



Bylaw No. 2022-64

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BYLAW NO. 2022-64

THE DIXON RESIDENCE 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 Dixon Residence and located at 1410 College 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 Dixon Residence located at 1410 College 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 #107196105

Reference Land Description: Lot 11, Block 467, Plan No OLD33 ext. 0

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

City Solicitor

including the building known as the Dixon Residence, the civic address of which is 1410 College Avenue, Regina, Saskatchewan, is hereby designated as Municipal Heritage Property.

Reasons for Designation

4 The property is designated for the following reasons:

- a) The Dixon Residence, constructed in 1918, is valued for its association with the Interwar development of the General Hospital district of the Heritage neighbourhood. The district is defined as the area bordered by Victoria and College Avenues and Broad and Winnipeg Streets. This area was laid out as part of Regina's original 1882 Canadian Pacific Railway townsite subdivision. Although residential development of the General Hospital district was slow to start, the Edwardian economic boom resulted in a surge in development. During this period, residences, as well as local amenities including institutional and ecclesiastical buildings, were constructed. The neighbourhood was home to an emerging community of middle-income individuals and families. In 1911, the completion of the new Regina General Hospital was a boon for the area, attracting new residents and development of the blocks around the facility. Installation of streetcar lines and their extension (1911 and 1913) along College Avenue and 11th Avenue/Victoria Avenue, east of Broad Street, provided a convenient means of public transit for neighbourhood residents. The outbreak of the First World War paused nonessential development in Regina as manpower and materials were repurposed to support the war effort. Development in Regina began again after the end of the war, and it was during this time that the extant residence was constructed. The Dixon Residence is located a few blocks south of the General Hospital, along College Avenue which is an important transportation corridor.
- b) The Dixon Residence is further valued for its connection with longtime resident and original owner, Dr. Charles H. Dixon (1886-1970). Born in North Gower, Ontario, he studied dentistry at the University of Toronto and Northwestern University in Chicago, graduating in 1911. Charles married Edith E. Campbell (1888-1968), also from Ontario, in 1912. The couple moved first to Kerrobert, Saskatchewan before settling in Regina in 1918. That same year, the couple had the extant residence constructed on College Avenue. Dr. Dixon, in partnership with Dr. Harold Minion, practiced dentistry for over 40 years in Regina. In addition to his practice, he also served as an alderman (1929-1932 and 1934-1935) and property developer, commissioning construction on the 14-suite Madrid Apartments a few blocks to the west on College Avenue, which were designed by prominent Regina architects Storey & Van Egmond in 1927. Dr. Charles and Edith Dixon resided in the extant home until their deaths in 1968 and 1970, respectively.

- c) The Dixon Residence is also valued as an early example of a Period Revival style residence. Period Revival architecture was popular both before and after the First World War. This architectural style projected a sense of traditionalism of earlier periods and drew upon aspects of the historical architectural styles. The Dixon Residence conveys the Period Revival style through its jerkinhead roof, dormer, exterior stucco cladding, multiple roof types, half-timbering in the gables, triangular brackets, multi-assembly and multi-light windows, and open soffits with exposed rafter tails.

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 College Avenue in the General Hospital district of Regina's Heritage neighbourhood between St. John and Ottawa Streets;
- (b) form, scale, and massing as expressed by its: two-storey height with rectangular-plan; basement; enclosed front verandah; two-storey hip roof wing on the southeast corner; shed roof dormer front elevation; and two-storey gable roof wing on the rear of the residence;
- (c) wood frame construction with stucco cladding; wood fascia, bargeboards, and soffit; and wood window frames and casings;
- (d) Period Revival style details such as its: asymmetrical design; side-gable jerkinhead roof with half-timbering detail and wood knee brackets on west elevation; large, shed roof dormer with tongue and groove wood soffit; hip roof wing on the southeast corner; gable roof wing on the rear elevation; open soffits with exposed rafter tails; pointed wood bargeboards; and shed roof bay on west elevation; and
- (e) original fenestration including, but not limited to: single and double assembly window openings; single assembly multi-light fixed wood window with wood storm window; triple assembly 1-over-1 hung wood windows with wood storm windows; and triple assembly asymmetrical hung wood windows with multi-light upper sashes and wood storm windows.

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. 2022-64

THE DIXON RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

PURPOSE: To designate as Municipal Heritage Property the property known as the Dixon Residence, located at 1410 College Avenue, Regina, Saskatchewan.

ABSTRACT: This Bylaw designates the property known as the Dixon Residence, located at 1410 College 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 *The Heritage Property Act*.

MINISTER'S APPROVAL: Not required.

PUBLIC HEARING: Not required as no objections to the proposed designation were received pursuant to section 13 of *The Heritage Property Act*.

PUBLIC NOTICE: Required pursuant to subsection 11(2) of *The Heritage Property Act*.

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