

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date August 9, 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 Bridges Residence	
Municipal Address 2054 Garnet Street	Year of Construction 1912
Architectural Style Craftsman Architect/Designer Unknown Builder Unknown	Legal Address/Description Lot 50, Block 378, Plan 99RA05074 Theme(s) Capital City Development
Consultant Donald Luxton & Associates	
Heritage Planner Femi Adegeye	



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

The Bridges Residence is located midblock along the west side of Garnet Street, between Victoria and 13th Avenues, in the Cathedral neighbourhood of Regina. The house exists as part of a group of contemporaneously constructed single-family homes. The one and one-half storey Bridges Residence is characterized by its prominent side-gable roof with bellcast roof over a full-width front verandah, and a large gable dormer.

Heritage Value of Historic Place

The Bridges 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 (RMR) acted as a further catalyst for area development when the inaugural streetcar system included a line along 13th Avenue to Elphinstone; the following year saw the construction of the Bridges Residence along Garnet Street by its original owner and resident Francis P. Bridges. 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 Bridges Residence is additionally valued for its history of ownership and early residents, reflective of the growth and evolution of Regina’s Cathedral neighbourhood, as the house was occupied by a series of Regina residents upon its completion in 1912. The original developer and occupant, Francis P. Bridges (1880-1954), foreman at Lumber Manufacturers Yards, and his wife, Ruby E. (née Cook; 1884-1977) lived here for approximately one year. From circa 1917 until 1927, manager of the Sovereign Life Assurance Co., Luther E. (1883-1941) and Alberta M. (née Munson; 1879-1974) Yingst owned and resided here. In 1927, the Tullis’, who were a pioneering family in the Lucky Lake district, moved to Regina and purchased this home. John S. (1854-1945) and Catherine F. (née Watson; 1859-1943) Tullis remained in this house until Catherine’s death in 1943, at which time John moved to Winnipeg. In 1944, the Bridges Residences was converted to an apartment house. This conversion is illustrative of the acute housing shortage occurring in urban centres across Canada beginning in the early 1930s and into the 1940s as a result of the Great Depression, urbanization, and lack of capital for further residential development. Many owners of single-family dwellings converted their homes and rented rooms to earn additional income, while providing affordable accommodations. This trend continued for over a decade did not reverse until introduction of the federal Wartime Housing program and economic recovery following the end of the Second World War.

The Bridges Residence is also valued for its vernacular Edwardian-era architecture with Craftsman influences. The Craftsman style, which evolved from the British Arts and Crafts style, was typified by the use of natural materials and a mix of traditional design elements. Popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern lifestyles, the Craftsman style was one of the most predominant in the Edwardian era construction boom occurring across North America prior to the First World War. Incorporating

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local materials, which would have been available to original owner, Francis P. Bridges, through his employer, the Bridges Residence features modest hallmarks of the traditional Craftsman style of architecture as illustrated by its expansive front elevation and full-width verandah.

Character-Defining Elements

The character defining elements include but are not limited to:

- location midblock along Garnet Street in the Cathedral neighbourhood of Regina;
- form, scale and massing, as expressed by its symmetrical design; square plan; one and one-half storey height with basement; and large gable dormer;
- wood-frame construction with roughcast stucco cladding; and wood trim elements including door and window casings, bargeboards, fascia, friezeboards, and soffit;
- Edwardian-era, Craftsman style design features including its: side-gable roof, full-width open verandah with a bellcast roof; large gable dormer on front elevation with skirt roof
- fenestration including several original window and door openings; and wood front door with glazing; and
- external rug-texture, buff brick and other external masonry chimney stacks on side elevations.

