

Statement of Significance Cook Residence

Description of Historic Place

The Cook Residence is a large two-storey residence located on a corner lot at the intersection of Hill Avenue and Albert Street in the Lakeview neighbourhood. The house is identifiable by its brick and stucco exterior with half-timbering, multiple gabled roofs, jettied upper storey, banks of leaded glass casement windows, arched main entry door, brick chimneys with twisted brick flues, and prominent tower with crenelated parapet on the front façade. It is located across the Albert Street from the provincial legislative grounds.

Heritage Value

Constructed in 1929, the Cook Residence is significant for its employment of the Tudor Revival style in its design; its association to the Interwar development of the Lakeview neighbourhood; and its connection to the prominent architectural firm of Van Egmond & Storey.

The Cook Residence is valued as an exceptional and highly intact example of a Tudor Revival style dwelling. The Tudor Revival style was a popular suburban style of architecture during the Interwar period in North America and a style employed in other grand homes in the city built during this era. The style references medieval architectural prototypes, and originally emerged from the British Arts and Crafts tradition prior to the First World War. Its usage in domestic designs was usually reserved for those of the upper-class who sought to showcase their wealth, status, and Britishness. Unlike other styles that fell out of favour following the First World War, Tudor Revival continued to persist in popularity, especially since new masonry veneering techniques allowed for less expenditures on decorative features. Revivalist style is evident in the Cook Residence's exterior masonry cladding, half-timbering on the upper floor, intersecting and steeply pitched gable roof lines, irregular window patterns, jettied upper storey, ornamental chimneys, and an impressive crenelated tower concealing an interior spiral staircase.

The Cook Residence is additionally valued as a significant representation of the suburban residential development in Regina's Lakeview neighbourhood during the Interwar period, just prior to the start of the Great Depression. Developed by McCallum, Hill & Co., Lakeview was originally established in 1906. During the 1900s-10s, Regina's economy boomed resulting in a wave of construction in the city and the residential development of previously vacant land. Following the announcement by the Province in 1906 that the new legislative building would be built on the east side of Albert Street, south of Wascana Lake, McCallum, Hill & Co. subdivided their land holdings west of the street into a simple grid-iron plan in order to market the property. Several years later, to improve sales, McCallum, Hill & Co. re-subdivided each of the blocks along Albert Street from 40 lots to 8 lots with 130-foot frontages, creating the potential for large estate-like residential development. The Cook Residence occupies one such lot. Lakeview underwent a surge of development in the Edwardian period that was halted with the outbreak of the First World War. The economic conditions improved by the mid-1920s and residential

construction resumed in the neighbourhood, with the Cook Residence being constructed during this period. This grand residence was commissioned by Helena and Robert Cook, the latter who was the founder and manager of the Farmers' Mutual Hail Insurance Company.

The Cook Residence is further valued as a home designed by the noteworthy Regina architectural firm of William G. Van Egmond & Stanley E. Storey. Van Egmond and Storey designed a diverse collection of buildings in the city, many of them landmarks, including the former McCallum Hill Building, Saskatchewan Co-operative Elevator Co. Building, Grey Nuns' (Pasqua) Hospital, Balfour Apartments, Hotel Champlain, and the Royal Canadian Legion Memorial Hall. The Cook Residence stands as one of the most impressive examples of their residential work.

Character-Defining Elements

The character defining elements include but are not limited to:

- location in the Lakeview neighbourhood on the corner of Albert Street and Hill Avenue across the street from the legislative building and grounds;
- continuous use as a residence;
- siting on a roughly square corner lot with a generous setback from the street;
- residential form, scale, and massing as expressed by its: two-storey height with full basement; irregular plan; multiple gable rooflines; two-storey flat roof tower; and one-storey gabled sunroom projection on south side of house;
- wood frame construction including: concrete foundation; Fort William tapestry brick veneer with cream mortar; stucco cladding; and half-timbering;
- Tudor Revival style elements such as: brick and stucco exterior; decorative wood half-timbering; jettied upper storey supported by decorative wood brackets; multiple gable roof lines; small gable dormer on front façade created by intersecting gable rooflines; steeply pitched roofs with low eaves; open soffits with exposed rafter tails; pointed wooden bargeboards with drop wood finials in the gable peaks; narrow multi-assembly multi-light leaded glass windows; leaded glass transoms; recessed front entryway under eave of gable roof; built-up cornerboards on sunroom; brick window sills; tower with crenelated parapet; and twisted, multi-flue chimneys;
- windows including: single assembly leaded glass window in ridge dormer; single assembly leaded glass windows; single assembly leaded glass windows with leaded glass transoms and prominent drip moulds; triple assembly leaded glass casement windows; triple assembly leaded glass casement windows with leaded glass transoms; and a bay window with leaded glass casement windows and leaded glass transom windows;
- front entryway featuring: Tyndall stone door surround and steps; canopy formed by gabled main roof with closed tongue and groove soffit; decorative wood brackets; engaged wood post; and original oak front door with strap hinges and hardware;
- chimneys including: two external brick chimneys with Tyndall stone caps, cast iron bracket, multiple twisted flues and concrete pots; and
- other elements such as the glass bottle bottoms installed in the rear gable peaks.