

Application for Municipal Heritage Property Designation – Tees and Persse Building – 331 1st Avenue North

ISSUE

An application for Municipal Heritage Property Designation for the Tees and Persse Building located at 331 1st Avenue North has been received by Administration.

RECOMMENDATION

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 331 1st Avenue North, Tees and Persse Building, as a Municipal Heritage Property under the provisions of *The Heritage Property Act*, with such designation limited to the exterior, original structure of the building and the original north façade visible from the interior;
2. That the General Manager, Community Services Division, be requested to prepare the required notices for advertising the proposed designation; and
3. That \$2,500 be allocated from the Heritage Reserve Fund for supply and installation of a recognition plaque for the property.

BACKGROUND

The Tees and Persse Building located at 331 1st Avenue North is listed on the Saskatoon Register of Historic Places (Heritage Register) but is not currently designated as a Municipal Heritage Property. Designation provides added protection from demolition or unsympathetic alteration to heritage properties, while making financial and other incentives available to the owner.

DISCUSSION/ANALYSIS

Built in the early 1900s, the Tees and Persse Building is a six-storey building which has long been associated with Saskatoon's history as a major manufacturing and distribution centre. The building is situated in the Warehouse District area of the Downtown (see Appendix 1).

The Tees and Persse Building has been identified as a heritage resource in Saskatoon through the [Heritage Register](#). The current owners of 331 1st Avenue North have requested Municipal Heritage Designation of this property.

Report

Heritage Value

The heritage value of the Tees and Persse Building resides in its architecture and its contribution to the surrounding Warehouse District. The building exemplifies the Chicago style of architecture with Art Deco elements. The character-defining elements of the Tees and Persse building include:

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- Chicago style of architecture including its brick façade, the separation of the base, middle and top columns through the use of materials and ornamental details, and its flat roof;
- Art Deco influences evident in its ornamental cornice and sculpted details around its Palladian windows; and
- Features that reflect its historical and commercial history such as the ‘Tees and Persse Limited’ inscription at the top of its front façade, and the painted wall signs on the north and south façade.

Additional information on the heritage value of the Tees and Persse building is included in the property’s Statement of Significance (see Appendix 2).

Evaluation

A formal evaluation of the exterior of the building has been conducted and Administration is recommending designation of 331 1st Avenue North as a Municipal Heritage Property.

The exterior of the building has been well cared for throughout the years and still includes many of its original features, including the brick façade, original window openings and the Tees and Persse murals on the north and south facades of the original structure. The foundation is being reinforced during the current renovation along with repairs/upgrades to the façade including brick repointing, window and door replacements, new cornice, painting and a roof patio. The current renovation includes an addition on the north side of the building (see Appendix 3).

Administration is recommending that the designation be limited to the exterior of the building’s original structure, excluding the recent addition to the building on the north side. This includes:

- The ghost signs visible on the south and north facades;
- Original north façade currently visible on the ground and sixth floors, which will remain exposed within the new north building addition; and
- Original north façade on the second to fifth floors to remain unaltered, whether they are covered or left exposed.

The building owner had indicated the desire to include the interior elements as part of the designation. Administration typically recommends only exterior designation as it provides additional flexibility for future interior changes.

Zoning Bylaw Incentive

Section 4.2(5) of Bylaw No. 8770, the Zoning Bylaw, 2009 (Zoning Bylaw) allows Administration to alter the development standards for a municipal heritage property. This provision was added to the Zoning Bylaw in 2017 after a recommendation in the Heritage Plan to offer a range of incentives (including non-financial) to Municipal Heritage Properties to promote conservation. Designation of Tees and Persse will allow this provision to be invoked to assist the owners with realizing their plans for this

property. Leveraging this tool underscores another incentive that is available to heritage property owners beyond financial support.

FINANCIAL IMPLICATIONS

The amount of \$2,500 from the Heritage Reserve Fund would be allocated for the fabrication of the bronze plaque and installation on the property.

As per the [Civic Heritage Policy No.C10-020](#), designation of this building as a Municipal Heritage Property makes it eligible for future financial incentives. Any such future applications will be considered on their own merits, subject to sufficiency of the Heritage Reserve.

OTHER IMPLICATIONS

There are no other implications.

NEXT STEPS

If the Standing Policy Committee on Planning, Development and Community Services recommends designation of the property, a date for a public hearing will be set in accordance with the provisions in *The Heritage Property Act*.

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required. If designation as a Municipal Heritage Property is recommended, the designation will be advertised in accordance with the provisions in *The Heritage Property Act*, which requires that the Notice of Intention to Designate be advertised at least 30 days prior to the public hearing.

APPENDICES

1. Location Plan
2. Statement of Significance
3. Photographs of Subject Property

REPORT APPROVAL

Written by: Kellie Grant, Heritage and Design Coordinator, Planning and Development

Reviewed by; Brent McAdam, Acting Development Review Manager, Planning and Development

Reviewed by Tyson McShane, Acting Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services Department

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