

**BYLAW NUMBER 6M2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO DESIGNATE  
THE CLIFF BUNGALOW SCHOOL  
AS A MUNICIPAL HISTORIC RESOURCE  
\*\*\*\*\***

**WHEREAS** the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the "Act") permits the Council of The City of Calgary to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of their heritage value;

**AND WHEREAS** the Owner(s) of Cliff Bungalow School has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

**SHORT TITLE**

1. This Bylaw may be cited as "City of Calgary Bylaw to Designate Cliff Bungalow School as a Municipal Historic Resource".

**BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

2. "Cliff Bungalow School" comprises an Arts & Crafts-style school dating from 1920 located at 2201 Cliff Street SW, as shown on attached Schedule "A", and legally described as:

PLAN CALGARY 2112AC THAT PORTION OF BLOCK "R", BOUNDED ON THE NORTH BY THE PRODUCTION IN A WESTERLY DIRECTION OF THE NORTH SIDE OF THE LANE IN BLOCK "K" ON THE EAST BY THE EAST SIDE OF THE SAID BLOCK "R" ON THE SOUTH BY THE NORTH SIDE PRODUCED IN A WESTERLY DIRECTION OF BLOCK "M" AND ON THE WEST BY THE WEST SIDE OF BLOCK "R", CONTAINING TWO AND SEVENTY SIX HUNDREDTHS (2.76) ACRES MORE OR LESS

3. Cliff Bungalow School is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of Cliff Bungalow School is hereby described in the attached Schedule "B".
5. The specific elements of Cliff Bungalow School possessing heritage value are identified as the "character defining elements" in the attached Schedule "B". Those specific elements described or identified as "character defining elements" in the attached Schedule "B" are known as the Regulated Portions ("Regulated Portions").

**PERMITTED REPAIRS AND REHABILITATION**

6. a) The Regulated Portions of Cliff Bungalow School shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than

routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication *Standards and Guidelines for the Conservation of Historic Places in Canada*, (the "*Standards and Guidelines*"), as referenced and summarized in the attached Schedule "C".

- b) All portions of Cliff Bungalow School which are not described or identified as a Regulated Portion are hereby known as the Non-regulated Portions (the "Non-regulated Portions"). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions, or adversely affect the historical, contextual or landmark character of the property, and that all the other permits required to do such work have been obtained.

**COMPENSATION**

- 7. No compensation pursuant to Section 28 of the *Act* is owing.

**EXECUTION OF DOCUMENTS**

- 8. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

PROPOSED

**SCHEDULES**

- 9. The schedules to this Bylaw form a part of it.
- 10. This Bylaw comes into force on the date it is passed.

