

Notice of Intention to Designate

St. Francis of Assisi Church as a Municipal Historic Resource

Recommendation:

That Executive Committee recommend to City Council:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the October 19, 2011, Sustainable Development report 2011SPE112, be served on the owner of the property occupied by the St. Francis of Assisi Church located at 6770 - 129 Avenue NW in accordance with Section 26 of the *Historical Resources Act* RSA 2000.
2. That the funding of \$126,520.68 for this project be provided from the Heritage Reserve Fund.
3. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

Report Summary

The recommendation in this report initiates the process of designating a heritage building at the owner's request as a Municipal Historic Resource, in accordance with the *Alberta Historical Resources Act*.

Report

The St. Francis of Assisi Church is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B - "A Policy to Encourage the Designation of Municipal

Historic Resources in Edmonton." The property is currently owned by the John Bosco Child and Family Services Foundation. On January 12, 2011, the owner completed the application requirements to have the St. Francis of Assisi Church at 6770 - 129 Avenue NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

John Bosco Child and Family Services Foundation bought the complex from the Franciscan Brothers in 2005 and adapted the historic buildings to provide services to children, adolescents and adults who have personal development and mental health challenges.

The designation of the St. Francis of Assisi Church would complete the Owner's objective to designate the last remaining building in the complex as a Municipal Historic Resource. The older buildings in the complex are already designated as they speak to the history and significance of the Franciscan Brothers in Edmonton.

Any future renovation will meet the Standards and Guidelines for the Conservation of Historic Places in Canada. The designation of this property will ensure its proper restoration and protection in the future.

Policy

City Policy C450B – A Policy to Encourage Designation of Municipal Historic Resources in Edmonton.

Corporate Outcomes

The Way Ahead, City of Edmonton Strategic Plan 2009-2018:

- Improve Edmonton's Liveability – Preserve, celebrate and support

Notice of Intention to Designate - St. Francis of Assisi Church as a Municipal Historic Resource

Edmonton's heritage, arts and culture.

Budget/Financial Implications

Upon completion of the project phases, as outlined in Attachment 5, the owner will be paid up to \$126,520.68 as a rehabilitation incentive from the Heritage Reserve Fund. This funding is based on matching grants, up to 50% of the eligible restoration costs.

Should the owner receive funding from the Alberta Historic Resources Foundation for restoration work, the allocated funding from the Historic Resource Management Program may be adjusted accordingly.

Justification of Recommendation

1. Issuance of a Notice of Intention to Designate and subsequent approval of the designation bylaw will provide Administration authority to ensure that the building is restored and maintained in accordance with sound principles of conservation.
2. Rehabilitation incentive funds will be available from Internal Order (#174101 – Heritage Reserve Fund).
3. This complies with the Alberta *Historical Resources Act*.

Attachments

1. Notice of Intention to Designate the St. Francis of Assisi Church as Municipal Historic Resource
2. Location of the St. Francis of Assisi Church located at 6770 - 129 Avenue NW
3. Photographs of the St. Francis of Assisi Church
4. Heritage Planner's Statement of Significance

5. Description of City Funded Work for the St. Francis of Assisi Church

Others Reviewing this Report

- D. H. Edey, General Manager Corporate Services
- L. Rosen, Chief Financial Officer and Treasurer

Notice of Intention to Designate the St. Francis of Assisi Church as a Municipal Historic Resource

HISTORICAL RESOURCES ACT

Section 26 H.R.A., R.S.A. 2000, c.H-9, as amended

TO: Mr. Gus Rozycki
CEO, John Bosco Child and Family Services Foundation
6770 - 129 Avenue NW
Edmonton AB T5C 1C7

Notice is hereby given that sixty (60) days from the date of service of this Notice, The Municipal Council of The City of Edmonton intends to pass a Bylaw that the original 1949 to 61 building known as the St. Francis of Assisi Church, and the land on which such building is located, legally described as:

Plan 932 3281, Block 19, Lot 1D

and municipally described as 6770 - 129 Avenue NW be designated a MUNICIPAL HISTORIC RESOURCE under Section 26 of the *Historical Resources Act*, as amended from time to time.

AND TAKE FURTHER NOTICE THAT the Municipal Council of the City of Edmonton has appointed the General Manager of the Sustainable Development Department to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

DATED this day of 2011.

City Manager
Office of the City Manager
Agent for the City of Edmonton

EXPLANATORY NOTE

The above Notice is addressed to the owner of, or person with a legal interest in, the resource named which the Municipal Council of the City of Edmonton (hereinafter referred to as The Council) intends to designate, by Bylaw, as a Municipal Historic Resource under Section 26 of *The Historical Resources Act*.

