

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 Portnall Residence	
Municipal Address 109 Angus Crescent	Year of Construction 1927
Architectural Style Period Revival Architect/Designer Francis H. Portnall Builder George Curry	Legal Address/Description Lot 3, Block 3, Plan DV678 Lot 12, Block 3, Plan 101218047 Site Area (m ²)
Consultant Donald Luxton & Associates	
Heritage Planner	



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

The Portnall Residence is located mid-block along Angus Crescent between Retallack Street and Angus Boulevard in the Crescents area of Regina’s Cathedral neighbourhood. The house is characterized by its one and one-half storey form, steep side-gabled and saltbox roof, prominent front-gabled jettied projection above a large bay window, and off-centre recessed entryway with decorative arched brick surround. Situated near to Wascana Creek and The Crescents School, the Portnall Residence exists among other historic single-family residences in the area.

Heritage Value of Historic Place

The Portnall 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. 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 Portnall Residence is also valued for its association with long-time original owner and resident, and one of Regina’s leading architects for over five decades, Francis H. Portnall (1886-1976). Portnall studied as an architect in London, England prior to leaving for Canada in 1906, arriving in Regina two years later. In the early 1910s, he formed a decade-long partnership with Frederick C. Clemesha, interrupted when Portnall served in the First World War, before becoming a sole practitioner in the 1920s. Portnall designed a number of prominent residences, ecclesiastical, educational, and public buildings across the city and province, utilizing a range of traditional and revivalist architectural styles, and successfully transitioning into Modernism. Portnall held the post of President of the Saskatchewan Association of Architects in 1928-29, and was nominated as a Fellow of the R.A.I.C. in 1945. Several of his notable and landmark buildings in Regina include: the old No. 1 Fire Hall, Frist Presbyterian Church, Knox-Metropolitan United Church, The Crescents and Thomson Schools, Masonic Temple, Dominion Government Building, Beth Jacob Synagogue, and the Provincial Law Courts. Portnall and his wife Mabel (née Morgan; 1890-1977), born in Carberry, Manitoba, would remain in this house from its construction in 1927 until Francis’ death in 1976 and Mabel’s the following year.

Completed in 1927, the Portnall Residence is valued for its whimsical Period Revival architectural style. The Period Revival style was a popular choice during the Interwar era, as entrenched traditionalism dictated a nostalgic preference for architectural expressions rooted in the past. Portnall’s residential work tended toward finely composed and impeccably detailed Collegiate Gothic, Georgian Revival, or Period Revival styles. The fine attention to detail is obvious in the design of this, his own Period

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Revival home. Most notably, the Portnall Residence features an asymmetrical façade, prominent front-gabled dormer jettied projection, paired hexagonal brick chimneys, and off-centre recessed entryway with decorative arched brick surround, evocative of the soon to proliferate Art Deco style.

Character-Defining Elements

The character defining elements include but are not limited to:

- location along Angus Crescent in the Crescents area of the Cathedral neighbourhood of Regina with its setting in the middle of a deep lot with a generous setback from the street;
- continuous use as a residence since 1927;
- residential form, scale, and massing as expressed by its one and one-half storey height; steeply sloped side and flushed gabled and saltbox roof; large front and rear gable projections; and off-centre entryway;
- wood-frame construction with stucco cladding; foundation with exterior brick veneer and bevelled upper watertable course; wood bargeboards, fascia, and soffit; and wood window frames, casings, sills, and aprons;
- Period Revival style features such as its: large front-gabled jettied projection with glass bottle end quatrefoil-like detail in the gable peak, dropped finial, exposed raftertails, pointed bargeboards, and triangular brackets; large 1st storey bay window positioned below jettied gable, supported by large wooden brackets; brick steps leading to the off-centre recessed front entryway featuring decorative brick surround with brick quoining and Art Deco-style arch motifs; small shed roof wall dormer situated above the front entryway; elaborate external brick chimney stack on front elevation, transitioning from a rectangular shape to twin hexagonal shaped stacks with corbelled brick hexagonal caps and clay pots; rectangular bay window on the side elevation with projecting shed roof with stucco cladding and curved stucco clad brackets; tile roof; original half-round metal eavestroughs with decorative scroll-like hangers and round downspouts; and
- original fenestration with original wood sash windows including, but not limited to: a bank of six-over-nine and four-over-six double-hung assemblies in the bay on the front elevation; a triple assembly in the large front-gabled dormer featuring a six-over-six double-hung window flanked by a four-over-four assembly on either side; the shed roof wall dormer features a four-over-four assembly; various clustered and single wood frame, multi-light hung and casement assemblies; all windows feature flared stucco clad hoods and projecting wood sills; and
- original, multi-panel wood front door.

