



MUNICIPAL HERITAGE ADVISORY COMMITTEE

**Monday, June 9, 2014
12:15 PM**

Darlene Hincks Committee Room, Main Floor, City Hall



**Public Agenda
Municipal Heritage Advisory Committee
Monday, June 9, 2014**

Approval of Public Agenda

Minutes of the meeting held on May 12, 2014

Administration Reports

MHAC14-15 Application to designate Ecole Connaught Community School (2124 Elphinstone Street) as a Municipal Heritage Property

Recommendation

1. That the application to designate Ecole Connaught Community School, located at 2124 Elphinstone Street including the lands legally described as Lot all, Block 394 and Plan Old 33 as a Municipal Heritage Property be DENIED.
2. That this report be forwarded to the June 23, 2014 City Council meeting.

MHAC14-16 Application for Designation as Municipal Heritage Property - Patton Residence at 2398 Scarth Street

Recommendation

1. That the application to designate the Patton Residence, located at 2398 Scarth Street and including the lands legally described as Lot 12, Block 460, Plan Old 33, as Municipal Heritage Property be APPROVED.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements, which shall apply specifically to the exterior, as stated in Appendix C to this report;
 - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for Historic Places in Canada" and with the City of Regina's "Municipal Heritage Design Guidelines" as set forth in Schedule A of Bylaw No. 2007-78; and



Office of the City Clerk

- d. amend Schedule A of the Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912 to remove the property listed as Item 3.41 upon designation.
3. That this report be forwarded to the July 9, 2014 Regina Planning Commission meeting and the July 28, 2014 City Council meeting to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw.

Adjournment

AT REGINA, SASKATCHEWAN, MONDAY, MAY 12, 2014

AT A MEETING OF THE MUNICIPAL HERITAGE ADVISORY
COMMITTEE
HELD IN PUBLIC SESSION

AT 12:15 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Joseph Ralko, in the Chair
Councillor, John Findura
Donald Black
May P Chan
Rhonda Lamb
Ken Lozinsky
Ray Plosker

Regrets: David McLennan
Ingrid Thiessen

Also in Committee Assistant, Ashley Thompson
Attendance: Policy Analyst, Liberty Brears

APPROVAL OF PUBLIC AGENDA

Ray Plosker moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

May Chan moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 7, 2014 be adopted, as circulated.

COMMUNICATIONS

MHAC14-8 Cultural Plan and Cultural Heritage Management Strategy

Recommendation

That this communication be received and filed.

May Chan moved, AND IT WAS RESOLVED, that this be received and filed.

MHAC14-9 Heritage Saskatchewan

Recommendation

That this communication be received and filed.

Mr. Jack Walton and Ms. Ingrid Cazakoff, representing Heritage Saskatchewan, addressed the Committee. The delegation answered a number of questions.

Ray Plosker moved, AND IT WAS RESOLVED, that this be received and filed.

MHAC14-10 Letter to Justice Sinclair

Recommendation

That this communication be received and filed.

Rhonda Lamb moved, AND IT WAS RESOLVED, that this be received and filed.

MHAC14-11 Regina Indian Industrial School Cemetery Stakeholder Engagement

Recommendation

That this communication be received and filed.

Ken Lozinsky moved, AND IT WAS RESOLVED, that this be received and filed.

MHAC14-12 Municipal Heritage Awards Working Group Update

Recommendation

That this communication be received and filed.

Ken Lozinsky moved, AND IT WAS RESOLVED, that this be received and filed.

MHAC14-13 Heritage Saskatchewan Forum 2014

Recommendation

That this communication be received and filed.

Ray Plosker moved, AND IT WAS RESOLVED, that this be received and filed.

ADJOURNMENT

Rhonda Lamb moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 1:25 p.m.

Chairperson

Secretary

June 9, 2014

To: Members,
Municipal Heritage Advisory Committee

Re: Application to designate École Connaught Community School (2124 Elphinstone Street)
as a Municipal Heritage Property

RECOMMENDATION

1. That the application to designate Ecole Connaught Community School, located at 2124 Elphinstone Street including the lands legally described as Lot all, Block 394 and Plan Old 33 as a Municipal Heritage Property be DENIED.
2. That this report be forwarded to the June 23, 2014 City Council meeting.

CONCLUSION

The Administration has reviewed an application to designate Connaught School as a Municipal Heritage Property and considered the addition of the School to the list of properties on the *Heritage Holding Bylaw*¹. The City of Regina (City) recognizes this is a significant landmark in Cathedral and the oldest remaining public school in Regina. It has played an important role in Regina's history; in particular the Cathedral neighbourhood and in many families' lives.

In the review process the Administration consulted the property owner, the Regina Public School Board, who has advised it is not their intent to retain the building on site. The practice of the Administration has been to not pursue Municipal Heritage Property designation (designation) without property owner consent. Therefore, Administration is recommending that the application for designation be denied.

The City is open to further discussion with the School Board to explore options mentioned in their letter provided as Appendix B-2. The property owner has expressed a willingness to look at retention of some building materials into a future development as a means to commemorate the role of the School in the community.

BACKGROUND

Administration initially received a request to add Connaught School to the *Heritage Holding Bylaw* and recently received an application to designate Connaught School as a Municipal Heritage Property from Patricia Elliott, a resident.

Applications for designation as Municipal Heritage Property are considered in accordance with section 11 of *The Heritage Property Act*. However, City practice has been to not pursue designation without property owner consent.

¹ "A Bylaw of the City of Regina To Deny a permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties" – Bylaw No. 8912

DISCUSSION

Heritage Assessment

As described in the Statement of Significance provided as Appendix C-1, the heritage value of Connaught School lies in its connection with the development of education in Regina, its architect, and its architectural style. Built in 1912, it is the oldest public school in Regina still being used for its original purpose. The school is of value for its architectural styling, which manifests the ideal elements of a school from the time period: practicality, economy and beauty. Its design is vernacular and functional rather than monumental. The heritage character of it is defined by elements such as the masonry walls with applied decoration, double staircase on front façade and the pattern of fenestration.

Connaught School was a pioneer in community schooling and dual-track French-English education and for many years it was the only dual-track community school in Canada. It was named in honour of His Royal Highness the Duke of Connaught, who was the Governor of Canada from 1911-1916. It was designed by a prominent local architect, James Henry Puntin, who made an important contribution to architecture in Regina. He was appointed as Architect to the Regina Public School Board in 1912 and designed many substantial school buildings in Regina during the next 20 years, including major additions to Regina College (1914) and the new complex for Luther College (1925).

In summary, the heritage value of the Connaught School lies in its connection with the development of education in Regina, its architect and its architectural style. Built in 1912, it is the oldest public school in Regina still being used for its original purpose. If demolished the only other public schools left in the city will post-date 1920. Only Balfour, Davin and Thompson Schools are listed under the *Heritage Holding Bylaw* and none of the remaining public schools in the city of Regina are protected as Municipal Heritage Property.

Addition to the *Heritage Holding Bylaw*

As indicated in the Background section of this report, Administration initially received a request to add Connaught School to the *Heritage Holding Bylaw* (Appendix B-1).

The purpose and intent of the *Heritage Holding Bylaw* is to list properties that possess heritage value and the potential for designation as a Municipal Heritage Property. These properties can be temporarily protected for a 60-day period following the receipt of an application to alter or demolish. This affords the City with the opportunity to consider whether or not to pursue designation. The City's practice has been not to pursue designation as a Municipal Heritage Property where the property owner is not in consent.

The *Heritage Holding Bylaw* was established in 1989. It was based on a broad, comprehensive inventory of properties with heritage value in the city's older neighbourhoods that took place in 1981 and 1982. In 1989, approximately 300 properties were listed under the *Heritage Holding Bylaw*. At the time the *Heritage Holding Bylaw* was established, the City did not seek property owner support to add properties to this bylaw.