EFFECT OF NOTICE

This Notice of Intention protects the historic resource named in it for 120 days from the date it was served on you. During these 120 days **NO PERSON MAY DESTROY, DISTURB, ALTER, RESTORE OR REPAIR A MUNICIPAL HISTORIC RESOURCE OR REMOVE ANY HISTORIC OBJECT FROM IT** unless they have written approval of the Council or person appointed by the Council for the purpose.

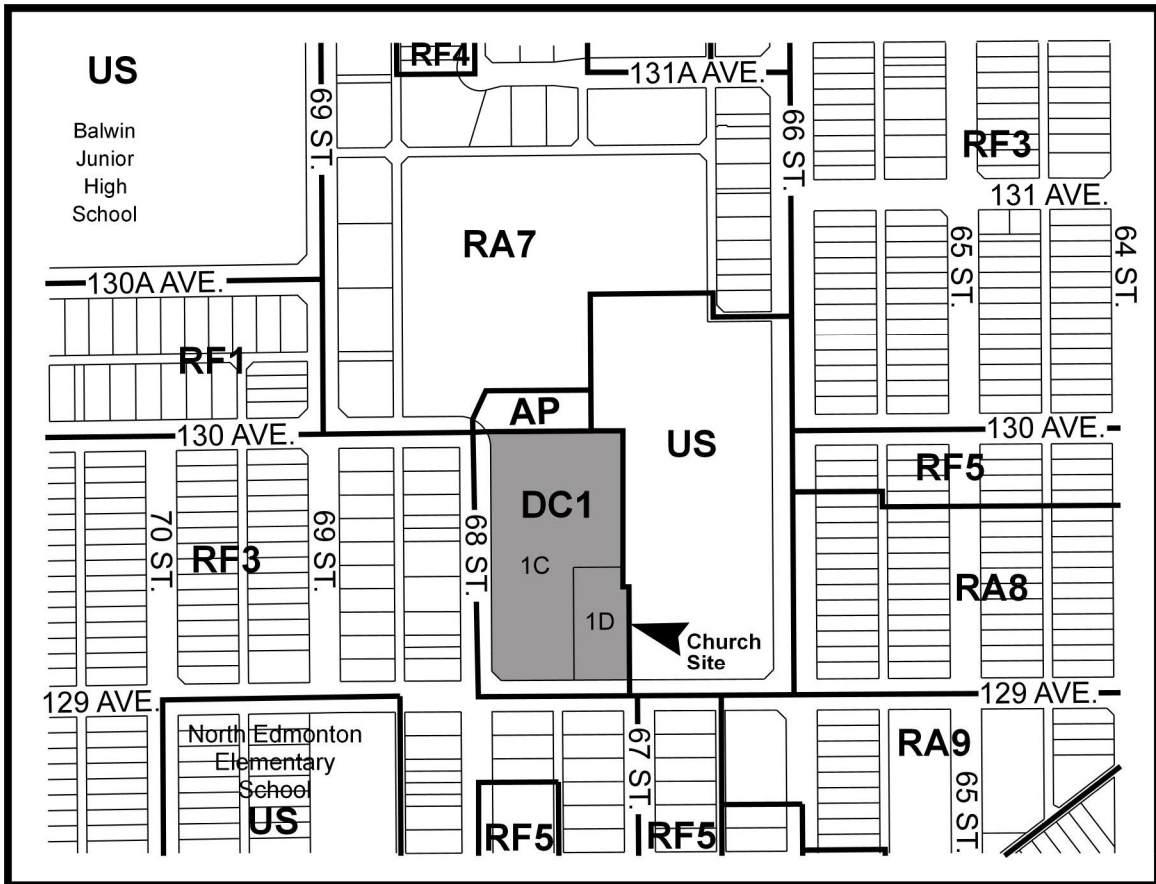
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

Although there is no right of appeal as such against designation as a Municipal Historic Resource, you are not precluded at any time from writing to the Council, claiming that the site should not or should cease to be designated. Such claim must demonstrate that property to be designated is not of architectural or historical significance. The evidence provided to support the claim will be carefully considered.

You may also apply by originating Notice to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

After 120 days the Notice ceases to have any effect, unless the Council has revoked it sooner, or the court has shortened the period, or unless the Council has passed a Bylaw designating the resource permanently.

