Statement of Significance
Frontenac Apartments

Description of Historic Place

The Frontenac Apartments, located at 2022 Lorne Street, southwest of Regina's Victoria Park, is a four-storey, buff-coloured brick apartment building. The building is distinguished by its H-shaped plan, Spanish Colonial Revival Style architectural detailing and red tile roof.

Heritage Value

Designed by Van Egmond and Storey, this building was constructed in 1929 by Smith Bros. & Wilson. The aesthetic value of the building resides in its Spanish Colonial Revival style. This type of architecture was popular throughout North America from the 1910s to the 1940s. The Frontenac Apartments exhibits many of the stylistic influences that are often rich with detail, such as the red tile roof, curvilinear false end gables, central front gable with round vent and Tyndall stone accents and garlands, and staggered balconies with large eave brackets and ornamental metal railings. Other features include the rounded-arch doors and window openings with inset decorative tile pattern and pilaster-like carved window surrounds and stone sills with brackets. A wide stucco band which is decorated with tile patterns is prominent below the front eaves. In addition, the property has a stylized flag pole and tower-like projections which punctuate the north and south wings.

The historical value of the property also resides in its construction during one of Regina's boom periods. A significant feature of the 1926-29 construction boom was the completion of many modern apartment blocks in Regina, such as The Balfour, Frontenac, Mayfair and Qu'Appelle, which catered to middle and high-income tenants. Over 500 new suites were added to Regina's inventory between 1926 and 1929. A group of local businessmen formed a joint-stock company, Provincial Apartments Ltd., in the fall of

1928 to construct the Frontenac and Mayfair apartments specifically in response to the city's promise to General Motors of Canada to meet the expected housing needs of workers transferred from Oshawa and other cities to work in the new GM car manufacturing plant on 8th Avenue. The Frontenac has enjoyed high occupancy rates over the years, with many long-term tenants.

The Frontenac Apartments is also of historic value for its association with many prominent tenants such as Stanley E Storey of Van Egmond and Storey, the architectural firm that designed this building, the Hon. Howard McConnell, member of the Saskatchewan Legislative Assembly (1927-34), the Hon. J.H. Sturdy, member of the Saskatchewan Legislative Assembly (1944-1960 and Minister of Reconstruction and Rehabilitation in Tommy Douglas's first Cabinet), Dr. William Riddell, who made Officer of the Order of Canada in 1974, and George Porteous, Saskatchewan's Lieutenant Governor (1976-78).

Character-Defining Elements

Elements related to the design and construction of this apartment block, such as:
- Free-standing, four-storey building height and H-shaped massing, allowing for greater access to natural light in each suite.
- Set-back from the street, with formal planting in the area between the two main entrances.
- Steeply pitched, red tile roof.
- Curvilinear false end gables.
- Central front gable with round vent and Tyndall stone accents and garlands.
- Staggered balconies with large eave brackets and ornamental metal railings.
- Rounded-arch doors.
- Rounded-arch window openings with inset decorative tile pattern and pilaster-like carved window surrounds and stone sills with brackets.
- Wide stucco band below the front eaves which is decorated with tile patterns.
- Tower-like projections which punctuate the north and south wings.
- Single-hung sash windows with clear glazing.
- Stylized flag pole.

Elements which speak to the connection of the Frontenac with a significant period of construction activity in Regina, such as:
- Continued use of the apartment block for its original purpose.
- Proximity to the Balfour Apartments as part of an historic apartment block streetscape.
- The "Frontenac" sign above the main Lorne Street entrance.