

# HERITAGE INVENTORY EVALUATION FORM

2018 Version

City of Regina <b>HERITAGE INVENTORY                  EVALUATION FORM</b>	Evaluation Date <b>March 29, 2021</b>
	Neighbourhood <b>Cathedral</b>
	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 <b>Champ Residence</b>	
Municipal Address <b>53 Leopold Crescent</b>	Year of Construction <b>1922</b>
Architectural Style <b>Craftsman</b>  Architect/Designer <b>Frederick L. Turnbull</b>  Builder <b>George L. Lowsbrough</b>	Legal Address/Description <b>Lots 9-12, Block A, Plan DV678</b>  Site Area (m <sup>2</sup> )
Consultant <b>Donald Luxton &amp; Associates</b>	
Heritage Planner	



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<b>Statement of Significance</b>	Historic Place Name Champ Residence
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**Description of Historic Place**

The Champ Residence is located in the Cathedral neighbourhood’s historic Crescents area. The one and one-half storey dwelling features a side-gabled jerkinhead roof, eyebrow dormer, and prominent fieldstone foundation. The house is situated on the west side of Leopold Crescent, near Wascana Park and opposite the Royal Saskatchewan Museum, in a residential enclave of large, historic single-detached houses.

**Heritage Value of Historic Place**

Constructed in 1922, the Champ Residence is valued as an excellent example of the type of high quality suburban residential development occurring in the Crescents area during the resurgent Interwar period. Establishment of Regina’s Crescents area was initiated by the Canada North-West Land Company (CNWLC) as a very early addition to the Regina townsite. The first subdivision of the Crescents area, consisting of 12 large semicircular and wedge-shaped lots, commenced in 1887 and was registered 3 years later; the lots were located between Leopold Crescent and College Avenue. It was not until the Edwardian era boom however, when development in this area began in earnest. Likely in response to the announcement by the province of the new legislative building, the large properties between Leopold Crescent and College Avenue began to be subdivided further 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. Designed and built shortly after the First World War, the Champ Residence features handsome traditional architecture, quality construction materials, and mature landscaping. The house exists today as a tangible example of the quality Interwar dwellings constructed in the Crescents area.

The Champ Residence is also valued for its association with original owner and one of Regina’s most prominent business leaders, Wesley W. Champ (1886-1943). Champ and his two brothers, David and Stewart, arrived in Regina in 1911 from Galt, Ontario. Initially taking a position with a local millwork as an accountant, Wesley and his brothers would take over proprietorship of old café, eventually establishing several restaurants of their own as well as the Champ’s Hotel and the Champlain Hotel. Aside from his well-known business pursuits, Champ was an active member of the community. His many appointments and positions included, but were not limited to: owner of the Regina Capitals (Western Canada Hockey League); City alderman; chairman of the Regina General Hospital Board; president of the Regina Development Company Ltd.; president of Regina’s YMCA; membership in the Masonic and Knights of Pythias Lodges; member of the board of governors of Regina College and the Regina Board of Trade; and president of Champlain Dugs Ltd. An avid gardener, Champ won several competitions for his floral gardens at the Champ Residence. Wesley Champ remained in this house until his passing in 1943, his wife, Myrtle (née Chisholm; 1889-1970) remained for several more years before selling the house to Bertram L. (1911-1965) and Barbara J (née Robinson; 1913-2003) Neil.

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The Champ Residence is additionally valued for its Craftsman architecture. Following the First World War, architecture in North America tended to favour traditional designs, which reflected the domestic values and ideals of an earlier, pre-war age. Residences constructed during the Interwar period were expected to display an historic style, with many exhibiting the late influence of the Craftsman-style, which first became popular across Canada during the Edwardian era. The Craftsman-style design influences of the house include a side-gabled jerkinhead roof, fieldstone foundation, chimney and terrace, exposed raftertails and brackets, and an eyebrow dormer. English-born Frederick L. Turnbull (1885-1933), a Canadian veteran of the First World War well-known architect in both Saskatoon and Regina, designed the house in 1922 just prior to immigrating to the United States that year. The Champ Residence remains an excellent and whimsical example of the Craftsman style of architecture during the Interwar period in Regina.

