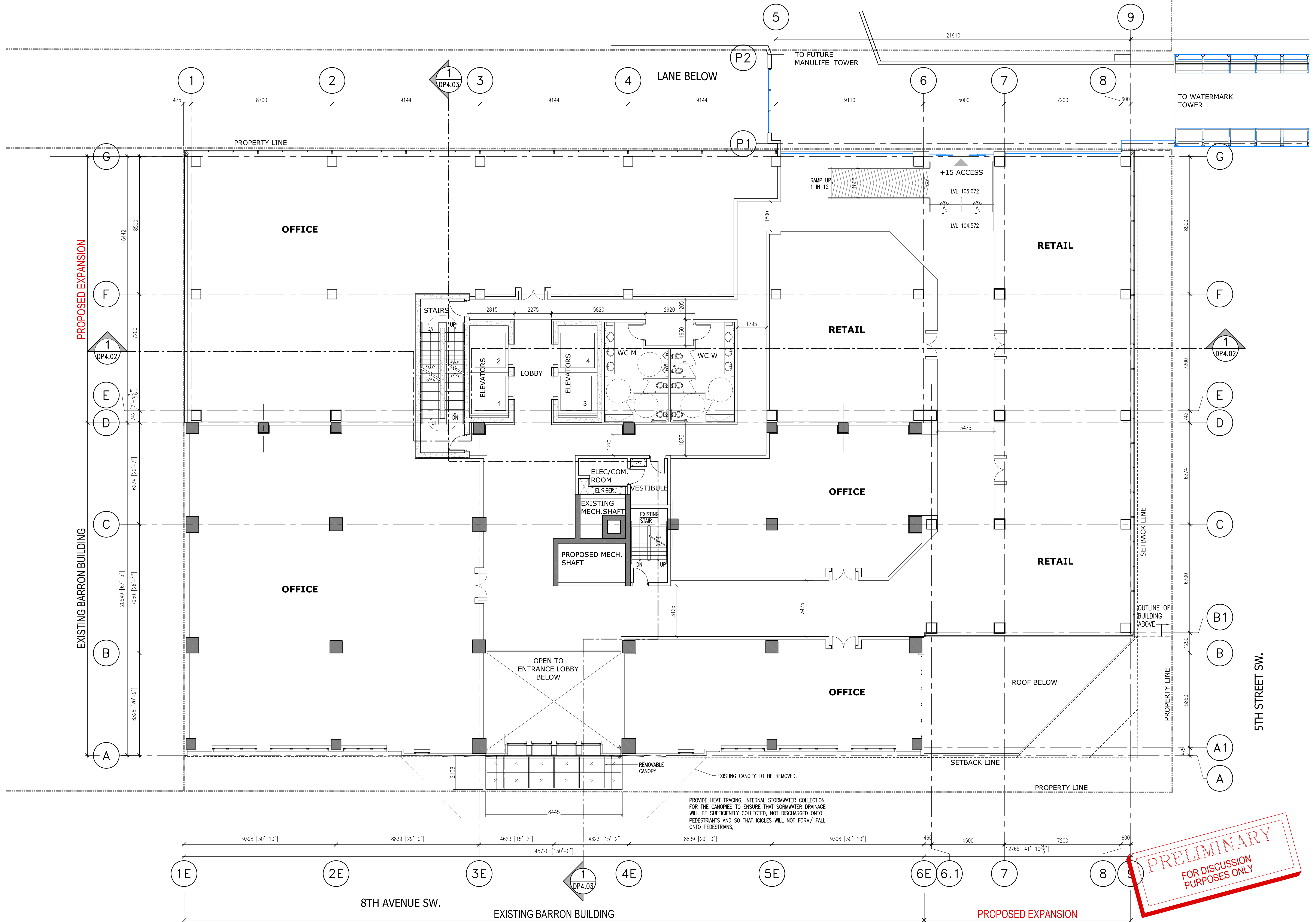
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MCA

sheet title
FLOOR PLAN MAIN

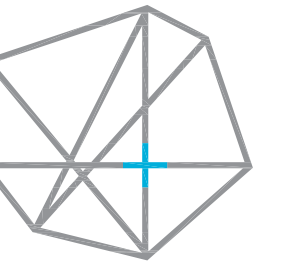
sheet number

DP2.02

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client



consultants

phase / date

Issue description

Issue date

Issue description

Issue date

Issue description

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Issue description

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Issue description

Issue date

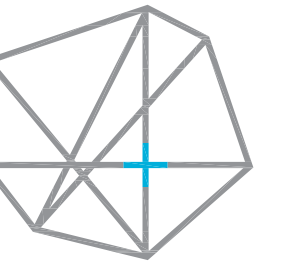
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Issue description

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2013.01.31	Client review
2013.02.22	Client review
2013.03.15	Issued for Development permit
2013.03.22	Client Review
2013.03.27	Client Review
2013.04.02	Client Review
2013.04.02	Consultant Review

Project title	BARRON BUILDING Expansion
Project municipal address	600 - 8 Ave S.W. Calgary, AB.
Project legal address	Plan A1, BLOCK 48 LOT 21-28
MC+A file No.	MC.1059
Phase	DEVELOPMENT PERMIT
Date	June XX, 2013
Scale	1:100
Drafted by	SK, GU, HSM
Checked by	MCA
Sheet title	FLOOR PLAN 2ND
Sheet number	DP2.03



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phase / date

Issue description

Issue date

Issue description
Issued for revised Development Permit R1
Client review
Issued for Development permit
Client Review
Client Review
Client Review
Consultant Review

Issue date

2013.01.15
2013.01.31
2013.02.22
2013.03.15
2013.03.22
2013.03.27
2013.04.02
2013.04.02

project title

BARRON BUILDING
Expansion

project municipal address

600 - 8 Ave S.W.
Calgary, AB.

project legal address

Plan A1, BLOCK 48 LOT 21-28

MC+A file No.

