



## Heritage Conservation Plan for Henderson Terrace, 3038-3060 18th Avenue, Regina, SK.

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Project Number: 1828





**1080**  
Architecture  
Planning +  
Interiors

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# 1.0 UNDERSTANDING THE HISTORIC PLACE

Henderson Terrace is a Municipal Heritage Designated property in Regina, Saskatchewan. The building is a row house divided into eight units located in The Crescents Area, and features a two and a half storey red brick building with gambrel roof.

## 1.1 General Characteristics of Henderson Terrace

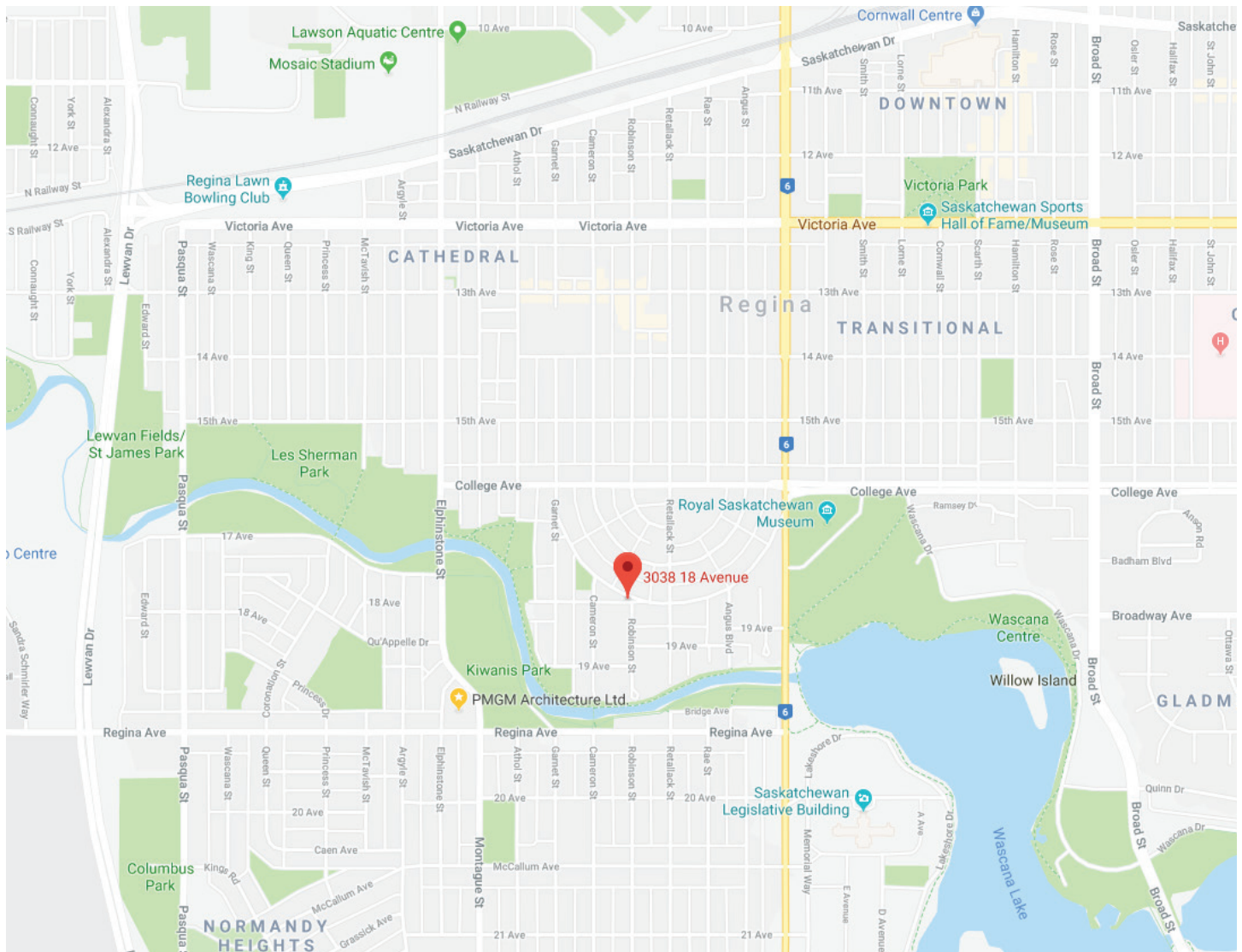
### 1.1.1 Site Boundaries

Leopold Crescent to the North, 18th Avenue to the South and Cameron Street to the West. Henderson Terrace is located in the Crescents area of Regina, West of the Wascana Centre and South of the Cathedral Area.