Since 1989, nearly 70 properties have been removed from the *Heritage Holding Bylaw*, likely because they were demolished or possibly because they were designated. In 2005, 50 properties were considered for possible addition to the *Heritage Holding Bylaw* including Connaught

School. Administration's approach at the time was to send notice to these property owners. Only 15 of these owners responded that they would support an addition to the *Heritage Holding Bylaw*. A response was not received from the owner of Connaught School at the time.

The City plans to review the *Heritage Holding Bylaw* and ensure it includes an up-to-date list of properties. The City does not plan to immediately undertake this work, although it may be advanced in the coming years as the City considers broader cultural policy. For property owners, an up-to-date list would increase predictability and certainty by informing their plans long before decisions are made. An up-to-date list would also reduce the number of circumstances where properties are not listed, but are found to have heritage value after the process to redevelop begins.

Municipal Heritage Property Designation

Administration recently received an application for designation of Connaught School as a Municipal Heritage Property. A copy of the application can be downloaded from the link below:

<https://saveourconnaught.files.wordpress.com/2014/06/municipal-designation-package.pdf>

The Heritage Property Act provides City Council with authority to designate any property as a Municipal Heritage Property (designation). Designation of a building provides statutory protection. A permit for demolition or alteration of a designated property could be denied indefinitely, unless City Council is satisfied that the heritage value of the property will be retained to its satisfaction and heritage defining elements protected, or the denial is successfully overturned by the Saskatchewan Heritage Property Review Board.

Designation of a building also requires the owner to obtain prior written approval from the City before it is altered or demolished. This ensures the proposed alterations do not have a negative effect on its character. Under designation Council could also establish guidelines that would apply to infill development on the property to ensure the infill is sympathetic in design.

City Council is not required to have the owner's consent to designate a property or provide compensation under *The Heritage Property Act* and Council may decide whether it is reasonable to use this authority. However, as indicated previously it is not administrative practice to recommend designation without owner consent. Accordingly, Administration recommends denial of the application for designation.

Provincial Heritage Designation Application

The Administration received correspondence from the applicant (Patricia Elliott) that Heritage Regina and Save our Connaught Heritage co-submitted an application on May 23, 2014 for designation of Connaught School as a Provincial Heritage Property. The City confirmed with the Heritage Conservation Branch of the Province of Saskatchewan that it has received an application for Provincial Heritage Property designation for Connaught School. The timelines for processing this application are not yet determined but one of the application requirements is property owner consent.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial implications associated with the recommendations in this report.

Environmental Implications

Life cycle assessments indicate that retaining and re-using buildings is more environmentally friendly than new construction, especially in cases where a building is replaced entirely and the old structure is sent to the landfill. To this end, re-use of the subject building, if possible, would correspond to the City's broader objective of promoting environmentally sustainable development.

Policy and/or Strategic Implications

Design Regina: The Official Community Plan Bylaw No. 2013-48, commonly known as *Design Regina* provides policy direction to "encourage owners to protect historic places through good stewardship and by voluntarily designating their property as a Municipal Heritage Property." A historic place is defined in *Design Regina* as a building that has been recognized by City Council for its heritage value.

Part B.6 of *Design Regina*, the Cathedral Area Neighbourhood Plan, states: "Of particular interest is the concentration of institutional buildings with significant heritage value that front onto 13th Avenue from Cameron Street to Elphinstone Street. These include the Holy Rosary Cathedral, the Chancery Office, Westminster United Church, Connaught School and Connaught Library."

Policy direction is also provided in *Design Regina* to protect, conserve and maintain historic places and to leverage and expand funding, financial incentives and other means of support to advance the conservation of historic places.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Administration consulted stakeholders including Heritage Regina, Heritage Saskatchewan, Biographies Regina, the Architectural Society of Saskatchewan, and the Cathedral Area Community Association. All were supportive of the initial request to add the property to the *Heritage Holding Bylaw*, as stated in Appendices B-3 and B-4 and were also supportive of potential designation.

Administration also contacted the property owner. The Regina Public School Board has indicated that it would not consent to the designation of Connaught School. A copy of the written response is provided as Appendix B-2.

Subject to concurrence with the recommendations contained in this report, in order to proceed with designation of the property and in accordance with *The Heritage Property Act* a notice of intention to pass a bylaw must be served on the owner and published in the Leader Post.

DELEGATED AUTHORITY

City Council approval is required to amend Schedule A of the *Heritage Holding Bylaw No. 8912*. In addition, pursuant to section 11 of *The Heritage Property Act*, the authority to designate Municipal Heritage Property, by bylaw, also rests with City Council.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk', written in a cursive style.

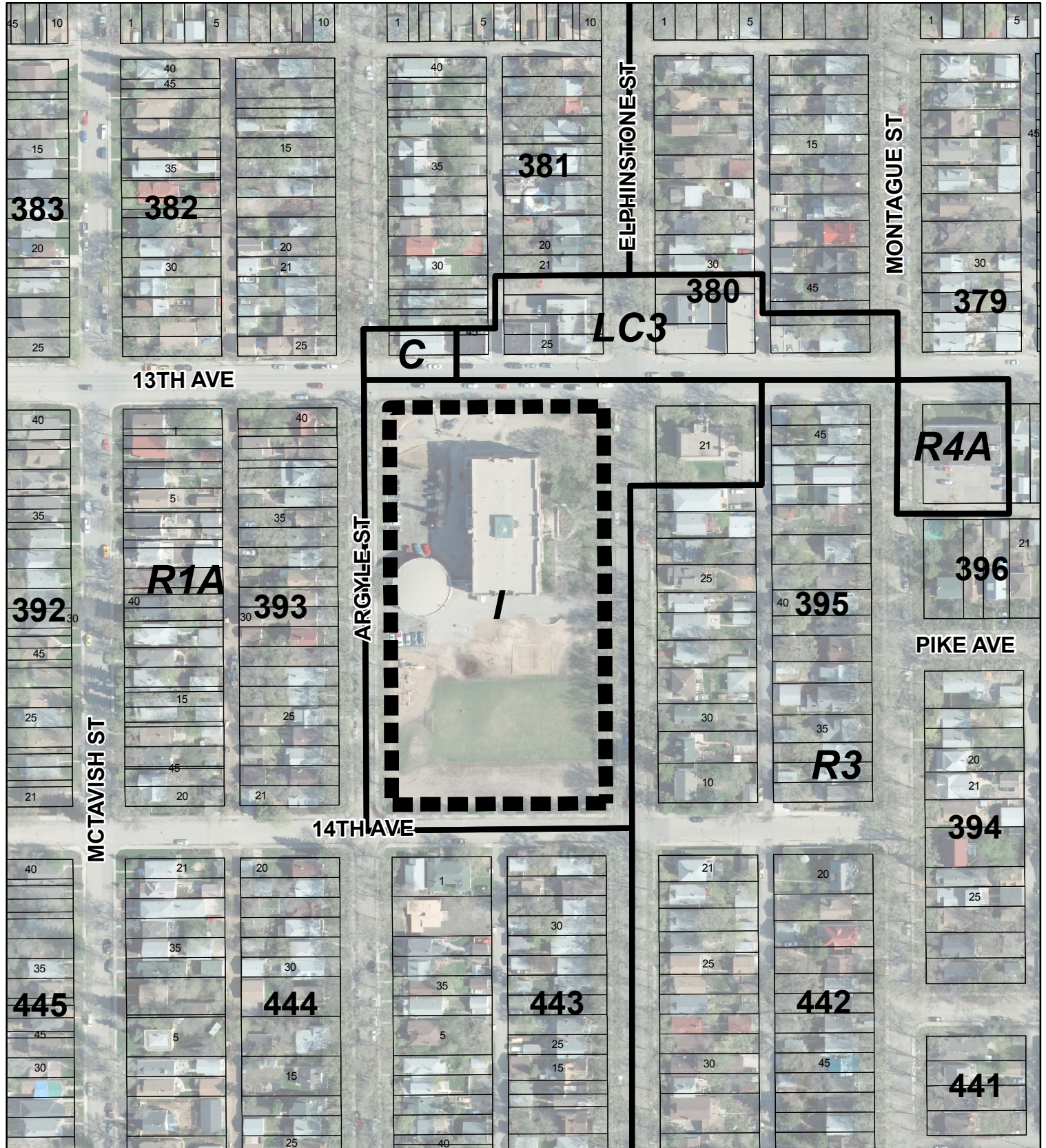
for Diana Hawryluk, Director
Planning

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jason Carlston', written in a cursive style.

