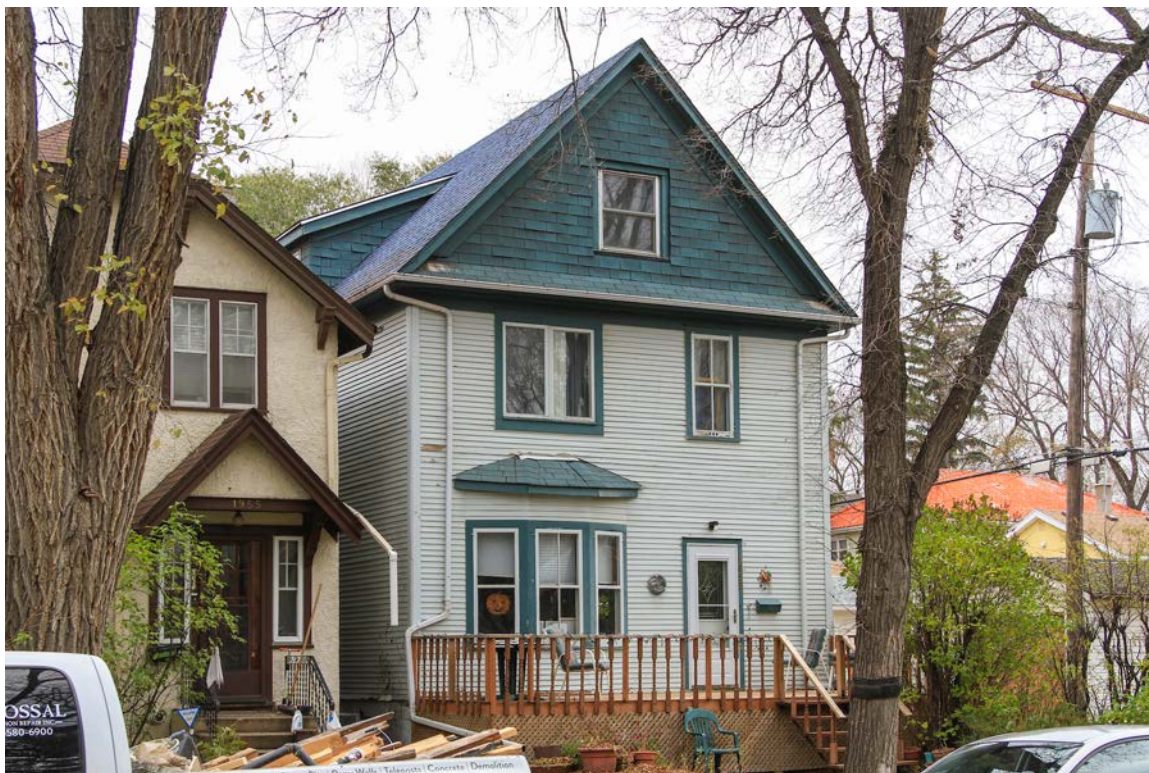


City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date	December 23, 2022
	Neighbourhood	Cathedral
	Designation	

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 Morton Residence	
Municipal Address 1959 Montague Street	Year of Construction 1914
Architectural Style Vernacular Edwardian Architect/Designer Unknown Builder David Mann	Legal Address/Description Lot 34, Block 334, Plan OLD33 Theme(s) Capital City Development
Consultant Donald Luxton & Associates	
Heritage Planner Femi Adegeye	



HERITAGE INVENTORY EVALUATION FORM

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

The Morton Residence is located on a corner lot, at the alley entrance, on the east side of Montague Street between Saskatchewan Drive and Victoria Avenue in the Cathedral neighbourhood of Regina. The house exists in a residential area consisting primarily of single-family detached dwellings. The two and one-half storey Morton Residence is characterized by its verticality, its gabled roof with hipped skirt, its prominent first floor bay window, and its wooden siding and wooden trim.

Heritage Value of Historic Place

The Morton Residence is valued for its long-term occupation by the Morton-cum-Macmillan-cum-Derby family. Margaret Morton (née McCurdie; 1862-1935), arrived in Regina from her native Quebec in 1884, two years after the founding of the city, and married Alva Morton the following year (1861-1912). The Mortons had five children, four daughters and one son, prior to Alva's passing in 1912. Margaret purchased this property shortly after its completion and continued to raise her children as a single mother here. As the children grew and married, several continued to successively live in this house with their own families. Annie J. Morton (c.1889-1973) married Donald MacMillan (1881-1934) and resided here as the primary occupants from circa 1929 until 1934. Two years following Donald's passing, the house passed to Margaret C. Morton (1899-1989) and her husband, Alexander M. Derby (1899-1981). The Derbys remained here until the 1980s, with Margaret C. eventually moving out after her husband's death. The matriarch, Margaret Morton, remained in the house with her children until her own passing in 1935. The Morton Residence retained an exceedingly rare lengthy relationship with one family, the Mortons, and their extended families for approximately 70 years during the 20th century.

