

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date July 1, 2021
	Neighbourhood Heritage
	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 Fraser Residence	
Municipal Address 1318 College Avenue	Year of Construction 1922
Architectural Style Eclectic Architect/Designer Alexander M. Fraser Builder The Constructors	Legal Address/Description Lot 29-30, Block 468, Plan 101189673 Site Area (m ²)
Consultant Donald Luxton & Associates	
Heritage Planner	



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

The Fraser Residence is located midblock on the north side of College Avenue between Ottawa and Toronto Streets in the Heritage neighbourhood. Situated in a primary residential context, and facing Balfour Collegiate, this dwelling is characterized by its one and one-half storey height; cross gable roof; and superb eclectic style elements including Classically adorned full-width verandah; jettied side gables; and external brick chimney stack with rounded corners.

Heritage Value of Historic Place

The Fraser Residence is valued for its association to its first owner, resident, and architect, Alexander M. Fraser (1858-1929), and his family. Alexander was born in Ontario, and like his father, became a carpenter. Moving Saskatchewan in the 1890s, he began to furnish architectural plans while residing in Grenfell, and later Indian Head, and operated millworks in both communities. In 1907, he was one of the charter members of newly established Royal Architectural Institute of Canada. Arriving to Regina in 1909, several years after marrying Mary J. Herbert (1864-1945) in 1904, he incorporated The Constructors Ltd., a contracting and millwork plant. The company built approximately 60 residences throughout the city during the 1910s and 1920s, with the Frasers residing in several of them following their construction, including this house from 1922 until 1927. Alexander retired in 1927, having left a significant legacy of designs and buildings across southern Saskatchewan, and moved with his family to Vancouver. He met an untimely death two years later after being struck by a vehicle.

Constructed in 1922, the Fraser Residence is also valued for its association with the Interwar development of the General Hospital district. Commonly defined as the area bordered by Victoria Avenue, College Avenue, Broad Street, and Winnipeg Street, the General Hospital district was originally subdivided as part of the 1882 Canadian Pacific Railway townsite subdivision. The completion of the new Regina General Hospital in 1911 was a boon for the area, attracting new residents and residential development around the facility. Streetcar lines were inaugurated and extended between 1911 and 1913 along College Avenue and 11th Avenue/Victoria Avenue, east of Broad Street, providing convenient access to public transit to residents of the area. The Fraser Residence was constructed following the First World War, just a few blocks from the General Hospital, and along the highly desirable College Avenue corridor.

The Fraser Residence is further valued for its long-time owners and residents, the McPherson family. Purchasing the home from the Frasers, Donald (c.1877-1945) and Alice M. (née Mighton; 1887-1961) McPherson moved into the house in 1927. Both were born in Ontario and met and wed in Regina following the First World War. Donald was a successful local entrepreneur, serving as a partner with McPherson & Thom, distributors and agents for farm equipment, machinery, and water pumps. Donald and Alice's son, also named Donald (1918-1973), was a Second World War veteran, and participated in the D-Day landings in Normandy. Following his father's passing, he moved back into his family's home. His career transitioned from employment with McPherson & Thom to a more public role with his elections to city council during the 1950s, and subsequent elections to the Legislative Assembly of Saskatchewan. Additionally, he was a director, and later executive, with the Saskatchewan Roughriders, and served terms as president with both the Canadian Football League and Rugby Union of Canada. Following his marriage to Edna E. Loreth (1925-1929) in 1964, the new couple moved out,

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and Donald's sister and her husband, Margaret A. (1921-1988) and Henry F. (1911-1992) Davis, resided here for many years.

The Fraser Residence is additionally valued for elaborate eclectic style, utilizing a variety of Classical and Craftsman features likely in an effort to showcase the quality of design and construction of its original owner, architect, and builder. The prominent, Classically-inspired full width verandah features square, fluted pilaster mullions between a bank of wood windows with upper sashes of patterned glazing; and the cornice contains courses of both dentils and modillions. The segmental arch wood front door, with vertical lights, is sheltered by a segmental arch canopy supported by large ogee corbels with scroll motifs. The west elevation gable is jettied and supported by exposed joists, while the east elevation also features a jettied gable with a balconet, and canted oriel window below.

