

Heritage Inventory Removal – 56 Angus Crescent

Date	August 5, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Parks, Recreation & Cultural Services
Item No.	RPC20-27

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Remove the property known as the Bagshaw Residence, located at 56 Angus Crescent (as shown in Appendix A-1 and A-2), from the City's Heritage Inventory.
2. Approve this recommendation at its meeting on August 26, 2020.

ISSUE

The owner of 56 Angus Crescent, the Bagshaw Residence, has applied for a demolition permit. The property is included on the Heritage Inventory, a list of 227 properties that have been identified as having potential for heritage designation. In alignment with the Heritage Property Act and the City of Regina's Heritage Inventory Policy, the demolition application has been put on hold for 60 days while the property's heritage significance is considered by City Council. The property can either be removed from the Inventory, allowing the demolition to proceed, or designated as a Municipal Heritage Property.

IMPACTS

Financial Implications

Designated Municipal Heritage Properties are eligible for financial incentives to support conservation.

Policy and/or Strategic Implications

Design Regina: The Official Community Plan Bylaw No. 2013-48 provides overarching policy direction to support cultural development and cultural heritage, including support for

the protection, conservation and maintenance of historic places. Part A directs the City of Regina (City) to *Encourage owners to protect historic places through good stewardship and voluntary designation*. To balance protection and conservation objectives with the desire for owner consent and collaboration, City Council approved the Heritage Inventory Policy on March 25, 2019.

The City's role to encourage property owners to voluntarily designate their properties is supported by the availability of financial incentive programs. In 2014, City Council approved an updated Heritage Incentive Policy and the Heritage Building Rehabilitation Program which formalize processes and incentives to encourage designation.

Other Implications

The Heritage Property Act defines heritage property to include "any property that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value" but leaves it to the municipality to make rules with respect to the criteria and procedures for the designation of property. The City has adopted the criteria and framework by which it conducts its own assessments.

Accessibility Implications

None with respect to this report.

OTHER OPTIONS

Proceed to Designation

Pursuant to Section 11 of *The Heritage Property Act*, the authority to designate Municipal Heritage Property by bylaw rests with City Council. If Committee or Council disagree with the recommendation and wish to block the demolition, then they must direct Administration to proceed with designation and consider a designation bylaw at a subsequent meeting. The owners would have an opportunity to object to the proposed designation according to the process outlined in *The Heritage Property Act* and the policies and procedures established by City Council March 2019. If designation is the preferred option, the following would need to be approved by City Council:

1. Approve designation of the Bagshaw Residence located at 56 Angus Crescent, as a Municipal Heritage Property.
2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate the Bagshaw Residence as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements as stated in Statement of Significance to be prepared by the Administration;
 - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in

Canada.”

4. Upon adoption of a bylaw designating the subject property as Municipal Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.
5. Approve these recommendations at its meeting on August 26, 2020.

COMMUNICATIONS

The Administration provided information on this application to Heritage Regina, the Architectural Heritage Society of Saskatchewan, the Saskatchewan Ministry of Parks, Cultural and Sport, and the Cathedral Area Community Association.

Heritage Regina and Cathedral Area Community Association have indicated in writing that they oppose the application to remove the Bagshaw Residence from the Heritage Inventory and the proposed demolition of the property. The letters are attached to this report in Appendix D-1 and D-2 respectively.

The Saskatchewan Ministry of Parks, Cultural and Sport has provided their comments in writing. The email is attached to this report in Appendix D-3.

DISCUSSION

The subject property is currently listed on the City of Regina’s Heritage Inventory. City Council approved the Heritage Inventory Policy on March 25, 2019. The Policy provides a means to manage historic properties through identification, and a process of evaluation and classification of each property that retains heritage significance as Grade 1 or Grade 2.

Administration works closely with Inventory property owners to ensure they understand the incentives available for designated properties through the Heritage Building Rehabilitation Program. Ideally property owners commit to conservation and choose to apply for designation. Only in instances where the property is classified as Grade 1 and the owner has applied for a permit to demolish the property, would Administration recommend that City Council initiate the designation process when the owner is opposed. The threshold to meet Grade 1 within the evaluation process is steep to ensure that there is a means to identify those properties of the highest heritage value in Regina.