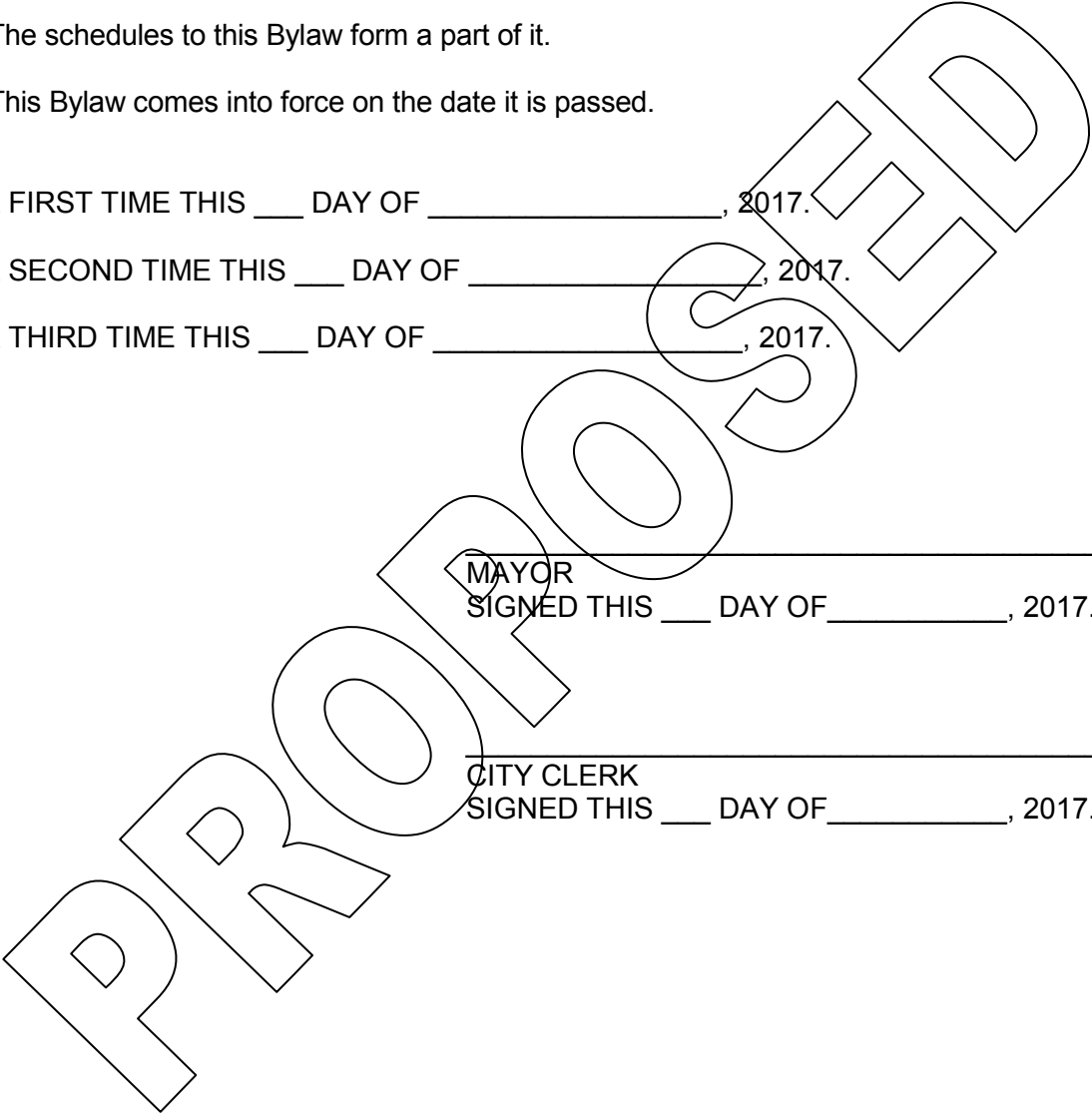
READ A FIRST TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