Character-Defining Elements

The character defining elements include but are not limited to:

- location midblock on the north side of College Avenue between Ottawa and Toronto Streets;
- form, scale, and massing as expressed by its symmetrical form; one and one-half storey height with basement; cross-gable roof; and full-width, flat roof, enclosed verandah;
- wood-frame construction with a concrete foundation; dash stucco cladding; wood frame windows, casings, and sills; and wood bargeboards, fascia, and soffit;
- eclectic style elements including: Classically-inspired verandah with square, fluted pilaster mullions; projecting cornice with wood frieze, dentils, and modillions; segmental arch doorway canopy supported by large ogee corbels with scroll motifs; jettied gables on side elevations supported by exposed wood joists and wood knee brackets; canted oriel window supported by wood knee brackets; second storey balconet, with wood balustrade, supported by small corbels; exposed raftertails; and decorative bargeboard ends.
- original fenestration including: banked assembly of wood windows on verandah featuring upper sashes of patterned glazing and wood storms; single, double, and triple assembly windows, many of which include diamond-pattern glazing and wood storms; original wood, segmental arch front door with glazing featuring four vertical lights; and original second storey door with accompanying sidelights on the east elevation; and
- other exterior features including: tall, external large variegated brick chimney stack with unusual rounded corners; and wood brackets on verandah to support a planter box.

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Statement of Integrity	Historic Place Name Fraser Residence
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<p>Values Summary</p> <ul style="list-style-type: none"> Valued for its association to its first owner, resident, and architect, Alexander M. Fraser, and his family. Valued for its association with the Interwar development of the General Hospital district. Valued for elaborate eclectic style, utilizing a variety of Classical and Craftsman features.

<p>Period of Significance 1920s</p>

<p>Chronology of Alterations Unknown Dates:</p> <ul style="list-style-type: none"> Removal and replacement of original window sashes on the second storey front elevation. Removal and replacement of some original window sashes on the rear elevation. Enlargement of original door opening on rear elevation to accommodate present sliding door. Installation of half round, metal devices along the front and side bargeboards, possibly to accommodate rolled gables previously.
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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 style="text-align: center;">The Fraser Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s).</p> <p>The Fraser Residence retains a fantastic degree of its original historical exterior fabric, and has been well upkept by its past and present owners. Of note is the care and attention given to abundance of architectural elements which adorn this residence.</p> <ul style="list-style-type: none"> Foundation: Foundation is not observable, but assumed to be concrete. Cladding: Original stucco cladding is extant, and appears to be in good condition,.
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- Roof: Asphalt shingles are presently installed and are in good condition. There is a noticeable sag in the ridges of side gables as they approach the central ridge of the primary gable. Original roofing material is unknown.
- Roof elements: All wood roof elements are painted and in good condition. Rolled gables with steam-bent wood shingles may have previously been installed on this residence, based on the half-round metal appliances currently installed on the bargeboards, though this is speculation.
- Windows: Almost all original wood windows are intact and well-maintained. Several sashes appear to have been replaced, and many windows still retain their original wood storms.
- Doors: Original front door is extant and in good condition. Original screen door on second storey balconet was observed to be intact.
- Other: External brick chimney, which appears to be utilizing the T-P Moka brand from Claybank, is in good condition, however, there is some mortar loss and deterioration noted in localized areas on the chimney stack.