For Jason Carlston, Executive Director
City Planning & Development

Report prepared by: Liberty Brears



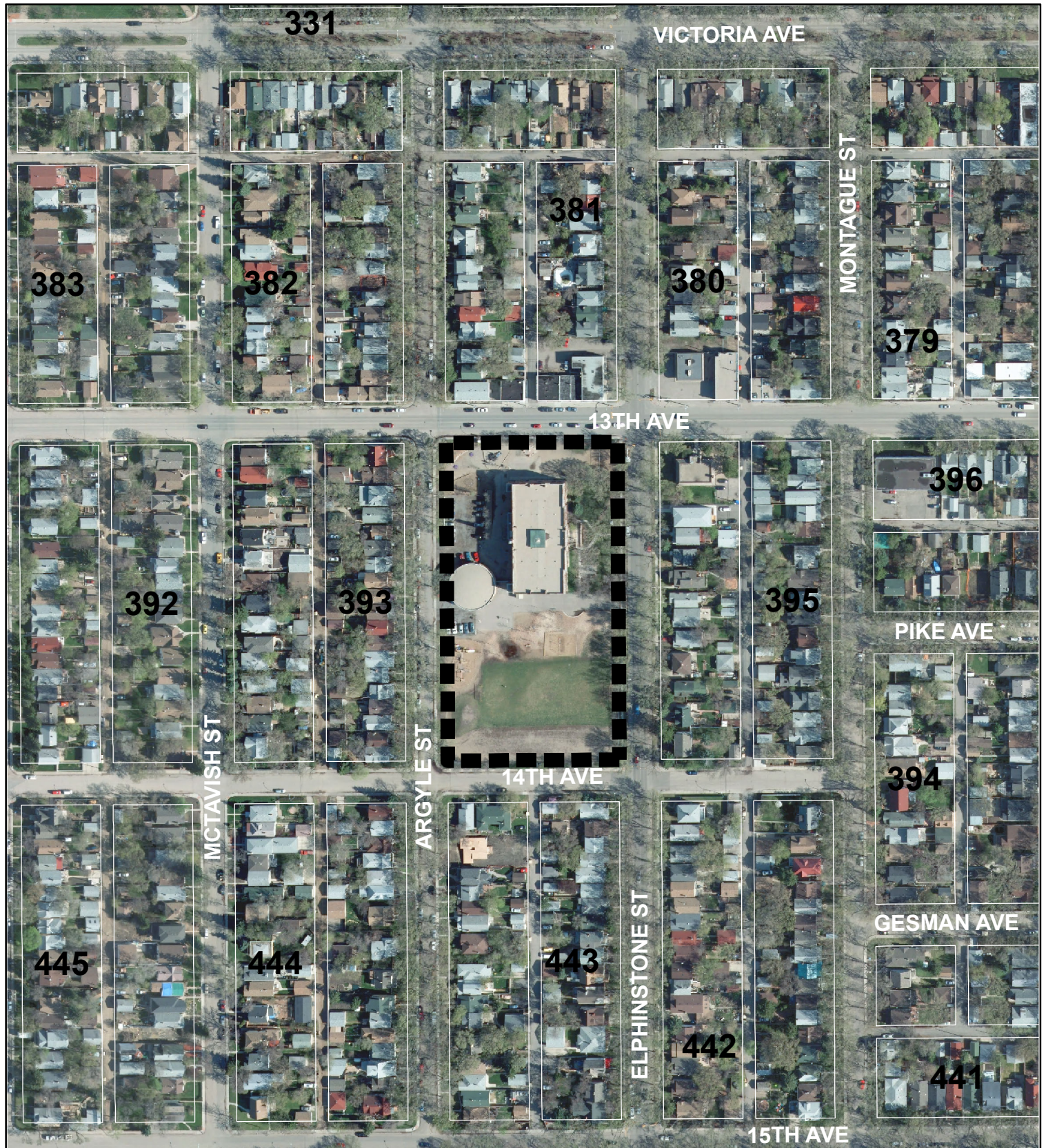
Subject Property

Date of Photography 2012



Project 14-H-01

Civic Address/Subdivision 2124 Elphinstone Street/Old 33



Subject Property

Date of Photography 2012

Project 14-H-01Civic Address/Subdivision 2124 Elphinstone Street/Old 33

APPENDIX B.1

Letter from Patricia Elliott

Heritage Holding Bylaw Status
For Connaught School, 2124 Elphinstone Street
Dec. 8, 2013

Rationale

The City of Regina's self-guided Walking Tour of the Cathedral Area notes Connaught School's historical connection to the Duke of Connaught's 1912 visit to Regina, and that it is the first of three Regina schools designed by J.H. Puntin. The guidebook states, "The desire to ensure structural soundness and longevity while striving for economy is reflected in the exterior design of the original building, which can be described as simplistic grandeur."

This is echoed in Jonathan Yardley Architect's Statement of Significance, commissioned by the building owner in 2012, which states the school represents "practicality, economy and beauty."

Yardley identified 15 exterior character-defining elements and noted that although there have been major interventions to the exterior of the building – most significantly the removal of original windows and a portico supported by doric columns – "the overall appearance of the building still reflects the bulk, mass and interior ambience of the original design." Yardley noted many of the interior character-defining elements remain intact, including the original terrazzo floors, original plastered ceilings and crossbeams, original mouldings and casings, and wrought iron and oak staircase railings. He further noted that the school's placement in the landscape and relation to surrounding buildings is part of its heritage character. His report concluded, "It is hoped that this brief overview of the heritage aspects of Connaught School will enable a rational plan to be developed."

The Heritage Canada Foundation has also recognized Connaught's heritage significance, placing it on their list of Top Ten Endangered Places in 2012. Heritage Canada's statement on Connaught's significance is as follows:

Built in 1912, Connaught School is Regina's oldest school building and highly significant to the city's educational history. Designed by prominent local architect J.H. Puntin, the two-storey brick school's design turned away from the ecclesiastical Gothic Revival style for a "secular" classical design, which served as a prototype for other city schools. It features wide multi-purpose hallways, high ceilings, ample large windows, broad staircases, good ventilation and extra-wide classrooms. Also on site is a round auditorium designed by architect Clifford Wiens in the 1960s. Connaught is the birthplace of Saskatchewan's community schools movement and was a pioneer in dual English-French education, established in 1975. For many years it was Canada's only dual-track

community school. Today it is a viable and growing school community with 330 students and projected to reach 425 by 2018.

The school is also an important landmark in the historic Cathedral neighbourhood. It bookends the city's most significant and high profile heritage corridor. It occupies the intersection of the Cathedral Area's two main thoroughfares (13th Avenue and Elphinstone Street) and sits directly opposite Connaught Library (1930) also designed by Puntin. The school does not have a heritage designation. It has, however, been named in the Neighbourhood Development Plan for the Cathedral Area as a significant heritage property that should be rehabilitated and restored wherever possible.

The Cathedral Area's Neighbourhood Development Plan, referred to above, emphasizes Connaught's significance to Regina's landscape. Under the heading 'Heritage,' the Plan states:

Of particular interest is the concentration of institutional buildings with significant heritage value that front on to 13th Avenue from Cameron Street to Elphinstone Street. These include the Holy Rosary Cathedral, The Chancery Office, Westminster United Church, Connaught School and the Connaught Library.