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Statement of Integrity	Historic Place Name Portnall Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> Valued as an excellent example of the type of high quality suburban residential development occurring in the Crescents area during the resurgent Interwar period. Valued for its association with long-time original owner and resident Francis H. Portnall. Valued for its whimsical Period Revival architectural style.

<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"> Sliding door installed on rear elevation (prior to 1989). Replacement of original wood screen on front door frame with similar wood screen.

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.			

<p>Statement of Integrity</p> <p>The <u>Portnall Residence</u> maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p> <p>The Portnall Residence is a truly remarkable residence, retaining an unprecedented degree of its historic fabric and integrity, including such features as a historically-appropriate tile roof and original eavestroughs and downspouts, features which are usually replaced, but continue to be in good condition - a testament to the care and maintenance provided by both past and present owners.</p> <ul style="list-style-type: none"> Foundation: The foundation is presumably concrete, and its exterior brick veneer appears to be in good condition. Cladding: Stucco cladding is in good condition. No cracking noted, but some localized staining, especially on the window hoods.

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- Roof: Tile roof is in moderate to good condition. Many tiles show evidence of broken corners. Roof material appears to be a composite, and neither terra cotta or slate. A tile roof is the earliest known type of roof cladding utilized on the residence, but it is unknown whether it is original, or if it was terra cotta or slate.
- Roof elements: It appears all original roof elements, including wood bargeboards, raftertails, and soffit are in good condition with some minor painter deterioration. Original eavestroughs and downspouts continue to be operable and are in good condition.
- Windows: All original wood window sashes are extant, however, two basement windows on the east elevation are boarded over.
- Doors: Original front door is extant, and two rear doors at the northeast corner of the residence appear to be original.
- Other: Chimney stacks are in good condition, and there is evidence of some past repointing.

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Criteria of Integrity	Historic Place Name Portnall 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 type="checkbox"/>	<input checked="" 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"> Nearly five decade long association with its original owner and prominent Regina-based architect, Francis Portnall, who left an architectural legacy across the province. 	<input type="checkbox"/> No (Result is GRADE 2)	<input checked="" type="checkbox"/> Yes (Result is GRADE 1)
Does the place retain sufficient integrity to convey significance? If not, the place will not qualify.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
FINAL EVALUATION	<input type="checkbox"/> Grade 2	<input checked="" type="checkbox"/> Grade 1
Date Evaluated by City:		
Date Approved by City:		

