

Heritage Property Designation

In order to fairly determine whether a building or structure warrants designation as a Municipal Heritage Property, it should be judged against a consistency in the assessment and selection of potential heritage properties.

The City of Regina uses a set of criteria, developed by the Province of Saskatchewan and based on a system that has gained wide national acceptance. These criteria not only consider the architectural and historical attributes of a property, but also its value with respect to environmental and economic considerations. Please note that the City of Regina is now revising the criteria in order to meet both the provincial and federal heritage designation guidelines.

The following package consists of:

- A. GENERAL STANDARDS: An overview of common heritage designation criteria.
- B. DESIGNATION CRITERIA: An outline providing detailed explanations for each of the designation criteria, including a grading system.
- C. GLOSSARY: A brief glossary of general heritage-related terms.
- D. EVALUATION FORM: A single-page site evaluation form. Please note that these criteria are weighted according to their relative importance from a heritage conservation perspective. Also, the evaluation is separated into sections relating to “heritage” and “viability” considerations. The intent here is to distinguish between the academic assessment of a property’s historical and/or architectural significance, and the more practical realities pertaining to its conservation potential.

Should you have any questions regarding the evaluation process, please contact:

City of Regina
Planning and Sustainability Department
Development Planning Branch
9th Floor, 2476 Victoria Avenue, P.O. Box 1790
Regina SK S4P 3C8
Phone: (306) 777-7551, Fax: (306) 777-6823

A. GENERAL STANDARDS

1. Every reasonable effort shall be made to establish a compatible use for a property that requires minimal alteration of the building structure, site and/or environment.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed.
3. Distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site, shall be treated with sensitivity.
4. Changes that may have taken place over the course of time are evidence of the history and development of a building, structure or site. These changes may have acquired significance in their own right, and as such shall be recognized and respected.
5. Whenever possible, deteriorated architectural features shall be repaired rather than replace. In the event that replacement is necessary, the new material shall match the original in composition, design, colour, texture, and other visual qualities.
6. The surface cleaning of structures shall be undertaken by the gentlest means possible. Sandblasting and other cleaning methods that damage historic building materials shall be undertaken.
7. Stabilization shall re-establish the structural integrity of a property.

Stabilization should be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to maintain or re-establish structural integrity, such work should be concealed wherever possible, so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

8. The contemporary design of an alteration or addition to an existing building shall not be discouraged, where it does not destroy or detract from significant architectural or historic features, and where such design is compatible with the height, proportions, scale, fenestration, directional expression, facing materials, and overall character of the existing building and/or surrounding properties.
9. Reconstruction shall include measures to preserve any remaining original fabric, including foundations, subsurface, and ancillary elements.

B. DESIGNATION CRITERIA

I. Heritage Assessment

This heritage value of a structure is formulated by considering notable historical and architectural attributes. The key to the analysis is in maintaining a proper perspective, continually asking the question “what makes this site of regional or provincial importance?” It is the goal of the designation process to recognize only the most significant sites. The major difficulty in the assessment is in balancing those sites that are highly distinctive with those which are highly representative. A simple one-room log schoolhouse may represent an education theme better than an ornate brick consolidated school building. It is essential that sites are placed in their architectural and historical context, rather than viewed superficially. The overall heritage assessment rating must be extremely high for a site to merit designation either on the municipal or provincial list.

A. Architecture

An assessment of the architectural significance of a site will consider whether the structure is symbolic of a common style, construction technique and building material, or whether the site is an unusual example. If it is rare, a careful assessment should be made to determine why this is so; rarity in itself is not sufficient grounds for importance.

