

BYLAW NO. 2021-9

THE DARKE BLOCK HERITAGE DESIGNATION BYLAW

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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 Darke Block located at 2125 11<sup>th</sup> Avenue, 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 #107280783

Reference Land Description: Lot 56, Blk/Par 307, Plan 00RA12095 Ext 0

including the building known as the Darke Block, the civic address of which is 2125 11<sup>th</sup> Avenue, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

**Reasons for Designation**

- 4 The property is designated for the following reasons:

- (a) The aesthetic value of the Darke Block resides in its Chicago style and elements from one or more other revival styles. The office building was designed for Francis N. Darke in 1907 by Darling & Pearson and constructed by Smith Bros. & Wilson. Typical of the Chicago style, the building's major elevations are divided into three parts which emulate a classical column. The base, framed in Bedford stone, is distinguished by large shopfront display windows. The shaft is the intermediate section and includes the second to fourth floors. The fifth floor, including the cornice, acts as the capital, and provides a bold statement. Chicago style buildings are often clad in stone and brick, as is the case here. Decoration tends to be concentrated on the base and the capital. By 1947 the block was known as the Medical Arts Building but the name changed to the Cornwall Professional Building in about 1982. Two additional storeys were added to the building in about 1950.

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Solicitor

- (b) The historical value of the property resides in its connection to Francis Nicholson Darke. Darke arrived in Regina in 1892 and established a retail and wholesale meat market business. In 1906 Darke sold this business to concentrate on his extensive real estate holdings in and around Regina, including constructing the Darke Block which was reputed to be the largest office building in the province at the time. Darke became the youngest Mayor of Regina in 1898. He served as a city alderman nine times and in 1925 was elected a Member of Parliament. Darke's community involvement and financial contribution ensured the construction of Darke Hall, a permanent facility in Regina for music and art, and contributed significantly to the evolution of the College Avenue Campus. The historical value of the property also resides in its role as the medical arts building of the City. For over 50 years, nearly all the medical offices were located in this building and almost everyone in Regina and Southern Saskatchewan came to this building to consult a medical professional.
- (c) The scientific value of the property resides in its innovative reinforced concrete structure. The Darke Block is the first known building in Saskatchewan to employ the 'mushroom-head' reinforced columns and flat-slab concrete design patented in 1906 by Claude A. P. Turner, a consulting Minneapolis engineer with an office in Winnipeg. The economic advantages of the Turner system included minimal formwork, reduced floorframing depths, and simplified finishing. The Turner system resulted in a gain in storage height over the traditional wood post-and-beam structure.

### **Character Defining Elements**

- 5 The designation shall apply specifically to 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) original five-storey section with vertical massing;
  - (b) rectangular form with large store front window bays defined by structural columns;
  - (c) elements of the Chicago style including: Bedford stone base with large shop front windows; central shaft clad in light-brown coloured brick with distinctive keystones above each window and alternating pattern of brick and stone quoin-line coursing at the corners; and the fifth floor capital with raised panels of Bedford stone between the windows and galvanized iron cornice;
  - (d) stone entrance framed by a broken pediment supported by two pilasters, keystone, scroll brackets and circular head;

(e) regular arrangement of windows; and

(f) elements related to the innovative structural design of the building, such as the Turner ‘mushroom-head’ reinforced concrete columns and flat-slab design.

**Delegation of Authority**

6 The Executive Director of City Planning and Community Development, or his/her 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, in a fashion consistent with the existing architectural elements, appearance, colours and building materials, provided the same are consistent 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*.

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

READ A FIRST TIME THIS 27<sup>th</sup> DAY OF January 2021.

READ A SECOND TIME THIS 27<sup>th</sup> DAY OF January 2021.

READ A THIRD TIME AND PASSED THIS 27<sup>th</sup> DAY OF January 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

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City Clerk

ABSTRACT

BYLAW NO. 2021-9

THE DARKE BLOCK HERITAGE DESIGNATION BYLAW

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PURPOSE:	To designate as Municipal Heritage Property the property known as the Darke Block, located at 2125 11 <sup>th</sup> Avenue, Regina, Saskatchewan.
ABSTRACT:	The bylaw designates the property known as the Darke Block, located at 2125 11 <sup>th</sup> Avenue, Regina, Saskatchewan, as Municipal Heritage Property and will apply specifically to the identified character defining elements of the exterior of the building.
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, December 9, 2020, RPC20-34, and City Council, December 16, 2020, CR20-106.
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning & Development Services