

<p style="text-align: center;">City of Regina Heritage Holding Bylaw Evaluation Form</p>	<p>Evaluation Date January 15, 2018</p>
	<p>Community District Downtown</p>
	<p>Designation City of Regina</p>
<p>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 Holding Bylaw, or not, and whether it is Grade 2 (Moderate/High Heritage Significance) or Grade 1 (Exceptional/Outstanding Heritage Significance).</p>	

Site Name(s): Darke Block (Medical Arts Building, Cornwall Professional Building)									
Municipal Address: 2125 11 Avenue		Date of Construction:	1929						
Legal Address: Lot 56, Block 307, Plan 00RA12095									
Area: 1161.516m ²									
Architectural Style: Chicago style, other revival styles.									
Architect: Darling and Pearson									
Builder: Smith Brothers and Wilson									
Consultant(s): Donald Luxton & Associates		Evaluation Date:	<table border="1"> <tr> <td>Y</td><td>M</td><td>D</td></tr> <tr> <td>18</td><td>01</td><td>15</td></tr> </table>	Y	M	D	18	01	15
Y	M	D							
18	01	15							
Heritage Committee: N/A									
Heritage Planner: N/A									



<h2 style="text-align: center;">Statement of Significance</h2>	Site Name Darke Block
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Site Name: Darke Block

Municipal Address: 2125 11 Avenue

Description of Historic Place:

The Darke Block, located in downtown Regina at 2125 11th Avenue, is a five-storey reinforced concrete office building, with a later two-storey upper addition. The building is distinguished by its light-brown coloured brick and decorative use of Bedford stone detailing.

Heritage Value of Historic Place:

The aesthetic value of the Darke Block resides in its Chicago style and elements from one or more other revival styles. The office building was designed for Francis N. Darke in 1907 by Darling & Pearson and constructed by Smith Bros. & Wilson. Typical of the Chicago style, the building's major elevations are divided into three parts which emulate a classical column. The base, framed in Bedford stone, is distinguished by large shopfront display windows. The shaft is the intermediate section and includes the second to fourth floors. The fifth floor, including the cornice, acts as the capital, and provides a bold statement. Chicago style buildings are often clad in stone and brick, as is the case here. Decoration tends to be concentrated on the base and the capital. By 1947 the block was known as the Medical Arts Building but the name changed to the Cornwall Professional Building in about 1982. Two additional storeys were added to the building in about 1950.

The historical value of the property resides in its connection to Francis Nicholson Darke. Darke arrived in Regina in 1892 and established a retail and wholesale meat market business. In 1906 Darke sold this business to concentrate on his extensive real estate holdings in and around Regina, including constructing the Darke Block which was reputed to be the largest office building in the province at the time. Darke became the youngest Mayor of Regina in 1898. He served as a city alderman nine times and in 1925 was elected a Member of Parliament. Darke's community involvement and financial contribution ensured the construction of Darke Hall, a permanent facility in Regina for music and art, and contributed significantly to the evolution of the College Avenue Campus. The historical value of the property also resides in its role as the medical arts building of the City. For over 50 years, nearly all the medical offices were located in this building and almost everyone in Regina and Southern Saskatchewan came to this building to consult a medical professional.

The scientific value of the property resides in its innovative reinforced concrete structure. The Darke Block is the first known building in Saskatchewan to employ the 'mushroom-head' reinforced columns and flat-slab concrete design patented in 1906 by Claude A. P. Turner, a consulting Minneapolis engineer with an office in Winnipeg. The economic advantages of the Turner system included minimal formwork, reduced floor-framing depths, and simplified finishing. The Turner system resulted in a gain in storage height over the traditional wood post-and-beam structure.

Character Defining Elements:

The character defining elements include but are not limited to:

- original five-storey section with vertical massing;
- rectangular form with large store front window bays defined by structural columns;
- elements of the Chicago style including: Bedford stone base with large shop front windows; central shaft clad in light-brown coloured brick with distinctive keystones above each window and alternating pattern of brick and stone quoin-like coursing at the corners; and the fifth floor capital

- with raised panels of Bedford stone between the windows and galvanized iron cornice;
- stone entrance framed by a broken pediment supported by two pilasters, keystone, scroll brackets and circular head;
- regular arrangement of windows.

