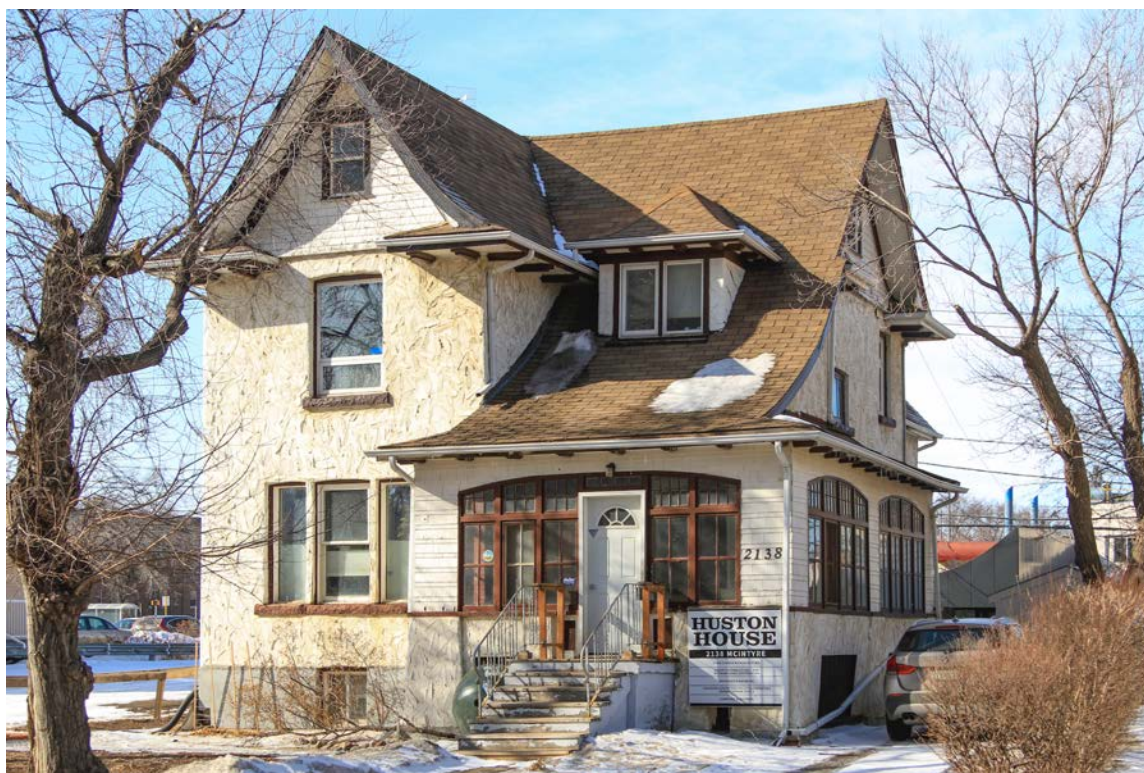


HERITAGE INVENTORY EVALUATION FORM

2018 Version

City of Regina HERITAGE INVENTORY EVALUATION FORM	Evaluation Date June 1, 2021
	Neighbourhood Centre Square
	Designation
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).	

Historic Place Name Bartleman Residence	
Municipal Address 2138 McIntyre Street	Year of Construction 1911
Architectural Style Edwardian Architect/Designer Unknown Builder James S. Bartleman	Legal Address/Description Lot 26, Block 404, Plan OLD33 Site Area (m²)
Consultant Donald Luxton & Associates	
Heritage Planner	



HERITAGE INVENTORY EVALUATION FORM

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

The Bartleman Residence is located midblock on McIntyre Street between 13th and 14th Avenues in Regina's Centre Square neighbourhood. The two and one-half-storey residence is set back from the property line, with a laneway to the west and a parking lot to the south. The wood-frame residence is identifiable by its stucco exterior with wood shingles in the gables; irregular shaped plan with gabled roof; hipped roof dormer on the front façade; wrap-around enclosed verandah at northeast corner of residence; projecting closed eaves with wood modillions; single, double, and triple assembly windows; and two-storey gabled roof projection at rear.

