



P: 306.536.4247 info@heritageregina.ca | heritageregina.ca  
247 Angus Crescent facebook.com/heritageregina  
Regina SK S4P 3A3  
P.O. Box 581

August 19, 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 and architectural 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.

The interpretation of the Craftsman style in the home's exterior design makes the property uncommon in the neighbourhood. This should 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."

**Third**, the home's designer, Frederick Chapman Clemesha, was a leading architect in the city during the early decades of the last century, and was the first president of the Saskatchewan Association of Architects. Examples of his architectural work include the McCallum Residence (2930 Albert Street), the Read Residence (3100 Albert Street) and the Willoughby and Duncan Building (1839 Scarth Street) as well as the Hill Residence (2990 Albert Street) with partner Walter Coltman, and the Patton Residence (2398 Scarth Street) and Number One Fire Hall (1654-11<sup>th</sup> Avenue) with partner Francis Portnall.

Clemesha was internationally recognized for his design of a Canadian battlefield memorial—commonly known as “The Brooding Soldier.” It was 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. The same design of a soldier’s bowed head may also 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. (source: The Leader newspaper, February 12, 1926)

Currently, throughout the province, the image of Clemesha’s Brooding Soldier is featured on the official Saskatchewan licence plates honouring our veterans.

A book published in 2018, titled *The Brooding Soldier and Its Creator* (by Susan Raby-Dunne), tells the story of Clemesha and his monument. The Honourable W. Thomas Molloy, Saskatchewan’s Lieutenant Governor at the time, wrote the book’s dedication and foreword noting, “Clemesha is an important Canadian historic figure from Saskatchewan.”

Clemesha also designed a number of homes in California. One was the Harold Lee House, built in 1928 in San Diego County. Now considered a historic site, the property is home to the H. Lee House Cultural Centre and is managed by the Lemon Grove Historical Society.

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

**Fourth**, the property is one of the few remaining homes of its era in the neighbourhood, making the 107-year old home uncommon. The application for demolition also makes it endangered. A rating of “high” under Criteria 7 of the Heritage Inventory Evaluation Form is merited namely, “the place demonstrates an uncommon, rare or endangered aspect of the city’s cultural history.” The current rating is “low.” (source: Heritage Inventory Form Explanatory Notes, pages 11 – 12)

The Bagshaw Residence is located at its original site on one of the semi-circular streets that define the Crescents neighbourhood and provide tangible evidence of the influence of the CPR’s original plans for the community and of the later Mawson Plan for the city. The home expands and enhances our knowledge of neighbourhood development in Regina around the time of World War I and vividly illustrates the legacy of early citizens who brought beauty and character to their growing community.

In short, the Bagshaw Residence is an excellent representation of the Capital City Development Theme outlined in the City’s Thematic Framework and Historical Context document, and should merit a rating of “high” under Criteria 6 of the Heritage Inventory Evaluation Form namely, the home “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.” (source: Heritage Inventory Form Explanatory Notes, page 11) The current rating is “low.”

**Fifth**, the Bagshaw Residence has long been identified as a heritage property, having been listed on the Heritage Holding Bylaw (now Heritage Inventory) since 1989. Any decision to allow its demolition must be based on a thorough knowledge and understanding of what the home

represents with respect to the history of the city and to the character of the Crescents neighbourhood. Our research provides clear evidence of the significant heritage value of the property.

In requesting a heritage property demolition, the current property owners should be required to provide proof that the home cannot be preserved or restored. At the recent meeting of the Planning Commission, the current property owners suggested the home could not be rehabilitated and was unsafe. Yet they provided no documented evidence—no written report by an independent, qualified engineer—to support their view.

This is in contrast to the Heritage Inventory Evaluation's Statement of Integrity. While it noted "some degree of deterioration due to a lack of maintenance," the statement concluded that "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." This is supported by the City of Regina's most current property assessment which rates the building's quality as "very good."

The current owners also suggested to the Planning Commission that no one could live in the home. Again, they provided no evidence to support this. In fact, according to a neighbour, the home was occupied by the previous owner's daughter until the time that the house was sold.

It is important to remember that, in Regina, the heritage value of a property is based on the exterior of the house. The home's interior spaces or its livability are not considered to be part of the criteria for determining a heritage designation.

It is also important to note that financial assistance through the City's Heritage Building Rehabilitation Program was made available to the current owners. Demolition of the property is not their only option.

The City is well aware that it has a duty to be an active steward of heritage. According to the Design Regina document, "Many neighbourhoods have long histories and are home to important cultural heritage resources (i.e. traditions and related stories), rich architecture and historic places (i.e. landscapes)." (Design Regina, page 49) If the City does not protect the historical, architectural and cultural heritage of our neighbourhoods, those long histories will be lost.

It is not enough for the City to have heritage policies that look good only on paper. They must be put into practice. Seven years ago, for example, the Design Regina document proposed a goal of evaluating potential Heritage Conservation Districts. (Design Regina, page 49) The Regina Cultural Plan, published four years ago, identified an objective to "conserve and enhance the heritage value and character of areas, streetscapes, and cultural landscapes through the designation of Heritage Conservation Districts." (Regina Cultural Plan, page 52) The Bagshaw Residence is located within one of the suggested Heritage Conservation Districts. (Design Regina, Map 8, page 87)

What is the status of these proposed Heritage Conservation Districts today? If the City allows properties with significant heritage value—like the Bagshaw Residence—to be demolished, what will be left for Heritage Conservation Districts to protect?

The Bagshaw Residence is not a grand home, like the ones found on Albert Street. But heritage designations need to apply to smaller homes too—homes that, with care and restoration, can continue to contribute to the authentic character, and to our understanding, of our earliest neighbourhoods. Replacing heritage homes with new construction means our tangible connection to our community’s collective past is erased. Inevitably, as heritage homes are lost, our historical neighbourhoods will also disappear.

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. 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,

A handwritten signature in black ink, appearing to read "Jackie Schmidt". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

Jackie Schmidt  
President