

<p style="text-align: center;">City of Regina <b>HERITAGE INVENTORY EVALUATION FORM</b></p>	Evaluation Date    2019-11-07
	Neighbourhood    Heritage
	Designation
<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 Inventory or not and whether it is Grade 2 (Neighbourhood-wide significance) or Grade 1 (City-wide significance).</p>	

Historic Place Name Municipal Justice Building	
Municipal Address 1770 Halifax Street, Regina, SK S4P 3W3	Year of Construction    1930
Architectural Style Art Deco  Architect/Designer James Henry Puntin, Frederick James O'Leary & Charles Coxall Builder Carter-Halls-Aldinger Co.	Legal Address/Description OLD 33; 289; A  Theme(s) Art Deco Architecture, Development of the City of Regina, Regina Police Service, Great Depression, Social Movements, Community Development
Consultant 1080 Architecture, Planning + Interiors: Jessica Gibson	
Heritage Planner Jessica Gibson	
Contemporary Photo (6" Max. Width/Height)	
	

## HERITAGE INVENTORY EVALUATION FORM

<b>Statement of Significance</b>	Historic Place Name Municipal Justice Building
----------------------------------	---

***Description of Historic Place***

The Municipal Justice Building is located at 1770 Halifax street. The site is located at the northwest corner of Halifax street and 12<sup>th</sup> Avenue in what is currently known as the Heritage Community. The area was originally known as Germantown.

The building is a three-storey masonry building constructed in a simplified version of the Art Deco style. The masonry bricks were manufactured in the Claybank Brick Plant in Saskatchewan, while the Tyndall Stone elements were quarried in Manitoba. The parapet features a tyndall stone and brick masonry checkerboard pattern located between stylized, masonry pilasters.

***Heritage Value of Historic Place***

The Municipal Justice Building retains significant historic value due to its association with the history of the Regina Police Service. The Municipal Justice Building's original use was as the headquarters for the Regina Police Service and was utilized by the Regina Police Service from 1930-1978. Additions to the building were constructed in 1953 and 1957. The original processional entrance of the Municipal Justice Building was located on the south façade and was subsequently removed and replaced by the addition of the east entry. The date of the removal of the processional entrance, and the introduction of the east entrance is unknown, though it is likely to have been done between 1957 and 1970. Since 1978, the building has been used for both municipal and provincial court services and as space for the Regina Police Pipe Band. Together with the Old Number One Fire Hall and Regina Police Service Headquarters, the building forms part of a historic civic streetscape.

As the first purpose-built headquarters for the Regina Police Service the Municipal Justice Building is intrinsically connected to the civil service history of Regina as well as to the development and growth of the Regina Police Service. The Regina Police Service moved into its new home in the Municipal Justice Building in 1931, after historically being housed in both Regina City Hall and the basement of the Alexandra School. The Municipal Justice building was not only the new home to the Regina Police Service, but its construction was also an unemployment relief project during the Great Depression and was intended to provide jobs for unemployed men at this time. In order to maintain an aura of frugality and to conserve tax dollars municipal buildings were typically designed in a more austere fashion, the Municipal Justice Building's Art Deco stylings are thusly more reserved and simplified in comparison to Art Deco Buildings constructed prior to the Great Depression.

In its history as the Regina Police Service headquarters from 1931-1978 the Municipal Justice Building was intrinsically connected to the development of Germantown, and the historic streetscape that it helped form in tandem with the Old No. 1 Fire Hall, as well as other historic buildings of a similar era located along 12<sup>th</sup> Avenue. The Municipal Justice Building was also noted for it historically being the backdrop for the On to Ottawa Trek and the Regina Riot. The Municipal Justice Building and the Market Square in German Town were pitstops for the On to Ottawa Trek where unemployed workers were protesting the conditions in federal relief camps by striking in April 1935. In Regina the On to Ottawa Trek escalated into a Riot at the Market Square, which was located northwest of the Municipal Justice Building.

