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STRUCTURES COMPOSING THE REGINA COLLEGE CAMPUS

01. College Building (1912)
   - Architect: Brown & Vallance
   - Builder: R.J. Lecky & Co.

02. Tower (1916)
   - Architect: Brown & Vallance, James H. Puntin
   - Builder: R.J. Lecky & Co.

03. Women’s Residence (1916)
   - Architect: James H. Puntin
   - Builder: R.J. Lecky & Co.

04. Darke Hall (1929)
   - Architect: James H. Puntin
   - Builder: Poole Construction Co.

05. Norman Mackenzie Art Gallery (1953)
   - Architect: Francis H. Portnall
   - Builder: D. Joosnity

06. Norman Mackenzie Art Gallery Addition (1957)
   - Architect: Izumi Arnoldt and Sugiyama
   - Builder: Bird Construction Co. Ltd.

07. Darke Hall Addition (1963)
   - Architect: (Clifford) Wiens and Associates Ltd.
   - Builder: Bird Construction Co. Ltd.

DEMOLISHED STRUCTURES
A. Gymnasium (1925-1980s)
   - Architect: James H. Puntin
   - Builder: Smith Brothers & Wilson

B. Central Heating Plant (1928-Unknown)
1. INTRODUCTION

Regina College is an exceptionally intact and highly refined collection of Gothic Collegiate buildings dating from the 1910s to 1920s. The buildings serve as the original campus for Regina College and now house the Centre for Continuing Education and the Conservatory, as well as Darke Hall, a 1929 music and theatrical concert hall. The buildings are situated south of College Avenue with views to Wascana Lake and are a component of a Master Planning project currently underway to develop a plan for the site’s future redevelopment. This document provides background on the Regina College Precinct and as well provides Statements of Significance, Heritage Assessments, and Conservation & Salvage Strategies for the following buildings: College Building (1912); Girls Dormitory (Conservatory), Tower Addition (1916); Darke Hall (1929); Art Gallery (1953; with 1956-57 addition). This document represents a work in progress and will be updated with the Assessment for Darke Hall in the near future.

As a result of the values-based evaluation and assessment of the buildings (through Statements of Significance), Heritage Assessments of the College Building, and a high level Conservation Strategy, it was determined that the collection of pre-1930s college buildings possess an extremely high level of heritage value at the community and broader city context as one of the premiere collection of Gothic Collegiate buildings in the city and for its contribution to the development of the future Regina College. The Art Gallery, has high heritage value at the community and broader city context for its art collection; however, the building possesses a high level of structural damage to the walls and foundation and in conjunction with engineering reports, we are recommending to salvage key elements from the building and reconstruct a new art gallery.

The following strategy is recommended for the Regina College:

1. Preserve and rehabilitate the main College Building.
2. Preserve, and rehabilitate the Tower.
3. Retain and rehabilitate the north facade of the Girls Dormitory/Conservatory. Salvage materials from areas to be demolished for potential re-use on site or donation.
4. Retain and rehabilitate Darke Hall and the 1963 Addition.
5. Salvage key element for re-use or donation from the Art Gallery (1953; 1956-57 addition).
2. HISTORY & CONTEXT

2.1 CONTEXT IN THE CITY

The University of Regina College Avenue Campus (formerly Regina College), including the College Building, Conservatory, and Darke Hall, is located north of Wascana Lake and less than one block south of College Avenue between Wascana Drive and Hamilton Street in Regina’s Wascana Centre. The Canadian Pacific Railway (CPR) surveyed 13,000 25-foot lots in a grid plan in late-1882, extending as far south as College Avenue (historical 16th Avenue). The land where the college buildings are located was directly south of the surveyed lots, located in a government reserve area that extended to the north shore of Wascana Lake by 1882.

As Regina began to grow and expand, the CPR made more property available, subdividing the land assets around its right-of-way to incoming settlers. Property around the railway tracks and CPR station at roughly Broad Street and Saskatchewan Drive (historical South Railway Street) was among the most desirable for both businesses and residents. The site of the Saskatchewan Legislative Building (1908-1912), located on the south shore of Wascana Lake, was purchased in 1906, opening up land outside city boundaries to development. As a result, composition of the townsite began to change when residential and commercial development started being develop further south of the tracks.

The area south of Regina’s Downtown, now the Centre Square neighbourhood, became characterized by a transitional zone that extends south to the boundaries of Wascana Centre. The area was initially sparsely

Map of Regina from 1915. Regina College campus is outlined near the centre.

Source: David Rumsey Map Collection
The envisioned master plan of the Regina College campus. While this monumental proposal was never fully realized, the Teaching & Administration Block (centre-bottom), and one connecting tower (top), were completed. North is to the right. Wascana Lake is on the left.
2.2 THE HISTORY AND DEVELOPMENT OF REGINA COLLEGE

Saskatchewan incorporated as a province in 1905, with one of the earliest acts of legislature to provide for a university. Regina and Saskatoon were among the cities that lobbied and Saskatoon was chosen for the site of the university in April of 1909, making Regina a highly desirable location for a college. The Methodist church had established at least three colleges in Canada by 1911, including Wesley College (1888) in Winnipeg, Alberta College (1903) in Edmonton, and Mount Royal College (1911) in Calgary, and by 1921, it supported eleven secondary schools and colleges. In 1910, Pastor Joseph H. Oliver and George W. Brown of the city’s Metropolitan Methodist Church proposed to find a site and raise $175,000 for a college in Regina. Regina College received a charter of incorporation and the land was purchased, transferring twenty-three acres from the provincial government at a cost of $2,000 per acre by 1911.