Location of the St. Francis of Assisi Church located at 6770 - 129 Avenue NW



**LOCATION OF ST. FRANCIS OF ASSISI CHURCH
6770 - 129 Avenue**

Plan 9323281
Block 19
Lot 1C
(Excepting thereout all mines and
minerals)

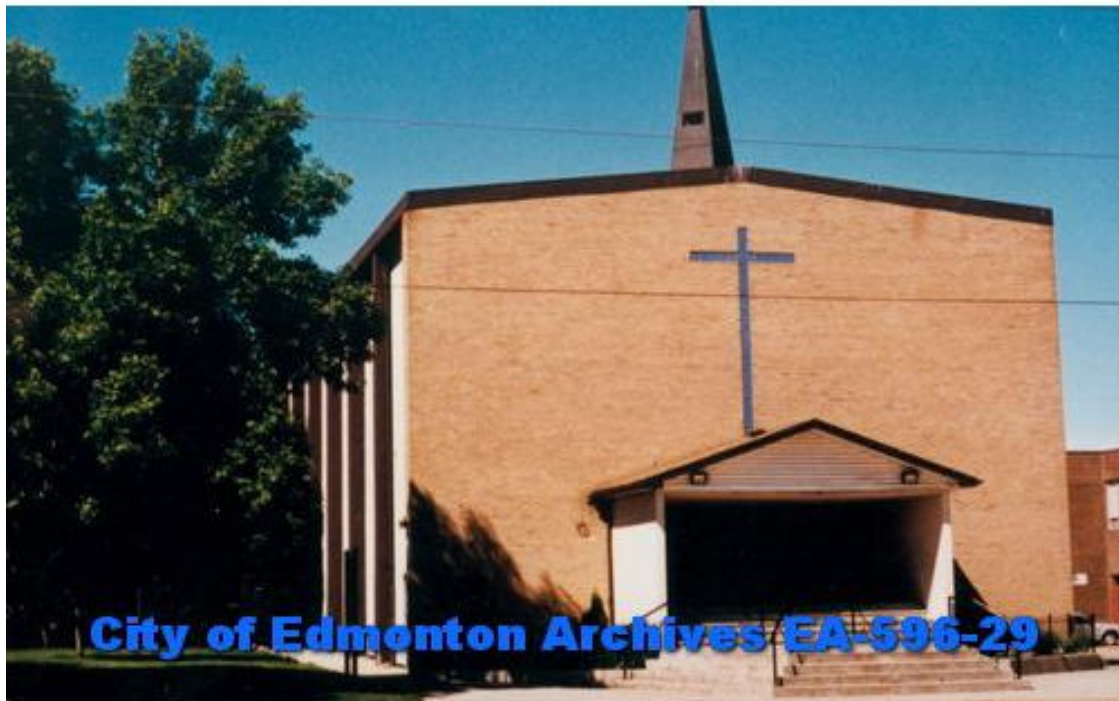
Plan 9323281
Block 19
Lot 1D
(Excepting thereout all mines and
minerals)

 Site Location

PLANNING AND DEVELOPMENT DEPARTMENT

Photographs of the St. Francis of Assisi Church

Front elevation of the church in 1997 showing the steeple (now removed)





Front (south) and side (east) elevations as seen from 129 Avenue



Front entrance of church



Detail of front entrance doors

Heritage Planner's Statement of Significance

History

At the end of the 19th century there was a call for more priests in the Northwest Territories than could be provided by the Missionary Oblates of Mary Immaculate. Bishop Grandin therefore appealed to the Franciscans of Montreal to provide missionary priests for the Edmonton area. As a result, in April of 1908, the Franciscans arrived in Alberta. The priest of Lamoureau (near Fort Saskatchewan) had recently died, and the Franciscans were asked to take charge of the parish until a replacement could be found.

In October of 1909, the Franciscans moved their missionary activities to the present site of St Francis Assisi Church. They tended to the Roman Catholic population of the Village of North Edmonton, based around the meat packing industry, and some early masses were held in the fire hall at the Swifts plant.

The first church on the site was built next to the 1909 friary between 1911 and 1912. The presence of a church meant that area Roman Catholics did not have to travel outside of their parish to attend services. On November 20, 1915, the church was damaged by fire and rebuilt to its original condition. A fire in 1934 burned down the friary, but left the rebuilt church undamaged. On March 11, 1947, the church was burned to the ground by an arsonist.

In 1949, a basement church was completed, and services were held there until sufficient funds had been collected to complete the present church in 1961.

St Francis Church was part of a complex which included the St. Francis Parish and Friary and St. Anthony's College, and was identified as the head office of the Major Superior of the Ecclesiastical Province of Christ the King of Western Canada, which included the region from the Ontario border to Vancouver Island. The complex served western Canada until 1970, when the College buildings were made over into a private boarding school.

After 1970, the Church continued to operate as a Roman Catholic Church, serving the religious needs of the community. The last service was held in the building on June 15, 2005. The John Bosco Child and Family Services Foundation purchased the property. It is currently used by community organizations such as the 19th Dragoons Cadets, the Food Bank, and for programs with at-risk youth.

Architectural Information

Style/Type

The St. Francis of Assisi Church is a modest modern resource. It might be described as being built in the Structuralist style, as it has boxy, modest proportions and uses rectangular bands of windows as the major decorative elements on otherwise restrained

facades. Structuralist buildings tend to be 3-4 stories in height, and were typically built as part of a campus-like setting with easy access to green space.