Criterion	Grade
<p>1. Style</p> <p>Refers to the readily recognizable set of major characteristics of a structure, which identify it to a particular period or trend in history.</p>	<p>A - Perfect or extremely early examples if many survive; excellent example if few survive.</p> <p>B - Excellent or very early examples if many survive.</p> <p>C - Good examples if many survive.</p> <p>D - Fair to poor example if many survive; of little or no particular interest.</p>
<p>2. Construction/Materials</p> <p>Are construction techniques or materials notable, rare, common, unique or early examples in the construction history of the region? Do materials reflect the use of a predominant local resource, such as stone, brick, clay or wood?</p>	<p>A - Perfect or extremely early if many survive; excellent example if few survive; high quality local materials and craftsmanship.</p> <p>B - Excellent or very early example if many survive; good example if few survive; good quality local materials and craftsmanship.</p> <p>C - Good example if many survive; fair quality local materials and craftsmanship.</p> <p>D - Fair to poor example if many survive; poor quality local materials and craftsmanship of little or no particular interest.</p>
<p>3. Age</p> <p>A structure may be important because of its age: it is particularly old in relation to the region; if it represents an early use of a certain architectural style; or if the structure was built within 25 years of basic settlement in the region.</p>	<p>A - Oldest structure in region; extremely early occurrence within style; built within first five years of region settlement.</p> <p>B - Among ten oldest structures in region; within first ¼ of style’s popularity; built within first 6-15 years of region settlement.</p> <p>C - Among 25 oldest structures in region; built between first ¼ and ¾ of style’s popularity; built with 16-25 years of region settlement.</p> <p>D - Not particularly old in the region; built during last ¼</p>

Heritage Property Designation Criteria

- of style's popularity; built after initial 25 years of region settlement.
4. Architect/Builder
- The people involved with the design and construction of the structure may be more important if examples of their work exist or existed elsewhere in the community, region, province or nation. Both the quantity and quality of such other structures should be examined, as well as the person's role or status within the particular profession or trade.
- A - Architect or builder of major importance to history of community, province or nation.
B - Architect or builder of considerable importance to history of community, province or nation.
C - Architect or builder identified and of little importance.
D - Architect or builder unidentified or unknown.
5. Exterior Details
- Regardless of whether or not the overall style of a building is significant, structures may exhibit certain particularly interesting exterior details, which give the building a special character. While their presence may not be critical to the identification of style, such details may be essential to appreciate the specific building.
- A - Details depict particular regional symbols or relate to original building function; ornamental designs very intricate; details are prominent and complement the structure.
B - Details depict western Canadian symbols; ornamental designs quite elaborate details apparent upon general inspection and complement the structure.
C - Details quite limited in number and variation; details not readily apparent and may not fully complement the structure.
D - No specific identification with country, business or individual; details few, if any, and not at all apparent; may seriously detract from the structure.
6. Interior Details
- Some structures may exhibit interior arrangements, finishing, craftsmanship or details which are particularly attractive or unique. They may also, as in the case of many theatres, be more significant than the exterior of the building.
- A - Excellent quality, materials, craftsmanship and design; relates to particular regional or building function symbols.
B - Good quality materials, craftsmanship and design; relates to western Canadian symbols.
C - Fair quality materials, craftsmanship and design.
D - Poor quality overall or of no particular interest.
7. Massing/Plan
- The massing of a building should be assessed in terms of was the structure well designed and functional for its original use, and how functional is it in its present capacity. Are there proper allowances for traffic flow? Are windows, doors, verandas, etc. of proper proportion for the style?
- A - Well proportioned in all respects and functions without any problems.
B - Some features conflict with building's proportions; minor functional problems.
C - A considerable number of conflicts with buildings proportion; several major functional problems.
D - A major conflict with building's proportions; extreme functional problems.

B. History

Important people or events associated with a site may constitute the prime reasons for designating a particular structure. A critical factor in this assessment will be the degree of association, which the site has with the person or event involved. The mere presence of an important person will not necessarily mean that the site is significant. Also, the building may relate to the development of a theme or trend in the region's history and that association needs to be examined and its importance assessed.