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Statement of Integrity	Historic Place Name Bridges 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 history of ownership and early residents. Valued for its vernacular Edwardian-era architecture with Craftsman influences

<p>Period of Significance</p> <p>1910s</p>
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<p>Chronology of Alterations</p> <p>circa 1944:</p> <ul style="list-style-type: none"> Conversion to 4-unit apartment. <p>Unknown Dates:</p> <ul style="list-style-type: none"> Conversion back to single family dwelling. Removal and replacement of most, if not all, original window sashes. Removal and closure of several window openings on side elevations. Addition of non-original horizontal wood cladding within verandah and on gable dormer. Replacement of original stucco on rear portion of residence. Removal of chimney stack above roofline on north elevation. Alteration of verandah, including balustrade.
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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>The Bridges Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p>

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While the Bridges Residence is well kept and in good condition, it has undergone a number of past alterations which have removed much of its historical fabric. The dwellings conversion to a multi-unit apartment in the 1940s presumably prompted many early changes to the building itself to accommodate this change in use, including within the interior, and its conversion back to a single-family dwelling doubtlessly resulted in further changes as well.

- Foundation: The foundation of the residence was not visible from the exterior, but it is assumed to be concrete.
- Cladding: The stucco cladding on the dormer and side elevations appears to be in good condition. There is evidence on the north elevation of patched holes in the stucco, possibly where spray insulation was added. Non-original stucco has been applied to the back portion of the dwelling.
- Roof: Current roofing material are asphalt architectural shingles which appear to be in very good condition. Original roofing material would have been wood shingles.
- Roof elements: Most original wood roof elements are extant, including bargeboards, fascia, freizeboards, and soffit; however, paint deterioration is extensive on these particular features.
- Windows: No original wood window sashes were observed, and due to past alterations, it is unclear which window openings may be original to the building.
- Doors: The front door features a wood Craftsman-style door, which is very appropriate for this dwelling. However, its originality is unknown.
- Other: Brick chimney stack on the south elevation appears to be in good condition. A secondary chimney stack once existing above the roofline on the north elevation, but it was removed at an unknown time.

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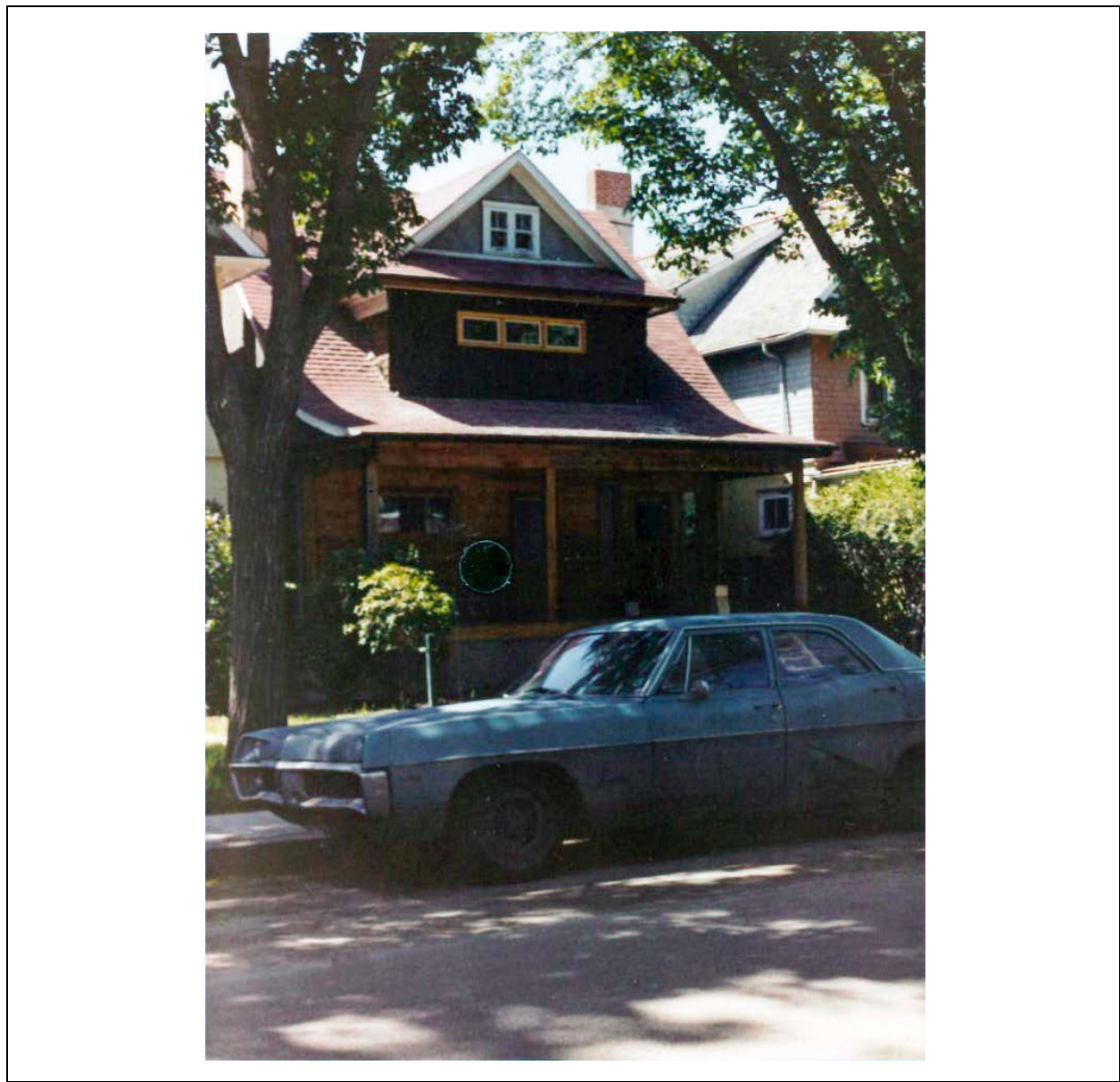
Criteria of Integrity	Historic Place Name Bridges Residence
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Criteria	Level of Heritage Significance			
	N/A	Low	Moderate	High
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 Bridges Residence
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Caption: View of the front elevation of the Bridges Residence.

