

PROPOSED

PUD2021-0839
ATTACHMENT 4

BYLAW NUMBER 50M2021

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE NORTH MOUNT PLEASANT SCHOOL AS A MUNICIPAL HISTORIC RESOURCE

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of North Mount Pleasant School have 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 North Mount Pleasant School as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as North Mount Pleasant School, located at 523 27 AV NW, and the land on which the building is located being legally described as PLAN 3955R BLOCK SEVEN (7) LOTS ONE (1) TO FORTY (40) INCLUSIVE AND THE LANE (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource, as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for 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 the Historic Resource, which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and*

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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 other permits required to do such work have been obtained.

COMPENSATION

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

EXECUTION OF DOCUMENTS

6. 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

7. The schedules to this Bylaw form a part of it.
8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

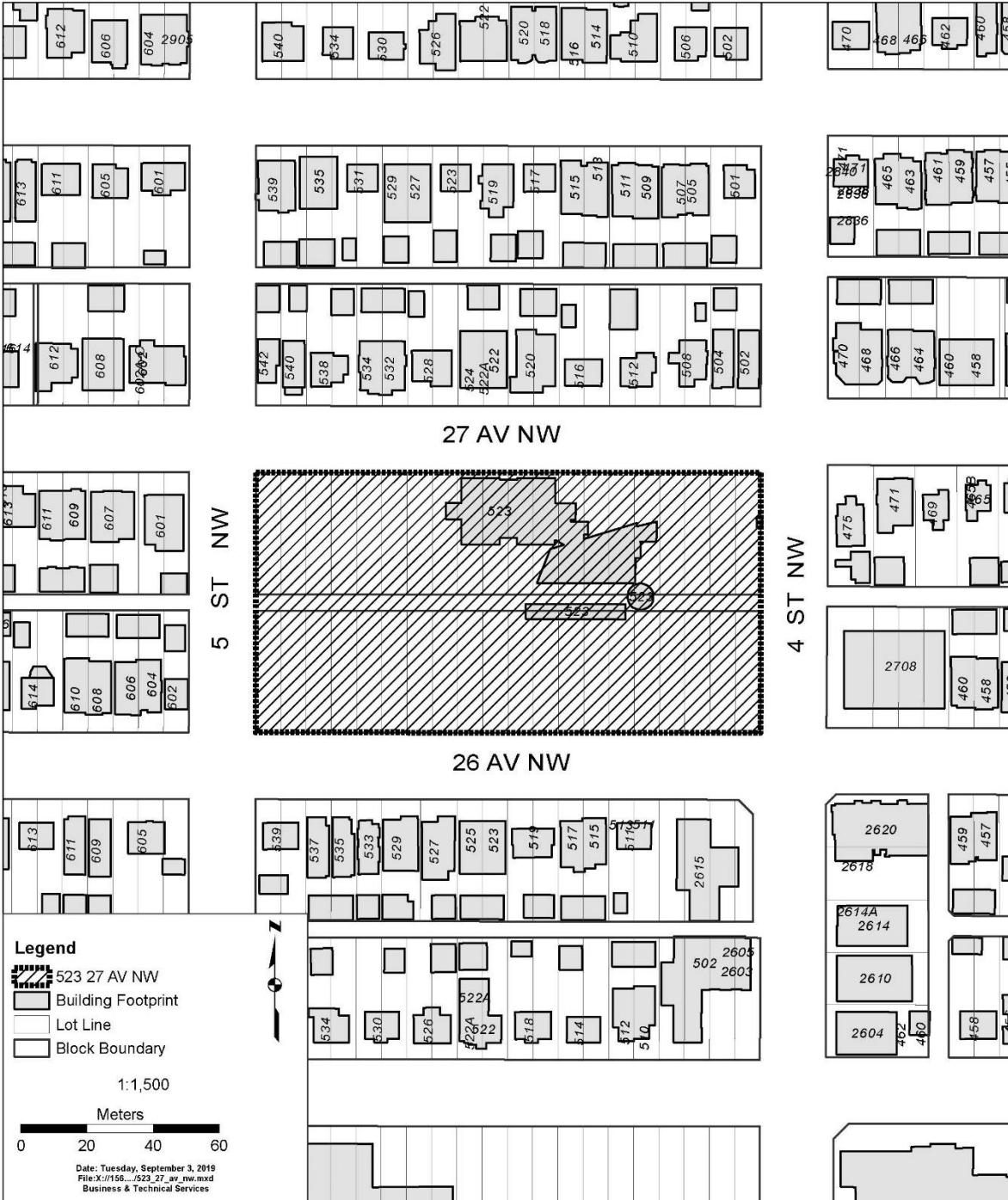
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SCHEDULE "A"



