



**PUBLIC AGENDA
MUNICIPAL HERITAGE ADVISORY COMMITTEE**

**Wednesday, October 4, 2017, 11:30 a.m.
Committee Room E, Ground Floor, City Hall
Committee Members:**

**Ms. M. Schwab, Chair
Ms. L. Swystun, Vice Chair
Councillor H. Gough
Ms. L. Fortier
Mr. D. Greer
Ms. J. Lawrence
Ms. P. Lichtenwald
Ms. P. McGillivray
Ms. D. Mercier
Ms. T. Miller
Mr. L. Moker
Mr. R. Pshebylo
Mr. R. Schmid
Mr. J. Scott
Mr. M. Velonas
Mr. M. Williams**

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be confirmed as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of regular meeting of the Municipal Heritage Advisory Committee held on September 6, 2017 be approved.

5. UNFINISHED BUSINESS

5.1 Digital Archives [File No. 225-18]

At the May 3, 2017 meeting, the Committee requested that the City Archivist attend a future meeting to speak to the City's archives.

City Archivist Jeff O'Brien will be in attendance.

Recommendation

That the information be received.

5.2 Doors Open Event Discussion [File No. CK. 205-32]

The Committee at its meeting held on September 6, 2017 reviewed a report related to the Doors Open Event from OnPurpose Leadership dated August 11, 2017.

The Committee has requested this matter to be added to the agenda for further discussion.

Recommendation

That the Committee provide direction.

6. REPORT OF THE CHAIR

The Chair will provide a verbal update.

Recommendation

That the information be received.

7. REPORT OF THE HERITAGE AND DESIGN COORDINATOR [File No. CK 225-18]

The Heritage and Design Coordinator will provide a verbal update.

Recommendation

That the information be received.

8. COMMUNICATIONS

9. REPORTS FROM ADMINISTRATION

9.1 Application for Municipal Heritage Property Designation – Mendel Building and Civic Conservatory (950 Spadina Crescent East) [File No. CK. 710-70 and PL. 907-1]

4 - 13

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 950 Spadina Crescent East as a Municipal Heritage Property under the provision of *The Heritage*

Property Act, with such designation limited to the exterior of the building and the interior lobby;

2. That the General Manager, Community Services Department, 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.

10. HERITAGE AWARDS UPDATE [File No. CK. 710-38]

The Heritage Awards Subcommittee will provide a verbal update.

Recommendation

That the information be received.

11. STATEMENT OF EXPENDITURES [File No. CK 225-18]

14 - 14

Attached is the current statement of expenditures.

Recommendation

That the information be received.

12. PUBLICATIONS

- Heritage Saskatchewan Newsletter - September 25, 2017

Recommendation

That the information be received.

13. ADJOURNMENT

Application for Municipal Heritage Property Designation – Mendel Building and Civic Conservatory (950 Spadina Crescent East)

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 950 Spadina Crescent East as a Municipal Heritage Property under the provision of *The Heritage Property Act*, with such designation limited to the exterior of the building and the interior lobby;
2. That the General Manager, Community Services Department, 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.

Topic and Purpose

The purpose of this report is to consider a request by the City of Saskatoon to designate 950 Spadina Crescent East (Mendel Building and Civic Conservatory) as a Municipal Heritage Property.

Report Highlights

1. The Mendel Building and Civic Conservatory is a prominent concrete, masonry, and glass building located along the banks of the South Saskatchewan River at 950 Spadina Crescent East. The Mendel Building and Civic Conservatory was built in 1964.
2. The heritage value of the Mendel Building and Civic Conservatory resides in its Modernist architectural style with attributes that illustrate light, order, and open space. The building is also valued for its cultural significance and its association with Fred S. Mendel, a local industrialist and art enthusiast who was instrumental in the establishment of the building and the former art gallery.
3. A formal evaluation of the Mendel Building and Civic Conservatory was conducted. The Administration is recommending designation of 950 Spadina Crescent East as a Municipal Heritage Property. Designation would be limited to the exterior of the building and the interior lobby.
4. The City is currently in the process of reviewing potential options to enhance the Civic Conservatory portion of the building for functionality and future use.

