

BYLAW NUMBER 54M2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE THE SCARBORO AVENUE
UNITED CHURCH AND MANSE 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 Owners of the Scarboro Avenue United Church and Manse 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 the Scarboro Avenue United Church and Manse as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The “Scarboro Avenue United Church and Manse” comprises:
 - a) A church and manse dating from 1929 and 1944 respectively;
 - b) 3033.54 square-meters of land which comprises the parcel; and
 - c) Is located at 132 Scarboro Ave. SW, and legally described as Plan 1113474; Block 223; Lot 14, as shown on attached Schedule “A”.
3. The “Scarboro Avenue United Church and Manse” is hereby designated as a Municipal Historic Resource as defined in the Act.
4. The heritage value of the Scarboro Avenue United Church and Manse is hereby described in the attached Schedule “B”.
5. The specific elements of the Scarboro Avenue United Church and Manse possessing heritage value are hereby known as the Regulated Portions (“Regulated Portions”). The Regulated Portions are specifically described or identified in the attached Schedule “C”.

PERMITTED REPAIRS AND REHABILITATION

6. a) The Regulated Portions of the church and manse 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 the City of

Calgary Council, or the heritage planner appointed by the City of Calgary 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, (*"Standards and Guidelines"*), as referenced and summarized in the attached Schedule "D".

b) All portions of the church and manse which are not specifically described or identified as a Regulated Portion are hereby known as the Non-regulated Portions ("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 or repair does not negatively impact the Regulated Portions, and that all the other permits required to do such work have been obtained.

7. a) Only changes to the land (the land identified in Schedule "C") that require a building permit or a development permit require the approval of the City of Calgary Council, or the heritage planner appointed by the City of Calgary Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any such changes must be done in accordance with the terms of the Standards and Guidelines.

b) Changes to the land (the land identified in Schedule "C") that do not require a building permit or development permit are not subject to the Standards and Guidelines.

COMPENSATION

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

EXECUTION OF DOCUMENTS

9. 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

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

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

READ A FIRST TIME THIS ____ DAY OF _____, 2014.

READ A SECOND TIME THIS ____ DAY OF _____, 2014.

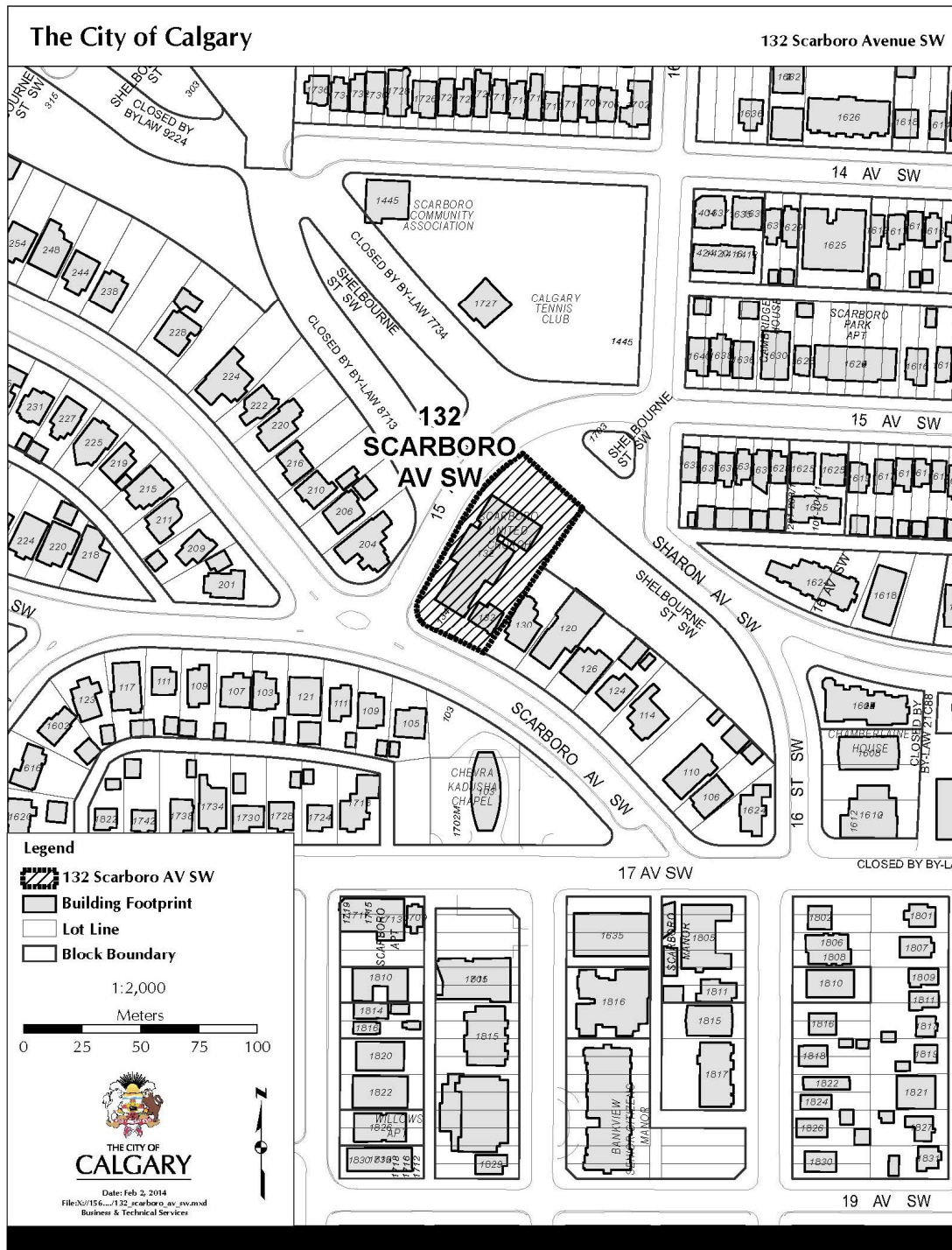
READ A THIRD TIME THIS ____ DAY OF _____, 2014.

MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

PROPOSED

SCHEDULE "A" TO THE BYLAW TO DESIGNATE THE SCARBORO AVENUE UNITED CHURCH AND MANSE AS A MUNICIPAL HISTORIC RESOURCE



SCHEDULE "B" TO THE BYLAW TO DESIGNATE THE SCARBORO AVENUE UNITED CHURCH AND MANSE AS A MUNICIPAL HISTORIC RESOURCE

Description:

The Scarboro Avenue United Church and Manse consists of a Gothic Revival-style church constructed in 1929 and an adjacent Tudor Revival-style manse constructed 1944-45. The wood-frame church is stucco clad and features a crenellated corner tower with spire, pointed-arch windows and half-timbered gables. The manse is also distinguished for its half-timbered gables as well as its extended slope roof. The property occupies a residential context in the inner-city community of Scarboro.

Heritage Value:

The Scarboro Avenue United Church – known simply as ‘Scarboro United Church’ since the late 1940s - has been an important community institution and place of worship since its dedication in 1929. Since that time it has housed a congregation which formed in 1927 when two United Churches in Bankview amalgamated as the Bankview-Scarboro Church. Each of these churches had roots extending back to 1908 when they were established as the Bankview (Scarboro) Methodist Church and the Bankview Presbyterian Church. Each of these churches became part of the United Church of Canada in 1925. Apart from its role as a place of worship the building has always served as a community meeting place – in the 1930s with socials and dances, and subsequently as a venue for many youth, community, and musical groups. This social role of the church led to its expansion in 1951 with the addition of a large rear (Memorial) hall and gymnasium.

The property is also stylistically significant as a fine but understated example of Gothic Revival-style church architecture, and for the adjacent Tudor Revival-style manse.

Marking the main entranceway is a brick-clad frontispiece with blocked doorway surround and label mouldings. The church interior is plainly finished in plaster and darkly-stained wood trim with the sanctuary distinguished by an exposed-beam ceiling supported by console brackets. Enhancing the interior, the walls are lined with stained-glass windows dating from the building's inauguration, most of which were donated in memoriam. The choir space of the interior shelters a Cassavant Freres pipe organ added in 1930 with 23 stops and couplers. The prominent Calgary firm of Fordyce and Stevenson was responsible for the original design of the church. The design originally contemplated transepts to form a cruciform plan however the transepts were not added until 1956-57, at which time the additions by J. Stevenson & Associates also included a caretaker's suite, chapel and church offices.

The manse, built 1944-45, was designed to complement the church in the compatible Tudor Revival style and also features half-timbered gables, a brick frontispiece to mark the main entry and an extended slope roof. A modern concession at the time of construction was the incorporation of an attached garage.

The prominence of the church - in terms of stylistic character, scale and use - in what is otherwise and almost entirely residential community serves to make the property an area landmark. The harmonious pairing of the church and the manse serves to further distinguish the property.