### 1.1.2 Legal Description

Legal Address: 3038 - 3060 18th Avenue, Regina, Saskatchewan, S4T 1W6

Legal Description: Plan: 78R58518 Unit 1 - Unit 8





## 1.2 Site History

- 1913: Construction of Henderson Terrace Row Houses. Owner of the building is Charles Gardiner Henderson.
- 1916: Sask Mortgage and Trust Corporation Limited is the owner of the building at this time, units are rented to tenants.
- 1923: John A. Mooney, founder of the Mooney Seed Company, purchases all eight units of Henderson Terrace. Units are subsequently rented to tenants.
- 1927: James A. Stein, farmer in Yellow Grass, purchases all eight units of Henderson Terrace. Units are subsequently rented to tenants, a number of the tenants during this period were employees of the Sask Wheat Pool.
- 1932: Raymond Oscar Berwick, farmer in Regina, purchases all eight units of Henderson Terrace. Units are subsequently rented to tenants, a number of tenants during this time period were enrolled in active service in the military during World War 2.
- 1945: George Pisch, Baker in Regina, purchases all eight units of Henderson Terrace. Units are subsequently rented to tenants.
- 1947: Theodore Diminyatz purchases all eight units of Henderson Terrace. Units are subsequently rented to tenants.
- 1963: James Bundige, Manager of Kenridge Men's Wear, purchases all eight units of Henderson Terrace. Units are subsequently rented to tenants. A number of tenants during this time were professors or students of the University of Saskatchewan, Regina campus.
- 1979: Henderson Terrace becomes condominium units. Each of the eight units have been privately owned by various owners from 1979 to the present day.

## 2.0 EVALUATE SIGNIFICANCE

### 2.1 Heritage Values

Henderson Terrace was inspired by contemporary English Garden suburb developments, which featured tall, narrow houses connected together in a row with long narrow backyards. These kind of developments were prominent in England during speculative building booms where developers would try to put as many houses as possible onto one street or plot of land.

Built in 1913 Henderson Terrace was a part of the building boom in Regina pre-World War 1, and was developed by Charles G. Henderson. Henderson was a contractor and partner of R & C.G. Henderson Real Estate, which was responsible for a number of residential developments in Regina. Henderson Terrace is located in the Crescents neighbourhood of Regina, which was a part of Thomas Mawson's original City Beautiful plan.

### 2.2 Character Defining Elements.

The heritage value of Henderson Terrace resides in the following character defining elements:

- Those elements which reflect the Georgian Row House style of architecture, including the gambrel roof, simple austere exterior with symmetrical facade elements, such as the large windows in a regular pattern.
- The division of the row house into 8 units, each with symmetrical plans that mirror each other.
- Building typology during pre-WW1 building boom in Regina.
- Part of Thomas Mawson's original City Beautiful Plan, and the location within the Crescents neighbourhood.
- The red brick exterior.
- The exterior entrances marked by a shared open porch.
- The Sandstone nameplate with "Henderson Terrace 1913".

## 3.0 ASSESS POTENTIAL IMPACTS

### 3.1 Current Building Conditions

#### 3.1.1 Exterior Face Brick and Exterior Stucco

The exterior face brick of the east, west and south facades are a part of the original Georgian facade, thus they are an important character defining element of Henderson Terrace. The north facade was also faced in brick, though of a lesser grade and of a lighter red colour. Stucco was applied to the north facade, the age of the stucco is unknown.

The existing brick on the east, west and south facades are in generally good to excellent condition with limited spalling, cracking or overall degradation. The few spalled bricks that exist have been face patched with mortar. Some small areas of brick have been painted a red colour that is close to the existing brick. There are signs of differential movement and cracking throughout all four facades, though the south-east corner shows the most movement. The brick on the south-west corner above the basement window was removed, repaired and replaced at some point in the past. This repair was done poorly and incorrectly, brick appears to be missing, the mortar joints are large and the overall visual is inconsistent.



Spalled Brick



Missing and Degraded Mortar

The south face of brick is experiencing some pushed face brick, primarily at window headers and at areas where the porch roof ties into the face brick. The majority of mortar joints have been re-pointed or repaired throughout the years with a variety of mortars. The re-pointed mortar was done poorly with mortar overlapping the top and bottom of the brick. On the west and south-west facades the mortar shows extensive degradation with multiple areas having mortar missing. The mortar was sandy to the touch, and was rubbed away easily.

The north stucco has numerous cracks due to differential movement and settling of the building over the years. Multiple patches have been applied to the stucco, and do not match the colour or texture of the existing.





Stucco Cracking and Patching North Facade



North Facade Brick



Mortar Patching and Pushed Face Brick South Facade



Incorrect Brick Repair South Facade





Pushed Face Brick



Repointing with Different Mortar Types



Repointing with Different Mortar Types and Missing Joints



Mortar Sandy to the Touch



### 3.1.2 Sandstone Detailing

The initial heritage description of Henderson Terrace identified the window sills as being constructed of sandstone. As the years have progressed the sills have been identified as being brick with a concrete stucco overtop. This identification has occurred due to the degradation of the concrete stucco, which has cracked, chipped and spalled revealing the brick below. The brick sills are constructed of the same lighter coloured brick as the north facade and the basement. The existing sills are generally in moderate to poor condition, with the concrete stucco being cracked and in some places missing. The brick of the sills are in good condition and don't require extensive repair.

The sandstone nameplate on the south facade of the building is in good condition with limited visual wear. A previous inscription of 'Wascana' is visible to the eye under the name 'Henderson'. This does not affect the heritage value or state of the sandstone nameplate.



Sandstone Nameplate



Missing Stucco on Sills

### 3.1.3 Ground Floor Windows

The ground floor windows are of an undetermined age with aluminum casing and are a single solid pane of glass. It is unlikely that these windows are original, and would have been double hung windows with the upper window being composed of multiple panes of glass and muntins. At this time the existing ground floor windows are generally in good condition, and all windows are of a similar style and finish.



