

NOTICE OF INTENTION TO DESIGNATE Municipal Heritage Property

The Heritage Property Act S.S. 1979-80, c.H-2.2 s. 11(2)(b)

Notice is hereby given that not less than 30 days from the date of service of this notice, the Council of the City of Regina intends to pass a bylaw to designate as Municipal Heritage Property the following real property known as:

James Residence

legally described as:

Surface Parcel #111953639

Reference Land Description: Lot B, Blk/Par 8, Plan No FN3917, Ext 3

and located at:

2506 McTavish Street

The reasons for the proposed designation and the heritage significance of the building are as follows:

1. The James Residence is valued for its interwar contribution to the heritage landscape of the Lakeview neighbourhood. Following the announcement by the Province in 1906 that the new legislative building would be built on the east side of Albert Street, south of Wascana Lake, McCallum, Hill & Co. subdivided their extensive land holdings into a simple grid-iron plan that year. Located between Albert and Pasqua Streets, and Wascana Creek and 23rd Avenue, McCallum, Hill & Co. registered and marketed two new subdivisions: "Wascana Park", north of 20th Avenue, and "Lakeview", south of 20th Avenue, with the James Residence constructed in the former over 15 years later. These areas underwent a surge of development in the Edwardian period that was halted with the outbreak of the First World War. Though the war significantly slowed the area's development, the 1920's ushered in a new era of economic diversification and development. This property had previously been built upon in c.1912 by Fredrick and Amy Ritter (nee Houston), who constructed a large residence for their family. Fredrick, along with managing the local branch of the Monarch Lumber Company, was notable as being the first head coach of the Regina Rugby Club (Saskatchewan Roughriders). The property, which originally had a frontage of 100-feet along McTavish Street was later acquired by local contractor Thomas Barnard. In 1921, Barnard moved the former Ritter residence to 2810 Albert Street, where it remains. Utilizing the original c.1912 cobblestone verandah which was left in place, Barnard constructed this extant dwelling (or possibly relocated another house to this site) in 1922. This area of Wascana Park remained sparsely developed until after the Second World War, when it was resubdivided into its present modified grid layout and renamed River Heights in 1954. The neighbourhood experienced a rush of mid-century residential construction during the unprecedented post-war economic resurgence.
2. The James Residence is also valued for its Craftsman style architecture. Derived from the British Arts and Crafts movement, the Craftsman style emerged in California, and the honest use of natural and locally sourced materials was promoted by its early advocates. The style disseminated across North America through its publicity in domestic pattern book magazines, first becoming popular in Western Canada during the early 1910s. The enduring preference for the Craftsman style through the Interwar era of the 1920s represented a nostalgic penchant for the time prior to the turmoil of the First World War. Featuring hallmarks of the style, the James Residence includes such features as wood shake cladding, triangular brackets, verandah and shed roof dormers.
3. The James Residence is additionally valued for its long-time owners and residents, the Grey-Owen family. Following the dwelling's erection in 1922, Thomas Barnard either leased or sold the property to original residents William E (c.1867-1739) and Isobel S. (nee Bruce; 1867-1759) James who resided here for several years, until the house was purchased by the Gray-Owens in c.1928. Joseph Gray-Owen (1880-1949) and Ethel M. Davies (1884 - 1973) were both born in Wales, marrying in 1907, and immigrating to Saskatchewan in 1912. Educated as a civic engineer, Joseph and his family initially resided in Outlook, and following his service in the 128th Battalion during the First World War, they relocated to Regina. Joseph spent his career working for the Provincial Department of Railways, Telegraphs and Telephones. Following his passing, Ethel relocated to Vancouver, and their son Donald (1908-1976) and daughter-in-law Eileen A. Hadden (b.1921) moved into the residence. Donald and Eileen had married in 1939, and continued to reside here until the early 1960s, eventually retiring to British Columbia. During their time at this residence, both Donald and Eileen owned and managed Hunter's Ltd., a local women's clothing store.
4. The Character Defining Elements of the James Residence include but are not limited to:
 - (a) location midblock on the west side of McTavish Street between 17th and 18th Avenues, immediately south of Wascana Creek, and in a single-family detached residential context;
 - (b) form, scale and massing expressed by its rectangular plan and overall symmetrical massing; one and one-half story height with full basement; side gable roofline; open verandah; gable projection on south elevation; and enclosed shed roof porch on rear elevation.
 - (c) wood-frame construction with wood shake and lap cladding; wood watertable banding; wood bargeboards and soffit; and wood window casings and sills;
 - (d) Craftsman-style features including: exterior wood shake cladding in ribbon coursing; horizontal wood lap siding along basement level; cobblestone verandah with concrete cap and shed roof; wood knee brackets and raftertails; and central shed dormer on front elevation;
 - (e) fenestration including: original single and double assembly window openings; original multi-light wood sash on rear elevation; and original door openings; and
 - (f) one internal brick chimney stack located on rear slope of roof.

Any person wishing to object to the proposed designation must serve council with a written objection stating the reasons for the objection and all relevant facts not less than three days prior to consideration of the bylaw.

The aforementioned bylaw will be considered by City Council at its meeting on January 19, 2022. Written objections or submissions from persons wishing to make other representations to City Council with respect to the proposed bylaw must be delivered to the City Clerk no later than January 17, 2022.

Dated this 18th day of December, 2021.