Character-defining elements:

The character-defining elements of the Scarboro Avenue United Church and Manse include but are not limited to:

Church Exterior:

- wood-frame construction with cement-stucco cladding and mock half-timbered gables;
- 'T-shaped' plan comprising a rectangular sanctuary, flat-roof extensions, and a crenellated corner tower and spire;
- gable-roof sanctuary with wood-shingle roofing; exposed rafter tails;
- pressed-red-brick frontispiece with pointed-arch doorway framed by a cast-stone blocked surround and topped by label moldings;
- battened, wooden front and side doors;
- fenestration; sanctuary / upper-level windows in wood-frames that form pointed arches topped by label moldings; decorative wood casings with pointed-arch motif that contains (groups) sanctuary / upper-level windows with ground-level windows; leaded slit windows (tower).

Church Interior:

Sanctuary:

- cruciform sanctuary plan, raised chancel, and open character;
- high, three-plane, wood-beam (fir) ceiling with supporting wooden (fir) brackets;
- simple plaster-finished walls with plain, fir, cornice and rail moldings; fir-paneled chancel;
- balcony with solid fir-paneled balustrade;
- fir flooring (nave); oak flooring (transepts);
- stained-glass windows with wood-framing;
- multi-light brass chandeliers with glass globes; matching wall sconces with single glass globes;
- paneled fir double doors with leaded-glass glazing separating sanctuary from foyer and associated casings;
- Cassavant Freres pipe organ.

Main Foyer and Stair Hall:

- large open main foyer with separate stair hall; open staircase with plain fir balustrades to balcony;
- simple plaster-finished walls with plain, fir, rail moldings and doorway and window casings.

Chapel (1956-57):

- the side chapel with its open character and Modernist wood-veneer paneling and stained-glass windows

Manse Exterior:

- cement-stucco cladding; mock half-timbered gables;
- rugged-brick frontispiece with leaded sidelights, pointed arch doorway with paneled wood (inner) door, and wood-paneled and glazed outer door;
- integral garage with large doorway, and gable-roof;
- fenestration; wood-frame single and double assembly windows; large three-part front window with leaded outer sashes;
- rear first-floor doorway with gable-roof hood with wide bargeboards; glazed wood-paneled rear basement door.

Manse Interior:

- three stucco-clad fireplaces, some with ceramic tile surrounds and hearths;
- maple flooring;
- wood-paneled doors and simple wood window and door casings throughout;
- built-in laundry and garbage chutes;
- open staircase with plain wooden balustrades.

Context:

- the side by side placement and spatial relationship of the church and the manse, the location of the church and the manse on the property.

PROPOSED

SCHEDULE “C” TO THE BYLAW TO DESIGNATE THE SCARBORO AVENUE UNITED CHURCH AND MANSE AS A MUNICIPAL HISTORIC RESOURCE

REGULATED PORTIONS

1.0 Form and Spatial Relationship

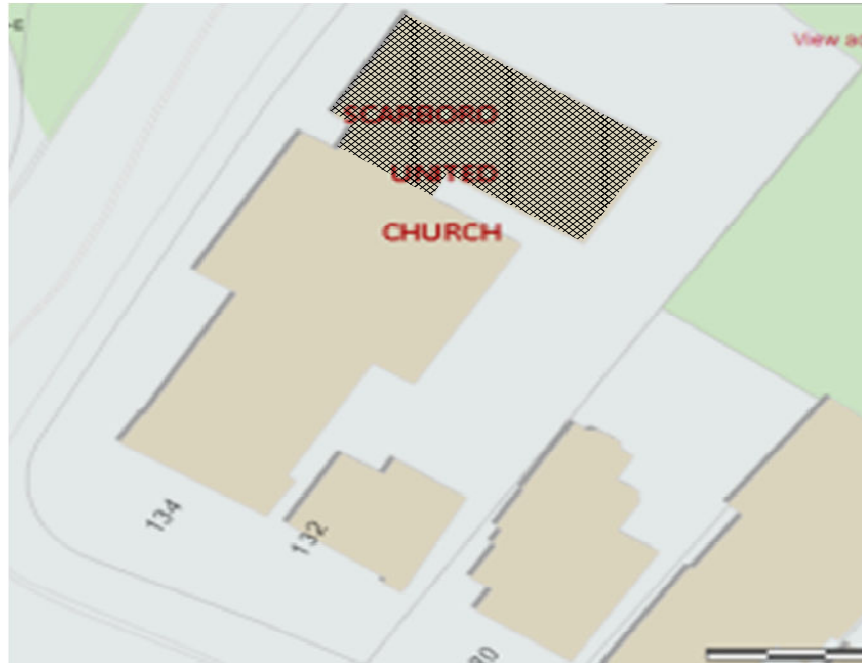
1.1

- the side by side placement and spatial relationship of the church and the manse; the location of the church and the manse on the property (Images 1.2, 1.3);
- the existing form of each the church and the manse, excepting the hall addition and structure connecting the hall to the church (Images 1.3, 1.4).