Procedures supporting the policy guide Administration in its review of applications for heritage designation and demolition permit applications. 56 Angus Crescent was evaluated by Administration in July of 2020, resulting in a Grade 2 classification. The Grade 2 classification recognizes the property’s association with Frederick Bagshaw, a person who made many contributions to Regina civic life in the early and mid twentieth century. It also acknowledges the importance of this property and others like it in the early development and character of the Crescents neighbourhood. To evaluate the property, Administration used the Statement of Significance provided by the applicant and attached as Appendix C, supplemented by additional City records, site visits, and visual inspections. Staff conducting the evaluation are responsible for management of the City’s Heritage Conservation

Program and their qualifications include PhD in Planning and a Master in Planning. The evaluation was then reviewed by additional Senior Planning staff and the Manager of Social & Cultural Development. All concurred with the assessment contained in the evaluation. The evaluation is attached as Appendix B.

Administration has notified the applicant of the opportunities to access incentives for designated properties. The owner does not wish to designate the property and has applied for a demolition permit.

DECISION HISTORY

The recommendations contained in this report require City Council approval.

Respectfully Submitted,



Laurie Shalley, Director, Parks, Recreation & Cultural Services

Respectfully Submitted,



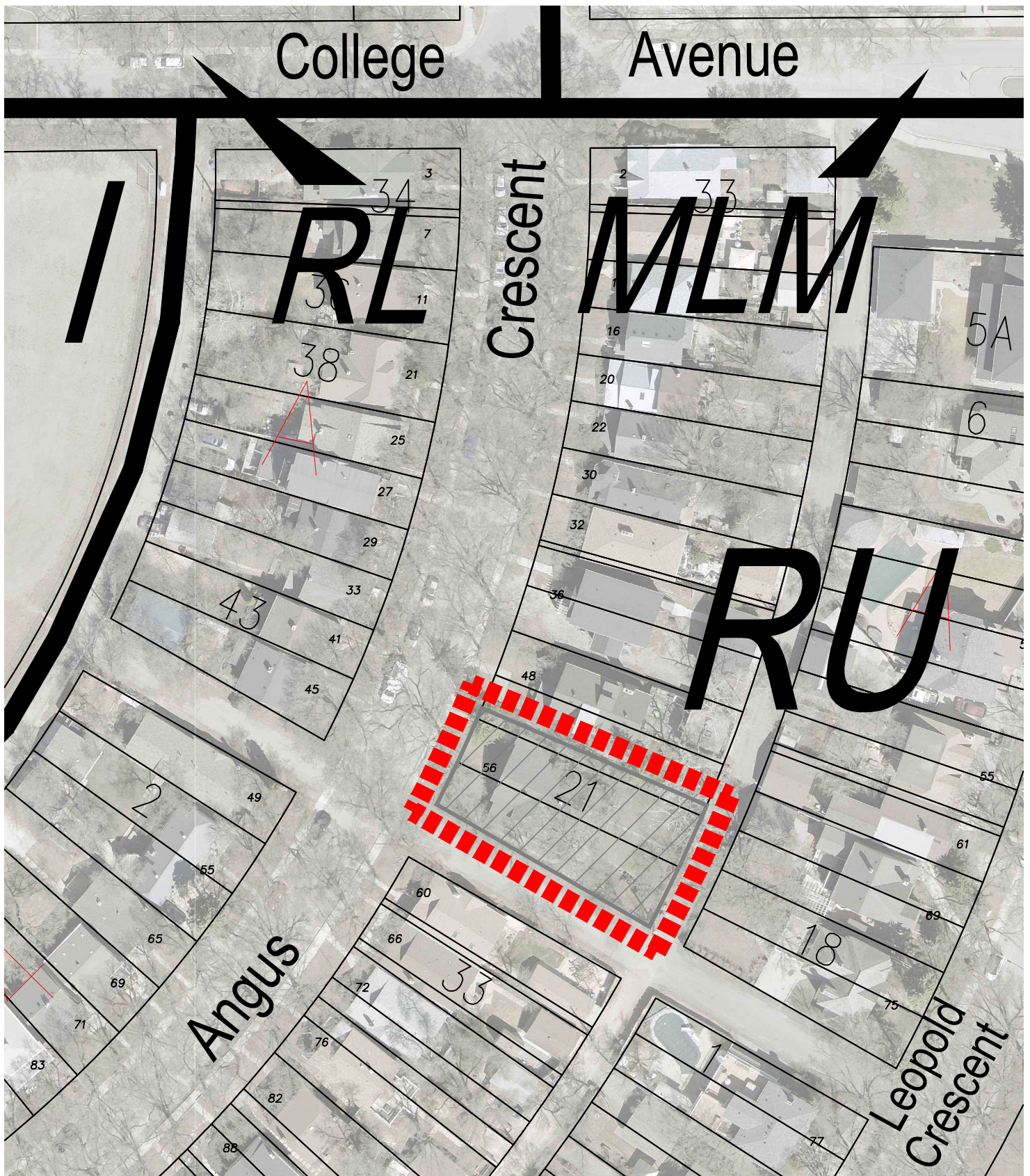
Diana Hawryluk, Executive Director, City Planning & Community Dev.