Current Status

Connaught School is owned by Regina Public Schools, and has operated as a public school for the past 100 years. In 2010, the board's consulting engineer firm, J.C. Kenyon Engineering, Inc., conducted a visual inspection and reported evidence of foundation shifting. The report recommended carrying out regular building movement surveys and future underpinning work, to ensure building safety beyond five years. In 2012, W&R Foundation Specialists of Edmonton placed the cost of underpinning at \$3.75 million, to which J.C. Kenyon added additional recommended repairs and contingencies amounting to \$6.25 "for the structural renewal of the building." Kenyon further recommended that no decision be made about the building's future until testing beyond visual inspection could be carried out to determine the actual condition of the foundation.

In response to these recommendations, the owner undertook a review of the building's future. During public consultations held in 2012, community members cited the school's heritage significance to students and residents, as well as its architectural harmony with the surrounding neighbourhood, as the highest-ranking design aspects for consideration. Many participants made reference to the 100-year-old school's social significance in the community, and the key role it plays in providing open space and a community hub, in addition to its contribution to the neighbourhood's historic character. This lends credence to the notion that the school deserves a place on the Heritage Holding Bylaw list.

In February 2013, Regina Public Schools announced its intention to either sell or demolish and replace Connaught School. The primary rationale given was that the school does not meet modern pedagogical needs, and that it would be too expensive to repair and

reconfigure the school into the style of open concept educational architecture that is in current favour. The board cited a figure of \$23 million to transform the existing structure to meet open concept needs, as opposed to \$19 million to build a new school. A proposal for a new school was therefore forwarded to the Ministry of Education.

In August 2013 the board commissioned a second engineering assessment. The assessment, carried out by BBK Engineering, found the footings and walls of Connaught School to be sufficient, and did not therefore include underpinning among its recommendations, significantly reducing the original renovation cost estimate. BBK's recommendations focused on site drainage and protection from water damage. The report found no current safety issues, although it noted the structural components of the floor slabs are unknown in the absence of further testing. An exterior visual assessment carried out by a representative of the Saskatchewan Masonry Institute in November found the brickwork appeared to be in very good condition.

These assessments highlight the rehabilitative potential for Connaught School in the event the owner decides to abandon the property. This makes the due consideration of the building's heritage value to Regina residents an important component in future planning.

Conclusion

The fact that the building's future is unclear should not be a disincentive to place Connaught School on the Heritage Holding list. In fact, the opposite is the case. Should the Ministry of Education support a new school, Regina Public will have the option to demolish or sell Connaught School. Past history indicates sale of public schools generally leads to demolition, with a few exceptions.

The owner has stated on several occasions that heritage preservation is not the responsibility of Regina Public Schools, and that the board is not concerned about the impact of heritage loss. However, the City of Regina has a vested responsibility to ensure full consideration will be given to Connaught's heritage value to our city and its residents, which is quite significant, as attested to in the aforementioned documents.

Bylaw 8912 states the City of Regina "is desirous of avoiding demolition of buildings and structures of significant Heritage value until due consideration is given to their possible designation as Municipal Heritage Properties." The bylaw provides 60 days for the City to consider the building's potential as a designated heritage asset. In the case of Connaught School, this additional consideration is clearly warranted.

While the building may not meet the school board's preference for new architecture, various preliminary studies indicate affordable structural renewal is possible, either as a school or as an adaptive reuse project. There would doubtless be significant interest within the community to explore and develop adaptative reuse proposals, given time and opportunity to do so.

The Neighbourhood Development Plan, Yardley's Statement of Significance, and national recognition received by the Heritage Canada Foundation indicate this is a property of high-level value to the City of Regina and its residents, and that the impact of irreplaceable loss of heritage would be considerable. If the City is truly desirous of avoiding the demolition of significant heritage buildings, placing Connaught School on the bylaw list will help incentivize future planning to include heritage value as a factor for consideration.



THE BOARD OF EDUCATION OF THE
REGINA SCHOOL DIVISION
NO. 4 OF SASKATCHEWAN

Regina Public School Division Office
1600 4th Avenue, Regina, SK S4R 8C8
Web site: www.rbe.sk.ca

Ph: (306) 523-3000
Fax: (306) 523-3031
E-mail: info@rbe.sk.ca

April 4, 2014

Attention: Fred Searle, Manager of Current Planning
City of Regina
Community Planning and Development
PO Box 1790
Regina SK S4P 3C8

SENT VIA EMAIL

Dear Mr. Searle:

Re: *École Connaught Community School*

Receipt of your letter of March 17, 2014, and the subsequent March 24, 2014, correspondence from Ms. Brears, advising of a request from “a member of the community” to add the property located at 2124 Elphinstone Street to the Heritage Holding Bylaw, is acknowledged. As an initial response thereto, we would provide the following information.

It is and continues to be our understanding that, historically, the process associated with additions to the Heritage Holding Bylaw, similar to the Municipal Heritage Designation process, requires that an application be made by the registered owner of the property or an authorized representative of the owner. In this regard, this confirms that the Regina Board of Education (“the Board”) has not made such application and, as recently as October 2013, adopted a motion specifically declining a request to seek heritage designation for the facility in question. Additionally, we are also of the understanding that any previous additions to this Bylaw have traditionally resulted from a broad, comprehensive review of potential heritage sites, rather than from proceeding with a “one-off” application as appears to be the case in this instance.

Notwithstanding the foregoing, I would take this opportunity to provide you with some background regarding current circumstances. The condition of the facility located at 2124 Elphinstone Street has reached a state that has rendered it unsafe and uninsurable for future occupancy. In this regard, we would direct you to the engineering report posted at http://www.rbe.sk.ca/sites/default/files/boarddocs/jkenyon_report.pdf). As a result of these developments, at its meeting held March 25, 2014, the Board approved the temporary relocation of the Connaught school community effective with the end of this school year (June 2014).

As you can appreciate, the relocation of a school community impacts many families and community members, and the Board wishes to minimize any inconvenience associated therewith. As you may be aware, the Board was recently advised of approval by the

Ministry of Education to proceed with the construction of a new Connaught school building to replace the existing facility. This approval was indeed timely as it will allow the Board to proceed with the construction process in an expeditious fashion to minimize the disruption and inconvenience to the relocated students and their families.

Without debating the merits of the Heritage Holding Bylaw application, please note that, in preparing the Phase 1 Feasibility Study required by the Ministry of Education prior to its approval of this project, the consultants conducted public consultations regarding replacement of the facility and, additionally, undertook a heritage assessment. As with previous school facility replacement projects, the Board will endeavour to include items of significant historical, community or cultural value from the former building within the new design.

The Board's and Ministry's direction at this time is clear; to proceed with the replacement of the current École Connaught Community School building forthwith in order to minimize the disruption of students, parents, community and staff. While the Board has not made a final decision regarding the rebuild location, as the existing site is the only land owned by the Board in the neighbourhood, rebuilding upon the existing site is a strong option. Obviously, this would require the removal of the existing facility.

In the event that another party, whether municipal or private, wished to purchase the existing building and associated lands, the Board may consider such a proposal, provided that it did not negatively impact the already tight schedule for completion of a replacement facility. Such a proposal would also have to ensure Board acquisition of a suitable alternate school site in the neighbourhood. Obviously, the Board, as owner of a suitable site in the area, is not in a position to absorb any additional costs associated with such an "exchange" approach.

Given the foregoing, the Board, as owner of the building located at 2124 Elphinstone Street, strongly objects to the property being included on the Heritage Holding Bylaw. In the event that the application from "a member of the community" continues to be processed, the Board respectfully requests further advice as to its ability to intervene in any process that would serve to limit or delay its ability to deliver, in an expedited fashion, a new school facility designed to serve the educational and broader needs of the Connaught students, staff, parents and community.

Yours truly,

A handwritten signature in cursive script, reading "Julie MacRae".