Montreal architects, David Brown and Hugh Vallance, who also designed the main building for the University of Saskatchewan (1912), designed the main Regina College building. Construction was entrusted with the local building contracting firm of R.J. Lecky, with a contract awarded for $268,780. The three-storey structure included administration and faculty offices, classrooms, a library, and music practice rooms on the first floor, lecture rooms and a large amphitheatre on the second floor, and girls’ dormitories on the third floor, with laboratories, workshops, a kitchen, and a 300-person dining hall in the basement. The residential college was primarily intended to provide secondary education for rural Saskatchewan youth with limited access to high schools. By 1912, plans were made to add a west tower and girl’s residence to the main college building. Construction began, but with the recession of 1913 and onset of the First World War in 1914, the...
building program was suspended until 1915. The west tower and girls’ residence was opened a year later in March of 1916.

In the 1920s, the student body became increasingly enrolled in undergraduate and conservatory programs and over half of the students were enrolled in first and second year arts by 1927. Concurrently, Francis N. Darke designated a value of $100,000 for a music and art building in 1924. Darke served on the board of governors for the entire term of Regina College (1910-34) and pledged $20,000 to the college in its first year. The F.N. Darke Music and Art Building was constructed at a cost of $128,185 in 1928, including a performance hall and twelve music practice studios for the conservatory in the basement.

During the Second World War, the British Commonwealth Air Training Plan (BCATP) occupied 231 sites throughout Canada with 107 schools. The BCATP constructed some 8,300 new buildings as a part of its training schools, although it also occupied existing provincial institutions with classrooms and residences to relieve some of the construction burden. By late-June of 1940, the BCATP No. 2 Initial Training School occupied the former Regina College buildings, with the exception of Darke Hall.

In the post-War climate, the Regina campus experienced a period of rapidly increasing enrollment due to veterans returning home, rapid population growth, and economic recovery experienced in the 1950s. The college buildings used as part of the BCATP received restorations that returned them to their pre-war condition. The first building erected since the takeover in 1934 was a gallery constructed as an addition to the west elevation of the girl’s residence in 1953. The Norman Mackenzie Art Gallery, a one-storey, flat-roofed building with stucco cladding, was designed by local architect, Francis H. Portnall. An extension was built onto the gallery in 1956-57 to accommodate an art school. The conservatory, especially, experienced rapid rates of enrollment and its facilities at Darke Hall were overcrowded by 1959. As a result, an addition was made to Darke Hall in 1962-63.
Regina College saw further change in the 1960s when the college decided to establish full-degree granting status. The first graduates of what then became the University of Saskatchewan, Regina Campus convocated in 1965. In addition, expansion of its academic programs necessitated more facilities and a new campus was designated for a 320-acre site at the former Dominion Experimental Farm on the southeast side of Wascana Lake. Architect Minoru Yamasaki, who designed the original World Trade Center in New York (1972-73), was hired in 1962 to design the master plan for Wascana Centre and the Regina Campus in 1961. The first buildings at the new campus, designed by Yamasaki, included classrooms and laboratories that were opened by October of 1965.

Over the past several decades, the original Regina College buildings have found new uses as the University of Regina’s College Avenue Campus. By 2011, the art gallery building was used for the Senior’s Education Centre and a portion of the Johnson–Shoyama Graduate School of Public Policy. The South Block of the former residence received remedial structural shoring in the southwest stairwell in the 1990s. The Conservatory building is now located in the former residence that was added to the main college building.

The Norman Mackenzie Art Gallery, as it appeared following construction in 1953.

*University of Regina Archives and Special Collections*
3. STATEMENTS OF SIGNIFICANCE

3.1 REGINA COLLEGE

DESCRIPTION OF HISTORIC PLACE
The cultural landscape of Regina College is a post-secondary campus located on the north side of Wascana Lake in Regina, south of College Avenue between Wascana Drive and Hamilton Street. It is comprised of five historic educational buildings in the Collegiate Gothic style. The four-storey College Building is the most prominent with its long, rectangular plan and handsome brick and limestone detailing. The College Building is connected with three other buildings while two-storey Darke Hall, to the west of the assemblage, is separated by a narrow access road. Mature trees provide separation between the grounds and College Avenue to the north. The presentation and collegial aesthetic is maintained by limiting parking to the rear of the main complex. The buildings are surrounded by pockets of manicured lawn and mature trees, cut through by access roads and maintained footpaths that provide access to the northern shore of Wascana Lake. An open vista provides a sight line to the Provincial Legislature south of the lake.

HERITAGE VALUE OF HISTORIC PLACE
The grouping of buildings and landscape features and infrastructure at Regina College forms a distinct campus of higher learning in western Canada.

Value: Development of Educational Institutions
Regina College is highly significant as a physical manifestation of the development of post-secondary educational institutions in the City of Regina, its growth and expansion running in parallel with community development and the impact of national and international events.

When Saskatchewan became a province in 1905, one of the first acts of the legislature was to establish a university. While both Saskatoon and Regina lobbied for the right to host the institution, it was the former that won out. The University of Saskatchewan received its charter in April 1907 leaving Regina’s political and business leaders stung by the rebuke. Within a few years, a confluence of factors would lead to the establishment of a separate institution in their city.

At the beginning of the 20th Century, Canada’s prairie population was booming: the western settlement plan of Clifford Sifton, Minister for the Interior in Prime Minister Wilfrid Laurier’s Federal government was finally delivering success with new immigrants from Continental Europe and Eastern Canada flooding the prairies. Most settlers dispersed to their promised homesteads and in 1911, Saskatchewan’s population was predominantly agrarian with over 70% of its citizens living outside urban centres. Primary education became mandatory and in rural areas, it was provided in small, one-room schoolhouses led by a single teacher overseeing a group of pupils from grades 1 through 8. Opportunities for secondary schooling was limited and in this vacuum, the Methodist Church saw an opportunity.

