

DESIGNATION OF TWO SCHOOLS AS MUNICIPAL HISTORIC RESOURCES

EXECUTIVE SUMMARY

The steward/owner of Cliff Bungalow School and Holy Angels School, Facility Management, has requested designation of the properties as Municipal Historic Resources under Section 26 of the Alberta Historical Resources Act.

Cliff Bungalow School, built in 1920, is situated in the inner-city Cliff Bungalow community adjacent to the Holy Angels School. The property has been determined to be significant by the Calgary Heritage Authority as a distinctive Arts & Crafts style bungalow school design, for its various institutional and social activities, and as landmark to which the community owes its name.

Holy Angels School, built in 1919, coupled with the Cliff Bungalow School to the north, forms a continuous block of institutional activity in the community of Cliff Bungalow. The property, representative of the Roman Catholic history of the area, has been determined to be significant by the Calgary Heritage Authority as a distinguished example of Georgian Revival-style design and as a hub of educational activity in the community for eighty-nine years.

The steward/owner, Facility Management, is seeking designation as an important long term management tool, contributing to the community awareness of the significance of the sites and providing eligibility for provincial grant funds for on-going conservation.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council:

1. Give three readings to the proposed bylaw (Attachment 1) to designate Cliff Bungalow School as a Municipal Historic Resource; and
2. Give three readings to the proposed bylaw (Attachment 2) to designate Holy Angels School as a Municipal Historic Resource.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2017 JANUARY 11:

That Council:

1. Give three readings to **Bylaw 6M2017** (Attachment 1) to designate Cliff Bungalow School as a Municipal Historic Resource; and
2. Give three readings to **Bylaw 7M2017** (Attachment 2) to designate Holy Angels School as a Municipal Historic Resource.

PREVIOUS COUNCIL DIRECTION / POLICY

No previous Council Direction / Policy.

BACKGROUND

Cliff Bungalow School (address: 2201 Cliff Street S.W.; short legal description: 2112AC;R) was added to Calgary's Inventory of Evaluated Historic Resources in 1982 as a property of 'City

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Wide Significance.’ The property has been determined to be significant by the Calgary Heritage Authority, for its:

- Activity value, being an educational and social focal point of the community, serving in an educational capacity from 1920 to 1988 and subsequently has been a community meeting place as the home of the community association.
- Style value, being a good example of the Arts & Crafts style architecture in the community and is one of three identical extant bungalow schools in the city, all built in 1920.
- Design value, being a distinctive bungalow school type designed by Calgary Board of Education staff architect William Branton.
- Landmark value, due to its distinctive architecture, and its prominent use in the community, to such an extent that in the 1970s the community ultimately took its name from the school.

Holy Angels School (address: 2105 Cliff Street S.W.; short legal description: 2112AC;R) was added to Calgary’s Inventory of Evaluated Historic Resources in 1982 as a property of ‘City Wide Significance.’ The property has been determined to be significant by the Calgary Heritage Authority, for its:

- Activity value, being a hub of educational activity in the community from the time of its opening in 1919 until its closure for educational purposes in 2008.
- Style value, being a distinguished example of Georgian Revival-style design, with rounded dormer gables, a rusticated foundation and multi-pane window sashes.
- Institutional value, as from 1981-90 the Louise Dean School for pregnant and parenting teen mothers, a revolutionary institution in Calgary for its unique and leading services and approach, was housed in the building.
- Symbolic value, expressing the Roman Catholic history of the area and the nearby historic Rouleauville, now known as the community of Mission.
- Landmark value, due to its distinctive architecture, spacious schoolyard, prominent historic use, and its position next to Cliff Bungalow School, another well-known community landmark.