MC.1059

phase

DEVELOPMENT PERMIT

date

June XX, 2013

scale

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HS,SK,HSM

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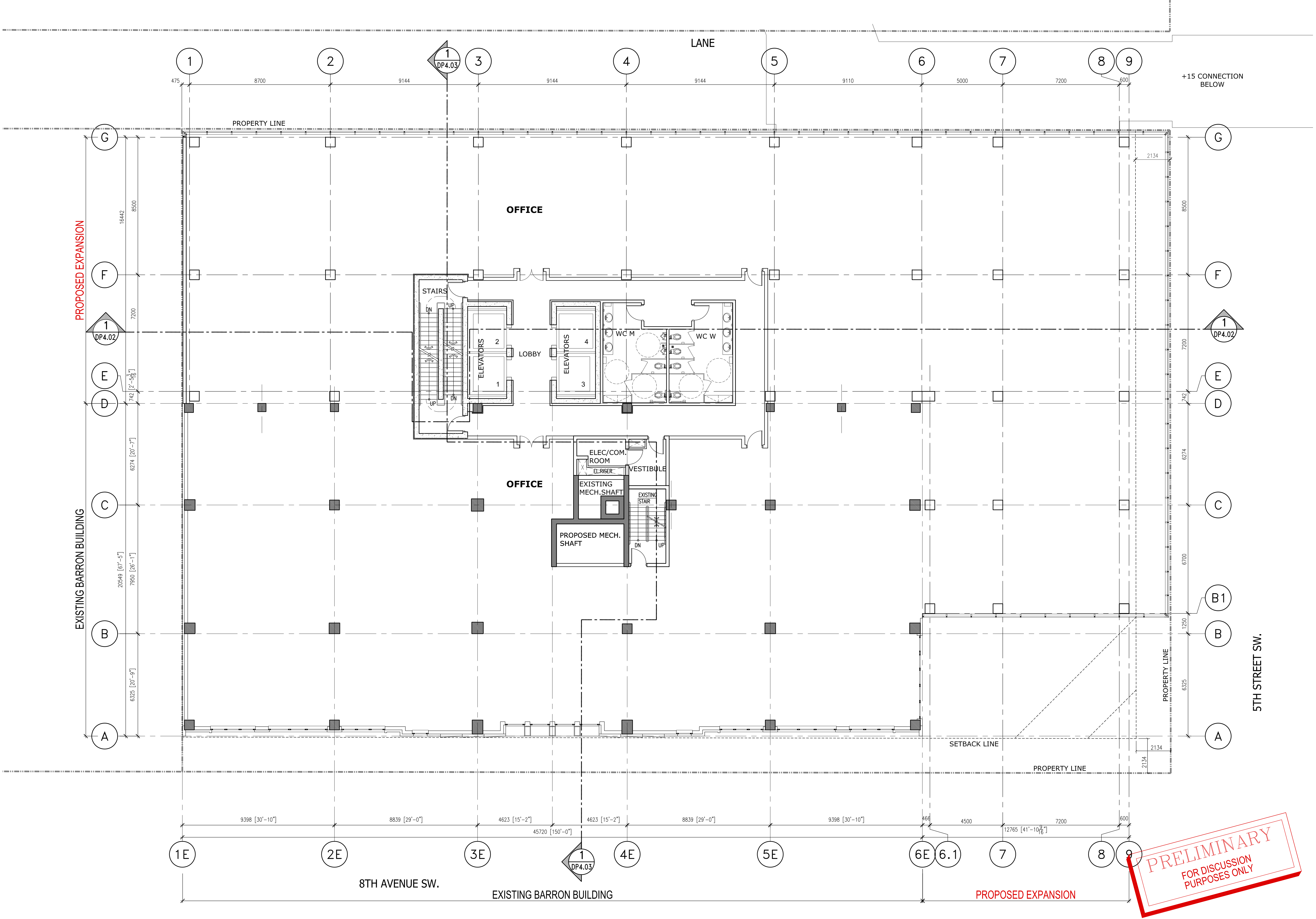
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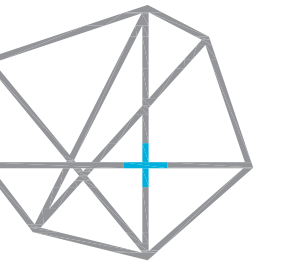
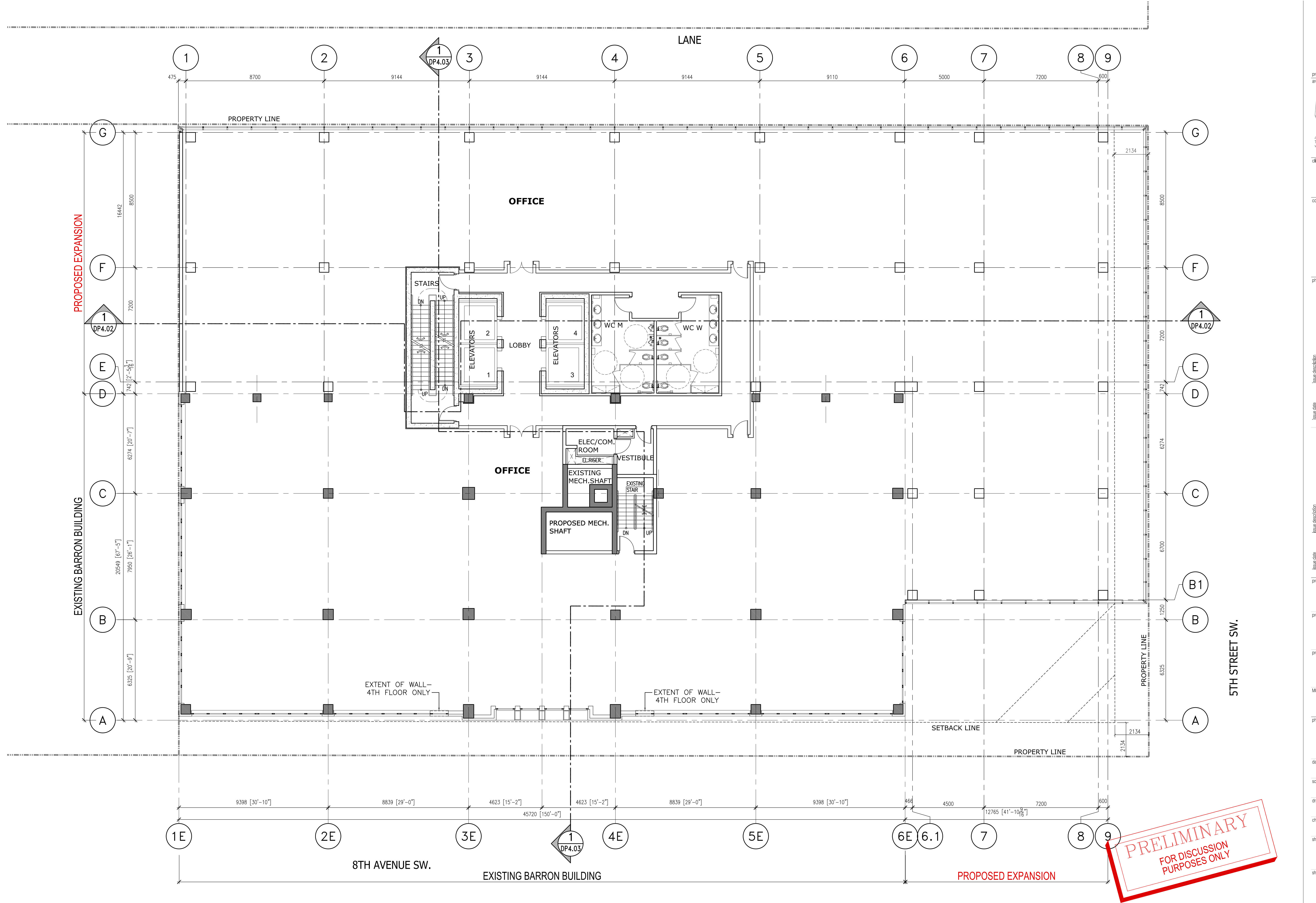
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3RD