Application for Municipal Heritage Property Designation – Mendel Building and Civic Conservatory (950 Spadina Crescent East)

Strategic Goal

The report supports the City of Saskatoon's (City) Strategic Goal of Quality of Life. As a community, we find new and creative ways to showcase our city's built, natural, and cultural heritage.

Background

The City is requesting Municipal Heritage Designation of this property. The property has been identified on the Saskatoon Register of Historic Places as a significant heritage resource.

Report

Description of the Historic Place

The design for the Mendel Building and Civic Conservatory was the result of a nationwide design competition. The winning design was submitted by Blankstein, Coop, Gilmour, and Hanna of Winnipeg, Manitoba. Located at 950 Spadina Crescent East, across from Kinsmen Park, the Mendel Building and Civic Conservatory offers a panoramic view of the South Saskatchewan River and features a mix of concrete, masonry, and glass building materials (see Attachment 1).

Heritage Value

The heritage value of the Mendel Building and Civic Conservatory resides in its architecture, cultural importance, and historic association with Fred S. Mendel. The building's architecture exhibits the classic Modernist attributes of light, order, and open space. The building features large pure spatial volumes, and exhibits transparency with the exterior landscape and framed views of the river.

Fred S. Mendel, a local industrialist, was instrumental in the establishment of the Mendel Building and Civic Conservatory. After arriving in Saskatoon, Mendel established a company in 1940 called Intercontinental Packers. Mendel was an art collector and art enthusiast, and in the early 1960s, donated \$175,000 for the construction of a civic art gallery and conservatory at 950 Spadina Crescent East.

The Mendel Building and Civic Conservatory became one of the major collecting art galleries in Saskatchewan. In 1965, Mendel donated 13 paintings to the gallery, including paintings by the Group of Seven, which became the nucleus of the gallery's collection. Over the years, by donation and acquisition, the collection has grown to include many works by Saskatchewan, Canadian, and international artists in a variety of media forms and styles.

Additional information on the heritage value of the Mendel Building and Civic Conservatory is included in the Statement of Significance for the property (see Attachment 2). Photographs of the heritage resource are shown in Attachment 3.

Application for Municipal Heritage Property Designation – Mendel Building and Civic Conservatory (950 Spadina Crescent East)

Evaluation

In 2011, civic staff and Derek Kindrachuk, a local architect, completed a Heritage Structure Evaluation (see Attachment 4). Based on that evaluation, the Administration is of the opinion that the property is eligible for designation as a Municipal Heritage Property. The following elements would be included in the designation:

- a) exterior of the building;
- b) interior main lobby;
- c) donor wall; and
- d) siting of the building in relation to the riverbank.

Civic Conservatory

In 2010, a condition assessment of the Civic Conservatory conducted by the Facilities and Fleet Management Division found that the original 1964 fibreglass roof needed replacement and that the wall glazing should be updated for aesthetic, operational, and energy usage considerations. Further to this, an Accessibility Audit was completed in 2014, which outlined the need for interior pathway widening, a power entrance door, and a passenger elevator or platform lift. Potential options, which may include restoration and/or an expansion to the building, are being reviewed to address current structural and accessibility issues while remaining sympathetic to the building's original character.

The designation of the Mendel Building and Civic Conservatory will not impact the plans of the Children's Discovery Museum. Representatives from Kindrachuk Agrey Architecture and the Children's Discovery Museum discussed the proposed changes to the building with the Municipal Heritage Advisory Committee at its meeting on January 4, 2017. At that time, the Municipal Heritage Advisory Committee was informed that the key heritage elements of the building would be retained.

Options to the Recommendation

City Council has the option of not designating this building as a Municipal Heritage Property.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultations are not required.

Communication Plan

All Municipal Heritage Properties are marked with a bronze plaque on site that describes the heritage significance of the property.

Policy Implications

The recommendation within this report complies with Civic Heritage Policy No. C10-020.

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.

Application for Municipal Heritage Property Designation – Mendel Building and Civic Conservatory (950 Spadina Crescent East)

Other Considerations/Implications

There are no environmental, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion

If City Council 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

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.

