

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date March 29, 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 Menzies Residence	
Municipal Address 241 Leopold Crescent	Year of Construction 1913
Architectural Style Period Revival Architect/Designer Storey & Van Egmond Builder Unknown	Legal Address/Description Lot 18-20, Block 2, Plan DV678 Site Area (m ²)
Consultant Donald Luxton & Associates	
Heritage Planner	



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

The Menzies Residence is located on a corner lot along Leopold Crescent at Retallack Street in the Crescents area of Regina’s Cathedral neighbourhood. The house is characterized by its rectangular two-storey form with steeply sloping saltbox, side-gabled jerkinheaded roof, and two-storey hipped-roof wing at its southeast corner. Situated just north of Wascana Creek, the Menzies Residence exists in a residential area of similarly large, single-detached houses.

Heritage Value of Historic Place

The Menzies Residence is valued as an excellent representation of the early suburban residential development of the Crescents area prior to the onset of the First World War. Development of the Crescents area was initiated by the Canada North-West Land Company (CNWLC) as a very 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. At this time, the large properties between Leopold Crescent and College Avenue began to be further subdivided 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. Having been outside the jurisdiction of Regina, the Crescents were annexed by the City in 1911. While development halted with the outbreak of the First World War, it resumed the following decade and continued into the mid-century. John H. Menzies (1878-1951), the original owner of this property, commissioned the design and construction of this house in 1913. A manager of the Northern Crown Bank (later, the Royal Bank of Canada), Menzies would remain in the house with his wife, Frances A. Larke (1885-1956), and family from its construction until circa 1919. Subsequently, long time owners and residents John G. (1885-1961) and Rosalind M. (née Shantz; 1887-1951) Gardiner occupied the dwelling until the early 1950s. The Menzies Residence is an excellent example of one of the earliest houses to be constructed in the Crescents area.

The Menzies Residence is further valued for its connection to the noteworthy architectural firm of Storey & Van Egmond. During the Edwardian era, Edgar M. Storey (1863-1913) and William G. Van Egmond (1883-1949) designed a diverse collection of buildings in the city, many of them landmarks, including the former McCallum Hill Office Building, Regina General Hospital, Assiniboia Club, Regina Public Library, the Normal School. They had also submitted a design for the new provincial Legislative Building in 1907. Following Edgar’s passing in 1913, the same year the Menzies Residence was constructed, his son, Stanley E. Storey (1888-1959) became partner in the firm in 1919 after serving in the First World War. The Storey & Van Egmond partnership was one of the most prolific architectural practice in Saskatchewan during the first half of the 20th century, and their office was responsible for the design of hundreds of buildings, including institutional, educational, ecclesiastical, commercial, industrial, and residential works throughout Regina and the province.

The Menzies Residence is also valued as an early and excellent example of a Period Revival style dwelling designed by prominent local architects. Period Revival architecture was popular both before and after the First World War as it conveyed a sense of cozy traditionalism, evocative of earlier

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periods. Storey & Van Egmond's design of the Menzies Residence embraced the Period Revival style of architecture, evident in its jerkinhead roof, shed-roof and eyebrow dormers, front porch with robust tapered piers, multipane windows, and wooden knee brackets.

Character-Defining Elements

The character defining elements include but are not limited to:

- location on a corner lot fronting Leopold Crescent at Retallack Street in the Crescents area of the Cathedral neighbourhood with its setting in the middle of a single lot fronting Leopold Crescent with a large setback;
- continuous use as a residence;
- residential form, scale, and massing as expressed by its: two-storey height with rectangular-plan; basement; partial-width enclosed verandah; and two-storey hipped roof wing on the southeast corner;
- wood frame construction with original stucco cladding (under later vinyl siding); and wood window frames, casings, and sills;
- Period Revival style details such as its: asymmetrical design; side-gabled saltbox jerkinheaded roof; large shed roof dormer with eyebrow dormer above; wooden knee brackets; large tapered square columns supporting either side of the enclosed, recessed verandah;
- original fenestration including, but not limited to: banks of three, four, and five assemblies; multi-light wood storms, many with ventilators; multi-light wood sashes; 6-over-1 and 4-over-1 hung wood sashes; multipane central window on the main floor of the front elevation with sidelights; and multi-light basement windows;
- original wood verandah screen door; and
- external red brick chimney.

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Statement of Integrity	Historic Place Name Menzies Residence
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Values Summary

- Valued as an excellent representation of the early suburban residential development of the Crescents area prior to the onset of the First World War.
- Valued for its connection to the noteworthy architectural firm of Storey & Van Egmond.
- Valued as an early and excellent example of a Period Revival style dwelling.

Period of Significance
1910s

Chronology of Alterations
Unknown Dates:

- Verandah enclosed (original architectural plans had it opened).
- Enclosure of rear second storey inset balcony at the northeast corner of residence.
- Installation of vinyl siding over original stucco siding and external brick chimney stack on east elevation.
- Installation of aluminum fascia and soffit.
- Removal and replacement of window in gable peak on west elevation.
- Wood knee brackets on west elevation enclosed.

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

The Menzies Residence retains a good degree of its historic fabric and integrity, primarily in regard to its original windows, and form, scale, and massing. A number of alterations have occurred over the past decades, most notably the installation of vinyl cladding and aluminum fascia and soffit. However, the dwelling is well-kept and in good condition.

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- Foundation: The foundation material is unknown, but likely masonry or concrete. The exposed stucco along the exterior foundation level appears to be good condition.
- Cladding: Vinyl cladding presently applied to the residence. Original cladding is presumably stucco (as per original architectural drawings).
- Roof: Present asphalt shingle roof is presently in good condition. Original roof material is unknown.
- Roof elements: Original fascia and soffit have been replaced with aluminum variations. Wood knee brackets are extant, but some have been covered up.
- Windows: Almost all original wood sash windows and storms have been retained and appear to be in good condition.
- Doors: Front door not observable, but screen door on verandah is original (however, unsure if verandah was originally enclosed) and in good condition.
- Other: Exposed portion of brick chimney appears to be in good condition. The portion below the eaves on the east elevation has been clad in vinyl.

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

Date: 1951

Source: City of Regina

Copyright: City of Regina

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Caption: View of Menzies Residence from the southeast.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of front elevation of the Menzies Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the front enclosed verandah of the Menzies Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the Menzies Residence from the southwest.

Date: March 2, 2021

Source: Donald Luxton & Associates

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Caption: View of the Menzies Residence from the southwest.

Date: March 2, 2021

Source: Donald Luxton & Associates

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Caption: View of the west elevation of the Menzies Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

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Caption: View of the Menzies Residence from the northwest.

Date: March 2, 2021

Source: Donald Luxton & Associates

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

Date: March 2, 2021

Source: Donald Luxton & Associates

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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.