

BYLAW NO. 2023-1

THE WATCHLER RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

WHEREAS Sections 11 and 12 of *The Heritage Property Act* authorize the council of a municipality to enact bylaws to designate real property, including all building, features and structures there, to be of heritage value;

AND WHEREAS the Council of the City of Regina has determined that the property known as the Watchler Residence and located at 77 Leopold Crescent, Regina, Saskatchewan is a site of architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic and/or scientific value;

AND WHEREAS not less than thirty (30) days prior to consideration of the bylaw, the Council of the City of Regina has:

- a. Served a Notice of Intention on the Registrar of Heritage Property and all owners of property included in the proposed bylaw;
- b. Published a Notice of Intention in at least one issue of a newspaper in general circulation in the municipality;
- c. Registered an interest in the Land Titles Registry against all titles for the parcels of land included in the proposed bylaw;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Council;

THEREFORE, THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building known as the Watchler Residence located at 77 Leopold Crescent, Regina, Saskatchewan.

Authority

- 2 The authority for this Bylaw is sections 11 and 12 of *The Heritage Property Act*.

Designation

- 3 The real property described as:

Surface Parcel # 110985026

Reference Land Description: Lot 2, Block 1, Plan No DV678 ext. 0

Surface Parcel #110985037

Reference Land Description: Lot 1, Block 1, Plan No DV678 ext. 0

Approved as to form this _____ day of _____, 20____.

City Solicitor

including the building known as the Watchler Residence, the civic address of which is 77 Leopold Crescent, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

Reasons for Designation

- 4 The property is designated for the following reasons:
- a) The Watchler Residence is located along Leopold Crescent near to the Royal Saskatchewan Museum and Wascana Park. The two-storey house is characterized by its Italianate architecture, featuring a hipped roof, projecting central entryway with buttressing, arched doorway with decorative brickwork surround, and arched window assemblies. The Watchler Residence is situated in the historic Crescents area of Regina's Cathedral neighbourhood in a residential enclave of similarly large, single-detached houses.
 - b) The Watchler Residence is valued as an excellent example of the type of high quality suburban residential development occurring in the Crescents area during the resurgent Interwar period. Development of the Crescents area was initiated by the Canada North-West Land Company (CNWLC) as a very early addition to the Regina townsite. First subdivided in 1887, the Crescents originally consisted of 12 large semicircular and wedge-shaped lots between Leopold Crescent and College Avenue. However, it was not until the Edwardian era boom (1900s-1910s) when development in this area began in earnest. At this time, the large properties between Leopold Crescent and College Avenue began to be further subdivided to accommodate increased demand for residential development. The proximity of the Crescents area to Wascana Lake and Creek, the legislative building, and the proposed terminus and hotel of the Grand Trunk Pacific Railway made it a desirable and exclusive area. Having been outside the jurisdiction of Regina, the Crescents were annexed by the City in 1911. While development halted with the outbreak of the First World War, it resumed the following decade and continued into the mid-century. The Watchler Residence was constructed in 1929, just prior to the financial collapse and the start of the Great Depression, and with its handsome symmetrical façade, quality construction materials, and mature landscaping exists as a tangible example of the typical interwar dwellings being constructed in the Crescents area.
 - c) Constructed in 1929, the Watchler Residence is valued for its association with its original owner and residence Franklin E. Watchler (1891-1978), longtime builder, salesperson, and eventual executive with the Waterman-

Waterbury Manufacturing Company. Born in Minnesota, Watchler immigrated to Canada in 1911, settling in Regina presumably in collaboration with the Minneapolis-based Waterman-Waterbury who opened an office in the city at this time as well. Waterman-Waterbury was a general contracting firm, with a specialized focus on the manufacturing of heating equipment, and the design and construction of schools. They would build a substantial number of schools across Saskatchewan and Alberta, and construct various homes in Regina. Watchler married Regina-born Agnes E. Mulligan (1895-1988) in 1917, the couple lived in many homes across the city, and were the original residents of 77 Leopold Crescent. The Watchler family remained in the house only a few short years until circa 1933, when the dwelling was subsequently occupied by a series of professional families until it was purchased in the mid-1940s by long-time residents Jack (1895-1982) and Lillian (née Ratner; 1905-1985) Jampolsky.