Attachments

1. Location Plan
2. Statement of Significance
3. Photographs of Subject Property
4. Summary of Heritage Structure Evaluation – Character-Defining Elements

Report Approval

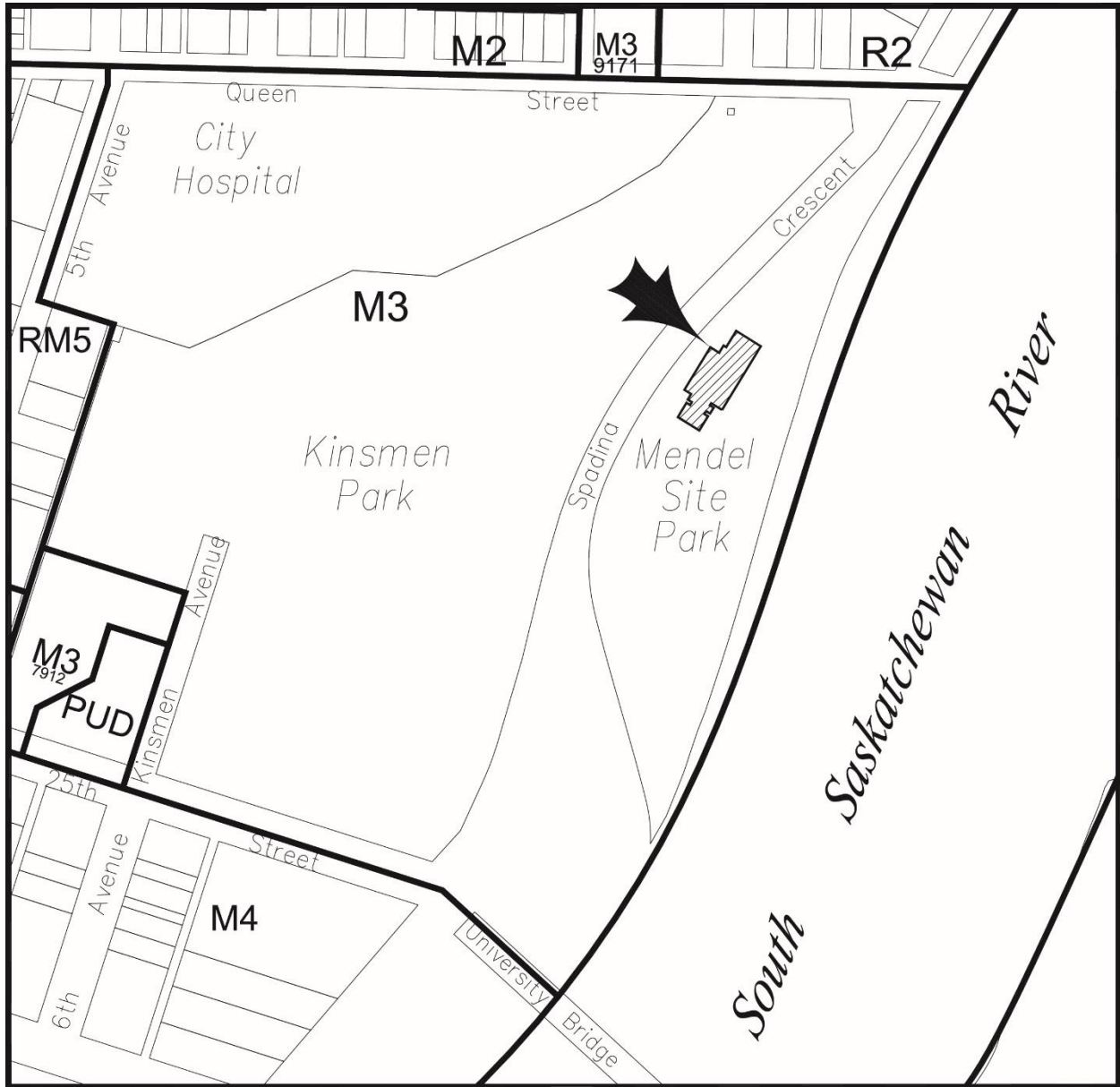
Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MHAC – Application for Municipal Heritage Property Designation – Mendel Building and Civic Conservatory (950 Spadina Crescent East)/ks

