

Multiple Municipal Historic Resource Designations – March 2021

RECOMMENDATION(S):

That the Standing Policy Committee on Planning and Urban Development recommend that Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) the George A. Turner Residence (Attachment 2);
- b) the Johnston Residence (Attachment 3);
- c) the Upshall (Corson) Residence (Attachment 4); and
- d) the Walter Hargrave Residence (Attachment 5)

HIGHLIGHTS

- Protecting Calgary’s historic resources is an identified objective of The City; designating the proposed historic buildings would legally protect them from demolition or unapproved alteration to heritage elements on a permanent basis.
- What does this mean to Calgarians? Conservation of Calgary’s historic buildings and sites is important to Calgary’s culture, history, and identity, and steps should be taken to conserve them for future generations to enjoy. Designation as Municipal Historic Resources ensures these buildings are conserved for all Calgarians, present and future.
- Why does this matter? Protecting historic buildings benefits Calgary by reducing environmental impacts through the reuse of structures/materials, and generating economic uplifts such as increased tourism and job growth in the skilled trades. Designation of the proposed historic buildings will enable private property owners to become eligible for financial assistance in matching grant funding from The City of Calgary, which promotes the rehabilitation of heritage sites and supports the local economy through reinvestment and jobs creation.
- The properties listed in the report were built in the early 1900s during Calgary’s Pre-World War One boom period (1906-1913).
- The owners of all properties have formally requested designation.
- In 2020, Heritage Planning met its goal of designating seven (7) sites per year. Approval of the designations included in this report would mean four (4) Municipal Historic Resource designations in 2021 to date, bringing the total achieved to 110 overall.
- At the 2018 November 30 Regular Meeting of Council, through C2018-1158, Council adopted the One Calgary 2019-2022 Service Plans and Budgets. The City Planning and Policy Service actions proposed to “continue to legally protect heritage assets and directly support landowners”.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods.
- Background and Previous Council Direction is included as Attachment 1.

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DISCUSSION

The following sites are proposed for Municipal Historic Resource designation. They have been evaluated by Heritage Calgary using the Council-approved Historic Resource Evaluation System, which assesses sites against nine value areas. Once evaluated, the Calgary Heritage Strategy (LPT2007-64) states that these “significant historic resources” “can and should be protected through Designation Bylaws”.

George A. Turner Residence

- Built in 1912
- 3210 – 6 Street SW [Elbow Park]
- Recognized for its Style and Symbolic values as an example of a Craftsman house, one of the styles common in the early development of the community. It represents the early development of Elbow Park – one of Calgary's earliest planned suburbs – during its first wave of building from c.1911 to World War One.

Johnston Residence

- Built in 1912
- 1723 – 13 Ave SW [Sunalta]
- Recognized for its Style and Symbolic Values as a substantial and very well-preserved side-gabled variation of a Craftsman-style home in Sunalta. As a mid-scale home constructed in the Sunalta subdivision shortly after it was established, the Johnston Residence, is symbolic of this early middle class neighbourhood.

Upshall (Corson) Residence

- Built in 1911
- 602 – 18 Ave NW [Mount Pleasant]
- Recognized for its Style and Symbolic Values, it is the only Queen Anne Revival–style dwelling in the neighbourhood. Typical Queen Anne Revival–style features include its hipped roof with lower cross gables, bay window, and inset veranda. Built in 1911, it represents the earliest phase of development of the Mount Pleasant neighbourhood.

Walter Hargrave Residence

- Built in 1913
- 1732 – 13 Ave NW [Hounsfeld Heights]
- Recognized for its Style and Symbolic values as an example of an Arts & Crafts dwelling, typified by its horizontal emphasis; low, sheltering roof with deep eaves and exposed rafters; open verandas (later enclosed); and variety of surface materials. It is one of the earliest buildings in Hounsfeld Heights, representing its pre-World War One founding.

Proposed Bylaw Schedules

Detailed information on all properties can be found in Attachments 2 to 5, the proposed designation bylaws.

Each proposed bylaw provides conditions for the treatment of that property. Schedule A geographically situates the site location; Schedule B includes the Statement of Significance from the property’s heritage evaluation, and outlines specific ‘Regulated Portions’ that cannot be removed, altered, or destroyed without approval from the City of Calgary; Schedule C compiles a reference list of key standards from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a national best-practice manual.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder or customer dialogue/relations were undertaken

Public communication or engagement was not required for the recommendations. The proposed designation bylaws impact specific privately-owned property, and all property owners have expressly agreed to designation as a Municipal Historic Resource.

The owner of each property intended for designation was circulated their proposed bylaw and provided agreement in-writing to it being presented to the Standing Policy Committee on Planning and Urban Development, and City Council. Per the Alberta Historical Resources Act, a 'Notice of Intention' to designate each property was issued to the property owners in accordance with the 60-day notice requirement of the Act.

Heritage Calgary, a civic partner, has expressed support of these proposed designations as outlined in Attachment 6 to this report.

IMPLICATIONS

Social

Protection of Calgary's heritage resources through designation is recognized as an essential part of conserving our history, culture and identity. A 2020 Citizen Perspective Survey Report indicates a majority of Calgarians agree that conservation of Calgary's historic buildings and sites is important to them personally (83%), is important to Calgary's culture (94%) and more should be done to conserve them for future generations to enjoy (86%).

Environmental

Conservation of heritage resources contributes to the reduction of carbon emissions through avoidance of new material use and diverted landfill waste. Historic buildings have 'inherent sustainability' through their long life-cycle, reparability and traditional building design. Demolition of buildings in Canada has been shown to generate approximately 25% of all landfill waste; conservation offers a significant opportunity to reduce unnecessary landfill usage and material loss.

Economic

The conservation of heritage resources has economic benefits including job growth and retention in skilled trades and construction; increased tourism through attractive streets; and attracting innovative/start-up businesses by offering affordable commercial/industrial spaces.

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Service and Financial Implications

No anticipated financial impact

Include actual figure

The Municipal Development Plan, Calgary Heritage Strategy (2008), Culture Plan for Calgary, One Calgary 2019-2022 Service Plan, Council Priority N3 'A City of Safe and Inspiring Neighbourhoods' directing the 'Cherishing and protecting our heritage', and a variety of community plans support the conservation of Calgary's Historic Resources.

RISK

No risks have been identified in designating the proposed sites as Municipal Historic Resources. All property owners are in agreement with the proposed designations, which do not prescribe activities in the buildings or on the properties. Designation allows each owner to retain all rights to the individual enjoyment of their property, and does not prevent a property from being sold.

ATTACHMENT(S)

1. Previous Council Direction, Background
2. Proposed Wording for a Bylaw to Designate the George A. Turner as a Municipal Historic Resource
3. Proposed Wording for a Bylaw to Designate the Johnston Residence as a Municipal Historic Resource
4. Proposed Wording for a Bylaw to Designate the Upshall (Corson) Residence as a Municipal Historic Resource
5. Proposed Wording for a Bylaw to Designate the Walter Hargrave Residence as a Municipal Historic Resource
6. Heritage Calgary Letters of Support

Department Circulation

General Manager	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development	Approve