

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date	June 1, 2021
	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 Willoughby Residence	
Municipal Address 2580 Retallack Street	Year of Construction 1926
Architectural Style Period Revival Architect/Designer Francis H. Portnall Builder Frederick C.H. Bruce	Legal Address/Description Lots 23-26, Block F, Plan 101171719 Site Area (m ²)
Consultant Donald Luxton & Associates	
Heritage Planner	



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

The Willoughby Residence is located on the northwest corner lot at the intersection of Retallack Street and Leopold Crescent in the Cathedral neighbourhood. Situated in a primarily residential context, this highly intact Period Revival dwelling is characterized by its two and one-half storey height; asymmetrical design and massing; multi-light wood sash windows; brick veneer; wood shingle cladding in its roof gables, and tall brick chimney stacks.

Heritage Value of Historic Place

The Willoughby Residence is valued as a superb example of the type of high quality suburban residential development occurring in the Crescents area during the Interwar period. Development of the historical Crescents area was initiated by the Canada North-West Land Company (CNWLC) as an early addition to the Regina townsite. First subdivided in 1887, the Crescents originally consisted of 12 large semicircular and wedge-shaped lots between Leopold Crescent and College Avenue. However, it was not until the Edwardian era boom (1900s-1910s) when development in this area began in earnest when further subdivision commenced to accommodate increased demand for residential development. The proximity of the Crescents area to Wascana Lake and Creek, the legislative building, and the proposed terminus and hotel of the Grand Trunk Pacific Railway made it a desirable and exclusive area. While development halted with the outbreak of the First World War, it resumed the following decade and continued into the mid-century. The Willoughby Residence was constructed during a time of economic resurgence, just prior to the Great Depression, which is reflected in its craftsmanship and traditional architecture.

The Willoughby Residence is also valued for its association with its original owners and long-time residents, the Willoughby family. Charles M. Willoughby (1893-1992) was born in Regina and became a successful businessman following his service in the First World War. Originally engaged in the law profession, Charles served as the local branch manager for Beaver Lumber before becoming president of the Saskatchewan Life Insurance Company and a partner in Houston Willoughby & Company, insurance and investment brokers. A recipient of the Order of Canada, he also dedicated his time and effort to the Regina College and local YMCA and YWCA. Florence R. Tutt (1896-1987) and her family moved to Saskatchewan from Iowa in 1912, and in 1925, while instructing at Regina College, she married Charles. The new couple commissioned the design and construction of their home shortly after. Florence was also an active citizen, hosting many community groups within her home. The Willoughbys remained here for over three decades until they moved in the late 1950s.

The Willoughby Residence is additionally valued for its connection with prominent local architect, Francis H. Portnall (1886-1976) who designed the dwelling. Born and educated in England, Portnall immigrated to Canada in 1906, settling in Regina two years later. He formed a decade-long partnership with Frederick C. Clemesha beginning in the early 1910s, and later served in the First World War. Becoming a sole practitioner in the 1920s, Portnall designed many prominent residences, ecclesiastical, educational, and public buildings across the city and province, utilizing a range of traditional and revivalist architectural styles, and successfully transitioning into Modernism. Several of his notable and landmark buildings in Regina include: the old No. 1 Fire Hall, First Presbyterian

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Church, Knox-Metropolitan United Church, The Crescents and Thomson Schools, Masonic Temple, Dominion Government Building, Beth Jacob Synagogue, and the Provincial Law Courts.

The Willoughby Residence is further valued as an excellent example of a Period Revival style dwelling, constructed during the Interwar era, with Georgian Revival influences. Period Revival architecture was popular both before and after the First World War as it conveyed a sense of cozy traditionalism, evocative of earlier periods. Primarily drawing upon aspects of the historical Georgian style, which originally emerged during the reign of England’s consecutive King Georges during the 17th and 18th centuries, the Willoughby Residence displays such archetypical characteristics exhibited through its side-gable roof; brick veneer; multi-light window sashes; projecting eaves with corbels; stringcourses; and open pediment canopy over the front entrance. However, several prominent features of the residence are atypical to the Georgian style, such as the asymmetrical façade and bellcast roof, reflecting the eclectic nature of the design.