Julie MacRae
Director of Education

:sjs

APPENDIX B.3

Response from Heritage Regina

Heritage Regina
Box 581
Regina, Saskatchewan
S4P 3A3

April 6, 2014

Liberty Brears
Community Planning and Development
City of Regina

Re: 2124 Elphinstone Street (Ecole Connaught/Connaught Community School)

Heritage Regina supports the addition of Ecole Connaught/Connaught Community School to the Heritage Holding Bylaw for two reasons.

First, Connaught is the oldest school in Regina still being used for its original purpose. It was named for H.R.H. Prince Arthur, Duke of Connaught and Canada's Governor General from 1911 to 1916. Construction of Connaught began in 1912, and this 17-classroom school opened its doors just in time for the September 1913 school year. School concerts and gym classes were held in Connaught's upper hallway until the 1958 addition of a distinctive round gymnasium designed by Regina architect Clifford Wiens.

To be sure, the original portion of Sacred Heart Academy (3225-13th Avenue), a Roman Catholic residential girls' school, is older: it was built in 1910. Two additions were constructed in 1914 and 1926, but Sacred Heart Academy was converted into condominium apartments in 1990.

Regina's first purpose-built high school, Central Collegiate, was constructed in 1909; it was closed in 1985 and demolished. A large Condominium apartment complex was subsequently built there.

Regina College, a private Methodist high school, was also built in 1912. It began to offer first Year University classes in 1925, and in 1934 became a junior college affiliated with the university of Saskatchewan. (It is now the University of Regina.)

Holy Rosary School (3118-14th Avenue), constructed in 1914, is the only other elementary school built before World War I that is still operating as an elementary school in Regina 100 years later.

Between 1920 and 1930 the Regina Public School Board built eight more elementary schools: Haultain (1920), Inismore (1920), Kitchener (1921), Lakeview (1922), Thomson (1928), Davin (1929), Herchmer (1930) and Lorne (1930). The Regina Catholic school Board built two: Sacred Heart (1928) and Saint Augustine (1929). Only

six of these schools are still in operation in 2014: Davin, Lakeview, Kitchener, Sacred Heart, Saint Augustine and Thomson.

Connaught School also occupies a special place in the history of education in Regina. In 1976 Connaught introduced a French Immersion stream, and in 1980 the surrounding community helped pilot a community schools program, making Ecole Connaught/Connaught Community School the first and for many years the only dual track (French-English) community school in Canada.

Reginans who live in the Cathedral Neighbourhood have demonstrated on many occasions that Ecole Connaught/Connaught Community School holds great value for them. Their care of the school grounds, their careful documentation of the school's history, their celebration of significant anniversaries over the years (including their installation of a brass plaque to mark the school's centennial), and alumni donations of historical artifacts and photographs are all proof of this. And at public meetings they have demonstrated a preference for considering heritage value in making planning decisions.

All of this not only reflects an appreciation of Connaught School's aesthetic contribution to the Cathedral Neighbourhood, but its role in sustaining intergenerational linkages and a sense of continuous history in one of Regina's oldest neighbourhoods.

Heritage Regina also believes that Ecole Connaught/Connaught Community School ought to be added to the Heritage Holding Bylaw because it is part of the substantial body of work of a prominent Regina architect during the first three decades of the 20th century: James H. Puntin.

Born in Great Britain in 1878, Puntin emigrated to Canada in 1904 and settled in Winnipeg where he became general manager of the Winnipeg office of a Toronto architectural firm, Darling and Pearson. Puntin moved to Regina in 1906 and found employment with the provincial Department of Public Works, overseeing the construction of the new Legislative Building which Montreal architects Edward and William Sutherland Maxwell had designed. In 1912 Puntin went into private practice. One of his first projects was to design a new building for the Young Women's' Christian Association opposite Victoria Park in downtown Regina; another was Connaught School.

In 1929 Puntin formed a partnership with Col. F.J. O'Leary, and the following year they invited Charles Coxall to join their firm. But there was little work for architects during the Great Depression and the firm was eventually dissolved. Puntin continued to practice on his own until 1943, when he retired and moved to British Columbia.

The largest part of James H. Puntin's body of work in Regina are the elementary and high schools he designed for the Regina Public and Catholic School Boards. In all, he designed 7 elementary schools: Benson, Connaught, Haultain, Kitchener, Lakeview, Saint Augustine and Wetmore.

More modest, but significant nonetheless, are the high schools Puntin designed. Five new private and public high schools were constructed in Regina after World War I: Campion College (1921), Scott Collegiate (1924), Luther College (1925), Sacred Heart College (1926) and Balfour Collegiate (1930).

James H. Puntin designed Campion College, Luther College, Sacred Heart College and an addition to Sacred Heart Academy. Edgar M. Story and W.G. Van Egmond designed Scott Collegiate, and W.G. Van Egmond and Stanley Story designed Balfour Collegiate.

Another of Puntin's clients was Regina College, for whom he designed a women's dormitory and tower (1914), a gymnasium (1925), and the Music and Art Building--Darke Hall-- (1928).

During his career in Regina James H. Puntin also designed three churches: St. Chad's Anglican Church (1907), St. Peter's Anglican Church (1913) and St. Mary's Roman Catholic Church (1931). He also designed the Albert Memorial Bridge (1930) and a new City Police Station (1931).

In assessing James H. Puntin's body of work in Regina, his biographer in the *Biographical Dictionary of Architects in Canada* states that "... it was his assured designs for major additions to Regina College (1924) and the new complex for Luther College (1925) which demonstrated his ability to use Collegiate Gothic forms in a distinctive manner."

But Heritage Regina would argue that Ecole Connaught/Connaught Community School is worthy of praise and recognition too, as the earliest example of James H. Puntin's skill as an architect. For this reason, and because this school has occupied a special place in the history of education in our city, it ought to be added to the Heritage Holding Bylaw.

Sources consulted:

John Archer, *Honoured With The Burden: A History of the Regina Board of Education* (1987).

J. William Brennan, *Regina: An Illustrated History* (1989).

Rev. Frank Gerein, *Outline History of the Diocese of Regina* (1961).

James Pitsula, *An Act of Faith: The early Years of Regina College* (1988).

Edward Willett, *Historic Walking Tours of Regina ad Moose Jaw* (2008).

Biographical Dictionary of Architects in Canada, 1900-1950.

J. William Brennan, President
Heritage Regina

APPENDIX B.4

Response from Cathedral Area Community Association

Cathedral Area Community Association
Via email

April 14, 2014

Liberty;

The Board of the Cathedral Area Community Association wishes to provide the following comments regarding the request to add the property at 2124 Elphinstone Street (Ecole Connaught Community School) to Schedule A of Bylaw No. 8912;

"The Cathedral Area Community Association board has reviewed the draft Statement of Significance and suggests inclusion of the following:

The Cathedral Area Neighbourhood Plan, included as part of Regina's Official Community Plan, is built on the premise that historic buildings are tangible community assets, adding value to surrounding properties and attracting visitors and homeowners to the area. In developing this Plan, residents recognized that responsible stewardship of heritage assets is vital to neighbourhood rejuvenation and stability.

The Plan states, "Of particular interest is the concentration of institutional buildings with significant heritage value that front onto 13th Avenue from Cameron Street to Elphinstone Street. These include the Holy Rosary Cathedral, the Chancery Office, Westminster United Church, Connaught School and Connaught Library." The notion that these buildings together act as a whole in defining neighbourhood character remains to this day, most recently in the design consideration for Canada Safeway renovations, which included reddish-brown bricks specifically chosen to match the façades of 13th Avenue's historic buildings.

In this sense, Connaught School not only serves to help define the neighbourhood, but also to set the standard for newer developments. Therefore the CACA holds a keen interest in ensuring Connaught's distinct architectural styling, as described in the Statement of Significance, receives due consideration in planning decisions.