Criterion	Grade
<p>1. Persons</p> <p>It is important to identify the specific constructions made by a person, group or institution to the region, and to state why this contribution is significant. When assessing political figures, consider whether the contribution is the direct result of the specific individual or whether it would have occurred regardless of who the incumbent might have been.</p>	<p>A - Person, group, etc. of primary importance intimately connected with building; major provincial or national significance.</p> <p>B - Person, group, etc. of primary importance loosely connected, or person of secondary importance intimately connected with the building; minor provincial significance.</p> <p>C - Person, group, etc. of secondary importance loosely connected with the building; regional significance.</p> <p>D - Building little or no known connection with person, group, etc.; local significance at best.</p>
<p>2. Events/Chronology</p> <p>Specific short-term events, such as a battle, riot, treaty signing ceremony, etc. are the most common and readily identifiable events. Others may include the construction of a rail line, airport or bridge, which, for example, consequently has a major impact on transportation in the region. The highlights of the site's history should be examined here in chronological order.</p>	<p>A - Event of primary importance intimately connected with the building; major provincial or national significance.</p> <p>B - Event of primary importance loosely connected, or event secondary importance intimately connected with the building; minor provincial significance.</p> <p>C - Event of secondary importance loosely connected with the building; regional significance.</p> <p>D - Building has little or no connection with event of importance; local significance at best.</p>
<p>3. Context</p> <p>The history of the site should be related to a specific theme in the history of the region and assessed to determine how significant this site is in the development of that theme. At the same time, the theme itself needs to be assessed, to determine if it is of major or minor importance of the development of the region.</p>	<p>A - Theme of major importance; intimately connected with the site; site of major significance to the theme.</p> <p>B - Theme of moderate importance intimately connected with the site; site of major significance to the theme.</p> <p>C - Theme of moderate importance intimately connected with the site; site of minor/moderate significance to the theme.</p> <p>D - Theme of minor importance intimately connected with the site; site of minor/moderate significance to theme.</p>

II. Viability Assessment

The realistic possibility of preserving any heritage property may be as important as the heritage value of a site when deciding whether or not a site should be designated. The viability assessment examines the feasibility of rehabilitating the site from various perspectives, many of which have economic implications. If the overall viability assessment is low, the designating agency must be aware that proceeding with the designation could result in serious community conflicts or economic problems.

A. Environment

A factor of secondary significance, but one that should not be overlooked, is the relationship of the site to its immediate and neighbouring environment. A site that fits in well with its surroundings or is well known for its prominence may receive greater public support for preservation than one that is considered an eyesore or out of context with its neighbours.

Criterion	Grade
<p>1. Continuity/Setting</p> <p>The relationship of the site to the surrounding district or neighbourhood should be examined to determine how well it contributes to the historical continuity or existing character of the area. In urban situations this generally relates to the streetscape.</p>	<p>A - Fits in very well or contributes significantly to the dominant character of the area.</p> <p>B - Fits in well with the dominant character of the area, but is not a key structure.</p> <p>C - Acceptable in the area.</p> <p>D - Out of context in light of other construction or features in the area.</p>
<p>2. Landscape Quality</p> <p>Some properties may have greater significance than others because the surrounding grounds are carefully landscaped to complement the architecture of the building. The extent and quality of this work may reflect the work of a landscape artist or identify with popular trends from a specific era.</p>	<p>A - Well proportioned in relation to the building's scale and position on the property; designed by a landscape artist of renown; representative of a particular era.</p> <p>B - Well executed, although the scale is not proportional to the building; contains elements representative of a particular era.</p> <p>C - Pleasing arrangement, but not very elaborate; landscape artist of little significance or renown; not representative of any particular era.</p> <p>D - No real attempts made to landscape the property; landscape conflicts with the architecture of the building; urban setting—no landscape possible.</p>
<p>3. Landmark/Symbolism</p> <p>While most communities contain structures which are main visual reference points—such as church spires, grain elevators, school belt towers, etc., few structures become legitimate landmarks because of their obvious prominence or historical importance.</p>	<p>E - A structure which may be taken as a major symbol for the region as a whole.</p> <p>F - A conspicuous and familiar structure in the context of the region.</p> <p>G - A conspicuous and familiar structure in part of the region.</p> <p>H - Of little or no conspicuousness or familiarity.</p>

B. Usability

Preservation of some heritage properties may be important because of certain historic or architectural reasons, even if the structure is no longer fully functional. Such buildings or structures may become museums or monuments in their own right. However, the vast majority of heritage properties throughout the world are conserved because they continue to play an active role in the day to day life of the local community. These structures are often viable because an alternate use has been found for them. The extent to which such rehabilitation can be achieved with limited cost and/or alteration to the building will often be the deciding factor in any conservation project.