Built in 1930 and designed by the architectural partnership of James Puntin, Frederick James O'Leary and Charles Coxall, the architecture of the Municipal Justice Building is indicative of a simplified Art Deco style of architecture. The decorative patterning utilizing local brick masonry materials and Tyndall stone created a lux checkerboard pattern at the parapet. The original windows, constructed both of wood and steel, are contained within the pilasters and are traditional double hung multi-paned windows. The plinth of the building is demarcated by a band of Tyndall stone that runs along the east and south facades. In order to reduce construction costs the west and north sides of the building were simplified and constructed of masonry with no Tyndall stone detailing. The overall rectilinear form, with flat roof and with monumental pilasters that march

## HERITAGE INVENTORY EVALUATION FORM

down the façade of the building are constructed of masonry and Tyndall stone, are all indicative of the Art Deco Architectural movement. Though constructed later the east entryway maintains the overall patterning of the building through its central location and the utilization of Tyndall Stone to demarcate the entrance.

***Character-Defining Elements***

The character defining elements include but are not limited to:

- The location of the building within the Heritage Community, on the southeast corner of Halifax street and 12<sup>th</sup> Avenue next to the Old No. 1 Fire Hall. The building is constructed right to the lot line on Halifax street, with no setback.
- The three-storey masonry form with flat roof, decorative pilasters, Tyndall stone detailing and parapet decoration.
- Traditional form, scale and massing of the original building with no setback.
- Double hung wood and steel windows constructed of multiple panes of glass in both the upper and lower windows.
- Claybank brick façade with Tyndall Stone detailing. City of Regina Crest located above the east entrance. Symmetrical, undulating façade created by a combination of wall recesses and decorative pilasters.

## HERITAGE INVENTORY EVALUATION FORM

<b>Statement of Integrity</b>	Historic Place Name Municipal Justice Building
-------------------------------	---

**Values Summary**

The Municipal Justice Building retains significant historic value due to its association with the history of the Regina Police Service. The Municipal Justice Building's original use was as the headquarters for the Regina Police Service, and was utilized by the Regina Police Service from 1931-1978. The Municipal Justice Building was also noted for it historically being the backdrop for the On to Ottawa Trek and the Regina Riot. The Municipal Justice building and the Market Square in German Town were pitstops for the On to Ottawa Trek where unemployed workers were protesting the conditions in federal relief camps by striking in April 1935. In Regina the On to Ottawa Trek escalated into a Riot at the Market Square, which was located northwest of the Municipal Justice Building.

Built in 1930, the architecture of the Municipal Justice Building is indicative of a simplified Art Deco style of architecture, with the decorative patterning utilizing local masonry materials and Tyndall stone to create a lux checkerboard pattern at the parapet. The original windows, constructed both of wood and steel, are contained within the pilasters. The overall rectilinear form, with flat roof and with monumental pilasters constructed of masonry and tyndall stone marching down the façade of the building are all indicative of the Art Deco Architectural movement.

Period of Significance  
1930-1978

**Chronology of Alterations**

Date Unknown (Approximately between 1953-1970) Removal of Processional Entrance to the south and Introduction of the east entrance.

1953 – Addition to the north of the original 1930 building

1957 – Addition to the north of the original 1930 building.

1950's – 1978 – Multiple interior renovations, removal and addition of interior walls. Removal of original elevator. Introduction of modern HVAC systems, acoustic ceiling tile, etc.

**Aspects of Integrity**

<b>1. LOCATION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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.			
<b>2. DESIGN</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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.			
<b>3. ENVIRONMENT</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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.			
<b>4. MATERIALS</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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.			
<b>5. WORKMANSHIP</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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.			
<b>6. ASSOCIATION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Association is a direct link between an historic and a significant historical theme, activity or event, or an institution or person.			

## HERITAGE INVENTORY EVALUATION FORM

***Statement of Integrity***

*Municipal Justice Building* maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).

- Overall exterior form of original building has been maintained, despite subsequent additions. Original building retains its three-storey form and massing with original setbacks.
- Decorative checkerboard masonry elements have been retained through subsequent renovations.
- Original double hung wood and steel windows have been retained and are in general good condition, only a few windows had missing panes of glass.
- Claybank brick and Tyndall stone have been retained.
- City of Regina Crest on the east entry has been retained.
- Overall simplified Art Deco styling has been retained.

