

HERITAGE INVENTORY EVALUATION FORM

2018 Version

<p>City of Regina</p> <p>HERITAGE INVENTORY EVALUATION FORM</p>	Evaluation Date	May 17, 2021
	Neighbourhood	Lakeview
	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>		

<p>Historic Place Name</p> <p>James Residence</p>	
<p>Municipal Address</p> <p>2506 McTavish Street</p>	<p>Year of Construction</p> <p>c.1922</p>
<p>Architectural Style</p> <p>Craftsman</p> <p>Architect/Designer</p> <p>Unknown</p> <p>Builder</p> <p>Thomas Barnard (1922)</p>	<p>Legal Address/Description</p> <p>Lot B, Block 8, Plan FN3917</p> <p>Site Area (m²)</p>
<p>Consultant</p> <p>Donald Luxton & Associates</p>	
<p>Heritage Planner</p>	



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Statement of Significance	Historic Place Name James Residence
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Description of Historic Place

The James Residence is located on the west side of McTavish Street between 17th and 18th Avenues, immediately south of Wascana Creek, in the Lakeview neighbourhood. Situated in predominantly low-density residential context consisting of primarily post-Second World War housing stock, the residence is characterized by its one and one-half storey height; side gable roof with shed dormers; cobblestone verandah; and wood shake cladding.

Heritage Value of Historic Place

The James Residence is valued for its Interwar contribution to the heritage landscape of the Lakeview neighbourhood. Following the announcement by the Province in 1906 that the new legislative building would be built on the east side of Albert Street, south of Wascana Lake, McCallum, Hill & Co. subdivided their extensive land holdings into a simple grid-iron plan that year. Located between Albert and Pasqua Streets, and Wascana Creek and 23rd Avenue, McCallum, Hill & Co. registered and marketed two new subdivisions: "Wascana Park", north of 20th Avenue, and "Lakeview", south of 20th Avenue, with the James Residence constructed in the former over 15 years later. These areas underwent a surge of development in the Edwardian period that was halted with the outbreak of the First World War. Though the war significantly slowed the area's development, the 1920s ushered in a new era of economic diversification and development. This property had previously been built upon in c.1912 by Fredrick and Amy Ritter (née Houston), who constructed a large residence for their family. Frederick, along with managing the local branch of the Monarch Lumber Company, was notable as being the first head coach of the Regina Rugby Club (Saskatchewan Roughriders). The property, which originally had a frontage of 100-feet along McTavish Street, was later acquired by local contractor Thomas Barnard. In 1921, Barnard moved the former Ritter residence to 2810 Albert Street, where it remains. Utilizing the original c.1912 cobblestone verandah which was left in place, Barnard constructed this extant dwelling (or possibly relocated another house to this site) in 1922. This area of Wascana Park remained sparsely developed until after the Second World War, when it was resubdivided into its present modified grid layout and renamed River Heights in 1954. The neighbourhood experienced a rush of mid-century residential construction during the unprecedented post-war economic resurgence.

The James Residence is also valued for its Craftsman style architecture. Derived from the British Arts and Crafts movement, the Craftsman style emerged in California, and the honest use of natural and locally sourced materials was promoted by its early advocates. The style disseminated across North America through its publicity in domestic pattern book magazines, first becoming popular in western Canada during the early 1910s. The enduring preference for the Craftsman style through the Interwar era of the 1920s represented a nostalgic penchant for the time prior to the turmoil of the First World War. Featuring hallmarks of the style, the James Residence includes such features as wood shake cladding, triangular knee brackets, verandah, and shed roof dormers.

The James Residence is additionally valued for its long-time owners and residents, the Gray-Owen family. Following the dwelling's erection in 1922, Thomas Barnard either leased or sold the property to original residents William E. (c.1867-1939) and Isobel S. (née Bruce; 1867-1959) James who resided here for several years, until the house was purchased by the Gray-Owens in c.1928. Joseph Gray-

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Owen (1880-1949) and Ethel M. Davies (1884-1973) were both born in Wales, marrying in 1907, and immigrating to Saskatchewan in 1912. Educated as a civil engineer, Joseph and his family initially resided in Outlook, and following his service in the 128th Battalion during the First World War, they relocated to Regina. Joseph spent his career working for the Provincial Department of Railways, Telegraphs and Telephones. Following his passing, Ethel relocated to Vancouver, and their son, Donald (1908-1976) and daughter-in-law, Eileen A. Hadden (b.1921) moved into the residence. Donald and Eileen had married in 1939, and continued to reside here until the early 1960s, eventually retiring to British Columbia. During their time at this residence, both Donald and Eileen owned and managed Hunters Ltd., a local women's clothing store.

Character-Defining Elements

The character defining elements include but are not limited to:

- location midblock on the west side of McTavish Street between 17th and 18th Avenues, immediately south of Wascana Creek, and in a single-family detached residential context;
- form, scale and massing as expressed by its rectangular plan and overall symmetrical massing; one and one-half storey height with full basement; side gable roofline; open verandah; gable projection on south elevation; and enclosed shed roof porch on rear elevation;
- wood-frame construction with wood shake and lap cladding; wood watertable banding; wood bargeboards and soffit; and wood window casings and sills;
- Craftsman-style features including: exterior wood shake cladding in ribbon coursing; horizontal wood lap siding along basement level; cobblestone verandah with concrete cap and shed roof; wood knee brackets and raftertails; and central shed dormer on front elevation;
- fenestration including: original single and double assembly window openings; original multi-light wood sash on rear elevation; and original door openings; and
- one internal brick chimney stack located on rear slope of roof.