Since 1785, the Methodist Church had been establishing colleges across North America as both a moral and social imperative. Their early efforts in Western Canada included Winnipeg’s Wesley College (1888) Alberta College in Edmonton (1903) and Calgary’s Mount Royal (1911). The massive immigration boom began changing the ethnic and religious make-up of the province. While Methodism was the largest Protestant denomination in Canada, as immigrants...
from Central Europe, England and America arrived, the church’s influence in Saskatchewan was diluted. Education was seen as a means to instill uniform values across an increasingly disparate population. In June 1909 the Saskatchewan Methodist Conference began considerations for a college in Saskatchewan. The plan was further developed the following year with the goal of a “…preparatory residential school for both sexes offering courses in collegiate, first year university and possibly second year university work…”.

The proposed college received a charter of incorporation on April 23, 1911 and a board of governors was established. Bowing to pressure from the University of Saskatchewan, the province refused to commit public dollars for the endeavour and so a fundraising drive was initiated by several prominent business and church leaders. A temporary site was established at the old Victorian Hospital building near present day Central Park. The land was donated by the City with the expectation that a newer facility would be built in the future. Open to both teenagers and adults, the institution opened its doors on September 5, 1911 with enrollment of 27 students. The first president was Reverend Wilbur William Andrews who was lured over from his position at Mount Allison University in 1911. Led by his faith, Andrews intended for the college to be an instrument of Christian social services and introduced a unique course in human relations, emphasizing the individual’s responsibility to the community.

With a temporary structure in place, work continued on the new college. Land was purchased from the province, with the area north of Wascana Lake on the former jail site chosen at a cost of $2,000 an acre. Work began on the new College Building in May 1911, designed by Montreal architects Brown and Vallance who had also produced the University of Saskatchewan’s main building. Local contractor R.J. Lecky and Company received the construction contract for $268,780. The three-storey structure included administration and faculty offices, classrooms, a library, and music practice rooms on the first floor, lecture rooms and a large amphitheatre on the second floor, and girls’ dormitories on the third floor, with laboratories, workshops, a kitchen, and a 300-person dining hall in the basement. The new College Building was official opened on October 14, 1912 with the Duke of Connaught presiding over the ceremony.

By the 1912-13 school year, enrollment had increased to 334 students and the college’s slate of programming continued to grow. Plans were made to expand the institution with an architectural vision that would never fully materialize. The plan was to erect two towers at the east and west elevations of the College Building with annexes that included dormitories, dining halls and a chapel extending to the north. Economic difficulties and the outbreak of the Great War led to the delay and down-scaling of the original plan. Local architect James H. Puntin (1878-1957) was hired to modify the designs, limiting it to the two towers and the girl’s dormitory. Puntin had moved to Regina in 1906 and became Architect to the Regina Public School Board in 1912, designing many schools over 20 years. The initiative was funded by a grant from the Massey estate and construction on the western tower and residence began in 1913 by R.J. Lecky and Company for the sum of $113,900. The Massey funding was pulled in 1914 and the expansion ground to a halt as the war effort marched on. Many of the male students at this time left their studies for duty overseas, some never to return again. During the war the college teetered on the verge of bankruptcy and in 1915, Reverend Ernest William Stapleford was brought on to assume the presidency. Through aggressive fundraising efforts he brought the college back from the brink and the western tower and dormitory were completed in 1916 (the plans for the eastern tower were never initiated). The expansion would be one of the last projects of Lecky & Co: Following their successful bid for the College Bridge in Saskatoon, issues with the concrete mixture made the structure unstable. With cost overruns and delays, the project was taken over by the provincial government in 1916 and Lecky left the ruins of his business to join the front in Europe.

Emerging from the ashes of the Great War, the college expanded under President Stapleford. A separate gymnasium building was constructed in 1925, followed by a central heating plant in 1929. Though both of
these buildings have been demolished, their memory speaks to the enthusiasm and expanding vision for the college in the 1920s. During this era the rural education system improved, lessening the need for residential schools to support rural secondary students and prompting a shift in the college’s focus. In 1925 an affiliation began with the University of Saskatchewan, allowing the college to teach the first two years of the four year Bachelor of Arts degree. Arts and music became a greater focus of the college and in 1929 the music and art building was completed. The architect was again James H. Puntin and it was built by Poole Construction Co for $128,185. The building was named Darke Hall, in honour of Francis N. Darke (1863-1940) a prominent local business leader and politician who was instrumental in the establishment of Regina College. Born near Charlottetown, PEI, he came to Regina in 1892 and went into the wholesale and retail meat business. He married Anna Elizabeth McKinnon in 1892 and together they had four sons. In 1895 he was elected to town council and became the City’s youngest mayor at the age of 35 in 1898. He would continue to serve in municipal politics until 1910, during which time he led a fundraising effort to build Regina College. His campaign raised $40,000 along with an $85,000 donation of his own money. A founding member of the Regina College Board of Governors, he would serve in that capacity for 24 years. The conservatory that bears his name would become an important cultural institution in Regina. It became the home of the Regina Symphony Orchestra and hosted many famous performers throughout the 1930s.