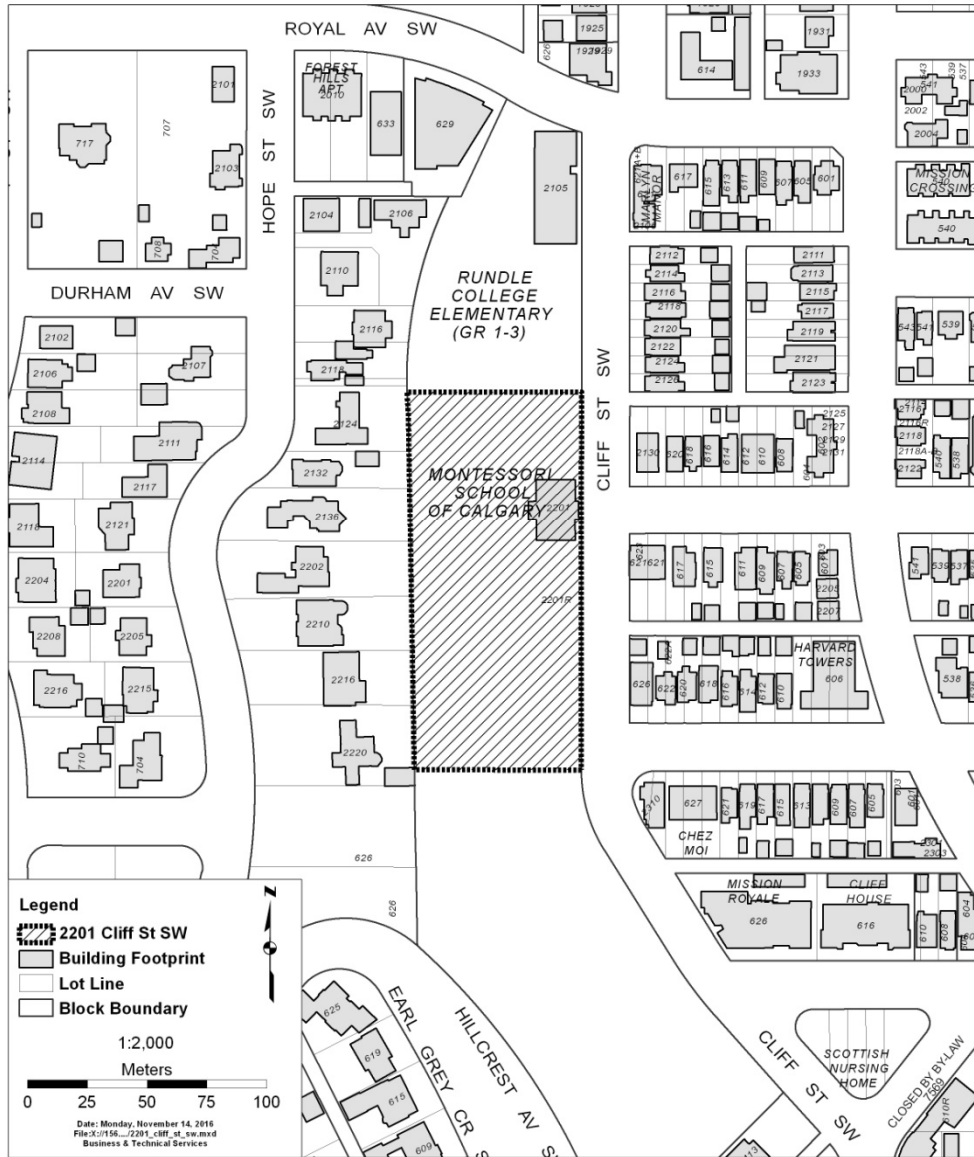
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.



SCHEDULE "A" TO THE BYLAW TO DESIGNATE CLIFF BUNGALOW SCHOOL AS A MUNICIPAL HISTORIC RESOURCE



2201 Cliff Street SW



PROPOSED

**SCHEDULE "B" TO THE BYLAW TO DESIGNATE CLIFF BUNGALOW SCHOOL AS A MUNICIPAL HISTORIC RESOURCE**

**Description**

Cliff Bungalow School, built in 1920, is a one-and-one-half-storey, red-brick, Arts and Crafts style schoolhouse. The building is distinctive for its rough-textured brick and quaint low-scale form. The property is situated in the inner-city Cliff Bungalow community adjacent to the Holy Angels School within a residential context. The 1.06-hectare (2.62-acre) property includes a grassed schoolyard.

**Heritage Value**

Cliff Bungalow School has been an educational and social focal point of the community, serving in an educational capacity from 1920 to 1988 and subsequently as a community meeting place and the home of the community association and the Montessori School of Calgary. Known until 1927 as the 22<sup>nd</sup> Avenue Bungalow School, before taking the present name of 'Cliff Bungalow School', the building functioned for 68 years as the community's elementary school.

Cliff Bungalow School is a distinctive bungalow school type designed by Calgary Board of Education staff architect William Branton. It is valued as a well-preserved example of a later phase of 'bungalow' school designs in Calgary. Unique to Calgary, the 'bungalow' school-type originated with the 'cottage' school in 1910, originally conceived by Alberta Public Works. The cottage schools were built as temporary and cost-effective wooden schools, which could be resold as residential units when their educational use became redundant. During an intense period of growth and immigration in Calgary from 1905 to 1913, school enrollment tripled and permanent school construction in the form of elaborate sandstone schools could not keep pace. In 1912, Hugh McClelland, Calgary School Board's first Building Superintendent, established an in-house department to deal specifically with the planning and design of new schools. He hired William Archibald Branton, the Board's longest serving architect and building superintendent. Branton developed the four-room bungalow school plan - a larger, more sophisticated temporary school plan than the cottage school. Like its predecessor, the bungalow school was designed for conversion into residential units. Prototypes were built in Ogden, North Mount Pleasant and Riverside in 1913.

