

## Beltline Community Investment Fund (BCIF) Application for Funding

### Beltline Community Investment Fund (BCIF) Application

#### McHugh House Relocation – Phase 1



Submitted by  
Land Use Planning & Policy  
City of Calgary

## Beltline Community Investment Fund (BCIF) Application for Funding

### Executive Summary

Land Use Planning & Policy is submitting the following Beltline Community Investment Fund (BCIF) project application to support funding the relocation of the McHugh House (110 18th Avenue S.W.).

Built in 1896, the house is the 6th oldest house in Calgary and is listed on the City of Calgary Inventory of Historic Resources as a City Wide Historic Resource as it has significance to the city as a whole. (See Attachment 1 – Statement of Significance)

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 it is moved from its current location by 2014 April 6. BCIF funding would cover the cost of Phase 1 - relocating the building to a temporary location within Humpy Hollow Park (17<sup>th</sup> Ave. SW and Centre St.). Phase 2 will be the locating the house on a permanent location within the park. (See Attachment 2 – Map)

This funding will allow the City of Calgary to preserve the house and have the opportunity to further investigate future options for use. A Report will be presented to Council on Feb. 24 outlining potential long term options, costs and funding sources.

The current “order of magnitude” estimate to complete this project is \$900,000, including the temporary move. If Council approves the McHugh House proposal and depending on the final disposition of the McHugh House, another application may be made to the BCIF.

If the City takes ownership of the McHugh House, it will be legally protected as a designated Municipal Historic Resource which will prevent demolition.

## Beltline Community Investment Fund (BCIF) Application for Funding

### BCIF Request Overview

<b>Title</b>	Relocation of the McHugh House to a temporary location within Humpty Hollow Park
<b>Grant Type</b>	Rapid Improvement and Community Project - Phase 1
<b>Groups that will benefit from the project</b>	Beltline Community, Beltline Merchants, Residents, Broader Centre City Residents and Merchants, Calgarians and visitors to Calgary's Centre City.
<b>Location</b>	Relocate from 110 18th Avenue S.W. to Humpty Hollow Park (17 <sup>th</sup> Ave. SW and Centre St.)
<b>Timeline</b>	Project to be completed April 6 <sup>th</sup> , 2014
<b>Total Project Cost</b>	Up to \$150,000
<b>BCIF Funds requested</b>	This application request is for up to \$150,000
<b>Deliverables</b>	Preservation of a significant historic resource through relocation to Humpty Hollow Park

### Applicant Information

<b>Project Contact</b>	David Down
<b>Title</b>	Coordinator, Urban Design & Heritage, Land Use Planning & Policy, The City of Calgary
<b>Phone</b>	403 268-5468
<b>E-mail</b>	David.down@calgary.ca

# Beltline Community Investment Fund (BCIF) Application for Funding

## 1. Project Description

### 1.1 Description

This funding application supports the relocation of the McHugh House. This funding would allow the City of Calgary to preserve the house and have the opportunity to investigate future options for use. The proposed scenario is:

Phase 1: Move the McHugh House to a temporary location within Humpy Hollow Park to meet the April 6<sup>th</sup> deadline.

Phase 2: Determine the optimum disposition, location and potential uses within Humpy Hollow Park and locate the McHugh House accordingly on a serviced, permanent location and return to a useable condition.

Once the McHugh House is located on a permanent location it would be legally protected, by Bylaw, as a Municipal Historic Resource which will prohibit demolition and protect the heritage character of the house.

### 1.2 Goals

The goal of the project is to preserve the McHugh House from demolition and put it back to a productive use.

## 2. Project Benefits & Alignment

### 2.1 Project Benefits

Heritage conservation has significant triple bottom line benefits.

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.

# Beltline Community Investment Fund (BCIF) Application for Funding

Economic (External) - Relocating the McHugh House to Humpy Hollow Park adds character and visual interest to the streetscape which makes economic investment in the area an attractive prospect. Legal protection of the McHugh House 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.