### 3.1.4 Second Floor Windows

The second floor Windows are of varying ages and styles, with approximately 4 of the second floor windows being original. Vinyl storm windows have been installed on most of the second floor windows, including the four original. The original windows appear to be in good condition and operability, and consist of double hung windows with the lower window being a single pane of glass, and the upper window consisting of six panes with intermediary muntins.

The original windows have been painted numerous times and are currently white. The new windows are predominantly white vinyl windows, some of which have decorative grilles to re-interpret the original 6 paned upper window. While the new windows are in general good condition they do not match the heritage intent.



New Second Floor Windows



Original Second Floor Window with New Storm Window

### 3.1.5 Third Floor Windows and Dormers

The third floor Windows are of varying ages and styles, with approximately 4 of the third floor windows being original. Vinyl storm windows have been installed on some of the third floor windows, including the four original. The original windows appear to be in good condition and operability, and consist of double hung windows with the lower window being a single pane of glass, and the upper window consisting of six panes with intermediary muntins.

The original windows have been painted numerous times and are currently white. The new windows are predominantly white vinyl windows, some of which have decorative grilles to re-interpret the original 6 paned upper window. While the new windows are in general good condition they do not match the heritage intent

The dormer walls are clad in wooden shakes, most of which are in good condition with some water staining on the south facade dormers, and sun bleaching on the north facade dormers. The shakes were installed in 1989, and appear to be a standard cedar shake varying 5-10" in width, and approximately 18" long. Full documentation of the shakes width, depth and height shall be conducted prior to removal and replacement.



### 3.1.6 Gambrel Roof

The existing gambrel roof is in good condition with new asphalt shingles, and newer metal caps and flashing on the firewall penetrations. The asphalt shingles, caps and flashing were replaced in 2013. The existing shingles are dimensional shingles in a medium brown colour, and extends from the gambrel roof onto the shed roof dormers. The estimated lifespan of the existing roof is 15 years. The fascia, soffit and eaves were repalced in 1989, and are in need of replacement in the next 5-10 years.

The existing brick chimneys were rebuilt in 2017. The new brick is similar in colour and type to the original brick, and largely indistinguishable from the original. The new chimneys will not require significant repair or replacement in the next 20 - 50 years.



### 3.1.7 Shared, Open Porches

The earliest documentation of the existing porches are from the 1970's, and were likely constructed around that time. Unfortunately no images prior to 1970 of the south facade of Henderson Terrace were available at the time of this report.

The existing shared, open porches are in generally poor condition and are pulling away from the face of the building, 1-2" of gapping was present at the time of inspection. The existing wood of the porch and railings are weathered with multiple layers of paint. Instability and rotting of the wood is present. The metal siding on the base of the porches is in general disrepair, and does not match the heritage intent of the building. The front doors are of varying ages, styles and materials.

The porch roofs are in poor condition with multiple roofing, and flashing patches being done over the years. The existing shingles are in moderate condition, though the age of shingle is unknown. Based on a combination of archival photographic material of similar row houses in Regina, as well as on site investigation the porch roofs do not appear to have been original to 1913, and were potentially introduced in the 1970's. The original porches likely had no roof element, and the existing anchorage for the porch roofs is placing considerable pressure on the face brick of the south facade. The porch roofs appear to be contributing to the dispalcement of the face brick on the South facade, as the anchors and weight are pulling the face brick away from the structure.





Existing Shared Open Porches



Separation of Porch Roof From Facade



Support for Porch Roof



Stair Replacement



Separation of Porch From Facade



Existing Porch Support



### 3.1.8 Landscaping

The existing landscaping of the south yards are varied in appearance with each unit creating it's own 'garden'. Much of the landscaping appears overgrown, with Mugo Pines and cedar shrubs being the dominant plants. Current landscaping was done in 1987. Earlier photographic documentation from the 1970's show a very simple landscape on the south facade, consisting primarily of lawn, with a few trees out front. Engineering reports from the 1990's recommended the removal of the trees on the east and west of the property due to the potential for structural damage of the basement masonry from tree roots. Trees to the south of the building were removed prior to 1988.

The existing landscaping of the north yards are generally very simple and consistent throughout the yards. Most yards have small masonry seating areas surrounded by lawn. Each yard is fenced and has it's own personal gate for access to the parking and 18th avenue.



Existing Front Yard Landscaping

### 3.1.6 Rowhouse Building Typology

Henderson Terrace exists as eight separate condominium units, which continues to maintain the row house building typology as it was originally intended. As each unit is privately owned the floor plans may have varied over the years, and the interiors of the condominiums are not included in this report.

The symmetry of the row house facade has been maintained, as all fenestration openings have been maintained throughout the years. Overall the building is in good condition, and is one of the few remaining pre-World War One row houses in Regina.

## 3.2 Client Requirements

The building is currently slated to continue to be utilized as condominium units, and is in alignment with the original intent of the building.

## 4.0 Conservation Heritage Report

### 4.1 Exterior Face Brick and Exterior Stucco

Though the majority of the face brick is in relatively good condition there are a number of points where the masonry will require repairs in order to prevent further degradation of the facade. It is recommended that a structural engineer who specializes in historic masonry is consulted at the time of the masonry repair in order to ensure that the masonry is removed and repaired in a manner that is appropriate.

