

MCHUGH HOUSE UPDATE

EXECUTIVE SUMMARY

The McHugh House, built in 1896, is the sixth oldest house in Calgary. The City of Calgary Inventory of Historic Resources lists the McHugh House as a City Wide Historic Resource as it has significance to the city as a whole. The owner has applied to demolish the house and has given The City an opportunity to move the house in order to preserve it, so long as the house is moved off its original site by 2014 April 06. Immediate steps must be taken to relocate it prior to owner's deadline. Administration recommends moving the house to a temporary location at Humpy Hollow Park, funded by the Beltline Community Investment Fund.

ADMINISTRATION RECOMMENDATION(S)

That Council:

1. Direct Administration to move the McHugh House to a temporary location at Humpy Hollow Park (17 Avenue SW and Centre Street) until it can be placed on a permanent foundation at Humpy Hollow Park,
2. Endorse the recommendation of the Beltline Community Investment Fund (BCIF) Committee, to fund up to \$150,000 from the BCIF towards the cost to move the McHugh House from its current location. The cost and funding to flow through Operating Program 616 – Land Use Planning & Policy, and
3. Develop a long term strategy for the permanent siting and disposition of the McHugh House and Humpy Hollow Park and report back to Council by 2014 April.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 January 27, Council, through a Notice of Motion, directed Administration to "...explore options and tools to preserve the McHugh House including but not limited to:

- a. Purchase of the land and/or building;
- b. Relocation of the building; and
- c. Identify a potential source of funds to accomplish preservation.

And ... report back to Council no later than 2014 February."

BACKGROUND

The McHugh House (110 18th Avenue SW), built in 1896, is the sixth oldest house in Calgary. The City of Calgary Inventory of Historic Resources lists it as a City Wide Historic Resource as it has significance to the city as a whole (Attachment 1).

On 2013 March 6, the owner of the McHugh House (the Roman Catholic Bishop of the Diocese of Calgary) applied for a permit to demolish the house. The Ward Alderman at the time initiated discussions with the owner's representative, Administration and Provincial heritage staff to explore options to conserve the McHugh House. Subsequent discussions were delayed by the June flood and the municipal election that resulted in a new Ward Councillor.

MCHUGH HOUSE UPDATE

Discussions were restarted in 2014 January. Staff from the Mayor's office met with representatives of the Catholic Diocese on 2014 January 30.

Provincial Heritage staff has informed City Heritage staff that they will not recommend the Alberta Minister of Culture intervene.

On 2014 February 04 the Mayor's office received correspondence from the Catholic Diocese agreeing to delay demolition until 2014 April 06.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The 2014 April 06 deadline does not allow enough time to move the house to a final location. There is insufficient time to prepare design drawings, obtain cost estimates for construction of foundation work, mobilization, and carrying out concrete foundation work prior, particularly in the winter. Immediate relocation to a temporary site is recommended.

Administration previously researched other property in the vicinity where the house might be moved immediately. Humpy Hollow Park is large enough to store the McHugh House on the central portion of the park until a permanent foundation could be constructed on another portion of the park (exact site position to be determined) and the house moved to that location.

Humpy Hollow Park is located in the block immediately north of the existing McHugh House site at the corner of 17 Avenue SW and Centre Street South (Attachment 2). The park currently contains a children's playground and a number of mature Poplar trees. Some tree removal may be required at the temporary site; the existing trees are near the end of their life spans.

The land use on the proposed Humpy Hollow Park site is Special Purpose – Community Service (S-CS) with limited permitted uses. Discretionary uses include: Child Care Service, Community Recreation Facility, Indoor Recreation Facility, Library, Museum, School and Service Organization. This would include uses such as a Community Association office.

A specific use or user for the property has not yet been identified. A new Direct Control land use district could increase the potential uses and broaden the pool of potential users. A new land use could include restaurants, offices, outdoor cafes, personal services business, retail stores, etc.

Funding Options for Relocation

A house-moving contractor has been engaged to relocate the house. A cost estimate is being prepared as of the writing of this report.

Two potential sources to fund the move were identified: The Beltline Community Investment Fund and the Heritage Incentive Reserve.

1. Beltline Community Investment Fund

Since 2006, The City has been accepting contributions to the Beltline Community Invest Fund (BCIF) as part of the density bonusing system for development permit applications in the Beltline. The Terms of Reference for the Fund state:

MCHUGH HOUSE UPDATE

2.2 Purpose of the Beltline Community Investment Fund

The BCIF will be used for projects within the Beltline related to public realm improvements, including but not limited to: Public open space design, redevelopment, enhancement or acquisition, streetscape design and upgrading; improvements within City rights-of-way; implementation of urban design strategies and public art on public land...