sheet number

DP2.04



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Issue description	Issue date
Issued for revised Development Permit R1	
Client review	
Issued for Development permit	
Client Review	
Client Review	
Client Review	
Client Review	
Consultant Review	

Issue date	Issue description
2013.01.15	Issued for revised Development Permit R1
2013.01.31	Client review
2013.02.22	Client review
2013.03.15	Issued for Development permit
2013.03.22	Client Review
2013.03.27	Client Review
2013.04.02	Client Review
2013.04.02	Consultant Review

project title

**BARRON BUILDING
Expansion**

project municipal address

600 - 8 Ave S.W.
Calgary, AB.

project legal address

Plan A1.BLOCK48 LOT21-28

MC+A file No.

MC.1059

phase

DEVELOPMENT PERMIT

date

June XX, 2013

scale

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drafted by

SK, HSM

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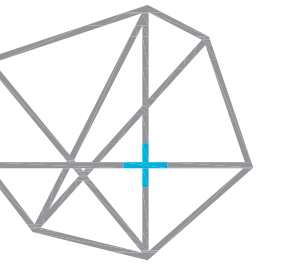
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sheet title

FLOOR PLAN
4TH - 7TH

sheet number

DP2.05



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Issue description	Issue date
Issued for revised Development Permit R1	
Client review	
Issued for Development permit	
Client Review	
Client Review	
Client Review	
Client Review	
Consultant Review	

Issue description

Issue description	Issue date
Issued for revised Development Permit R1	
Client review	
Issued for Development permit	
Client Review	
Client Review	
Client Review	
Client Review	
Consultant Review	

project title

BARRON BUILDING
Expansion

project municipal address

600 - 8 Ave S.W.
Calgary, AB.

project legal address

Plan A1.BLOCK48 LOT21-28

MC+A file No.

