
Application for Funding Under the Heritage Conservation Program – Tupper House (518 11th Street East)

Recommendation

That this report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That funding be approved, to a maximum of \$10,000 (amortized over three years), through the Heritage Conservation Program for the structural work at 518 11th Street East;
2. That the City Solicitor be requested to prepare the appropriate agreement, and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal; and
3. That the General Manager, Community Services Department, be requested to remit payment of the grant following completion of the project.

Topic and Purpose

The purpose of the report is to request funding, under the Heritage Conservation Program, for restoration work to be performed at the Tupper House located at 518 11th Street East.

Report Highlights

1. The Tupper House is a Municipal Heritage Property in the neighbourhood of Nutana (see Attachment 1). This heritage home is valued for its eclectic, late Victorian architecture, with Queen Anne influences, and its association with, and contribution to, one of Nutana's historic streetscapes.
2. Funding is being requested for work to restore the structural integrity of the home's basement. The building qualifies for financial support under the Heritage Conservation Program.
3. This is the first application by the property owners of the Tupper House for incentives under the Heritage Conservation Program.

Strategic Goal

Under the City of Saskatoon's (City) Strategic Goal of Sustainable Growth, this report supports the preservation of the character of heritage buildings and historical landmarks.

Background

The Heritage Conservation Program, under Civic Heritage Policy No. C10-020, provides funding for designated Municipal Heritage Properties for the conservation and rehabilitation of the character-defining elements of a heritage property. Financial incentives include a grant for 50% of the eligible costs of a project, to a maximum of \$150,000. Properties also qualify for a refund of 50% of any building permit and development permit fees.

Report

Tupper House

Built in 1909, the Tupper House is a modest one-and-three-quarter-storey dwelling that exhibits eclectic, late Victorian styling, with Queen Anne influences. The character-defining elements of the Tupper House include its hipped roof with gabled dormers, bay front wall with a leaded stained glass window, and front door ornamentation with its Victorian “twist” doorbell. The Tupper House was designated as a Municipal Heritage Property in 2016.

Structural Work

The property owners of the Tupper House plan to undertake work to restore the structural integrity of the home’s basement (see Attachment 2). Reinforcement work includes:

- 1) building a structural wall;
- 2) sealing foundation cracks; and
- 3) installing a sump pump.

The work being proposed will improve upon previous work that was completed in 2016 (prior to the home’s heritage designation), which involved the installation of beams to add vertical support to the west and south walls.

The Heritage Conservation Program provides funding for up to 50% of costs related to restoration of the heritage elements of the property. Work necessary to restore structural integrity is also considered eligible. For this project, the owner qualifies for a maximum of \$10,000 (including a permit fee rebate) in the form of a grant amortized over a three-year period (see Attachment 3).

Funding History

This is the first application by the property owners of the Tupper House for incentives under the Heritage Conservation Program since its designation in 2016.

Options to the Recommendation

This project qualifies for funding under the Heritage Conservation Program. The option exists for City Council to deny the funding request. In this case, further direction would be required.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultations are not required.

Policy Implications

The project complies with Civic Heritage Policy No. C10-020.

Financial Implications

The total estimated cost of this project is \$20,000. Under Civic Heritage Policy No. C10-020, this project would qualify for 50% of the eligible costs. Upon approval of the application, the amount of this grant will be amortized over three years (\$3,333.33 annually) and will commence following completion of the project.

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The balance of the Heritage Reserve is \$132,355.14, of which \$29,368.24 is available for financial incentives under the Heritage Conservation Program. The grant will be funded through the Heritage Reserve and will not impact the funding of new and existing projects.

Other Considerations/Implications

There are no environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

Upon determination of project completion, the Administration will process the grant payment.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

Attachments

1. Photographs of Subject Property
2. Damaged Foundation Photographs (Excerpt of Engineer's Report)
3. Tupper House – Cost Estimates

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

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