Location Plan



PROPOSED MUNICIPAL HERITAGE PROPERTY

Mendel Building and Civic Conservatory

950 Spadina Crescent East



N:\Planning\MAPPING\Requests\Internal\Heritage\Heritage Site - 950 Spadina Cres East.dwg

Statement of Significance

Mendel Building and Civic Conservatory – 950 Spadina Crescent East

Neighbourhood:	City Park
Date Constructed:	1964
Development Era:	1961 onward
Architectural Style:	Modernist
Architect:	Blankstein, Coop, Gilmour, and Hanna
Builder:	Boychuk Construction Co. Ltd.
Designation:	Municipal
Original Use:	Art Gallery/Conservatory
Current Use:	Museum/Conservatory



Source: City of Saskatoon

Description of the Historic Place

The Mendel Building and Civic Conservatory is a large concrete, masonry, and glass building located at 950 Spadina Crescent East along the banks of the South Saskatchewan River. Built in 1964, the Mendel Building and Civic Conservatory is an excellent example of the Modernist architectural style.

Heritage Value

The design for the Mendel Building and Civic Conservatory was the result of a nationwide design competition. The building was to include an art exhibit with instruction areas, places for outdoor display, gallery areas, and a conservatory. The winning design was submitted by Blankstein, Coop, Gilmour, and Hanna of Winnipeg, Manitoba. The building's architecture exhibits the classic Modernist attributes of light, order, and open space planning. The building features no ornamentation and large pure spatial volumes, and exhibits transparency with the exterior landscape and framed views of the river. The building has a unique sawtooth roof structure, which challenged the roofing technology available at the time.

The main level of the building contains the lobby, conservatory, and future museum space. The lobby and museum section of the building features brick walls, skylights, and a reinforced concrete roof, while the conservatory portion of the building is made entirely of glass with a roof that has six pyramid-shaped glass domes. An addition was completed on the north side of the building in 1975; however, the Mendel Building and Civic Conservatory continues to retain much of its original character.

The heritage value of the Mendel Building and Civic Conservatory also lies in its association with Fred S. Mendel, a local industrialist who was instrumental in establishing the building. Mendel and his family emigrated from Germany to Saskatoon in 1939 as a result of Nazi persecution. Mendel's family had been in the meatpacking business for generations, and upon arriving in Saskatoon, he purchased an abandoned co-operative packing plant and established a company in 1940 called Intercontinental Packers. In the following years, Mendel opened further meat-packing plants in Regina, Red Deer, and Vancouver. By the end of World War II, Intercontinental Packers had plants across Western Canada and Australia, and by 1975, Intercontinental Packers was the fourth largest meat-packing operation in Canada.

Mendel was not only an industrialist, but also an art collector and art enthusiast. In the early 1960s, Mendel donated \$175,000 for the construction of a civic art gallery and conservatory. His contribution was matched by the province, with a suitable site provided by the City of Saskatoon. After much discussion about the location of the art gallery and conservatory, the site along Spadina Crescent, adjacent to the South Saskatchewan River, was chosen. The Mendel Art Gallery and Civic Conservatory officially opened on October 16, 1964. The first curator-director of the gallery was John E. Climer, and in its first year, the gallery saw approximately 300,000 visitors.

The Mendel Building and Civic Conservatory became one of the major collecting art galleries in Saskatchewan. In 1965, Mendel donated 13 paintings to the gallery, including paintings by the Group of Seven, which became the nucleus of the gallery's collection. Over the years, by donation and acquisition, the collection has grown to include many works by Saskatchewan, Canadian, and international artists in a variety of media forms and styles.

To accommodate its ever increasing need for space, the Mendel Art Gallery vacated its existing space in 2015, and will eventually move to the new Rемаi Modern Art Gallery of Saskatchewan. The Mendel Building will continue to be used for the Civic Conservatory, and will become the new location of the Children's Discovery Museum.