523 27 AV NW



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SCHEDULE "B"

Description

North Mount Pleasant School is located in the Mount Pleasant neighbourhood in the Northwest quadrant of Calgary. The site, which spans a full city block between 4th and 5th Streets and 26th and 27th Avenues, contains a large open grassed schoolyard and a one-storey wood-framed Arts & Crafts-style school at the north end of the site. The school is distinguished by its symmetrical plan, cross-gabled roof, lapped wooden siding and half-timbered gables. The original school building is flanked on the southeast by an adjoining newer ceramics wing, and a courtyard.

Heritage Value

The North Mount Pleasant School site is valued in the City of Calgary for the school's unique design as the only extant prototype 'bungalow' school remaining in the city. Built in 1913, the school represents an architectural response to Calgary's most prolific period of growth between 1905 and 1913, at a time when school enrollment tripled and permanent school construction could not keep pace with population growth and immigration. This resulted in the largest school construction program in Calgary's history. In 1904, the Calgary School Board began an ambitious program to build large sandstone schools to accommodate the population growth, but construction of the elaborate structures could not keep pace with the growth. Beginning in 1910, the Calgary School Board adopted a policy to erect economical, two-room, wood-frame schools, known as 'cottage' schools, which could be converted to residential use when their educational use became redundant. In 1912, Hugh McClelland, the 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 (1888-1976), a draftsman originally hired by the Board in 1911, as his assistant. Branton, who was born in Spalding, Lincolnshire, England and trained at Brandon College in Manitoba, was the Board's longest serving architect and building superintendent. He 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 a four-room apartment building. Prototypes were built in Ogden, Riverside and North Mount Pleasant in 1913.

The construction of large sandstone schools ceased with the First World War in 1915. School construction did not resume again until 1919 and continued to 1922, after which no new schools were built until the post-Second World War era. The bungalow school design predominated but became more substantial in scale and quality of materials. Branton retired in 1956, having designed over 60 schools in Calgary during his career.

North Mount Pleasant School is also significant as a substantial example of the British Arts & Crafts style in the Mount Pleasant community. The school features a low-pitched cross-gable roof and parallel gabled projections with half-timbered gable peaks. The building's multi-pane windows, exposed beams and rafters and its original scheme contribute to its stylistic character. A central cupola provides a reference to the neoclassical sandstone schools built around the same time in Calgary.

North Mount Pleasant School is significant for its long-term association as a social focal point of the Mount Pleasant community and for its continuous use as an educational institution in the neighbourhood. Annexed in 1910, and with development starting in 1912, Mount Pleasant is one of Calgary's older neighbourhoods outside of the downtown core and the school reflects the earliest development of the neighbourhood. North Mount Pleasant School served as an

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elementary school (Grades 1 to 6) for the slowly-growing community until it was decommissioned as a school in 1954. It later functioned as a branch library for bookmobiles and a centre for craft classes. Title was transferred to the City of Calgary in 1986 and the building reopened as the North Mount Pleasant Arts Centre, with a focus on ceramics.