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Criteria of Integrity	Historic Place Name Fraser 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 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 checked="" type="checkbox"/>	<input 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"> The Fraser Residence was likely constructed to showcase the design aptitude and quality materials produced by Alexander Fraser, an early and prominent architect, and his contracting and millwork company. It is a fantastic eclectic blend, and very well maintained. 	<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 Fraser Residence
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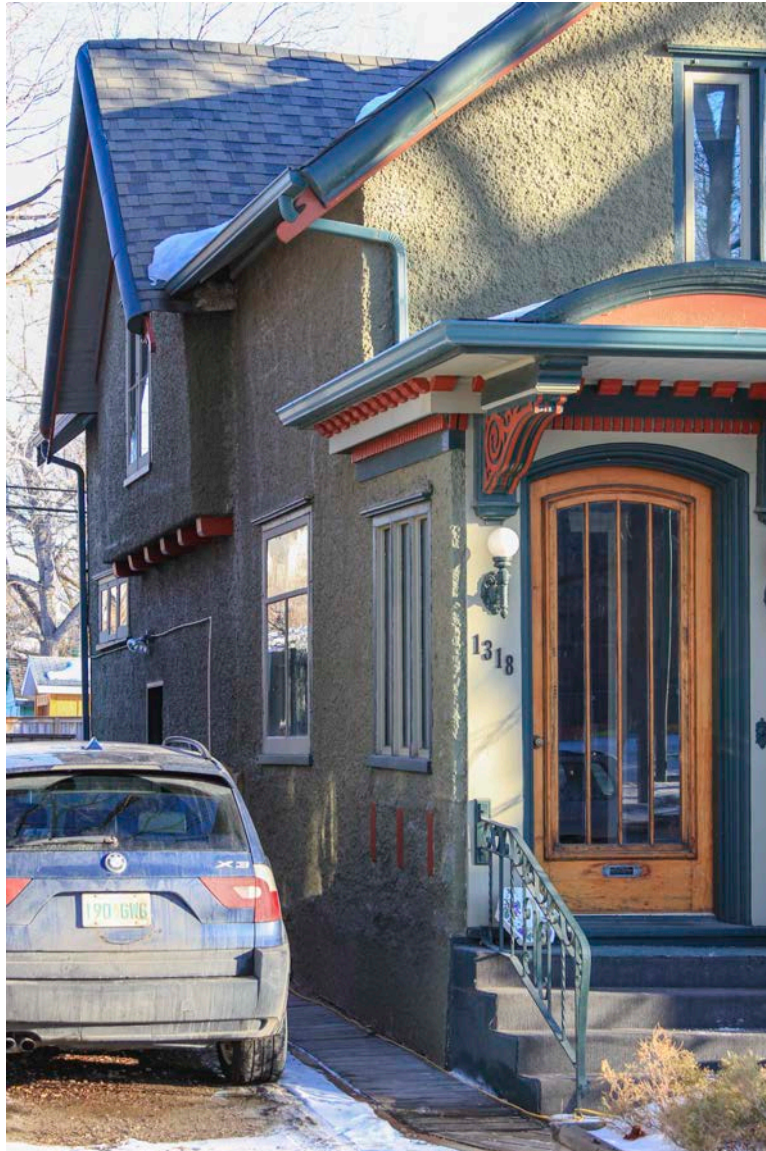
Caption: Aerial view of the Fraser Residence.

