



# **Bylaw No. 2022-62**

## **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. 2022-62

THE MOUNTEER 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 Mounteer Residence and located at 276 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 include 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 Mounteer Residence located at 276 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 #110982821

Reference Land Description: Lot 27, Block J, Plan No DV678 ext. 0

Surface Parcel # 112193478

Reference Land Description: Lot 50, Block J, Plan No 101172002 ext. 78

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
City Solicitor

including the building known as the Mounteer Residence, the civic address of which is 276 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 Mounteer Residence is valued as a splendid example of the type of high quality suburban residential development occurring in the Crescents area during the 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. While development halted with the outbreak of the First World War, it resumed the following decade, which saw the completion of the Mounteer Residence in 1930 immediately after the onset of the Great Depression. The Mounteer Residence remains a great example of an impressive house constructed at a time of economic uncertainty.
  - b) The Mounteer Residence is additionally valued for its association with its original owners and residents, the Mounteer family. Dr. Edwin A. Mounteer (1888-1951) was born in Chatham, Ontario, and received his education in dentistry in Toronto, and later in Chicago, where he graduated from the Northwestern University Dental School in 1915. Moving to, and practicing in Radville, Saskatchewan, Mounteer served briefly with the Canadian Army Dental Corps during the First World War. By 1920 he had relocated to Regina, instituting his dental practice in the McCallum Hill Building. Edwin married Enid M. Conrod (1896-1996) in 1923. While maintaining a successful practice, Edwin was also active in the community, serving on the Kiwanis Club and provincial College of Dental Surgeons, and with the University of Saskatchewan's Board of Examiners. Additionally, he was actively involved in local sporting communities and fund-raising efforts during the Second World War. The Mounteer family remained in this house until 1941, when it was sold to Bert L. and Barbara J. Neil.
  - c) Completed in 1930, the Mounteer Residence is valued for its whimsical Period Revival architectural style. The Period Revival movement predominated between the two World Wars. As North America had not

suffered physical devastation during the First World War, there was little need to adopt the aggressively modernistic styles which were becoming prevalent in Europe. Instead, there was a feeling of pleasant and comfortable nostalgia, and a return to the cozy traditional styles of earlier eras. During this period of entrenched traditionalism, Period Revival styles - often used in eclectic blends - reached the height of their popularity. The stucco exterior, cat-slide roof feature, wall buttressing, and two prominent chimneys characterize the eclectic Period Revival style of the Mounteer Residence. The house was constructed by Waterman-Waterbury Manufacturing Co., a general contracting firm with a specialized focus on the manufacturing of heating equipment, and the design and construction of schools. The company would build a substantial number of schools across Saskatchewan and Alberta and construct many unique, private homes in Regina.

### **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 along Angus Crescent, adjacent to a laneway, in the Crescents area of Regina's Cathedral neighbourhood;
  - (b) residential form, scale, and massing as expressed by its: one and one-half storey height with rectangular-plan and full basement; original steeply pitched gable roof structure with large jerkinheads; and gable projection on front elevation with cat-slide roof;
  - (c) wood frame construction with stucco cladding; parged concrete foundation; wood fascia, bargeboards, soffit; and wood window frames and casings;
  - (d) Period Revival style details such as its: asymmetrical front elevation with gable projection including a cat-slide roof over central entryway; wall buttressing; simple, stucco clad corbel brackets; and gambrel roof dormer;
  - (e) fenestration including original arch, Tudor arch, and rectangular window openings; stained, came glasswork in wood window sashes flanking chimney on south elevation; and
  - (f) additional features including possible extant coal chute door on south elevation; and tall external rug-texture, variegated red brick chimney with a corbelled cap and 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 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

\_\_\_\_\_  
City Clerk

ABSTRACT

BYLAW NO. 2022-62

THE MOUNTEER RESIDENCE MUNICIPAL HERITAGE DESIGNATION BYLAW

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PURPOSE:	To designate as Municipal Heritage Property the property known as the Mounteer Residence, located at 276 Angus Crescent, Regina, Saskatchewan.
ABSTRACT:	This Bylaw designates the property known as the Mounteer Residence, located at 276 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