## 2.2 Alignment with City Policies & Plans

City Policies & Plans	Summary
<b>Municipal Development Plan</b>	The City of Calgary <i>Municipal Development Plan</i> 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.
<b>Beltline Area Redevelopment Plan (ARP) (2007)</b>	The Beltline ARP supports the identification, protection and enhancement of historic resources: Principle 2.2.3: Protect and Enhance Unique Character and Heritage
<b>2020 Sustainability Direction</b>	The City of Calgary <i>2020 Sustainability Direction</i> 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."
<b>Calgary Heritage Strategy (2008)</b>	The goal of The Calgary Heritage Strategy (2008) is to support the identification, protection and management of Calgary's historic resources and calls for The City to set an example in best practices in heritage conservation. In some situations, best practices in heritage conservation call for "heroic efforts". Moving the McHugh House to a new location in an extremely tight timeline in uncertain conditions would qualify as a "heroic effort".

# Beltline Community Investment Fund (BCIF) Application for Funding

### 3. Project Deliverable

The key deliverable for Phase 1 of this project, based on a successful funding application to BCIF, is the preservation of the McHugh House. This funding would allow the City of Calgary to preserve the house and have the opportunity to identify and implement a strategy for the long term conservation of the McHugh House.

### 4. Project Schedule & Cost Estimate

Phase 1 of this project must be fast-tracked. No final cost estimate is available. The preliminary, order of magnitude estimate is in the \$100,000+ range. Because of the uncertainty, this application includes a contingency of 50%. Therefore this application is for UP TO \$150,000.

The order of magnitude cost estimate to complete this project, including Phase 2 is \$900,000. This would include a new foundation, reconstruction of porches and other elements dismantled as part of the move, service connections and some site improvements.

### 4.1 Schedule

The house must be removed from its current location by 2014 April 6<sup>th</sup> or it will be demolished by its current owner. A final cost estimate for Phase 1 is expected by February 24<sup>th</sup>.

### 4.2 Budget & Funding Request

Phase 1 Budget - Up to \$150,000

#### Funding Request

**This request is for up to \$150,000.** This represents the contractor costs only to relocate the McHugh House to a temporary location on Humpy Hollow Park. This includes:

- Preparing the McHugh House for moving including: removing porches, dismantling brick chimney, disconnections as required, removing obstacles on site (trees, shrubs etc.), placing house on beams and

## Beltline Community Investment Fund (BCIF) Application for Funding

dollies, moving house and lifting or disconnecting overhead wires as required, placing house on temporary cribbing on new site, securing temporary location with fencing as required.

It does not include any administrative and project management costs that will be borne by The City.

### **Phase 2**

The current "order of magnitude" estimate for to complete this project is \$900,000, including the temporary move. Depending on the final disposition of the McHugh House, if Phase 2 qualifies, another application may be made to the BCIF.

Attachments:

- 1 – Statement of Significance for McHugh House
- 2 – Map showing proposed temporary location

# Beltline Community Investment Fund (BCIF) Application for Funding

**Attachment 1 - McHugh House – Statement of Significance**



**Description**

The McHugh House, completed in 1901, is a Queen Anne Revival style dwelling. It is a two and one-half storey, asymmetrical, wood frame structure with buff-coloured brick veneer. The rear of the house incorporates an earlier c. 1896 house. The McHugh House features a corner tower with tall, steep roof and finial, and a wraparound front verandah.

**Heritage Value**

The McHugh House was the home of John Joseph (J.J.) McHugh, one of three brothers originally from Ottawa who were Calgary pioneers and prominent ranchers. In 1883 J.J. McHugh and his brother Thomas, later joined by brother Felix, formed JJ Ranch (later H2 Ranch) near Gleichen, Alberta. They raised Clydesdale horses, which they introduced to Alberta, and Shorthorn cattle. The McHughs were among the first to ship livestock to Alberta from the east by rail.

