

February 8, 2012

To: Members,
Regina Planning Commission

Re: Application for Designation as Municipal Heritage Property: Former Salvation Army
Citadel at 1772 Montreal Street

**RECOMMENDATION OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE
- JANUARY 9, 2012**

1. That the application to designate the Former Salvation Army Citadel, located at 1772 Montreal Street and including the lands legally described as Lots 21-23, Block 293, Plan Old No.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 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 Heritage Holding Bylaw No. 8912 to remove the property listed as item 6.7 upon designation.
3. That this report be forwarded to the February 8, 2012 Regina Planning Commission meeting and the February 21, 2012 City Council meeting to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw

MUNICIPAL HERITAGE ADVISORY COMMITTEE – JANUARY 9, 2012

The Committee adopted a resolution to concur in the recommendation contained in the report.

Councillor Fred Clipsham, Donald Black, May P. Chan, Bianca Currie-Poirier, Keith Knox, Ken Lozinsky, David McLennan, Joseph Ralko, Ingrid Thiessen, Victor Thomas and Robert Truszkowski were present during consideration of this report by the Municipal Heritage Advisory Committee.

The Municipal Heritage Advisory Committee, at its meeting held on January 9, 2012, considered the following report from the Administration:

RECOMMENDATION

1. That the application to designate the Former Salvation Army Citadel, located at 1772 Montreal Street and including the lands legally described as Lots 21-23, Block 293, Plan Old No.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 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 Heritage Holding Bylaw No. 8912 to remove the property listed as item 6.7 upon designation.
3. That this report be forwarded to the February 8, 2012 Regina Planning Commission meeting and the February 21, 2012 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 confirmed that the Former Salvation Army Citadel is of value as one of the oldest places of worship still in existence in Regina. It is also of historic value for its association with the Salvation Army. Since 1895, the Salvation Army in Regina has provided hope to those in need. The building, which was constructed circa 1900, is also valued as an example of the city's vernacular heritage from the turn-of-the-century. The designation of the building as a Municipal Heritage Property is consistent with the heritage policy objectives of the City of Regina's Official Community Plan.

The applicant is also engaged 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 on behalf of the owner of the above-referenced property for its designation as Municipal Heritage Property. The subject property is listed as a potential heritage property under Schedule "A" to the Heritage Holding Bylaw No. 8912. 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 building received a score of 77%. The evaluation form for the subject property is attached as Appendix D to this report. Information regarding the Heritage Property Designation Criteria may also be found on the City's website.

1. Heritage Assessment (53/60 total)
 - (a) Architecture – 23/30
 - (b) History – 30/30

2. Viability Assessment (24/40 total)
 - (a) Environment – 4/10
 - (b) Usability – 15/15
 - (c) Integrity/Present Condition – 5/15

Alterations

The applicant is engaged in a process to conserve the character-defining elements of the Former Salvation Army Citadel. The applicant intends to undertake a project that will involve foundation stabilization and repair of wood shingles, furnace and windows. If the proposed alterations are significant, they will be presented to the Municipal Heritage Advisory Committee for review.

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.

The owner(s) of a designated Municipal Heritage Property may request that an appropriate commemorative plaque, documenting the heritage significance of the property, be funded from the Planning and Sustainability operating budget for an upcoming year. Such a plaque would be installed in a publicly accessible location.

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 Heritage neighbourhood.

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

Strategic Implications

The proposed 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.

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, and the Heritage Community Association.

Heritage Regina has indicated in writing that it is supportive of the designation and provided the following statement: "The Board of Directors of Heritage Regina has now had a chance to review the package of material you sent us with regard to the former Salvation Army Citadel at 1772 Montreal Street. We support designation of this historic building as a Municipal Heritage Property for the following reasons:

- It is one of the oldest places of worship still in existence in Regina (it was built in the early twentieth century).
- It is associated with the Salvation Army, which has had a presence in Regina since the town's early days (1895).
- The construction of the Salvation Army Citadel reflects the growing religious diversity in the booming Regina of the early 20th century."

On behalf of the Heritage Community Association, the Chair has provided the following statement in support of designation: "The Heritage Community Association is very supportive of the identification and recognition of Regina properties with historical, cultural and architectural value.

According to the information that you provided it appears that this property does have significant historical value. The Heritage Community Association supports its designation as a Municipal Heritage Property."

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.

