

The following is a copy of **Clause 1, Report No. 9-2003** of the **Planning and Operations Committee** which was **ADOPTED** by City Council at its meeting held on **June 23, 2003**:

**1. Application to Heritage Conservation Program  
838 Spadina Crescent East – Knox United Church  
(File No. CK. 710-1-6)**

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- RECOMMENDATION:**
- 1) that the City Solicitor be requested to:
    - i) prepare, advertise, and bring forward a bylaw to designate the property at 838 Spadina Crescent East (Knox United Church) as a Municipal Heritage Property under the provisions of the *Heritage Property Act*, with such designation limited to the exterior of the building; and
    - ii) make the appropriate amendments to Schedule "A" of Bylaw No. 6770, "A Bylaw for the City of Saskatoon to deny a permit for the demolition of certain property: to remove this property from the Bylaw;
  - 2) that the proposed alterations to the exterior of 838 Spadina Crescent East, described in the report, be approved;
  - 3) that Knox United Church receive a grant to a maximum of \$10,000, under the Heritage Conservation Program, to be funded through the Heritage Fund, following the satisfactory completion of the rehabilitation project. Satisfactory completion will be determined by the Manager, Development Services Branch, Community Services Department; and
  - 4) that a maximum of \$1,200 be allocated from the Heritage Fund for the supply and installation of a recognition plaque for the property upon the approval of the Manager, Development Services Branch, Community Services Department.

Your Committee has considered the attached report of the General Manager, Community Services Department dated May 29, 2003, with respect to the above matter. The Municipal Heritage Advisory Committee also reviewed this report and has indicated its approval of the recommendations.

Following review of this matter, your Committee is supporting the recommendations from the Community Services Department and Municipal Heritage Advisory Committee, as outlined above.

**O:** Secretary, Municipal Heritage Advisory Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** May 29, 2003  
**SUBJECT:** Application to Heritage Conservation Program  
838 Spadina Crescent East – Knox United Church  
**FILE NO:** PL 907

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**RECOMMENDATION:** that a report be submitted to the Planning and Operations Committee recommending that City Council approve the following recommendations:

- 1) that the City Solicitor be requested to:
  - i) prepare, advertise, and bring forward a bylaw to designate the property at 838 Spadina Crescent East (Knox United Church) as a Municipal Heritage Property under the provisions of the *Heritage Property Act*, with such designation limited to the exterior of the building; and
  - ii) make the appropriate amendments to Schedule "A" of Bylaw No. 6770, "A Bylaw for the City of Saskatoon to deny a permit for the demolition of certain property" to remove this property from the Bylaw;
- 2) that the proposed alterations to the exterior of 838 Spadina Crescent East, described in this report, be approved;
- 3) that Knox United Church receive a grant to a maximum of \$10,000, under the Heritage Conservation Program, to be funded through the Heritage Fund, following the satisfactory completion of the rehabilitation project. Satisfactory completion will be determined by the Manager, Development Services Branch, Community Services Department; and
- 4) that a maximum of \$1,200 be allocated from the Heritage Fund for the supply and installation of a recognition plaque for the property upon the approval of the Manager, Development Services Branch, Community Services Department.

## **BACKGROUND**

The Heritage Conservation Program provides assistance to rehabilitate key heritage resources in our community, secures long-term protection for these resources, and encourages appropriate and viable usage.

## **REPORT**

Knox United Church has applied for assistance under the Heritage Conservation Program. The property is located on the corner of Spadina Crescent East and 24<sup>th</sup> Street East. It contains a large church that is currently used by the congregation for worship and by the public for social, entertainment and community activities. A location map and historical and current photographs are provided in Attachment 1.

The rehabilitation project of the building involves repairing the outside walls by repointing the bricks. Some areas of the exterior have already been repaired in the same manner.

### Eligibility of the Property for Formal Heritage Recognition

This structure was evaluated for heritage status by civic staff on April 8, 2003. The evaluation incorporated the proposed rehabilitation project. Heritage research on the property and the Heritage Structure Evaluation Sheet completed by civic staff are attached (Attachments 2 and 3). The evaluation considers a number of factors, including architecture, past changes to the structure, history, and proposed rehabilitation.

Based on the formal evaluation, civic staff recommends that the exterior of the property (including the proposed rehabilitation project) is eligible for designation as Municipal Heritage Property for the following reasons:

- it is an excellent example of neo or collegiate gothic architecture, with an irregular pointed cruciform plan;
- there have been relatively few alterations to the property since construction; and
- it is a strong contributor to the character of the downtown and it is a well-known Saskatoon landmark on the riverbank.

### Rehabilitation Project

#### 1. Completed to Date:

- Major repointing of masonry work on building facades.
- Repairs to roof and eaves.

#### 2. Work for which assistance is currently requested:

- Major repointing of masonry on north west corner of the building with a cost of \$22,500. (See attachment 4).

3. Future stages of rehabilitation include:

- Further repair work on exterior walls.
- Continuous maintenance of stained glass windows.
- Repairs and maintenance of roof, retention of existing materials or use of those of similar colour and material.

Eligibility of the Proposed Rehabilitation Project under the Heritage Conservation Program

All elements of the exterior rehabilitation program are eligible under the Heritage Conservation Program.

Proposed Terms and Conditions Under the Heritage Conservation Program

The budget for the rehabilitation for a portion of the exterior of the building is \$22,500. The following table shows the recommended terms and conditions (Column 2) in the context of the provisions of the Heritage Conservation Program (Column 1). These terms and conditions have been reviewed with representatives of Knox United Church.

