

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 Doyle Residence	
Municipal Address 2228 Angus Street	Year of Construction 1909
Architectural Style Edwardian Architect/Designer Unknown Builder Unknown	Legal Address/Description Lot 17, Block 435, Plan OLD33 Theme(s) Capital City Development
Consultant Donald Luxton & Associates	
Heritage Planner Femi Adegoye	



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

The Doyle Residence is a two and one-half storey dwelling located midblock between Fourteenth and Fifteenth Avenues on the west side of Angus Street in the Cathedral neighbourhood. It is characterized by its rectangular plan, hip roof with flat top, projecting front gable and side gable dormer, Tuscan porch columns, Colonial Revival front door assembly with fanlight transom, one storey semi-octagonal bay on south side, horizontal lapped wooden siding, diamond-paned upper sash and stone foundation.

Heritage Value of Historic Place

The Doyle Residence is valued for its 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 was a further catalyst for development in the area when their inaugural streetcar system included a line along 13th Avenue to Elphinstone Street, extended two years later to Pasqua Street. During this time, the Roman Catholic Archdiocese commenced construction of their cathedral along 13th Avenue; the Westminster Presbyterian congregation erected their edifice; and Connaught School was built as well, further attracting new residents and both residential and commercial developments.

The Doyle Residence is also Valued for its association to original owners and residents, the Doyle family, and long-term residents the Grosch family. This dwelling was constructed in 1909 for Reverend John A. Doyle (1871-1953), Western Secretary of Sunday Schools and the Epworth League of the Methodist Church, and his family. Doyle, his wife Alice G.B. (née Curts; 1872-1950) and their children lived here for just a few years before Doyle moved on to other positions in the church. He served as Superintendent of Methodist Mission for southern Saskatchewan, was prominent in church union on the prairies, active in the United Church and principal of the Indian Residential School at Brandon Manitoba. Later occupants were the Grosch family. Solomon P. Grosch (1880-1962) was born in Ontario, and came to Regina in 1910 to assume the position of City Solicitor. Considered a leading authority on municipal law, finance and administration, Grosch was one of the first commissioners of the Local Government Board, created in 1914, and served as chairman from 1915-18 and 1926-43, when he retired. Named King's Counsel in 1917, he also served on the boards of several financial corporations. He was interested in the problems of agriculture, and owned a grain and poultry farm near the city. In 1911 he married Robina H. Duncan (1884-1968); the Grosch family lived here for 30 years, vacating in circa 1947.

The Doyle Residence is further valued for its Edwardian era architecture and Colonial Revival decorative elements. Typical of the Edwardian era, the Doyle Residence features wood-frame construction and wood elements that reflect the products available from area sawmills. The decorative details were influenced by the Colonial Revival style, which became popular during the late 19th and early 20th century throughout North America due to a renewed interest in neoclassical aesthetics and colonial-era domestic architecture sparked by both the 1876 United States centennial the 1893 World's Columbian Exposition in Chicago. This influence is evident in the front gable that resembles a

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classical pediment, hung windows with diamond lite patterned upper sashes, Tuscan porch columns and a front door assembly with sidelights and a fanlight transom.

Character-Defining Elements

The character defining elements include but are not limited to:

- location fronting Angus Street in the Cathedral neighbourhood;
- form, scale, and massing as expressed by its two and one-half storey height with basement; rectangular plan; hip roof with flat top, projecting front gable and side gable dormer; projecting front verandah (now partially enclosed) and one storey semi-octagonal bay on south side;
- wood frame construction with fieldstone foundation; Tyndall stone front steps and verandah water table; horizontal lapped wooden siding; and wood trim elements including bargeboards, fascias, soffits, friezeboards, and door and window casings;
- Edwardian era design with Colonial Revival features such as a front-facing gable over the entry; diamond-paned upper sash; Tuscan Doric porch columns; block modillion cornice at original verandah cornice; and Colonial Revival front door assembly with solid panelled door, glazed sidelights and fanlight transom with sunburst motif;
- original fenestration including hung wood sash windows with larger lower sash and diamond patterned lites in upper sash, in single and multiple assemblies; and
- original wooden front door assembly.

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Statement of Integrity	Historic Place Name Doyle Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> Valued for its Edwardian-era contribution to the built heritage landscape of the Cathedral neighbourhood. Valued for its association to original owners and residents, the Doyle family, and long-term residents the Grosch family. Valued for its Edwardian-era architecture and Colonial Revival decorative elements.

