

City of Regina <b>Heritage Holding Bylaw  Evaluation Form</b>	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 <b>Grade 2</b> (Moderate/High Heritage Significance) or <b>Grade 1</b> (Exceptional/Outstanding Heritage Significance).			

<b>Site Name(s):</b> Merchants Bank of Canada (Richardson Building, Regina Transit Information Centre)											
<b>Municipal Address:</b> 2124 11 Avenue		<b>Date of Construction:</b> 1920									
<b>Legal Address:</b> Block Y, Plan 80R44933											
<b>Area:</b> 301.554m <sup>2</sup>											
<b>Architectural Style:</b> Beaux-Arts style											
<b>Architect:</b> Unknown											
<b>Builder:</b> Carter, Halls, and Aldinger Ltd.											
<b>Consultant(s):</b> Donald Luxton & Associates		<table border="1"> <tr> <td><b>Evaluation Date:</b></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>		<b>Evaluation Date:</b>	Y	M	D		18	01	15
<b>Evaluation Date:</b>	Y	M	D								
	18	01	15								
<b>Heritage Committee:</b> N/A											
<b>Heritage Planner:</b> N/A											



## Statement of Significance

Site Name  
Merchants Bank of Canada  
Building

**Site Name:** Merchants Bank of Canada Building

**Municipal Address:** 2125 11 Avenue

### Description of Historic Place:

The Merchants Bank of Canada Building, located in downtown Regina at 2124 11<sup>th</sup> Avenue, is a two-storey, Tyndall stone, temple front façade. The “Merchants Bank of Canada” sign is prominent below the cornice and balustrade.

### Heritage Value of Historic Place:

The Merchants Bank of Canada building in Regina was constructed in 1920 by contractor Carter, Halls, Aldinger Ltd. The aesthetic value of the street facade resides in its Beaux-Arts style. This style of monumental architecture, which included classical forms such as columns, pediments and entablatures, speaks to the solidity and permanence that was sought after by financial institutions during this early period. Clad in cut stone, the simple monumental entablature is supported by two fluted columns seated on large pedestals which frame the recessed main entrance. The building is topped with a denticulated cornice with a substantial open balustrade. The two front entrances are capped with flat hoods while ornate carved scrolls surround the main entrance. The façade is the only remaining part of the original building since the rear portion was demolished in 1979 to facilitate the construction of the surrounding Cornwall Centre shopping centre.

The historic value of the property resides in its association with the Merchants Bank of Canada and the Bank of Montreal. The Merchants Bank first opened in Regina in 1911 at 1762 Scarth Street, which was near the centre of finance for Regina at the time, and moved into its new building at 2124 11<sup>th</sup> Avenue in 1920. The Merchants Bank of Canada merged with the Bank of Montreal (established in 1817) in 1922. The building continued to be known as the Merchants Bank Building until the securities firm of James Richardson and Sons occupied the premises in the early 1950s. The building then became known as the Richardson Building.

### Character Defining Elements:

The character defining elements include but are not limited to:

Elements related to the design of the bank façade, such as:

- two-storey rectangular massing and relatively small scale compared to the Cornwall Centre;
- Beaux Arts style temple front façade is illustrated by Tyndall stone facing, large fluted columns, central recessed entrance with ornate carved scrolls, stylized pilasters, denticulated cornice with open balustrade and flat hoods over each entrance.

Elements which reflect the building’s connection to the Merchants Bank of Canada, including:

- prominent carved “Merchants Bank of Canada” sign centered near the top of the façade;
- Merchants Bank of Canada coat of arms above the front entrance.



Merchants Bank of Canada, circa 1961 (CORA E-5\_2040001)



View of the south elevation of the Merchants Bank of Canada, 2010 (City of Regina)



Detail of the engaged Tyndal stone square columns, frieze, and cornice on the south elevation of the Merchants Bank of Canada, 2010 (City of Regina)



Detail of the Merchants Bank of Canada Coat of Arms sculpted element above the main entryway, 2010 (City of Regina)

<b>Statement of Integrity</b>	<b>Site Name</b> Merchants Bank of Canada Building
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**Values Summary:**

The Merchants Bank of Canada building in Regina was constructed in 1920 by contractor Carter, Halls, Aldinger Ltd. The aesthetic value of the street facade resides in its Beaux-Arts style.

The historic value of the property resides in its association with the Merchants Bank of Canada and the Bank of Montreal.

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

**Chronology of Alterations (point form):**

1979

- Rear portion of building demolished, only a small portion of the front of the building (extending several metres north from its frontage) retained.

Pre-2009

- Removal and replacement of exterior doors on south elevation.
- Removal of original wood window sashes on south and east elevations.
- Filling in of 1<sup>st</sup> floor window on east elevation.
- Addition of projecting canopy over the main entryway.

**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:**

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

The building's original form and scale are intact. Its massing has been significantly altered following the demolition of the majority of its northerly portion in 1979. The building retains almost all of its original fabric and architectural elements, excluding the portion of the structure that was demolished.

- Foundation: Masonry elements at grade on the front and east elevations of the building appear to be in good condition with only slight deterioration and staining.
- Cladding: Tyndal stone and other decorative masonry elements all appear to be in good condition, as does the brick on the east elevation. Some evidence of mortar loss near secondary entrance on south elevation and some staining of Tyndal stone.
- Roof: Could not be assessed using photographs provided.
- Roof elements: Staining of Tyndal stone in the cornice. Rooftop balustrade has had a screened installed sometime post-2009 possibly in an attempt to stave off further deterioration.
- Windows: A single 1<sup>st</sup> storey fenestration on the east elevation has been filled in. All other fenestration appear to retain their wood window frames, though most, if not all original sashes have been removed/replaced with the exception of those on the 2<sup>nd</sup> storey.
- Doors: The entryways on the south elevation have had both their original doors removed and replaced.
- Other: Carved signband appears to be in good condition.

<b>Criteria of Significance</b>	Site Name Merchants Bank of Canada 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 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"/>

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**Based on the above criteria, does the place merit inclusion on the Inventory? (at least 1 'High' or 4 'Moderate')**

NO:

YES:

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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)

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

NO:

YES:

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**FINAL EVALUATION**

GRADE 2:

GRADE 1:

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**Date Evaluated by Donald Luxton & Associates:**

January 15, 2018

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**Date Approved by City of Regina:**

February 13, 2019

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## 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.

<b>N/A</b>	The place exhibits a limited connection to one or more of the identified city-wide historic themes or subthemes.
<b>Low</b>	The place exhibits a recognizable connection to one or more of the identified city-wide historic themes or subthemes.
<b>Moderate</b>	The place exhibits a significant connection to one or more of the identified city-wide historic themes or subthemes.
<b>High</b>	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.

<b>N/A</b>	Little or no known historic association.
<b>Low</b>	Connected with a person, social or cultural group, or institution that is of limited importance to the neighbourhood.
<b>Moderate</b>	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.
<b>High</b>	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.

<b>N/A</b>	An average example of a style, type, design or technology that remains common in Regina.
<b>Low</b>	A good example of a style, type, design or technology that is common in Regina or in a neighbourhood.
<b>Moderate</b>	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.
<b>High</b>	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.

<b>N/A</b>	The place possesses limited social, cultural or spiritual value.
<b>Low</b>	There is a weak social, cultural or spiritual connection between the place and a particular community/cultural group.
<b>Moderate</b>	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.