

HERITAGE INVENTORY EVALUATION FORM

2018 Version

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date March 23, 2021
	Neighbourhood Centre Square
	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 Howe Residence	
Municipal Address 2144 Cornwall Street	Year of Construction ca.1907
Architectural Style Edwardian with Queen Anne Revival elements Architect/Designer Unknown Builder Unknown	Legal Address/Description Lot 15, Block 407, Plan OLD 33 Site Area (m ²)
Consultant Donald Luxton & Associates	
Heritage Planner	



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

The Howe Residence is positioned mid-block on Cornwall Street between 13 and 14 Avenues in Regina’s Centre Square neighbourhood. The street possesses a grassed boulevard with mature trees. The two and one-half storey house is set back from the front property line and surrounded by multi-family dwellings. The residence is identifiable through its hipped roof, wall dormer with projecting gable and large whalebone bargeboards, enclosed full-width verandah, gabled dormers with shingle siding, shingle clad oriel window, single assembly windows with segmental arch opening, brick, stucco, and metal siding on exterior, and second floor balcony with hooded mold over the entry.

Heritage Value of Historic Place

The Howe Residence, built c.1907, is significant as representative of development in Regina’s Centre Square neighbourhood during the Edwardian period. Encompassing the blocks between Albert and Broad Streets and Victoria and College Avenues, Centre Square is part of Regina’s original townsite laid out by the Canadian Pacific Railway in 1882 and one of the city’s oldest neighbourhoods. Significant development occurred in Centre Square during the first decades of the twentieth century during which many of the neighbourhood’s extant historic homes as well as educational and ecclesiastical buildings were constructed. The neighbourhood’s positioning north of Wascana Lake near the city centre made the community attractive to those who worked downtown. Settlement in the neighbourhood persisted until the start of the First World War at which time development halted in Regina and across the country as materials, labour, and manufacturing were repositioned to aid in the war effort. Following the First World War, development of the Centre Square neighbourhood did not restart in earnest until the late 1920s and at that time development focused on multi-family dwellings as well as commercial structures. Centre Square’s development has continued to evolve as the socio-economic position of the neighbourhood has evolved.

The Howe Residence is also valued as an example of a Queen Anne Revival-style home. The residence’s first owners were jeweler Milton Graham (1872-1942) and Sarah Honor (née Glover, 1875-1948) Howe, who lived in the residence until circa 1940. The Queen Anne Revival style of architecture projects a level of affluence and good taste sought after in the late Victorian to early Edwardian period. The style evolved in England in the 1870s and stemmed from the picturesque aesthetic. The style is more feminine and elaborate than later Edwardian and Arts and Crafts styles that dominated the early 1900s to 1920s. Queen Anne Revival residences are characterized by two-storeys or more in height with irregular shaped plans and massing, multi-roof lines of hipped and gabled roofs, varied exterior cladding, highly textured surfaces, prominent verandahs, and elegant ornate decorative elements. The Howe Residence possesses many hallmarks of this architectural style including variety of cladding types, prominent partial-width front verandah, bay window, upper floor oriel window, projecting eaves with decorative modillions, whalebone bargeboards, multiple dormers, arched windows and hooded mold.

Character-Defining Elements

The character defining elements include but are not limited to:

- location mid-block on Cornwall Street in the city’s Centre Square neighbourhood;

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- form, scale, and massing as expressed by its: two and one-half storey height; overall square-plan; basement; partial-width hipped roof verandah; one-storey hipped roof projection;
- wood-frame construction of: red brick cladding laid in running bond; masonry sills; wood shingles on dormers, oriel window; wood fascia, trim, bargeboards, cornice board, brick molds; bay window;
- Queen Anne Revival architecture style such as: multiple dormers; multiple exterior cladding types; partial-width verandah; segmental arch window openings; projecting eaves with modillions; whalebone bargeboards; hooded mold; and
- fenestration including: single assembly segmental arch window openings with wood frames, masonry sills; single assembly rectangle window openings with jack arch lintels, wood frames, masonry sills; double assembly segmental arch window opening with wood frames, masonry sill; triple assembly window assembly with multi-lite wood sash transoms.

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Statement of Integrity	Historic Place Name Howe Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> Valued as representative of development in Regina’s Centre Square neighbourhood during the Edwardian period. Valued as an example of a Queen Anne Revival-style home.
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<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"> Construction of gable projection on rear. Painting of red brick veneer. <p>2010s:</p> <ul style="list-style-type: none"> Removal and replacement of all original wood window sashes and storms, with exception of two original assemblies on the north elevation. Alteration of verandah including removal and replacement of original windows and transoms, doors, cladding, and 2nd storey balustrade above. Installation of vinyl siding on verandah and adjacent one-storey brick portion on verandah. Removal of decorative corbels along eaves.
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<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>The <u>Howe Residence</u> maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p> <p>The Howe Residence retains a fair degree of its historic fabric and integrity as it has undergone a number of alterations in the past decade, removing such features as its original wood sash windows and storms, and installation of vinyl cladding. However, original brick veneer and wood lap cladding</p>
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on the verandah may still be present under the vinyl. The brick veneer has been painted, which will accelerate deterioration during freeze-thaw cycles. Alterations to the eaves has also resulted in the removal of a series of decorative corbels. While the Howe Residence's integrity has been negatively affected, much of these past interventions are reversible.

