

HERITAGE INVENTORY EVALUATION FORM

2018 Version

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date	July 1, 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 Shumiatcher Residence	
Municipal Address 2520 College Avenue (<i>originally 2508 and 2500 College Avenue</i>)	Year of Construction 1911/1920
Architectural Style Storybook Architect/Designer Unknown Builder Gilbert B. Croome (1920)	Legal Address/Description Lots 27-28, Block 456, Plan 98RA28309 Site Area (m ²)
Consultant Donald Luxton & Associates	
Heritage Planner	



HERITAGE INVENTORY EVALUATION FORM

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

The Shumiatcher Residence is located on the north side of College Avenue between Albert and McIntyre Streets in Regina's Centre Square neighbourhood south of downtown. Incorporating two historical houses which have been amalgamated into one dwelling, the residence exhibits a Storybook style of architecture characterized by its unconventional massing; and eclectic and eccentric features, including multiple gables, rolled eaves, half-timbering, and ogee arch fenestration.

Heritage Value of Historic Place

The Shumiatcher Residence is highly valued for its long time association with the prominent Schumiatcher family. Morris. C. Schumiatcher (1917-2004), born in Calgary, obtained his education in law at the University of Alberta and University of Toronto, and served in the Royal Canadian Air Force during the Second World War. Following his service, he finished his doctorate, and settled in Regina at the request of Premier Thomas C. Douglas. As the Law Officer with the Attorney General's office, Morris worked alongside Premier Thomas C. Douglas drafting and helping to implement a variety of progressive legislation before transitioning into his own private practice in 1949. Leading an incredibly active life, he authored several publications, and became a familiar commentator and lecturer, and volunteered his time with numerous community and professional organizations. Jacqueline F.C. Clay (1923-2021) was born in Vendin-le-Vieil, France, and moved with her family to Regina in 1927. In 1947, she was hired as a secretary for Morris during his employment with the provincial government, and continued that role in his private practice, establishing her own managerial consulting company. Morris and Jacqueline were married in 1955, and the following year they purchased [REDACTED] 2508 College Avenue. Like Morris, Jacqueline became an animated citizen of Regina, serving with various local organizations and was a patron of the arts. The Shumiatchers were philanthropists, and both individually received the Saskatchewan Order of Merit and the Order of Canada due to their work and contributions. They continued to live here until their respective passings.

The Shumiatcher Residence is further valued for its unique contribution to Centre Square neighbourhood and its stately dwellings which make up the College Avenue streetscape. Centre Square was laid out as part of the Canadian Pacific Railway's 1882 townsite, and its initial period of residential development began soon after and continued into the economic prosperous Edwardian era prior to the start of the First World War. The western-most dwelling, 2508 College Avenue, was constructed in 1911 by lawyer Maughan McCausland (1878-1935) and commissioned immediately prior to his marriage to Nellie M. Clothier (1880-1964) that year. Like Morris Schumiatcher several decades later, Maughan also serviced as Law Office with the provincial Attorney General. The house survived the Regina Cyclone in 1912, and the McCauslands resided here until Maughan's passing. Subsequent owner and residence, Cyril T. Blackall (1900-1971), undertook extensive alterations to the former McCausland residence in the late 1940s, changing its style and appearance to what it is today. 2500 College Avenue, situated at the corner of College Avenue and McIntyre Street, was constructed in 1920, and originally owned and resided in by Franklin E. Watchler (1891-1978), builder, salesperson, and eventual executive with the Waterman-Waterbury Manufacturing Company. Both structures remained as two separate, private dwellings until the Schumiatchers acquired 2508 College

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Avenue in 1957, and 2500 College Avenue in 1974. During the 1980s, the two houses were amalgamated into one with the construction of a connector between them.

The Shumiatcher Residence is additionally valued for present Storybook style, of which was introduced to 2508 College Avenue in the late 1940s, and 2500 College Avenue in the 1980s. 2508 College Avenue was originally constructed in the Arts and Crafts style for original owners, the McCauslands, while the subsequent 2500 College Avenue was a modest, Interwar Craftsman style residence with a full-width verandah. The Storybook style rose in prominence during the 1920s and continued until the 1940s. Boosted by Hollywood's portrayal of idealized and romantic domestic architecture in their historical dramas released at this time, Storybook residences were influenced by folklore and exotic locations, and typically displayed features of English Cottage; Tudor; châteauxque; and Moorish architecture with whimsical elaborations. The conversion of 2508 College Avenue into a Storybook style residence resulted in the removal of a large central jerkinhead dormer on its front elevation, and a portion of its gable roofline, resulting in a saltbox roof. Seeking to have a homogenous style between their consolidated houses, the Shumiatchers extended the Storybook style features onto 2500 College Avenue.

