

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date June 5, 2020
	Neighbourhood Old 33
	Designation
The place should be rated for each of the criteria below, in order to establish its relative significance. This will determine if the place merits inclusion on the City of Regina Heritage Inventory or not and whether it is Grade 2 (Neighbourhood-wide significance) or Grade 1 (City-wide significance).	

Historic Place Name Cameron & Heap Wholesale Grocery Building	
Municipal Address 1939 Dewdney Avenue	Year of Construction 1912
Architectural Style Chicago and Stripped Classic Architect/Designer Storey and Van Egmond Builder Storey and Van Egmond	Legal Address/Description Plan: OLD33 Block: 201 Lot: 16 - 20 Theme(s) Economies (Extraction, Production and Distribution)
Consultant	
Heritage Planner Adefemi Adegeye	

Contemporary Photo (6" Max. Width/Height)



Statement of Significance	Historic Place Name Cameron & Heap Wholesale Grocery Building
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Description of Historic Place

The Cameron & Heap Wholesale Grocery Building is municipal property located on five commercial lots in the City of Regina's historic warehouse district. The property features a four-story, red brick building constructed in 1912 for the cost of \$45,000.00.

Heritage Value of Historic Place

The heritage value of the Cameron & Heap Wholesale Grocery building resides in its contribution to the historic integrity of Regina's Warehouse District. Constructed and prominently situated along the historic Dewdney Avenue streetscape during the pre-First World War period, the property is one of the oldest remaining warehouse buildings in Regina's Old Warehouse District. Regina was one of the "instant towns" created by the railroad. Businessmen first erected false fronted wooden stores to serve local customers. At the turn of the twentieth century, Regina established itself as the major shipping and distribution centre for southern Saskatchewan and permanent distribution warehouses like Cameron & Heap Wholesale Grocery Building replaced the wooden stores. It is estimated that over 1000 people worked in these Dewdney Avenue warehouses.

The heritage value of the Cameron & Heap Wholesale Grocery building also lies in its architecture. Constructed in an era when the Old Warehouse District symbolized economic optimism, rapid population growth and prosperity, the building is a representative example of the pre-First World War warehouse design of the time. Built for the Cameron & Heap wholesale grocery firm by Storey and Van Egmond, one of Regina's most prolific architectural firms, the warehouse was efficient and functional while conveying an image of stability and strength. The building was designed in one of Storey and Van Egmond's favorite pre-First World War architectural styles -Chicago and Stripped classic- which is expressed through the property's flat roof, vertical lines of the façade, rectangular window pattern and conservative decoration patterns. Storey and Van Egmond designed more than 17 of the warehouses in the Old Warehouse District.

Character-Defining Elements

The character defining elements include but are not limited to:

The heritage value of the Cameron & Heap Wholesale Grocery Building resides in the following character-defining elements:

- those elements which reflect its contribution to defining the character of the Old Warehouse district such as its height and prominent location on its original site along the historic Dewdney Avenue streetscape;
- those elements which contribute to its contribution to the historic integrity of Regina's Old Warehouse District such as the buildings construction date which establishes it as one of the oldest remaining warehouse buildings in the district and also includes historic building materials such as brick and Tyndall Stone;
- those elements which reflect the Chicago and Stripped Classic architectural style, such as the flat roof, vertical lines of the façade, rectangular window pattern and conservative decorative patterns.

Statement of Integrity	Historic Place Name Cameron & Heap Wholesale Grocery Building
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Values Summary

- The Cameron & Heap Wholesale Grocery Building is valued for its contribution to the historic integrity of Regina's Old Warehouse District.
- The Cameron & Heap Wholesale Grocery Building is valued as one of the oldest remaining warehouse buildings in the district
- The Cameron & Heap Wholesale Grocery Building is valued for its expression of Chicago and Stripped Classic architectural style.

Period of Significance
1912

Chronology of Alterations

Unknown Dates:

- Addition of eastern block
- Basement windows closed off
- Window openings altered on the main floor
- All windows removed and boarded over with wood

Aspects of Integrity**1. LOCATION**
 YES NO N/A

Location is the place where a building, structure or landscape was constructed or established or the place where an historic activity or event occurred.

2. DESIGN
 YES NO N/A

Design is the combination of elements that create the landscape or the form, scale, massing, plan, layout, and style of a building or structure.

3. ENVIRONMENT
 YES NO N/A

Environment is the physical setting of an historic place. Whereas location refers to a specific geographic coordinate, environment refers to the surrounding character of the place.

4. MATERIALS
 YES NO N/A

Materials are the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form an historic place.

