

Application for Municipal Heritage Property Designation - 850 University Drive

ISSUE

An application for Municipal Heritage Property Designation for the property, located at 850 University Drive, 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 850 University Drive, as a Municipal Heritage Property under the provisions of *The Heritage Property Act*, with such designation limited to the exterior of the building;
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 property, located at 850 University Drive (see Appendix 1), is listed on Saskatoon's Heritage Property Inventory but is not currently on the Saskatoon Register of Historic Places. Designation provides added protection from demolition or unsympathetic alteration to heritage properties, while making financial and other incentives available to the owner.

DISCUSSION/ANALYSIS

The property was built in 1911 as a single-family house for Andrew Smith and was divided into four apartments in 1944. The property is a residential building associated with several prominent Saskatoon residents, including Robert Buchanan who lived in the house from 1920-1938. Buchanan was involved in real estate during the boom years and is associated with the real estate firm that brought the Buena Vista subdivision to market and was responsible for the Robin Hood Flour Mill locating in Saskatoon.

Other prominent citizens associated with this home include Justice Emmett M. Hall and Dr. Allan Guy. Justice Emmett M. Hall owned the house from 1956-1960. Hall was born in Quebec and received his law degree at the University of Saskatchewan in 1919. He practiced law from 1927-1957 and formed the firm of Hall, Maguire and Wedge. Hall was appointed Chief Justice of Saskatchewan in 1957 and to the Supreme Court of Canada in 1962.

Dr. Allan Guy lived in the house from 1984-2002. Dr. Guy was a professor at the University of Saskatchewan and served as Deputy Minister of Continuing Education, in 1975.

The property has been identified as a heritage resource through the Heritage Property Inventory. The current owners of 850 University Drive have applied for Municipal Heritage Designation of this property.

Heritage Value

The heritage value of the property lies in its architecture and its association with former residents. The building exemplifies the Queen Anne Revival architectural style. The character-defining elements of the property include:

- Queen Anne Revival style of architecture including its high irregularly shaped roofline, hipped roof with dormers, oriel windows, broad porch with shadowed entrance, asymmetrical front façade, brickwork, ornate details including white woodwork and the remaining portions of the round tower;
- Those features that relate to its historical and cultural significance such as its contribution to the streetscape on University Drive; and
- Those elements that relate to prominent citizens in Saskatoon including, Andrew Smith, Robert Buchanan, Emmett M. Hall and Dr. Allan Guy.

Additional information on the heritage value of the property is included in the property's Statement of Significance (see Appendix 2).

Evaluation

Administration has conducted a formal evaluation of the exterior of the house.

The exterior of the house has been well cared for over the years and still includes many of its original features, including the hipped roof with dormers, original windows, fine brickwork and a broad porch with a shadowed entrance and ornate white woodwork. Historical photographs of the property show some alterations have been carried out; however, many of the original features remain (see Appendix 3).

Administration is recommending the designation of 850 University Drive as a Municipal Heritage Property with the designation limited to the exterior elements of the property.

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 [Council Policy C10-020, Civic Heritage Policy](#), 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 Council Policy C01-021, Public Notice Policy, 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 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
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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