7/30/2020

Prepared by: Aastha Shrestha, City Planner II

ATTACHMENTS

- Appendix A-1 Map
- Appendix A-2 Context Map
- Appendix B REG Evaluation
- Appendix C Statement of Significance
- Appendix D-1 Heritage Regina Response
- Appendix D-2 Cathedral Community Association Response
- Appendix D-3 Saskatchewan Ministry of Parks, Culture and Sport Response



Date of Photography : 2018



Subject Property



Heritage



Project 20-H-05

Civic Address/Subdivision

Heritage Inventory Removal 56
Angus Crescent



Date of Photography: 2018



Subject Property



Heritage

Project 20-H-05

Civic Address/Subdivision

Heritage Inventory Removal 56
Angus Crescent

<p>City of Regina</p> <p>HERITAGE INVENTORY</p> <p>EVALUATION FORM</p>	Evaluation Date	June 24, 2020
	Neighbourhood	Crescents
	Designation	
<p>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).</p>		

Historic Place Name Bagshaw Residence	
Municipal Address 56 Angus Street	Year of Construction 1913
Architectural Style Craftsman Style Architect/Designer Frederick Chapman Clemesha Builder	Legal Address/Description Theme(s) Capital City Development
Consultant	
Heritage Planner Femi Adegeye, Senior City Planner	

Contemporary Photo (6" Max. Width/Height)



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

56 Angus Crescent is a residential property located on lots 20 and 21 of Block A in the City of Regina's historic Crescents neighbourhood. The property features a 1 ½-story, stucco and wood shakes clad house, known as the Bagshaw Residence, which was constructed in 1913. The property is currently listed on the City of Regina Heritage Holding Bylaw but does not have municipal heritage status.

Heritage Value of Historic Place

The heritage value of 56 Angus Crescent resides in its association with Frederick Bertram Bagshaw, a distinguished resident of Regina, Saskatchewan. Frederick B. Bagshaw commissioned Regina based Architect Frederick Chapman Clemesha to design the house in 1912, and Bagshaw occupied the house for fifty years from 1913-1963. Frederick B. Bagshaw was a prominent lawyer and political figure in Saskatchewan who served in the First World War as a Captain with the Regina North West Mounted Police Overseas Canadian Cavalry in the 16th Light Horse Regiment. Bagshaw was elected as a soldier's representative in the Legislative Assembly of Saskatchewan from 1917-1921. In 1929 Bagshaw was named to the enforcement council for the Wartime Price and Trade Board, it was for this work that Bagshaw was awarded the Order of the British Empire. Bagshaw was also appointed to the Regina Public Library Board in 1941 and chaired the board committee until 1962. To honour his work with the Regina Public Library Board a library science scholarship was set up in 1964 and named the Bagshaw Scholarship. From 1951-1958 Frederick Bagshaw held the position of the City Police Court Magistrate and was one of the oldest active Magistrates in Canada. A committed public servant, Bagshaw was involved with a variety of organizations throughout his life. His public service included work for the Canadian National Institute for the Blind, Maple Leaf Hostel and the Great War Veteran's Association. Bagshaw Place in Regina, SK was named for Frederick Bertram Bagshaw due to his long contributions to the City of Regina and the Province of Saskatchewan.

The heritage value of 56 Angus Crescent also resides in its architectural style. The exterior design of this residence is an example of the Craftsman Style, as exhibited in the low-pitched gable roof with its wide overhanging eaves, large single dormer, large porch, wooden double hung windows, and exposed wooden structural elements. 56 Angus Crescent was designed by Frederick Chapman Clemesha of the prominent Regina architectural firm of Clemesha and Portnall, which was renowned for its architectural contribution to the residential fabric of Regina.