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Additional Images	Historic Place Name Portnall Residence
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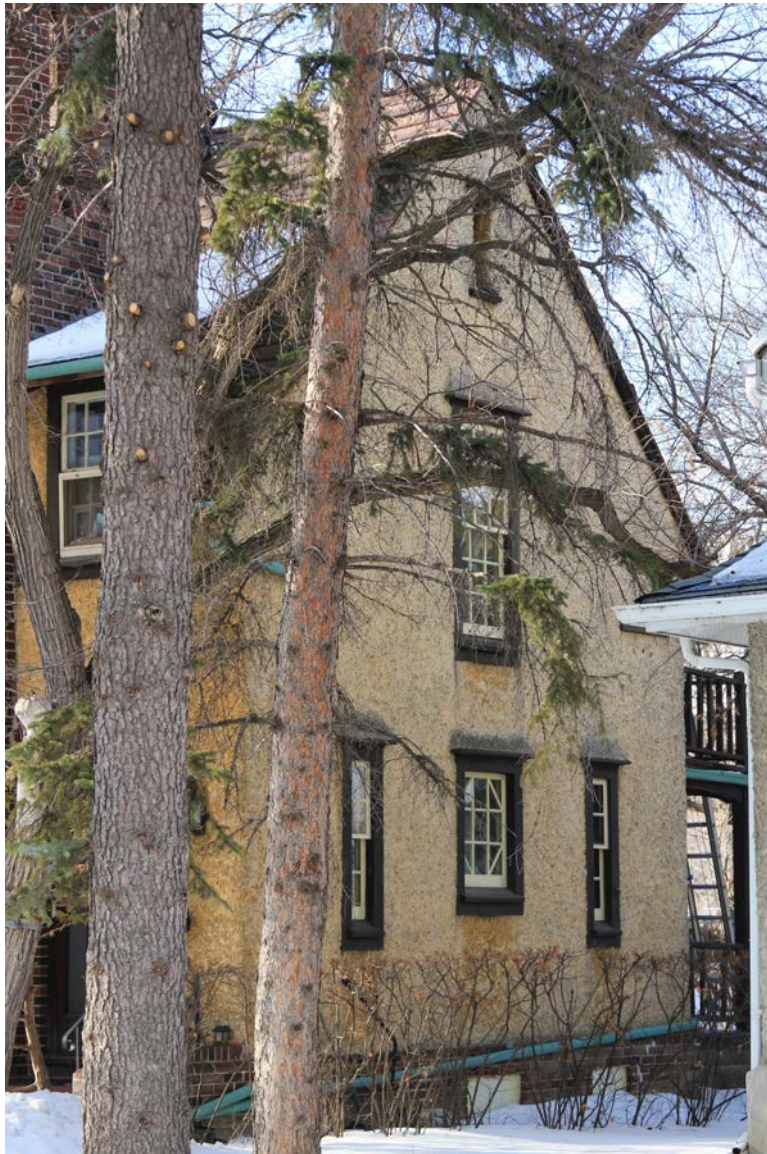
Caption: Aerial view of the Portnall Residence.

Date: 1951

Source: City of Regina

Copyright: City of Regina

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Caption: Partial view of the east elevation of the Portnall Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

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Caption: View of the Portnall Residence from the southeast.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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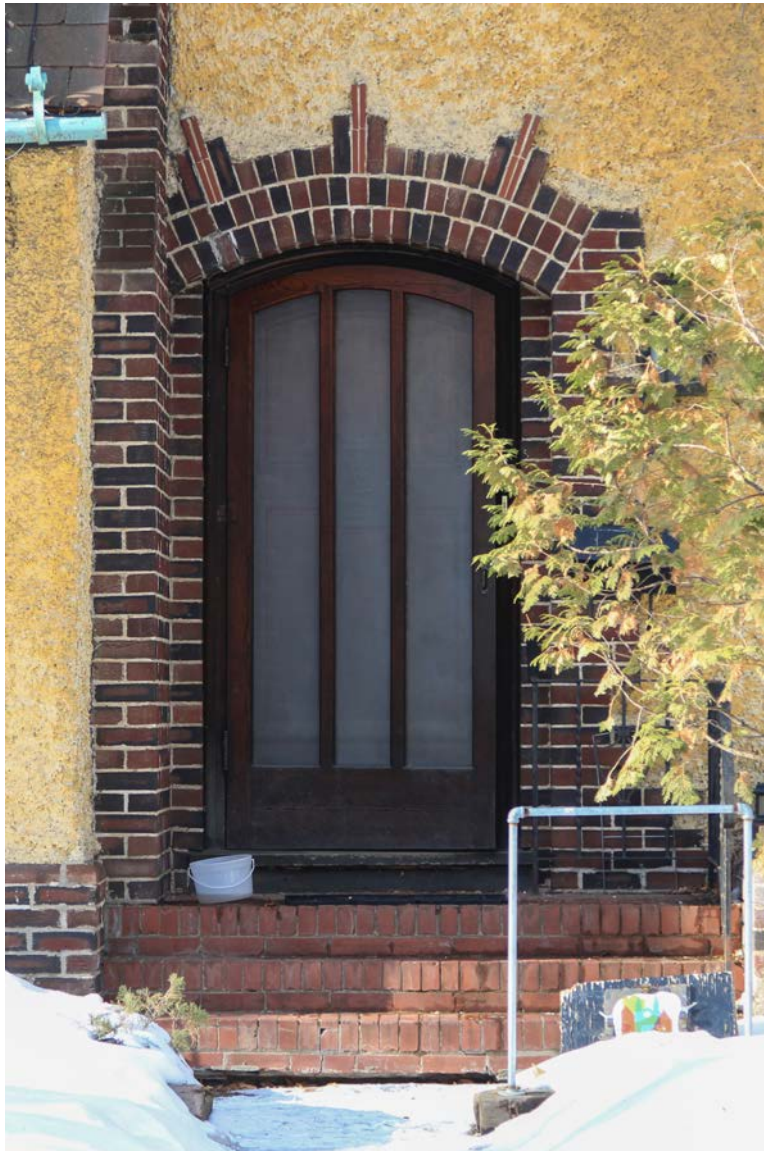
Caption: Detail of the jettied gable on the front elevation of the Portnall Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the main entryway of the front elevation of the Portnall Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