Character-Defining Elements

The character defining elements include but are not limited to:

- location on corner lot at Retallack Street and Leopold Crescent in a single-family detached residential context;
- form, scale, and massing as expressed by its: asymmetrical massing and façade; rectangular plan with two storey hip roof projection at rear and one storey flat roof sunroom on south elevation; two and one-half storey height with basement; and side bellcast gable roof;
- wood-frame construction with concrete foundation; rug-textured variegated brick veneer; wide, horizontal wood lap cladding on projections; wood frame windows, casings, and sills; concrete lug window sills; wood fascia; and wood shingle roof;
- Period Revival style elements including: concrete watertable and stringcourse, and brick rowlock stringcourse; open pediment canopy over front entrance supported by Tuscan columns and square engaged columns; brick soldier course window lintels; arched and segmental arch fenestration; projecting eaves with wood soffit, corbels, and frieze; bellcast roofline with wood shingle cladding in roof gables; wood cornice along sunroom; and metal roof ridge cap;
- original fenestration including: multi-assembly and multi-light hung wood window sashes with accompanying wood storms; triple assembly segmental arch wood windows in gable peaks; arch window with brick arch lintel and wood sash and storm on north elevation; and arch doorway on front elevation, with brick surround and concrete keystone with, including a multi-light arch wood door and wood screen door;
- other exterior features including: brick and concrete stairs at front entryway; and tall, corbelled, internal rug-textured variegated brick chimney stacks with concrete caps and clay chimney pots.

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Statement of Integrity	Historic Place Name Willoughby Residence
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Values Summary

- Valued as a superb example of the type of high quality suburban residential development occurring in the Crescents area during the Interwar period.
- Valued for its association with its original owners and long-time residents, the Willoughby family.
- Valued for its connection with prominent local architect, Francis H. Portnall.
- Valued as an excellent example of a Period Revival style dwelling.

Period of Significance
1920s

Chronology of Alterations
Between 2009 and 2013:

- Removal of former (original or early) flat roof attached garage on north side of residence, and construction of new and larger flat roof attached garage.

<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.			

Statement of Integrity

The Willoughby Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).

The Willoughby Residence retains an impeccable degree of its historic fabric and has been incredibly well maintained by its past and present owners and residents. The attached garage addition is sensitive modern addition to the dwelling which does not detract from the heritage significance of the dwelling.

- Foundation: Foundation is parged and presumed to be concrete. Parging is in excellent condition.
- Cladding: Very minimal mortar loss and past repointing work noted in some areas of brick veneer and chimney stacks. Wood shingle and lap siding are both in great condition.
- Roof: Wood shingle roof appears to be in excellent condition.

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- Roof elements: Wood roof elements have been maintained through repainting. Appears that metal fascia may be installed underneath the aluminum eavestroughs along the eaves.
- Windows: Windows appear to be in fantastic condition, though their operability is unknown.
- Doors: Front arch wood door and screen door both appear in excellent condition.
- Other: Brick chimneys and front stairs all appear to be in great condition.

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Criteria of Integrity	Historic Place Name Willoughby 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 type="checkbox"/>	<input checked="" 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 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 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: <ul style="list-style-type: none"> Association with both the Willoughbys and Francis Portnall, and its excellent degree of historical integrity. 	<input type="checkbox"/> No (Result is GRADE 2)	<input checked="" 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 type="checkbox"/> Grade 2	<input checked="" type="checkbox"/> Grade 1
Date Evaluated by City:		
Date Approved by City:		

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Additional Images	Historic Place Name Willoughby Residence
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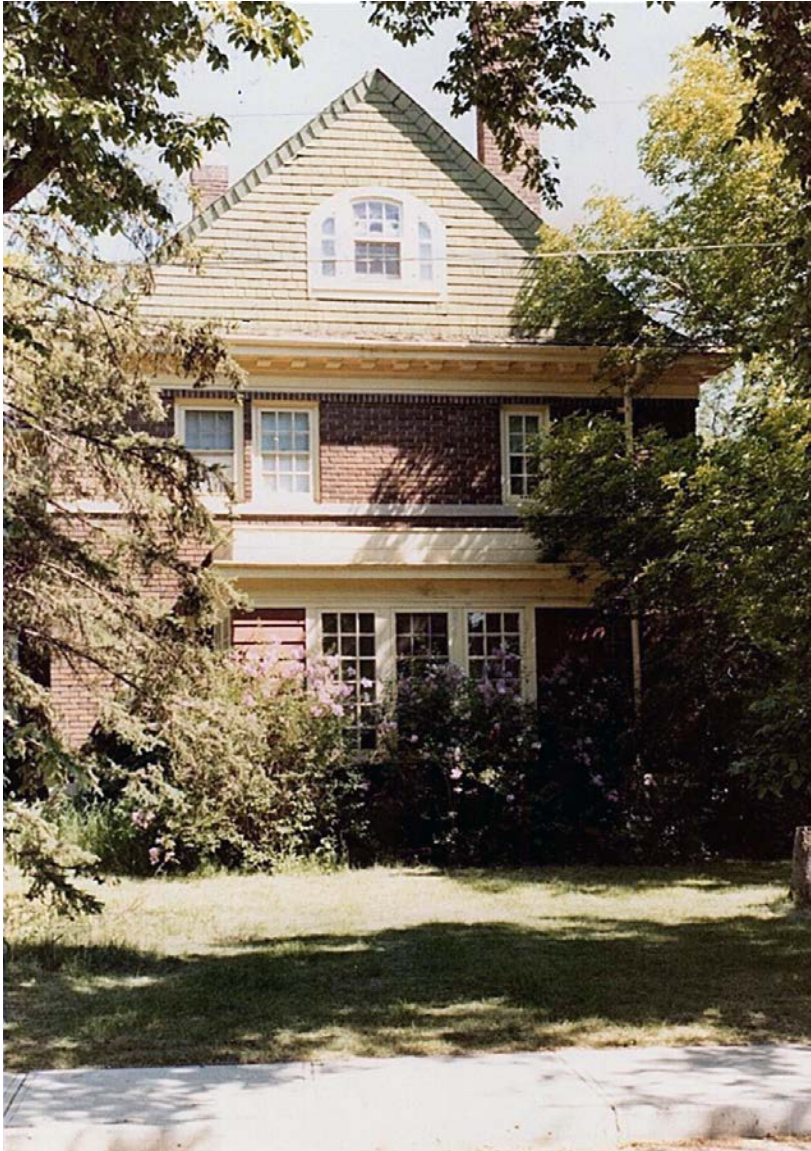
Caption: Aerial image of the Willoughby Residence.