The Morton Residence is also valued for its late Edwardian era contribution to the built heritage landscape of the Cathedral neighbourhood. As part of the Canadian Pacific Railway's original townsite subdivision, which extended west of Albert Street, the Cathedral area expanded rapidly in the early 20th century in proximity to Victoria Avenue, which served the primary east-west corridor in the south half of the city. In 1911, the Regina Municipal Railway (RMR) acted as a further catalyst for area development when the inaugural streetcar system included a line along 13th Avenue to Elphinstone Street, which was extended further west to Pasqua Street in 1915. In addition to the increasing residential development, institutional construction also increased, the Roman Catholic Archdiocese commenced construction of their cathedral along 13th Avenue and the Westminster Presbyterian congregation erected their edifice; additionally, Connaught School was built, further attracting new residents and both residential and commercial developments. Economic conditions began to falter in 1913, and any hopes for a recovery were dashed with the outbreak of the First World War the following year. Speculators continued to develop residential accommodations across the city at this time, optimistic of a quick turnaround which never came. Fortunately for the builder and developer, David Mann, this dwelling was purchased by the Morton family on, or shortly after its completion.

The Morton Residence is additionally valued for its vernacular Edwardian-era architecture as constructed by local builder, David Mann. Though modest in design ornamentation, the house is a good example of the type of refined home designed at the tail-end of the Edwardian era construction boom, with the building permit applied for just one month prior to the advent of the First World War.

HERITAGE INVENTORY EVALUATION FORM

The Morton Residence was constructed from quality materials and is characterized by its verticality; its gabled roof with hipped skirt; its prominent first floor bay window; and its wooden siding and wooden trim.

Character-Defining Elements

The character defining elements include but are not limited to:

- location at the alley entrance along Montague Street in the Cathedral neighbourhood;
- form, scale and massing, as expressed by its two and one-half storey height with shed roof dormers on both side elevations, and front gable roof;
- wood-frame construction including its narrow wooden lapped siding and wood trim elements including cornerboards, door and window casings, bargeboards, watertable, fascia, soffit, and friezeboards;
- Edwardian-era design features including its: tall form; high-pitched gable roof with full eave returns on the front and rear elevations alluding to large, closed pediments; off-centre canted bay window on the front elevation; shed roof dormers on both side elevations; and closed soffits;
- fenestration including original single and double lite wood window sashes; 1-over-1 hung wood windows; single and multi-lite wood window storms; original front door opening; vertical wood board door on south elevation; and
- external masonry chimney on north elevation.

HERITAGE INVENTORY EVALUATION FORM

Statement of Integrity	Historic Place Name Morton Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> Valued for its late Edwardian era contribution to the built heritage landscape of the Cathedral neighbourhood Valued for its long-term occupation by one family through several generations. Valued for its vernacular Edwardian-era architecture as constructed by local builder, David Mann.
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<p>Period of Significance 1910s</p>

<p>Chronology of Alterations Unknown Dates:</p> <ul style="list-style-type: none"> Front deck added. Front door replaced. Parging of external masonry chimney. Several original wood sash windows replaced. Asphalt shingles added to the walls of the dormers and the front and rear gables. Small, enclosed entry on the rear elevation, likely an early addition.
--

Aspects of Integrity			
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 Morton Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p> <p>The Morton Residence retains a good degree of its historical fabric and integrity. Besides extensive deterioration of the paint finish on much of the exterior wood cladding, trim, and windows, the house appears to be good overall condition.</p>
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HERITAGE INVENTORY EVALUATION FORM