MC.1059

phase

DEVELOPMENT PERMIT

date

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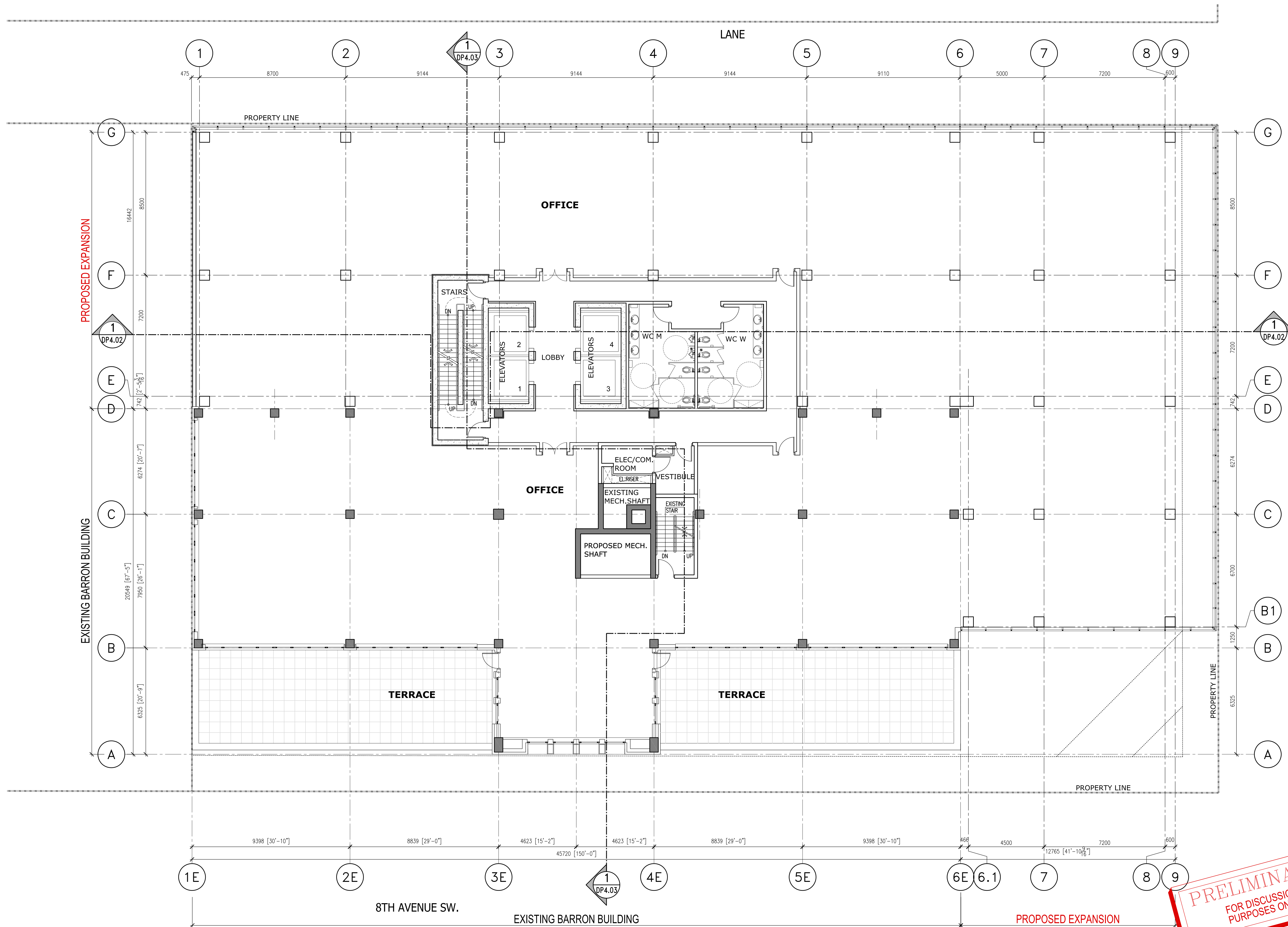
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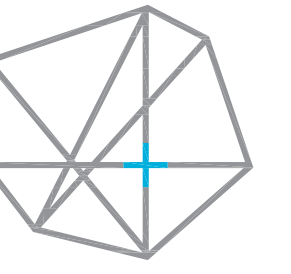
FLOOR PLAN
8TH

sheet number

DP2.06



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phase / date

issue description

issue date

issue description

issue date

issue description

issue date

project title

BARRON BUILDING
Expansion

project municipal address

600 - 8 Ave S.W.
Calgary, AB.

project legal address

Plan A1.BLOCK48 LOT21-28

MC+A file No.