(Image 1.2: view from the southeast showing the side-by-side placement and special relationship of the church and the manse)

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(Image 1.3: view of the form and footprint of the church and the manse – Note, the portion of the property cross hatched, being the hall and connecting structure, is not regulated)



(Image 1.4: aerial view from the northwest showing the spatial relationship and form of the church and manse – Note, the portion of the property cross hatched, being the hall and connecting structure, is not regulated)

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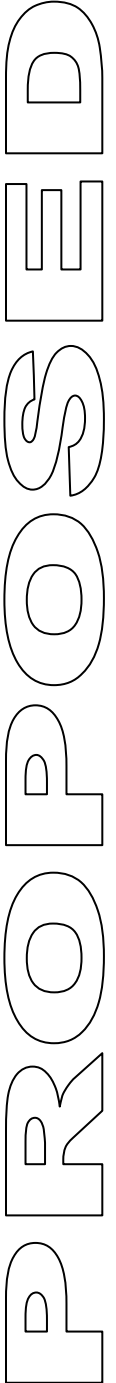
2.0 South Façade - Church

2.1

- textured cement-stucco cladding (Image 2.2);
- crenellated tower; wood-shingled ledge detail (Image 2.2);
- mock half-timbered gable with overhang moulding (Image 2.2);
- red-brick frontispiece with cast concrete mouldings (coping, blocked-surround and label mouldings) (Images 2.2, 2.3);
- pointed-arch doorway with wooden, battened glazed doors (Image 2.3);
- fenestration; leaded, slit windows; large, wood-frame, pointed-arch stained-glass window; label mouldings (Image 2.2).



(Image 2.2: South façade of the church)





(Image 2.3: South Façade doorway and doors of the church)

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3.0 West Façade - Church

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- textured cement-stucco cladding (Images 3.2, 3.4);
- crenellated tower; wood-shingled ledge detail; double doorway in tower base with battened wood doors (Images 3.2, 3.3);
- fenestration; sanctuary / upper-level windows in wood-frames that form pointed arches topped by label mouldings; decorative wood casings with pointed-arch motif that contains (groups) sanctuary / upper-level windows with ground-level windows; leaded slit windows (tower) (Images 3.2, 3.4).



(Image 3.2: West Façade – oblique view from the southwest)

DESIGN REPORT



(Image 3.3: battened doors at tower base)



(Image 3.4: West Façade, oblique view from the northwest)

DESIGN PROPOSAL

4.0 East Façade - Church

4.1

- textured cement-stucco cladding (Images 4.2, 4.3);
- double doorway (to main foyer) with battened, wood doors;
- fenestration; sanctuary / upper-level windows in wood-frames that form pointed arches topped by label mouldings; decorative wood casings with pointed-arch motif that contains (groups) sanctuary / upper-level windows with ground-level windows (Images 4.2, 4.3).



(Image 4.2: Northerly portion of East Façade – oblique view from the southeast)

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(Image 4.3: Southerly portion of East Façade – oblique view from the northeast)

PROPOSED

5.0 North Façade - Church

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- textured cement-stucco cladding (Image 5.2);
- mock half-timbered gable with overhang moulding (Image 1.4);
- fenestration; numerous, rectangular wood-frame windows; large, pointed-arch wood-frame, stained glass window (Images 1.4, 5.2).



(Image 5.2: Portion of North Façade – oblique view from the northeast. Note – one-storey connecting structure to the Hall is not regulated)

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6.0 The Roof - Church

6.1

- front gable-roof and polygonal tower spire (with finial) with cedar-shingle roofing (Images 1.4, 6.2).



(Image 6.2: the tower spire)

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7.0 Interior - Church

7.1 - Sanctuary

- cruciform sanctuary plan, raised chancel, and open character (Images 7.1.2, 7.1.3, 7.1.4, 7.1.5);
- high, three-plane, wood-beam (fir) ceiling with supporting wooden (fir) brackets (Image 7.1.2);
- simple plaster-finished walls with plain, fir, cornice and rail mouldings; fir-panelled chancel (Images 7.1.3, 7.1.4);
- balcony with solid, fir-paneled balustrade (Image 7.1.2);
- fir flooring (nave); oak flooring (transepts);
- multi-light brass chandeliers with glass globes; matching wall sconces with single glass globes (Images 7.1.6, 7.1.7);
- stained-glass windows with wood-framing (7.1.10, 7.1.11, 7.1.12);

7.2 - Main Foyer & Stair Hall

- large, open main foyer with separate stair hall; open staircase with plain fir balustrades to balcony (Image 7.2.2, 7.2.3, 7.2.4);
- simple plaster-finished walls with plain, fir, rail mouldings and doorway and window casings (Images 7.2.2, 7.2.3, 7.2.4).
- paneled, fir, double doors with leaded-glass glazing separating sanctuary from foyer, and associated casings (Image 7.2.5).



