

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date January 11, 2023
	Neighbourhood Lakeview
	Designation
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).	

Historic Place Name Hacker Residence	
Municipal Address 2900 Rae Street	Year of Construction 1912
Architectural Style Arts and Crafts Architect/Designer Unknown Builder Unknown	Legal Address/Description Lots 39-40, Block 565, Plan 1652 Theme(s) Capital City Development
Consultant Donald Luxton & Associates	
Heritage Planner Femi Adegaye	



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

The Hacker Residence is a two and one-half storey dwelling located at the southwest corner of Rae Street and 20th Avenue in the Lakeview neighbourhood. It is characterized by its rectangular plan, side gable roof, brick ground floor cladding, enclosed one-storey front verandah with shed roof and central entry, and prominent external red brick chimney at the rear.

Heritage Value of Historic Place

The Hacker Residence is valued for its association with suburban residential development during the Edwardian-era in the Lakeview neighbourhood. The historic Lakeview subdivision was situated between 20 and 23 Avenues and Albert and Pasqua Streets and owned by McCallum, Hill & Company. During the 1900s and early 1910s, Regina’s economy boomed resulting in a wave of development in the city, which included the creation of residential neighbourhoods on previously vacant land. In response to the announcement in 1906 that the Province of Saskatchewan would construct their Legislative Building south of Wascana Lake and east of Albert Street, McCallum, Hill & Co. subdivided their extensive real estate holdings west of Albert Street into a grid-iron plan that same year. Initially located outside city limits, Lakeview was annexed by the City in 1911. The neighbourhood underwent a surge of development in the Edwardian period that was halted with the outbreak of the First World War. Commissioned by original Ontario-born owners and residents, George G. (1882-1946) and Clara M. (née Boyd; 1881-1954) Hacker, the couple and their children resided here for only a few years before moving to British Columbia. George was a local merchant, but eventually transitioned to become a Methodist (later United) pastor, which likely required the departure from their home here to undertake mission work.

The Hacker Residence is also valued for subsequent and long-term owners and residents, the Bastedo family, who resided here for over three decades beginning in 1916. Frank L. Bastedo (1886-1973) was born in Ontario and was a law graduate from the University of Toronto in 1909. He moved to Regina in 1911 when offered employment at the local law firm of MacKenzie, Brown & Co. He later served as the eleventh lieutenant-governor of Saskatchewan from 1958 to 1963. He was prominent in the community, served as director of the local Board of Trade, president of the Regina Conservative Association, the Saskatchewan Bar Association, the Canadian Club, and the Regina Orchestral Society. In 1911, Bastedo married Alma A. Anderson (1886-1935). His second wife, Lillian M. (née Michaelis, 1899-1977), worked as a fashion designer and designed the province’s official tartan.

The Hacker Residence is additionally valued for its Arts and Crafts style of architecture. The Arts and Crafts style referenced British Arts and Crafts, rather than American models, and reflected the preference during the Edwardian-era for residential architecture that favoured traditionalist styles and an image of cozy, suburban life. Governed by rational space planning, the use of natural materials and a mix of traditional elements, the Arts and Crafts style portrayed the owners’ prominence in society and the lifestyle maintained by the city’s affluent members. The Hacker Residence remains as a good example of the Arts and Crafts style of architecture in the Lakeview neighbourhood.

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Character-Defining Elements

The character defining elements include but are not limited to:

- location at the southwest corner of Rae Street and 20th Avenue in the Lakeview neighbourhood;
- form, scale, and massing as expressed by its two and one-half storey height with basement; symmetrical rectangular plan; and side gable roof; and off-centre, two-storey hip roof extension on rear elevation; and shed-roof, fullwidth verandah on front elevation;
- wood frame construction with concrete and stone block foundation; brick cladding along ground storey and verandah; stucco cladding along second storey and within side gables; horizontal wood lap cladding on two-storey rear extension; wood shingle cladding on front and rear dormers and side of shed roof on verandah; concrete window sills and lintels on ground storey and basement level; and wood trim including bargeboards, fascia, soffit, friezeboards, belly bands, cornerboards, and door and window casings;
- Arts and Crafts design features including use of multiple cladding materials; an enclosed, shed-roof verandah with central entry; bellcast hip roof on rear two-storey extension; exposed raftertails; central shed-roof dormer on front elevation and two gable wall dormers on rear elevation; rough dash stucco finish with stickwork; square, bay windows along second storey on front elevation; and ashlar Tyndall stone foundations;
- fenestration including original window openings; single, double, and triple assembly windows with original 9-over-1 hung wood sash windows on the verandah, and an 8-lite wood sash window on the north elevation; and verandah door assembly consisting of wood sidelights, wood transom, and wood screen door with large piece of glazing and original hardware; and
- external red brick chimney on rear elevation with clay pots.

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Statement of Integrity	Historic Place Name Hacker Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> Valued for its association with suburban residential development during the Edwardian-era in the Lakeview neighbourhood. Valued for long-term owners and residents, the Bastedo family. Valued for its Arts and Crafts design.
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<p>Period of Significance 1910s</p>

<p>Chronology of Alterations Unknown Dates:</p> <ul style="list-style-type: none"> Verandah either enclosed, rebuilt, or reclad at a very early time; brick does not match original cladding and foundations do not match the remainder of the house. Replacement of most original wood sash windows. Front stairs and balustrades to verandah replaced. Two-storey extension at rear may be an early addition.

<i>Aspects of Integrity</i>			
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.			

<p>Statement of Integrity</p> <p style="text-align: center;">The Hacker Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p> <p>The Hacker Residence is in good condition and retains a good degree of its original, historical fabric. The dwelling has been well maintained by both its previous and current owners. There are minor changes and some maintenance issues. Minor paint deterioration was noted on most wood elements.</p> <ul style="list-style-type: none"> Foundation: Appears to be in good condition.

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- Cladding: Ground floor brick in good condition; some areas of localized repointing at front verandah. Original bricks replaced in localized areas, including above window on north elevation. Wood cladding on rear extension in good condition.
- Roof: Asphalt shingle roof appears to be in good condition.
- Roof elements: All wood elements appear to be in good condition.
- Windows: Majority of original windows replaced with vinyl; some original wooden windows remain, primarily on the verandah, and one on the north elevation.
- Doors: Early wood door assembly on verandah is intact and appears to be in good condition with some minor paint deterioration.
- Other: Front steps and balustrades replaced. Partial repointing of chimney.

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Criteria of Integrity	Historic Place Name Hacker Residence
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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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:		
Date Approved by City:		

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Additional Images	Historic Place Name Hacker Residence
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Caption: Front elevation of the Hacker Residence.

Date: 1980

Source: City of Regina

Copyright: City of Regina

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Caption: Partial views of the front (right) and south (left) elevations of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: October 26, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the main entryway to the verandah on the front elevation of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Obscured view of the front (left) and north (right) elevations of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Obscured view of the front (left) and north (centre) elevations of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the north elevation of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the Tyndall stone foundation, brick cladding, and concrete window sills and lintels on the north elevation of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the rear (right) and north (centre) elevations of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

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Caption: Detail of the second storey of the Hacker Residence showing its stucco cladding and stickwork.

Date: October 26, 2021

Source: Donald Luxton & Associates

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Caption: View of the rear elevation of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the two-storey hip roof extension on the rear elevation of the Hacker Residence.

Date: October 26, 2021

Source: Donald Luxton & Associates

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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.