Where the brick is showing pushed face brick, the brick will be removed carefully by hand and retained in order to reveal the cause of the pushed brick. The causation of the push brick should be determined by a structural engineer specializing in historic masonry. If the brick is pushed due to the rust jacking of the steel lintel or header this will require the removal of rusted areas, as well as potential replacement steel where required if the steel is deemed to be damaged for lasting repair. If the pushed brick is due to excessive compressive loading, or the brick is no longer securely attached to the backing structure then further investigation and solutions will be required in order to mitigate the issue. Retained brick will be reset with mortar that is compatible and matches existing historic mortar types that were utilized.

Throughout the west and south facades the mortar was found to be deteriorated or missing in multiple locations. The mortars in these locations were also sandy to the touch and disintegrated easily. Multiple previous repointings were done with incorrect mortar types, some of the mortar appears to be of a portland cement mixture, while others appear to be of a much softer mortar type. A full repointing of all brick facades is recommended. Prior to repointing a third party mortar assessment and brick compression test is to be completed and submitted to the City of Regina Heritage Department for approval and review. An appropriate and matching mortar will be chosen for construction based upon the results of the mortar assessment. The new mortar shall match the original in strength, colour and tooling. All deteriorated and incorrect mortar types will be removed by hand raking, and a test panel will be completed by the contractor in order to demonstrate all aspects of the repair procedure for the repointing of the face brick.

Any paint shall be gently removed via handscraping, or via low pressure hot water, type 'B' surfactant manufactured by Chemfax MS Cleaner and natural bristle brushes. A cleaning test panel will first be completed for review and approval in order to determine that methods utilized are appropriate.

The north facade brick was covered with a white stucco of an unknown age, and over the years the stucco has become a part of the heritage value of the building due to its inherent history. It is recommended that the stucco is retained and repaired appropriately. Over the years a number of patches have been conducted on the stucco to mitigate cracking, these patches do not match the original stucco in either type, texture or colour. The incorrect patches should be removed carefully in order to mitigate damage to the remaining stucco as well as the heritage brick below. It is recommended that the existing stucco on the north facade is assessed for composition, and new stucco patches should match the existing in strength, texture and colour.

If it is determined that the stucco should be removed in order to restore, repoint or further assess the heritage brick and structure below, then a test removal should be conducted at a number of locations in order to determine removal impact on the face brick.

## **4.2 Sandstone Detailing and Historic Stucco Sills**

The existing sandstone name and date plates are in good condition and no further remediation is recommended at this time.

The masonry and stucco sills are in generally poor condition, with cracking, spalling and some missing pieces of stucco which have exposed the brick sill below. A full physical assessment of each sill is recommended in order to determine the full extent of damage. As cement stucco may have become unsound and partially delaminated from the brick, while visually appearing solid, it is imperative that each sill is inspected prior to repair. Third party stucco testing should be conducted in order to determine the original make up of the stucco. The new stucco shall match the original in strength, colour and tooling.

## **4.3 Ground Floor Windows**

The existing windows are in good condition at this current time, we estimate the lifespan of the windows to be approximately another 5 years. Due to the limited degree of historical information on the missing architectural details of the ground floor windows, rehabilitation must be utilized as certain design assumptions must be made in their replacement.

Photographic evidence of the north face of the ground floor shows a double hung window typology. The lower pane of glass appears to have been a single pane of glass, while the upper pane of glass shows a six pane split with intermediary muntins. There are no existing photographs of the south face showing the original window typology, but based on other historical window typologies in the area at this time the south windows were likely a double hung window. It is recommended that the south facade utilize the same window composition as the ground floor windows on the north facade.

In order to comply with current and future building codes and regulations, as well as conformance to environmental and energy conservation standards it is recommended that the new ground floor windows be a double pane window with either wood, or metal clad wood frames. If PVC or fiberglass windows are preferred, the supplier and window type should be approved by a heritage consultant, or by the City of Regina Heritage department in order to confirm conformity with the heritage intent of the building. The intermediary muntins on the window should be exterior muntins, internal decorative grilles are not acceptable alternatives.

If paint or finishes are applied to the windows frames and muntins, special care must be taken in the choice of a harmonious and sensitive colour scheme. This scheme should also be reflective of the period of the building and the available paint colours at that time. All ground floor, second floor and third floor windows should be finished in the same colour, creating consistency throughout the patterning and expression of the fenestration and facades.



#### 4.4 Second Floor Windows.

Approximately six of the existing second floor windows are original, four on the south facade and two on the north facade. Interior investigation of the windows was only available for one condominium unit, the remainder of the investigation was from the exterior of the building. The original windows that were inspected were in general good condition as the storm windows have helped protect the original frames and glazing. It is recommended that these windows are retained and repaired as necessary. In order to maintain these windows well into the future a full inspection by a contractor specializing in heritage windows is recommended, and a maintenance/repair cycle is determined at the time of inspection.