This would be in keeping with the CACA's mission statement to "preserve and enhance the appearance and livability of the community." The CACA's mission statement further states that our association works to "enhance the history, culture and character of the neighbourhood." Ecole Connaught Community School is recognized as a major contributor to our history, culture and character. Being home to Regina's oldest operating public school is a source of community pride. The CACA is proud to have been part of the school's history, joining with the North Central Community Association, Connaught and Kitchener parents, and various community organizations in 1980 to develop a framework for community schooling that has since been adopted province-wide. As well, community members worked together to pioneer the development of French Immersion education at Connaught. Through this and other community efforts, Connaught School has become deeply embedded in the surrounding community's social fabric.

Community pride and sense of belonging is a tangible asset. In 2011 the Ecole Connaught Centennial Committee launched a two-year exploration of Regina's past 100 years as seen through the 'eyes' of Regina's oldest school. Participants aged 3 to 93 took part in collecting history, creating art and film projects, and planning a 2012 multi-cultural music and arts festival open to all Regina residents, as well as alumni from across Canada. This project received two Municipal Heritage Awards, in the education and public service categories. Further, during the festival weekend, the contribution to our local economy was estimated at \$359,543 in contracted services, merchandise and food sales, hotels, performance fees, and off-site shopping by festival visitors. While the music and food were enjoyable, ultimately the main attraction that brought visitors to our neighbourhood, and pulled many generations together, was a century-old school. The community's interest in maintaining the value of this asset was clear in a May 2012 facility study by P3Architecture, in which "building conservation" was identified as the top design consideration emerging from a series of well-attended public consultation meetings. In 2013, citizens erected a bronze plaque to commemorate Connaught's historic significance to Regina and the Cathedral Area. The presence of this now 102-year-old school continues to be a key asset for retaining intergenerational ties and understanding our city's history, as well as book-ending an important historic corridor for all Reginaans.

While Bylaw 8912 does not require any specific action by the property owner, we believe inclusion on the holding bylaw list at least provides incentive for the owner to prepare a plan describing how significant heritage features of the building will be preserved and the original building commemorated, in the event of demolition. We view inclusion on the list, alongside Davin, Balfour and Thomson schools, as the best way to ensure the heritage value of Connaught School will be in some measure recognized and honoured. Bylaw 8912 states it was enacted because "The City of Regina is desirous of avoiding demolition of buildings and structures of significant Heritage value until due consideration is given to their possible designation of Municipal Heritage Properties." We are aware that full Municipal Heritage designation rarely proceeds without the supporter of the property owner. However, we urge the City to objectively apply Bylaw 8912 to Connaught School, without prejudice to how a future application for Municipal Heritage Designation by a future owner may or may not unfold. While the Regina Board of Education might not support such a designation today, there is no guarantee RBE will remain the building's owner. Indeed, the board's most recent media statements indicate a replacement school on an alternate site remains under consideration. Buildings do change hands, and indeed the school board itself changes every four years. A future owner or future school board may be more eager to explore the benefits of Municipal Designation. Inclusion on the list allows that horizon to remain open. In closing, the CACA regards retention of a dual track (French-English) neighbourhood school as a prime concern, whether on the current site or an alternate location. We do not see the holding bylaw list as a barrier to this goal but rather as an opportunity to ensure that in any eventuality, adequate dialogue takes place in a timely and well-managed fashion. This will help support the City of Regina's vision of Regina as "Canada's most vibrant, inclusive, attractive, sustainable community, where people live in harmony and thrive in opportunity." Thank you for receiving our comments."

If you would like a hard copy of these comments just let us know, and we arrange for that.

Please send a reply to confirm that you have received.

Thanks very much.

Bob McIlwaine
Cathedral Area Community Association

APPENDIX C.1

Statement of Significance



Connaught School (2013)

Description of Historic Place

Connaught School is a two-storey brick structure in the heart of Regina's Cathedral Village neighbourhood at the corner of Elphinstone and 13th Avenue. Also on the site is a round auditorium design by Clifford Wiens Architect in the 1960s.

Heritage Value

The heritage value of Connaught School lies in its connection with the development of education in Regina, its architect, and its architectural style.

There is value in the connection of the building with the development of education in Regina. Built in 1912, it is the oldest public school in Regina still being used for its original purpose. It is a pioneer in community schooling and dual track French-English education, for many years it was the only dual track community track school in Canada. The school was named in honour of His Royal Highness the Duke of Connaught, who was the Governor of Canada from 1911-1916. The French Immersion Program at Connaught started in 1975 and in 1980 the school was designated as a Community School.

There is also value in the identity of the architect. James Henry Puntin (1878-1957) made an important contribution to architecture in Regina yet his work is often underrated and overlooked. Born at Gateshead-on-Tyne, England on 3 May 1878 he was educated at school in Gateshead, at Rutherford College, Newcastle-on-Tyne, and at Owens College in Manchester. He articled to Charles Kempson, Gateshead, 1891-95 and worked as

assistant to F.R.N. Haswell of North Shields in 1896-99, then joined the Royal Engineers Civil Staff as draftsman and clerk-of-works. He emigrated to Canada in 1904 and settled in Winnipeg where he assisted J.G.H. Russell in 1904-05 and became manager of the Winnipeg office of Darling & Pearson in 1905-06. Puntin moved to Regina in late 1906 and worked as supervising architect for the Saskatchewan Public Works Dept. overseeing construction of important buildings such as the provincial Legislative Buildings in Regina, designed by E. & W.S. Maxwell. He accepted the appointment of Architect to the Regina Public School Board in 1912 and designed many substantial school buildings in Regina during the next twenty years, but it was his assured designs for major additions to Regina College (1914) and the new complex for Luther College (1925) which demonstrated his ability to use Collegiate Gothic forms in a distinctive manner. In 1929 he formed a partnership with Col. F.J. O'Leary and the following year invited Charles Coxwell to join their firm, but a dearth of work during the Depression led to the dissolution of the firm and Puntin continued under his own name until 1943 when he retired and moved to British Columbia. He died in Vancouver on 20 March 1957.

There is value in the architectural styling of the school. An architectural style was chosen that was devoid of ecclesiastical reference. The building expressed the local fervor of the time against any religious component in public education, and as such became a kind of prototype. The architect based his design on those developed for the London School Board in England. With vernacular red brick and applied decoration, it contrasted sharply with the Gothic buildings normally used for places of learning. The style of this building manifests the ideal elements of a school from that time period: practicality, economy and beauty.

The 102-year-old Connaught School is also of social value to the community. It has a key role in providing open space and a community hub, in addition to its contribution to the neighbourhood's historic character as demonstrated by its architectural harmony with the surrounding neighbourhood.

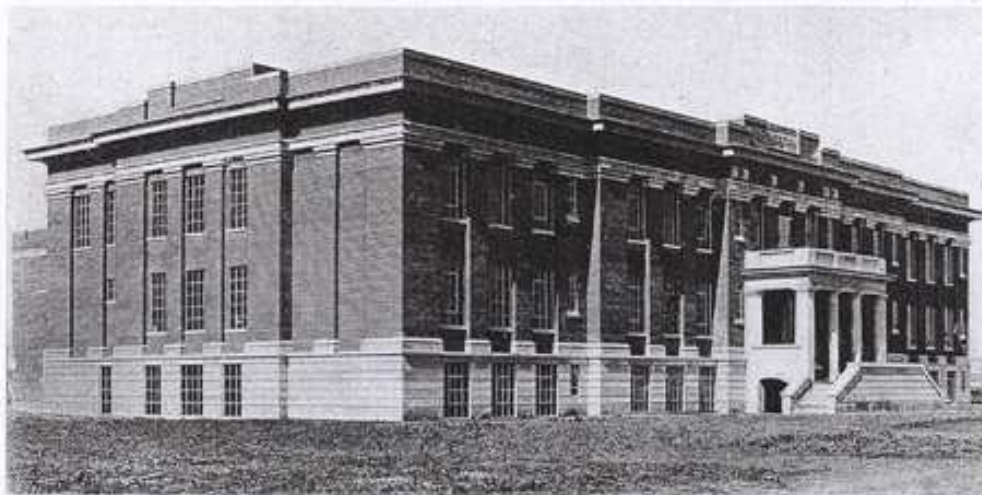
Character-Defining Elements:

The heritage character of Connaught School is defined by the following elements:

- stone base
- masonry walls with applied pilasters
- stone column capitals and bases
- double staircase on front façade
- entrance doors on front and rear
- pattern of fenestration
- relationship between main school and gymnasium
- brick chimney at rear
- name plate on front of building
- setting in landscape
- roundels on frieze above main entrance
- connection with history of education in Regina
- connection with architect James Henry Puntin



The Connaught School, Regina. Architect, Mr. J. H. Puntin; contractors, Parsons Building Company, Limited
Drawing in 'The Contract Record and Engineering Review' October 23, 1912



Connaught School, Regina

J. H. PUNTIN, Architect



Connaught School soon after its completion. Source: Saskatchewan Archives Board RA1877

June 9, 2014

To: Members,
Municipal Heritage Advisory Committee

Re: Application for Designation as Municipal Heritage Property
Patton Residence at 2398 Scarth Street

RECOMMENDATION

1. That the application to designate the Patton Residence, located at 2398 Scarth Street and including the lands legally described as Lot 12, Block 460, Plan Old 33, as Municipal Heritage Property be APPROVED.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements, which shall apply specifically to the exterior, as stated in Appendix C to this report;
 - c. provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for Historic Places in Canada” and with the City of Regina’s “*Municipal Heritage Design Guidelines*” as set forth in Schedule A of Bylaw No. 2007-78; and
 - d. amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* to remove the property listed as Item 3.41 upon designation.
3. That this report be forwarded to the July 9, 2014 Regina Planning Commission meeting and the July 28, 2014 City Council meeting to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw.

CONCLUSION

The Administration has determined that the Patton Residence (more recently known as Nicol Court), built in 1912-13, is of heritage value for its architectural design (Georgian Revival with classical influences), its contextual location at the corner of Scarth Street and College Avenue, a prominent street in the Centre Square neighbourhood, its association with the Patton family and its connection to the prominent architectural firm of Portnall and Clemesha. The designation of the Patton Residence as a Municipal Heritage Property is consistent with the heritage policy objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

The owner is engaging in a process to conserve the building in a manner that is aimed at safeguarding its heritage value. The conservation of the building responds to the City’s vision and the priority of managing growth and community development by enhancing the economic and cultural vibrancy of Regina’s core.

BACKGROUND

An application has been submitted by the owner of the above-referenced property for its designation as Municipal Heritage Property. The subject property is listed under Schedule “A” to the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912*, commonly known as the *Heritage Holding Bylaw*.

Applications for designation as Municipal Heritage Property are considered in accordance with section 11 of *The Heritage Property Act*. The owner intends to submit a corresponding request for assistance under the *Municipal Incentive Policy for the Preservation of Heritage Properties*, which would be considered separately by the Finance and Administration Committee and City Council.

DISCUSSION

Statement of Significance

A Statement of Significance documents the reasons why a property has heritage value. A Statement of Significance for the subject property is attached as Appendix C to this report. It is the understanding of the applicant that the proposed designation, if approved by City Council, would apply specifically to the exterior of the building.

In order to score the significance of a property, the City of Regina currently employs an evaluation procedure in which consideration is given to the following criteria. According to the evaluation procedure, the property received a score of 75%. The score reflects the significance of the building’s architecture, although its historical value is relatively lower. In terms of viability, the building received a very good score for its contribution to the existing character of the streetscape. The rehabilitation or restoration of this building would make a positive contribution to the established the architectural character of Regina’s Centre Square neighbourhood.

The evaluation form for the subject property is attached as Appendix B to this report. Information regarding the Heritage Property Designation Criteria may also be found on the City’s website.

1. Heritage Assessment (35/60 total)
 - (a) Architecture – 29/30
 - (b) History – 6/30
2. Viability Assessment (40/40 total)
 - (a) Environment – 10/10
 - (b) Usability – 15/15
 - (c) Integrity/Present Condition –15/15

Alterations

The owner is planning to engage in a process to conserve the character-defining elements of the Patton Residence in a manner that is aimed at safeguarding its heritage value.

Should significant alterations to the character-defining elements be proposed, the alterations would be reviewed through the heritage review process.

RECOMMENDATION IMPLICATIONS

Financial Implications

The property owner intends to apply for financial assistance under the *Municipal Incentive Policy for the Preservation of Heritage Properties*.

The financial implications of that application will be addressed in a report to the Finance and Administration Committee, a copy of which will be provided to the Municipal Heritage Advisory Committee for its information.

The owner(s) of a designated Municipal Heritage Property may request that an appropriate commemorative plaque, describing the heritage significance of the property. Consideration of this would occur through the budget process. Plaques on designated properties are installed in publicly accessible locations.

Environmental Implications

Heritage designation of the subject property, as well as its conservation, will enhance the building's long-term economic viability and protect its character-defining elements. Designation will also ensure the building's continued contribution to the historical and architectural character of Regina's Centre Square neighbourhood.

Further, conservation of the building contributes to the City's broader objective of promoting environmentally sustainable development.

Policy and/or Strategic Implications

The proposed designation of the building responds to the City's vision and the priority of managing growth and community development, by enhancing the economic and cultural vibrancy of Regina's inner city.

Policy 10.5 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* "encourages owners to protect historic places through good stewardship and voluntarily designating their property".

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public/Stakeholder Input

Information pertaining to the proposed designation was provided to Heritage Regina, the Architectural Heritage Society of Saskatchewan, Biographies Regina and the Centre Square Community Association.

Heritage Regina has indicated in writing that it is supportive of the designation.

Biographies Regina indicated that they did not feel they were qualified to comment.

The Architectural Heritage Society of Saskatchewan and the Centre Square Community Association did not respond to the request for comments.

Notice of Intention to Pass a Bylaw of Proposed Heritage Designation

Subject to concurrence with the recommendations contained in this report, in order to proceed with designation of the subject property and in accordance with *The Heritage Property Act* a notice of intention to pass a bylaw to that effect will be:

- Served upon the property owner and the provincial registrar of heritage properties;
- Registered against the title to the property at the provincial land registry; and
- Published in a least one issue of the *Leader-Post*.

Passage of Heritage Designation Bylaw by City Council

Provided that no objections are received by City Council as a result of the service and publication of the notice of intention to pass a bylaw and City Council wishes to proceed with designation of the subject property in concurrence with the recommendations contained in this report, the City Solicitor shall prepare the necessary bylaw to designate the subject building as Municipal Heritage Property.

DELEGATED AUTHORITY

Pursuant to section 11 of *The Heritage Property Act*, the authority to designate Municipal Heritage Property, by bylaw, rests with City Council.