- **Foundation:** The foundation material is unknown, but possibly brick, as evident of the brick surround in basement window openings. The exterior foundation level has been parged, and its current finish is not original or historically appropriate.
- **Cladding:** Existing brick veneer is in fair condition, but has been painted, which will expediate deterioration by trapping moisture in the brick. There is significant brick deterioration adjacent to the 2nd storey doorway on the front elevation. Past step cracking and repointing is evident.
- **Roof:** Present asphalt single roof is in good condition. Original roof material is unknown.
- **Roof elements:** Prominent, decorative whalebone bargeboard on front elevation has been covered and its condition is unknown. All corbels, with the exception of the two extant ones on the front elevation, have been removed. Aluminum fascia, bargeboards, and soffit installed along the eaves of both the primary roof and verandah roof, and on dormers and bay windows. It is unknown if original wood features are extant. North elevation gable dormer is well preserved, featuring its original decorative wood shingles and wood pilaster. South elevation dormer extensively altered with new window and vinyl cladding.
- **Windows:** All original wood sash windows and storms have been previously removed and replaced, with the exception of the original wood window in north elevation dormer and oriel window. Oriel window also retains its original decorative wood shingle cladding. Original multi-light wood window assemblies may exist within the verandah on the main massing of the structure.
- **Doors:** All original exterior doors have been removed and replaced.
- **Other:** Variegated buff and red brick internal chimney has significant mortar loss along its lower courses, and structural issues are being temporary addressed by bracing the chimney. 2nd storey balustrade above the verandah is no longer original, though the replacement wood balustrade was likely meant to conform to code.

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Criteria of Integrity	Historic Place Name Howe 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 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 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 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 Howe Residence
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Caption: Aerial view of the Howe Residence.

Date: 1951

Source: City of Regina

Copyright: City of Regina

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

Date: circa 1988

Source: City of Regina Archives (CORA-Q-284.15)

Copyright: City of Regina Archives

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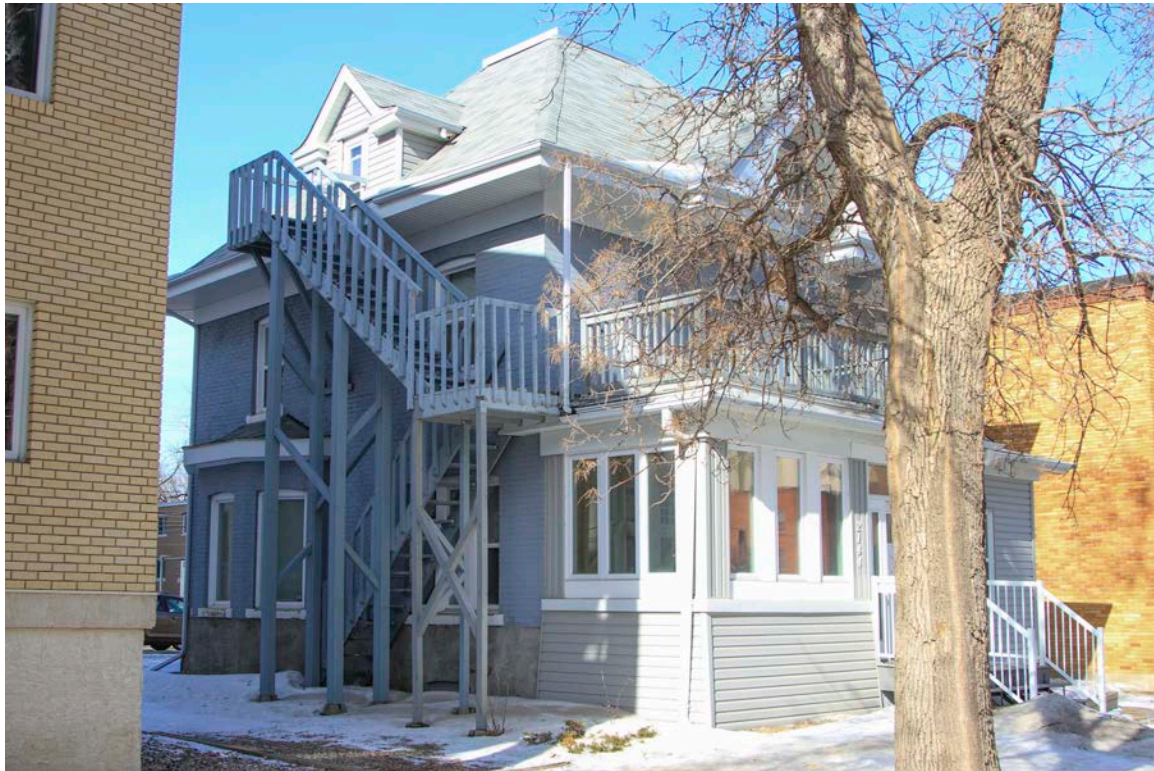
Caption: View of the front elevation of the Howe Residence.

Date: 2009

Source: Google Streetview

Copyright: Google

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Caption: View of the Howe Residence from the southeast.

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of brickwork along the 2nd storey of the front elevation of the Howe residence, as well as one of two preserved corbels.

Date: March 3, 2021

Source: Donald Luxton & Associates

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Caption: Detail of the oriel window on the north elevation, along with its original wood and arch-shaped window sash with diamond-shaped lights and wood storm.

Date: March 3, 2021

Source: Donald Luxton & Associates

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Caption: Detail of dormer on north elevation featuring its original wood, arch-shaped window with with upper sash featuring diamond-shaped lights; original decorative wood shingles, and wood pilaster. Small window has been installed where the original western pilaster would have been.

Date: March 3, 2021

Source: Donald Luxton & Associates

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

Date: March 3, 2021

Source: Donald Luxton & Associates

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

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the internal brick chimney on the Howe Residence.

Date: March 3, 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.