The remainder of the second floor windows are replacement windows of varying ages and styles. Each window has a different lifespan, though most will not require replacement in the next 5-10 years. As windows are replaced it is recommended that the replacement windows are double pane window with either wood, or metal clad wood frames. If PVC or fiberglass windows are preferred, the supplier and window type should be approved by a heritage consultant, or by the City of Regina Heritage department in order to confirm conformity with the heritage intent of the building. The intermediary muntins on the window should be exterior muntins, internal decorative grilles are not acceptable alternatives.

The replacement second floor windows shall replicate the original windows in the subsequent locations. They shall be double hung windows, with the lower pane being a single panel and the upper pane being six panes with intermediary muntins. Replacement windows shall match the existing windows in profile and size with all measurements being confirmed on the existing original windows, to within 1/8". The replacement windows shall have matching trim and muntin profiles as the existing.



Original Ground, Second and Third Floor Windows

## 4.5 Third Floor Windows and Dormers

Approximately six of the existing third floor windows are original, four on the south facade and two on the north facade. Interior investigation of the windows was only available for one condominium unit, the remainder of the investigation was from the exterior of the building. The original windows that were inspected were in general good condition as the storm windows have helped protect the original frames and glazing. It is recommended that these windows are retained and repaired as necessary. In order to maintain these windows well into the future a full inspection by a contractor specializing in heritage windows is recommended, and a maintenance/repair cycle is determined at the time of inspection.

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The replacement third floor windows shall replicate the original windows in the subsequent locations. They shall be double hung windows, with the lower pane being a single panel and the upper pane being six panes with intermediary muntins. Replacement windows shall match the existing windows in profile and size with all measurements being confirmed on the existing original windows, to within 1/8". The replacement windows shall have matching trim and muntin profiles as the existing.

The dormer walls are clad in wooden shakes which are generally in good condition. The expected lifespan of the existing shakes is 5-10 years. It is recommended that the existing shakes are treated with a water-repellant preservative (WRP), or water-based stain within the next two years in order to extend the lifespan of the existing shakes. When replacement is necessary it is recommended that the existing cedar shakes are replaced in kind. The replacement shakes should be red cedar, matching the existing shake dimensions and depth.

In the instance that red cedar shakes are unavailable, or are not desirable for replacement due to the differences in durability from traditional old growth cedar shakes to new second growth cedar shakes, alternative options may be utilized. An acceptable alternative option would be the EnviroShake composite roof tile product. If replacing with Enviroshakes it is recommended that the 'Aged Cedar' colour palette is utilized. As the Enviroshake product is available in 8 different shake profiles, with all bundles pre-shuffled in order to include a mixture of profiles it reproduces the variances found in natural cedar shakes. Enviroshake comes in a standard dimension of 20" long, 12" wide, with a the thickness at the butt of the shake being 1/2" and the tip being 1/8".



## 4.6 Gambrel Roof

The existing asphalt shingles are relatively new and were replaced within the last five years. The lifespan of the existing roofing system is approximate 15-20 years, as such, replacement is not expected for the next 10-15 years.

Earlier photographic evidence from the early 1970's shows the original Gambrel roof to have been clad in wooden shakes, with light coloured metal caps and flashing on the firewalls. Due to the age of the image it is likely that the metal caps and flashing were of a newer construction, as the original caps likely would have been done in zinc, or galvanized steel.

When replacement is necessary it is recommended that the asphalt shingles are replaced with cedar shakes, as they match the original heritage intent of the building. The replacement shakes should be red cedar, matching the existing shake dimensions and depth of the shakes on the dormers, as these would have been similar in size to the original shakes on the gambrel roof.

In the instance that red cedar shakes are unavailable, or are not desirable for replacement due to the differences in durability from traditional old growth cedar shakes to new second growth cedar shakes, alternative options may be utilized. An acceptable alternative option would be the EnviroShake composite roof tile product. If replacing with Enviroshakes it is recommended that the 'Aged Cedar' colour palette is utilized. As the Enviroshake product is available in 8 different shake profiles, with all bundles pre-shuffled in order to include a mixture of profiles it reproduces the variances found in natural cedar shakes. Enviroshake comes in a standard dimension of 20" long, 12" wide, with a the thickness at the butt of the shake being 1/2" and the tip being 1/8".

Generally, the surfaces of older buildings were left untreated, and the natural colours of metal were allowed to show. As such, future replacement of the metal caps and flashing should reflect this. The predominant colours should be the natural colour of the original metal caps and flashing. As the original material is not known, it is recommended that the colour be reminiscent of aged zinc, or galvanized steel. If paint or finishes are applied to the metal caps and flashing, special care must be taken in the choice of a harmonious and sensitive colour scheme. This scheme should also be reflective of the period of the building and the available paint colours at that time.



Previous Roofing of Henderson Terrace



## 4.7 Shared Open Porches

Though the existing porch roofs do not appear to be original to the 1913 building, they have overtime become a part of the heritage of the building and represent a substantial portion of Henderson Terrace History. The existing roofs require extensive investigation and repair work. It is recommended that a structural engineer who specializes in historic masonry is brought in to inspect the existing shared, open porches, the surrounding masonry, as well as the structural methods utilized to connect the porch roofs to the south facade. This inspection will help inform the methodologies required to stabilize and repair the surrounding masonry. A full report on the existing conditions and recommended remediation is to be carried out prior to repair. Architecturally it is recommended that the porch roofs are retained and repaired where possible. If the porch roofs are deemed to be beyond repair, or if the brick behind requires structural stabilization then the existing porches are to be fully documented and detailed prior to removal. In the instance that full replacement is required the original form and detailing of the existing porch roofs are to be documented and the documentation is to be utilized as physical evidence as a model to reproduce the replacement roof. The original material palette should be utilized, and the use of shakes as a roof cladding material should be considered.