During the Second World War, the College was occupied by the British Commonwealth Air Training Plan (BCATP) as part of its training schools. By late-June of 1940, the training school occupied the entirety of the Regina College, with the exception of Darke Hall. In the post-War climate, the Regina campus experienced a period of rapidly increasing enrollment due to veterans returning home, rapid population growth, and economic recovery experienced in the 1950s. The college buildings used as part of the BCATP received restorations that returned them to their pre-war condition. The first building erected since the takeover in 1934 was a gallery constructed as an addition to the west elevation of the girl’s residence in 1953. The Norman Mackenzie Art Gallery, a one-storey, flat-roofed building with stucco cladding, was designed by local architect, Francis H. Portnall. An extension was built onto the gallery in 1956-57 to accommodate an art school. The conservatory, especially, experienced rapid rates of enrollment and its facilities at Darke Hall were overcrowded by 1959. As a result, an addition was made to Darke Hall in 1962-63.

Additional changes came in the 1960s as the college established full-degree granting status. The first graduates of what then became the University of Saskatchewan, Regina Campus convocated in 1965. In addition, expansion of its academic programs necessitated more facilities and a new campus was designated for a 320-acre site at the former Dominion Experimental Farm on the southeast side of Wascana Lake. Architect Minoru Yamasaki, who designed the original World Trade Center in New York (1972-73), was hired in 1962 to design the master plan for Wascana Centre and the Regina Campus in 1961. The first buildings at the new campus, designed by Yamasaki, included classrooms and laboratories that were opened by October of 1965.

The Regina College buildings are currently used as the University of Regina’s College Avenue Campus. Throughout its long history, the college has continuously served the people of Saskatchewan as an educational institution. The function of the college has evolved in tandem with the needs of the community while the record of its early expansion is preserved in its collective built form.

Value: Collegial Gothic Style
Regina College is significant as an early and exceptional example of Collegiate Gothic architecture in the City of Regina whose elegant design, high quality materials, and construction epitomized Regina’s development from its inception as a province to the late 1920s. Gothic Revival architecture, of which the Collegiate Gothic style is encompassed, has its foundation in English precedents such as Tudor and Gothic architecture. Gothic Revival represents a
rejection of the mass mechanization and the rise of the industrial revolution of the 19th century. Vaults, lancet windows, and exaggerated verticality stretch the building heavenwards evoking a spiritual aesthetic resulting in the style’s frequent use in ecclesiastical and educational buildings. Its prevalent use in the latter gave rise to the term Collegiate Gothic as the style alludes to the established English educational institutions of Oxford and Cambridge and their tradition and sophistication. The high quality materials used in the construction of the College Building emphasize the importance placed on education by the Methodist Church.

Value: Visual Landmark

The Regina College is also valued as a highly identifiable city-wide landmark situated in Regina’s Wascana Park north of Lake Wascana with sightlines to the province’s legislative building. Taken as a whole, the college landscape defines the heritage character of the neighbourhood. Limiting parking to the rear (south) of the building helps to preserve its character and collegial aesthetic. This grouping of intact historic buildings, in conjunction with Albert Memorial Bridge and the Legislature, frame Regina’s historic principal recreational area Wascana Park, and contribute to the area’s picturesque aesthetic.

**CHARACTER-DEFINING ELEMENTS**

The key elements that define the heritage character of Regina College include, but are not limited to its:

- location south of College Avenue and north of Wascana Lake on the University of Regina’s College Avenue Campus;
- continuous use as an educational institution represented by a distinct collection of historic Collegiate Gothic-style buildings;
- outstanding collection of historic architecture designed to promote a collegial atmosphere and the pursuit of knowledge through a marriage of built form and landscaping aesthetics;
- spatial configuration of the buildings: the College Building as the most prominent, centred in the landscape; tower and dormitory connected the western elevation of the College Building; Darke Hall situated to the west of the other buildings; emphasis on the northern elevation as the primary entryway;
- predominant construction materials including: brick cladding with limestone or Tyndall stone detailing; mix of wooden and steel historic windows;
- associated landscaping, including large pockets of manicured lawn and mature trees; mature trees along College Avenue help to isolate the landscape from traffic and noise; maintained footpaths that provide access to the northern shore of Wascana Lake and natural park space; and
- association with the surrounding environment and other monumental structures including the Royal Saskatchewan Museum to the west and a clear sightline to the Provincial Legislative Building.
STATEMENTS OF SIGNIFICANCE

3.2 COLLEGE BUILDING

DESCRIPTION OF HISTORIC PLACE
The University of Regina’s College Building is a monumental Collegiate Gothic style building situated north of Regina’s Lake Wascana and is part of a grouping of buildings forming the University’s College Avenue Campus. The three-storey brick building with stone elements possess a rectangular plan and is highly identifiable through its rows of multi-assembly windows spanning each floor of its north and south façades. Brick buttresses separating windows sets stretch the building skyward. A central recessed entry with stone reveal and parapet, and multiple bay windows punctuate the building’s north façade. The south façade is dominated by a three-storey projection with crenelated parapet. Later additions of a five-storey tower with crenelated parapet connected to a three-storey structure with multi-storey central bay on its north façade were added to the College Building’s west wall. The College Building is located south of College Avenue in Regina’s Wascana Park.

