

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 Cassidy Residence	
Municipal Address 3137 College Avenue	Year of Construction 1929
Architectural Style Craftsman Architect/Designer Unknown Builder Unknown	Legal Address/Description Lot 1, Block N, Plan DV678 Site Area (m ²)
Consultant Donald Luxton & Associates	
Heritage Planner	



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

The Cassidy Residence is located at the southwest corner of College Avenue and Garnet Street in the Crescents area of Regina’s Cathedral neighbourhood. The house is characterized by its two-storey height, cross-gable roof, and prominent one-storey, full-width front gable projection with a jerkinhead roof. Positioned one block northeast of Kiwanis Park and Wascana Creek, the Cassidy Residence is situated among other historic single-family residences in the immediate vicinity.

Heritage Value of Historic Place

The Cassidy Residence is valued as a great example of the type of high quality suburban residential development occurring in the Crescents area during the resurgent Interwar period. 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. The Cassidy Residence was constructed in 1929, just prior to the financial collapse and the start of the Great Depression. The residence’s first owners and residents were Francis L. Cassidy (1885-1954), originally from Minnesota, USA, and Ruth M. (née Moore; 1890-1985) Cassidy, from Ontario, Canada. Francis was an independent telephone network contractor, and the Cassidy family lived here until circa 1935. Long-time owner and resident also included English-born George A. Mitchell (1905-1978), a civic employee and Christian Science practitioner, who resided here from circa 1943 to 1961 until his immigration to the United States.

The Cassidy Residence is further valued for its late example of Craftsman architecture. Derived from the British Arts and Crafts movement, the Craftsman-style originally emerged in California, and the honest use of natural and locally sourced materials was promoted by its early advocates. The style disseminated across North America through its publicity in domestic pattern book magazines, first becoming popular in western Canada during the early 1910s. The enduring preference for the Craftsman style through the Interwar era of the 1920s demonstrated both its continuing popularity and influence, and represented the domestic values and ideals of an earlier, pre-war age. Craftsman-style residences during the Interwar era were typically of a more modest scale, however, the Cassidy Residence more closely exhibits the scale and design which were more common during the Edwardian era. The Cassidy Residence stands out as a splendid example of the Craftsman architecture, featuring hallmarks of the style including a large cross-gable roof; full-width, verandah-like front gable projection with a jerkinhead roof; bellcast gable canopy over front entry; scroll-cut wood knee brackets; multi-light wood window assemblies; and dentil detailing.

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Character-Defining Elements

The character defining elements include but are not limited to:

- location fronting College Avenue at the corner of Garnet Street in the Crescents area of Regina’s Cathedral neighbourhood;
- form, scale, and massing as expressed by its two-storey height with full basement; cross-gable roof; and one-storey gable projection on front elevation;
- wood-frame construction with parged concrete foundation; stucco cladding; wood fascia, bargeboards, and soffit; and wood window frames, casings, and sills;
- Craftsman-style design influences including: prominent verandah-like one-storey gable projection with jerkinhead on front elevation; exposed raftertails; decorative bargeboard ends; dentil moulding above first-storey window on front elevation; scroll-cut wood knee brackets; and bellcast gable canopy over front entryway with dentil moulding; and entryway with side-lites and curved gable roof;
- original fenestration including multi-light single, double, and triple assembly windows with hung and fixed wood sashes; multi-light wood storms, some with ventilators; and original wood front door assembly featuring multi-light glazing, multi-light sidelights, and door and sidelight storms; and
- internal red brick chimney.

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Statement of Integrity	Historic Place Name Cassidy Residence
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Values Summary

- Valued as a great example of the type of high quality suburban residential development occurring in the Crescents area during the resurgent Interwar period
- Valued for its late example of Craftsman architecture

Period of Significance
1920s

Chronology of Alterations
Unknown Dates

- Replacement of front steps and railings.
- Installation of decorative stucco detailing around and adjacent to fenestration, and within gable peaks.
- Removal of several wood storm windows and installation of metal counterparts.

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

The Champ Residence retains a great degree of its historic fabric and integrity, and is in excellent condition and well-kept and maintained by its present owners. A number of decorative embellishments have been made to the stucco cladding, and while it is unknown when they were installed, it is unlikely they are original to the dwelling.

- Foundation: The foundation material is unknown, but presumably concrete, and there is minimal signs of deterioration to it and its parging. The foundation has a full-height exposure on the rear elevation.

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- Cladding: Stucco cladding is in good condition with some localized areas of cracking and minor discolouration.
- Roof: Asphalt shingle roof is presently in good condition. Original roof material is unknown.
- Roof elements: Wood features such as brackets, bargeboards, fascia, and wood detailing are all in good condition.
- Windows: All observable window openings retain both their original wood window sashes. Most wood storms are intact, but several have been replaced with metal versions.
- Doors: Front door is in great condition.
- Other: Internal red brick chimney appears to be in good condition with some visual evidence of intervention work including paint and repointing.

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Criteria of Integrity		Historic Place Name Cassidy Residence			
<i>Criteria</i>	Level of Heritage Significance				
	N/A	Low	Moderate	High	
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Regina. (<i>Historic</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. The place is strongly associated with the life or work of a person, group of persons, or institution(s) of importance in Regina's history. (<i>Historic</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. The place is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, landscape architecture, planning, construction, materials, or technology. (<i>Aesthetic, Architectural, Technical</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. The community, or a social or cultural group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. (<i>Social, Cultural, Spiritual</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. The place, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience. (<i>Landmark, Symbolism</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. The place could yield important information that will contribute to the understanding of Regina's past. (<i>Scientific, Educational</i>)	<input type="checkbox"/>	<input 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 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 Cassidy Residence
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Caption: Aerial view of the Cassidy Residence.

Date: 1951

Source: City of Regina

Copyright: City of Regina

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Caption: View of the Cassidy Residence.

Date: 1980s

Source: City of Regina Heritage Inventory Form (Roll 1, Frame 6)

Copyright: City of Regina

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Caption: View of the front (centre) and east (left) elevations of the Cassidy Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the centrally-located internal red brick chimney stack on the Cassidy Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the front entryway on the Cassidy Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the wood window assembly on the front elevation of the Cassidy Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the verandah-like one-storey gable projection, with jerkinhead, on the front elevation of the Cassidy Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the rear (right) and west (centre) elevations of the Cassidy Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the rear (centre) and west (left) elevations of the Cassidy 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.