Date: 1951

Source: City of Regina

Copyright: City of Regina

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Caption: Partial view of the west elevation of the Fraser Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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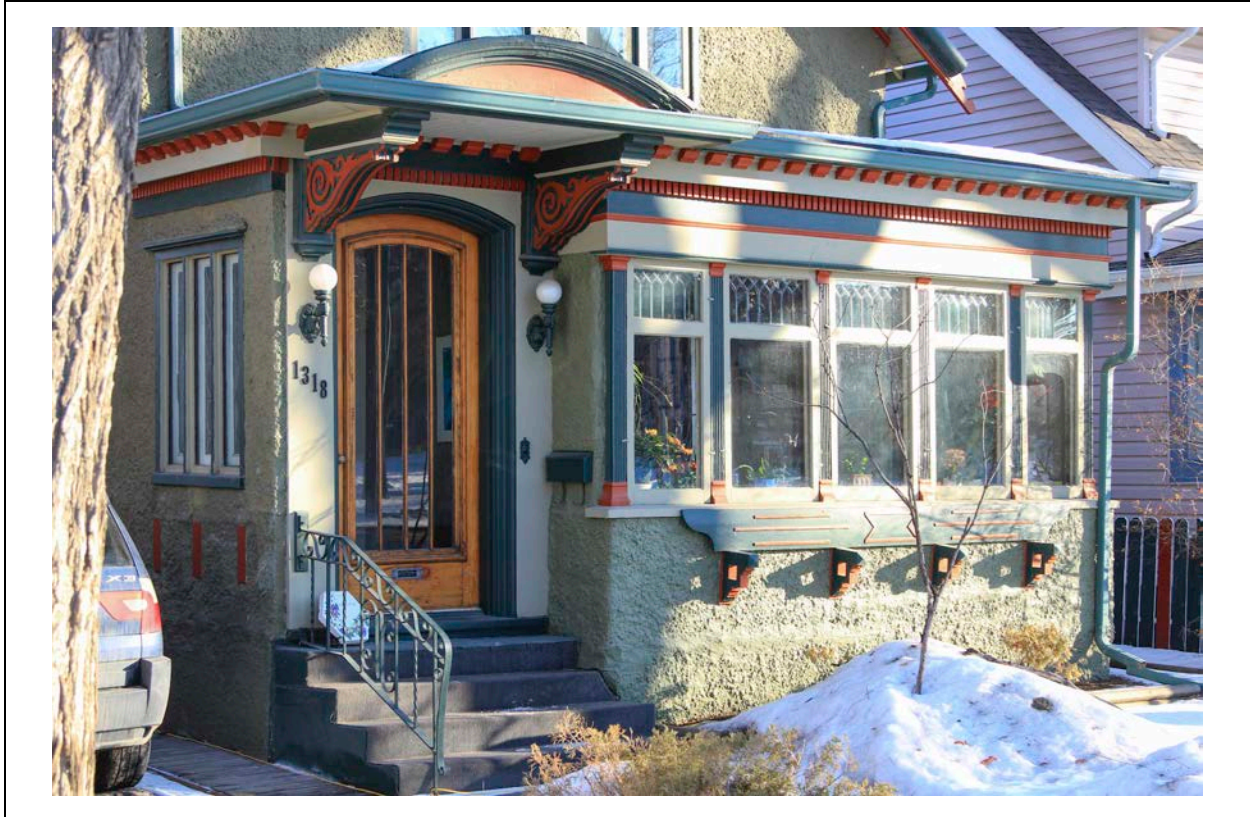
Caption: View of the front elevation of the Fraser Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the full-width enclosed verandah on the front elevation of the Fraser Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the front (left) and east (right) elevations of the Fraser Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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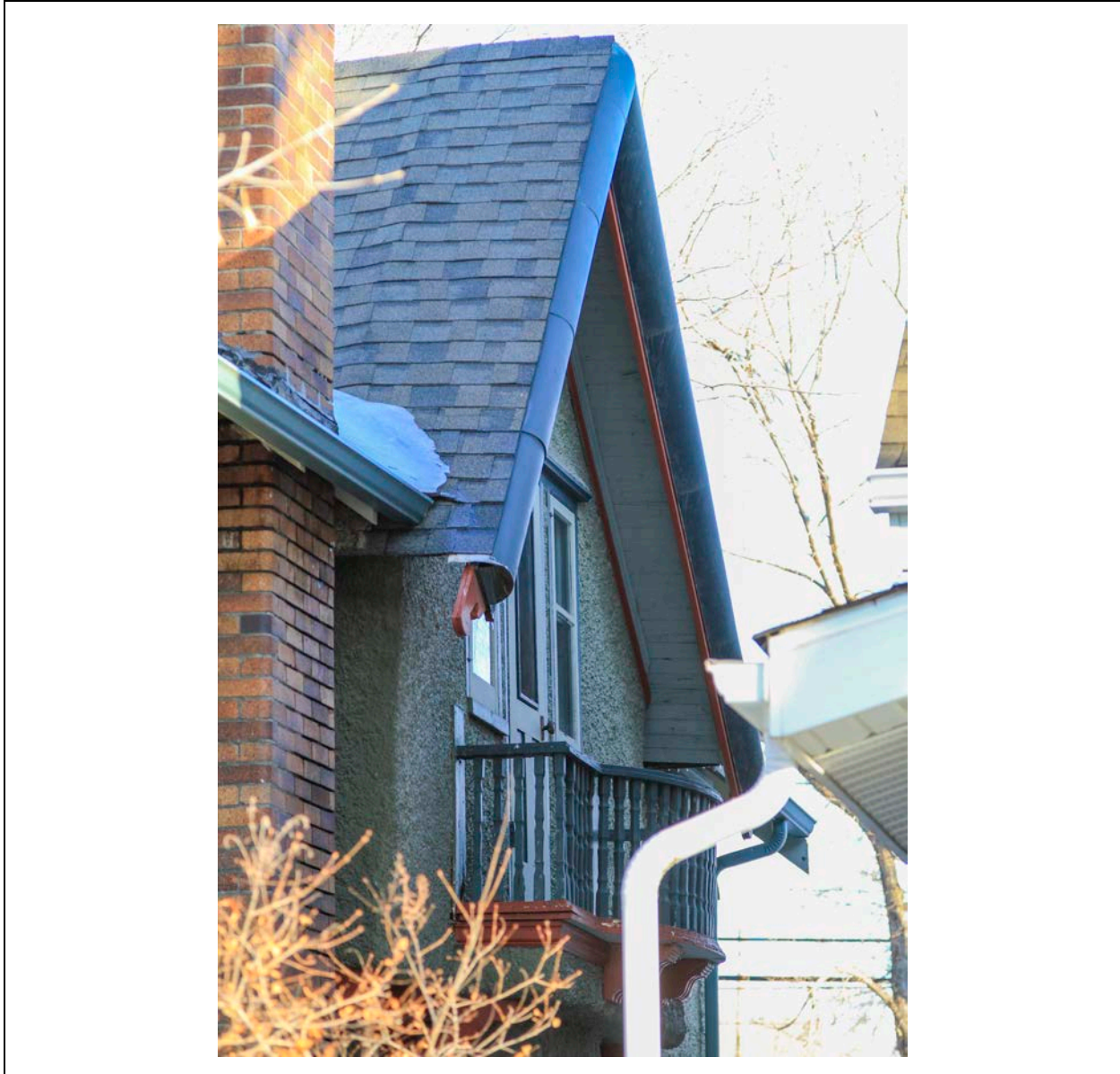
