



The simple yet robust timbers of the front porch, the shy symmetrical frontal street aspect which allows the house, from the alley side, to bask in the afternoon sun, is a unique neighbourhood land-mark, it adds a change of rhythm to the street. This Craftsman house with its porch and overgrown garden is like a beach house, offering a tranquil pause in the neighbourhood, alluding to a slower pace of life - a delightful surprise so close to the city centre, giving pleasure as we amble down the alley.



Crawford Homes had implied that the Bagshaw house was derelict because an elderly woman lived there on her own, but when I cycled by, I often saw young adults coming and going from the house. I later learned that great grand-children lived with Mrs Wade - this was an active multi-generational house. Sadly, Mrs. Wade died on 26th October, 2020.

Her obituary said: "She will be remembered for living her life on her own terms and being a model of integrity and compassion. She instilled in all of us a deep awareness of our social responsibilities. Throughout her life she was involved in many groups focused on the need to help the less fortunate and those organizations that supported social justice." <https://leaderpost.remembering.ca/obituary/margaret-wade-1080648920>

Neighbour Lori Glier says: "In Kindergarten, I started to visit the Bagshaw Residence to play, and have tea and dainties. I remember the house as being warm and cozy, with pretty wallpaper and a beautiful wooden staircase. The Bagshaw Residence is a gem!"

Rod Stutt, President of AHSS says: " Heritage character houses are not merely similar in the neighbourhood, they create the neighbourhood. To remove one harms the value of others."

Indeed. Our streetscapes give us visual information and pleasure, becoming part of our psycho-geography. To lose one beloved element is a psychic wound, as we rip our own cultural roots - and with less love of place, we become less of who we once were.

The City's own list of the "benefit of being designated..." should go beyond financial benefits for individual home-owners: preserving a Heritage house should be understood as a social and public good, showing respect for local history while preserving cultural memory. The cultural sustainability of our Heritage residential infrastructure should be seen as our active responsibility as citizens.

As home-owners of old houses, we seek out knowledgeable trades-people who understand historic materials and the craft of restoration, it is our duty to preserve our social and material environment, to preserve our history.

Frank Korvemaker, Archivist / Construction Historian, says: "I have seen buildings in much worse condition be rehabilitated – just look at the Claybank Bunk House."

The old-growth timber used in early 20th Century houses is stronger and more rot-resistant. "As a tree gets older, it becomes hardier and its growth rings become tighter. The density of old-growth forests allowed the trees to grow more slowly, making these older trees even sturdier." After 1930, we no longer had the use of trees which were 100 -500 years old. <https://www.wisconsinhistory.org/Records/Article/CS4199>

To tear down a house built of old timber, simply because a beam needs reinforcement (because our shifting soil), or because a new roof is needed, is environmentally frivolous! A restoration, using both old and new technology – the Tesla slate-like solar tiles, for example- would sustainably renew the life of a Heritage house and its neighbourhood.

"Builders have told me that mold is not a huge problem in lathe and plaster construction, because plaster resists mold," said neighbour Ruth Chambers. "If we look at historic places, even within North America, ways of saving Heritage architecture is understood - because it is considered "worthy" of restoration." Mold can be cleaned. After a bad winter with ice-dams floods, we all have to do this.

"The first guideline of sustainability is – use what already exists," says the Heritage Conservation Brief on Sustainable Development from the Government of Canada.

- "The reuse of heritage buildings has environmental, social, and economic benefits
- The rehabilitation of heritage buildings reduces waste and conserves energy
- The social and cultural values of heritage buildings are non-renewable resources

The destruction of these resources is not sustainable."  
[https://www.gov.mb.ca/chc/hrb/pdf/hpi\\_sustainable\\_development.pdf](https://www.gov.mb.ca/chc/hrb/pdf/hpi_sustainable_development.pdf)

The City of Regina has not updated its Heritage Holding list since 1989, and has neglected the to consider the historic of value mid-century modernist residences and public buildings. With

fewer than 300 on the Heritage Holding Bylaw for the whole city, we have already allowed the demolition of our own history, even after the ratification of Design Regina's Official Community Plan, which promised to protect and preserve heritage neighbourhoods. The Crescents has only 6 Municipal Heritage Properties, with once 13 on the more tenuous Heritage Holding Bylaw list, now 12, after the demolition of the Watchler house.

"My childhood is almost erased," says former resident Cheryl Cooper. "Cheap, expedient buildings replaced the old wooden houses with their welcoming verandas. We have to *think* about our city. This heritage designation-worthy area requires special care.

The mature trees and the gardens green the city and the landscape speaks to a city that historically valued green space, planting trees, and making one of the greatest award-winning urban green spaces, Wascana Park, in the country. The Crescent and Cathedral area abuts and joins with Wascana Park, extending into domestic space and city streets the principles that made Wascana the much-loved heart of the city. "

Because the purchase price of the Bagshaw House was so below market value, the honourable thing to do would be to resell it to someone who understands Heritage and wants to preserve the history of Regina. This simple yet unique house and its history should be lovingly restored, with respect for its craftsmanship and for our neighbourhood.

1. <https://www.change.org/p/regina-city-council-designate-regina-s-bagshaw-residence-as-a-heritage-property?redirect=false>  
" We call upon Regina City Council to demonstrate its commitment to preserve and protect significant heritage properties in Regina by granting a Municipal Heritage Property Designation to the exterior of the Bagshaw Residence.

Whereas:

The Bagshaw Residence, built in 1913, is one of the few remaining homes of the pre-World War I era in the Crescents neighbourhood;

The heritage value of the property is found in:

- its long association with Frederick Bagshaw, a distinguished lawyer and judge who actively contributed to community life in Regina and to the development of the province and Canada;
- its long association with Mrs. Esther Bagshaw, who actively contributed to community life in Regina and the province, particularly in her work with the Girl Guides organization,
- its connection to Frederick Chapman Clemesha, the home's architect and internationally recognized designer of the post-World War I Canadian battlefield memorial at St. Julien, Belgium,
- the details of its Craftsman-style architecture,
- its influence in helping to establish and define the character of the Crescents neighbourhood."