



Heritage Conservation Branch
 2nd, 3211 Albert Street
 REGINA SK S4S 5W6
 (PH) 306-787-5777

September 28, 2023

Adefemi Adegeye
 Senior City Planner
 City of Regina
 2476 Victoria Avenue
 PO Box 1790
 REGINA, SK S4P 3C8

Dear Adefemi Adegeye:

Thank you for your email of September 19, 2023 seeking our comments on comments on the properties which are being proposed for removal from the city's heritage inventory. We have had a chance to review the documentation provided and have a few general and property-specific comments.

General Comments

- We note that the individual evaluations for most of these properties acknowledge the loss of historic fabric, but also state conclusive statement that the property "maintains all the aspects of integrity necessary for it to convey its significance/heritage value." As such, we're unclear of the basis for the new conclusion that these properties have lost integrity and should be removed from the inventory.
- We also note that the only rationale provided for the removal of these properties relates to the unsympathetic interventions which have negatively impacted their historical integrity. However, we also note that the primary heritage values identified for most of these properties relate to their association with people, organizations, and events of significance to the community. We would suggest that these types of associative values are not diminished by the removal of original fabric. As such, we see a bit of disconnect between the decision to use the absence of some original fabric as the only justification to remove a property from the inventory when it seems to be the intent of your heritage program to consider both architectural integrity and historical associations as somewhat equal heritage values when evaluating historical significance.
- When evaluating heritage properties, it can be helpful to remember Standard 2 from *The Standards and Guidelines for the Conservation of Historic Places in Canada* which states, "Conserve changes to an historic place that, over time, have become character-defining elements in their own right." It's not essential that a property retains all its original fabric to be considered historic. Some newer components, particularly those added many years

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ago or those associated with the people, organizations, and events of historical significance, may now be considered part of the historic fabric of the property and character-defining in their own right.

Comments Specific to Individual Properties

1927 Athol Street

- We would agree that the various alterations have diminished the ability to interpret its architectural significance, which is a primary heritage value identified for this property.
- As is, we would suggest that the property does not detract from the heritage landscape of the neighbourhood but also does not make a significant contribution.

2336 Montague Street

- None of the identified heritage values for this property are reduced by the recent interventions.
- The interventions have generally been sympathetic, including partial reinstatement of some historical elements.
- Even with the interventions, the retention of the original form and rooflines enable this house to make a continuing contribution to the heritage landscape of the neighbourhood.

2234 Montague Street

- The interventions do not impact the associative heritage values for this property.
- The interventions have generally been sympathetic to the original fabric of the house, using traditional materials and designs.
- The interventions do not detract from the ability of this property to make a meaningful contribution to the heritage landscape of the neighbourhood.

1852 Retallack

- The exterior of this property appears to hold a high degree of historical integrity with original siding, windows, and trim throughout much of the property.
- The balcony addition, while not sympathetic, does not significantly detract from the ability to interpret the original fabric and simple architectural detailing of this building.
- More research may be needed to determine how significant the lack of a verandah is to the heritage value of this property. If it is concluded that it has been missing for most of the life of the property, does the its absence now have a significant impact on the historical integrity of the building?

2054 Garnet Street

- The interventions do not impact the associative heritage values for this property.
- The interventions have generally been sympathetic, including partial reinstatement of original elements and use of traditional materials and designs.
- The interventions do not detract from the ability of this property to make a meaningful contribution to the heritage landscape of the neighbourhood.

2639 McCallum Avenue

- The interventions do not impact the associative heritage values for this property.
- The addition to the east side of the property, while somewhat sympathetic in design, is not subordinate to the original structure and does detract from the overall heritage value of the building.
- The removal of most of the arts and crafts-inspired detailing (stucco, brick, half timbering, etc.) and structural elements detract from the overall heritage value of the building.

2210 Montague Street

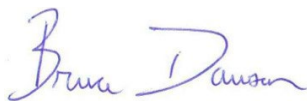
- The interventions do not impact the associative heritage values for this property.
- While some of the interventions have not been sympathetic to the original design, they do not detract from the ability of this property to make a meaningful contribution to the heritage landscape of the neighbourhood.
- Further research may be needed to determine if some of these interventions can be directly associated with the significant individuals and organizations associated with the building (e.g. was the upper porch closed in to accommodate community meetings or accommodations for additional members of the organizations?).

2174 Halifax Street

- While the property still retains its associative value, the advanced state of deterioration condition makes it difficult to consider it a viable candidate for heritage property designation or conservation.

I hope that this information is helpful to your review process and if you would like to discuss our comments further, please let us know.

Sincerely,



Bruce Dawson
Manager, Historic Programs and Policy