MC.1059

phase

DEVELOPMENT PERMIT

date

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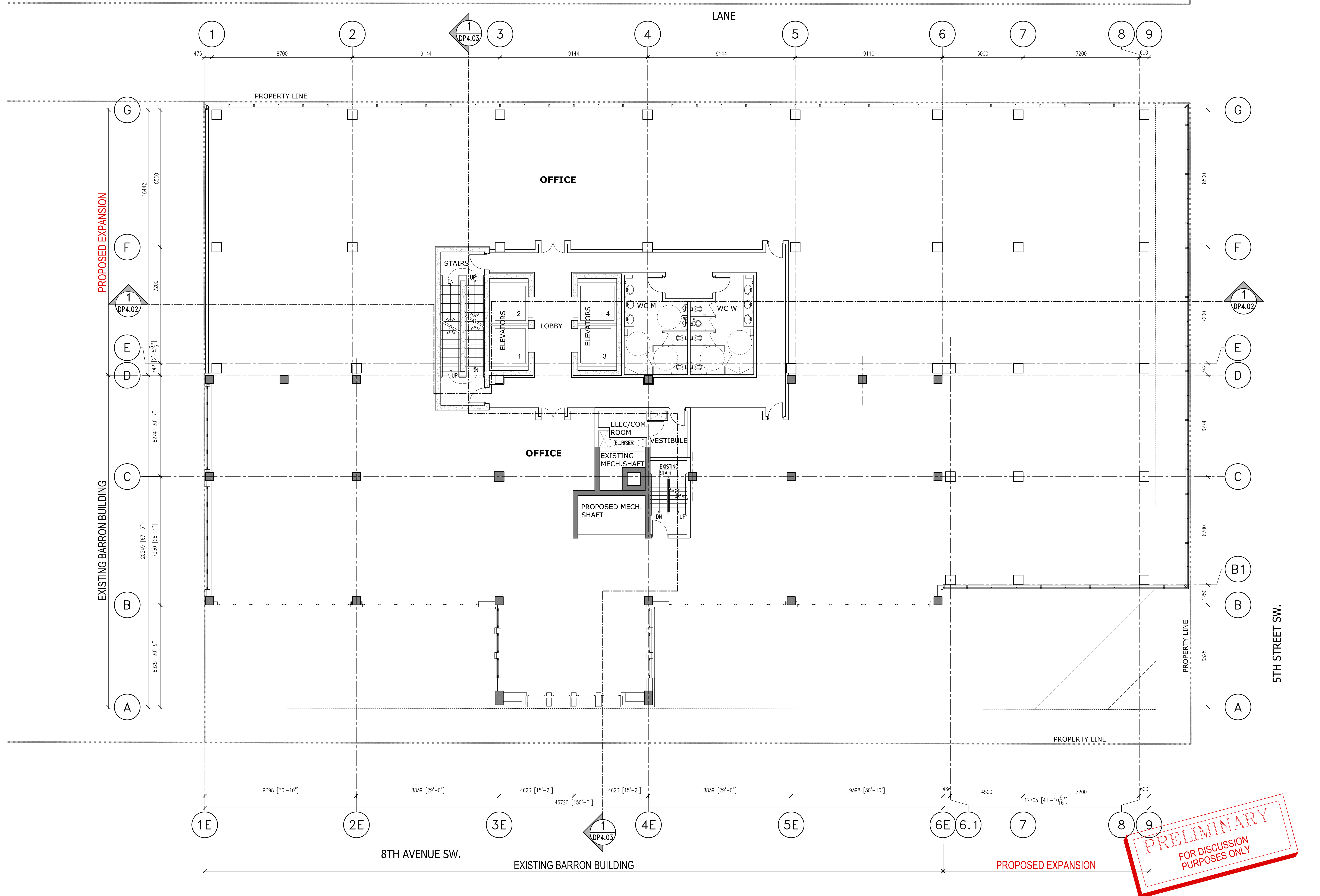
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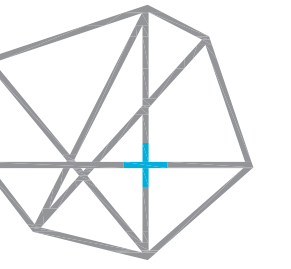
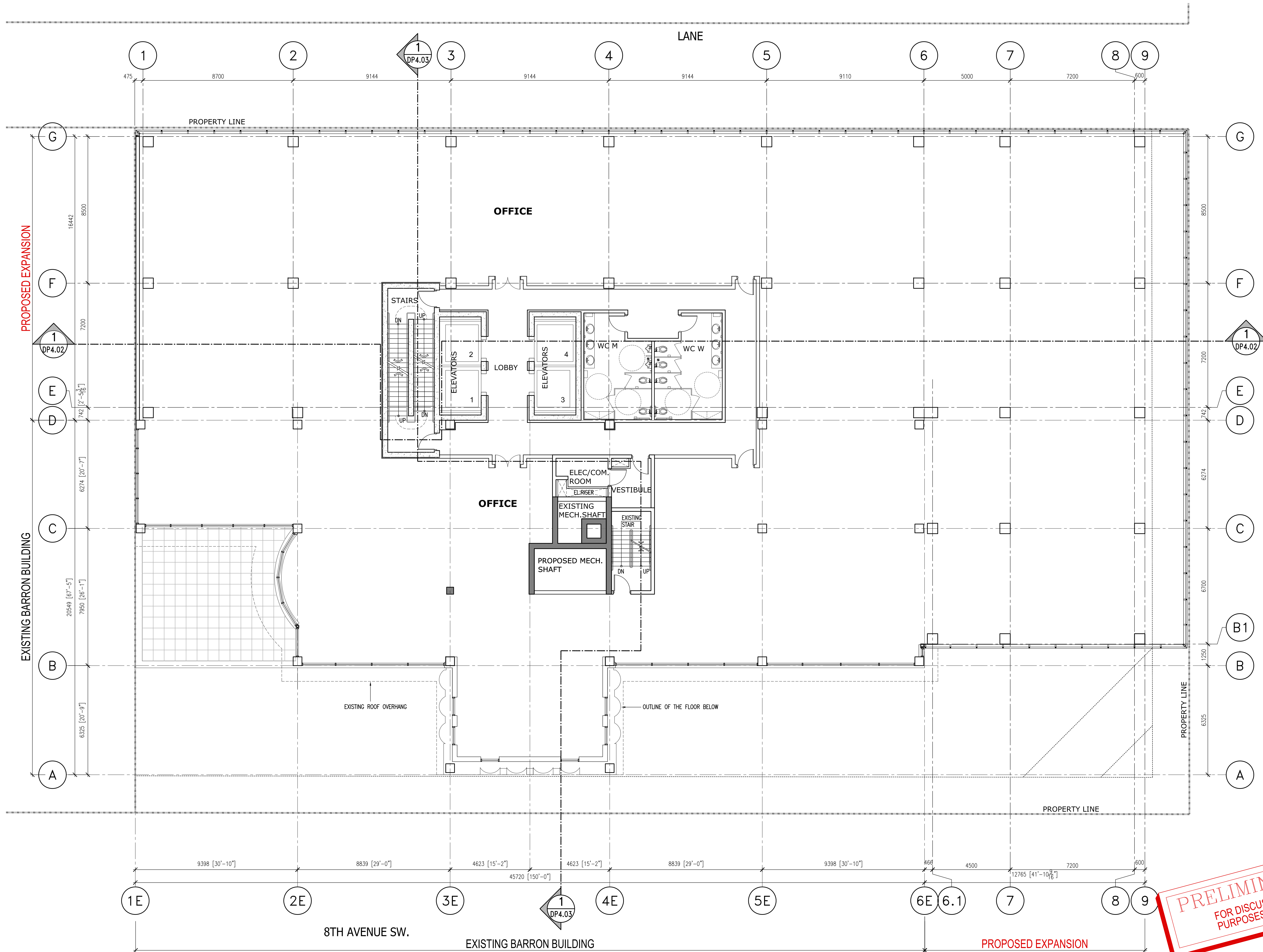
FLOOR PLAN
9TH - 10TH