Criterion

Grade

A. Zoning / Land Use / Compatibility

The probability of continued viability of any structure will generally increase if the current or proposed land use is the same as that for which the property was zoned when the building was first constructed. Compatible zoning will reduce the threat of redevelopment and increase the availability of suitable prospective occupants.

- A - Site is in harmony with current/proposed zoning and threat of redevelopment is extremely low or non-existent.
- B - Site is not in harmony with current / proposed zoning, but not threatened with redevelopment.
- C - Site is not in harmony with current / proposed zoning and may be threatened by future redevelopment.
- D - Site is not in harmony with current / proposed zoning and is severely / immediately threatened with redevelopment.

B. Adaptability

Conservation of many structures is much more probable if the building has good potential for adaptation to a variety of uses. An assessment here should not only consider alternate types of functions for which the building could be used in its current condition, but also examine which permissible alterations would make the building more acceptable to other uses.

- A. Structure has excellent multiple use potential without any major alterations to significant heritage features.
- B. Structure has good potential for several alternate uses without major alterations to significant heritage features.
- C. Structure has good potential without several alternate uses after moderate alterations to significant heritage features.
- D. Structure has no good potential for alternate uses; structure would require major alterations to significant heritage features.

C. Servicing / Utilities

High quality services and access facilities may be important factors for various alternate use proposals. Good public accesses and nearby parking may be essential for some uses. Likewise, most properties will require updating utilities to meet both increased tenant use demands and the more stringent standards of the provincial Fire Commissioner.

- A. Adequate public access is readily available; all utilities meet modern standards and are adequate for current / proposed use of the building.
- B. Reasonable public access is readily available; most utilities meet modern standards and are adequate for current / proposed use of the building.
- C. Public access somewhat of a problem; many utilities need to be upgraded to meet modern standards.
- D. Public access is poor and may be a serious problem; all utilities need to be replaced to meet modern standards.

D. Recycling Costs

When assessing the projected costs to rehabilitate a heritage property, such

- A. Costs considerably lower than new construction.
- B. Costs marginally lower than new construction.
- C. Costs same as new construction.
- D. Costs higher than new construction.

assessments should only be made for actual work required. If, however, the option is to rehabilitate or demolish and build new, then the total cost of rehabilitation should be comparable to the total of the other, including the costs of demolition, new landscaping, architectural fees, construction, etc.

C. Integrity & Present Condition

The significance of a heritage property depends partly on its location, in that the original location helps the visitor to appreciate the site where its historical developments occurred. Relocation may preserve the fabric, but not the setting, and could seriously detract from the site's inherent importance. Also, the physical condition of both the site and the structure are important features, which must be carefully assessed, to determine if conservation of the property is realistically possible.

Criterion

1. Site Originality

In most cases, a building on its original site is more significant than one, which has been relocated. The exception here may be a structure, which was moved during the first ¼ of its existence and has subsequently been a significant heritage property at its new location. In addition, a site may be somewhat more important if the landscaping and accompanying outbuildings (such as a carriage house) original to the most significant period of the site's history are also extant.

2. Alterations

A structure with few or no alterations to the original design is generally more significant than one which has been extensively remodelled. Exceptions to this includes: structures altered early in the history of the property; alterations which significantly improve the property's heritage value; and alterations directly related to subsequent persons or events of major historical significance.

3. Exterior Condition

The basic structure of a building's

Grade

A. Building on original site and foundations; original landscaping and associated structures extant; relocation occurred within ¼ of structure's history.

B. Building on original site but on new foundation; few or no associated structures extant; relocation occurred between first ¼ and ½ of structure's history.

C. Building on original property but not on original site; relocation occurred between first ½ and last ¾ of structure's history.

D. Building relocated to new site within last ¼ of structure's history.

A. Structure is basically unchanged; alterations are important features of property's history and/or made within first ¼ of building's history.

B. Structure has been noticeably changed, but retains its basic exterior character; alterations made between first ¼ and ½ of building's heritage.