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Values Summary

- Valued for its Interwar contribution to the heritage landscape of the Lakeview neighbourhood.
- Valued for its Craftsman style architecture.
- Valued for its long-time owners and residents, the Gray-Owen family.

Period of Significance

1920s

Chronology of Alterations

Unknown Dates:

- Addition of the dormer on rear roof slope.
- Removal of internal brick chimney stack on front roof slope.
- Removal and replacement of majority of original wood windows.
- Removal of verandah enclosure (enclosure may or may not have been original).
- Alteration of front façade within the verandah, changing front entryway and front window(s).
- Horizontal wood lap siding along basement mostly obscured by addition of faux-vertical board pattern vinyl siding below watertable.
- Installation of composite roof shingles.

2020

- Demolition of original circa 1912 cobblestone verandah and construction of replica in its place, presumably utilizing original stone units.

Aspects of Integrity

1. LOCATION	<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.			
2. DESIGN	<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.			
3. ENVIRONMENT	<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.			
4. MATERIALS	<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.			
5. WORKMANSHIP	<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.			
6. ASSOCIATION	<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.			

Statement of Integrity

The James Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).

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The James Residence retains a good degree of its historic fabric, especially its original wood shake ribbon course cladding. However, most of its original wood windows and window casings have been removed and replaced. Of particular note is the demolition of the original circa 1912 cobblestone verandah, which was associated with the former residence on this site and the Ritter family, as well as the noticeable alterations to the verandah area including the past removal of its enclosure, and alterations to the front façade of the residence, framing the front entryway and window. The house is unique as it was constructed several blocks away from the more intensive development which was occurring closer to Albert Street in the 1910s and 1920s, and remained on the periphery of the city for several decades before the post-Second World War suburbanization and development built-out the remainder of this historical neighbourhood.

- Foundation: Foundation was not observable. There is evidence of wood lap siding having been originally installed below the watertable, though vinyl siding is presently installed over top.
- Cladding: Wood shake cladding is in good condition.
- Roof: Composite roof shingles, while not original to the building, provide a faux-wood shingle aesthetic. Wood shingles would have presumably been the original roof material.
- Roof elements: Wood brackets, bargeboards, soffit, and raftertails appear to be in good condition, though there is paint deterioration noticeable on many of these elements.
- Windows: Almost all windows have been replaced, primarily with vinyl windows. Original wood casings and sills are still extant on the rear and south elevations, and there is one multi-light wood sash extant on the rear elevation.
- Doors: All original exterior doors have been removed and replaced. Door opening on front elevation may be original.
- Other: Internal brick chimney removed on the front roof slope. Internal chimney stack on rear roof slope is original, though brick cladding may not be original.

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Criteria of Integrity		Historic Place Name James Residence			
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 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 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 checked="" type="checkbox"/>	<input 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: •	<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: N/A					
Date Approved by City: June 14, 2021					

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Additional Images	Historic Place Name James Residence
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Caption: Frederick Ritter and children out front of his home at 2506 McTavish Street. Note the cobblestone verandah. This house was moved in 1921, and the James Residence was constructed adjoining the verandah which was left in place.

Date: 1914

Source: Glenn Maddock

Copyright: Glenn Maddock

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Caption: Aerial view with the James Residence indicated.

Date: 1951

Source: City of Regina

Copyright: City of Regina

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Caption: Keith Gray-Owen, son of Donald and Eileen Gray-Owen, outside of 2506 McTavish Street.

Date: 1959

Source: Keith Gray-Owen

Copyright: Keith Gray-Owen

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Caption: View of the James Residence with original circa 1912 cobblestone verandah.

Date: 2015

Source: Google Street View

Copyright: Google

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Caption: Construction of new cobblestone verandah by Brxton Masonry.

Date: November 2020

Source: Brxton Masonry (brxtonmasonry Instagram)

Copyright: Brxton Masonry

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Caption: Construction of new cobblestone verandah by Brxton Masonry.

Date: December 2020

Source: Brxton Masonry (brxtonmasonry Instagram)

Copyright: Brxton Masonry

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Caption: View of the front elevation of the James Residence with gable projection visible on south (left) elevation.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the front elevation of the James Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of exposed portion of wood lapped siding at the southeast corner of the James Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the cobblestone verandah constructed in 2020 with Indiana limestone caps.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the original shed dormer on the front elevation of the James Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Partial view of the north elevation of the James Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Partial view of the rear elevation of the James Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Partial view of the south elevation of the James Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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EXPLANATORY NOTES

Eligibility for inclusion the Heritage Inventory:

- 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 Thematic Framework and Historical Context 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.

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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.

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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.

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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 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 (obtaining a 'High' level), it would be considered a Grade 1 place with city-wide significance, whereas a place that does not obtain a 'High' level ranking 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.