sheet number

DP2.07



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phase / date

Issue description

Issue date

Issue description

Issue date

project title

BARRON BUILDING
Expansion

project municipal address
600 - 8 Ave S.W.
Calgary, AB.

project legal address
Plan A1, BLOCK 48 LOT 21-28

MC+A file No.
MC.1059

phase
DEVELOPMENT PERMIT

date
June XX, 2013

scale
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drafted by
SK, HSM

checked by
AL

sheet title
FLOOR PLAN
11TH

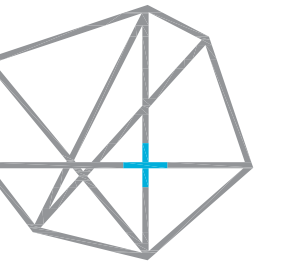
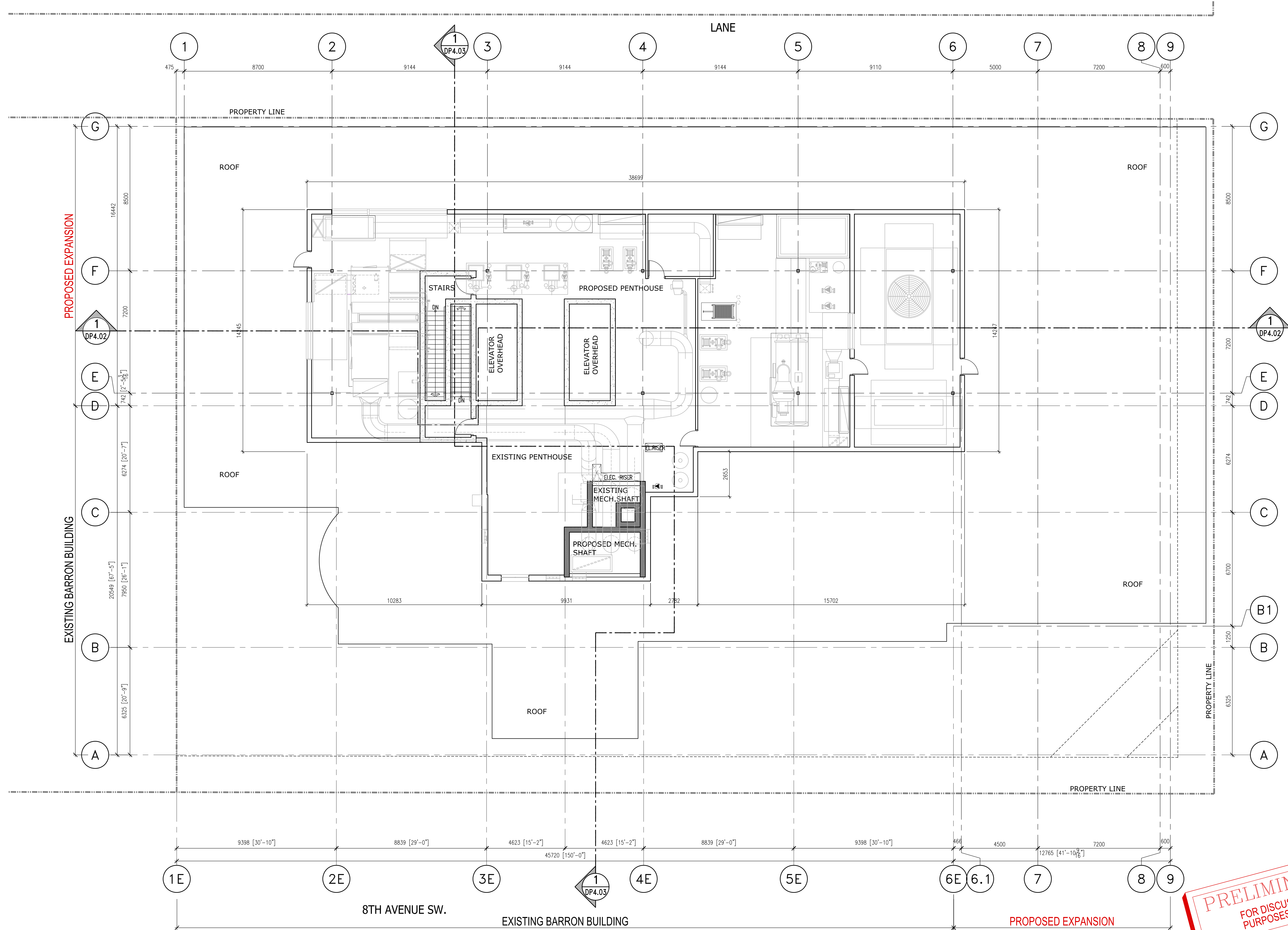
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DP2.08

