

DESIGNATION OF THE WHITE RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

EXECUTIVE SUMMARY

The owners of the White Residence have requested designation of the property as a Municipal Historic Resource under Section 26 of the Alberta Historical Resources Act.

The White Residence is a Prairie style house built in 1915, located in the community of South Calgary. The property has been determined to be significant by the Calgary Heritage Authority, for its symbolic value, representative of early residential development in South Calgary along the former Municipal Streetcar Line; and, its style value, being an excellent example of Prairie-style architecture with an uncommonly well-preserved interior.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council give three readings to the proposed bylaw to designate the White Residence as a Municipal Historic Resource.

RECOMMENDATION OF THE SPC ON PLANNING AND DEVELOPMENT DATED 2017 FEBRUARY 08:

That Council give three readings to **Proposed Bylaw 13M2017** (Attachment 1) to designate the White Residence as a Municipal Historic Resource.

PREVIOUS COUNCIL DIRECTION / POLICY

No previous Council Direction / Policy.

BACKGROUND

The White Residence (address: 1524 33 AV S.W.; short legal description: Plan 4479P; Block 63; Lots 11 and 12) was added to Calgary's Inventory of Evaluated Historic Resources in 2016 as a property of "Community" significance. The property has been determined to be significant by the Calgary Heritage Authority, for its:

- Symbolic value, representative of early residential development in South Calgary along the former Calgary Municipal Streetcar line.
- Style value, being an excellent example of Prairie-style architecture with an uncommonly well-preserved interior.

The property owners have requested designation of the property as a Municipal Historic Resource to protect the property in perpetuity and to make the property eligible for conservation grant funding from The Alberta Historical Resources Foundation and City of Calgary Conservation Grant Programs.

To date, 79 properties have been designated as Municipal Historic Resources. There are currently 831 sites on the Inventory of Evaluated Historic Resources, which is maintained by the Calgary Heritage Authority.

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Designated sites are both City-owned (24 properties including 14 owned by Parks) and privately-owned (55 properties).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Designation of the White Residence legally protects the property and ensures that any future changes and conservation work aligns with best practices in heritage conservation. The proposed bylaw (Attachment 1) identifies the elements of the property that contribute to its heritage value and must be treated appropriately in any future changes or conservation work.

Stakeholder Engagement, Research and Communication

The owners of the White Residence requested Municipal Historic Resource designation 2016 August 8. A 'Notice of Intention' to designate the property was issued 2016 October 17. Upon receipt of the notice (2016 October 21), in accordance with the Alberta Historical Resources Act, sixty (60) days are required to pass before council may, by bylaw, designate the site as a Municipal Historic Resource, being 2016 December 20 or later.

The owners of the White Residence have reviewed the proposed bylaw and expressed through written correspondence that they are in agreement with it, as referenced in Attachment 2.

The Calgary Heritage Authority has expressed support of this proposed designation as outlined in Attachment 3 to this report.

Strategic Alignment

Council priorities outlined in The City's *2015 – 2018 Action Plan* include the fostering of "A city of inspiring neighbourhoods". Historic resources are an integral component of such neighbourhoods and their retention contributes to the diversity and character of their surroundings.

The City of Calgary *Municipal Development Plan* supports the conservation and protection of Calgary's historic resources. The plan identifies historic preservation as part of good city building and community identity, and encourages property owners to conserve Calgary's historic resources.

The City of Calgary *2020 Sustainability Direction* includes an objective for Calgary to become a "diverse and socially inclusive city that respects its heritage and the arts," as well as a strategy to "support the preservation of Calgary's historic resources".

The City's *Calgary Heritage Strategy* (2008) recommends that identified historic resources should be protected by designation bylaws, when possible, to ensure their preservation. This protection prevents demolition, provides appropriate management of physical interventions and is critical to ensuring effective management of historic resources.

Social, Environmental, Economic (External)

Social

Historic resources connect us to our past, our future, and to each other. They provide places of learning and places of understanding for all Canadians.

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Historic resources are integral to the identity of our community and help to strengthen its distinctiveness. Historic resources add to the beauty, character and visual interest of our urban environment which contributes to the city's liveability and are sources of community pride.

Environmental

The preservation of historic places capitalizes on their embedded (embodied) energy – the sum of all resources and materials that were originally incorporated in the development of the place and which would not have to be produced again for the development of a new place.

Economic (External)

The property adds character and visual interest to the streetscape which makes economic investment in the area an attractive prospect. Designation will ensure these attributes are protected and the resulting security will promote high-quality investment. Additionally, tourists and residents are attracted to areas with historic resources.

Financial Capacity

Current and Future Operating Budget:

Designation of the White Residence will have no operating budget implications for The City of Calgary. It will make the property eligible to apply to The City of Calgary's Heritage Conservation Grant Program, although it's unknown when or if the property owner will apply to the program. The Program is an existing reserve fund administered by Heritage Planning. The fund receives \$225,000 per year from the Planning & Development budget, allocated on a 'first-come/first-serve' basis.

Current and Future Capital Budget:

Designation of the White Residence will have no capital budget implications for The City of Calgary.

Risk Assessment

No risks have been identified in designating the White Residence as a Municipal Historic Resource.

REASON(S) FOR RECOMMENDATION(S):

The property is identified on Calgary's Inventory of Evaluated Historic Resources, as a site of 'Community Significance', making it eligible for designation as a Municipal Historic Resource. The owners of the property have formally requested designation. Protecting Calgary's historic resources is an identified objective of The City.

ATTACHMENT(S)

1. **Bylaw 13M2017 to Designate the White Residence as a Municipal Historic Resource.**
2. Bylaw Agreement from Owner
3. Calgary Heritage Authority Letter of Support