



# **Bylaw No. 2022-61**

## **Disclaimer:**

**This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.**

BYLAW NO. 2022-61

THE PORTNALL RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

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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 Portnall Residence and located at 109 Angus 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 Portnall Residence located at 109 Angus 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 #110983462

Reference Land Description: Lot 3, Block 3, Plan No DV678 ext. 0

Surface Parcel # 112194806

Reference Land Description: Lot 12, Block 3, Plan No 101218047 ext. 73

including the building known as the Portnall Residence, the civic address of which is 109 Angus Crescent, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

### **Reasons for Designation**

4 The property is designated for the following reasons:

- a) The Portnall 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.
  
- b) The Portnall Residence is also valued for its association with long-time original owner and resident, and one of Regina's leading architects for over five decades, Francis H. Portnall (1886-1976). Portnall studied as an architect in London, England prior to leaving for Canada in 1906, arriving in Regina two years later. In the early 1910s, he formed a decade-long partnership with Frederick C. Clemesha, interrupted when Portnall served in the First World War, before becoming a sole practitioner in the 1920s. Portnall designed a number of prominent residences, ecclesiastical, educational, and public buildings across the city and province, utilizing a range of traditional and revivalist architectural styles, and successfully transitioning into Modernism. Portnall held the post of President of the Saskatchewan Association of Architects in 1928-29 and was nominated as a Fellow of the R.A.I.C. in 1945. Several of his notable and landmark buildings in Regina include: the old No. 1 Fire Hall, First Presbyterian Church, Knox-Metropolitan United Church, The Crescents and Thomson Schools, Masonic Temple, Dominion Government Building, Beth Jacob Synagogue and the Provincial Law Courts. Portnall and his wife Mabel (née Morgan; 1890-1977), born in Carberry, Manitoba, would remain in this house from its construction in 1927 until Francis' death in 1976 and Mabel's the following year.

- c) Completed in 1927, the Portnall Residence is valued for its whimsical Period Revival architectural style. The Period Revival style was a popular choice during the Interwar era, as entrenched traditionalism dictated a nostalgic preference for architectural expressions rooted in the past. Portnall's residential work tended toward finely composed and impeccably detailed Collegiate Gothic, Georgian Revival, or Period Revival styles. The fine attention to detail is obvious in the design of this, his own Period Revival home. Most notably, the Portnall Residence features an asymmetrical façade, prominent front gabled dormer jettied projection, paired hexagonal brick chimneys, and off-centre recessed entryway with decorative arched brick surround, evocative of the soon to proliferate Art Deco style.

### **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 Angus Crescent in the Crescents area of the Cathedral neighbourhood of Regina with its setting in the middle of a deep lot with a generous setback from the street;
  - (b) continuous use as a residence since 1927;
  - (c) residential form, scale, and massing as expressed by its one and one-half storey height; steeply sloped side and flushed gabled and saltbox roof; large front and rear gable projections; and off centre entryway;
  - (d) wood-frame construction with stucco cladding; foundation with exterior brick veneer and bevelled upper watertable course; wood bargeboards, fascia, and soffit; and wood window frames, casings, sills, and aprons;
  - (e) Period Revival style features such as its: large front gabled jettied projection with glass bottle end quatrefoil-like detail in the gable peak, dropped finial, exposed rafter tails, pointed bargeboards, and triangular brackets; large first storey bay window positioned below jettied gable, supported by large wooden brackets; brick steps leading to the off-centre recessed front entryway featuring decorative brick surround with brick quoining and Art Deco-style arch motifs; small shed roof wall dormer situated above the front entryway; elaborate external brick chimney stack on front elevation, transitioning from a rectangular shape to twin hexagonal shaped stacks with corbelled brick hexagonal caps and clay pots; rectangular bay window on the side elevation with projecting shed roof with stucco cladding and curved

stucco clad brackets; clay tile roof; original half-round copper eavestroughs with decorative scroll-like hangers and round downspouts;

- (f) original fenestration with original wood sash windows including, but not limited to: a bank of six-over-nine and four-over-six double-hung assemblies in the bay on the front elevation; a triple assembly in the large front gabled dormer featuring a six-over-six double-hung window flanked by a four-over-four assembly on either side; the shed roof wall dormer features a four-over-four assembly; various clustered and single wood frame, multi-light hung and casement assemblies; all windows feature flared stucco clad hoods and projecting wood sills; and
- (g) original, multi-panel wood front door.

#### **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 23<sup>rd</sup> DAY OF November 2022.

READ A SECOND TIME THIS 23<sup>rd</sup> DAY OF November 2022.

READ A THIRD TIME AND PASSED THIS 23<sup>rd</sup> DAY OF November 2022.

S. Masters  
Mayor

J. Nicol  
City Clerk (SEAL)

CERTIFIED A TRUE COPY

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City Clerk

ABSTRACT

BYLAW NO. 2022-61

THE PORTNALL RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

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PURPOSE:	To designate as Municipal Heritage Property the property known as the Portnall Residence, located at 109 Angus Crescent, Regina, Saskatchewan.
ABSTRACT:	This Bylaw designates the property known as the Portnall Residence, located at 109 Angus 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