

Notice of Intention to Designate

J.J. Duggan House as a Municipal Historic Resource

Recommendation:

That Executive Committee recommend to City Council:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the January 28, 2013, Sustainable Development report 2013SPE101, be served on the Alberta Association of Architects, the owner of the property located at 10515 Saskatchewan Drive NW in accordance with Section 26 of the *Alberta Historical Resources Act* RSA 2000.
2. That funding of \$63,024.67 for this project be provided from the Heritage Reserve Fund.
3. That the City Manager be appointed to implement matters arising from the issuance of the notice of Intention to Designate a Municipal Historic Resource.

Report Summary

This report initiates the process of designating a heritage building as a Municipal Historic Resource, at the owner's request, in accordance with the *Alberta Historical Resources Act*.

Report

The J.J. Duggan House is on the Inventory of Historic Resources in Edmonton and merits designation under the City policy C450B – “A Policy to Encourage the Designation of Municipal Historic Resources in Edmonton.” The

property is owned by the Alberta Association of Architects.

On October 2, 2012, the owner completed the application requirements to have the J.J. Duggan House, located at 10515 Saskatchewan Drive NW, designated as a Municipal Historic Resource under the provision of City Policy C450B.

If designated, any future renovation will be required to meet the *Standards and Guidelines for the Conservation of Historic Resources in Canada*.

The designation of this property will support its proper restoration and continued protection in the future.

Policy

City Policy C450B – A Policy to Encourage the Designation of Municipal Historic Resources in Edmonton

Corporate Outcomes

The Way Ahead, City of Edmonton Strategic Plan 2009-2018

- Improve Edmonton's Liveability

Budget/Financial Implications

Upon completion of the project phases, as outlined in Attachment 5, the owner will be paid up to \$63,024.67 as a rehabilitation incentive from the Heritage Reserve Fund. This funding is based on matching grants up to 50 percent of the eligible restoration costs.

The J.J. Duggan House is also a Provincial Historic Resource. Should the owner receive funding from the Alberta Historic Resources Foundation for the same restoration work, the allocated funding from the Historic Resource Management Program may be adjusted accordingly.

Justification of Recommendation

1. Issuance of a Notice of Intention to Designate and subsequent approval of the designation bylaw will provide Administration authority to ensure that the building is restored and maintained in accordance with sound principles of conservation.
2. Rehabilitation incentive funds are available through the Heritage Reserve Fund.
3. This complies with the *Alberta Historical Resources Act*.

Attachments

1. Notice of Intention to Designate the J.J. Duggan House
2. Location of the J.J. Duggan House at 10515 Saskatchewan Drive NW
3. Photograph of the J.J. Duggan House
4. Heritage Planner's Statement of Significance
5. Description of the City Funded Work for the J.J. Duggan House.

Others Reviewing this Report

- D. H. Edey, General Manager, Corporate Services
- L. Rosen, Chief Financial Officer and Treasurer

Notice of Intention to Designate the J.J. Duggan House

HISTORICAL RESOURCES ACT

Section 26 H.R.A., R.S.A. 2000, c.H-9, as amended

TO: The Alberta Association of Architects
10515 Saskatchewan Drive NW
Edmonton AB T6E 4S1
Attention: Dianne Johnstone

Notice is hereby given that sixty (60) days from the date of service of this Notice, The Municipal Council of The City of Edmonton intends to pass a Bylaw that the original 1907 building known as the J.J. Duggan House, and the land on which such building is located, legally described as:

Plan I-2
Block One Hundred and Three (103)
The West Half of Lot Five (5)
Excepting Thereout All Mines and Minerals

and municipally described as 10515 Saskatchewan Drive NW be designated a MUNICIPAL HISTORIC RESOURCE under Section 26 of the *Historical Resources Act*, as amended from time to time.

AND TAKE FURTHER NOTICE THAT the Municipal Council of the City of Edmonton has appointed the City Manager to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

DATED this day of 2013.

General Manager
Sustainable Development

Agent for The City of Edmonton

EXPLANATORY NOTE

The above Notice is addressed to the owner of, or person with a legal interest in, the resource named which the Municipal Council of the City of Edmonton (hereinafter referred to as The Council) intends to designate, by Bylaw, as a Municipal Historic Resource under Section 26 of *The Historical Resources Act*.