Caption: Detail of the external brick chimney stack with round corners on the east elevation of the Fraser Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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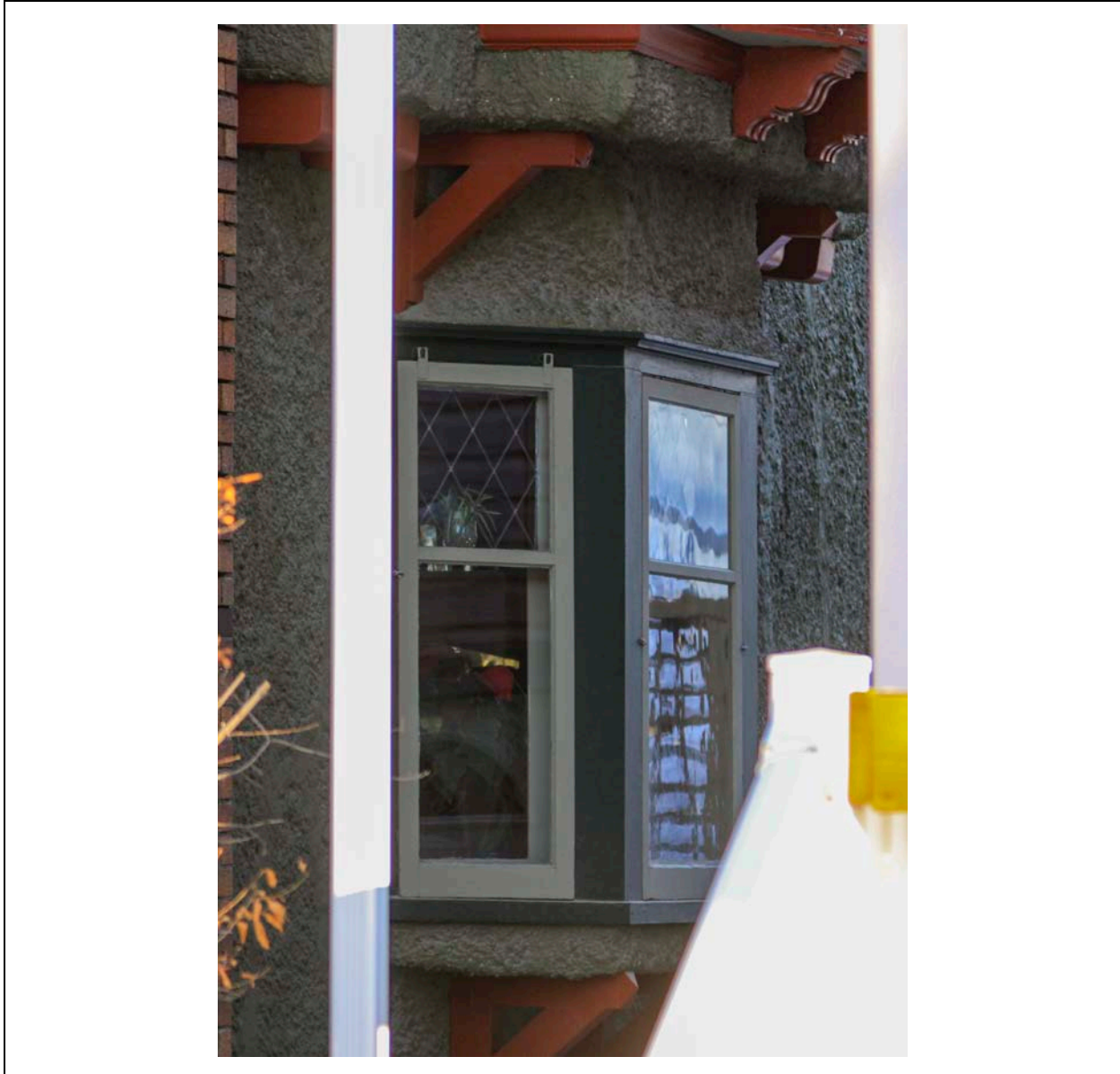
Caption: Detail of the gable on the east elevation of the Balfour Residence with balconet.

Date: March 1, 2021

Source: Donald Luxton & Associates

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Caption: Detail of the canted oriel window on the east elevation of the Balfour Residence.

Date: March 1, 2021

Source: Donald Luxton & Associates

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Caption: View of the rear elevation of the Fraser Residence.

Date: March 1, 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.