<p>Period of Significance</p> <p>1900s</p>
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<p>Chronology of Alterations</p> <p>Unknown Dates:</p> <ul style="list-style-type: none"> Verandah partially enclosed. Duroid diamond-pattern shingles applied over second floor siding Original wood window sashes replaced on side elevations. One-storey addition at rear with second floor deck. Concrete block chimney added.

<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 Doyle Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p> <p>The Doyle Residence is in good condition and retains a good degree of its original, historical fabric. There are changes from the original condition and deferred maintenance issues.</p> <ul style="list-style-type: none"> Foundation: Cracking and settling evident with some failure of mortar. Cladding: Ground floor in good condition but general deterioration of painted surfaces. Roof: Duroid roof in good condition. Some damage to eavestroughs.

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- Roof elements: General deterioration of painted surfaces
- Windows: Windows replaced on side elevations. General lack of maintenance.
- Doors: Front door in good condition.
- Other: New addition at rear. General deterioration of painted surfaces.

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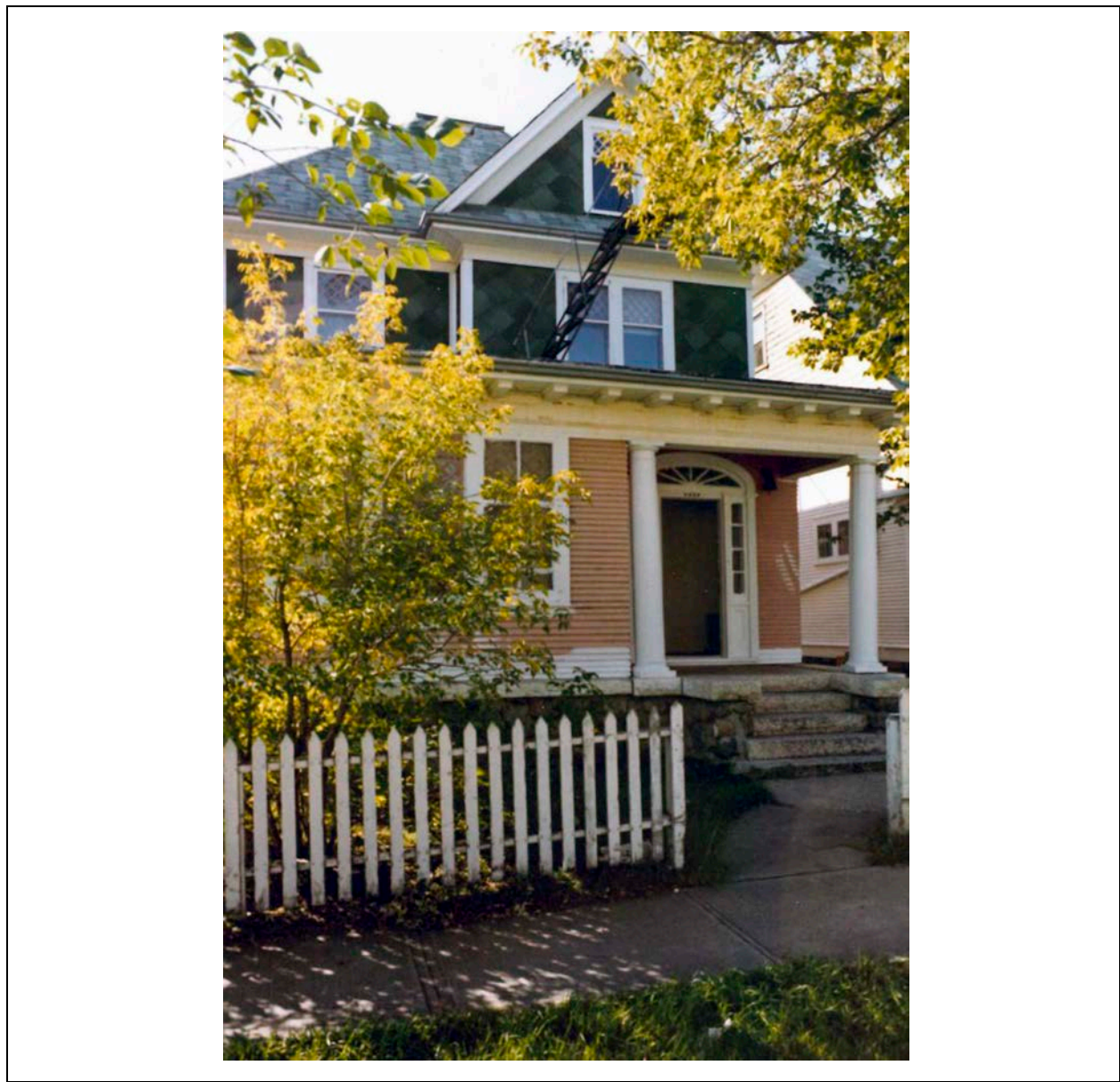
Criteria of Integrity	Historic Place Name Doyle Residence
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Criteria	Level of Heritage Significance			
	N/A	Low	Moderate	High
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions 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 Doyle Residence
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Caption: View of the front elevation of the Doyle Residence.
Date: 1980
Source: City of Regina (R16-24)
Copyright: City of Regina

