

DESIGNATION OF THE TURCOTTE (CALDWELL) RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

EXECUTIVE SUMMARY

The property owners have requested designation of the Turcotte (Caldwell) Residence as a Municipal Historic Resource under Section 26 of the *Alberta Historical Resources Act*.

ADMINISTRATION RECOMMENDATION(S)

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

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2015 JANUARY 14:

That Council give three readings to Proposed Bylaw **6M2015** to designate the Turcotte (Caldwell) Residence as a Municipal Historic Resource.

PREVIOUS COUNCIL DIRECTION / POLICY

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.

BACKGROUND

The Turcotte (Caldwell) Residence (address: 110 Garden Crescent SW; and with a short legal description of 3824AH;6,7) is listed as having "City-wide" significance on Calgary's Inventory of Evaluated Historic Resources. The property was built 1911-12 and is a fine example of Craftsman-style architecture; it has an exceptionally high level of architectural integrity and is one of the best preserved residences in Elbow Park.

The property owners have requested to designate the property as a Municipal Historic Resource to protect the property in perpetuity. Municipal designation will also make the property eligible for conservation grant funding from the Alberta Historical Resources Foundation and from the Province of Alberta's special grant program for flood-damaged historic resources.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

The property is in highly original condition but now requires significant conservation work, particularly foundation work, due to the 2013 flood. Access to the grant programs described will ensure that the initiation of such work is possible and carried out to a high standard.

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Stakeholder Engagement, Research and Communication

The owners of the Turcotte (Caldwell) Residence are in agreement with the proposed bylaw.

Strategic Alignment

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* sets forth 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.

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 the energy investment in the original structures, preventing unnecessary resource use and reducing the pressure on landfill sites from demolition.

Economic (External)

The Turcotte (Caldwell) Residence 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. Also tourists and residents are attracted to areas with historic resources.

Financial Capacity

Current and Future Operating Budget:

Designation of the Turcotte (Caldwell) Residence will have no operating budget implications for The City of Calgary.

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Current and Future Capital Budget:

Designation of the Turcotte (Caldwell) Residence will have no capital budget implications for The City of Calgary.

Risk Assessment

No risks have been identified in designating the Turcotte (Caldwell) Residence as a Municipal Historical Resource.

REASON(S) FOR RECOMMENDATION(S):

The owner of the property has formally requested Municipal Historic Resource Designation (Attachment 2). Protecting Calgary's historic resources is an identified objective of The City.

ATTACHMENT(S)

- 1. Proposed Bylaw 6M2015**
2. Request to Designate: Letter from Property Owners