- d) The Watchler Residence is also valued for its unique Italianate-style of architecture. The Italianate roots are visible in its symmetrical design, its hipped-roof, prominent projecting central entryway with buttressing, tilework, and its Venetian and oriel windows. The design is reflective of period revival houses built during the time between the two World Wars, which reflected the modern ideals of economy and good design, as well as an ongoing pride in, and nostalgia for, past traditions. At the time, it was presumed that a well-built house would display a traditional and readily-identifiable style, as a hallmark of good taste. The Watchler Residence represents the long-lasting appreciation for traditional residential design, as constructed during the Interwar period.

Character Defining Elements

- 5 The designation shall apply specifically to all aspects of the exterior of the building and includes, but is not limited to, the following character defining elements which are considered to embody the heritage value of the property:
- (a) location along Leopold Crescent in the Crescents area of Regina with a significant setback from the street;
 - (b) residential form, scale and massing as expressed by its two storey height with hipped-roof; and full basement;
 - (c) wood-frame construction, with stucco cladding; concrete foundation; wood frieze; and wood window frames, casings, and sills;

- (d) Italianate style details, such as its: symmetrical plan; hipped roof; overhanging eaves; projecting central front entryway accessed by a flight of steps with buttressed walls with multi-pane windows on either side, hipped roof, and decorative brick arched, with brick quoins and Art Deco-inspired brick motifs, surrounding the arched front door; faux arched windows with embedded mosaic tilework flanking the central second storey arched window; and oriel bay windows on the second storey;
- (e) original fenestration with original wood sash windows and storms, including, but not limited to: original, arched, tripartite assemblies with multi-light arched windows flanking a central arched fixed window; single multi-light arched and rectangular windows; tripartite windows in the bays with eight-over-eight hung assemblies; vertical mullion casement windows on the side elevations and at the foundation level; fixed windows; and tripartite arched assembly at the second storey balcony, featuring a central arched door;
- (f) original arched wooden front door; and
- (g) tall, external red brick chimney with corbelling details and embedded tilework at the base of the chimney stack.

Heritage Alteration Permit

- 6 All alterations to the elements and features of the designated property referred to in section 5 require approval in accordance with section 23 of *The Heritage Property Act*, excluding routine maintenance or repairs that do not include removal or replacement or a change in design materials or appearance.

Delegation of Authority

- 7 The Executive Director of City Planning and Community Development, or their delegate, is authorized to exercise all of the powers and duties of Council mentioned in section 23 of *The Heritage Property Act*, including power to approve proposed alterations, repairs or restoral of the designated property, including as necessary replacement of building materials, provided that such alterations, repairs or restoral are in the opinion of the Executive Director or their delegate, consistent with the existing architectural elements, appearance, colours and building materials, and provided the same are in accordance with the “Standards and Guidelines for the Conservation of Historic Places in Canada” as set forth in section D8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Power of Inspection

8 Pursuant to section 34 of *The Heritage Property Act*, for the purposes of enforcing this Bylaw and Part III of *The Heritage Property Act*, the Executive Director of City Planning and Community Development, or their delegate, is authorized to enter and inspect the designated property.

Coming into Force

9 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF January 2023.

READ A SECOND TIME THIS 25th DAY OF January 2023.

READ A THIRD TIME AND PASSED THIS 25th DAY OF January 2023.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2023-1

THE WATCHLER RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

PURPOSE:	To designate as Municipal Heritage Property the property known as the Watchler Residence, located at 77 Leopold Crescent, Regina, Saskatchewan.
ABSTRACT:	This Bylaw designates the property known as the Watchler Residence, located at 77 Leopold Crescent, Regina, Saskatchewan, as Municipal Heritage Property. The designation applies specifically to the exterior of the building and the character defining elements as set out in this Bylaw.
STATUTORY AUTHORITY:	Section 11 and 12 of <i>The Heritage Property Act</i> .
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i> .
PUBLIC NOTICE:	Required pursuant to subsection 11(2) of <i>The Heritage Property Act</i> .
REFERENCE:	Regina Planning Commission, October 4, 2022, RPC22-32; City Council, October 12, 2022, CR22-110.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning & Development Services