Date: c.1985

Source: City of Regina (V2-R23-14a)

Copyright: City of Regina

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

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the rug-texture, buff brick chimney stack on the Bridges Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the large gable dormer with skirt roof on the front elevation of the Bridges Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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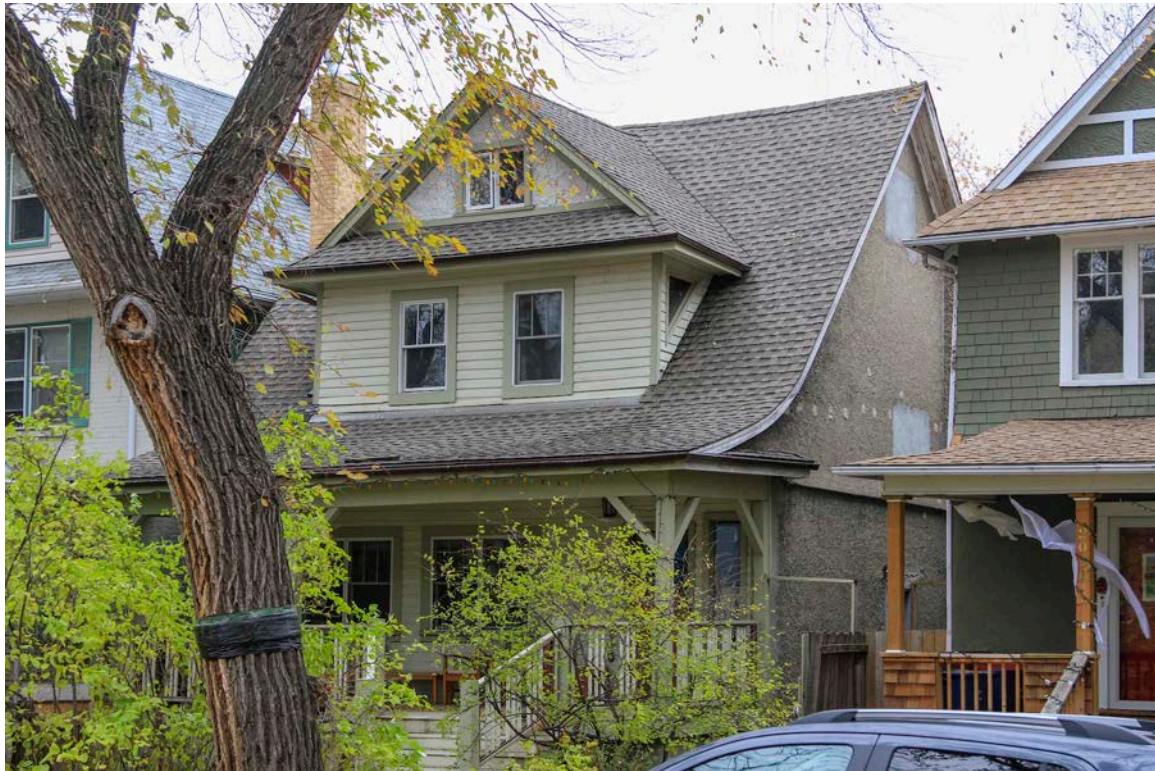
Caption: Detail of the main entryway on the front elevation of the Bridges Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