The heritage value of the property also resides in its location within the Crescents neighbourhood of Regina, and its contribution to the historical architectural character of the Crescents. The development of the Crescents began before the First World War and continued for the next 30 years. Named for the concentric series of the three semi-circular streets that were proposed in the 1883 town-site survey, then further detailed in landscape architect Thomas Mawson's 1913 plan for the City of Regina. The Crescents neighbourhood is a prestigious neighbourhood known for its architectural merit, elm-shaded streets and its proximity to the parklands along Wascana Creek.

Character-Defining Elements

The heritage value of the Bagshaw Residence resides in the following character-defining elements:

- those elements which reflect its contribution to defining the character of the Crescents neighbourhood, such as its architectural form and façade;
- those elements which speak to the association of the property with Frederick Bagshaw, including its location on its original site;
- those elements which reflect Craftsman architectural style, such as the low-slope gable roof, large overhanging eaves, large single dormer, large covered front porch with pillars, exposed wooden structural elements, and the multi-pane double hung windows.

Statement of Integrity	Historic Place Name Bagshaw Residence
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Values Summary

- The Bagshaw Residence is valued for its architectural form and façade that contributes to the character of the Crescent neighbourhood.
- The Bagshaw Residence is valued for its association with Frederick Bagshaw, including its location on its original site.
- The Bagshaw Residence is valued for its expression of Craftsman architectural style.

Period of Significance
1913

Chronology of Alterations

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.			

Statement of Integrity

The Bagshaw Residence maintains fair aspects of integrity necessary for it to convey its significance/heritage value(s).

Overall, the Bagshaw Residence is in fair condition with its form, scale, and massing largely intact. The house also retains a high degree of integrity of its original materials. However, some degree of deterioration due to a lack of maintenance is evident.

- Foundation: The material and general condition of the foundation could not be observed.
- Cladding: The exterior stucco cladding is in fair condition with a few hairline cracks noted. Vertical and horizontal cracks through mortar may require mason or structural engineer oversight. Wood shingle cladding on the second floor appears to be in fair condition, with some of these elements displaying deterioration.
- Roof: The roof exhibits no sagging or bulges; however, deterioration and missing shingles are evident. Paint deterioration on the wood soffit and brackets below the eaves is evident.

- Roof elements: Exposed rafter tails shows sign of paint deterioration. Gutters and rainwater leaders are present. However, some gutters and rainwater leaders show areas of rot or paint loss. This suggests they need to be cleaned.
- Windows: Most, if not all wood sashes, storms, and trim appear to be in good condition, but some of these elements are displaying paint deterioration and missing glass.
- Doors: The main entrance on the façade has been retained, featuring its original (or a very early) wood door with glass panel, which is in good condition.
- Porch: The design and materials of the front porch are original and in fair condition overall. There is minor staining on the wooden columns. Evidence of deterioration and water damage on wood elements esp. on the ceiling. Original stone pavers are in a good condition with few cracks.
- Chimney: External red brick chimney is original. Chimney does not appear to be leaning. Materials are in good condition overall. Brick is stained, but no evidence of missing brick or mortar noted.

Criteria of Integrity	Historic Place Name Bagshaw Residence			
	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Heritage Inventory? (at least 1 'High' or 4 'Moderate')	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes		
Does the place possess city-wide significance for any of the criteria listed above? If yes, please explain:	<input checked="" type="checkbox"/> No (Result is GRADE 2)	<input 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 checked="" type="checkbox"/> Grade 2	<input type="checkbox"/> Grade 1		
Date Evaluated by City: June 30, 2020				
Date Approved by City: July 9, 2020				

Additional ImagesHistoric Place Name
Bagshaw Residence

Additional Images (6" Max. Width/Height)

**Caption:** Detail of front elevation of the Bagshaw Residence**Date:** June 24, 2020**Source:** The City of Regina**Copyright:**

Additional ImagesHistoric Place Name
Bagshaw Residence

Additional Images (6" Max. Width/Height)

**Caption:** Detail of the front porch of the Bagshaw Residence**Date:** June 24, 2020**Source:** The City of Regina**Copyright:**

Additional ImagesHistoric Place Name
Bagshaw Residence

Additional Images (6" Max. Width/Height)

**Caption:** Detail of the roof with dormer of the Bagshaw Residence**Date:** June 24, 2020**Source:** The City of Regina**Copyright:**

EXPLANATORY NOTES

1.0 Eligibility for inclusion the Heritage Inventory:

- Places must be at least 30 years old to be eligible for inclusion, recognizing buildings from the 1980s have been designated in other municipalities.
- 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. UNESCO Convention on the Safeguarding of Intangible Cultural Heritage including oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe, or the knowledge and skills to produce crafts.

