

**BYLAW NUMBER 7M2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO DESIGNATE  
THE HOLY ANGELS SCHOOL  
AS A MUNICIPAL HISTORIC RESOURCE**

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**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 Holy Angels 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 Holy Angels School as a Municipal Historic Resource".

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

2. "Holy Angels School" comprises a Georgian Revival-style school dating from 1919 located at 2105 Cliff Street SW, as shown on attached Schedule "A", and legally described as:

PLAN CALGARY 2112AC THAT PORTION OF BLOCK R WHICH LIES TO THE NORTH OF THE WESTERLY PRODUCTION OF THE SOUTHERLY LIMIT OF LOT THIRTY THREE (33) IN BLOCK "K" ON SAID PLAN 2112AC CONTAINING ONE AND SEVENTY SIX HUNDREDTHS (1.76) ACRES MORE OR LESS, EXCEPTING THEREOUT THAT PORTION OF BLOCK "R" ON PLAN 1223LK CONTAINING FOUR HUNDREDTHS (0.04) OF AN ACRE MORE OR LESS.

3. Holy Angels School is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of Holy Angels School is hereby described in the attached Schedule "B".
5. The specific elements of Holy Angels 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 Holy Angels 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 Holy Angels 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.

**SCHEDULES**

9. The schedules to this Bylaw form a part of it.

10. This Bylaw comes into force on the date it is passed.

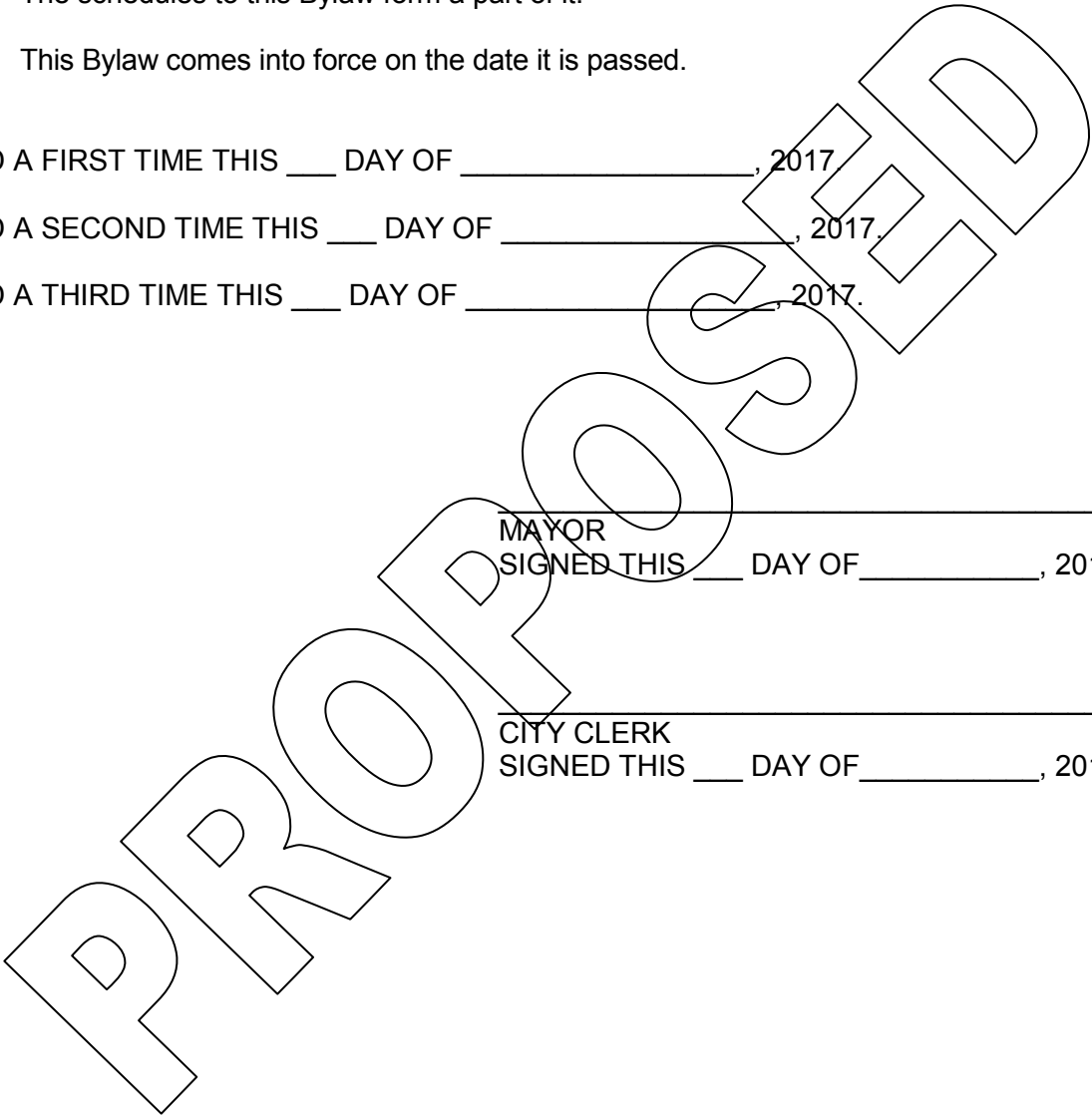
READ A FIRST TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017