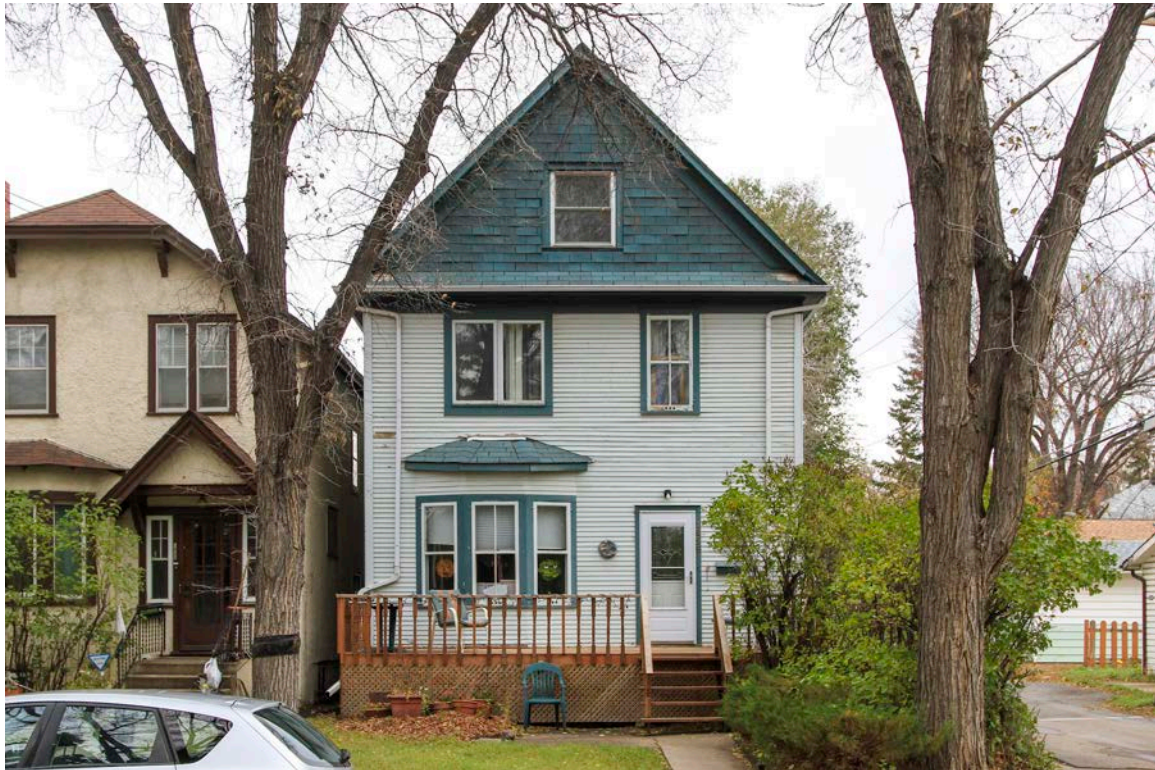
- Foundation: A cementitious parging is applied along the exterior foundation, and there are localized areas of cracking and evidence of past repairs.
- Cladding: The house retains its original horizontal lapped wooded cladding, cornerboards, and watertable, all of which are in fair condition. The original cladding in the gable peaks and on the bodies of the dormers has been replaced with asphalt shingles. There is localized paint failure across all elevations.
- Roof: Presumably having a wood shingle roof originally, the current roof material consists of asphalt shingles. These are in very good condition. The roof of the bay window is drooping.
- Roof elements: All original roof elements, including wood bargeboards, soffit, facias are intact, with some minimal, localized paint deterioration. The bargeboards on the dormers are loose.
- Windows: The dwelling retains many original wood windows, including some wood storms, but there have been many replacements of original wood windows in the past, including the windows of the visible alley elevation. All windows, original and contemporary, appear to be in good condition.
- Doors: Front and rear doors have been replaced.
- Other: Chimney stack is external and has been parged with a cementitious material. Front deck was a later addition and appears to be in fair condition, but is not sympathetic to the original house in terms of style or construction.

HERITAGE INVENTORY EVALUATION FORM

Criteria of Integrity	Historic Place Name Morton Residence			
	Level of Heritage Significance			
Criteria	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 checked="" type="checkbox"/>	<input 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:				

HERITAGE INVENTORY EVALUATION FORM

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

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: Detail of the gable on the front elevation of the Morton Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: View of the front (left) and south (right) elevations of the Morton Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: Detail of the vertical wood board door on the south elevation of the Morton Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: Detail of a 1-over-1 wood hung window with a two-lite wood storm on the south elevation of the Morton Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: Partial view of the rear elevation of the Morton Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: View of the rear elevation of the Morton Residence in relation to an early detached garage at the rear of the property.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: View of the early detached garage at the rear of the Morton Residence property.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM

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.

HERITAGE INVENTORY EVALUATION FORM

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.

HERITAGE INVENTORY EVALUATION FORM

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.

HERITAGE INVENTORY EVALUATION FORM

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.