2.0 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 or 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 Statement.”

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.

3.0 **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 (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.



Name of the Historic Place:	Bagshaw Residence
Date of Origin:	1913
Current Use:	Residential
Municipality:	Regina
Street Address:	56 Angus Crescent
Architect:	Frederick Chapman Clemesha

STATEMENT OF SIGNIFICANCE:

DESCRIPTION OF HISTORIC PLACE

56 Angus Crescent is a residential property located on lots 20 and 21 of Block A in the City of Regina's historic Crescents neighbourhood. The property features a 1 ½-story, stucco and wood shakes clad house, known as the Bagshaw Residence, which was constructed in 1913. The property is currently listed on the City of Regina Heritage Inventory but does not have municipal heritage status.

HERITAGE VALUE

The heritage value of 56 Angus Crescent resides in its association with Frederick Bertram Bagshaw, a distinguished resident of Regina, Saskatchewan. Frederick B. Bagshaw commissioned Regina based Architect Frederick Chapman Clemesha to design the house in 1912, and Bagshaw occupied the house for fifty years from 1913-1963. Frederick B. Bagshaw was a prominent lawyer and political figure in Saskatchewan who served in the First World War as a Captain with the Regina North West Mounted Police Overseas Canadian Cavalry in the 16th Light Horse Regiment. Bagshaw was elected as a soldier's representative in the Legislative Assembly of Saskatchewan from 1917-1921. In 1929 Bagshaw was named to the enforcement council for the Wartime Price and Trade Board, it was for this work that Bagshaw was awarded the Order of the British Empire. Bagshaw was also appointed to the Regina Public Library Board in 1941 and chaired the board committee until 1962. To honour his work with the Regina Public Library Board a library science scholarship was set up in 1964 and named the Bagshaw Scholarship. From 1951-1958 Frederick Bagshaw held the position of the City Police Court Magistrate and was one of the oldest active Magistrates in Canada. A committed public servant, Bagshaw was involved with a variety of organizations throughout his life. His public service included work for the Canadian National Institute for the Blind, Maple Leaf Hostel and the Great War Veteran's Association. Bagshaw Place in Regina, SK was named for Frederick Bertram Bagshaw due to his long contributions to the City of Regina and the Province of Saskatchewan.



The heritage value of 56 Angus Crescent also resides in its architectural style. The exterior design of this residence is an example of the Craftsman Style, as exhibited in the low-pitched gable roof with its wide overhanging eaves, large single dormer, large porch, wooden double hung windows, and exposed wooden structural elements. 56 Angus Crescent was designed by Frederick Chapman Clemesha of the prominent Regina architectural firm of Clemesha and Portnall, which was renowned for its architectural contribution to the residential fabric of Regina.

The heritage value of the property also resides in its location within the Crescents neighbourhood of Regina, and its contribution to the historical architectural character of the Crescents. The development of the Crescents began before the First World War and continued for the next 30 years. Named for the concentric series of the three semi-circular streets that were proposed in the 1883 town-site survey, then further detailed in landscape architect Thomas Mawson's 1913 plan for the City of Regina. The Crescents neighbourhood is a prestigious neighbourhood known for its architectural merit, elm-shaded streets and its proximity to the parklands along Wascana Creek.

SOURCES:

City of Regina. (2007) Crescents Walking Tour. *Regina Heritage Walking Tours: Eight Self-Guided Tours of Regina's Built History*. (4th ed). City of Regina.

Hayden, Dorothy. (1979) *Regina The Street Where You Live: Origins of Regina Street Names*. Regina Public Library.

Henderson's Directory. Regina, 1908-2000

HeinOnline. (1966). Frederick Bertram Bagshaw, Q.C.. *Obituaries*. Retrieved from: <https://heinonline.org/HOL/LandingPage?handle=hein.journals/sasklr31&div=20&id=&page=>

CHARACTER-DEFINING ELEMENTS:

The heritage value of the Bagshaw Residence resides in the following character-defining elements:

- those elements which reflect its contribution to defining the character of the Crescents neighbourhood, such as its architectural form and façade;
- those elements which speak to the association of the property with Frederick Bagshaw, including its location on its original site;
- those elements which reflect Craftsman architectural style, such as the low-slope gable roof, large overhanging eaves, large single dormer, large covered front porch with pillars, exposed wooden structural elements, and the multi-pane double hung windows.



