

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): Huntingdon Block (The Huntingdon Apartments)									
Municipal Address: 2628 12 Avenue		Date of Construction:	1929						
Legal Address: Lot 55, Block 312, Plan 99RA11005									
Area: 1451.991m ²									
Architectural Style:									
Architect: Wesley R. Morrison									
Builder: Wesley R. Morrison									
Consultant(s): Donald Luxton & Associates		Evaluation Date:	<table border="1" style="display: inline-table;"> <tr> <td>Y</td> <td>M</td> <td>D</td> </tr> <tr> <td>18</td> <td>01</td> <td>15</td> </tr> </table>	Y	M	D	18	01	15
Y	M	D							
18	01	15							
Heritage Committee: N/A									
Heritage Planner: N/A									



Statement of Significance	Site Name Huntingdon Block
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Site Name: Huntingdon Block
Municipal Address: 2628 12 Avenue

Description of Historic Place:
The Huntingdon Block, located at 2628 12th Avenue at the corner of Angus Street, is a large four-storey, brick apartment building with a central front courtyard.

Heritage Value of Historic Place:
The aesthetic value of this 1929 building resides in its simple design, which was typical of many of the low- and middle-income brick apartment blocks constructed in Regina during the late 1920s. The Huntingdon Block was designed and constructed by Regina building contractor Wesley R. Morrison, who also constructed the existing smaller Adair (1926) and Newell (1927) apartment blocks on 12th Avenue. The design uses a minimum of decoration, preferring to rely on a pattern of light and dark vari-colour Fort William brick, as well as stucco panels and a basket-weave pattern of bricks below the roofline, to create visual interest. Capped pilasters, composed of the darker brick, are a dominant design element. Each of the two main entrance vestibules is framed with a round arch. Its U-shape allows a higher density of units while providing suites with natural light and reasonable air circulation.

The historical value of the property resides in its construction during one of Regina's boom periods. The building was built during a period of prosperity and optimism due to rising farm incomes and lower transportation costs which resulted in a dramatic resurgence in construction activity in Regina and elsewhere. A significant feature of the 1926-29 period was the construction of several apartment blocks in Regina which catered to middle- and high-income tenants, such as The Balfour, Frontenac, Mayfair and Qu'Appelle, as well as several smaller, lower-income apartment buildings. Over 500 new suites were added to Regina's inventory between 1926 and 1929. With 90 original suites, "The Huntingdon" was the largest apartment block in Regina until the Balfour Apartments was completed the following year.

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

- free-standing, flat-roofed, four-storey form;
- U-shaped massing with central front courtyard;
- pattern of light and dark bricks;
- brick pilasters capped with stone;
- main entrances, which are framed in brick with a round arch;
- decorative pattern of darker bricks and stucco panels below the roofline;
- sash windows.

Those elements which speak to the connection of the block with a significant period of construction activity in Regina, such as:

- the continued use of the apartment block for its original purpose;
- the relationship between the Huntingdon Block and the adjacent Adair and Newell blocks as part of an historic 1920s apartment block streetscape;
- "The Huntingdon" sign above each front entrance.



Front façade of building showing variegated brick exterior and multi-assembly windows, 2010 (City of Regina)



Decorative brick work on parapet with parged panels with brick surround, 2010 (City of Regina)



Recessed front entry arched transom and curved brick lintel, 2010 (City of Regina)



U-shaped form of building evident with tall brick chimney at base of "U", 2010 (City of Regina)

Statement of Integrity	Site Name Huntingdon Block
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Values Summary:
 The aesthetic value of this 1929 building resides in its simple design, which was typical of many of the low- and middle-income brick apartment blocks constructed in Regina during the late 1920s.

The historical value of the property resides in its construction during one of Regina's boom periods.

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

Chronology of Alterations (point form):
 Pre-2009

- Entry doors replaced
- Aluminum storms installed on some windows
- Door on first floor on rear façade replaced

Aspects of Integrity:			
1. LOCATION	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Location is the place where an historic resource was constructed or the site where an historic activity or event occurred.			
2. DESIGN	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Design is the combination of elements that create the form, plan, space, structure and style of a resource.			
3. ENVIRONMENT	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Association is a <i>direct link</i> between an historic resource and a significant historical theme, activity or event, or an institution or person.			

Statement of Integrity:
Huntingdon Block 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 nearly all of its original fabric and architectural elements.

- Foundation: Could not be adequately assessed based on photographs provided.
- Cladding: Brick exterior is original to the building's construction. The brick is dirty below windows and areas adjacent to side walks. Previously repaired stepped cracks are evident, as are areas of localized mortar loss. Tar from past roof work has been dripped down the rear façade of the building. The brick

parapet with parged panels is original and in good condition.

- Roof: Could not be adequately assessed based on photographs provided.
- Roof elements: Parapet is intact with no missing components evident. Cap flashing has been installed on the parapet. The pilaster caps are original and in good condition.
- Windows: All original wooden window sashes are retained. Most storm windows have been replaced. Localized areas of paint failure present on wooden elements. Original sills and lintels are intact. Wooden-sash transoms above main entries are original.
- Doors: Entry doors on the ground floor of the south and north façades have been replaced. Two-panel wooden emergency exit doors on upper floors of rear façade are original.
- Chimney: Original brick chimney is retained and new flue installed.

Criteria of Significance	Site Name Huntingdon Block
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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 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 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 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 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.