Character-Defining Elements

The character defining elements include but are not limited to:

2508 College Avenue

- Location midblock on the north side of College Avenue between Albert and McIntyre Street;
- form, scale, and massing as expressed by its one and on-half storey height; side saltbox roofline with offset gable on front elevation; jerkinhead gable wall dormer on rear elevation; secondary gable projection on front elevation with a catslide roof; one-storey hip roof sunroom projection on front elevation; and physical, one-storey connection to 2508 College Avenue;
- wood-frame construction with rough dash stucco cladding; and wood frame windows, casings, and sills;
- Storybook style elements including: undulating, steam bent, wood roof shingle courses with rolled eaves; half-timbering in side gables; large jerkinhead gable wall dormer on rear elevation; ogee arch door and window openings; wood front door surround with dentil moulding; saltbox and catslide rooflines; canted oriel window on west elevation; and shed canopy supported by wood knee brackets on rear elevation;
- original fenestration including: original single, double, and banked assembly window openings; ogee-arched 4-light wood sash with ogee arch, multi-light wood storm with came muntins; 6-over-6 hung wood sash windows on west elevation; 16-light wood window and accompanying wood storm on west elevation; square and diamond shaped wood sash windows with patterned, stained, and came glasswork on west elevation; wood casement window with came muntins and arch, fanlight transom on rear elevation; 4-over-4 hung wood sash window on rear wall dormer; slightly recessed vertical wood board, ogee arch front door with ogee-arch, patterned glazing; and
- other exterior features including: internal chimney stack; external brick chimney on west elevation; and quarry tile sidewalk leading up to front door.

2500 College Avenue

- location on the northwest corner of College Avenue and McIntyre Street in the Centre Square neighbourhood;

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- form, scale, and massing as expressed by its: one-storey height with basement; low-pitched, front gable roofline with full-width verandah; small side gable on east elevation; projecting eaves and verges; attached front gable garage fronting onto McIntyre Street; and physical, one-storey connection to 2508 College Avenue;
- wood-frame construction with rough dash stucco cladding; and wood frame windows, casings, and sills;
- original fenestration including: original window openings and assemblies; and fixed, multi-light, single wood sash window above garage door; and
- other exterior features including: large internal brick chimney with three clay pots.

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Statement of Integrity	Historic Place Name Shumiatcher Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> Valued for its long time association with the prominent Schumiatcher family. Valued for its unique contribution to Centre Square neighbourhood. Valued for present Storybook style.

<p>Period of Significance</p> <p>1950s</p>
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<p>Chronology of Alterations</p> <p>circa 1940s - 1950s</p> <ul style="list-style-type: none"> Removal of front jerkinhead gable dormer and full-width open verandah on 2508 College Avenue. Construction of offset gable, catslide roof extension, and hip roof sunroom projection all on the front elevation of 2508 College Avenue. Installation of rolled eaves on 2508 College Avenue. <p>1957:</p> <ul style="list-style-type: none"> Construction of detached garage at rear of 2508 College Avenue. <p>1983:</p> <ul style="list-style-type: none"> Installation of stain glass windows on 2508 College Avenue. <p>1980s:</p> <ul style="list-style-type: none"> Construction of connector, and amalgamation between 2508 and 2500 College Avenue. Storybook architectural features installed on 2500 College Avenue Front gable roofline extended above flat roof verandah on 2500 College Avenue. Stucco cladding applied to brick chimney stack on 2500 College Avenue. <p>Unknown Dates:</p> <ul style="list-style-type: none"> Original stucco cladding on both 2500 and 2508 College Avenue has been replaced with present stucco finish. Replacement of many original windows on 2500 and 2508 College Avenue with present multi-light, wood sash, came muntin windows.