### **Character-Defining Elements**

The character defining elements include but are not limited to:

- location along Leopold Crescent in the Crescents area of Regina on a rectangular lot, setback from the street;
- continuous use as a residence;
- residential form, scale, and massing as expressed by its one and one-half storey height with side-gabled jerkinhead roof; large hipped roof projection at rear; prominent projecting sunroom with flat roof; wooden brackets; two storey bow window; and robust engaged tapered square columns;
- wood-frame construction with dash stucco cladding; wood bargeboards, fascia, and soffit; wood window casing, sills, and aprons; and fieldstone foundation, chimney, and terrace;
- Craftsman-style design influences, including exposed roof beams and joists with decorative tails on sunroom; decorative raftertails; dentil crown moulding above bow window; scroll-cut wood brackets; eyebrow dormer; and entryway with fanlight and robust wood arch canopy and corbels;
- original fenestration including multi-light single, double, and triple assembly wood sash hung and casement windows, many with multi-light wood storms; and
- external tapered fieldstone chimney with concrete crown.

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<b>Statement of Integrity</b>	Historic Place Name Champ Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> <li>Valued as an excellent example of the type of high quality suburban residential development occurring in the Crescents area during the resurgent Interwar period.</li> <li>Valued for its association with original owner and one of Regina’s most prominent business leaders, Wesley W. Champ.</li> <li>Valued for its Craftsman architecture.</li> </ul>
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<p>Period of Significance</p> <p>1920s</p>
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<p>Chronology of Alterations</p> <p>Unknown Dates:</p> <ul style="list-style-type: none"> <li>Removal and replacement of several original wood window sashes.</li> </ul>
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<b>Aspects of Integrity</b>			
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><b>Statement of Integrity</b></p> <p style="text-align: center;">The <i>Champ Residence</i> maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p> <p>The Champ Residence retains a near-perfect degree of its historic fabric and integrity, and is in excellent condition and well-kept and maintained by its present owners.</p> <ul style="list-style-type: none"> <li>Foundation: The exposed foundation material consists large fieldstones and appears in good condition.</li> <li>Cladding: Stucco cladding is in good condition, though there is some localized areas of cracking.</li> <li>Roof: Asphalt shingle roof is presently in good condition. Original roof material is unknown.</li> <li>Roof elements: Wood features such as brackets, bargeboards, and fascia are all in good condition. There is some paint deterioration at the extremities of some of these components.</li> </ul>
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- Windows: Almost all windows retain their original wood sashes and storms. Several windows, primarily on the north and rear elevation, have had their original wood windows and storms removed and replaced. There appears to be protective textured rendering applied to window casings.
- Doors: Unknown if the front door is original, though it is appropriate for the style and era.
- Other: Chimney appears to be in good condition.

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<b>Criteria of Integrity</b>	Historic Place Name Champ 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 type="checkbox"/>	<input checked="" 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: <ul style="list-style-type: none"> <li>The Champ Residence is originally associated with a very prominent business leader in Regina's history, and is an intricately detailed Craftsman dwelling.</li> </ul>	<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
<b>FINAL EVALUATION</b>	<input type="checkbox"/> Grade 2	<input checked="" type="checkbox"/> Grade 1
Date Evaluated by City:		
Date Approved by City:		

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<b>Additional Images</b>	Historic Place Name Champ Residence
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**Caption:** Aerial view of the Champ Residence.

**Date:** 1951

**Source:** City of Regina

**Copyright:** City of Regina

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**Caption:** View of the Champ Residence from the southeast.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina



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**Caption:** Detail of the bow window on the south elevation, presumably enclosing a staircase on the interior.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina

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**Caption:** View of the front elevation of the Champ Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

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

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

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**Caption:** View of the Champ Residence from the northeast.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina



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**Caption:** Partial view of the north elevation of the Champ Residence.

**Date:** March 2, 2021

**Source:** Donald Luxton & Associates

**Copyright:** City of Regina

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**Caption:** Partial view of the rear elevation of the Champ 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.