Respectfully submitted,

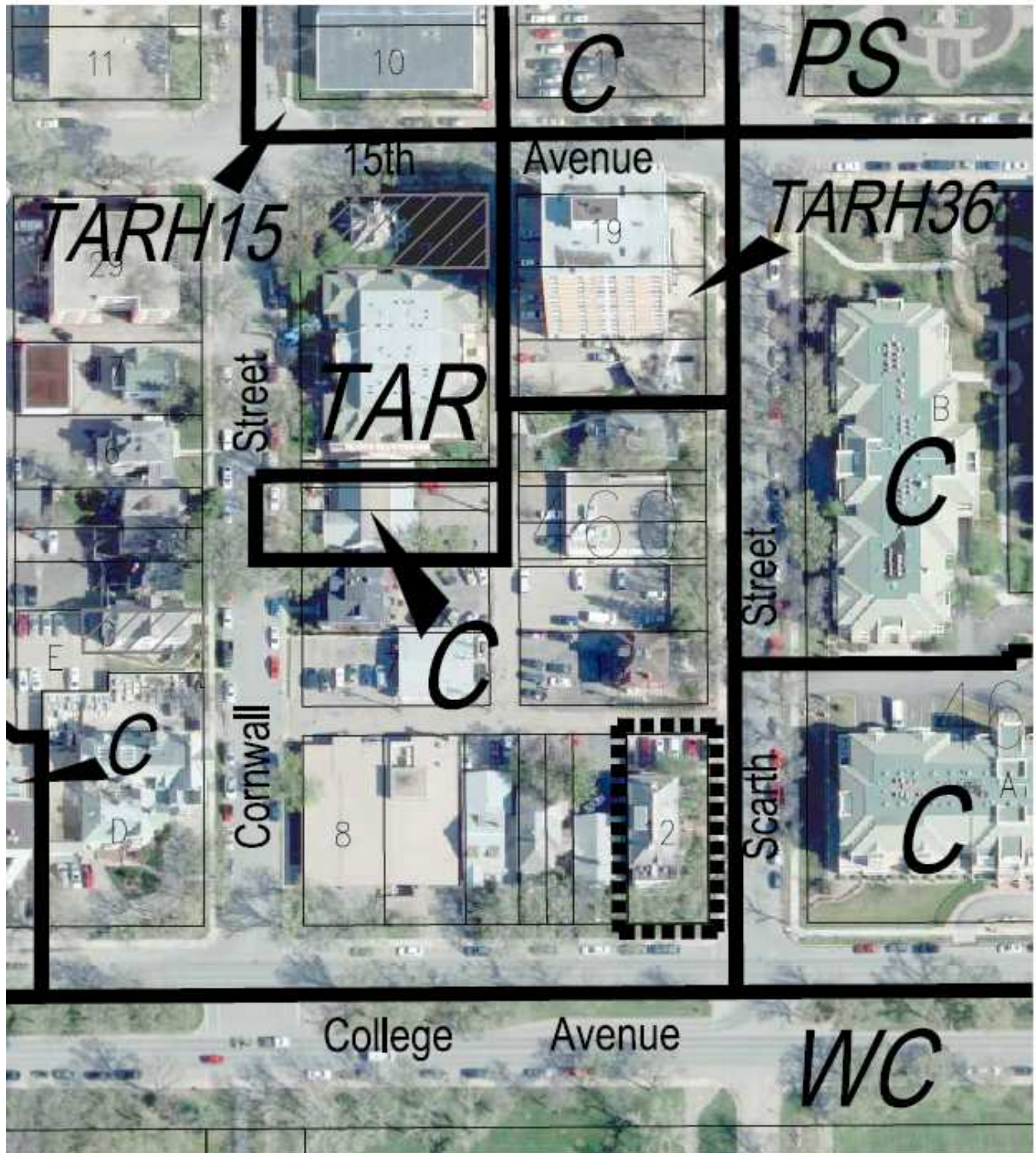



Diana Hawryluk,
Director Planning

Respectfully submitted,



for Jason Carlston, Executive Director
City Planning & Development



 Subject Property



Planning Department

Project Heritage Designation Civic Address/Subdivision Patton Residence - 2398 Scarth Street



Subject Property

Date of Photography: 2012



Planning Department

Heritage
Project Designation _____

Civic Address/Subdivision _____

Patton Residence – 2398 Scarth Street

EVALUATION FORM

Appendix B

Site Name: **Patton Residence, 2398 Scarth Street**

HERITAGE ASSESSMENT		A	B	C	D	
Architecture (Maximum 30)						
Style	16	8	4	0	0	Good example of the Georgian Revival style
Construction/Materials	8	4	2	0	0	Not unique to neighbourhood
Age	12	6	3	0	0	One of the oldest houses along College Avenue
Architect/Builder	8	4	2	0	0	Portnall and Clemesha McKenzie and Jones Architectural details
Exterior Details	4	2	1	0	0	complement architectural style. Curved windows unique feature.
Interior Details	6	3	1	0	0	Limited details
Massing/Plan	4	2	1	0	0	No changes from original identified
History (Maximum 30)						
Persons	20	10	5	0	0	Patton of local significance
Events/Chronology	20	10	5	0	0	None identified
Context	25	12	6	0	0	Prominent building on College Avenue
Subtotal		35				
VIABILITY ASSESSMENT		A	B	C	D	
Environment (Maximum 10)						
Continuity/Setting	8	4	2	0	0	Fits in well. On a key site in neighbourhood
Landscape Quality	4	2	1	0	0	Landscaping acceptable
Landmark/Symbolism	10	5	2	0	0	A familiar structure in the area
Usability (Maximum 15)						
Zoning / Land Use / Compatibility	8	4	2	0	0	Compatible with TAR zone: house-form commercial
Adaptability	10	5	2	0	0	Former residence, now offices
Servicing / Utilities	8	4	2	0	0	Limited public access
Recycling Costs	10	5	2	0	0	Conservation costs lower than new construction
Integrity & Present Condition (Maximum 15)						
Site Originality	8	4	2	0	0	Building on original site
Alterations	8	4	2	0	0	Minor alterations do not detract from architectural features
Exterior Condition	5	2	1	0	0	Minor repairs required
Interior Condition	5	2	1	0	0	Minor interior wear
Ground Condition	5	2	1	0	0	Acceptable
Subtotal		54				
GRAND TOTAL		89				

Statement of Significance



2398 Scarth Street

Patton Residence

Other Name: Nicol Court

Description

The Patton Residence is a two and a half storey building in the Georgian Revival style, with Classical influences, located at 2398 Scarth Street (at College Avenue) in Regina's Centre Square neighbourhood.

Heritage Value

The heritage value of the Patton Residence lies in its architectural, contextual and cultural significance.

This wood-framed white stucco building was designed for Thomas Brown Patton by the architectural firm of Portnall and Clemesha and built by the construction company of McKenzie and Jones in 1912-13. The house is a fine example of the Georgian Revival style of architecture with classical influences. The important elements are the symmetrical façade with focus on the central doorway (topped by a fanlight and pediment and featuring a columned porch), multi-panelled windows and eaves ornamented with dentils. The house features two-storey bow windows on either side of the front entrance. The windows are composed of individually curved glass. The second storey window directly above the entrance features a scrolling motif, a trademark of Portnall and Clemesha design.

The house is of contextual significance a fine example of the residential architecture that was associated with the economic boom prior to World War 1. It is located on a corner location on Scarth Street at College Avenue and is among the oldest residences located along College Avenue, a prominent street in the Centre Square neighbourhood. The neighbourhood was the City's most prestigious until the development of Lakeview and The Crescents.

The house is of historical value for its association the original owners, who were prominent Regina citizens. Thomas Patton arrived in Regina in 1901 and became a prominent business man. He worked for the Regina Lumber and Supply Company which consolidated with the Beaver Lumber Company in 1907. Patton was Manager until 1910. He then formed the Kerr-Patton Coal Company and began investing in real estate. Patton was City Councillor for Ward 2 in 1912-13. Elizabeth Patton was known for her involvement in the community and her volunteer work, notably with the Canadian Red Cross, and her keen interest in Canadiana and women's rights. The house was sold in 1918 to C.R. Paradis, a physician, who resided here with his family until 1930. Several tenants resided here in the following years.

The law firm of MacLean, Keith and Kelly acquired the house in 1976 and renamed it Nicol Court in honour of Alistair Nicol, a former principal in the firm. The building is of cultural value as an early example of adaptive re-use. The firm received the Heritage Canada Foundation Regional Award of Honour for their adaptive re-use of the building for office space.

Character Defining Elements

The heritage value of the Patton Residence lies in the following character-defining elements:

- Those elements associated with the Georgian Revival style of architecture such as the symmetrical façade with focus on the central doorway, topped by a fanlight and pediment and featuring a columned porch, multi-panelled bow windows and eaves ornamented with dentils.
- Its location along College Avenue, a prominent street in Regina's Centre Square neighbourhood.
- Its connection to the prominent architectural firm of Portnall and Clemesha.