Applicable Elements of Heritage Conservation Program	Proposed Terms and Conditions
1. The City will fund 50 % of eligible project costs, to a maximum of \$ 10,000, in the form of a grant.	The proposed rehabilitation of the building exterior is acceptable to the City of Saskatoon. The City will provide a grant of \$ 10,000.  Funding Source: Heritage Fund
2. The City will refund the minimum building permit fee or 50% of the building permit fee related to eligible project costs, whichever is greater.	There is no building permit required for this work.
3. The City will provide and install a plaque on the property to recognize its heritage status.	The City will provide and install a plaque on the property to recognize its heritage status, at a maximum cost of \$1,200.  Funding Source: Heritage Fund
4. In return for assistance provided through the support mechanisms above, the owner will agree to protection tools or conditions designed to protect and conserve the structure in an appropriate way.	The City will designate 868 Spadina Crescent East, Knox United Church, as Municipal Heritage Property, excluding all elements except the building exterior.

	<p>Any future applications to alter the exterior of the building will be evaluated based on the following guidelines:</p> <ul style="list-style-type: none"> <li>• Retention of existing bricks and concrete trim exterior;</li> <li>• Retention of existing roof material or use of materials of similar colour and material.</li> </ul> <p>These terms will be indicated in the designation bylaw.</p> <p>The property owner shall undertake maintenance inspections of the exterior of the building in the spring and fall of each year. Required maintenance or repair work shall be undertaken in the season in which it is identified, unless otherwise agreed upon with Civic Administration. All inspections, maintenance or repair work shall be documented and the documentation made available to Civic Administration on request.</p>
	<p>Maximum financial assistance proposed = \$11,200.</p>

### **POLICY IMPLICATIONS**

This report complies with the Civic Heritage Policy (1996) and the Heritage Conservation Program (November 2, 1998).

### **FINANCIAL IMPACT**

The maximum recommended financial assistance is \$11,200. The source of funding is the Heritage Fund that currently has a balance of approximately \$235,142.

### **COMMUNICATIONS PLAN**


The bylaw to designate Knox United Church as a Municipal Heritage Property will be advertised in accordance with the provisions in the *Heritage Property Act*.

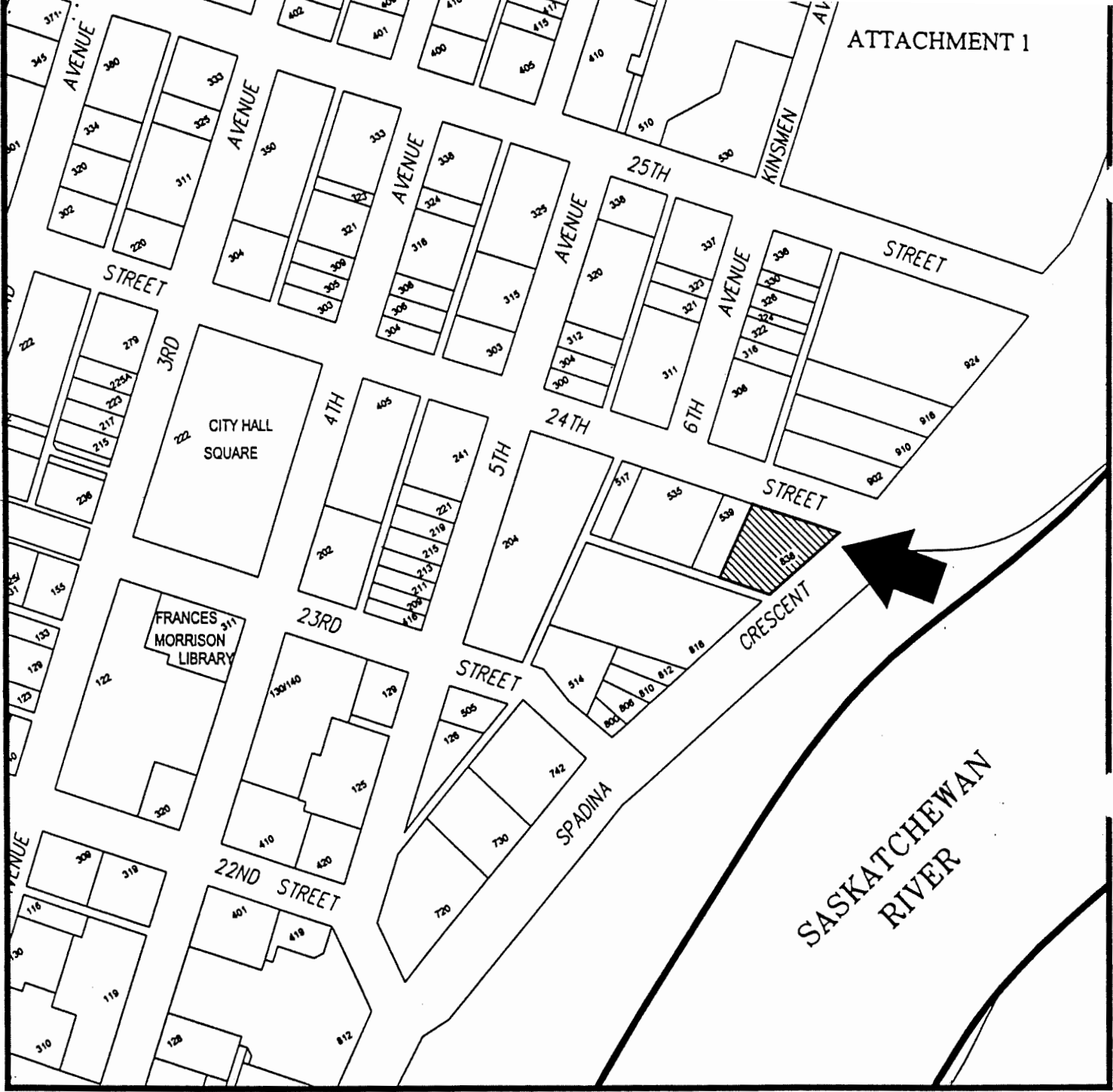
**ATTACHMENTS**

1. Location Map and Photographs of the Subject Building.
2. Heritage Research Report – Knox United Church.
3. Heritage Structure Evaluation Sheet.
4. Proposed Budget.

