



**Proposal to Designate Scarborough United Church and
Manse as a Municipal Historic Resource**

March 23, 2014

Q and A about Municipal Historic Resources

What is a Municipal Historic Resource?

As Calgary matures, The City has decided that it is worthwhile to preserve some of our heritage by protecting designated buildings as historic resources. Scarboro church and manse are unique in the city and City heritage planning staff have agreed to support an application to City Council for municipal historic designation status, thereby protecting them from demolition or redevelopment. It does not prohibit the buildings from having a change in use, they just have to look the same.

The proposed historic designation bylaw would apply only to certain parts of the interior and exterior of the church and the exterior of the manse. A copy of the proposed designation bylaw will be available on Scarboro's web site www.scarborounited.org the week of March 24, 2014 and at church on Sunday, March 30, 2014.

Why is Scarboro applying to be a Municipal Historic Resource?

Scarboro church is a wood frame building built in 1929. Some of the wood has passed its best before date indeed some has expired. The window frames are in particularly bad shape. Last fall we undertook restoration of the two worst examples on the west side. The wooden frame was so rotten that there was actually a bird's nest inside one frame. There is much more work to be done, and it is fairly expensive. Without outside funding, we couldn't undertake these needed repairs. If we don't maintain the church, it will literally start falling down.

Municipal Historic Resources are eligible for matching grants from both municipal and provincial governments.

What are the upsides?

- The designation of Scarboro church as a historic resource would reflect the congregation's sense of our building as a meaningful and symbolic structure worthy of recognition and preservation.
- Applying for this designation would be an investment in the future and would help ensure that our historic building is left intact for future generations.
- We may exclude "non-historic" elements, such as the gym, from designation which would allow us to proceed with redevelopment of the north end of the building. We would not be required to mirror the architectural style of designated elements in any future developments or additions.
- Maintenance of our deteriorating infrastructure is an enormously expensive proposition. We have been unable to fund all but the most pressing repairs out of our

annual operating budgets. The funds available through the Historic Resource program would enable us to address many of the problems occasioned by years of neglect.

What are the down sides?

- Once designated, the building cannot be altered or demolished without consent. This means that should we ever decide to sell our building, the purchaser would not be able to demolish or alter any designated elements. However, designation does not preclude new use.
- We have considered carefully which elements to designate since that will restrict the freedom we have to make our own changes in the future. We have tried to restrict designation to the external features/facades of the church, and basic structural elements of the interior not including furnishings and other fittings.
- All funding is on a matching grant basis. That means that for every \$50,000 of grant received, the church must also spend \$50,000.
- Provincial matching funding, should we apply for it, is derived from gaming revenues.

Are grants available to help with the cost of repairs and restoration?

Available grants are calculated as 15% of the assessed value of the building. These are payable over 5 years in three payments. This works out to about \$250,000. (This would be the maximum we would be eligible for and there is no guarantee that we would get this full amount). This would therefore cover about \$500,000 of repairs and restoration. The good news is that as of today we have only identified repairs totaling about half that amount.

Should the congregation support an application for municipal historic designation for the church and manse, a grant application can be made and conditionally approved, subject to the passage of the municipal historic designation bylaw.

How long will this process take?

Should the congregation support the designation application, Calgary Presbytery must be notified and its role is to confirm that we have followed due process. At least 60 days prior to consideration of the designation bylaw, City staff must issue an official "Notice of Intent to Designate" to the owner of the subject property and to Members of City Council. The "Intent to Designate" is also advertised in the newspaper. The bylaw is reviewed by a committee of City Council where the public have an opportunity to speak. The recommendation of the committee is then considered by City Council.