Heritage Value of Historic Place

The Bartleman Residence, constructed in 1911, is valued as an example of Edwardian era residential development in Regina's Centre Square neighbourhood, one of city's oldest neighbourhoods, prior to the First World War. Centre Square was laid out as part of the Canadian Pacific Railway's 1882 townsite for Regina and is bound by Albert and Broad Streets and Victoria and College Avenues. The initial period of development of Centre Square occurred prior to the start of the First World War during the Edwardian economic boom. This early twentieth century development was dominated by residential construction. Educational, commercial, and religious buildings were also built during this time to meet the needs of the neighbourhood's residents. Centre Square's proximity to downtown Regina made it desirable to those who worked in the city centre, and the development of the neighbourhood continued even after the destructive 1912 tornado. The start of the First World War halted most non-essential development in Regina as manpower and materials were repurposed to support the war effort. The residence was constructed for and built by local contractor James S. Bartleman (1881-1966) and his wife Marie J. (née Findlay; 1883-1971). Bartleman built several buildings in Regina including the extant Bartleman Apartments at Cornwall Street and 14th Avenue. The Bartleman family owned and resided in the dwelling until 1915 when they moved to a farm near Wolseley, where they remained until 1949 when they retired to Calgary. Long time owners and residents, John (1872-1947) and Winnifred H. (née Simpson; 1881-1958) began residing here in circa 1920. Following John's passing, Winnifred moved out in the 1950s.

The Bartleman Residence is also valued as an example of an Edwardian-style residence with Classical Revival detailing. Constructed during the Edwardian era, the two and one-half storey residence possesses hallmarks of this architectural style which gained popularity during the early decades of the twentieth century. Classical Revival architecture was fueled by an improved understanding of Greek and Roman architecture which was attained through archaeological study. The style applied classical form, scale, massing, and detailing to buildings and dominated civic buildings of the time due to its ability to convey a sense of permanency and security through its design and materials used. The Bartleman Residence demonstrates its Edwardian form through its unassuming design, exterior wood cladding, multiple fenestration assemblies, dormers, and wrap-around verandah. The residence's wrap-around verandah, projecting eaves with modillions and decorative bargeboards are reflective of Classical Revival architecture.

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Character-Defining Elements

The character defining elements include but are not limited to:

- location mid-block on McIntyre Street between 13th and 14th Avenues in Regina's Centre Square neighbourhood;
- setting setback from the property line;
- form, scale, and massing as expressed by its: two and one-half storey height; irregular plan; basement; gabled roof; two-storey gabled roof rear project; hipped roof dormer; wrap-around verandah covered with extension of main gable roof;
- wood-frame construction including concrete foundation; red brick cladding; stone sills; wood shingle siding in gable dormers and verandah; wood soffits; wood bargeboard and fascia;
- Edwardian architecture such as: plain exterior; minimal ornamentation; abundance of windows; dormers;
- Classical Revival elements including its: wrap-around verandah; projecting eaves with modillions; whalebone bargeboards; and
- fenestration including: single, double, and triple assembly rectangle window openings; single assembly as lozenge pattern multi-light wood window with multi-light wood storm window; bank of multi-light wood windows with arched multi-light wood transom at enclosed verandah; single assembly multi-light wood window with arched multi-light wood transom.

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Statement of Integrity	Historic Place Name Bartleman Residence
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Values Summary - Valued as an example of Edwardian era residential development in Regina's Centre Square neighbourhood prior to the First World War. - Valued as an example of an Edwardian-style residence with Classical Revival detailing.

Period of Significance 1910s
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Chronology of Alterations Unknown Dates: - Construction of fire escape structure on south elevation including shed roof dormer. - Replacement of steps at verandah. - Replacement of verandah door and rear exterior doors. - Removal and replacement of nearly all original wood window sashes. - Application of stucco over originally brick cladding. - Replacement of wood siding on front elevation dormer.

Aspects of Integrity			
1. LOCATION	☒ YES	☐ NO	☐ 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	☒ YES	☐ NO	☐ 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	☒ YES	☐ NO	☐ 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	☐ YES	☒ NO	☐ N/A
Materials are the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form an historic place.			
5. WORKMANSHIP	☒ YES	☐ NO	☐ N/A
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.			
6. ASSOCIATION	☒ YES	☐ NO	☐ N/A
Association is a direct link between an historic and a significant historical theme, activity or event, or an institution or person.			

Statement of Integrity The <u>Bartleman Residence</u> maintains all the aspects of integrity necessary for it to convey its significance/heritage value(s). The Bartleman Residence retains aspects of its historic fabric and integrity, though its original brick cladding has been covered over, and nearly all windows and exterior doors have been previously removed and replaced. While no longer utilized as a residence, the structure has been adapted as a commercial space, but still retains its former residential look and feel. Foundation: Original concrete foundation with parging. Foundation intact; however, multiple locations with cracks in parging present.