Written by: Paula Kotasek, MCIP, Planner III  
Development Services Branch

Reviewed by:   
Randy Grauer, MCIP, Manager  
Development Services Branch

Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: May 30, 2003



# KNOX UNITED CHURCH PROPOSED MUNICIPAL HERITAGE PROPERTY





5/27/2003 3:24pm



4/8/2003 9:48am



**Knox United Church**

Civic Address: 838 Spadina Cres E  
 Original Name: Knox Presbyterian Church  
 Current Name: United Church

Current Use: Church (2000)

Legal Description: Lot 19 Block 171 Plan 99SA32572  
 COS Site ID: 1600907  
 Number of structures on site: 1  
 Neighborhood: Central Business District

**Description of Property/Site including structures and grounds (current):**

The church occupies a downtown site which is set off by other churches in the area, with the beautiful Gothic St. John's Cathedral right next door. The lot is heavily treed and the church has an uninterrupted view of the banks of the South Saskatchewan River, which lends toward a peaceful and beautiful setting despite the proximity to the bustle of downtown activity.

Alterations to the church have been few. In 1951 the choir changing room, located behind the secretary's and minister's offices, was refurbished as the Greig Chapel. The pulpit came from "Old Knox", the frame church built in 1900. The chapel was converted to a multi-purpose room in 1972.

In 1956 a new concrete floor was laid in the basement, the lighting system was modernized to fluorescent, and general repairs were made. In 1957 the choir loft was replaced by a chancel and a communion table, carved by A. J. Trotter from Indiana white oak was installed. He used the Gothic arch lines of the church for the base and carved in verses as well as the symbols of a grapevine and standing wheat for the sides. At approximately the same time, the walls and angels in the sanctuary were painted warm grey and the ceiling and chancel blue-grey.

In 1986 an elevator was installed on the north side as a small addition to the exterior.

Source: CY Heritage File

**Current Owner**

Date: 2000  
 Owner: Knox United Church  
 Address: 838 Spadina Cres. East Saskatoon S7K 3H4  
 Phone:

**Building Description**

Construction Date: 1912  
 Building Permit Number: 815 & 819  
 Architect Name: Brown and Vallance  
 Architect Information:

David Robertson Brown, born at Montreal in 1870, received his architectural training in both Montreal and Boston, Massachusetts. He established his own practice in Montreal in 1892, forming a partnership with Hugh Vallance in 1905. This firm was to gain a nation-wide reputation during their years together. It is said that one of Brown's main roles in the firm was public relations, "which he did very well".

In 1909 the firm of Brown and Vallance was awarded contracts to design the buildings in the first construction phase of the campus of the University of Saskatchewan in Saskatoon. These included the College Building (a.k.a. Administration Building), Saskatchewan Hall, the Power House (demolished), Engineering Building (burnt and rebuilt), the Presidents Residence, Dean of Agriculture Residence (a.k.a. Faculty Club), Emmanuel College, the Stock Pavilion and other agricultural buildings.

The firm opened an office in Saskatoon in 1910, to which Brown made numerous visits, however the day to day operations were carried out by J.P. O'Leary and others on staff here. O'Leary was also managing director of the Standard Construction Company which was responsible for erecting a number of buildings in Saskatoon which were

designed by the firm. Other structures in Saskatoon designed by Brown and Vallance include the King George Hotel, City Hospital (since demolished) J.F. Cairns Store (demolished) Knox United (Presbyterian) Church and the Canadian Fairbanks building.

The firm of Brown and Vallance closed its Saskatoon office in 1914 but continued to do business here by correspondence until the partnership was split in 1920.

Brown was retained as University architect, designing the second phase of buildings which included St. Andrews College, the Physics Building the Chemistry Building (aka Thorvaldson Building), the Crop Science Building and the Memorial Gates.

David R. Brown registered with the Saskatchewan Association of Architects in 1912. He distinguished himself during his career by serving as President of both the Association of Architects in Quebec and of the Royal Architectural Institute of Canada. He continued to reside and practice architecture in Montreal until his death in March, 1940.

Hugh Vallance was born in Hamilton, Ontario in 1896. Specific information as to his architectural training is not available but he did apprentice with the firm of C.W. Mulligan in Hamilton and then worked with a number of leading architects in Boston, Massachusetts.] He returned to Montreal in 1905 to form a partnership with David R. Brown. Vallance specialized in producing presentation drawings, which demonstrate that he was as "not only an artist of rare taste and talent but an architect whose innate ability and force triumphed over technical and practical difficulties and welded all elements into a coherent design."

In 1909 the firm of Brown and Vallance were awarded the contracts to design the buildings in the first construction phase of the University of Saskatchewan campus, Saskatoon. These included the Administration Building (a.k.a. College Building), Saskatchewan Hall, the Power House (demolished) Engineering Building (burnt and rebuilt), President's Residence, Faculty Club (a.k.a. Dean of Agriculture Residence) Emmanuel College, Stock Pavillion and other agricultural buildings.

The firm opened an office in Saskatoon in 1910 but Vallance likely made few actual visits to the city. Day to day operations were carried out by J.P. O'Leary and others on staff. Other structures in Saskatoon designed by Brown and Vallance include the King George Hotel, City Hospital (demolished), J.F. Cairns Department Store (demolished) Knox United (Presbyterian) Church and the Canadian Fairbanks Building.