## HERITAGE INVENTORY EVALUATION FORM

Criteria of Integrity		Historic Place Name Municipal Justice Building			
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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: <ul style="list-style-type: none"> <li>Historical significance in the history of the Regina Police Service as it's headquarters from 1930-1978.</li> <li>Historical significance due to it being the location of the On to Ottawa Trek and the Regina Riot.</li> <li>Historical Significance in the development of Germantown, the connection to Market Square in Germantown, and it's closet physical relationship with the Old No. 1 Fire Hall.</li> </ul>	<input type="checkbox"/> No (Result is GRADE 2)		<input checked="" 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		
<b>FINAL EVALUATION</b>	<input type="checkbox"/> Grade 2		<input checked="" type="checkbox"/> Grade 1		
Date Evaluated by 1080 Architecture, Planning + Interiors: November 7, 2019					

HERITAGE INVENTORY EVALUATION FORM

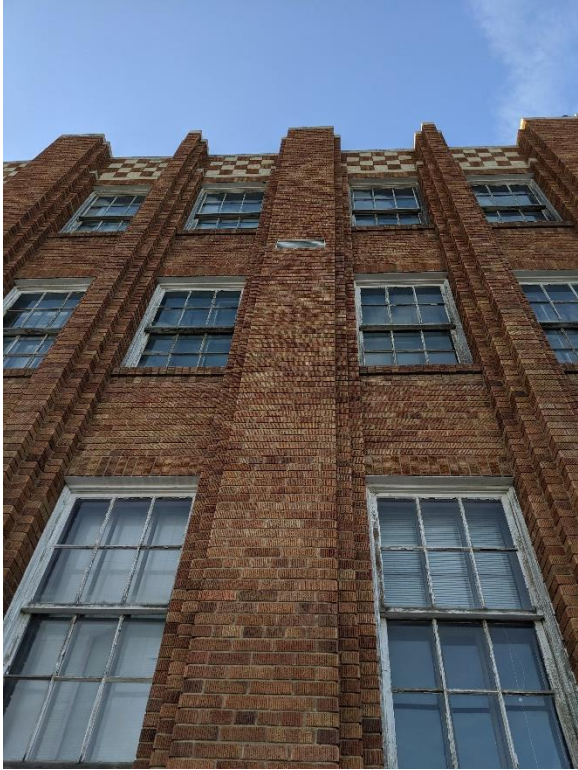
Date Approved by City of Regina: November 18, 2019
--

HERITAGE INVENTORY EVALUATION FORM


<b>Additional Images</b>	Historic Place Name Municipal Justice Building
Additional Images (6" Max. Width/Height)	
	
<b>Caption:</b> South Façade – Original Location of Processional Entrance	
<b>Date:</b> Nov. 7, 2019	
<b>Source:</b> Jessica Gibson	
<b>Copyright:</b> Jessica Gibson	




HERITAGE INVENTORY EVALUATION FORM

<b>Additional Images</b>	
Additional Images (6" Max. Width/Height)	
	
<b>Caption:</b> East Façade – Art Deco Detailing and Original Wood Windows	
<b>Date:</b> Nov. 7, 2019	
<b>Source:</b> Jessica Gibson	
<b>Copyright:</b> Jessica Gibson	

HERITAGE INVENTORY EVALUATION FORM

<b>Additional Images</b>	
Additional Images (6" Max. Width/Height)	
	
<b>Caption:</b> East Façade – 1957 Addition	
<b>Date:</b> Nov. 7, 2019	
<b>Source:</b> Jessica Gibson	
<b>Copyright:</b> Jessica Gibson	

HERITAGE INVENTORY EVALUATION FORM

Additional Images	
Additional Images (6" Max. Width/Height)	
	
<b>Caption:</b> North and West Facades – Simplified Façade Expression with original steel and wood windows	
<b>Date:</b> Nov. 7, 2019	
<b>Source:</b> Jessica Gibson	
<b>Copyright:</b> Jessica Gibson	

## HERITAGE INVENTORY EVALUATION FORM

**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.

## HERITAGE INVENTORY EVALUATION FORM

**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.

## HERITAGE INVENTORY EVALUATION FORM

**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.

## HERITAGE INVENTORY EVALUATION FORM

***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.