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- Cladding: Original red brick cladding has been covered over with stucco. Cracks and dirt present on stucco. Wood siding in gables and at wrap-around verandah original and in fair condition. Paint failure present and shingles closest to roof transition show evidence of deterioration.
- Roof: Asphalt shingle roof in fair condition. Some roof slopes have curled and deteriorated shingles. No dips or defects noted in roof ridges.
- Roof elements: Wood bargeboards and fascia present. Areas of bargeboards deteriorated with sections missing, particularly at ends. Wood soffits and modillions original and in good condition. Localized paint failure present on all wood roof elements. Gutters and downspouts present.
- Windows: Original window openings preserved. One original wood window present on second floor of north façade. Windows have been replaced.
- Doors: Exterior doors have been replaced.
- Other: Shed roof dormer of rear fire escape has been added to the residence.

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Criteria of Integrity		Historic Place Name Bartleman Residence			
Criteria	Level of Heritage Significance				
	N/A	Low	Moderate	High	
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Regina. <i>(Historic)</i>	☐	☐	☒	☐	
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>	☐	☐	☒	☐	
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>	☐	☐	☒	☐	
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>	☐	☒	☐	☐	
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>	☐	☒	☐	☐	
6. The place could yield important information that will contribute to the understanding of Regina's past. <i>(Scientific, Educational)</i>	☐	☒	☐	☐	
7. The place possesses uncommon, rare or endangered aspects of Regina's cultural history. <i>(Historic, Rarity)</i>	☐	☐	☒	☐	
8. The place is important in the historic urban development of the neighbourhood or city. <i>(Context, Landscape, Urban Context, Group Value)</i>	☐	☐	☒	☐	
Based on the above criteria, does the place merit inclusion on the Heritage Inventory? (at least 1 'High' or 4 'Moderate')	☐ No		☒ Yes		
Does the place possess city-wide significance for any of the criteria listed above? If yes, please explain: •	☒ No (Result is GRADE 2)		☐ Yes (Result is GRADE 1)		
Does the place retain sufficient integrity to convey significance? If not, the place will not qualify.	☐ No		☒ Yes		
FINAL EVALUATION	☒ Grade 2		☐ Grade 1		
Date Evaluated by City:					
Date Approved by City:					

HERITAGE INVENTORY EVALUATION FORM

Additional Images	Historic Place Name Bartleman Residence
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Caption: Aerial view of the Bartleman Residence.

Date: 1951

Source: City of Regina

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: View of the Bartleman Residence.

Date: 1980

Source: S. Lazear, City of Regina Heritage Inventory Form (Roll 10, Frame 30A)

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: View of the front (right) and south (left) elevations of the Bartleman Residence.

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the first storey of the front elevation of the Bartleman Residence showing its triple assembly window and enclosed verandah. Note the exposed red brick above the verandah return at its roofline (centre-top).

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: View of the front (left) and north (right) elevations of the Bartleman Residence.

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

HERITAGE INVENTORY EVALUATION FORM



Caption: View of the rear elevation of the Bartleman Residence.