Due to the movement of the porches away from the south facade of the building it is likely that the existing porches will have to be removed and re-built. In the instance that full replacement is required the original form and detailing of the existing porches are to be documented and the documentation is to be utilized as physical evidence as a model to reproduce the porches. Where feasible, elements such as the wooden railings should be retained, repaired appropriately, and re-utilized. A full assessment of materials and features that are to be retained and repaired is to be completed prior to removal. The replacement porches should utilize the same material palette of the existing, though it is preferable for the metal siding is replaced with wood in keeping with the historical material palette of the building.

As the existing door ages are unknown rehabilitation is the best recommended methodology for future door replacement. Future door replacement should document the existing conditions and existing doors in Henderson Terrace. Existing doors that are found to be original should be fully documented, size, shape, profile and glazing. Existing photographic evidence show the back and front entrance doors as being constructed of wood, with a



Photograph from the 1970's of the Porches



Existing Profiles of Wood Railings and Features



half lite on the top portion of the door. It is recommended that future door replacements re-create the profile of the original, with a half lite on the top of the window and solid lower half. Where wood doors are not an economic or viable solution, other materials may be utilized upon approval of the City of Regina Heritage Department. The style of the door should be reflective of the period of the building, and the door styles available at that time.

If paint or finishes are applied to the doors, special care must be taken in the choice of a harmonious and sensitive colour scheme. This scheme should also be reflective of the period of the building and the available paint colours at that time. All ground floor, second floor and third floor windows should be finished in the same colour, creating consistency throughout the patterning and expression of the fenestration and facades.