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

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

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

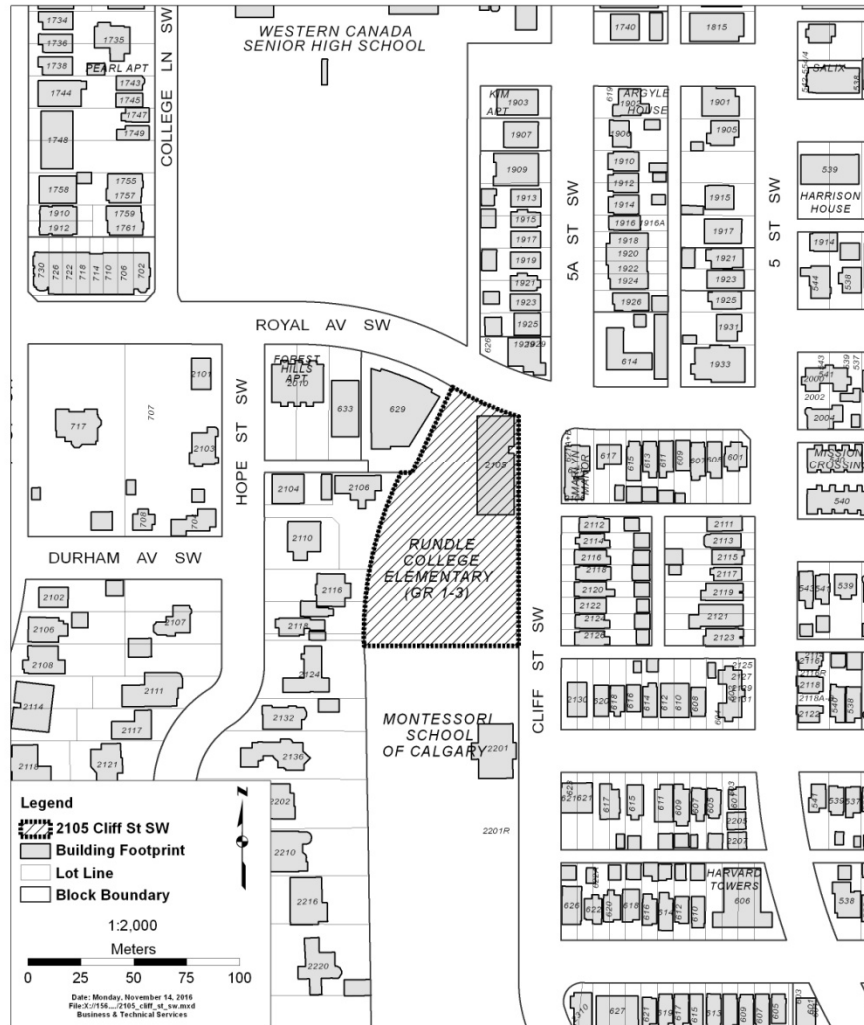
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.



SCHEDULE "A" TO THE BYLAW TO DESIGNATE HOLY ANGELS SCHOOL AS A MUNICIPAL HISTORIC RESOURCE



2105 Cliff Street SW



PROPOSED

## SCHEDULE "B" TO THE BYLAW TO DESIGNATE HOLY ANGELS SCHOOL AS A MUNICIPAL HISTORIC RESOURCE

### Description

Holy Angels School, built in 1919 and expanded in 1929, is a one-and-one-half-story red-brick, Georgian Revival-style schoolhouse. The property is situated in the Cliff Bungalow area, adjacent to the Cliff Bungalow School, within a residential context. The 0.7-hectare property includes a large schoolyard.

### Heritage Value

Holy Angels School is significant for its historic role as a hub of educational activity in the community from the time of its opening in 1919 until its closure for educational purposes in 2008.