The firm closed its Saskatoon office in 1914 but continued to do business here by correspondence until the partnership itself was split in 1920. Vallance continued his own architectural practice in Montreal but never had anything more to do with Saskatoon.

Hugh Vallance was a member of the Royal Architectural Institute of Canada and of the Association of Architects in Quebec, serving a term as president of the latter. He was registered with the Saskatchewan Association of Architects in 1912.

Hugh Vallance died in March 1947 in Montreal.

Source: CY Heritage File

**Builder/Contractor:** R.J. Lecky Company, Regina

**Original Use:** Church

**General Architectural Style:** neo or collegiate Gothic tradition

**Architectural Description (Exterior):**

The church is designed in the neo- or collegiate Gothic tradition with an irregular pointed cruciform plan: doors and windows have gently pointed arches; there are clerestory windows and exposed rafters and buttresses. The building is two stories high, with a floor plan measuring 132' by 100'. It has a steel frame with brick walls. The exterior is finished with a dark red-brown coloured brick contrasted by limestone trimmings along the foundation, windows and cornices. Twin lines of limestone divide the basement from the main floor. The roof has a gentle slope which adds to the massiveness of the design.

Source: CY Heritage File

**Architectural Description (Interior):**

The auditorium seats 1,200 people. There are no pillars to support the ceiling so there is an unrestricted view from all parts of the sanctuary. The arches spanning the ceiling spring from plaster-faced brackets in the shape of winged

angels. Balconies with oak fronts, decorated with small shields with heraldic crosses of the British Isles, line the upper part of the sanctuary on three sides.

The original construction included a central pulpit in front of a high oak railing which separated the choir from congregation. In 1916 it was decided to have the choir facing the congregation creating a choir loft.

The original light fixtures were suspended from the ceiling and the original sanctuary and chancel walls were soft green and the angels were white with gilded accents.

The basement consists of Sunday School rooms, a club room, a library, a kitchen and a boiler room.

Source: CY Heritage File

### Alterations

Year of Alteration	Building Permit Number	Description of Alteration
1956	894/56	Interior alterations: replace flooring and ceiling \$10,000
1985	3025/85	Church addition \$128,000
1993	6/93	Interior alterations: basement \$45,000

### History (Summary):

In 1910, a new minister came to Knox Church by the name of Rev. Wylie Clark; under his guidance, the parish strengthened, and the present Knox Church was built. Building Permit #819 gave the city's permission for a brick structure 132' by 100'. The architects were the firm of Brown and Vallence of Montreal who had also supplied the design for the five original buildings of the new University of Saskatchewan.

Construction proceeded at a steady pace; the labour almost completely manual and the hauling done by horses so that the period of construction was eighteen months. The cost of the Church, including organ and furnishings, was \$175,000. The debt incurred for the construction was not paid off until 1955.

Besides the regular Sunday service, the building has served a multitude of purposes. Numerous clubs and organizations have used the basement including women's associations, scouts, cubs, CGIT groups and missionary groups. By 1950, the minister was giving regular Sunday evening broadcasts. A day-care centre has also operated in the basement.

Knox United Church is a large traditional structure, one of the "Spadina Spiritual Trilogy" with St. John's Anglican Cathedral and St. Paul's Catholic Cathedral, overlooking the beautiful South Saskatchewan River.

Source: CY Heritage File

### Background

#### Period:

The boomtime years of early Saskatoon are usually illustrated by describing the mushroom-like growth of the business sector of the city. But other aspects of Saskatoon life also benefitted from the influx of people and dollars. Several of the city's major churches, including Third Avenue United Church, St. John's Cathedral and Knox United Church, were constructed during the boomtime.

Source: CY Heritage File

#### Events:

In the 27 years following the establishment of the Saskatoon Presbyterian Mission field in 1885, the Presbyterian congregation had a number of homes, including the Old Stone School House, the Methodist Church at what is now the Grace Westminster site, and a white frame building at the bottom of the 19th Street Bridge. By 1911 it became obvious that a larger building was necessary for the city centre. A site at the corner of Spadina Crescent and 24th Street was chosen for Knox Presbyterian Church. After Church Union in 1925, the church was renamed United Church of Canada, Knox Church.

Source: CY Heritage File

### Property Details

#### Events:

October 27, 1912 - The honour of laying the cornerstone was performed by Mrs. Copland, the oldest member of the congregation whose family had come to Saskatoon in 1885. She was handed a silver trowel by the architect and patted the stone into place, sealing in a metal box which contained the following items: "Copies of the Phoenix, the Star, and the Saturday Press, the Presbyterian Record, the Westland, the Bible, a Presbyterian Hymn Book, and a short history of the congregation." Speeches were given by Mayor Clinskill, Dr. Oliver of the University of Saskatchewan, Mrs. Copland and Rev. Wylie Clark.

Source: CY Heritage File

#### Person:

The designer of the stained glass windows in the church is unknown. Those who donated windows include the Caswells, the Isbisters, the Mightons, Andrew Smith and Mary Copland, all prominent members of Saskatoon society.