EFFECT OF NOTICE

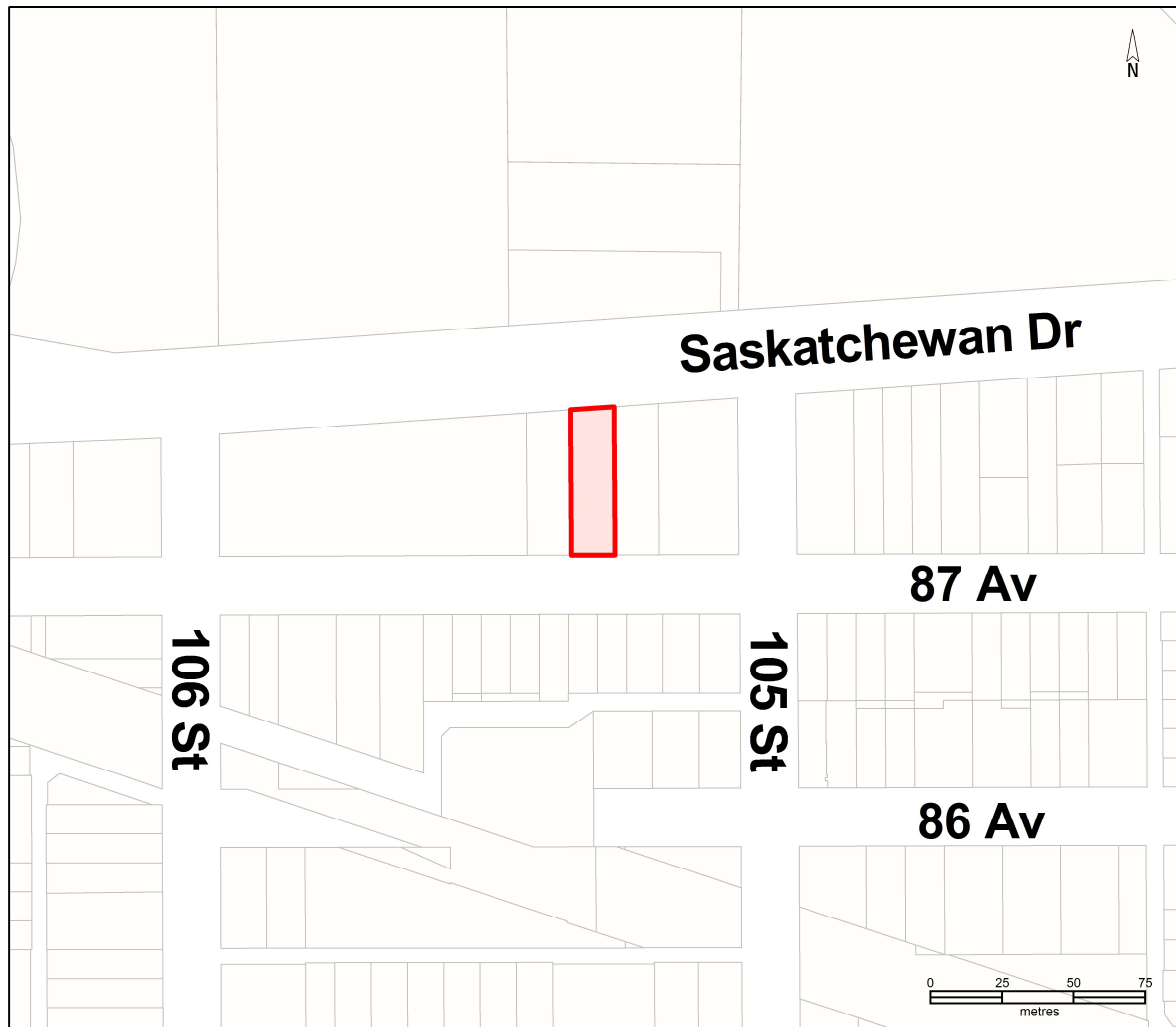
This Notice of Intention protects the historic resource named in it for 120 days from the date it was served on you. During these 120 days NO PERSON MAY DESTROY, DISTURB, ALTER, RESTORE OR REPAIR A MUNICIPAL HISTORIC RESOURCE OR REMOVE ANY HISTORIC OBJECT FROM IT unless they have written approval of the Council or person appointed by the Council for the purpose.

The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

Although there is no right of appeal as such against designation as a Municipal Historic Resource, you are not precluded at any time from writing to the Council, claiming that the site should not or should cease to be designated. Such claim must demonstrate that property to be designated is not of architectural or historical significance. The evidence provided to support the claim will be carefully considered.

You may also apply by originating Notice to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

After 120 days the Notice ceases to have any effect, unless the Council has revoked it sooner, or the court has shortened the period, or unless the Council has passed a Bylaw designating the resource permanently.