HERITAGE VALUE OF HISTORIC PLACE
The College Building, constructed in 1912, is highly valued as a physical manifestation of the development of secondary educational institutions in the City of Regina to meet the educational needs of southern Saskatchewan and is the oldest extant building in the City’s first post-secondary institution. The plan to establish a secondary level education institution, Regina College, in the city is rooted in the Regina’s early Methodist Church. A proposal to construct a residential and day school for high school level students in Regina was put forth by Reverend J. H. Oliver and George W. Brown, members of Regina’s Metropolitan Methodist Church, at the 1910 Saskatchewan Methodist Conference. Previously, students in southern Saskatchewan communities were limited in pursuing higher-level educational studies as most rural schools did not go beyond grade eight. Students determined to pursue higher levels of education were required to move from their rural homes to cities such as Saskatoon. The development of a secondary level institution in Regina permitted students to expand their education in closer proximity to their homes.
The provincial government issued a charter of incorporation for the college to the Methodist Church on April 23, 1911, at which point a Board of Governors was established. The City of Regina initially provided land for the school in the vicinity of present day Central Park; however, the site was too small for the church's vision of a large multi-building campus and five hectares of land was subsequently purchased from the province along what was then 16th Avenue, present day College Avenue. Known locally as the “Jail Site,” for it was the site of Regina's first jail, it was sold to the Methodist Church for $2,000/acre. The Montreal architectural firm of Brown and Vallance was engaged to design Regina College's main building. R. J. Lecky, hired as the General Contractor, constructed the building for a cost of $268,780. Work commenced in May 1911, with the cornerstone laid on October 25, 1911, by the Honourable Lieutenant – Governor G. W. Brown. Construction continued through the winter with the grand opening held on October 15, 1912 with HRH the Duke of Connaught officiating.

When opened, Regina College's three-storey main building was arranged with laboratories, kitchen, workshops, and dining hall in the basement; the first floor housed the school's administrative and faculty offices, classrooms, library, and music practice rooms. The building's second floor was comprised of a combination of lecture rooms, a large lecture theatre, as well as dorm rooms. The top floor of the building was used as the women's dormitory. Male students were housed at the old Victoria Hospital on Hamilton Street. Regina College offered studies in academics, business, agriculture, and the arts. Province-wide recognition of the academic institution resulted in a boom in attendance over the first few years. This in turn resulted in not only the expansion of the main building, but also the construction of a gymnasium (1925), central heating plant (1929), and Darke Hall (1929). In 1925, the Regina College took steps to establish itself as a junior college affiliated with the University of Saskatchewan. The economic decline of the 1930s impacted the college's financial position resulting in the University of Saskatchewan taking over the school and becoming a Junior College in 1934; a year after the then United Church broke ties with the school. Known as the University of Saskatchewan Regina Campus, it obtained full university status in 1959, before becoming a separate university through provincial legislation in 1974.

The College Building is significant as an early and exceptional example of Collegiate Gothic architecture in the City of Regina whose elegant design, high quality materials, and construction epitomized Regina's development prior to the First World War. Gothic Revival architecture, of which the Collegiate Gothic style is encompassed, has its foundation in English precedents such as Tudor and Gothic architecture. With proponents such as Ruskin and Pugin, Gothic Revival represents a rejection of the mass mechanization and the rise of the industrial revolution of the 19th century. Vaults, lancet windows, and exaggerated verticality stretch the building heavenwards evoking a spiritual aesthetic resulting in the style's frequent use in ecclesiastical and educational buildings. Its prevalent use in the latter gave rise to the term Collegiate Gothic as the style alludes to the established English educational institutions of Oxford and Cambridge and their tradition and sophistication. Designed by David R. Brown (1869-1946) and Hugh Vallance (1866-1947), a Montreal architectural firm experienced in Gothic Collegiate design, the College Building exemplifies this revival style of architecture through its overall elegant
design and detailing and is the only known example of their work in this style in Regina. The College Building’s rectangular plan, symmetrical masses, parapet with crenelations, buttresses, openings framed by cut stone, recessed arched entry with curved reveals and parapet, multi-floor bay windows, multi-assembly leaded glass windows with stone mullions are all hallmarks of the Collegiate Gothic style. The materials used to construct Regina College’s inaugural building were of an exceptional quality as reflected by their present condition. Brick stamped with “DIAMOND” indicates that it was sourced from the Diamond Brick Company of California. Limestone was extracted from a quarry near Kettle River. Steel casement frames and sashes were imported from England’s Henry Hope & Sons and glazed on site prior to installation. The cremone bolt hardware on the interior oak storm windows was manufactured in Paris. The high quality materials used in the construction of the College Building emphasis the importance placed on education by the Methodist Church.

The College Building is further valued as a highly identifiable city-wide landmark situated in Regina’s Wascana Park north of Lake Wascana with sightlines to the province’s legislative building. The College Building, in conjunction with the Tower, Dormitory, and Darke Hall, is situated on the south side of College Avenue and significantly defines the heritage character of the streetscape. This grouping of intact historic buildings, in conjunction with Albert Memorial Bridge and the Legislature, frame Regina’s historic principal recreational area Wascana Park, and contribute to the area’s picturesque aesthetic.
CHARACTER-DEFINING ELEMENTS

The key elements that define the heritage character of the College Building include, but are not limited to its:

- location south of College Avenue and north of Lake Wascana on the University of Regina’s College Avenue campus in the City of Regina;
- setback from the street with large open space in front of the building providing sightlines from the street beyond; situated amongst a grouping of contemporaneous institutional buildings of similar architectural design;
- form, scale, and massing as expressed by its: rectangular plan; three-storey height with full-height basement; flat roof with parapet with widely-spaced crenelations; two-storey bay window above north façade main entry; inter-floor bay windows at stairwells on the north façade; south facade with three-storey projection with crenelated parapet with additional multi-storey bay window on southern face of projection;
- masonry construction including: concrete foundation; steel structural members; common bond extruded red brick with grey mortar; limestone detailing at sill height bands, watertable, entry reveals, parapets, buttress caps, tile spandrel panels, mullions, parapet caps; fenestration openings framed with stone; granite stairs at main entry; stone floor at main entry; exaggerated limestone buttresses at front entry; entry vestibule of smooth finished cut limestone;
- Collegiate Gothic style details including: form, scale, and massing; materials; mirrored design; parapets with crenelations, buttresses; cut stone used to frame openings; recessed arched entry with reveals and modillions; bay windows; arched windows; arched brick lintels at third floor windows, multi-assemble leaded glass windows; all stone decorative features; brick segmental lintels;
- fenestration such as: multi-assemble multi-light Henry Hope & Sons steel casement windows; multi-assemble multi-light Henry Hope & Sons steel pivot casement windows with multi-light Henry Hope & Sons steel pivot transom windows; multi-assemble multi-light Henry Hope & Sons steel pivot casement windows with multi-light arched Henry Hope & Sons steel pivot transom windows; multi-assemble multi-light Henry Hope & Sons steel casement windows with multi-light fixed steel transom; 1-over-1 single-hung wooden-sash windows; wooden single panel double doors with multi-light glass panel and arched multi-light wooden-sash fixed transom;
- original interior elements including: 1-over-1 oak sash storm windows with “R.F. Paris 10 Modele Depose” brass cremone bolt hardware and hinges; wooden baseboards, chair rails, picture rails, window and door trim, multi-panel wooden doors with multi-light wooden-sash hopper transom windows; multi-light wooden double doors with multi-light wooden sidelights and transom; wide central corridor running east-west on each floor; arch details in hallways and transitions from hallway to staircases; staircases with marble steps, metal newel posts and balustrade with wooden railing; second floor lecture theatre with two-panel wooden double door with multi-light wooden hopper transoms at entries, two-panel wooden door with upper glass panel and multi-light wooden hopper transom, single panel pointed arch wooden door, brass hardware, tiered seating, wooden seat/desk benches, wooden floors, wooden trim including baseboards, chair rails, blackboards, moulding, coffered ceiling, plaster walls and ceiling, multi-assemble multi-light wooden-sash skylight, and additional elements such as: carved stone cornerstone with “Regina College A.D. 1911” in raised relief at front entry steps; commemorative plaque inside main entry vestibule for the opening of the College Building by the HRH Duke of Connaught; triptych brass plaque inside main entry vestibule commemorating Regina College students of the First World War.
3.3 TOWER & DORMITORY

**DESCRIPTION OF HISTORIC PLACE**
The Tower and Dormitory of the former Regina College are two striking Collegiate Gothic style buildings located north of Lake Wascana setback from College Avenue on the University of Regina’s College Avenue campus. The Tower, connected to the west façade of the University’s College Building, and Dormitory comprise a complex t-shaped plan multi-storey addition. The Tower is identifiable by its five-storey height with crenelated parapet, corner buttresses, stone surrounds and detailing, multi-assembly multi-light windows, and bank of multi-light windows with stone surround at the top of tower. The Dormitory, connected to the west wall of the Tower, consists of a three-storey square-plan component with flat roof and crenelated parapet, central recessed entry with multi-storey bay window above on its north façade. Bridging the space between the Tower and the northwest aspect of the Dormitory is a three-storey gabled roof structure with three-storey gabled roof wing extending south.

**HERITAGE VALUE OF HISTORIC PLACE**
The Tower and Dormitory, both constructed in 1916, are valued as components of one of the city’s earliest secondary level institutions, Regina College, as well as its first post-secondary institution, and are a physical representations of the school’s ability to adapt to meet the evolving educational needs of the city and province. Regina College, established by provincial charter on April 23, 1911, establishment is linked with the city’s early Methodist Church. A proposal to develop a secondary level educational facility in Regina was put forth at the 1910 Saskatchewan Methodist Conference. The facility was to be a residential and day school for high school level students. At the time, the majority of rural schools did not go beyond grade eight, requiring students wishing to continue their studies to relocate to larger communities. The establishment of Regina College provided a regional secondary-level educational option for southern Saskatchewan.

<table>
<thead>
<tr>
<th>Date of Construction</th>
<th>1914-1916</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Address</td>
<td>2155 College Avenue</td>
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<tr>
<td>Legal Address</td>
<td>BO62:A</td>
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<tr>
<td>Original Owner</td>
<td>Saskatchewan Methodist Conference</td>
</tr>
<tr>
<td>Architects</td>
<td>James H. Puntin Brown &amp; Vallance (Montreal)</td>
</tr>
<tr>
<td>Builder</td>
<td>R.J. Lecky</td>
</tr>
</tbody>
</table>
The City of Regina provided land for the school at the site of present day Central Park; however, the lot was too small and 13 acres of land, known locally as the “Jail Site,” was purchased from the province along what was then 16th Avenue, present day College Avenue, for $2,000/acre. The initial concept for Regina College was for a large campus with numerous blocks, towers, dormitories, courtyards, library, chapel, and museum. The Montreal firm of Brown and Vallance designed Regina College’s first building, the College Building, with construction starting in 1911, and Regina College’s grand opening on October 15, 1912, by HRH the Duke of Connaught. The college offered studies in academics, business, agriculture, and the arts. At the time Regina College opened, additional residences and classroom space was already required. The intention was to immediately construct two towers on the east and west ends of the College Building, as well as additional student residences. Plans for the towers were initially designed by Brown and Vallance. Accommodations for such an expansion had been incorporated into the construction of the College Building and are evident through the presence of block-out panels and absence of detailing on its east façade. Drawings for the expansion were completed by James Henry Puntin, who modified Brown and Vallance’s tower design in addition to designing the Dormitory. Although philanthropist Vincent Massey donated $100,000 for the college expansion, world events, economic downturn, and the college’s weak economic position, delayed construction until 1914; at which time the expansion was reduced in scale to one tower and a residence. Construction was temporarily stopped in August 1914 when Massey stopped payments due to ongoing economic uncertainty. Work began again in 1915, following the College securing a loan from the Canada Permanent Mortgage Corporation, with work completed in March 28, 1916. The original girls’ dormitory was moved from the College Building to the second and third floor of the addition with the vacated College Building space used as the boys’ dormitory. The additional space in the Tower and first floor of the Dormitory served as offices, common areas, and classrooms. Regina College became a junior college affiliated with the University of Saskatchewan in 1925 and was taken over by the University of Regina becoming a Junior College in 1934. The facility, known as the University of Saskatchewan Regina Campus, gained full university status in 1959, and, through provincial legislation, a separate university in 1974. As the institution evolved, its Music Conservatory, established in 1912, has been maintained and its presence has distinguished itself from others academic institutions in the province. The 1916 expansion, specifically the Dormitory, is linked with the Conservatory as the space evolved from a residence to teaching and practice space over time.