Source: CY Heritage File

### Land Titles

Year	Reference	Grantor	Amount	Plan
1906	n/a	Samuel T. Kempthorne	\$600	Lot 11 Block 171 Plan Q3
1912	n/a	Trustees of Knox Congregation of the Presbyterian Church	\$40,000	Lot 11 Block 171 Plan Q3
1926	n/a	Trustees for the Knox Congregation of the United Church of Canada	\$70,000	Lot 11 Block 171 Plan Q3
1939	n/a	Knox Congregation of the United Church of Canada	\$70,000	Lot 11 Block 171 Plan Q3
1970	n/a	Knox Congregation of the United Church of Canada	\$70,000	Lot 11 (except that portion included in Plan G220) Block 171 Plan Q3
1973	n/a	Trustees of the Congregation of the Knox United Church of Canada at Saskatoon	\$70,000	Lot 11 (except that portion included in Plan G220) Block 171 Plan Q3
1973	n/a	Trustees of the Congregation of the Knox United Church of Canada at Saskatoon	\$26,350	Lot 12 Block 171 Plan Q3

City Bylaw 6770: Yes

City Zoning: M4

Meewasin Jurisdiction: No

Community Heritage Register: No  
National Historic Site: No  
Community Heritage Register: No

**Input**

Original Research By: Sheila Grover (1977)

Original Input By: MVA – Saskatoon Heritage Buildings Manual (1998)

**Updates:**

Jacqueline Hutchings	1986
Eleanor Kennedy	11/02/2000 input

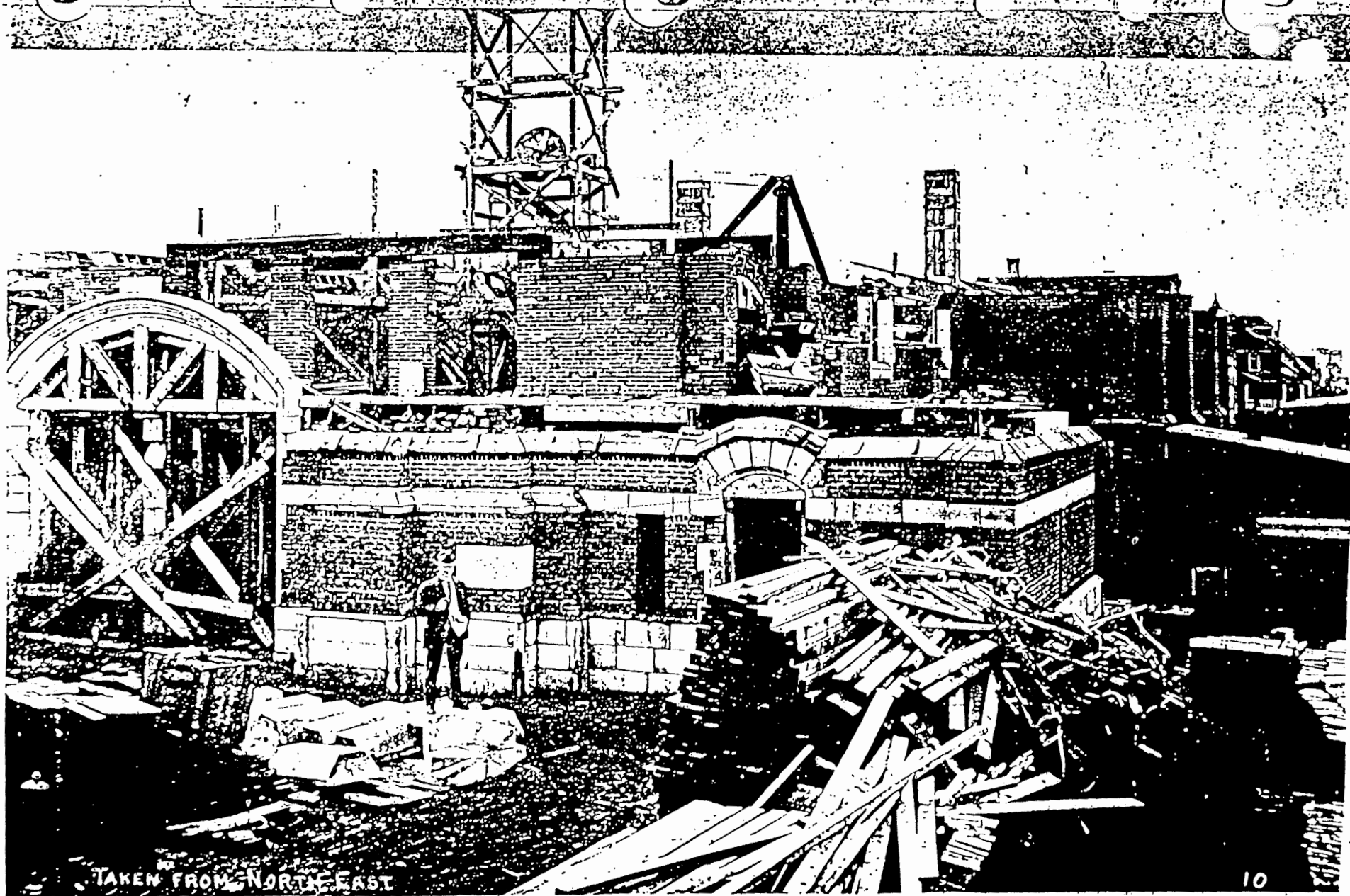


Figure 1: Knox United Church, Saskatoon under construction, November 1912.  
(Saskatchewan Archives Photograph, Lecky album).

