

We have lived at [REDACTED] Angus Crescent for 30 years, and we strongly oppose the proposed demolition of the Bagshaw Residence at 56 Angus Crescent, and its removal from the City of Regina's Heritage holding bylaw list.

We firmly support Heritage Regina, the Cathedral Area Community Association, and the Heritage Conservation Branch of Ministry of Parks, Culture and Sport in their support of the heritage value of the Bagshaw Residence, so rich in Heritage architecture and in the history of Regina citizens the Bagshaws, who contributed to the development of many facets of the City.

Within the Crescents neighbourhood of historic houses, the 1913 Bagshaw Residence is a rare example of the Craftsman Style. In the City's own words, *Overall, the Bagshaw Residence is in fair condition with its form, scale, and massing largely intact.* The maintenance and repair described is the regular upkeep needed, as with other houses of its age.

High quality craftsmanship, architectural design, and materials should not be thrown away so carelessly. The Regina Planning Commission is betraying our history in its approval of the demolition of this early and rare Craftsman Style example, especially when the City of Regina's own Statement of Significance says: *The heritage value of 56 Angus Crescent also resides in its architectural style. The exterior design of this residence is an example of the Craftsman Style, as exhibited in the low-pitched gable roof with its wide overhanging eaves, large single dormer, large porch, wooden double hung windows, and exposed wooden structural elements. 56 Angus Crescent was designed by Frederick Chapman Clemesha of the prominent Regina architectural firm of Clemesha and Portnall, which was renowned for its architectural contribution to the residential fabric of Regina.*

*The heritage value of the property also resides in its location within the Crescents neighbourhood of Regina, and its contribution to the historical architectural character of the Crescents. The development of the Crescents began before the First World War and continued for the next 30 years. Named for the concentric series of the three semi-circular streets that were proposed in the 1883 town-site survey, then further detailed in landscape architect Thomas Mawson's 1913 plan for the City of Regina. The Crescents neighbourhood is a prestigious neighbourhood known for its architectural merit, elm-shaded streets and its proximity to the parklands along Wascana Creek.*

The demolition of the Bagshaw Residence would mean a great architectural loss for Regina, and would diminish the pleasure of life in The Crescents - this house is included in your own walking tour. Its loss would further diminish the integrity and the visual appeal of this small heritage neighbourhood.

Since the 2013 approval of the Design Regina Official Community Plan to protect and preserve heritage neighbourhoods, we have still seen the demolition several heritage Crescents houses, which has disrupted the visual harmony of the street-scape. Once, all houses were aligned along the Crescent, to create a flowing vista, with

windows at the same height and houses all the same distance from the curb. Now, the architectural rhythm has been disrupted by new houses which are somehow allowed to project beyond the line of existing houses, often dwarfing neighbours and reducing their incoming light. Roof lines are no longer regulated. How has this been allowed to happen? Are there no neighbourhood guidelines to adhere to the structure and materials of an historic neighbourhood?

We love to see the Bagshaw house when we walk downtown - its entrance and windows not like any other along the Crescent. We love to saunter down the alley and come upon the red wooden porch, it makes the Crescents feel like being at the beach - a wonderful small town quality in the middle of the City.

The historic charm of the Bagshaw house cannot be reproduced, but it can be restored! Restoration shows respect for our own history. To name a street after Mr Bagshaw without the Bagshaw residence works to purposefully cut our own history out of our City. This demolition is a short-sighted move.

We feel honoured to have lived in the Portnall house, just down the Crescent, for the last 30 years. We were heart-broken when the house that Francis Portnall built for his sister across the street was torn down without a word about its history and significance. Three further Portnall buildings have been demolished recently in Wascana Park - the former MacKenzie Art Gallery, the CNIB, and now Wascana Pool. We feel architecturally related to the Bagshaw residence through the Clemesha Portnall partnership.

We cannot believe how anyone who cares about Regina's history and its future would buy a house on the Heritage Holding list, only to insist on tearing it down. To come to a historic neighbourhood, only to then proceed to destroy it shows great disrespect for the neighbourhood, the neighbours, and our City's history.

The Regina Planning Commission's Recommendation for demolition goes against Regina's Official Community Plan.

Heritage Regina and CACA have created a series of ceramic plaques to highlight our heritage architecture, and I am the ceramic artist who does the labour. Other cities do this with pride, because they understand the value of heritage architecture.

Regina must begin to see and value its own architecture and beauty and urban planning.

Please do not allow the demolition of the unique and historic Bagshaw House.

Thank you.

Jeannie Mah and Edward Jones