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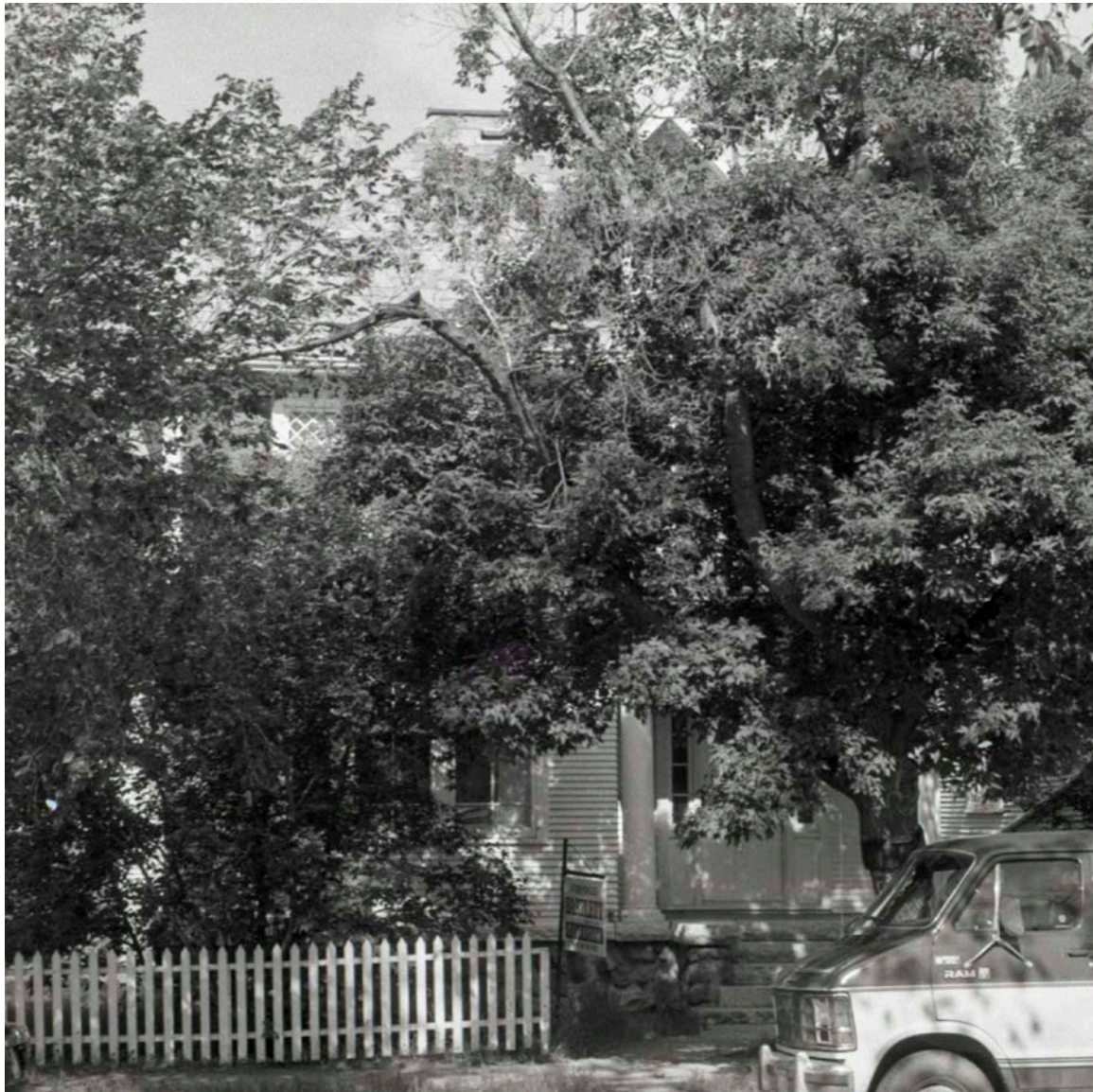
Caption: View of the front elevation of the Doyle Residence.