C. Structure has been severely changed, but retains some of its basic characteristics; alterations made between first ½ and ¾ of building's history and are of minor importance to building's heritage.

D. Structure has been changed dramatically and its basic character destroyed; alterations made during last 1/4 of building's history and are of little or no significance to the building's heritage.

A. The exterior of the building is in excellent condition, showing no structural cracks or wear of the façade; minor cracks may be overlooked if they do not impede

exterior walls and the exterior façade are the two prominent features which people examine and appreciate most in any heritage property. They also often provide immediate clues to the basic soundness of the structure, the quality of original workmanship, and the concerns that the owners have for regular maintenance.

4. Interior Condition

The basic structure of interior walls and the quality of interior finishing should be carefully examined. Sagging floors may indicate serious joist or foundation problems; flaking paint or plaster could be the result of excess moisture. Well constructed buildings may reflect impressive interior workmanship in spite of adverse conditions evident elsewhere in the building.

5. Ground Condition

Although the quality of the landscape may be very good, its condition may be poor as the result of inadequate maintenance. Hence, this assessment should consider what work would be required to rehabilitate the existing landscape into an acceptable state.

the visitor's appreciation of the building and if they are not evidence of current movements in the building.

- B. The exterior of the building shows some cracks and/or wears in the façade; none of the cracks are evidence of current movement in the building.
 - C. The exterior of the building has obvious cracks and/or wear of the façade; some cracks are evidence of continued movement in the building.
 - D. The exterior of the building has serious structural and/or wear problems; continuous movement is very evident.
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- A. The interior of the building is in excellent condition, showing no structural cracks or wear in the finishing; minor cracks may be overlooked if they are not evidence of current building movement.
 - B. The interior of the building shows some cracks and/or wear of the finishing; none of the cracks are evidence of current building movement; minor peeling of paint and/or plaster.
 - C. The interior of the building shows some obvious cracks and/or wear of the finishing; some cracks are evidence of continued movement; paint and/or plaster is peeling in various places.
 - D. The interior of the building is in poor repair; cracks and sagging floors indicate serious internal structure problems; paint and/or plaster peeling in many areas.
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- A. No work required to rehabilitate the landscape.
 - B. Minor work required to rehabilitate the landscape.
 - C. Moderate work required to rehabilitate the landscape.
 - D. Major work required to rehabilitate the landscape.

C. GLOSSARY

Preservation: Stabilization and ongoing maintenance.

Reconstruction: Reproducing by reconstruction, the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific point in time.

Rehabilitation: Returning a property to a state of utility, through repairs or alterations that make possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historic, architectural, and cultural values.

Restoration: Recovering the form and details of a property and its setting as it appeared during a particular period or at a specific point in time, by means of the removal of later work or by the replacement of missing earlier work.

Stabilization: Measures designed to re-establish a weather resistant enclosure and structural integrity, while maintaining the essential existing form.

E. Evaluation Form

HERITAGE ASSESSMENT	A	B	C	D	Total
Architecture (Maximum 30)					
Style	16	8	4	0	
Construction/Materials	8	4	2	0	
Age	12	6	3	0	
Architect/Builder	8	4	2	0	
Exterior Details	4	2	1	0	
Interior Details	6	3	1	0	
Massing/Plan	4	2	1	0	
History (Maximum 30)					
Persons	20	10	5	0	
Events/Chronology	20	10	5	0	
Context	25	12	6	0	
Total					
VIABILITY ASSESSMENT	A	B	C	D	Total
Environment (Maximum 10)					
Continuity/Setting	8	4	2	0	
Landscape Quality	4	2	1	0	
Landmark/Symbolism	10	5	2	0	
Usability (Maximum 15)					
Zoning / Land Use / Compatibility	8	4	2	0	
Adaptability	10	5	2	0	
Servicing / Utilities	8	4	2	0	
Recycling Costs	10	5	2	0	
Integrity & Present Condition (Maximum 15)					
Site Originality	8	4	2	0	
Alterations	8	4	2	0	
Exterior Condition	5	2	1	0	
Interior Condition	5	2	1	0	
Ground Condition	5	2	1	0	
Total					
GRAND TOTAL					