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Caption: Partial views of the front (centre) and north (right) elevations of the Bridges Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

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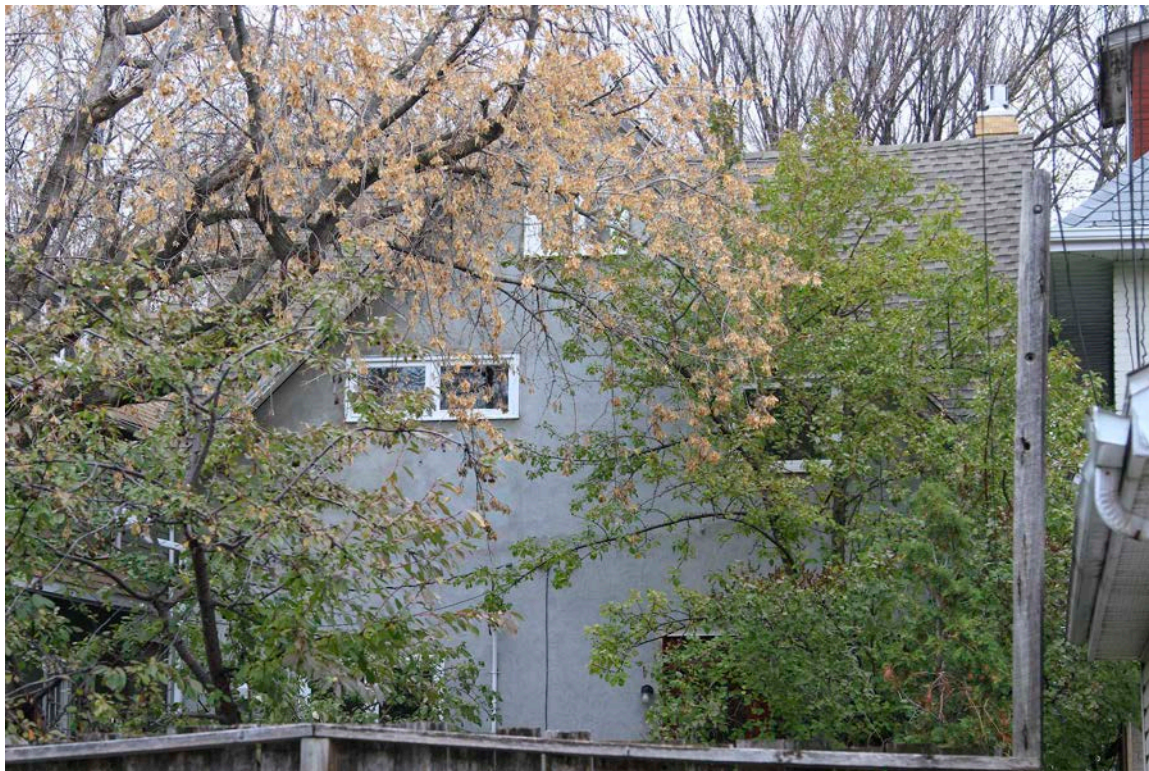
Caption: Partial view of the north elevation of the Bridges Residence.

Date: October 25, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

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.