

City of Regina Heritage Holding Bylaw Evaluation Form	Evaluation Date January 15, 2018		
	Community District Downtown		
	Designation City of Regina		
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 Holding Bylaw, or not, and whether it is Grade 2 (Moderate/High Heritage Significance) or Grade 1 (Exceptional/Outstanding Heritage Significance).			

Site Name(s): SUMA Building											
Municipal Address: 1819 Cornwall Street		Date of Construction: 1922									
Legal Address: Lot 5, Block 307, Plan 00RA12095											
Area: 580.566m ²											
Architectural Style:											
Architect: unknown											
Builder: Wilson and Wilson											
Consultant(s): Donald Luxton & Associates		<table border="1"> <tr> <td>Evaluation Date:</td> <td>Y</td> <td>M</td> <td>D</td> </tr> <tr> <td></td> <td>18</td> <td>01</td> <td>15</td> </tr> </table>		Evaluation Date:	Y	M	D		18	01	15
Evaluation Date:	Y	M	D								
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Heritage Committee: N/A											
Heritage Planner: N/A											



Statement of Significance	Site Name SUMA Building
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Site Name: SUMA Building
Municipal Address: 1819 Cornwall Street

Description of Historic Place:
The Saskatchewan Urban Municipalities Association (SUMA) Building, located at 1819 Cornwall Street in downtown Regina, is a two-storey office building. The building is faced with ashlar Tyndall stone and features large rectangular windows.

Heritage Value of Historic Place:
The aesthetic value of the SUMA Building resides in its commercial design. The Regina contracting firm of Wilson and Wilson completed the building in late 1922. The building is constructed with a steel frame and faced with ashlar Tyndall stone. The facade features a denticulated cornice and prominent entablature. The four stylized pilasters and large window openings define the three building bays, creating an overall impression of a grid of horizontal and vertical lines. The use of stone, which projects an image of stability and confidence, rather than brick, was typical of banking and investment buildings constructed in Regina during this early period.

The historical value of the building also resides in its association with early businessmen, Charles H. Willoughby and William H. Duncan, and with the early investment industry in Regina. Willoughby was a Regina building contractor and, together with Duncan, formed the Regina Lumber and Supply Co. This company later merged with others to become the Beaver Lumber Company. Willoughby and Duncan diversified into investment and life insurance and erected the Saskatchewan Life Building on Cornwall Street in 1922. The name changed to the Fidelity Life Building in 1943. After several years as a provincial office building, the building was acquired by the Saskatchewan Urban Municipalities Association in 1978. A notable occupant from 1934 to 1954 was radio station CJRM (now CKRM). The building was converted to private residences in 2006.

Character Defining Elements:
The character defining elements include but are not limited to:

- two-storey building height, symmetry and rectangular massing;
- regular pattern, size and placement of the large windows which define the three building bays;
- ashlar Tyndall stone facade;
- stylized Tyndall stone pilasters;
- denticulated cornice and stepped parapet.

Elements which speak to the association of the building to Regina's early financial and investment industry, including:

- location of the building on its original site and close to the inter-war centre of the banking and investment industry in Regina



Front façade with three bays and central entry, 2010 (City of Regina)



Stepped parapet with rooftop cornice with dentils, 2010 (City of Regina)

Statement of Integrity

Site Name
SUMA Building

Values Summary:

The aesthetic value of the SUMA Building resides in its commercial design. The Regina contracting firm of Wilson and Wilson completed the building in late 1922.

The historical value of the building also resides in its association with early businessmen, Charles H. Willoughby and William H. Duncan, and with the early investment industry in Regina.

Period of Significance: 1919-1929 Post-First World War

Chronology of Alterations (point form):

Circa 2006

- building converted to private residences

Pre 2009

- Fenestration replaced
- Accessibility ramp added at front entry
- New entry steps added
- Rear windows replaced

Aspects of Integrity:

1. LOCATION Yes No N/A

Location is the place where an historic resource was constructed or the site where an historic activity or event occurred.

2. DESIGN Yes No N/A

Design is the combination of elements that create the form, plan, space, structure and style of a resource.

3. ENVIRONMENT Yes No N/A

Environment is the physical setting of an historic resource. Whereas location refers to a specific place, environment refers to the character of the place in which a resource played its historic role.

4. MATERIALS Yes No 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 resource.

5. WORKMANSHIP Yes No 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 Yes No N/A

Association is a *direct link* between an historic resource and a significant historical theme, activity or event, or an institution or person.

Statement of Integrity:

SUMA Building maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The building's original form, scale, and massing are intact. The building retains the majority of its original fabric and architectural elements.

- Foundation: Could not be adequately assessed using photographs provided.
- Cladding: Tyndall stone exterior is original and in fair condition. Localized areas of heavy staining on the stone, primarily on the parapet cap and rooftop cornice. Multiple sites of repointing, some using

unsympathetic mortar. Granite watertable intact. Brick exterior of side and rear façades is intact and in fair condition. Mortar loss, damaged and missing brick present and staining on brick below parapet.

- Roof: Could not be adequately assessed using photographs provided.
- Roof elements: Materials and design of parapet intact. Repointing using unsympathetic mortar present on parapet. Rooftop cornice original to time of buildings construction. Cornice displays heavy staining in areas and organic build up. Tin cap flashing installed on rear parapet
- Windows: Windows have been replaced, however, the opening size have been retained. Windows on rear of the building have been replace, however, opening sized and sills are intact. Some rear façade window openings have been infilled with brick.
- Doors: Door and transom of the front entry have been replaced. Accessibility ramp installed at front entry. Rear door has also been replaced.
- Chimney: Exterior brick chimney in fair condition. New metal cap and flue installed. Mortar loss, chipped and missing brick evident.
- Other: Two flagpoles intact on roof.

Criteria of Significance	Site Name SUMA Building
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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 checked="" 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 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 Inventory? (at least 1 'High' or 4 'Moderate')

NO:

YES:

Does the place possess **exceptional/outstanding** qualities for any of the criteria listed above? If yes, explain:

NO:
(result is GRADE 2)

YES:
(result is GRADE 1)

Does the place retain sufficient integrity to convey significance? If not, the place will **not** qualify.

NO:

YES:

FINAL EVALUATION

GRADE 2:

GRADE 1:

Date Evaluated by Donald Luxton & Associates:

January 15, 2018

Date Approved by City of Regina:

February 13, 2019

EXPLANATORY NOTES

Eligibility for inclusion the Heritage Holding Bylaw:

- 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 Historic Context and Thematic Framework 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.
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.

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.

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 HISTORIC RESOURCES 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 (above a ‘High’ level), it would be considered a **Grade 1** place with *city-wide significance*, whereas a place that does not exceed a ‘High’ level 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.