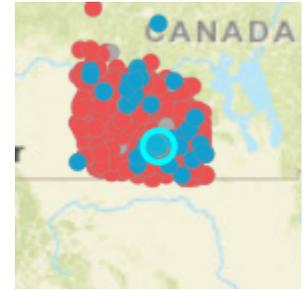


# Heritage Property - 2125 Victoria Avenue

Street Address	Municipality	Designation Type	Designation Date
2125 Victoria Avenue	Regina	Municipal Heritage Property	March 22, 1993



## Statement of Significance

The Hotel Saskatchewan was built for the Canadian Pacific Railway as the fourteenth hotel in its nationwide chain. Opened in May of 1927, the Saskatchewan ranked as the largest hotel in the province and dominated Regina's downtown skyline for many years. The hotel was designed in a "modernist-classical" style by the Montreal architectural firm of Ross and MacDonald, and constructed by Smith Bros. & Wilson. Most of the building materials were supplied and assembled by firms based in Regina, Saskatoon and Winnipeg. From the time of its opening, the hotel has continued to accommodate persons and events of political, economic and cultural importance to the city, province and nation. It has also served as a popular meeting place for Regina's corporate and social elite and the community at large. From 1945 to 1984, the hotel accommodated the official residence and office of the Lieutenant Governor of Saskatchewan. The hotel constitutes a prominent landmark on the south side of Victoria Park, and is an important member of the group of heritage buildings that contribute to the historic Victoria Avenue Streetscape. The original Hotel Saskatchewan first opened its doors in 1927, offering a unique experience, which almost instantly, became legendary. The passing of time has simply enhanced the Hotel's worldwide reputation for luxury, elegance of decor, and an unsurpassed quality of personal service. Over the last six decades, the history of the Hotel Saskatchewan has been consistently glamorous. The stream of guests who have passed through its doors is almost tantamount to a register of the influential and famous, both national and international.

The Royal family have been visitors, as have foreign statesmen, and many leading members of government. It was a Hotel Saskatchewan's commitment to raising these standards still higher that led to a major renovation completed at the end of 1992. It heralded the renaissance of one of Canada's Grand Hotels - an experience worth waiting for.

The heritage value of 2125 Victoria Avenue is associated with its status as one of the most prominent hotels built in Saskatchewan. Constructed for the Canadian Pacific Railway in 1926-27, the hotel became the fourteenth hotel in their nation-wide chain, and was the largest and most luxurious hotel in the province at its time of completion. With its 280 rooms, and its elegant architecture and decoration, the hotel has attracted numerous people and events of political, economic and cultural importance. Royalty, including Queen Elizabeth II, have been accommodated at the hotel repeatedly while visiting the province. Additionally, the hotel has long served as a popular meeting place of Regina's social elite and community at large. From 1945-84, the hotel served as the official residence and office of the Lieutenant Governor of Saskatchewan.

Heritage value of 2125 Victoria Avenue also lies in its Modern-Classical style architecture. Rising eleven stories, with a terraced 'skyline' effect, the structure was for many years one of the city's tallest buildings, contributing to its landmark status. Comprised of a functional 'H' shaped plan that ensures all rooms have access to light and fresh air, the design features a variety of Classical references and strong, Georgian style overtones such as graceful balustrades with mounted urns, Corinthian pilasters, pedimented windows, and quoining. Symmetrical in character, the structure incorporates a projecting lower façade comprised of tall round-headed windows. While the design of the hotel was by the Montreal architectural firm of Ross and Macdonald, who were often retained for projects of the Canadian Pacific Railway, the Regina firm of Smith Brothers and Wilson were responsible for the construction with sub-contractors largely obtained locally. The majority of the materials, such as the Tyndall Stone cladding, were obtained locally or regionally.

The heritage value of the property is also associated with its aesthetic and historical contribution to the streetscape of significant heritage buildings that border Victoria Park and this section of Victoria Avenue. While forming an elegant backdrop to the southern side of Victoria Park, the hotel is an important component to this concentrated grouping of impressive commercial and institutional buildings, which line the city's central square.

Source:

City of Regina Bylaw No. 9472

The heritage value of 2125 Victoria Avenue resides in the following character-defining elements:

- those elements which contribute to the property's historic Modern-Classical architecture, including its symmetrical, eleven-storey, 'H' shaped plan with projecting lower façade; terraced skyline roof combining both flat and hip elements; buff-coloured brick with Tyndall Stone cladding and detailing such as belt courses, cornices, window sills and crowns; Classical and Georgian style influences, such as the front balustrade with mounted urns, quoining, pilaster wall treatments with Corinthian capitals, pediment window crowns and tall, round-headed first-storey windows; elevated Victoria Avenue entrance with straight flight stairs;
- those elements which contribute to its historic and aesthetic streetscape contribution, such as its placement adjacent to the southern end of Victoria Park; the greenery which occupies its setback from the street.