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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** February 5, 2004  
**File No.:** HRA03-0001  
**To:** City Manager  
**From:** Planning and Corporate Services Department  
**Subject:** Hughes-Games House at 2094 Abbott Street  
**Prepared by:** Ryan Smith

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#### **1.0 RECOMMENDATION**

THAT City Council consider designation of the building located at 2094 Abbott Street, Kelowna B.C., commonly known as the 'Hughes-Games House' as a Municipal Heritage Building pursuant to Section 967 of the Local Government Act.

AND FURTHER THAT the Heritage Designation Bylaw be forwarded to a Public Hearing for further consideration.

#### **2.0 HERITAGE DESIGNATION BYLAW BACKGROUND INFORMATION**

The current owners purchased the Hughes-Games House in 1998. Shortly thereafter the house began to experience problems with the foundation. Over the next couple of years the owners invested a substantial amount of money in attempts to remedy the problems. In 2002, after several failed attempts, the owners contracted several local engineers who concurred that the house would require a new foundation in order to prolong its life. Faced with mounting costs associated with this type of procedure, the owners approached the City of Kelowna to discuss a solution. The owners were seeking help from the City in order to offset the costs of providing a new foundation for the Hughes-Games House. After the owners and staff explored several different options, it was agreed upon that a Heritage Revitalization Agreement was the most appropriate tool to deal with the financial needs of the applicants and the City's goal of preserving the Hughes-Games House. Staff agreed to support the subdivision of the property should the owners move the house onto a new foundation in order to restore its structural integrity and agree to heritage designation of the house under section 967 of the Local Government Act through a Heritage Revitalization Agreement. This agreement was completed during the fall of 2003 and the owners are now completing the conditions stated therein in order to subdivide the property.

#### **Heritage Value and Heritage Character – 2094 Abbott Street:**

The Hughes-Games House is a modern style heritage house built in 1939 and is included in the Abbott Street Heritage Conservation Area. The house was built for William B. Hughes-Games who was the mayor of Kelowna from 1947-51. The existing

Hughes-Games house is well maintained and its design by architect Robert Lyon is unique for Kelowna.

The house has a square appearance with corner bays on the back right hand side with a small porch on the top with metal railings. There is a large chimney at the centre back. There is a small wing protruding outwards on the back left side with a wood staircase to the door. There is double line black trim along the top of the first and second floors. The front entrance is on the left side of the house with open railings and there is an underground garage on the front right hand side of the house.

**Compatibility of Conservation with the Official Community Plan and other community planning objectives:**

Designation of the Hughes Games House is compatible with the Kelowna Heritage Register and the Kelowna Official Community Plan.

The Kelowna Heritage Register identifies the Hughes Games House as having heritage value. The Kelowna Official Community Plan (OCP) includes policies that are intended to promote the conservation of heritage buildings listed in the Kelowna Heritage Register. Specifically, the OCP states that the City of Kelowna will encourage owners of properties listed in the Kelowna Heritage Register to voluntarily provide long-term heritage protection for their properties through the use of a Heritage Designation Bylaw or a Heritage Conservation Covenant.

**Compatibility of Conservation with Lawful Uses of the Property and Adjoining Lands:**

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 8). The OCP also encourages a focus towards achieving more efficient use of land within single-detached neighborhoods and supports land use approaches where residential densities increase as proximity to the core of Urban Centres increases. The proposal is consistent with the Kelowna's Official Community plan in that it keeps with the single-family character of the neighborhood and also adds density to an area that is in relatively close proximity to the City Centre.

**Condition and Economic Viability of the Property:**

With a new foundation, it appears as though the Hughes-Games House is now structurally sound which will ensure that no problems of a similar nature arise in the foreseeable future. The subject property is located in the Abbott Street Heritage Conservation area and its condition is now protected by a Heritage Revitalization Agreement. Any change to the building will trigger a heritage alteration permit review process by the City of Kelowna.

**Possible Need for Financial or Other Support to Enable Appropriate Conservation:**

As the heritage building has irreplaceable historical and architectural values, the property owners have made a commitment to its ongoing conservation through a Heritage Revitalization Agreement.

Grants from the Kelowna Heritage Foundation and the British Columbia Heritage Trust may be available in the future to help cover costs associated with maintenance to the subject building.

### **3.0 COMMUNITY HERITAGE COMMISSION**

At the July 8, 2003 meeting it was resolved:

THAT the Community Heritage Commission support Heritage Revitalization Agreement Application No. HRA03-0001 - 2094 Abbott Street with the following conditions:

- the Hughes-Games house be located to the southern lot and that its orientation as it relates to the streets and lake remain the same;
- every effort must be made to retain mature landscaping on the entire property;
- full restoration of the Hughes-Games property be paramount.

\*Note: Council considered this resolution and opted to support the relocation of the Hughes-Games House to the Northern property that will be created by the subdivision associated with Heritage Revitalization Agreement.

### **4.0 SUMMARY**

Given the significant heritage value of the Hughes-Games House and its contribution to the community as an architectural and historic heritage resource, it is recommended that Council consider designation of the house and advance the Heritage Designation Bylaw to a Public Hearing. Designation of this heritage building demonstrates that the homeowners and the City of Kelowna are committed to the promotion of heritage conservation in the community.

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Andrew Bruce  
Manager of Development Services

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning & Corporate Services

RM/AB/rs  
Attach.



**2094 Abbott Street – ‘The Hughes-Games House’**