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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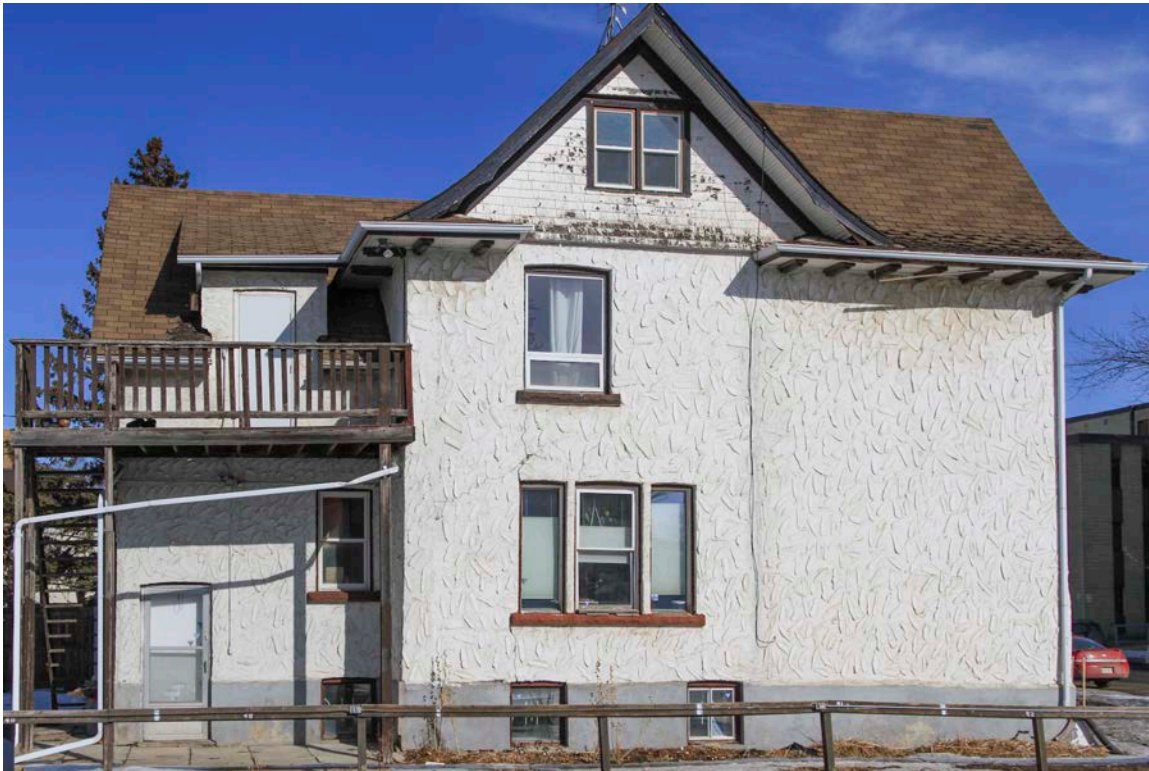
Caption: View of the rear (left) and south (right) elevations of the Bartleman Residence.

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: View of the south elevation of the Bartleman Residence.

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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Caption: Detail of the gable end on the south elevation of the Bartleman Residence.

Date: March 3, 2021

Source: Donald Luxton & Associates

Copyright: City of Regina

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EXPLANATORY NOTES

Eligibility for inclusion the Heritage Inventory:

- Places must be at least 20 years old to be eligible for inclusion.
- Places include: buildings, structures, groups of buildings or structures, landscape features (gardens, but not individual trees unless commemorative), cultural landscapes, and engineering works.
- Excluded places include archaeological sites, individual trees unless commemorative, movable objects, and intangible heritage.

Assessing Level of Heritage Significance:

Within each criterion, there should be a comparison of the place to similar places within the City of Regina in order to determine the relative merit of the place.

CRITERIA 1 – This criterion assesses the place’s association with broad themes, events, periods of time and cultural traditions of local/civic history, including settlement patterns, economic growth/production, community development, cultural knowledge base and traditions, and government systems. The themes have been established in the City’s Thematic Framework and Historical Context document available on the City’s website.

N/A

The place exhibits a limited connection to one or more of the identified city-wide historic themes or subthemes.

Low

The place exhibits a recognizable connection to one or more of the identified city-wide historic themes or subthemes.

Moderate

The place exhibits a significant connection to one or more of the identified city-wide historic themes or subthemes.

High

The place exhibits a direct connection to one or more of the identified city-wide historic themes or subthemes and is an excellent, tangible expression of one or more of the themes/subthemes.

CRITERIA 2 – This criterion assesses the place’s association with a particular person, group of people or institution(s), including the importance of the architect, builder, landscape architect, or planner.

N/A

Little or no known historic association.

Low

Connected with a person, social or cultural group, or institution that is of limited importance to the neighbourhood.

Moderate

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the neighbourhood, or moderate importance to the city.

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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.

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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.

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CRITERIA 8 – This criterion assesses the significance of the place (building, landscape, urban context) within the historic urban development of the neighbourhood and/or city, including its place within a group of similar buildings, landscapes, or cultural landscapes.

N/A

A place with little evidence of a recognizable historic pattern.

Low

A place that provides some evidence of an historic pattern of importance for the immediate area.

Moderate

A place that can be directly linked to the establishment of an historic pattern of neighbourhood importance.

High

A place that can be directly linked to the establishment of an historic pattern of civic importance.

**BASED ON THE EIGHT CRITERIA, THE PLACE MERITS INCLUSION ON REGINA'S 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 (obtaining a 'High' level), it would be considered a Grade 1 place with city-wide significance, whereas a place that does not obtain a 'High' level ranking 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.