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Regina SK S4P 3A3
P.O. Box 581

July 20, 2020

Your Worship and Members of City Council,

Re: Bagshaw Residence, 56 Angus Crescent

Heritage Regina strongly opposes (1) the application to remove the Bagshaw Residence from the Heritage Inventory and (2) the proposed demolition of the property. We believe the conclusions of the Heritage Inventory Evaluation were based on incomplete information. In light of our research, it is our position that the home has great heritage significance and is fully deserving of protection and preservation.

The Bagshaw Residence is significant for a number of compelling reasons. **First**, it has a long association with owner Frederick Bagshaw. A highly regarded Regina lawyer, Mr. Bagshaw began his 51 years in the profession by articling with W.M. Martin (who later became premier and then Chief Justice of Saskatchewan). Mr. Bagshaw was appointed King's Counsel in 1929 and was awarded the Order of the British Empire for his work as enforcement counsel for the Wartime Prices and Trade Board for Saskatchewan during the 1940s. From 1952 to 1958, he was a Police Magistrate (today's Provincial Court judge), retiring at the age of 80. In retirement, Mr. Bagshaw was committed to finding a way to establish a rehabilitation program for alcoholics, the type of "offender" that frequently appeared in his courtroom. He believed alcoholism was a disease that required a medical approach to treatment rather than a legal offence that required a fine or time in jail.

Mr. Bagshaw served as a member of the Canadian army for the entirety of World War I, rising to the rank of Captain. He was a soldier-member of the Saskatchewan Legislature from 1917 to 1921, and was granted a brief leave from his duties overseas to attend sessions of the Legislature in Regina. He ran unsuccessfully in the provincial elections of 1921 and 1938.

Community involvement was important for Mr. Bagshaw. He was an active member of St. Paul's Anglican Church and performed in a number of Regina Operatic Society productions. He worked with the CNIB, was a member of the Great War Veterans' Association/Royal Canadian Legion, and was president of the Victorian Order of Nurses, the Royal Society of St. George and the Canadian Club. He served on the advisory boards of the YMCA, the YWCA and the Maple Leaf Hostel, and was legal adviser for the Girl Guides of Saskatchewan. He served as commodore of the Regina Boat Club and was Honorary Consul of Poland in Regina during World War II. Mr. Bagshaw was a member of the Regina Public Library Board for more than 20 years, receiving an honorary life membership award from the Saskatchewan Library Association in 1965. A scholarship in library science was named in his honour.

The City recognized Mr. Bagshaw's many contributions to the life and work of Regina by naming Bagshaw Place in Whitmore Park after him. In 1967, 8 months after his death, the province named Bagshaw Lakes in northern Saskatchewan in his honour. As a Leader-Post article about the designation stated, "Naming of the feature incorporates his name for all time among the honored place names of the province and honors his work as lawyer, police court magistrate and former member of the Legislature." (source: The Leader-Post, February 28, 1967)

Mrs. Bagshaw was also active in the community. She was a member of St. Paul's Anglican Church, the Canadian Red Cross Society, the IODE and the Women's Musical Club of Regina, and was an honorary life member of the Royal Society of St. George. She was very involved with the Girl Guides organization, helping to establish the group in the city in the early 1920s. She served as the city commissioner for Guides in the late 1920s and became the provincial commissioner in the 1940s. For her dedicated service, Mrs. Bagshaw received the Beaver Medallion, one of the highest national awards in the Girl Guides organization.

Mr. and Mrs. Bagshaw's contributions to the history of Regina, the province and Canada clearly warrant a rating of "high" on the Heritage Inventory Evaluation Form with respect to Criteria 2 namely, the property is "closely connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation." (source: Heritage Inventory Evaluation Form Explanatory Notes, page 10) The current rating of "moderate" indicates importance only to the neighbourhood or city.

Second, the Bagshaw Residence was constructed in 1913. This makes the home an important part of the historical character of the Crescents neighbourhood. Elements of the home's Craftsman style are well represented in the building, including the large dormer, covered front porch, and multiple-pane double-hung windows. Some of the building's materials, such as the external red brick chimney, remain original to the house and provide insight into the craftsmanship in use at the time of construction.