Character Defining Elements

The character-defining elements include its:

- prominent original location in the centre of the Mount Pleasant neighbourhood set within a residential context;
- original placement and close setback of school building to 27th Avenue Northwest;
- form, scale and massing of school as expressed by its one storey, plus basement, H-shaped, central entry plan;
- cross-gabled roof with low-pitched rooflines; wide overhanging eaves with open soffits; exposed rafters and notched beams; central cupola with copper roof; an interior brick chimney;
- wood-frame construction with wooden lapped siding (flared at building base); roughcast stucco with half-timbering, drop finials and dentil mouldings in the gable peaks;
- additional exterior features such as, separate gabled girls and boys entryways on east and west sides; central inset verandahs at front and rear with double central panelled wooden doors with multipaned transom lights and sandstone-capped brick balustrades with tapered brick piers supporting wooden columns;
- original colour palette of red-coloured siding, green window casing and white gables;
- windows such as banked 10-over-1 double-hung wooden-sash windows with exterior multipaned wooden storm sashes;
- interior features including the original interior four-room layout, blackboards, and wooden trim and doors; and
- landscape features such as the open grassed field and mature trees.

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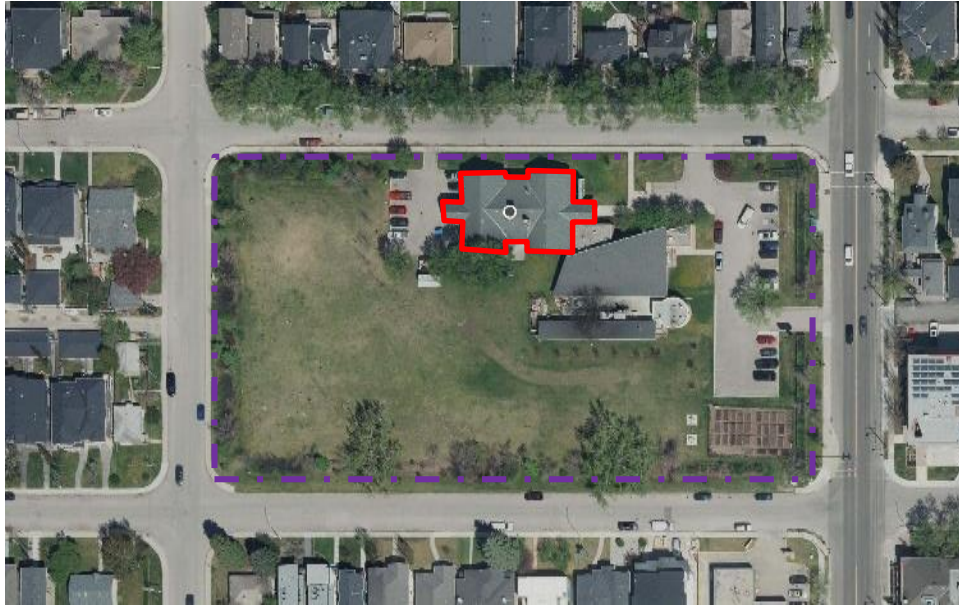
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REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

- a) The building's existing location and placement on the property (attached Schedule "A" and Image 1.1); and
- b) H-shaped, central entry plan (Image 1.1).



(Image 1.1: Original building orientation and placement on parcel and H-shaped plan)

2.0 Exterior

The following elements are regulated:

- a) Form, scale and massing of school as expressed by its one storey, plus basement (Images 2.1 - 2.4);
- b) Cross-gabled roof with low-pitched rooflines; wide overhanging eaves with open soffits; exposed rafters and notched beams; central cupola with copper roof; brick chimney (Images 2.1 - 2.8);
- c) Wooden lapped siding (flared at building base); roughcast stucco with half-timbering, drop finials and dentil mouldings in the gable peaks; (Images 2.1 - 2.10);
- d) Gabled entryways on east and west sides; central inset verandahs at north and south with sandstone-capped brick balustrades with tapered brick piers supporting wooden columns (Images 2.1 - 2.4 and 2.11 - 2.14); and
- e) Original fenestration including double door entries with transom; windows including 4 (four) sets of banked 10-over-1 double-hung wooden-sash windows with exterior multipaned wooden storm sashes (Image 2.1 – 2.4 and 2.11 – 2.13).