Knox Church, Saskatoon - Oct. 5th, 1912

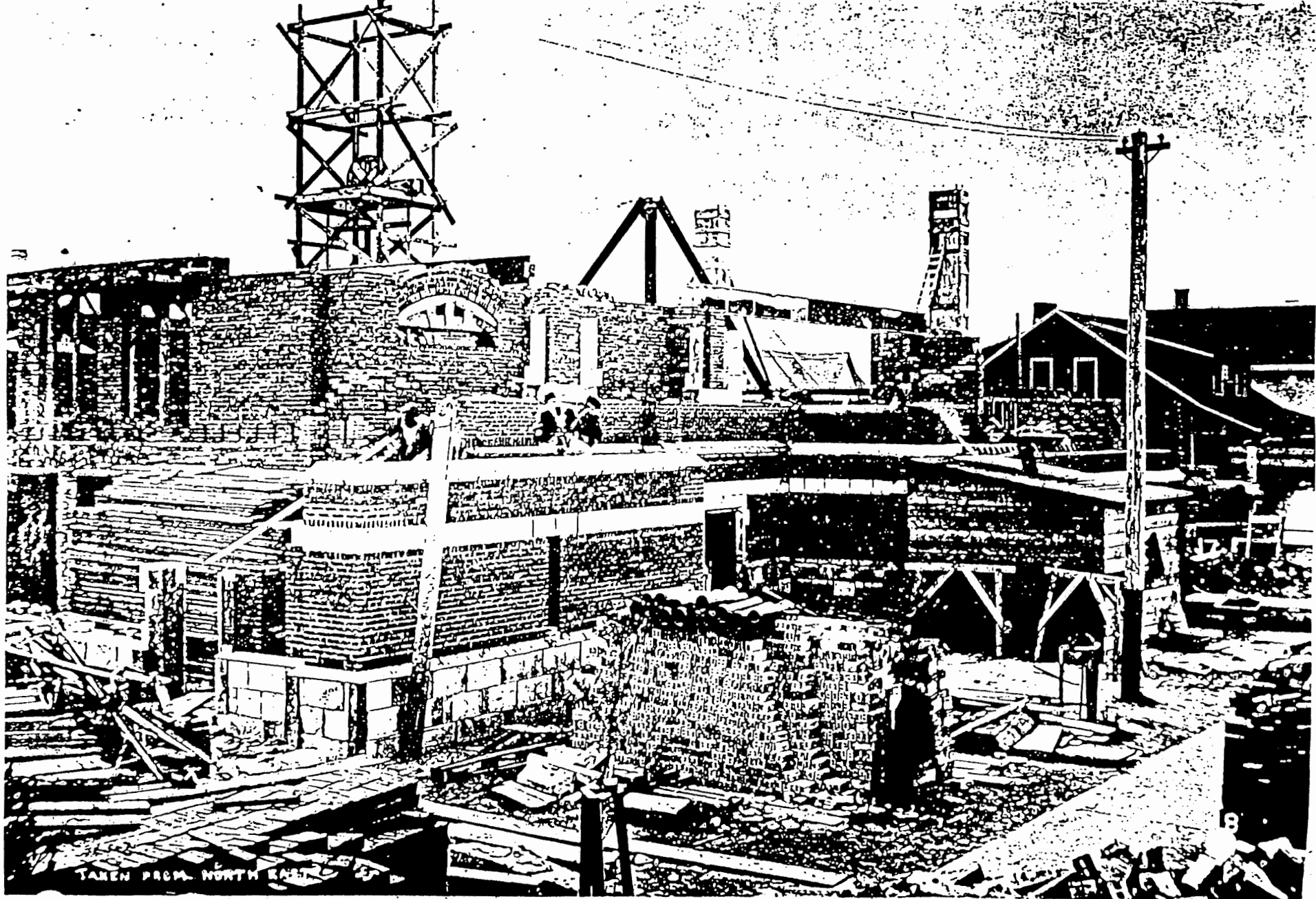


Figure 2: Knox United Church, Saskatoon under construction, October 1912.  
(Saskatchewan Archives Photograph, Lecky album).

# HERITAGE STRUCTURE EVALUATION SHEET

## STRUCTURE INFORMATION

**Name:** Knox United Church

**Address:** 838 Spadina Crescent West

**Legal:** Lots 19  
Block 171  
Plan 99SA32572

	Points	Maximum
	Awarded	Points
Architecture	48	50
Integrity	8	10
Environment/Context	25	25
Historical Value	40	40
Usage	25	25
<b>Total</b>	<b>146</b>	<b>150</b>

**Evaluated by:** Jacqueline Hutchings/ Paula Kotasek

**Date:** April 2003

**Eligibility:** Eligible to be designated as a Municipal Heritage Property. Evaluation applies to exterior of building. Eligible features include exterior façade including walls, stained glass windows and other features.



HERITAGE STRUCTURE EVALUATION SHEET			
CRITERION	COMMENTS	SCORE	TOTAL
<b>A) ARCHITECTURE</b>		<b>MAXIMUM - 50</b>	<b>48</b>
<b>1. Architect/Builder</b> Many prairie structures either did not have architects or the architect or builder was unknown. A known architect/builder who had a major impact on the character of Saskatoon will receive the highest rating.	Architect - Brown & Wallace (other buildings include U of S and King George Hotel) Builder - R J Lucky Co. Regina (also built 25th Street Bridge)	8 4 2 0	8
<b>2. Style</b> Is the structure a good example of a particular architectural style? Is it a good example of stylistic tastes or trends in Saskatoon during the period in which it was constructed? Is it a good example of vernacular Saskatoon architecture? Structures with a definitive sense of style will receive a higher rating.	Very Good Example Neo or Collegiate Gothic with irregular pointed cruciform design.	20 10 5 0	20
<b>3. Construction Techniques &amp; Materials</b> Are the building materials and construction techniques of special interest? Does the structure demonstrate a high degree of craftsmanship? Structures which demonstrate these attributes will receive a higher rating.	Dark-Red Brick with Concrete Trim (colour of brick is different than other churches built in the same era); Original stained glass windows	15 8 4 0	8
<b>4. Age</b> Is it a comparatively old structure? The oldest building remaining in Saskatoon was constructed in 1883. Saskatoon's major building periods are 1883 to 1913 (4 points); 1914 to 1935 (2 points); 1935 to 1960 (1 point) and 1961 to the present (0 points). Older structures will receive a higher rating.	Excellent Example 1912	4 2 1 0	4
<b>5. Unique/Typical Architecture</b> Are there few or many examples of this type of architecture left in Saskatoon? Is it an excellent example of a particular architectural style or trend? A unique or typical example will receive the highest rating.	Excellent Example other churches of same age in Saskatoon are 3rd Ave United and St. Johns Anglican Cathedral	8 4 2 0	8
<b>6. Interior (relevant only if the interior is under consideration for designation)</b> Is the interior a good example of design and craftsmanship of the period? Structures that display these features will receive a high rating. Note: points may be awarded in excess of the maximum points allocated to this section.	n/a	4 2 1 0	0

