



Bylaw No. 2022-68

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BYLAW NO. 2022-68

THE NEAL INSTITUTE MUNICIPAL HERITAGE DESIGNATION BYLAW

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 Neal Institute and located at 3124 Victoria Avenue, 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 Neal Institute located at 3124 Victoria 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 #110990774

Reference Land Description: Lot 46, Block 336, Plan No 99RA05074 ext. 0

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

City Solicitor

including the building known as the Neal Institute, the civic address of which is 3124 Victoria Avenue, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

Reasons for Designation

4 The property is designated for the following reasons:

- a) The Neal Institute is incredibly valued for its Queen Anne Revival style. Common throughout the late 1800s and into the early 1900s, Queen Anne Revival was an eclectic style originating in Britain and disseminated across North America. Typically reserved for domestic architecture, Queen Anne Revival was meant to be aesthetically extravagant and irregular, seeking to exhibit an array of textures and details with a range of simplified and high styles. Technology advances at this time allowed carpenters and lumber mills to easily and inexpensively produce a variety of decorative wooden elements to incorporate and showcase in their residential projects. The Neal Institute was constructed by local builder Thomas R. Davidson (b.1879) in 1912, presumably on speculation due to the thriving economy during the Edwardian era. Having arrived in Regina approximately a year prior to construction, Davidson may have striven to publicize his ability as a builder and craftsman to the community at large. Residing in Regina with his family until the 1920s, he eventually moved to Detroit, continuing in his profession. The dwelling features notable elements of the Queen Anne Style in the Canadian context, including a full-width verandah; steeply pitched roof slope; projecting gable with a two-storey bay window underneath; half-timbering; and shed and eyebrow dormers.
- b) The Neal Institute is also valued for its early and original use as a private treatment centre for those battling alcoholism and drug addictions. Established in Des Moines, Iowa by Benjamin E. Neal (1867- 1949) in 1909, the Neal Institute Company claimed to have formulated a 3-day cure for alcohol addiction, requiring patients to reside at their infirmary for the duration of the pseudoscientific vegetable-based remedy treatment. In direct competition with the more well-known Keeley Institute, the Neal Institute was able to franchise and quickly expand their venture, and less than a year later after its founding, a local Neal Institute was opened at Regina in December 1910, the fifth one in Canada. Originally located at 2244 Smith Street and under management of Charles W. Bragg (1880- 1922), the Neal Institute relocated to 3124 Victoria Avenue in circa 1913, remaining as the original tenant in this dwelling for approximately two years. At its peak, the Neal Institute had over 60 branches throughout the United States and Canada, though by 1922, almost all had been closed due to prohibition and a lack of scientific credibility with the treatment method. Converting to a singlefamily dwelling following the closure of the Neal Institute, the house

was eventually purchased by long-term residents Edmund J. (1862-1935) and Mary (née Wallace; 1867-1941) who lived here from circa 1920 until Edmund's passing.

- c) The Neal Institute is lastly valued for its Edwardian-era contribution to the built heritage landscape of the Cathedral neighbourhood. As part of the Canadian Pacific Railway's original townsite subdivision, which extended west of Albert Street, the Cathedral area expanded rapidly in the early 20th century in proximity to Victoria Avenue, which served the primary east-west corridor in the south half of the city. In 1911, the Regina Municipal Railway was a further catalyst for development in the area when their inaugural streetcar system included a line along 13th Avenue to Elphinstone, extended two years later to Pasqua Street. During this time, the Roman Catholic Archdiocese commenced construction of their cathedral along 13th Avenue; the Westminster Presbyterian congregation erected their edifice; and Connaught School was built as well, further attracting new residents and both residential and commercial developments.

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 midblock on the north side of Victoria Avenue between Garnet and Cameron Streets in a single-family detached residential context;
 - (b) form, scale, and massing as expressed by its: asymmetrical façade with canted bay window projections on front and west elevations; rectangular plan and two and one-half storey height with full basement; high pitched hipped roof with a front gable projection;
 - (c) wood-frame construction with masonry (brick) and/or concrete foundation; wood shingle cladding, cornerboards, and fascia; wood frame windows, casings, and sills; and brick veneer and window lintels along the first storey;
 - (d) Queen Anne Revival style elements including: enclosed, wood shingle clad full-width tapered verandah with triangular fenestration, wood frieze and dentil crown moulding, and supporting a second storey balcony; stretcher bond red brick veneer and soldier bond red brick window lintels along first storey; canted bay window on west elevation; wood tongue and groove soffit; wood shingle cladding on second storey with repeating thick butt coursing on front and side elevations; two-storey canted bay window on front elevation; wood modillions, half-timbering, dentil lintel above window, and flared wood bargeboard on projecting front elevation gable;

flared eaves with curved decorative wood raftertails; and shed and eyebrow dormers;

- (e) original fenestration including: triangular openings on verandah with multi-light fixed wood sashes; single light wood windows; 1-over-1 hung wood windows; semi-circle, single-light fixed wood window in eyebrow dormer; variety of single and multi-light wood storm windows; original wood screen door on verandah with glazing; possible original wood front door; original second storey exterior wood doors with glazing on front and rear elevations; and
- (f) other exterior features including: parging along foundation level; and large red brick chimney with three clay pots.

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 23rd DAY OF November 2022.

READ A SECOND TIME THIS 23rd DAY OF November 2022.

READ A THIRD TIME AND PASSED THIS 23rd DAY OF November 2022.

S. Masters
Mayor

J. Nicol
City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2022-68

THE NEAL INSTITUTE MUNICIPAL HERITAGE DESIGNATION BYLAW

PURPOSE:	To designate as Municipal Heritage Property the property known as the Neal Institute, located at 3124 Victoria Avenue, Regina, Saskatchewan.
ABSTRACT:	This Bylaw designates the property known as the Neal Institute, located at 3124 Victoria Avenue, 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