Date: 1951

Source: City of Regina

Copyright: City of Regina

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Caption: View of the south elevation of the Willoughby Residence.

Date: 1985

Source: City of Regina Heritage Inventory Form (Roll 2, Frame 17)

Copyright: City of Regina

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Caption: View of the front (left) and north (centre) elevations of the Willoughby Residence with attached garage on the right.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the front entryway of the Willoughby Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of a triple assembly window with wood sashes, storms, with brick mullions and lintel, on the front elevation of the Willoughby Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the south elevation of the Willoughby Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the wood shingle cladding in the Willoughby Residence’s south elevation gable; segmental arch window assembly; and metal ridge cap

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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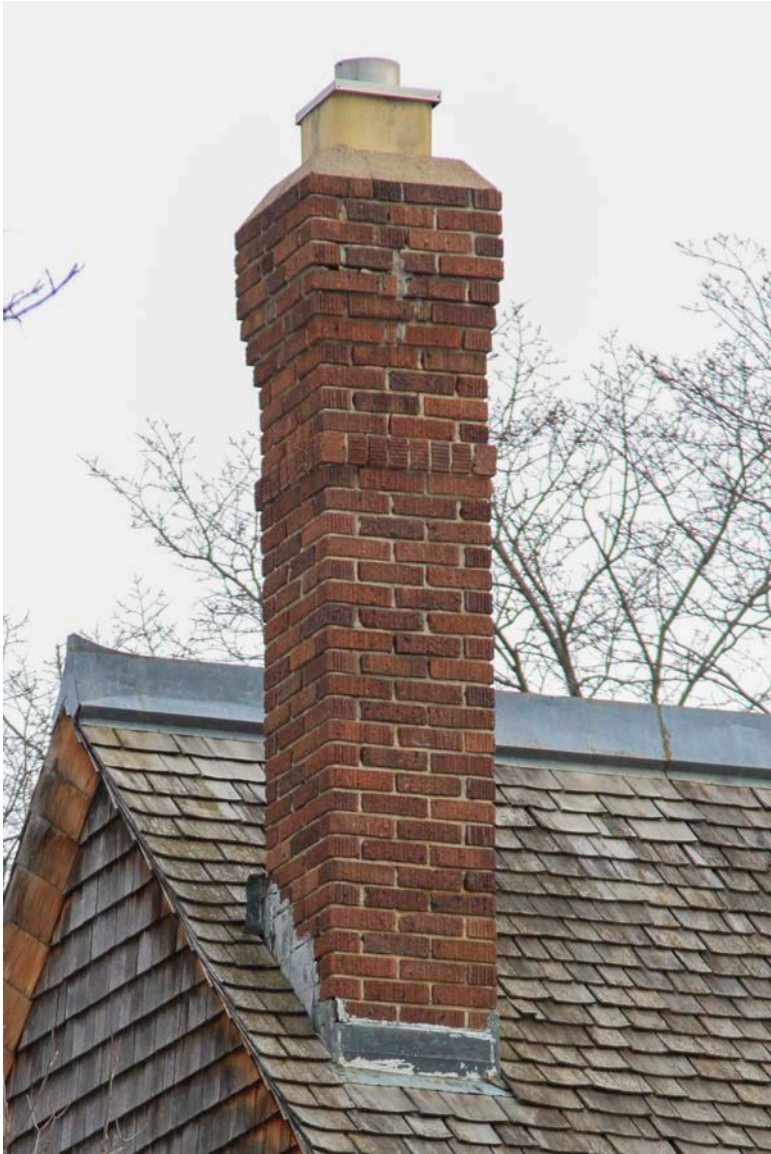
Caption: Partial view of the rear (left) and south (right) elevations of the Willoughby Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of brick chimney stack at the northwest corner of the Willoughby Residence.

Date: March 2, 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.