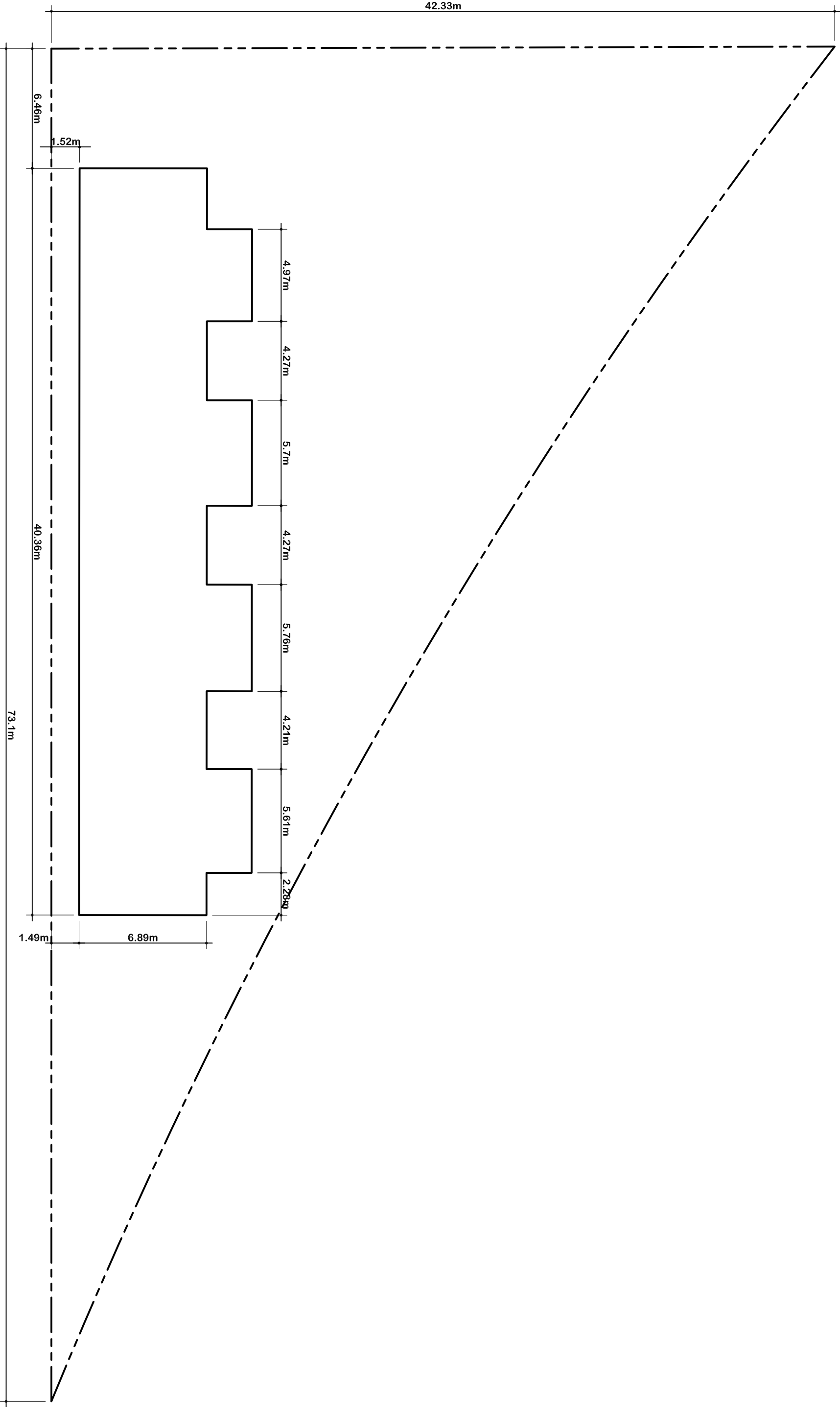


Landscaping of the Crescents, Henderson Terrace on the Far Right

## 4.5 Landscaping

Earlier photographic evidence from the 1970's shows the surrounding landscaping as very simple, with lawn and city trees being the primary plantings. As the crescents were developed as a part of the Mawson City Beautiful plan it is likely that the landscaping documented in the 1970's is close in intent to the landscaping in 1913. As the city beautiful movement emphasized well-tended front lawns and tree lined city streets, it is likely that the original landscaping of Henderson Terrace was a simple lawn, with small compact plantings such as sculpted Caragana bushes.

It is recommended that the existing landscaping is revitalized by appropriately trimming the existing plantings, and replacing any mugo pines that are too damaged to be trimmed and retained. Replacement shrubs should be considered in regards to the historical shrubs, ground cover and plants that would have been utilized for the Mawson Plan. It is not recommended to re-introduce trees to the front yards in order to continue to mitigate potential structural damage to the basement of Henderson Terrace.



PROJECT TITLE

3038-3060 18th Avenue Regina,  
SK

DRAWING TITLE

SITE PLAN

DRAWN

SK

CHECKED

JG

DATE

06 JUN 18

PROJECT No.