CRITERION	COMMENTS	SCORE	TOTAL
<b>B) INTEGRITY</b>		<b>MAXIMUM = 10</b>	<b>8</b>
<p><b>Site</b></p> <p>Has the structure been moved? If yes, is it near its original location or at a new and distant site? The relocation of a structure removes it from its original context. A structure located on its original site will receive the highest rating.</p>	Original Location	5 3 1 0	5
<p><b>2. Exterior Alterations &amp; Additions</b></p> <p>Extensive alterations and additions can destroy the character and architectural merit of a structure, leaving little or nothing of value to the community. Alterations and additions may also enhance a structure or form an integral part of its story. Consideration will be given to whether unsuitable alterations and additions are potentially reversible. Unaltered structures will receive the highest rating. Ratings for altered structures will depend on the nature and effect of the changes. Alterations or additions, which destroy the heritage character of the structure, may result in a rejection. If this occurs, the structure is denied heritage status without further evaluation.</p>	Elevator was added in 1985, resulted in an addition to the exterior. Addition was constructed of brick of similar colour.	5 3 1 0 or Rejection	3
<p><b>3. Interior Alterations (relevant only if the interior is under consideration for designation).</b></p> <p>Extensive alterations can destroy the character and architectural merit of a structure, leaving little or nothing of value to the community. Alterations may also enhance a structure or form an integral part of its story. Consideration should be given to whether unsuitable alterations are potentially reversible. Unaltered structures will receive the highest rating. Ratings for altered structures will depend on the nature and effect of the changes. Alterations, which destroy the heritage character of the structure, may result in a rejection. If this occurs, the structure is denied heritage status without further evaluation. Note: Points may be awarded in excess of the maximum points allocated to this section.</p>	n/a	5 3 2 0 or Rejection	0

CRITERION	COMMENTS	SCORE	TOTAL
<b>C) ENVIRONMENT OR CONTEXT</b>		<b>MAXIMUM -</b> <b>25</b>	<b>25</b>
<b>1. Continuity</b> Individual structures may enhance, blend in with or detract from the surrounding area. Structures located on corners are particularly important in establishing (or destroying) the character of an area. Structures which are major contributors to the character of their surroundings will receive the highest rating.	Building is located on a corner lot and is adjacent to the riverbank. There are other churches Spadina Crescent.	10 5 2 0	10
<b>2. Landmark</b> Does the local community or the city as a whole recognize the building as a landmark? The degree of recognition reflects community values. Structures recognized as a landmark by Saskatoon as a whole will receive the highest rating; those recognized at the neighborhood level will receive a lower rating.	Yes, landmark on the Riverbank. City wide landmark as well.	10 5 2 0	10
<b>3. Role in the Community</b> Does the structure play a role in the life of the local community of the city? If so, to what degree? A major focal point, such as a theatre or community centre, will receive a higher rating.	Plays a role in the community. Has been used by the community for events for many years.	5 2 1 0	5
<b>4. Setting or Landscaping (if applicable)</b> The setting or landscaping, which forms part of the property on which the structure is located, can contribute to or detract from the character of the area. Settings which are a major contribution to the character of an area will receive a higher rating.	Site is heavily treed and greenspace surrounding it is an extension of the Riverbank.	5 2 1 0	2

CRITERION	COMMENTS	SCORE	TOTAL
<b>D) HISTORICAL VALUE</b>		<b>MAXIMUM - 40</b>	<b>40</b>
<b>1. Person/Group</b> The degree to which a person or group of historical significance is connected to the structure. People or groups with strong connections of historical and interpretive value will receive the highest rating.	Early and current congregation members are significant in Saskatoon's growth and development.	25 10 5 0	25
<b>2. Event</b> The degree to which an event of historical significance is connected to the structure. An event is a single occurrence at a specific location (e.g. The use of the Marr Residence as part of the field hospital during the "North-West" Rebellion. Events with strong connections of historical and interpretive value will receive the highest rating.	Used by the community for events for many years.	25 10 5 0	10
<b>3. Historic Themes/Movements</b> The degree to which a historic theme or movement (e.g. cultural, social, political, religious, economic, industrial, agricultural, military) is connected to the structure. Historic themes or movements with strong connections of historical and interpretive value will receive the highest rating.	Illustrates the construction boom during the boomtime period.	25 10 5 0	25

CRITERION	COMMENTS	SCORE	TOTAL
<b>E) USAGE</b>  This section is evaluated on either the current use, if no change in usage is proposed, or on the proposed usage, if a specific proposed usage has been identified. Structures with no current or proposed usage will receive no points in this section.	<input type="checkbox"/> Current Usage <input type="checkbox"/> Proposed Usage <input type="checkbox"/> No Current or Proposed Change in Usage	<b>MAX. = 25</b>  Change in Usage	<b>25</b>
<b>1. Compatibility</b> Is the current or proposed usage of the structure compatible with current or proposed land use in the neighborhood? <b>Compatible usage will receive the highest rating.</b>	Yes, no change in usage is proposed	8 4 2 0	8
<b>2. Adaptability</b> If a change in use is proposed, can the structure be adapted to compatible re-use without harming architectural elements which contribute to its significance and character? <b>Adaptations or re-use which do not detract from key architectural elements will receive the highest rating.</b>	No proposed re-use.	8 4 2 0	8
<b>3. Services</b> Do current utilities and parking meet the standards and requirements for current and/or proposed usage? If not, will the requirements harm the architectural elements and/or the setting that contribute to the structure's significance and character? Structures where utility and parking requirements will not have a harmful impact on architectural significance or the setting will receive the highest rating.	Services meet standards.	8 4 2 0	8
<b>4. Financial Viability</b> Is maintaining and restoring/rehabilitating the structure in a manner that is sensitive to its architectural style and character achievable at a reasonable cost? A financially viable project will receive the highest rating.	The church is a non-profit organization.	8 4 2 0	2