Source: City of Saskatoon Built Heritage Database

Character-Defining Elements

Key elements which contribute to the heritage value of this historic resource include:

- The Modernist style of architecture, evident in the exterior brick façade (including the 1975 addition); free-standing masonry walls; sawtooth portion of the roof; interior lobby design with open site lines; staircase; and the louvered ceiling in the former gallery space;
- The elements of the Civic Conservatory's exterior, including the glass façade, pyramid-shaped glass domes, concrete columns, and signage on the south façade; and
- Those elements that relate to the building's cultural significance, including the outdoor garden at the Civic Conservatory, the donor wall, and the siting of the building in relation to the riverbank.

Photographs of Subject Property



West Façade (2015)

Source: City of Saskatoon



West Façade (2011)

Source: City of Saskatoon



South and East Façades (2015)

Source: City of Saskatoon



Donor Wall (2011)

Source: City of Saskatoon



Staircase (2011)

Source: City of Saskatoon

Summary of Heritage Structure Evaluation – Character-Defining Elements

	Original Mendel Building	1975 Addition (West Façade)	Civic Conservatory (South Façade)	Interior Lobby Space
Designated Features	<ul style="list-style-type: none"> • Exterior brick façade • Free-standing masonry walls • Sawtooth portion of the roof 	<ul style="list-style-type: none"> • Exterior brick façade 	<ul style="list-style-type: none"> • Exterior glass façades • Pyramid-shaped glass domes • Concrete columns • Signage on south façade 	<ul style="list-style-type: none"> • Stairs (location of and materials) • Lobby space
Details	<p>Building Façades <u>East</u> – The most prominent feature of the building. Alterations must be compatible with the overall Modernist design of the building. Main entrance cannot be significantly altered. <u>West</u> – Alterations or renovations must be compatible with the overall Modernist design of the building. There will be no limitations on fenestrations. This portion of the building has been altered over time.</p> <p>Roof Sawtooth elements – materials and design must be identical to original.</p>	<p>Renovations, including the addition of windows to all façades, must be compatible with the overall Modernist design of the building.</p>	<p>Compatible materials must conform to original size and shape of panels of exterior glass walls. Compatible roof materials and pyramidal shape must be maintained on the roof.</p>	<p>Staircase must remain; elements (such as stair rail) must be identical. Existing open lobby design must remain, and site lines through open lobby cannot be blocked. Temporary exhibits/features are permitted; however, no permanent elements can be added which affect the views through the lobby.</p>

01-5596-103 - MUNICIPAL HERITAGE ADVISORY COMMITTEE - 2017 BUDGET - \$17,900

DATE	NUMBER	DESCRIPTION	DEBIT	CREDIT	DB-CR	GL	TOTAL SPENT	BUDGET REMAINING
		Beginning Balance			17,900			\$17,900
2017 Budget - Heritage Awards					\$3,600.00			
		To Come - \$2000 for OnPurpose Contract						
		Expenditures - Heritage Awards					\$0.00	
2017 Budget- Open Doors Event					\$9,600.00			
12-Jan	ID150039	Transfer of funds from MHAC budget allocated	\$8,100.00	\$0.00	\$8,100.00			
30-May	ID150041	Transfer of funds from MHAC budget allocated - Additional funding for advertising of event	\$1,500.00	\$0.00	\$1,500.00			
		Expenditures - Open Doors Event					\$9,600.00	
2017 Membership Fees					\$200.00			
10-Jan	R572761	Heritage Saskatchewan Membership Renewal 2017	\$52.50	\$2.50	\$50.00			
10-Jan	R572762	Saskatoon Heritage Society	\$30.00	\$0.00	\$30.00			
		Expenditures - Memberships					\$80.00	
2017 - Heritage Festival					\$300.00			
1/9/2017	APV386530	Heritage Festival of Stoon - Exhibitor Fees	\$60.00	\$0.00	\$60.00			
		Expenditures - Heritage Festival					\$60.00	
2017 Research and Education					\$4,200.00			
		To Come - conference travel expense						
		Expenditures Research and Education					\$0.00	
							\$9,740.00	\$8,160.00