Location of the J.J. Duggan House at 10515 Saskatchewan Drive NW**Location of J.J. Duggan House
10515 Saskatchewan Drive NW****Site Location****Sustainable Development Department**

Photograph of J.J. Duggan House



View of front elevation from Saskatchewan Drive

Heritage Planner's Statement of Significance

Description of Historic Place:

The J.J. Duggan House is a two storey red brick building built in 1907. Situated on one half of a lot in the north end of Edmonton's Strathcona district, the building commands a panoramic vista of the North Saskatchewan River Valley and the downtown core. Prominent features of the stately construction include rusticated quoins, a complex roofline with steeply sloped as well as flat sections, and reconstructions of the original ground floor veranda and second floor balcony.

Heritage Value:

The heritage value of the J.J. Duggan House lies in its association with prominent Strathcona businessman and politician John Joseph Duggan and its fine representation of period architecture.

Born in Ontario in 1868, J.J. Duggan immigrated to western Canada in his early 20s to seek his fortune. He worked initially in a British Columbia sawmill before travelling in 1891 to the fledgling settlement of South Edmonton. Family wealth helped the young man establish himself in his adopted home. Duggan's wealthy and influential uncle, Cornelius J. Duggan, founded the first lumber yard in South Edmonton and hired his nephew as agent and manager of the operation. With the development of South Edmonton and the expansion of its hinterland, J.J. Duggan's lumber operation flourished. With success came diversification. In succeeding years, he expanded into a number of business fields, including farming, ranching, agricultural equipment, and real estate. Duggan's economic successes enhanced his social prestige and helped to pave the way to a fruitful local political career. When South Edmonton was incorporated as a town in 1899 and renamed Strathcona, Duggan served on the first Town Council. In 1902 and 1903, he was elected Mayor, a position he also ascended to by acclamation three times between 1908 and 1910. Integral to the economic and political development of early Strathcona, Duggan was also a key contributor to the social and spiritual life of the community. He and his wife, Margaret Belle MacDonald, were essential in forming St. Anthony's Roman Catholic Parish and provided the lay leadership for the congregation. Duggan's impressive achievements as an Irish Catholic in a predominantly Protestant community testifies to the greater tolerance for religious diversity on the western Canadian frontier, where personal initiative and resolution was at least as significant a predictor of success as religious affiliation or familial ties.

In 1907, Duggan built a stately new residence in Strathcona. In its substantial scale and eclectic style, the J.J. Duggan Residence embodies the kind of architecture favoured by Strathcona's upper middle class residents during the period. The building is a robust red-brick construction with an irregular roofline and a variety of decorative details, including an oculus window in the front gable extension and rusticated quoins. The

covered ground floor veranda supported by round pillars and the second floor balcony are well integrated into the architectural scheme and offer expansive views of the river valley and Edmonton's downtown core. The building's excellent location, substantial scale, robust massing, and eclectic architectural detailing served the dual purpose of projecting J.J. Duggan's social prominence and refined aesthetic sensibilities and providing a comfortable, well-appointed living space for his family.

Character Defining Elements

The character-defining elements of the J. J. Duggan Residence include such features as:

- location overlooking North Saskatchewan River and commanding panoramic views of downtown Edmonton;
- robust massing and substantial scale;
- cedar-shingled roof;
- complex roofline;
- red-brick exterior walls, voussoirs, and corbelled chimneys;
- rough-faced quoins;
- oculus window surrounded by circular brick courses divided by four equidistant sandstone blocks;
- fenestration pattern and style, including single-glazed, double hung windows with storm sashes and wood frames and multi-pane transoms over some windows; and
- original interior elements, including hardwood floors, baseboards, trims, mouldings, wainscoting, columns and capitals, doors, hardware, fireplace with rounded masonry construction and decoration, and oak staircase.

Description of City Funded work for the J.J. Duggan House

Phase	Description of City Funded Work	Total Estimated Cost	Amount Allocated
1.	Windows and Doors: restoration of windows, storms and entrance door and hardware for entrance door	\$ 76,746.25	\$38,373.12
2.	Handrail above Veranda: rebuilding of handrail and roof replacement	\$ 16,623.12	\$ 8,311.56
3.	Exterior Painting: Paint veranda ceiling, wood trim, soffits, fascias, and columns	\$ 14,623.13	\$ 7,311.56
4.	Architect fees	\$ 12,096	\$ 3,628.80 (30%)
5.	Contingency (10%)	\$ 10,799.25	\$ 5,399.63
	Total	\$130,887.75	\$63,024.67