The BCIF is managed by an Administrative Committee comprising four members of Administration, and representatives from the Beltline Community Association, the Urban Development Institute, the Beltline Business Revitalization Zones, and the Ward Alderman. The Committee is responsible for funding decisions up to \$75,000 per project. All allocations that exceed \$75,000 must be approved by Council. There is approximately \$6.5 million in this fund.

The BCIF Administrative Committee was approached for Phase 1 (relocation) funding (Attachment 3). The Committee agreed to provide support for funding of up to \$150,000 for work to include removal of the house from its current foundation, moving to the new temporary site, preparation of the temporary site including minor site grading and possible tree removal, security fencing and final cleanup of the house interior (Attachment 4).

2. Heritage Incentive Reserve

This Reserve provides financial incentives for the restoration, preservation and rehabilitation of legally protected Municipal Historic Resources within the boundaries of The City of Calgary.

In 2003 Council approved a "one-time exception" to this Reserve to use \$100,000 to pay to move the privately owned historic Rouleau House to City owned land to prevent demolition.

Administration does not recommend using this fund to relocate the McHugh House. The Heritage Incentive Reserve is intended to fund the Heritage Grant Program and is not intended to be used for city projects. The fund is currently allocated to a number of upcoming projects and is intended to encourage private owners to preserve their heritage properties; the Rouleau house move was carried out prior to this direction. Further, access to this fund requires Municipal Designation as a Historic Resource; this has not yet occurred on the McHugh House.

Additional sources of funding for work beyond relocation will be identified in the next phase of work.

Stakeholder Engagement, Research and Communication

Administration staff has met with stakeholders including the Executive Director of the Victoria Crossing Business Revitalization Zone, the President of the Beltline Community Association and the Chair of the Mission/Cliff Bungalow Community Association Heritage Committee. All were supportive of preserving the McHugh House through temporary relocation to the Humpy Hollow Park site as a "solution of last resort" given that the current owner has indicated that there is no possibility of them retaining the house on its current site.

MCHUGH HOUSE UPDATE

The Calgary Heritage Authority has provided a letter in support of preserving the McHugh House (Attachment 5).

Parks has been involved in discussions regarding moving the McHugh House to Humpy Hollow Park and has agreed to allow the park to be used as the temporary site. Parks' concerns that the permanent siting of the house result in net benefits for the community will be addressed through the next phase of discussion.

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 inclusivity 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.

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.

The McHugh House will add visual interest and, through new uses, bring vitality to Humpy Hollow Park while serving as a landmark terminus to the south end of the Volunteer Way pedestrian area.

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 McHugh House will add character and visual interest to the streetscape; new uses housed within the restored house will attract commercial and/or recreational users. Historic 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

MCHUGH HOUSE UPDATE

Current and Future Operating Budget:

On 2014 February 17, The BCIF Administrative Committee agreed to provide funding of up to \$150,000 for work, including removing the house from its current foundation, moving it to the new temporary site, preparation of the temporary site including minor site grading and possible tree removal, security fencing and final cleanup of the house interior. The cost and funding will flow through Operating Program 616 – Land Use Planning & Policy.

Because the cost of the project exceeds the BCIF Committee's \$75,000 allocation limit, Council must approve this spend.

If the house is relocated, the next work phase will explore future operating implications of acquiring the house, as well as identify additional sources of funding for work beyond relocation.

Current and Future Capital Budget:

No implications have been identified at this time, but will be explored in the next phase of work.

Risk Assessment

A significant amount of preparation is required to move the house and temporarily relocate it. If immediate action is not taken, The City will not be able to meet the owner's 2014 April 06 deadline.

If the owner's deadline is not met and the house is demolished, the city will lose a significant Historic Resource.

REASON(S) FOR RECOMMENDATION(S):

Protecting Calgary's historic resources is an identified objective of The City. Council directed Administration to explore relocating the McHugh House in order to conserve its heritage value. Immediate steps must be taken to relocate it prior to owner's deadline. Temporary relocation of the house as funded through the Beltline Community Investment Fund will allow Administration time to more fully explore options for permanent location and potential uses for the McHugh House.

ATTACHMENT(S)

1. Statement of Historic Significance
2. Map (Indicating Existing and Proposed Temporary Location)
3. Beltline Community Investment Fund (BCIF) Application for Funding
4. Beltline Community Investment Fund (BCIF) Committee Meeting Minutes
5. Letter from Calgary Heritage Authority