Design

The 1949 basement church was expanded to create the 1961 church present today. The lower floor of the basement church became the church hall, and the ceiling of the basement church became the floor of the current church's sanctuary. Steel beams and columns were added to support the roof of the 1961 church, and a rear addition provided space for church offices, the sacristy and the altar room. The front entrance is a cast concrete box with six solid oak doors. The front and rear elevations are brick as well as the one-storey rear portion. The side elevations use pre-cast concrete panels between the structural pilasters articulating the bays.

Construction

The church's steel beam construction is articulated through pilasters on the side elevations, which divide the building into ten bays, and the roof beams which are exposed on the interior. The use of steel beams creates a very large, unobstructed interior space.

Architect/Builder

Designed by Richards and Berretti Architects and Engineers. This firm was also responsible for the Student Union Building at the University of Alberta (1967), a general academic building at the University of Alberta, the Highlands Public Library, Edmonton Public School Board Building, and the Park Royal Apartments (late 1950s-1960s).

Built by Forest Construction.

Context

Site

The adjoining Franciscan Friary buildings were designated Municipal Historic Resources in 2007. The 1961 church is architecturally modest but unique from the other earlier constructed buildings as it represents a trend in religious architecture to remove all ornamentation. The designation of the church completes the owner's objective to designate and protect the whole Franciscan complex. The John Bosco Child and Family Services Foundation have already restored and renovated the older historic buildings for their use. The church is the last building to be restored and renovated.

Neighbourhood

"Previously part of the Village of North Edmonton, Balwin was annexed to Edmonton in 1912. In the early part of the twentieth century it was known as Packerstown. The name stemmed from the fact that most of the families living in Balwin worked at the nearby meat-packing plants. The eastern portion of the neighbourhood (where the church is located) was subdivided around WWI while the western portion was subdivided in the late 1950s." *Naming Edmonton: Ada to Zoie*, Page 15.

Balwin only has one MHR – St Francis of Assisi Friary. There are two resources on the Inventory, Russian Orthodox Church of St Vladimir (1925), and North Edmonton Public School (1914). There are eight resources in nearby Belvedere that relate to North Edmonton, including the Transit Hotel (1908), the North Edmonton Post Office (1914), the Kennedale Building (1912), two commercial blocks (both 1914), North Edmonton Billiards (1948), Joe's Grocery (1948) and Belvedere School (1960), and the Canada packer's Chimney Stack (1936) in Industrial Heights.

Integrity

Location

The church is in the same location as it was when completed in 1961.

Design

The basement church, completed in 1949, underwent a major renovation in 1961. After the renovation, the fenestration pattern of the basement church remained, but the basement windows were replaced with much smaller units. A flat roof rear addition provided extra space for the church and altered the 1949 footprint to its present incarnation. The design is authentic to the completion of the church in 1961, save for the gabled roof on the entrance, which replaced the original flat roof in the 1970s. The sacristy area has been divided into multiple classrooms. The front of the church has also been partitioned into separate rooms. The steeple has been removed, likely in 2005 when the Franciscans sold the building.

Environment

The environment has not changed since the church was completed in 1961. The rest of the complex, including the 1926 friary and its 1931, 1934 and 1946 additions have been designated as Municipal and Provincial Historic Resources, and are protected by law.

Materials

The materials are authentic to the completion of the church in 1961, although the crucifix and pews were removed when the Franciscans sold the building in 2005.

Workmanship

The workmanship is authentic to the completion of the church in 1961 save for the gable roof over the entrance.

Feeling

The feeling of a church remains due to the continued presence of the periwinkle blue glazed bricks or tiles on the front façade, which form a large cross, as well as by the building's continued function in the neighbourhood with religious, social justice, and community organizations.

Association

The glazed tile cross maintain the building's association as a church. The continued presence of the St Francis of Assisi friary helps the church maintain its association with the Franciscans.

Description of City Funded Work for the St. Francis of Assisi Church

Phase	Description of City Funded Work	Total Estimated Cost	Amount Allocated
1	Roof Repairs – to roof above Sanctuary and vestry and offices.	\$83,351.00	\$41,675.50
2	Masonry Restoration – including repointing of precast cladding, repairs to misaligned panels, repair cracks in brick on front elevation, repair coating on exposed columns, wash entire building, repair/replace terrazzo front steps.	\$103,700.00	\$51,850.00
3	Painting of the building as required.	\$22,061.60	\$11,030.80
4	Front Doors – restoration of the original front entrance doors.	\$13,050.00	\$6,525.00
5	Restoration of Front Entrance Roof – remove pitch roof and restore the original flat roof to reinstate the “box” entrance.	\$7,875.00	\$3,937.50
6	Contingency (10%)	\$23,003.76	\$11,501.88
	Total	\$253,041.36	\$126,520.68