Elements related to the innovative structural design of the building, such as:

- Turner 'mushroom-head' reinforced concrete columns and flat-slab design



View of the north (right) and east (left) elevations of the Darke Block, 2010 (City of Regina)



Detail of the limestone pediment above the main entrance of the Darke Block, 2010 (City of Regina)



Detail of the cornice of the original portion of the Darke Block, 2010 (City of Regina)

Statement of Integrity	Site Name Darke Block
Values Summary: The aesthetic value of the Darke Block resides in its Chicago style. The historical value of the property resides in its connection to Francis Nicholson Darke. The scientific value of the property resides in its innovative reinforced concrete structure.	

Period of Significance: 1919-1929 Post-First World War

Chronology of Alterations (point form):

Circa 1950

- Two storey addition constructed on top of Darke Block.

Pre-2009

- Removal and replacement of all exterior windows
- Alteration of storefronts on north elevation, including the parging of brick columns.
- Removal and replacement of original main entry door.
- Filling in of exterior doorway on east elevation near the rear of the building.

2013-2015

- Removal and installation of a new fire escape system on the south elevation of the building.

Aspects of Integrity:

1. LOCATION Yes ☒ No ☐ N/A ☐

Location is the place where an historic resource was constructed or the site where an historic activity or event occurred.

2. DESIGN Yes ☒ No ☐ N/A ☐

Design is the combination of elements that create the form, plan, space, structure and style of a resource.

3. ENVIRONMENT Yes ☒ No ☐ N/A ☐

Environment is the physical setting of an historic resource. Whereas location refers to a specific place, environment refers to the character of the place in which a resource played its historic role.

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 resource.

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 resource and a significant historical theme, activity or event, or an institution or person.

Statement of Integrity:

Darke Block maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The building's original form, scale, and massing, including the circa 1950 addition, are intact. The building retains

most of its original fabric and architectural elements.

- Foundation: Masonry elements, including brick and limestone, at the foundation level along the east and south elevations, are in poor condition and are deteriorating, predominantly due to mechanical wear.
- Cladding: With the exception of the masonry units at the foundation of the building, all other exterior cladding is generally in good condition. There is staining on the cornices above the podium level and at the roofline of the original portion of the building, and the former exhibits some mechanical wear along its length on the east elevation.
- Roof: Could not be assessed using photographs provided.
- Roof elements: Could not be assessed using photographs provided.
- Windows: All original windows, including their frames and sashes, have been removed. All original fenestration are intact. Most limestone sills and lintels of the 1st storey windows along the east elevation show evidence of mechanical wear.
- Doors: All original exterior doors have been removed and replaced. One doorway at-grade on the east elevation has been filled in, though elements its original masonry surround remains

Criteria of Significance	Site Name Darke Block
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CRITERIA	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 Inventory? (at least 1 'High' or 4 'Moderate')	NO: <input type="checkbox"/>	YES: <input checked="" type="checkbox"/>
Does the place possess exceptional/outstanding qualities for any of the criteria listed above? If yes, explain:	NO: <input checked="" type="checkbox"/> (result is GRADE 2)	YES: <input type="checkbox"/> (result is GRADE 1)
Does the place retain sufficient integrity to convey significance? If not, the place will not qualify.	NO: <input type="checkbox"/>	YES: <input checked="" type="checkbox"/>
FINAL EVALUATION	GRADE 2: <input checked="" type="checkbox"/>	GRADE 1: <input type="checkbox"/>
Date Evaluated by Donald Luxton & Associates:	January 15, 2018	
Date Approved by City of Regina:	February 13, 2019	

EXPLANATORY NOTES

Eligibility for inclusion the Heritage Holding Bylaw:

- Places must be *at least 20 years old* to be eligible for inclusion.
- 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.

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/ production, community development, cultural knowledge base and traditions, and government systems. The themes have been established in the city's Historic Context and Thematic Framework Document available on the city's website.

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.

BASED ON THE EIGHT CRITERIA, THE PLACE MERITS INCLUSION ON REGINA'S HISTORIC RESOURCES 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.