Date: circa 1985

Source: City of Regina (V2-R10-22a)

Copyright: City of Regina

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

Date: circa 1988

Source: City of Regina Archives (CORA-Q-329.017)

Copyright: Unknown

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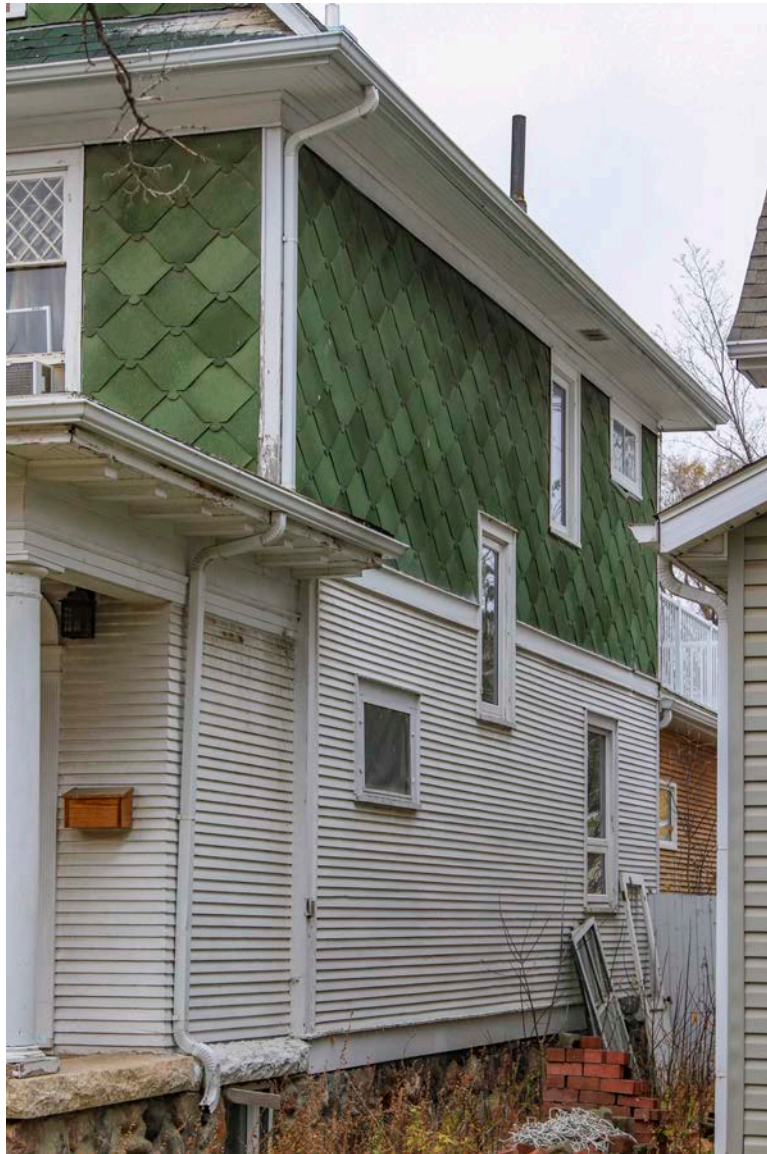
Caption: View of the north (right) and front (left) elevations of the Doyle Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the main entryway on the front elevation of the Doyle Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the fieldstone foundation and Tyndall stone elements along the verandah of the Doyle Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

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Caption: Detail of the triple assembly wood window on the enclosed portion of the Doyle Residence's verandah.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Partial view of the north (left) and rear (centre) elevations of the Doyle Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the rear elevation of the Doyle Residence, and the detached garage at the rear of the property.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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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.