The steward/owner of the properties, Facility Management, has requested designation as a Municipal Historic Resource to protect each site in perpetuity and to make the properties eligible for provincial grant funds for on-going conservation.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Designation of Cliff Bungalow School and Holy Angels School legally protects the property and ensures that any future changes and conservation work aligns with best practices in heritage conservation. The proposed bylaws (Attachments 1 and 2) identify the elements of each property that contribute to its heritage value and must be treated appropriately in any future changes or conservation work.

Stakeholder Engagement, Research and Communication

The steward/owner of the Cliff Bungalow School and Holy Angels School requested Municipal Historic Resource designation 2016 November 1. ‘Notices of Intention’ to designate each property were issued 2016 November 17. Upon receipt of the notices (2016 November 21), and

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in accordance with the Alberta Historical Resources Act, sixty (60) days are required to pass before Council may, by bylaw, designate the sites as Municipal Historic Resources, which is 2017 January 20 or later. The steward/owner of Cliff Bungalow School & Holy Angels School has reviewed the proposed bylaws and expressed through written correspondence that they are in agreement with them, as outlined in Attachment 3 and 4 to this report.

The Calgary Heritage Authority has expressed support of these designations as outlined in Attachment 5 and 6 to this report.

Strategic Alignment

Council priorities outlined in The City's *2015 – 2018 Action Plan* include the fostering of "A city of inspiring neighbourhoods". Historic resources are an integral component of such neighbourhoods and their retention contributes to the diversity and character of their surroundings.

The City of Calgary *Municipal Development Plan* supports the conservation and protection of Calgary's historic resources. The plan identifies historic preservation as part of good city building and community identity, and encourages property owners to conserve Calgary's historic resources.

The City of Calgary *2020 Sustainability Direction* includes an objective for Calgary to become a "diverse and socially inclusive city that respects its heritage and the arts," as well as a strategy to "support the preservation of Calgary's historic resources".

The City's *Calgary Heritage Strategy* (2008) recommends that identified historic resources should be protected by designation bylaws, when possible, to ensure their preservation. This protection prevents demolition, provides appropriate management of physical interventions and is critical to ensuring effective management of historic resources.

Social, Environmental, Economic (External)

Social

Historic resources connect us to our past, our future, and to each other. They provide places of learning and places of understanding for all Canadians.

Historic resources are integral to the identity of our community and help to strengthen its distinctiveness. Historic resources add to the beauty, character and visual interest of our urban environment which contributes to the city's liveability and are sources of community pride.

Environmental

The preservation of historic places capitalizes on their embedded (embodied) energy – the sum of all resources and materials that were originally incorporated in the development of the place and which would not have to be produced again for the development of a new place.

Economic (External)

The property adds character and visual interest to the streetscape which makes economic investment in the area an attractive prospect. Designation will ensure these attributes are

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protected and the resulting security will promote high-quality investment. Additionally, tourists and residents are attracted to areas with historic resources.

Financial Capacity

Current and Future Operating Budget:

Designation of Cliff Bungalow School and Holy Angels School will have no operating budget implications for The City of Calgary.

Current and Future Capital Budget:

Designation of Cliff Bungalow School and Holy Angels School will have no capital budget implications for The City of Calgary.

Risk Assessment

No risks have been identified in designating Cliff Bungalow School and Holy Angels School as a Municipal Historical Resources.

REASON(S) FOR RECOMMENDATION(S):

Both properties are identified on Calgary's Inventory of Evaluated Historic Resources, as sites of 'City Wide Significance' making them eligible for designation as Municipal Historic Resources. The steward/owner of Cliff Bungalow School and Holy Angels School has formally requested designation. Protecting Calgary's historic resources is an identified objective of The City.

ATTACHMENT(S)

1. **Proposed Bylaw 6M2017**
2. **Proposed Bylaw 7M2017**
3. Letter from Facility Management: Cliff Bungalow School.
4. Letter from Facility Management: Holy Angels School.
5. Letter from Calgary Heritage Authority: Cliff Bungalow School.
6. Letter from Calgary Heritage Authority: Holy Angels School.