Immediately after the First World War, Branton designed four brick bungalow schools, larger and more refined than the original prototypes. Cliff Bungalow School is a good, intact example of this later period of bungalow school design. The other three identical schools of this type were constructed in 1920 and located in Riverside (extant), Tuxedo Park (extant), and Glengarry (demolished). Typical elements of the bungalow school design were one-and-one-half-storey massing, low-pitched side gabled roofs with a long front shed-roof dormer, central entryway, and banked multi-pane wooden windows and operable transom lights to allow ample light and air circulation. The interior featured four symmetrical and nearly identical classrooms with two on each side of a central hallway. Separate boys and girls entryways were accessed from the sides or rear of the building. The basement contains separate boys and girls lavatories while the attic was divided into a teachers' office and storage space.

Apart from the design's distinctive form and layout, the building is a fine example of Arts & Crafts style architecture. Art and Crafts influences are found in the exaggerated texture of the brick cladding, lending the building an overtly rustic finish. Other characteristic features of the style include the parapeted gables with corbelled abutments, corbelled cornice courses, brick label mouldings above the doors and windows and large interior brick chimneys.

Due to the school's distinctive architecture, and its prominent historic use in the community, the property is also a community landmark. In fact, the landmark nature of the school property ultimately led the 'Cliff Bungalow' community to take its name from the school in the 1970s.

Prior to the property's use as a school, it was part of an area used as a camping ground in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries for the Tsuu Tina First Nation people when they came into Calgary.

### Character Defining Elements

Key elements that define the heritage character include:

- form, scale and massing of school as expressed by its one-and-one-half storey, symmetrical and rectangular plan with projecting front and rear extensions;
- side-gabled roof with low-pitched rooflines, minimal overhang of eaves and long, continuous shed-roof front dormer;
- rough-textured red brick cladding in common bond; and plain parged-concrete foundation;
- additional exterior features such as the central main entrance with double doors, sidelights and transom lights; separate girls and boys entries with transom lights at the rear gabled extension;
- Arts & Crafts details such as parapeted gables with corbelled abutments; brick label mouldings (above windows and doors); brick sills, water table, and a corbelled 'dog-tooth' cornice; and two large interior brick chimneys;
- fenestration, including banked, 12-pane, wooden, hung-sash windows with six-pane, wooden-sash, operable transom lights; six-over-nine wooden hung-sash upper-storey windows; other multi-pane wooden-sash windows and multi-pane transom lights; wooden casement-sash dormer windows; multi-pane, wooden storm sashes;
- date plaque (above main entrance);
- interior features such as its symmetrical configuration with two classrooms (with cloakrooms) on either side of the wide central hallway; main-entry interior vestibule with glazed double doors and transom and sidelight assembly; original wooden window and door casings, baseboards, dado and picture rails; blackboards; panelled wood doors with hardware; interior transom lights above doorways; staircase to upper-storey with closed tongue-and-groove wood balustrade, newel post; stairs from main entry to main floor level; secondary divided staircase to basement with wooden tongue-and-groove balustrades, newel posts; historical bathroom fittings such as wooden stalls; hanging glass globe light fixtures; and
- contextual features such as the open grassed schoolyard and soft landscaping with large poplar trees fronting the property.

**SCHEDULE “C” TO THE BYLAW TO DESIGNATE CLIFF BUNGALOW SCHOOL AS A MUNICIPAL HISTORIC RESOURCE**

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be conserved.

**The Standards**

Definitions of the terms in italics below are set forth in the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must; therefore, be applied simultaneously to a project.

**General Standards (all projects)**

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

**Additional Standards Relating to Rehabilitation**

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

**Additional Standards Relating to Restoration**

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

**Guidelines**

The full text of the *Standards and Guidelines* is available from:

City of Calgary  
Planning & Development  
P.O. Box 2100, Stn. M, #8073  
Calgary, Alberta, T2P 2M5

Parks Canada National Office  
25 Eddy Street  
Gatineau, Quebec  
K1A 0M5