1828

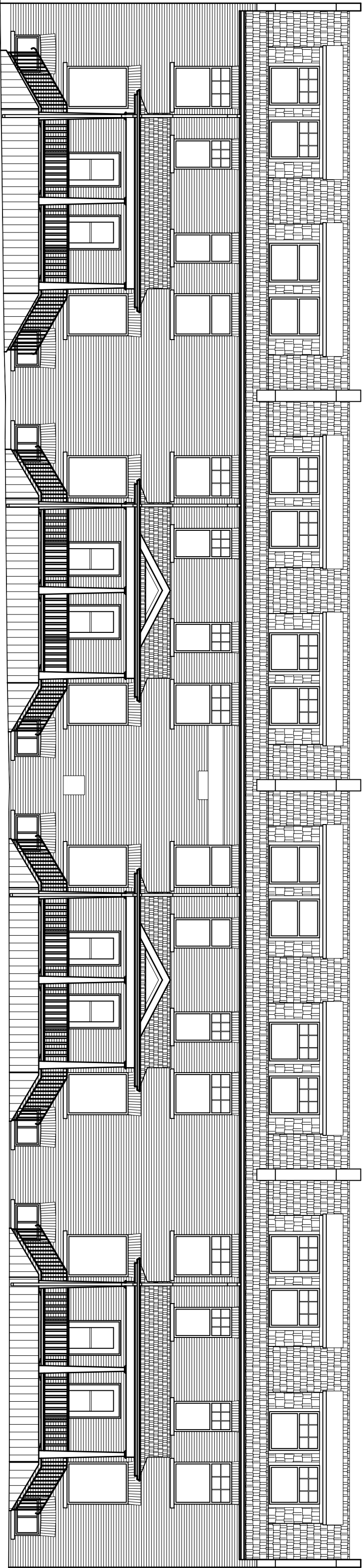
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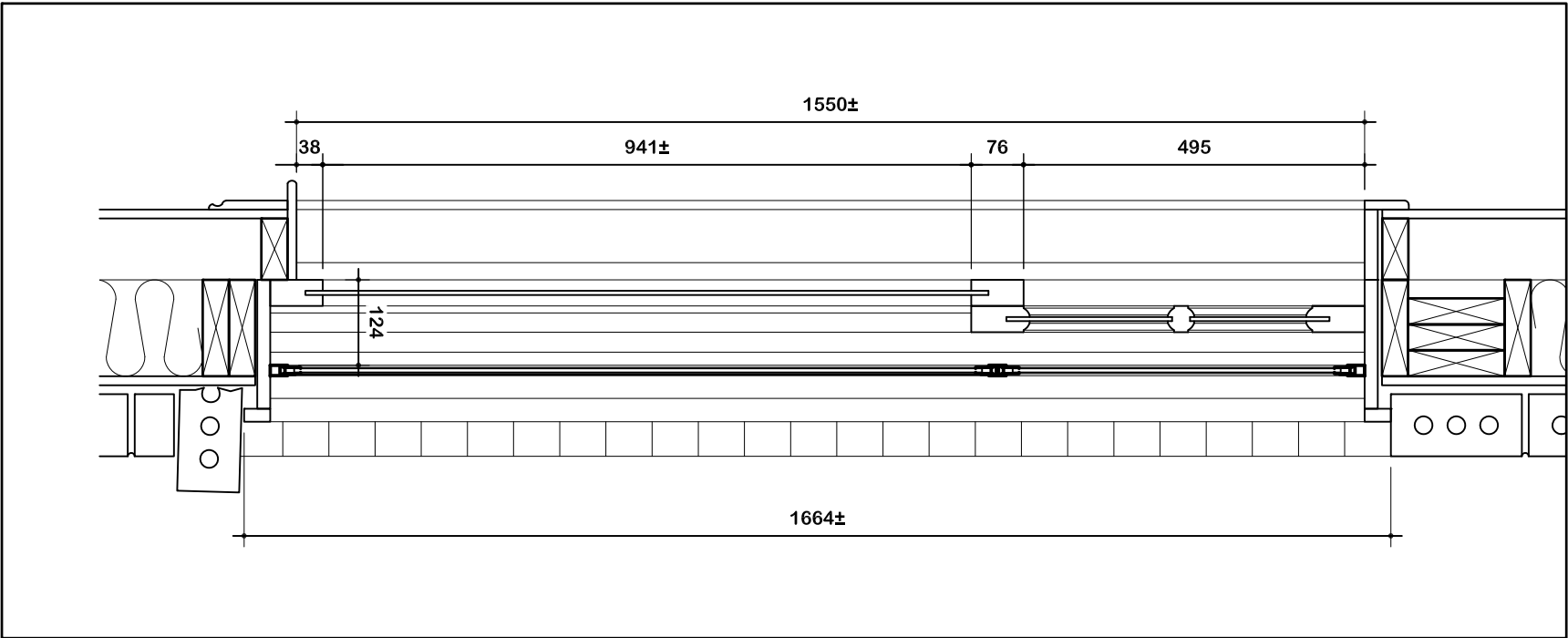
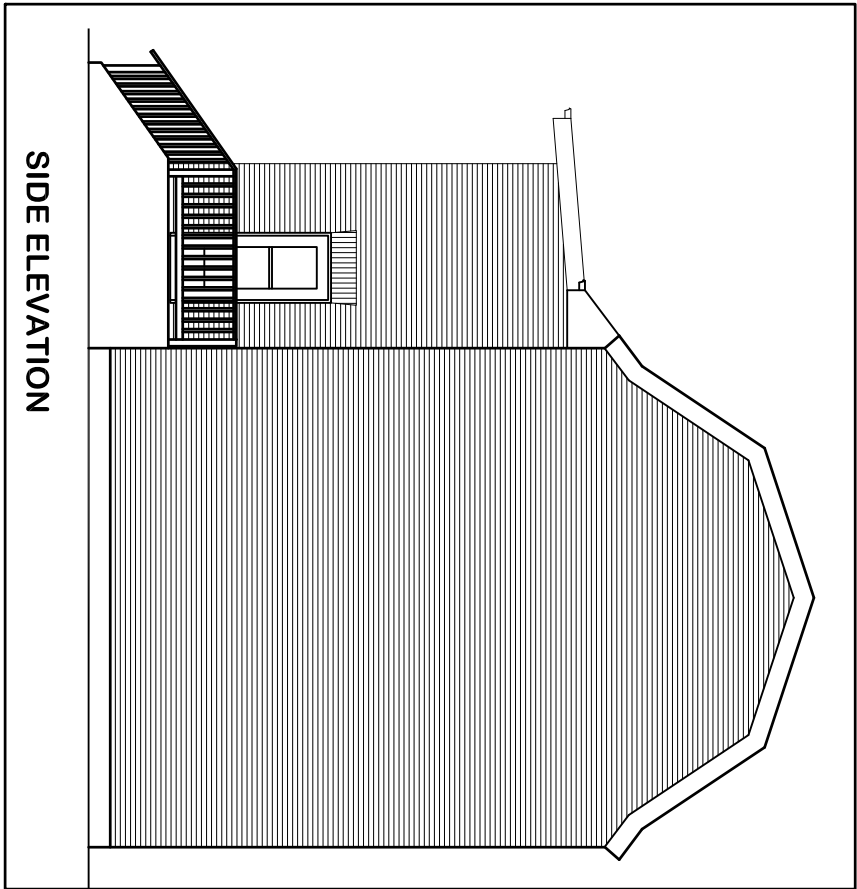




FRONT ELEVATION



REAR ELEVATION





BUDGET PLANNING  
HENDERSON TERRACE

LEOPOLD HOMES  
3038-3060 18th AVENUE, REGINA, SASKATCHEWAN, S4T 1W6

PROJ. NO. 1828



Assumptions:  
Windows and Doors will be repaired/replaced as required by owner.  
All preservation/restoration of heritage elements completed as per inventory of Exterior Architectural Features  
Contingency acknowledges inflation and the change in the cost of construction over the years.

Cost Projections

Facade Repair		66,500
Re-pointing of compromised mortar	30,000	
Stabilization of compromised brick	6,000	
Stucco Repair/Replacement	25,000	
Sill Repair	5,500	
Front Porch Replacement		240,000
Demolition of Existing and Replacement	240,000	
Window/Door Replacement		54,400
Window Repair/Replacement	48,000	
Door Repair/Replacement	6,400	
Subtotal	360,900	360,900
Contingency	36,090	36,090
Project Cost of all Proposed Renovations	\$ 396,990	\$ 396,990

