

APPENDIX "2" - DESIGN GUIDELINES FOR REDEVELOPMENT OF THE UNION BANK BUILDING SITE

Design Guidelines for New Development

The design guidelines below, shall be used by architects, developers and the City in the event of a redevelopment of the Union Bank Building site. Two facades of the 1911 building have been identified as historically and architecturally significant and are to be regulated under a Municipal Historic Resource designation bylaw. The allowable F.A.R. on the site means that the owner may wish to redevelop the site to achieve a higher F.A.R. than presently exists.

The intent of these guidelines is to foster the design of an addition which preserves and is sympathetic to the historic facades of the Union Bank Building. Since the historic facades are designed in a particular style, it is desirable to design an addition which does not attempt to compete with the older structure by means of its own design features. It may be desirable for the new structure to serve as a backdrop or foil for the older building or to exhibit similar, or compatible design features.

- a. In order to implement these guidelines to the satisfaction of all parties, it is important that the owner and architect consult with the City of Edmonton Heritage Officer at the preliminary stage and throughout the design process.
- b. No new construction is to occur above the existing historic building envelope. Any future addition must be at the rear of the existing Union Bank Building.

The design of new construction should consider and be sympathetic to the following design features of the historic facades of the Union Bank Building:

- (i) Renaissance Revival/Edwardian Classical Style - the Union Bank is one of the best examples of this style of building in Edmonton. Typical Renaissance style features of the Union Bank include: use of red brick with contrasting lintels and stonework,, a symmetrical facade and classically inspired decorative features.
- (ii) "Classical" decorative motifs - the decorative scheme of the Union Bank uses classical motifs including: Ionic pilasters; entablature with cornice, dentils, frieze and architrave and broken pediment style window mouldings.
- (iii) Proportions of the facades - the building exhibits a regular, geometric appearance in which the wall expanses are broken up by the vertical piers, horizontal elements, windows and mouldings and decoration.

- (iv) **Building Materials** - while new construction does not necessarily have to use the same materials, any new material should be compatible with the existing the existing red brick, limestone and painted wood.
 - (v) **Architectural Detailing** - The building displays features such as classically inspired decorative details, traditional materials such a brick, limestone and wooden double-hung windows. New development on this site could use these details in order to achieve a sympathetic or compatible design.
 - (v) **Roof treatment** - the building has a flat roof and it may be desirable that any addition on the site be designed with a flat roofline in keeping with the original style of the historic building.
 - (vi) **Colour** - the colours used on any addition to the Union Bank Building should be complementary to the colours of the original structure.
- c. Prior to the issuance of any sign permits for any new development on this site, the developer shall establish sign criteria for exterior signs, and shall submit these for the approval of the Development Officer and Heritage Officer.