5. WORKMANSHIP
 YES NO N/A

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.

6. ASSOCIATION
 YES NO N/A

Association is a direct link between an historic and a significant historical theme, activity or event, or an institution or person.

Statement of Integrity

The Cameron & Heap Wholesale Grocery Building maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).

The building maintains a good degree of integrity except for the removal of its original wood windows, and that the building is no longer associated with its original function. However, the building's original

form, scale, and massing are intact. The building retains its original design and elements of its original fabric.

Foundation: Could not be assessed using photographs provided.

Cladding: The brick is in good condition, though few vertical cracks, esp. below windowsill is evident. All Tyndall stone elements are in good condition.

Roof: Roof was not observable.

Roof elements: Brick parapet is in good condition.

Windows: All windows are removed and boarded over with wood. Basement windows are closed off. Most of the window openings are intact, except for the ones on the main floor on west side of the building. Decorative brick arches over the windows are intact.

Doors: Front door is replaced, and top portion is boarded over with wooden board. Tyndall Stone on the front doorstep is cracked and needs to be repaired. Two side doors are added to the west side of the building.

Other: Eastern block is a later addition to the building. Cement has been used to disguise and give an impression of Tyndall stone. Window design and size is not compatible with the original construction. The brick surface is painted instead of exposed bricks with pointed mortar joints which was used in original construction.

Criteria of Integrity	Historic Place Name The Cameron & Heap Wholesale Grocery Building			
	Level of Heritage Significance			
	N/A	Low	Moderate	High
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Regina. (<i>Historic</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The place is strongly associated with the life or work of a person, group of persons, or institution(s) of importance in Regina's history. (<i>Historic</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The place is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, landscape architecture, planning, construction, materials, or technology. (<i>Aesthetic, Architectural, Technical</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The community, or a social or cultural group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. (<i>Social, Cultural, Spiritual</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The place, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience. (<i>Landmark, Symbolism</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The place could yield important information that will contribute to the understanding of Regina's past. (<i>Scientific, Educational</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The place possesses uncommon, rare or endangered aspects of Regina's cultural history. (<i>Historic, Rarity</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. The place is important in the historic urban development of the neighbourhood or city. (<i>Context, Landscape, Urban Context, Group Value</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Based on the above criteria, does the place merit inclusion on the Heritage Inventory? (at least 1 'High' or 4 'Moderate')	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes		
Does the place possess city-wide significance for any of the criteria listed above? If yes, please explain: • No	<input checked="" type="checkbox"/> No (Result is GRADE 2)	<input type="checkbox"/> Yes (Result is GRADE 1)		
Does the place retain sufficient integrity to convey significance? If not, the place will not qualify.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes		
FINAL EVALUATION	<input checked="" type="checkbox"/> Grade 2	<input type="checkbox"/> Grade 1		
Date Evaluated by City: June 11, 2020				
Date Approved by City: June 19, 2020				

<h2 style="text-align: center;">Additional Images</h2>	Historic Place Name The Cameron & Heap Wholesale Grocery Building
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Additional Images (6" Max. Width/Height)



