

BYLAW NO. 2019-7

BYLAW TO DESIGNATE
THE COOK RESIDENCE AT 3160 ALBERT STREET
AS MUNICIPAL HERITAGE PROPERTY

WHEREAS section 11 and 12 of *The Heritage Property Act* authorize City Council to enact bylaws to designate real property, including all buildings, features and structures thereon, to be of heritage value and to establish guidelines and controls to preserve and develop the heritage characteristics of designated property; and

WHEREAS City Council has determined that the property known as the “Cook Residence” and located at 3160 Albert Street, Regina, Saskatchewan is a site of architectural, historical, cultural and aesthetic value; and

WHEREAS not less than thirty (30) days prior to consideration of this bylaw, City Council 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; and
- c. Registered an interest in the Land Titles Registry against all titles for the parcels of land included in the proposed bylaw; and

THEREFORE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 **Designation.** The real property commonly known as the “Cook Residence” located at 3160 Albert Street, Regina, Saskatchewan, situate on lands legally described as:

Surface Parcel #109501736

Reference Land Description: Lot 5, Blk/Par 631, Plan No. AP3598, Ext. 0

is hereby designated as Municipal Heritage Property.

- 2 **Reasons for Designation.** The reasons for designation as Municipal Heritage Property are as follows:

- a. The residence is valued as an exceptional and highly intact example of a Tudor Revival style dwelling as illustrated by such elements as exterior masonry cladding, half-timbering on the upper floor, intersecting and steeply pitched

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

City Solicitor

gable roof lines, irregular window patterns, jettied upper storey, ornamental chimneys, and an impressive crenelated tower concealing an interior spiral staircase.

- b. The residence is 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. The property is also valued for its estate-like residential character on Albert Street.
- c. The residence is further valued as a home designed by the noteworthy Regina architectural firm of William G. Van Edmond & Stanley E. Storey and stands as one of the most impressive examples of their residential work.

3 **Character Defining Elements.** The designations set forth in section 1 shall apply specifically to the exterior of the building and include, but are not limited to, the following character defining elements which embody the heritage value of the building, such as:

- a. Location in the Lakeview neighbourhood on the corner of Albert Street and Hill Avenue across the street from the legislative building and grounds.
- b. Sitting on a roughly square corner lot with a generous setback from the street.
- c. 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.
- d. Wood frame construction including: concrete foundation; Fort William tapestry brick veneer with cream mortar; stucco cladding; and half-timbering.
- e. 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.

- f. 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.
- g. 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.
- h. Chimneys including: two external brick chimneys and Tyndall stone caps, cast iron bracket, multiple twisted flues and concrete pots.
- i. Other elements such as the glass bottle bottoms installed in the rear gable peaks.

4 **Guidelines and Control.**

- a. Subject to subsection 4b, no person shall alter, restore, repair, disturb, transport, add to, move in any way, in whole or part, or remove any fixtures from the designated property, without the written approval of the Council of the City of Regina.
- b. The Council delegates to the Director of Planning & Development Services. Or his/her delegate, the 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*.

5 *Bylaw No. 8912, commonly referred to as The Heritage Holding Bylaw, is amended by deleting from Schedule “A” thereof reference to Item 2.8 (R.H. Cook Residence, 3160 Albert Street) upon designation.*

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

READ A FIRST TIME THIS 28th DAY OF October 2019.

READ A SECOND TIME THIS 28th DAY OF October 2019.

READ A THIRD TIME AND PASSED THIS 28th DAY OF October 2019.

M. FOUGERE
Mayor

J. NICOL
City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

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BYLAW TO DESIGNATE
THE COOK RESIDENCE AT 3160 ALBERT STREET
AS MUNICIPAL HERITAGE PROPERTY

PURPOSE:	<p>To designate as Municipal Heritage Property the property known as the R.H. Cook Residence, located at 3160 Albert Street, Regina, Saskatchewan.</p> <p>The bylaw also deletes reference to the property from <i>Bylaw No. 8912</i>, commonly referred to as The Heritage Holding Bylaw.</p>
ABSTRACT:	<p>The bylaw designates the property known as the R.H. Cook Residence, located at 3160 Albert Street, Regina, Saskatchewan, as Municipal Heritage Property and will apply specifically to the identified components of the exterior of the building.</p>
STATUTORY AUTHORITY:	<p>Section 11 and 12 of <i>The Heritage Property Act</i>.</p>
MINISTER'S APPROVAL:	<p>Not required.</p>
PUBLIC HEARING:	<p>Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i>.</p>
PUBLIC NOTICE:	<p>Required, pursuant to subsection 11(2) of <i>The Heritage Property Act</i>.</p>
REFERENCE:	<p>Regina Planning Commission, January 9, 2019, RPC19-4. City Council Meetings January 28, 2019, CR19-4, March 25, 2019, September 30, 2019, CM19.14</p>
AMENDS/REPEALS:	<p>Amends <i>Bylaw No. 8912</i> (The Heritage Holding Bylaw).</p>
CLASSIFICATION:	<p>Regulatory</p>
INITIATING DIVISION:	<p>City Planning and Community Development</p>
INITIATING DEPARTMENT:	<p>Planning & Development Services</p>