Aspects of Integrity			
1. LOCATION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Location is the place where a building, structure or landscape was constructed or established or the place where an historic activity or event occurred.			
2. DESIGN	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Design is the combination of elements that create the landscape or the form, scale, massing, plan, layout, and style of a building or structure.			
3. ENVIRONMENT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Environment is the physical setting of an historic place. Whereas location refers to a specific geographic coordinate, environment refers to the surrounding character of the place.			
4. MATERIALS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Materials are the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form an historic place.			

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

Both residences which make up the current Shumiatcher Residence (2508 and 2500 College Avenue) have both undergone extensive alterations in the past to achieve their current aesthetic, altering their original forms. The primary and oldest of the two residences, 2508 College Avenue, underwent its substantial intervention to its current Storybook style in the late 1940s or early 1950s, followed by 2500 College Avenue in the late 1980s.

- Foundation: Stucco cladding on both residences covered the foundation, and their conditions are unknown.
- Cladding: Present stucco cladding, while not original, is in good condition and is presumably similar in its texture to what was originally applied to 2508 College Avenue.
- Roof: The roofs of both dwellings are in good condition, as are the multiple wood shingle courses and patterns employed.
- Roof elements: Rolled eaves appear to all be in good condition, with some water staining evident.
- Windows: Several original windows are extant on 2508 College Avenue, and most fenestration on the east elevation of 2500 College Avenue has been covered as a result of its 1980s renovations. Wood sashes with came glasswork have replaced many original wood sash windows on both dwellings.
- Doors: Current front door on 2508 College Avenue is in good condition and was installed as part of the 1940s/1950s renovations to that building. Current front door on 2500 College Avenue is in good condition and was installed as part of the late 1980s renovations to that building.
- Other: Original brick chimney stack on 2500 College Avenue has had stucco applied to it. Chimney stacks on 2508 College Avenue appear to be in good condition.

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Criteria of Integrity	Historic Place Name Shumiatcher Residence			
	Level of Heritage Significance			
Criteria	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 checked="" type="checkbox"/>	<input 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"> While the primary dwelling, 2508 College Avenue, has been extensively altered from its original design, its significance is inherent due to its long-time association to Morris and Jacqueline Shumiatcher, who were well-known and outstanding Regina citizens. 	<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:				

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Date Approved by City:

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Additional Images	Historic Place Name Shumiatcher Residence
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Caption: View of 2508 College Avenue in circa 1912. Construction of the Grand Trunk Pacific Hotel is on the opposite side of the College Avenue.

Date: circa 1912

Source: City of Regina Archives (CORA-RPL-H-0001)

Copyright: City of Regina Archives

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Caption: View of 2508 College Avenue (red arrow) and 2500 College Avenue (green arrow).

Date: 1927

Source: City of Regina Archives (CORA-B-0747)

Copyright: City of Regina Archives

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Caption: Aerial view of 2508 College Avenue (red arrow) and 2500 College Avenue (green arrow).

Date: 1951

Source: City of Regina

Copyright: City of Regina

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Caption: Oblique aerial view of 2508 College Avenue (red arrow) and 2500 College Avenue (green arrow).

Date: circa 1964

Source: City of Regina Archives (CORA-B-0232)

Copyright: City of Regina Archives

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Caption: Partial view of east elevation of 2500 College Avenue along McIntyre Street.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the attached garage and partial view of the rear elevation of 2500 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the parged, brick chimney of 2500 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the front (left) and east (centre) elevations of 2500 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Partial view of the front elevation of 2500 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Partial view of the west elevation of 2500 College Avenue with attached garage on left.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the connector between 2508 College Avenue (left) and 2500 College Avenue (right).

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the main entry gable projection with catslide roof on the front elevation of 2508 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the hip roof sunroom projection on the front elevation of 2508 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the banked wood window assembly on the front elevation of 2508 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the ogee-arch main entryway and ogee-arch window on the front elevation of 2508 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the undulating, steam bent, wood roof shingles at the southwest corner of 2508 College Avenue. Original half-timbering visible on left on the west elevation of the residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of multi-light wood window and storm, and came and stain glasswork window on the west elevation of 2508 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the rear elevation of 2508 College Avenue.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the arch window with fanlight transom on the rear elevation of 2508 College Avenue.

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.