J.J. McHugh (1855–1928) first came west in 1873–75 with a government surveying party. He returned in 1879 as a government farm instructor to the aboriginals, then ran a government farm at Fish Creek and was an assistant inspector of Indian reservations. Felix homesteaded in Sunnyside - McHugh Bluffs there is named for him. J.J. and Felix later formed McHugh Bros., Ranchers and Railway Contractors, which helped build the CPR line through the Crownsnest Pass and the Springbank irrigation ditch. They were also agents for West Collieries coal from the Crownsnest Pass.

Completed in 1901, this house was built for J.J. and his wife Frances and used by them, with gaps, until 1924. It was built in stages starting with the rear section of the house that was likely started after the McHughs obtained the lots in 1896, but perhaps before. The main, turreted part of the



# Beltline Community Investment Fund (BCIF) Application for Funding

house is the 1901 section. Frances (1861–1939) was active in church and hospital groups. The couple were original members of the Southern Alberta Pioneers and Old Timers' Association.

The McHugh House is an early, rare, and intact example of the Queen Anne Revival style architecture in Calgary, and the best and earliest example in the Mission district. The masterful and unusual design combines elements of Queen Anne style including a steep gable roof; its asymmetrical and irregular form; projections from the side and rear forming cross gables; tall vertically proportioned windows, prominent shingle detailed dormer and a polygonal corner tower topped with a very steep distinct turret. The front verandah serves as a delightful counterpoint to the tower. Originally the porch had lathe-turned Eastlake style ornament. The original shingle details are still in evidence on the upper levels and the mix of materials including brick and sandstone at the base serve to emphasize its picturesque qualities.

The house is a rare example of brick-construction; it is constructed of buff brick, which is a rarity in Calgary, since such material was rarely used after c. 1905-10 and so few early, brick houses predating this period, survive. Originally it was more commonly used than red brick for the more substantial and attractive houses.

The house is the oldest known house in its original location in the Rouleauville area of the Mission community and one of the oldest remaining houses in the neighbourhood. It is one of a small number of remaining buildings that survives from the small community of Rouleauville, before the community became part of the City of Calgary in 1908. It is the only house of its kind in the area – now dominated by commercial and institutional buildings – making it a distinctive area landmark.

The building was used by Catholic agencies. During 1934–38 it housed the Basilian Fathers who ran St. Mary's Boys' High School across the street. In 1960, the Congregation of the Brothers of Our Lady of Lourdes purchased it to serve as the Don Bosco House, a home for teenage boys and the first group home in Canada.

Since 1968, it has been the Religious Education Centre and Mission Council Office (c.1970–79), Cabrini House, run by the Calgary Catholic Immigration Society (1980s); Exodus House, a halfway house for prostitutes; a home for troubled teens run by the Alberta Safe House Society (1990s), and Elizabeth House for pregnant teens and new mothers (1990s).

## Character-Defining Elements

- Character-defining elements of the property include, but are not limited to, its:
- Two and one-half storey asymmetrical and irregular form including prominent two-storey polygonal corner tower; rear two-storey (original c.1896) extension;
- Side-gable roof with rear cross-gable roof, wooden tongue-and-groove soffits; steep, polygonal tower roof with finial; shed roofs on the porches and first-storey side extension;
- Wood-frame construction clad in buff-colored brick laid in stretcher bond; sandstone foundation; patterned wood-shingle-clad gables, front dormer and detailing.
- Rectangular windows with single and double openings; an oval front window

## Beltline Community Investment Fund (BCIF) Application for Funding

- Open wraparound front verandah and side verandah with turned, wooden supports;
- Central brick chimney with corbelled cap;
- Interior elements such as an open main staircase with elaborately turned newel posts, balustrade with squared balusters and panelled wainscot along the staircase and in the main entrance room; mottled porcelain-tile fireplace surround and hearth;
- Deep set-back on a grass-planted lot with circular concrete entrance path.

# Beltline Community Investment Fund (BCIF) Application for Funding

Attachment 2 – Map Showing Proposed Temporary Location in Humpy Hollow Park