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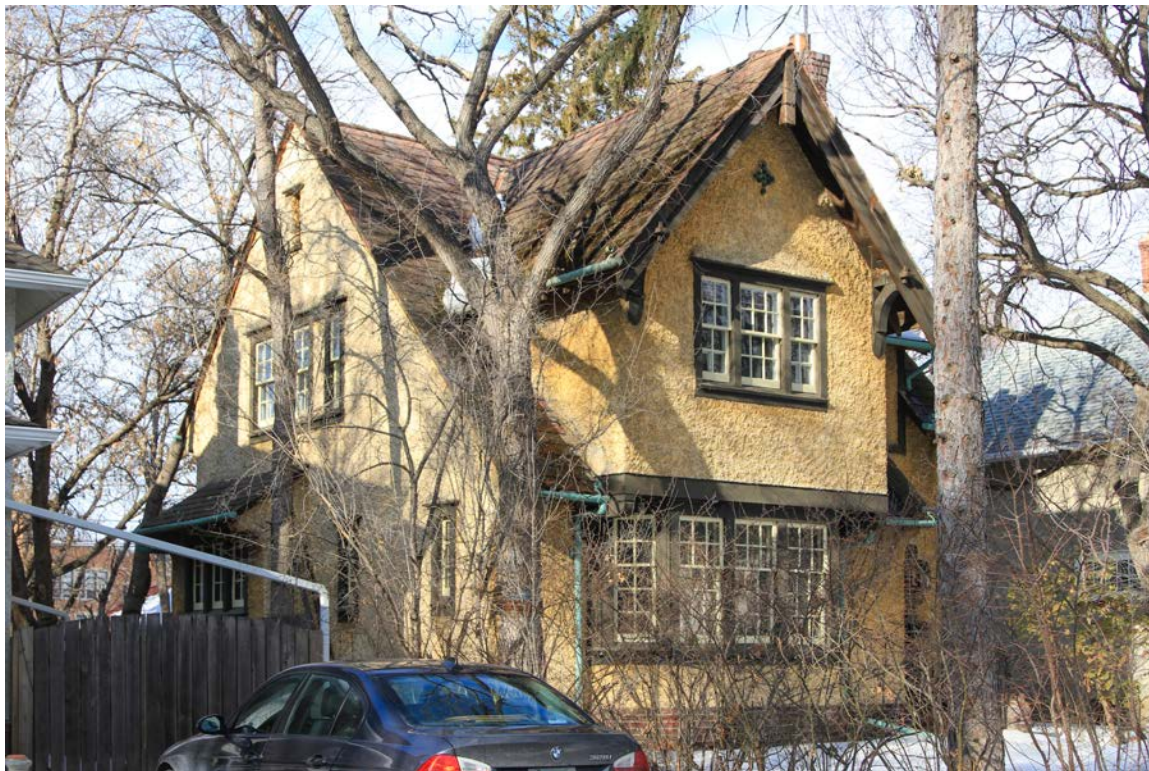
Caption: Detail of the brick veneer along the foundation and stucco texture of the Portnall Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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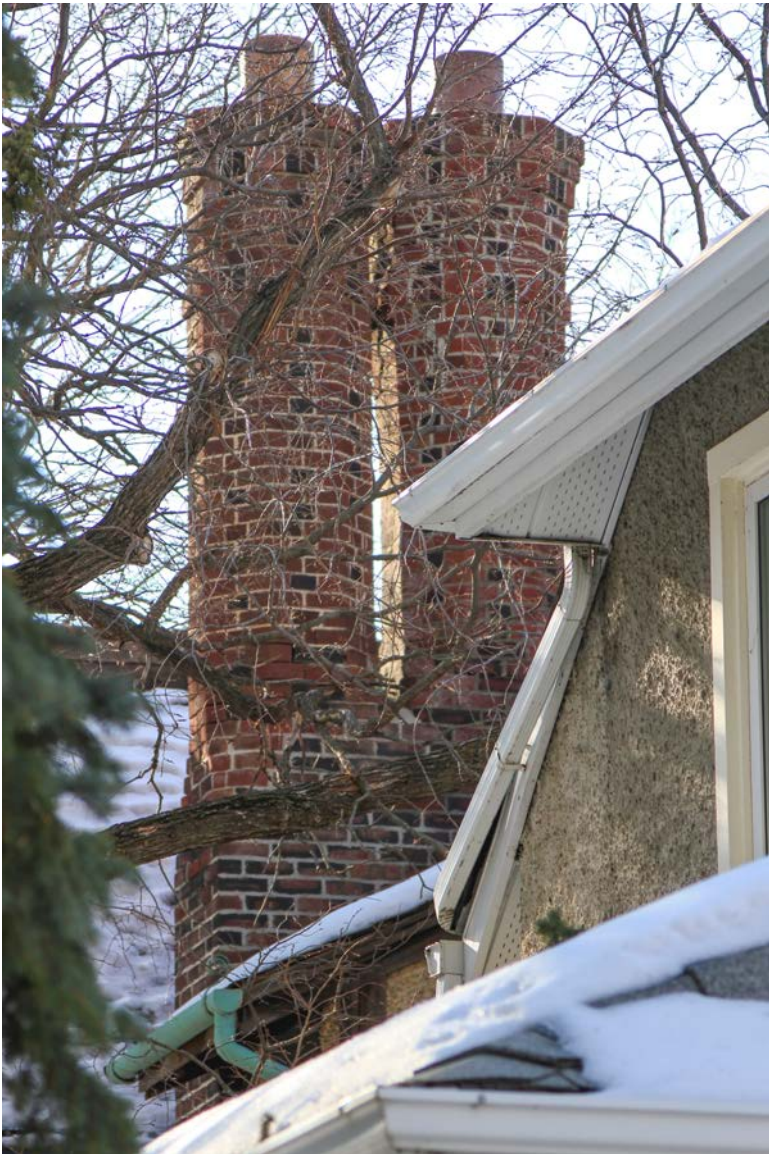
Caption: View of the Portnall Residence from the southwest.

Date: March 2, 2021

Source: Donald Luxton & Associates

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Caption: Detail of the twin, hexagonal brick chimney stacks on the Portnall Residence.

Date: March 2, 2021

Source: Donald Luxton & Associates

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Caption: View of the Portnall Residence from the northeast.

Date: March 2, 2021

Source: Donald Luxton & Associates

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Caption: Partial view of the rear elevation of the Portnall 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.