

**TOWN OF DRUMHELLER  
BYLAW NO. 08-14**

**A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA TO DESIGNATE THE SITE KNOWN AS THE EAST COULEE SCHOOL MUSEUM AS A MUNICIPAL HISTORIC RESOURCE.**

WHEREAS Section 26 of the *Historical Resources Act*, Revised Statutes of Alberta 2000, c. H-9, as amended, permits the Municipal Council to designate any historic resource within the Town of Drumheller whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource; and

WHEREAS the preservation of the EAST COULEE SCHOOL MUSEUM located at 359 – 2<sup>nd</sup> Avenue, East Coulee on Plan 4128EQ Block 14 appears to be in the public interest as described in the attached Schedule “A” Statement of Significance and Description of Character Defining Elements; and

WHEREAS the owners of the EAST COULEE SCHOOL MUSEUM have waived their right to any compensation owing for any decrease in the economic value of the designated property (Section 28 of the Act) in a written agreement, which is attached as Schedule “B”; and

WHEREAS the owner of this Municipal Historic Resource has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act.

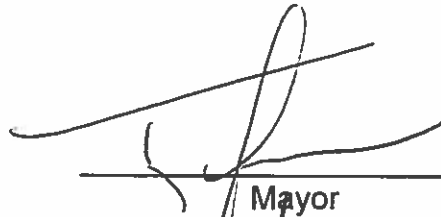
NOW THEREFORE, the Council of the Town of Drumheller enacts as follows:

1. The Town of Drumheller is authorized to designate the EAST COULEE SCHOOL MUSEUM located at 359 – 2<sup>nd</sup> Avenue, East Coulee, Province of Alberta as a Municipal Historic Resource.
2. The Mayor and CAO are hereby authorized to executive any necessary documents on behalf of the Town of Drumheller in support of the Municipal Historic Resource designation.
3. No person shall make alterations or repairs to the designated resource which have the effect of diminishing the enumerated Character Defining Elements without the written permission of the Town of Drumheller.
4. East Coulee Community Association, the owners of the property described in paragraph one shall accept total liability and hold harmless the Town of Drumheller from and against all financial and / or economic losses, suits, charges and claims for compensation or damages in any manner arising from the designation.
5. This Bylaw comes into effect when it receives third reading and is signed by the Mayor and the C.A.O. or designate.

READ a first time this 28<sup>th</sup> day of July, 2014.

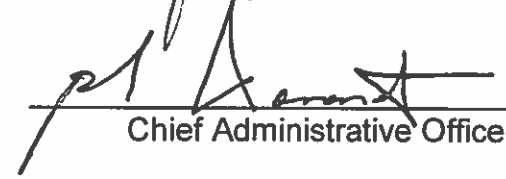
READ a second time this 28<sup>th</sup> day of July, 2014.

READ a third time this 25<sup>th</sup> day of August, 2014.



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Mayor



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Chief Administrative Officer

TOWN OF DRUMHELLER

Bylaw 08.14 – Municipal Historic Resource Designation of EAST COULEE  
SCHOOL MUSEUM

**SCHEDULE "A" – Statement of Significance and Character Defining  
Elements as attached**

# EAST COULEE SCHOOL



## 1930

### LOCATION

East Coulee

### ADDRESS

359 2nd Ave.

### LEGAL

4128EQ;14

### CONTRACTORS

### HERITAGE SURVEY

HS 15585

### ORIGINAL OWNER

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### ARCHITECT

Alberta Department of Education

## STATEMENT OF INTEGRITY

East Coulee School is a relatively well-preserved building in East Coulee, which now functions as a museum. Its exterior cladding of stucco is showing signs of wear with some cracks that will require repair. Windows are original and in fair condition with some paint failing on the window sills. It is recommended that windows be maintained regularly to prevent any further failure.

## DESCRIPTION OF HISTORIC PLACE

East Coulee School is a one-storey, wood-frame schoolhouse situated on an angled site on 2nd Avenue in East Coulee, a former hamlet in Drumheller. The school is noteworthy for its banked multi-light windows, flat roof with central pediments, rough-course stucco siding, and separate girls and boys entrances.

## HERITAGE VALUE OF HISTORIC PLACE

Opened in 1930 as a four-room schoolhouse, the East Coulee School is significant as an early surviving school in East Coulee. The school demonstrates the growth and development of the community, as well as the value that was placed on public education. Educating a student population that included Grades One through Twelve, the East Coulee School played a vital role in the life of

local children until its closure in 1969. Today, it continues to function as a community landmark and serve the educational needs of the community with its adaptive re-use as the East Coulee School Museum.