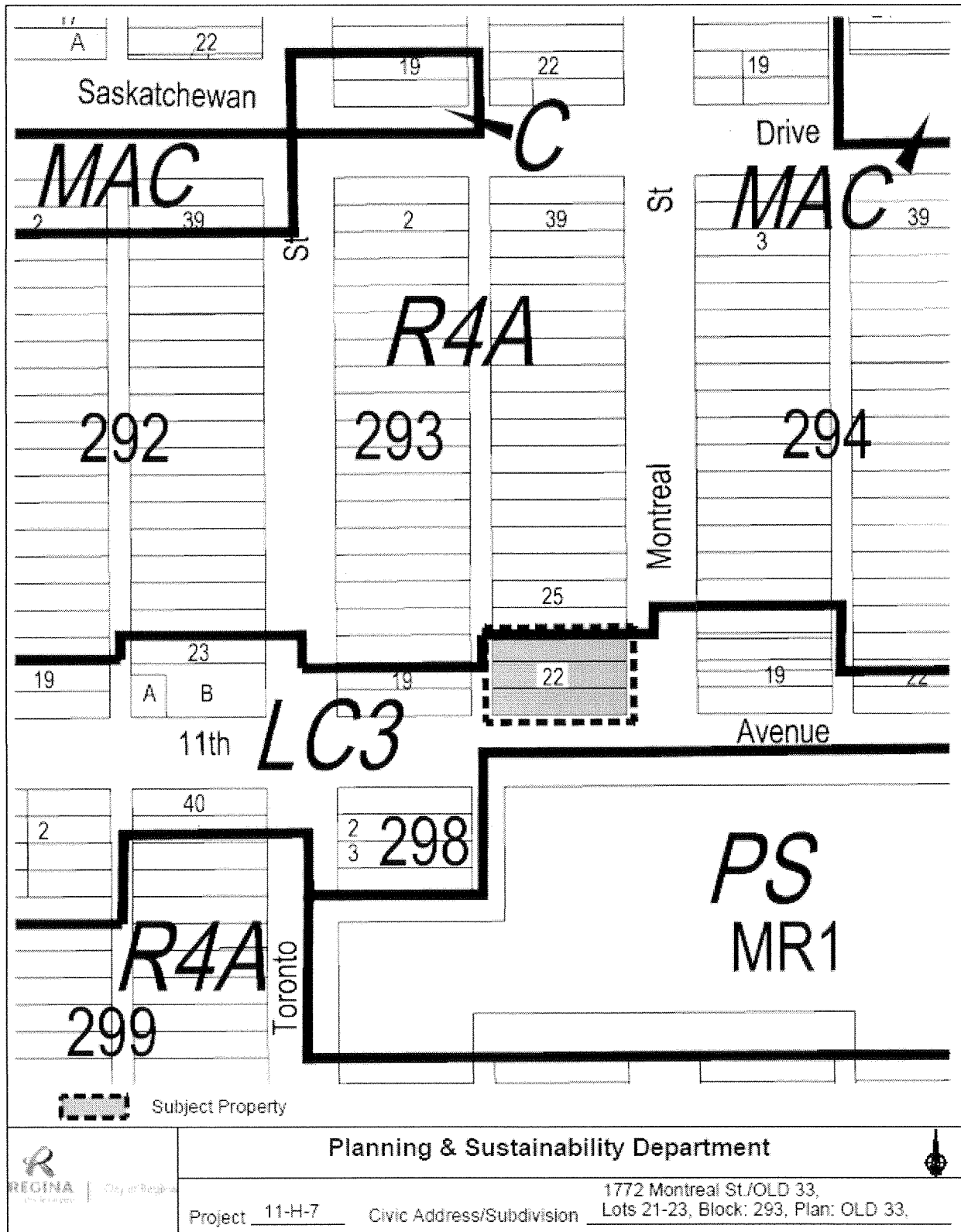
Respectfully submitted,

MUNICIPAL HERITAGE ADVISORY COMMITTEE

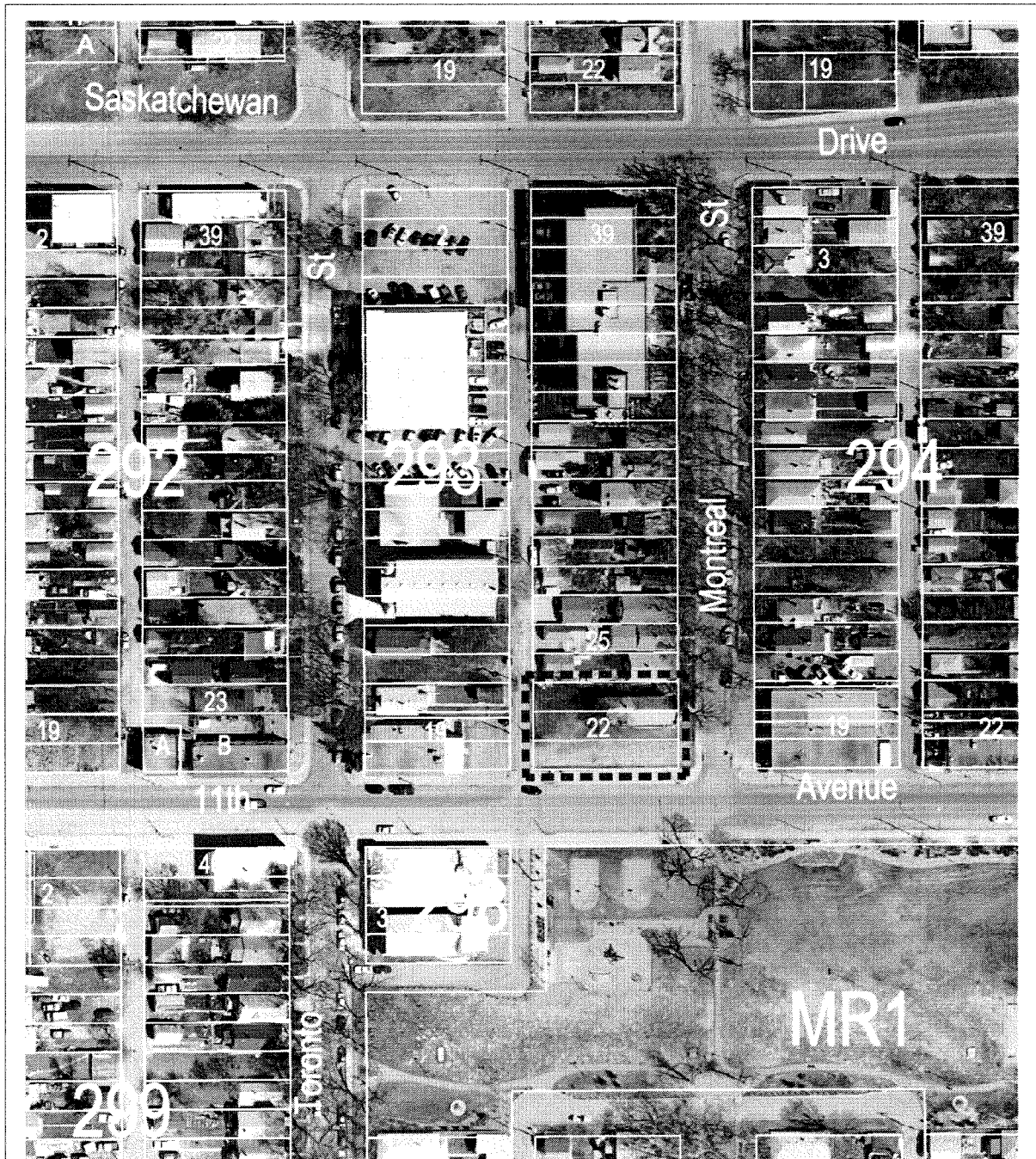


Peggy Roettger, Secretary

APPENDIX A
Context Map



APPENDIX B
Aerial



Subject Property

Date of Photography : 2009



Planning and Sustainability Department

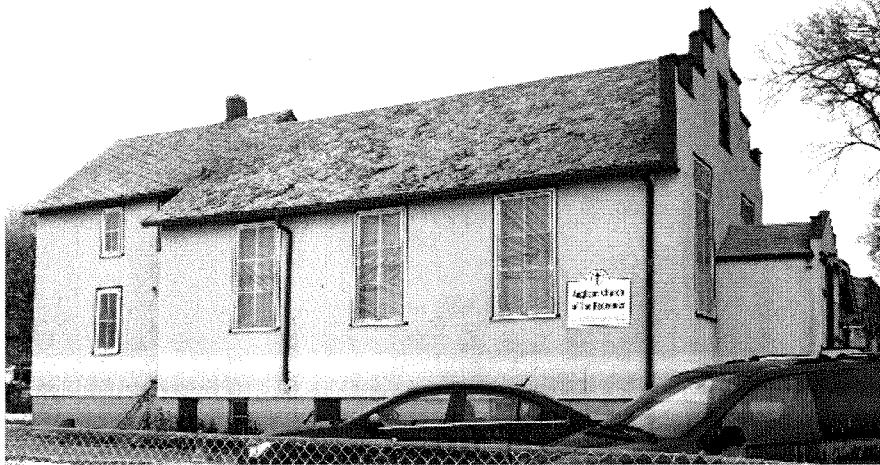


Project 11-H-7

Civic Address/Subdivision

1772 Montreal St./OLD 33,
Lots 21-23, Block: 293, Plan: OLD 33,

APPENDIX C Statement of Significance



Former Salvation Army Citadel
1772 Montreal Street

Description

The Former Salvation Army Citadel is a one-storey gable-roofed building with a projecting stepped gable located near the intersection of Montreal Street and 11th Avenue in the Heritage Neighbourhood.

Heritage Value

The Former Salvation Army Citadel is of value for its association with the Salvation Army in Regina, which has had a presence in Regina since its early days. The Former Salvation Army Citadel was a spiritual centre and Salvationists went out from here to minister to the physically and spiritually needy. In 1895, the work of The Salvation Army was opened in Regina. This wood frame Citadel was later erected around the turn-of-the-century at 1738 Broad Street in order to meet the increasing meeting space needs of the corps. As the city increased in size, so did the work of the Salvation Army. The Citadel was quickly outgrown and meetings had to be held in a theatre on South Railway opposite the railway depot. It served as the Salvation Army Citadel until a larger brick Citadel was constructed on an adjacent lot in 1913. The frame building was acquired by the congregation of the Christian Apostolic Church and moved to its present location in 1918, where it has been continually used by Christian organizations.