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PROPOSED EXPANSION

EXISTING BARRON BUILDING



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Issue description

Issue date

Issue date	Issue description
2013.01.15	Issued for revised Development Permit F11
2013.01.31	Client review
2013.02.22	Client review
2013.03.15	Issued for Development permit
2013.03.22	Client Review
2013.03.27	Client Review
2013.04.02	Client Review
2013.04.02	Consultant Review

project title

BARRON BUILDING
Expansion

project municipal address

600 - 8 Ave S.W.
Calgary, AB.

project legal address

Plan A1, BLOCK 48 LOT 21-28

MC+A file No.

MC.1059

phase

DEVELOPMENT PERMIT

date

June XX, 2013

scale

1:100

drafted by

GU,SK, HSM

checked by

AL

sheet title

MECH.
PENTHOUSE

sheet number

DP2.09

**Appendix 6 Strategic Group's Letter and Proforma
with Rationale for Proposed Development**



September 23, 2013

Mark W. Chambers
4323 4A Street SW
Calgary, Alberta
T2S 1Z7

Dear Sir:

Re: Barron Building Reconstitution and Expansion

Further to our discussions around your work preparing a Heritage Resource Impact Study for the Barron Building, we request that you include this letter and the attachments as an addendum to the report.

Our concern surrounds the building below the datum line as defined by Gensler and Manu Architecture and the desire of the City of Calgary Heritage Planner to preserve the theatre and the exterior elements below said datum line.

Firstly, we would like to address the building façade. The Heritage Planner has identified the marquee constructed on the front of the building as a character defining element. While we understand why the Heritage Planner feels the marquee is a character defining element, we know that preserving it will have the effect of limiting the economic feasibility after the reconstitution of the building. The reason is - an office occupant who would consider locating their business in a Class A office building will not respond well to the bulk of the marquee, the lack of permeability that results from the low hanging nature of the marquee, and the fact that the marquee mass hides the building's upper architectural elements - what we consider to be the true character defining elements of the Barron Building. We have conducted numerous discussions with the top level deal makers in the Calgary Real Estate Brokerage community and have received feedback that the marquee will very likely eliminate the opportunity to attract a Class A office user to which the financial viability of the project is imperative. We would welcome the Heritage Planner's office to conduct such discussions as well, and would be most willing to facilitate such meetings.

This is the same reason we have eliminated the black granite on the exterior of the building, enlarged the storefront glazing, and properly aligned the storefronts. As stated *infra*, all this work takes place below the datum line as defined by Gensler and Manu Architecture. The City has been clear that they desire safety, permeability, and good lighting. The market has been clear it requires a strong sense of entry, clean modern approaches, and an elegant presence on the



street. We have accomplished these things without offending or destroying the beautiful architecture above the datum line that defines the Barron Building.

Secondly we would like to address the Theatre. A study has been completed on whether the existing theatre could remain and the building reconstituted and expanded around that footprint. The result is that the preservation of the existing theatre while expanding the building is not possible. Our second approach was to determine the costs of demolishing the existing theatre and rebuilding it in kind as part of the new construction. You will see by our comparison proforma the cost to do so is approximately 13.5 million dollars. The theatre footprint including approaches is approximately 24,000 square feet. We have determined that in order to drive the same rate of return calculated to provide a modest profit (6%) would require a substantial financial commitment from the City of Calgary and the Province of Alberta. The details of rent impact are laid out on our proforma summary attached.

We are not in a position to put capital into a theatre that is entirely unfeasible from an economic standpoint and that the market is not interested in renting at any price much less an exorbitant premium over market rents for theatre space. If the City of Calgary or the Province of Alberta feel differently than we do, the option of becoming a tenant for 10 years or more, or the option of paying the \$13.5 million in capital to create the theatre which then could be dedicated to public use for fees that reflect the costs to operate same, is possible.

Our project is languishing and opportunity to carry it forward is fading. We would very much like to put these issues to rest and create something that Calgarians can be proud of, that celebrates the rich history of the Barron Building by preserving its unique architecture, which takes forever takes away blight on 8th Ave that has plagued this block for most of the last 20 years.

Sincerely,
Strategic Group

R. Randy Ferguson
Chief Operating Officer

August 20th, 2013



Strategic Group
400, 630 – 8 Ave SW
Calgary AB, T2P 1G6

Attention: Greg Plewes

RE: HISTORIC IMPACT RESOURCE ASSESSMENT COST ANALYSIS

The Historic Resources Management Branch (HRMB) through the Historic Impact Assessment Report (HIRA) has requested that Strategic Group maintain select features of the Barron Building which include but are not limited to the lobby and the theatre space. The re-developed Barron building, according to the report, would need to include these features. We have completed an analysis of the costs involved with this request. Our analysis is based on costs of comparable projects with scopes similar to that of the work required for the Barron Building should Strategic Properties have to comply with the requests in the HIRA report. These comparable projects include the following:

- The City of Calgary Public Building (Heritage Building)
- The Intact Insurance Building
- The Edmonton IMAX Theatre

The main scopes of work that are required to satisfy the HIRA which are in addition to the scopes of work presented in our original construction plan and budget dated May 29, 2013 are outlined below. The costs associated with each of these scopes would be in addition to our original budget.