The school was built for the Calgary Separate School Board (Roman Catholic) as a primary school to relieve the main Catholic school, St. Mary's, in the adjacent Mission area. By the 1930s the school was the centre of special activities for the separate school system, offering classes for students with learning disabilities as well as being the site for general shop and home economics classes (domestic science) for all Catholic students in Calgary, which were offered in the basement. The Separate School Board operated the facility until 1965 and disposed of the property in 1969. After purchase by the City of Calgary in 1981 the property functioned as the Louise Dean School for single mothers. In its role from 1981-90 as the Louise Dean School, it was a facility for pregnant and parenting teen mothers, making it a revolutionary institution at the time in Calgary for its unique and leading services and approach. Finally, from 1990 - 2008 the property served as a Montessori school.

Holy Angels School is also significant for symbolizing the historic Roman Catholic history of the area. The area east of Fourth Street, just two blocks to the east, was originally the centre of Calgary's Francophone and Roman Catholic community. A separate town known as Rouleauville, the area was originally a Roman Catholic mission and enclave before becoming part of Calgary in 1907. Due to the proximity to the area, now called Mission, the Cliff Bungalow neighbourhood was influenced by those original settlement patterns with Holy Angels School recalling this association.

Holy Angels School is also architecturally important, being a distinguished example of Georgian Revival-style design. Finished in red brick, the concrete and masonry building is characterized by its rounded dormer gables, rusticated foundation and multi-pane window sashes. Certain features, such as the rustic quality of the brick and the picturesque cupolas align with the popular Arts and Crafts design at the time - evidencing the stylistically mixed design common in the period. The architects' stylistic choice, for a Roman Catholic facility, however, is a curious one, since the roots of the Georgian Revival style are decidedly British. Despite this curiosity, the large cross incorporated into the façade above the main entrance solidifies the building's religious affiliation.

The original portion of the building was designed by the Calgary firm of Burrell and McDowell, who three years earlier had also designed the virtually identical St. John's School for the Separate School Board in the Hillhurst area. The building was completed as a four-room school with washroom facilities located in the basement. Unlike the grand, sandstone facilities built in Calgary prior to the First World War, such bungalow-type facilities had become the standard for school construction in the immediate post-war years. A decade after Holy Angels opened, architect William Stanley Bates - who was a preferred architect for the Catholic community,

having just completed the McNab Wing at Holy Cross hospital - added a large extension to the south end of the school. With the extension, the school's size increased to six large classrooms, and added a spacious basement auditorium with stage. Interior finishing throughout both portions of the building is modest.

Despite its location on the edge of the community in a residential context, the property is a well-known landmark in the community. Its landmark status is a result of its distinctive architecture, spacious schoolyard, prominent historic use, and its situation next to Cliff Bungalow School, another well-known community landmark.

### **Character Defining Elements**

Key elements that define the heritage character include:

- one-and-one-half-story, rectangular form;
- hipped roof containing wall dormers with rounded parapets; shingle roofing with metal faux-tile ridging; closed eaves with wooden tongue-and-groove soffits; two wooden cupolas - one being open and shingle clad and topped with a flagpole, the other louvered;
- masonry and reinforced concrete construction comprising exterior façades clad in red brick laid in common bond; cast-stone (concrete) window sills, water table and ornamental detailing such as the lion head gargoyles; rusticated concrete foundation; parged detailing comprising a roofline frieze with brick insets, date plaques; inset brick cross painted white above main entrance;
- fenestration, comprising single and double-assembly, wooden-sash windows consisting of fixed, four-pane, lower sashes with multi-pane hopper transom lights; wooden-sash basement windows with multi-pane upper sashes and single-pane lower sashes (1929 addition), and four-pane fixed sashes (1919 section); wooden, casement-sash dormer windows with multi-pane lights (upper storey);
- single and double front and rear doorway openings with segmental-arched transom-light openings; suspended wooden hood of curved profile over main, front doorway;
- interior features including symmetrical plan of original section of the building; layout/plan of six large (class)rooms; central halls for both the original section on the building and the addition; four entrance foyers containing stairs; large basement auditorium with maple flooring and built-in stage, interior finishes comprising wooden window and door casings, baseboards, chair rails and picture mouldings, panelled and glazed doors, doorway assemblies with single and multi-pane transom lights, three staircases with plain balusters and newels, hanging globe light fixtures, blackboards, metal heating grates; and
- contextual features of the site such as the schoolyard with its open character and soft landscaping; landscaped setbacks.

- **SCHEDULE “C” TO THE BYLAW TO DESIGNATE HOLY ANGELS 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