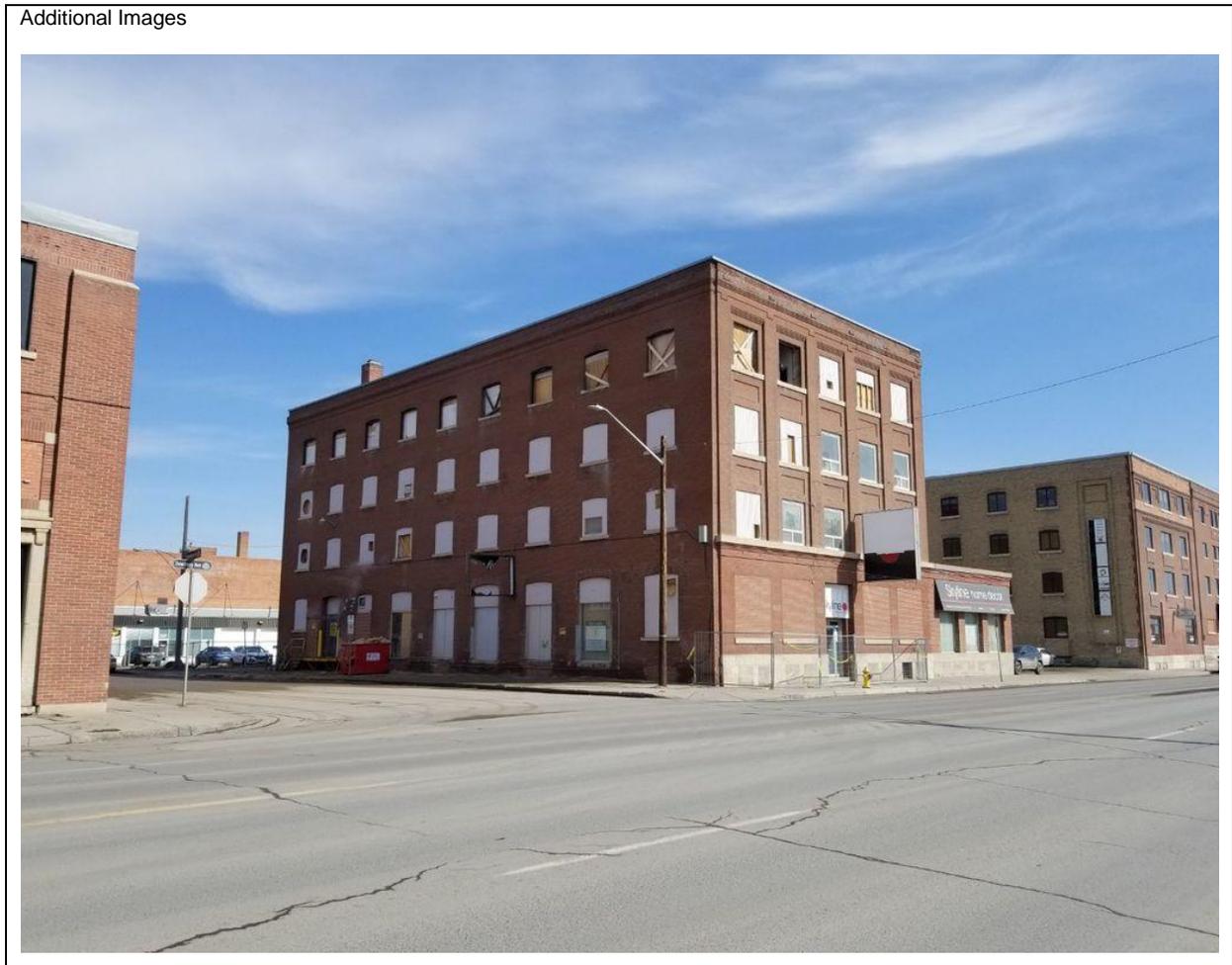
Caption: Historical photograph of the Cameron & Heap Wholesale Grocery Building

Date:

Source: Saskatchewan Archives

Copyright:

<h2 style="text-align: center;">Additional Images</h2>	Historic Place Name The Cameron & Heap Wholesale Grocery Building
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<p>Caption: View of west elevation of the Cameron & Heap Wholesale Grocery Building</p>
<p>Date:</p>
<p>Source: Nicor Group</p>
<p>Copyright:</p>

<h2 style="text-align: center;">Additional Images</h2>	Historic Place Name The Cameron & Heap Wholesale Grocery Building
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Additional Images



Caption: View of east elevation of the Cameron & Heap Wholesale Grocery Building

Date:

Source: Nicor Group

Copyright:

EXPLANATORY NOTES

1.0 Eligibility for inclusion the Heritage Inventory:

- Places must be at least 30 years old to be eligible for inclusion, recognizing buildings from the 1980s have been designated in other municipalities.
- Places include: buildings, structures, groups of buildings or structures, landscape features (gardens, but not individual trees unless commemorative), cultural landscapes, and engineering works.
- Excluded places include archaeological sites, individual trees unless commemorative, movable objects, and intangible heritage. UNESCO Convention on the Safeguarding of Intangible Cultural Heritage including oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe, or the knowledge and skills to produce crafts.

2.0 Assessing Level of Heritage Significance:

Within each criterion, there should be a comparison of the place to similar places within the City of Regina in order to determine the relative merit of the place.

CRITERIA 1 – This criterion assesses the place’s association with broad themes, events, periods of time and cultural traditions of local/civic history, including settlement patterns, economic growth or production, community development, cultural knowledge base and traditions, and government systems. The themes have been established in the City’s “Thematic Framework and Historical Context Statement.”

N/A

The place exhibits a limited connection to one or more of the identified city-wide historic themes or subthemes.

Low

The place exhibits a recognizable connection to one or more of the identified city-wide historic themes or subthemes.

Moderate

The place exhibits a significant connection to one or more of the identified city-wide historic themes or subthemes.