File No. PL710-13

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B. *Proposed Rehabilitation Project*

1. The brick building has stood, with a firm foundation, for more than 90 years. The building requires continuous repairs and renovations. Some areas of the outside walls are badly in need of repair. Major repointing of masonry was done in 1998 (\$15,000) and further work done in 1999 and 2000.
2. In order to maintain the appearance and the safety of the building it was decided that continuous maintenance and a definite plan of repair were absolutely necessary before the building deteriorated.
- 3.
4. The budget for the work to be done in 2003 is \$22,500. The west-north corner of the building (over the general office). Further repair work will still be required on the west wall (from the north to the south corner), in future years. The costs in future years to complete the rehabilitation may be \$25,000 - \$30,000.
5. The building is mainly used for church worship services, but it is open to many public events such as social and musical activities.
6. No, the rehabilitation project will not change the use of the building.
7. Gracom Masonry / BFI Contractors - Burleigh Hill  
875 57<sup>th</sup> Street East  
Saskatoon, Sk, S7K 5Z2  
(306)683-3351

## MASONRY TENDER

To: Knox United Church  
838 Spadina Crescent East, Saskatoon  
Fax: (306) 244-1060

Date: May. 05, 2003  
Pages: 01  
Our File:

### ATTENTION:

PROJECT: **Knox United Church 2003 Repoint**  
Location: **Saskatoon**

We are pleased to submit our price for the masonry scope of work:

### PRICES EXCLUDE 7% G.S.T.

We are pleased to submit our price for the masonry scope of work:

### TRADE SECTION MASONRY

**Base Price: \$ 26,423.00\***

THIS TENDER IS IN ACCORDANCE WITH PLANS, SPECIFICATIONS AND ADDENDAS, BUT LIMITED TO S.B.D.I. RULES AND TRADE DEFINITIONS UNLESS OTHERWISE NOTED

This tender is subject to the following progress billing and payment terms:

1. Progress billings shall be made on a monthly basis, for work performed and materials supplied to the project, on a date agreed to by the Owner/Contractor and ourselves, or by each month end if no date is specified.
2. Progress payments shall be due and payable by the 25<sup>th</sup> of the month following the progress month, or as agreed to between the Owner/Contractor and ourselves
3. Interest on overdue accounts shall be at an annual rate of Royal Bank prime plus 4%.

*\* Base bid as follows:*

- Repoint the north west elevations which is the mirror image of the south west 1999 base bid.
- Also included are the two walls above the north west office roof which was not part of the 1999 project.

*Separate Price 'A'*

*Lower south west elevation c/w two walls on south west office area roof.*

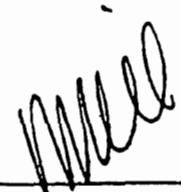
*Add \$17,956.00*

*Total project schedule: Five man crew / four weeks (weather permitting)*

*Please refer to the attached pictures confirming the above noted areas.*

*All work to meet or exceed CSA and OH&S standards.*

*If you require further information, please contact the undersigned.*

  
Burleigh Hill

	Regina	Edmonton	Calgary	Red Deer	Fort McMurray	Vancouver	Kelowna
Tel	(306) 721-0277	(780) 496-7728	(403) 271-9666	(403) 346-8208	(780) 743-4586	(604) 952-0222	(250) 765-2940
Fax	(306) 721-0047	(780) 483-8379	(403) 271-1037	(403) 782-7327	(780) 743-4592	(604) 952-0223	(250) 765-2970

## NOTICE

### The City of Saskatoon Notice of Intention to Designate Municipal Heritage Property

Notice is hereby given that the Council of The City of Saskatoon intends to pass Bylaw no. 8232, pursuant to the provisions of The Heritage Property Act, S.S. 1979-80, Chapter H-2.2 as amended, to designate as Municipal Heritage Property the following real property, namely:

Parcel No. 120283006

Title No. 108793064

Lot 19, Block/Par 171,

Plan No. 99SA32572 Ext 0

As described on Certificate of Title

99SA32572CD

which real property includes the building situated on the property, being Knox United Church. The civic address of the property is 838 Spadina Crescent East, Saskatoon, Saskatchewan, S7K 3H4.

#### The designation will be made subject to the following condition:

1. The designation shall be limited to the exterior of the building. Renovations to the interior of the building shall not require the approval of City Council.

#### The reasons for the proposed designation are as follows:

1. The building is an excellent example of neo or collegiate gothic architecture, with an irregular pointed cruciform plan.
2. There have been relatively few alterations to the property since construction; and
3. The building is a strong contributor to the character of the downtown and is a well-known Saskatoon landmark on the riverbank.

And take notice that the said Bylaw will be considered at a meeting of the Council to be held on

**Monday, the 22nd day of September, 2003, at 7:00 p.m., in the Council Chambers at City Hall, Saskatoon, Saskatchewan.**

Any person wishing to object to the proposed designation must serve on the Council a Notice of Objection, in writing, stating the reason for the objection and all relevant facts, delivering the same to and leaving the same with the City Clerk at City Hall, Saskatoon, Saskatchewan, on or before the 19th day of September, 2003.

Dated at the City of Saskatoon,  
in the Province of Saskatchewan,  
this 23rd day of July, 2003.  
Marlene Hall, A/City Clerk