(Image 7.1.2: The sanctuary, looking south toward the balcony and main entrance)

APPROVED



(Image 7.1.3: The sanctuary, looking northwest to the chancel)



(Image 7.1.4: The sanctuary, looking northeast to the chancel)

DESPERARE



(Image 7.1.5: The east transept, view from the chancel)



(Image 7.1.6: Sanctuary chandelier)



(Image 7.1.7: Sanctuary wall sconce)

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(Image 7.1.8: Example of sanctuary leaded stained-glass windows within the nave)



(Image 7.1.9: Example of leaded stained-glass windows within a transept)



(Image 7.1.10: Example of leaded stained-glass windows within a transept)

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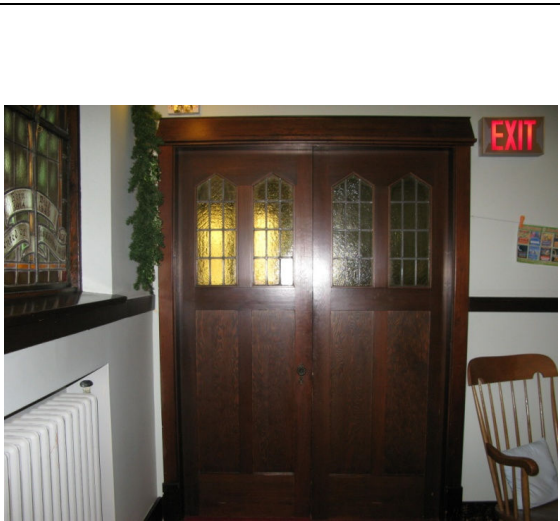
(Image 7.2.2: Main foyer, view to the west toward the stair hall)



(Image 7.2.3: main foyer view to the east)



(Image 7.2.4: The staircase to the balcony)



(Image 7.2.5: Example of the doors separating the sanctuary from the main entrance foyer)

DEWEESOPROPER

8.0 South Facade - Manse

8.1

- cement-stucco cladding; mock half-timbered gables (Image 9.2);

- rugged-brick frontispiece with leaded sidelights, pointed arch doorway with paneled wood (inner) door, and wood-paneled and glazed outer door (Images 9.2, 9.3, 9.4);
- integral garage with large doorway, and gable-roof (Image 9.2);
- fenestration; wood-frame, single and double assembly windows; large three-part main window with leaded outer sashes (Image 9.2).



(Image 8.2: South Façade of the Manse)

DESIGN FOR



(Image 8.3: pointed arch doorway with paneled wood (inner) door, and wood-paneled and glazed outer door with rugged-brick frontispiece surround)



(Image 8.4: leaded sidelights surrounded by rugged brick)

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9.0 West Facade - Manse

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- cement-stucco wall cladding and foundation (Image 10.2);



(Image 9.2: West Façade of the Manse)

PROPOSED

10.0 East Facade - Manse

10.1

- cement-stucco wall cladding and foundation (Image 11.2);
- fenestration; wood-frame windows (Image 11.2).



10.2: Oblique view from the southeast of the East Façade of the Manse)

(Image

DESIGN FOR

11.0 North Façade - Manse

11.1

- cement-stucco wall cladding and foundation; mock half-timbered gables (Image 12.2);
- fenestration; wood-frame, single- and double-assembly windows (Image 12.2);
- first-floor doorway with gable-roof hood with wide bargeboards; glazed, wood-paneled basement door (Image 12.2);

(Note – an addition to the North Façade would not be precluded, but would be subject to the Standards and Guidelines)



(Image 11.2: North Façade of the Manse)

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12.0 Roof - Manse

12.1

- front gable roof forming multiple gables and with extended east slope; cedar-shingle roofing; open soffits with exposed rafter tails; wide wood bargeboards (Images 9.2, 11.2, 12.2).

13.0 The Land

13.1

- The land which surrounds the church and manse, south from a point of alignment with the regulated North Façade of the church (Image 1.3).

PROPOSED

SCHEDULE "D" TO THE BYLAW TO DESIGNATE THE SCARBORO AVENUE UNITED CHURCH AND MANSE 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 and Assessment
Department
P.O. Box 2100, Stn. M, #8117
Calgary, Alberta, T2P 2M5

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25 Eddy Street
Gatineau, Quebec
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