High

The place exhibits a direct connection to one or more of the identified city-wide historic themes or subthemes and is an excellent, tangible expression of one or more of the themes/subthemes.

CRITERIA 2 – This criterion assesses the place’s association with a particular person, group of people or institution(s), including the importance of the architect, builder, landscape architect, or planner.

N/A

Little or no known historic association.

Low

Connected with a person, social or cultural group, or institution that is of limited importance to

the neighbourhood.

Moderate

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the neighbourhood, or moderate importance to the city.

High

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation.

CRITERIA 3 – This criterion assesses the place’s architectural significance; its expression of style; its design details and features; its building materials; its method of construction; and its planning context.

N/A

An average example of a style, type, design or technology that remains common in Regina.

Low

A good example of a style, type, design or technology that is common in Regina or in a neighbourhood.

Moderate

A very good example of a style, type, design or technology in Regina or in a neighbourhood, or a good example of a style, type or design that is notably early or rare in Regina or in a neighbourhood.

High

An excellent example of a style, type, design or technology in Regina or one of few surviving and very good examples of a style, type, design or technology in Regina.

CRITERIA 4 – This criterion assesses evidence of a strong/special association between the place and a particular community/cultural group.

N/A

The place possesses limited social, cultural or spiritual value.

Low

There is a weak social, cultural or spiritual connection between the place and a particular community/ cultural group.

Moderate

There is a moderate social, cultural or spiritual connection between the place and a particular community/cultural group.

High

There is a strong social, cultural or spiritual connection between the place and a particular community/cultural group.

CRITERIA 5 – This criterion assesses the visual landmark status or cultural, spiritual or symbolic value of the place.

N/A

A place of no landmark or symbolic significance.

Low

A landmark in an immediate area or a place of symbolic importance to an immediate area.

Moderate

A major landmark within a neighbourhood or a place of symbolic importance to a neighbourhood.

High

A landmark of civic importance or a place of significant symbolic value to the city, province or nation.

CRITERIA 6 – This criterion assesses the physical fabric, documentary evidence, or oral history relating to the place that could yield meaningful information about Regina’s cultural history.

N/A

The place is not able communicate the history of the immediate area, neighbourhood, or city.

Low

The place communicates (physically or through documented/oral evidence) an aspect or aspects of the immediate area’s history.

Moderate

The place communicates (physically or through documented/oral evidence) an aspect or aspects of history on a neighbourhood scale.

High

The place directly communicates (physically or through documented/oral evidence) an aspect or aspects integral to the historic or cultural development of Regina, or is of provincial or national importance.

CRITERIA 7 – This criterion assesses how rare or uncommon the place is within Regina, or whether it is among a small number of extant places that demonstrate an important style, phase, event, etc.

N/A

There are a significant number of similar places.

Low

The place demonstrates an uncommon, rare or endangered aspect of the immediate area’s cultural history.

Moderate

The place demonstrates an uncommon, rare or endangered aspect of the neighbourhood's cultural history.

High

The place demonstrates an uncommon, rare or endangered aspect of the city's cultural history.

CRITERIA 8 – This criterion assesses the significance of the place (building, landscape, urban context) within the historic urban development of the neighbourhood and/or city, including its place within a group of similar buildings, landscapes, or cultural landscapes.

N/A

A place with little evidence of a recognizable historic pattern.

Low

A place that provides some evidence of an historic pattern of importance for the immediate area.

Moderate

A place that can be directly linked to the establishment of an historic pattern of neighbourhood importance.

High

A place that can be directly linked to the establishment of an historic pattern of civic importance.

3.0 **BASED ON THE EIGHT CRITERIA, THE PLACE MERITS INCLUSION ON REGINA'S HERITAGE INVENTORY WITH AT LEAST 1 'HIGH' RATING OR AT LEAST 4 'MODERATE' RATINGS**

THRESHOLDS

Ranking: If a place demonstrates **exceptional or outstanding** qualities for any of the criteria (above a 'High' level), it would be considered a **Grade 1** place with city-wide significance, whereas a place that does not exceed a 'High' level in any of the criteria would be considered a **Grade 2** place with neighbourhood-wide significance .

Integrity: This refers to the degree to which the heritage values of the place are still evident/authentic, and can be understood and appreciated (for example, the degree to which the original design or use of a place can still be discerned). This includes authenticity of materials, technology and design. If considerable change to the place has occurred, the significant values may not be readily identifiable. Changes that are reversible are not considered to affect integrity. In the City of Regina, degree of integrity is evaluated by a Statement of Integrity, included in this evaluation.