In addition, the application of the architectural elements make the home's design uncommon in the neighbourhood. This would seem to merit a rating of "moderate" under Criteria 3 of the Heritage Inventory Evaluation Form namely, the property is 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." (source: Heritage Inventory Evaluation Form Explanatory Notes, page 10) The current rating of "low" indicates a style, type, design or technology that is *common* in Regina or in a neighbourhood.

It is interesting that although the Statement of Significance for the home notes that the "general condition of the foundation could not be observed," the City of Regina's most current property assessment rates the building's quality as "very good."

The home's designer, Frederick Chapman Clemesha, was a prominent architect in the city during the early decades of the last century. He was the first president of the Saskatchewan Association of Architects and was internationally recognized for his design of a Canadian battlefield memorial installed at St. Julien, Belgium in 1923. A painted plaster version of the soldier's bowed head from the memorial is one of the artworks permanently installed in the rotunda of the Saskatchewan Legislative Building. A study model of the Belgium memorial is also part of the Legislative art collection. The same design of a soldier's bowed head may be found on the cenotaph in Victoria Park. Although the cenotaph work was attributed to a Montreal designer, local architects at the time

denounced it as an “exact copy” of Clemesha’s design—used without Clemesha’s consent. (source: The Leader newspaper, February 12, 1926)

As with Mr. and Mrs. Bagshaw, Mr. Clemesha’s connection to the home would seem to merit a rating of “high” under Criteria 2.

Third, the age of the Bagshaw Residence is also significant. Now 107 years old, the property is one of the few remaining homes of its era in the neighbourhood. It is located at its original site on one of the semi-circular streets that defines the Crescents neighbourhood and provides tangible evidence of the influence of the CPR’s original plans for the community and of the later Mawson Plan for the city. The historical homes in the neighbourhood, including the Bagshaw Residence, vividly illustrate the legacy of early citizens who brought beauty and character to their developing city. This aspect makes the Bagshaw Residence an excellent representation of the Capital City Development Theme outlined in the City’s Thematic Framework and Historical Context document and should be reflected in a “moderate” rating under Criteria 6 of the Heritage Inventory Evaluation Form namely, the home “communicates (physically or through documented/oral evidence) an aspect or aspects of history on a neighbourhood scale.” (source: Heritage Inventory Form Explanatory Notes, page 11) The current rating is “low.”

Without the support of the City, the survival of historical, architectural and cultural heritage in our neighbourhoods is not guaranteed. The City has a duty to be an active steward of heritage. It is not enough to have heritage policies that look good on paper but are not consistently or effectively put into practice. In the case of the Bagshaw Residence, the economic prospects of property redevelopment cannot be allowed to discount the value of a home that has great heritage significance. We know very well that every heritage property that is lost in our city is gone forever.

Your responsibility, as members of City Council, is to champion the preservation of significant heritage properties that tell the stories of our shared history and culture. On behalf of Heritage Regina, I urge you to protect and preserve the Bagshaw Residence by retaining its place on the Heritage Inventory and by denying the current application for demolition.

Sincerely,

Jackie Schmidt
President



CATHEDRAL AREA COMMUNITY ASSOCIATION

2900 - 13th Ave, Regina SK, S4T 1N7 • 306.569.8755 • CACA@sasktel.net

July 22, 2020

To: Femi Adegeye, Senior City Planner, City of Regina
AADEGEYE@regina.ca
Re: File No. (56 Angus Crescent)

Dear Mr. Adegeye,

The Cathedral Area Community Association is proud to represent one of the city's most historic neighbourhoods. Our vision statement mandates board members to work with others to "enhance the history, culture and character of the neighbourhood." Therefore, we are pleased to respond to a request for input on the future of the Bagshaw Residence at 56 Angus Crescent, a historic home that has earned a place on the City of Regina's Heritage Inventory.

Among the tens of thousands of buildings in Regina, including over 90,000 private homes, there are just 277 properties listed in the Inventory. These properties are a scarce non-renewable resource of great value to all. This is presumably why the City keeps an inventory, to help ensure the intrinsic and irreplaceable value of historic properties is not overlooked in planning decisions.

A number of inventoried properties are concentrated in our Cathedral neighbourhood, including in the scenic Crescents. These homes make the Crescents attractive to residents and tourists alike. In recent years, the CACA has supported the Cultural Trailway, a project to highlight the history of homes and shops in the neighbourhood with markers and an online walking tour; historic homes are part of our neighbourhood appeal.