1. Structure for theatre: To establish the theatre within the new structural design of the renovated Barron Building would require transfer beams. This is the only way to accomplish the spans that are necessary for the theatre space. The approximate cost of the scope is \$1,000,000.
2. Theatre base building: The new theatre will require base building improvements including raked structure for seating, provision for additional emergency exiting and specialized mechanical / electrical systems. The approximate cost of this scope of work is \$2,000,000.
3. Theatre fit out: The fit out and finish of the theatre which would include heritage level finishes would cost approximately \$4,000,000.
4. Equipment: The equipment required for the new theatre would cost approximately \$2,500,000.
5. Back of house Equipment: The back of house equipment required for hoisting and staging would cost approximately \$2,000,000.
6. Service rooms: The concession area including food prep, service and equipment would cost approximately \$2,000,000.

The total cost to complete this additional scope would be approximately **\$13,500,000 plus GST**. This amount is additional to our original budget.



CHANDOS

In addition to the costs above, the theatre would likely be dropped below grade into the parking area, there would be a loss of parking stalls which would impact that revenue generated by the Barron Building and could possibly make it impossible to satisfy parking requirements as the Parkade is currently designed. Chandos is not able to estimate this cost to Strategic.

The above analysis is based on historic comparable costs and should not be used to determine a contract price. Further costing analysis based on a complete design and specifications would be required to confirm an exact price of work.

Please feel free to contact me should you require any additional information or explanation.

Yours truly,
CHANDOS CONSTRUCTION LTD.

Will Buchkowsky
Director, Business Development

**Strategic Group
Barron Building Development
Analysis of Theatre Space**

	Without Theatre	With Theatre
Pre-Development Costs		
Soft Costs	\$ 592,000	\$ 592,000
Holding Costs	\$ 102,000	\$ 102,000
Interest Carry	\$ 3,154,000	\$ 3,154,000
HRIA Consultant	\$ 10,000	\$ 10,000
Development Fees	\$ 675,000	\$ 675,000
Total Pre-Development Costs	\$ 4,533,000	\$ 4,533,000
Construction Costs (24 months)		
Drawings & Administration	\$ 1,195,000	\$ 1,195,000
Consultants	\$ 1,130,000	\$ 1,230,000
Hard Construction Costs	\$ 73,875,000	\$ 73,875,000
Soft Costs	\$ 2,140,000	\$ 2,140,000
Financing Interest	\$ 5,357,000	\$ 5,900,000
Finance Costs	\$ 1,107,000	\$ 1,202,000
	\$ 84,804,000	\$ 85,542,000
Theatre Renovation		
Structure		\$ 1,000,000
Base Building		\$ 2,000,000
Fit Out		\$ 4,000,000
Equipment		\$ 2,500,000
Back of House Equipment		\$ 2,000,000
Service Rooms		\$ 2,000,000
		\$ 13,500,000
Total Construction Costs	\$ 84,804,000	\$ 99,042,000
Post Construction Costs		
Commissioning	\$ 255,000	\$ 255,000
As-Built Drawings	\$ 60,000	\$ 60,000
Leed Certifications	\$ 250,000	\$ 250,000
TI & Leasing Commissions	\$ 13,200,000	\$ 12,125,000
Total Post Construction Costs	\$ 13,765,000	\$ 12,690,000
Total Costs	\$ 103,102,000	\$ 116,265,000 (Excludes Existing Building Value)

Average Net Rent Office/Retail	\$ 41.36 psf	\$ 45.48 psf	
Return on Investment	6.0%	6.0%	
Required Theatre Net Rent - 10 years		\$ 116.18 psf	\$70.70 psf + \$45.48 psf avg
Required Theatre Net Rent - 15 years		\$ 99.05 psf	\$53.57 psf + \$45.48 psf avg
Required Theatre Net Rent - 20 years		\$ 90.84 psf	\$45.36 psf + \$45.48 psf avg
Required Theatre Net Rent - 25 years		\$ 86.18 psf	\$40.70 psf + \$45.48 psf avg

Total Theatre Square Footage	24,626 sf
10 Year Lease Term	
Annual PMT on Amortized - 6.0% per annum, 10 yrs	\$1,740,971
Required Net Rental Rate - to recapture difference after 10 years @ 6.0% int	\$70.70 psf
15 Year Lease Term	
Annual PMT on Amortized - 6.0% per annum, 15 yrs	\$1,319,307
Required Net Rental Rate - to recapture difference after 15 years @ 6.0% int	\$53.57 psf
20 Year Lease Term	
Annual PMT on Amortized - 6.0% per annum, 20 yrs	\$1,117,114
Required Net Rental Rate - to recapture difference after 20 years @ 6.0% int	\$45.36 psf
25 Year Lease Term	
Annual PMT on Amortized - 6.0% per annum, 25 yrs	\$1,002,320
Required Net Rental Rate - to recapture difference after 25 years @ 6.0% int	\$40.70 psf