The Tower and Dormitory addition to the College Building is highly valued as defining examples of Collegiate Gothic architecture in the City of Regina and a rare example of institutional construction during the First World War. Gothic Revival architecture is rooted in English precedents such as Tudor and Gothic architecture and emerged as a response to the rise of the industrial revolution and mass production of goods. Key elements of Gothic Revival architecture such as towers, vaults, lancet windows, and buttresses stretch the building skywards evoking a spiritual sentiment, which resulted in its frequent use in ecclesiastical and educational buildings - the latter gave rise to the term Collegiate Gothic. The Collegiate Gothic style was sought out for use for educational institutions due to its connotation with iconic English schools such as Oxford and Cambridge. Designed by James Henry Puntin, the addition typifies this revival style of architecture through its elegant design and materials. It’s T-shaped plan, multi-storey tower with faux Porte-cochere, parapets with crenelations, massive buttresses, openings framed by cut stone, recessed arched entries with curved reveals, multi-floor bay windows, multi-assembly windows with stone mullions are all characteristics of the Collegiate Gothic style.

The Tower and Dormitory are valued for their link with prolific Regina architect, Saskatchewan Public Works Department supervising architect, and Regina Public School Board architect, James Henry Puntin. Born at Gateshead-on-Tyne, England in 1878, Puntin apprenticed at multiple architectural firms in England before immigrating to Canada from Liverpool in 1904, with his wife and infant son. Settling first in Winnipeg,
STATEMENTS OF SIGNIFICANCE

where he managed the firm of Darling & Pearson, he moved to Regina in 1906. He first served as the supervising architect for Saskatchewan Public Works Department and was responsible for overseeing the construction of the provincial Legislative Buildings. Simultaneously, Puntin established his own private practice in the city. He remained with the department for six years before accepting the position of architect for the Regina Public School Board. During this investiture Puntin designed numerous schools in Regina including Connaught Public School (1912), Haultain Public School (1919), Kitchener Public School (1921), and Lakeview Public School (1921). His skill in Collegiate Gothic architecture is evident in these schools as well as his design of Lutheran College (1925) and Regina College (1916). After leaving the School Board in 1929, Puntin briefly formed a partnership with Col. F. J. O’Leary before striking out on his own until his retirement in 1943. Following retirement, Puntin moved to Vancouver, where he remained until his death on March 20, 1957. His work at Regina College exemplifies his understanding of the key tenants of Collegiate Gothic architecture and stands as an icon testament of his work.

The Tower and Dormitory are further valued as components of a highly identifiable city-wide landmark institutional landscape situated in Wascana Park with sightlines to the province’s legislative building. Located on the north side of Wascana Lake, the Tower and Dormitory addition to the College Building, in conjunction with Darke Hall, the Albert Memorial Bridge, and the Legislature, frame Regina’s historic principal recreational area Wascana Park. The highly intact precinct of historic buildings defines the unique heritage character of College Avenue contributing to its picturesque aesthetic.
CHARACTER-DEFINING ELEMENTS

The key elements that define the heritage character of the Tower and Dormitory include, but are not limited to its:

- location south of College Avenue and north of Lake Wascana on the University of Regina’s College Avenue campus in the City of Regina;
- setback from the street with large open space in front of the building providing sightlines from the street beyond; connected to the College Building and located amongst a grouping of contemporaneous institutional buildings of similar architectural design;
- form, scale, and massing as expressed by its: T-shaped plan; multi-storey height

Tower

- form, scale, and massing as expressed by its: square footprint forming the northeast component of the overall T-shaped plan; five-storey height with full-height basement; flat roof with crenelated parapet;
- masonry construction including: concrete foundation; load bearing common bond extruded red brick with grey mortar; granite units at wall base; stone detailing at sill height banding, watertable, reveals at the faux porte-cochere, drip mould, openings framed with stone, mullions, spandrel panels, buttress caps, dentils, cornice band;
- Collegiate Gothic style details including: form, scale, and massing; materials; parapet with crenelations, buttresses; cut stone used to frame openings; faux Porte-cochere; reveals and drip mould; multi-assembly leaded glass windows; all stone decorative features; elements elongating the building’s height;
- fenestration such as: multi-assembly multi-light arched steel casement windows on either side of 9-over-6 single-hung steel-sash window; multi-assembly multi-light fixed steel-sash windows on either side of multi-light steel casement window; bank of multi-light steel casement windows; single assembly multi-light steel casement window; and
- original interior elements including: interior multi-light wooden-sash casement storm windows; multi-panel wooden doors; wooden floor on fifth floor of tower (under existing flooring); marble steps with metal newel posts and balustrade with wooden railing in staircase.