The Bagshaw Residence, constructed in 1913, is a prime example of how historic neighbourhood homes are tied to the story of our city and its residents, as well as wider events such as, in this case, Saskatchewan's wartime history. We will not repeat what has been presented to you in the heritage assessment, which makes a clear case for its historic import. The assessment also makes a case for the architectural significance, a Clemesha and Portnall design that is an example of some of the unique personalized residential architecture that defines the Crescents.

Your policy states, "Historic places are integral in providing a sense of identity and place both for tourists and, more importantly, for local citizens." We are very aware of the positive impact to the Cathedral Area. Residents move here to be surrounded by interesting older properties, which do cycle between various states of gradual disrepair, renovation and rejuvenation. Every day we see older properties come alive again with loving care.

Given its significance, the Bagshaw Residence should have this opportunity. At last count there were just 16 listed properties remaining in the Crescents --- already too few, never mind losing one more. In fact, we would like to see this list expanded to be more inclusive of diverse histories, rather than slowly diminishing it.

Regina's Community Plan contains numerous references to heritage preservation throughout the document. The Plan does not stop short at putting properties on a list, but promises to "encourage owners to protect historic ownership through good stewardship" and to "build partnerships and work collaboratively" to protect our city's built heritage.

With this in mind, we recommend the Bagshaw Residence remain on the list and that the promised proactive measures in the Community Plan be instituted with the goal of protecting, preserving and enhancing this property. This course of action will have wider benefit to the historic Crescents streetscape, which is one of the most beautiful and distinctive -- yet also increasingly endangered -- features of the Cathedral Area and City of Regina. Otherwise, there is little point to having a Heritage Inventory, a heritage policy and a Community Plan that set heritage preservation as a goal.

Thank you.

Brad Olson, CACA President

**Ministry of Parks, Culture and Sport**

Heritage Conservation Branch

2nd Floor, 3211 Albert Street

Regina, Canada S4S 5W6

Phone: 306-787-5772

July 22, 2020

Adefemi Adegeye, Senior City Planner
Social and Cultural Development
City Planning & Community Development
City of Regina

Dear Femi,

Thank you for the opportunity to review the documents related to your office's recommendation to remove 56 Angus Crescent from your Heritage Holding Bylaw for the purposes of authorizing a permit to demolish the property.

We've reviewed the materials provided and have no significant concerns with the evaluation which was conducted, although we might suggest that a 'moderate' ranking would be more appropriate under Criteria 3 based on the integrity of the exterior façade. However, we recognize that the change of this ranking, by itself, would not affect the overall scoring of the property under your criteria and the ultimate recommendation to remove it from protection under the bylaw.

Our larger comment would be on the way your evaluation process considers the historic character of a neighbourhood and how individual properties contribute to this character. While an individual property might not reach the bar for inclusion in the city's Heritage Inventory, we would caution that the piecemeal loss of "less significant" properties can still, over time, significantly impact neighbourhood character, especially if incompatible redevelopment occurs.

In this case, the statement of significance for this property identifies its contribution to the historic character of the Crescents area as a heritage value. The orientation of this house to face the laneway, combined with its exterior integrity, make it a notable property on the street where it centers a long run of properties that are primarily of similar age and which display a reasonable level of integrity. As such, this is a good block to view and reflect on First World War-era suburban development in the city, and this property, constructed in 1913, is amongst the oldest buildings on Angus Crescent and is a key contributor to this story. However, if this property cannot reach the bar for designation, it is unlikely that others in this stretch will either (unless there is significant associative value with a particular residence). As such, there is potential for the loss of the entire block over time or the emergence of a 'saw-tooth' streetscape where one is left with one or two historically-significant properties left out of context amongst many modern structures.

As such, you may want to look at how your process considers the contribution of individual properties within the context of a historic streetscape. As well, as a best practice, our office encourages municipalities to consider the use of architectural controls pursuant to sec. 73 of The Planning and Development Act, 2007 to ensure compatible infill in heritage neighbourhoods.

I hope that this information is helpful to your process and if you would like to discuss our comments further, please let us know.

Cheers

A handwritten signature in blue ink that reads "Bruce Dawson". The signature is written in a cursive, flowing style.

Bruce Dawson
Manager, Historic Programs and Policy