The building is a good example of the type of modest, vernacular architecture that appeared in the city's first commercial area at the turn-of-the-century. When the building was located at 1738 Broad Street it was within close proximity to the early commercial settlement that grew up south of the tracks and the station. The addition appears to date back to the early history of the building when it was located on Broad Street.

Character-Defining Elements

The character-defining elements that illustrate the building's early vernacular architecture include:

- One-storey church form with a two-storey house-form addition;
- Free-standing, rectangular form and wood-frame construction;
- Stepped false front façade;
- Front facing gable roof on each structure;
- Single-hung sash windows in wood construction;
- Operable transom windows above the single-hung sash windows on the main floor façade of the church

APPENDIX D
Evaluation Form

Site Name: Former Salvation Army Citadel

HERITAGE ASSESSMENT	A	B	C	D	
Architecture (Maximum 30)					
Style	16	8	4	0	Good example of modest and early vernacular design
Construction/Materials	8	4	2	0	Good example of a wood frame structure with wood cladding
Age	12	6	3	0	Built c. 1900*
Architect/Builder	8	4	2	0	Unknown
Exterior Details	4	2	1	0	Limited exterior details relate to modest vernacular design
Interior Details	6	3	1	0	n/a
Massing/Plan	4	2	1	0	No functional problems or poor proportions
History (Maximum 30)					
Persons	20	10	5	0	Salvation Army of regional significance
Events/Chronology	20	10	5	0	First Salvation Army citadel building in Regina
Context	25	12	6	0	Reflects the theme of Social & Cultural Life – Religion and Spirituality
Subtotal					53
VIABILITY ASSESSMENT	A	B	C	D	
Environment (Maximum 10)					
Continuity/Setting	8	4	2	0	Acceptable in the area
Landscape Quality	4	2	1	0	No attempt to landscape the area
Landmark/Symbolism	10	5	2	0	A familiar building in part of the region
Usability (Maximum 15)					
Zoning / Land Use / Compatibility	8	4	2	0	Compatible with LC3 zone: church
Adaptability	10	5	2	0	Use compatible with original use as a church
Servicing / Utilities	8	4	2	0	Public access provided
Recycling Costs	10	5	2	0	Conservation costs lower than new construction
Integrity & Present Condition (Maximum 15)					
Site Originality	8	4	2	0	Building not on original site but relocation integral to retention
Alterations	8	4	2	0	Structure has been noticeably changed, but retains its basic exterior character
Exterior Condition	5	2	1	0	Exterior shows wear
Interior Condition	5	2	1	0	n/a
Ground Condition	5	2	1	0	Major work required
Subtotal					24
GRAND TOTAL					77

* The Salvation Army is first listed in *Henderson's Manitoba and Northwest Territories gazetteer and directory* without an address in 1904. In 1905, the Salvation Army is listed with a Broad Street location. However it's not until 1908 that the Salvation Army Barracks is listed with a 1738 Broad Street address.