The school is further valued for its association with the development of East Coulee and echoes its patterns of economic boom and bust. The community was established in 1928 following the extension of the Canadian Pacific Railway (CPR) branch line from Rosedale and the opening of the Murray Collieries and the Atlas Coal Company. East Coulee additionally benefitted economically as the site of the railway terminal with facilities such as a railway turntable, a coal dock, a water tank, and a pumphouse. The combination of these industrial and transportation resources had a dramatic impact on East Coulee, allowing it to grow from a small mining camp in 1928, to a fully-fledged community with a population of 3000 and an array of commercial services by 1930. Between 1952 and 1959, natural gas began to take over as the primary fuel source, resulting in the closure of the mines. By 1969 the community was virtually empty and the school was no longer needed.

East Coulee School is of further significance as a reflection of the provincial government design initiative that took place in Alberta in the 1920s and 1930s to encourage uniformity in its schools. The design of East Coulee School, officially Plan Number FE2, demonstrates the provincial



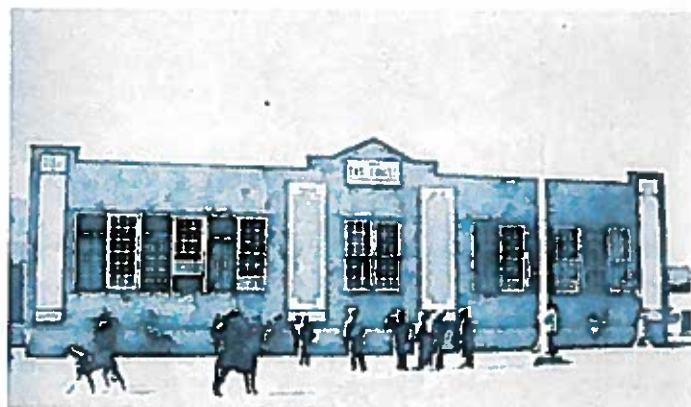
standards determined by the Department of Education, as reflected in the symmetrical rectangular plan, with a wide central hallway and banks of fenestration that allowed abundant natural light into the classrooms. The plan was modular, inexpensive to build and could be doubled in size to four classrooms if required. In keeping with these guidelines, the East Coulee School is simple with its rectangular plan and modest detailing. In 1944 the schoolhouse was doubled in size adding four classrooms and a science lab in the basement.

### CHARACTER-DEFINING ELEMENTS

The key elements that define the heritage character of the East Coulee School include its:

- location on 2nd Avenue in a residential neighbourhood in East Coulee;
- institutional form, scale, and massing as expressed by its: one-storey height rectangular plan with flat roof; and flat projecting entry;
- wood-frame construction with rough-course stucco siding;
- masonry elements such as: the concrete foundation and detailing;

- modest architectural detailing such as: closed cornice; and parapet wall with central pediments at the entryways;
- original fenestration such as its: banked windows with multi-light wooden sash single-hung windows; with hopper windows at the basement level; original wood paneled doors inset with multi-light wooden sashes;
- original interior features such as: wooden wainscoting; wooden trim; and hardwood floor;
- associated monument 'Lest We Forget' commemorating those who fought in the Korean war; and
- associated landscape features; grassed schoolyard; and perimeter plantings.



*Top:* The East Coulee School, shortly after its construction in 1930 (Hiady 1988, 853)  
*Bottom:* View of the Boy's entrance on the southeast corner of the East Coulee School, 2011 (Donald Luxton & Associates)

**TOWN OF DRUMHELLER**

**Bylaw 08.14 – Municipal Historic Resource Designation of EAST COULEE SCHOOL MUSEUM**

**SCHEDULE “B” – Compensation**

[as attached signed copy of Compensation Agreement)

East Coulee Community Association  
Box 526  
East Coulee, AB T0J 1B0  
April 8, 2014

Town of Drumheller  
222 Centre St.  
Drumheller, AB T0J 0Y4

Dear Town of Drumheller:

The East Coulee Community Association would like to have the site of the East Coulee School Museum designated as a Municipal Heritage Resource. We understand in doing so, we waive any rights to compensation for the property.

We understand that if so designated this could lead to legal protection of the site, formal recognition and a gateway to funding to protect the site and the integrity of the site in an historical sense. We also understand that although it will not change the use of the site, it will require us to obtain approval for proposed alterations.

The site is currently leased to the Dinosaur Valley Heritage Society on a 20 year lease, valid until 2026.

Sincerely,

Vivian Kalman  
Treasurer



Cliff Deitz  
President