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(Image 2.1: East façade)



(Image 2.2: North façade)

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(Image 2.3: South façade)



(Image 2.4: West façade)

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Image 2.5: Example of a typical north or south gable end

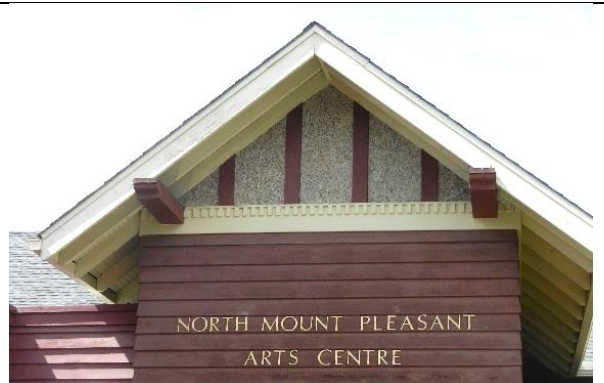


Image 2.6: Example of typical east or west gable end



Image 2.7: Example of an open soffit, exposed rafters and notched beams



Image 2.8: Cupola



Image 2.9: Example of a typical drop finial



Image 2.10: Wooden lapped siding

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Image 2.11: North central veranda



Image 2.12: South central veranda



Image 2.13: Example of banked windows

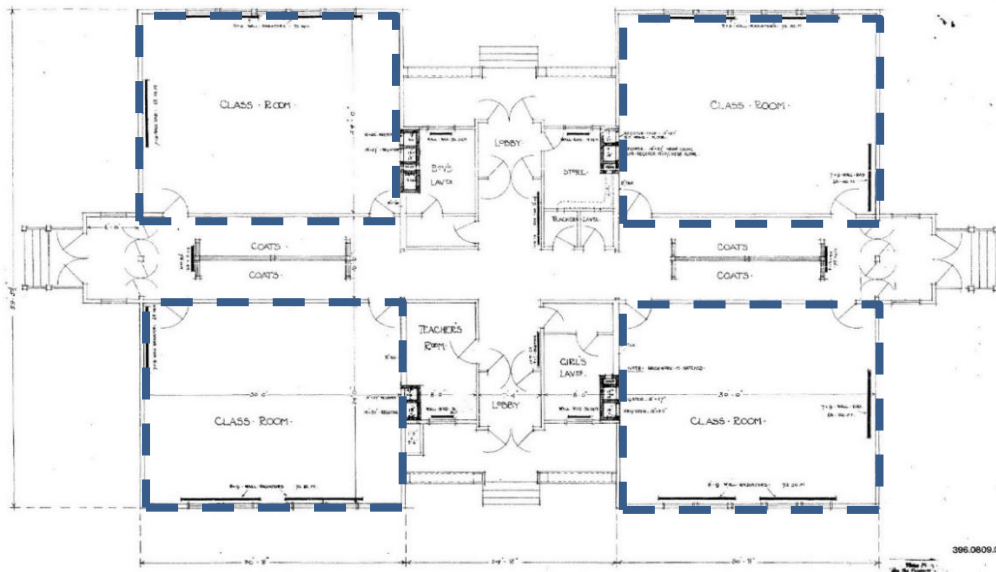


2.14: Example of sandstone capped balustrade

3.0 Interior

The following elements are regulated:

- a) Original four-room layout; blackboards; and wooden trim and paneled wooden doors (Images 3.1 - 3.5).



(Image 3.1: Original main floor plan with four room layout indicated by dashed outline. Blackboards are located within the four rooms. Wooden trim and paneled wooden doors are throughout building.)

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Image 3.2: Example of hallway trim



Image 3.3: Typical blackboard surround (blackboard surface covering not regulated)



Image 3.4: Example of a paneled wooden door with single light



Image 3.5: Example of a paneled wooden door

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SCHEDULE "C"

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 maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of 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

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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 online through www.historicplaces.ca, or from:

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