Dormitory

- form, scale, and massing as expressed by its: L-shaped footprint forming the central, northwest, and southern aspects of the overall T-shaped plan; three-storey component with gabled roof and front-gabled wall dormer connected to the Tower; three-storey gabled roof wing extending south with parapet, cupola, front-gabled dormers with wooden shingle cladding, front-gabled wall dormers, three-storey bay project with parapet; four-storey flat roof structure with crenelated parapet, three-storey bay window with parapet above a recessed entry;
- masonry construction including: brick foundation; common bond red brick with grey mortar; brick lintels; stone elements including watertable, parapet caps, coping, quoining, spandrel panels, window surrounds, reveals, drip moulds, keystone, parapet, horizontal bands, steps, sills, lintels;
- Collegiate Gothic style details including: form, scale, and massing; materials; parapets with crenelations, buttresses; cut stone used to frame openings; recessed arched entry with reveals and keystones; bay windows; multi-assembly multi-light windows; quoining; all stone decorative features;
- fenestration such as: multi-assembly 3-over-6 single-hung wooden-sash windows; 1-over-2 single-hung wooden-sash windows; multi-assembly 6-over-6 double-hung wooden-sash windows; 2-over-2 single-hung wooden-sash windows; 8-over-8 double-hung wooden-sash windows; multi-assembly multi-light wooden-sash casement windows; multi-light wooden-sash storm windows; 1-over-1 single-hung wooden-sash windows with matching interior wooden sash casement storm window; two-panel wooden double doors with upper glass panel;
- original interior elements including: marble interior stairs with iron balustrade and newel post and wooden railing; wooden trim, baseboards, chair rails; multi-light wooden double doors with multi-light transom and sidelights; radiators; metal grilles; brick fireplace; and,
- additional elements such as: carved stone panel with “1914” in raised relief in gable on south façade; square cupola with flat roof and wooden louvres; brick chimney with concrete cap.
STATEMENTS OF SIGNIFICANCE

3.4 DARKE HALL

<table>
<thead>
<tr>
<th>Date of Construction</th>
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<tbody>
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<tr>
<td>Legal Address</td>
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<tr>
<td>Architect</td>
<td>James H. Puntin</td>
</tr>
<tr>
<td>Builder</td>
<td>Poole Construction Co.</td>
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</table>

HERITAGE VALUE OF HISTORIC PLACE

Darke Hall is valued as a key component in an integrated and evolving cultural landscape of historic buildings and horticultural features, which serve to showcase Regina’s early residential high school and first post-secondary institution in the City of Regina. The college was initiated as a residential high school by the Methodist Church in 1910, offering boarding and education for students from areas within Saskatchewan that were not well serviced by high schools. The boarding school was under construction by 1911 on five hectares of land granted by the provincial government, on the former provincial jail site. Architects Brown and Valence from Montreal designed the first building, south of College Avenue (formally 16 Avenue), which opened to students by 1912. By 1916, a tower and Girls Residence had been added to the original building on the west side of the main campus building. Due to declining student numbers in the Inter-war period in the 1920s, the Regina College partnered with the University of Saskatchewan in Saskatoon to provide university education for students; the school officially became a Junior College affiliated of the University of Saskatchewan by 1925. Under the strong leadership of college president, Reverend E.W. Stapleford, hired in 1915, the campus was expanded during this period.

DESCRIPTION OF HISTORIC PLACE

Darke Hall, situated on the west side of the original Regina College campus, is a grand Gothic Collegiate Revival inspired concert hall. The building, in direct association with the 1912 College building and 1916 tower and conservatory is set back on the south side of College Avenue with long open vistas to Wascana Lake at the rear of the building to the south. Associated with the site and the buildings are mature coniferous trees and open landscaped property. The two-storey concert hall is characterized by its rectangular massing with flat roof, banked pointed arched windows, projecting full height bays on the side facades, and prominent Tyndall stone entryway with three pointed arched recessed door openings set flush with full height, flat roof projections flanking each side.
with several new buildings. Programmatic changes shifted the focus of the Junior College to arts and music, which initiated a vigorous period of development with concert hall in 1929. The college achieved full university status in 1959, when a three year degree program was instituted. The same year, the board of the University of Saskatchewan voted to divide the university into two distinct campuses; the University of Saskatchewan in Saskatoon and the University of Saskatchewan, Regina Campus. The Regina Campus continued with its focus on arts and music, as well as social sciences. In 1963 to 1965, a brand new modern campus was constructed southeast of the original campus. The original College Avenue campus continued to focus on music and the arts, with the former Girls Dormitory building converted into a Conservatory in the 1960s. In 1974, the university formally cut its ties to the University of Saskatchewan and became the University of Regina. The College Avenue campus has remained focused on music and has served as the location for the Centre for Continuing Education.

Darke Hall is further significant as symbolic for its nearly 90-year old role as the preeminent temple to arts in the city and for its association to benefactor, Frank N. Darke. Since Regina College’s inception, music and the arts, as well as the Conservatory function has been a major focus at the institution. Under the guidance of visionary F.G. Killmaster, the college became a formal conservatory examination centre in 1924, the first east of Toronto. A formal Bachelor of Music Degree, the first in the province, was granted by 1932 and was considered the foremost musical institution in the province. During the 1920s, a fundraising program was underway to build a purpose-built concert hall, which came to fruition in 1929 with the construction of Darke Hall. The concert hall, designed with seating for over 800 people, has served as an integral institution for housing the Regina Symphony Orchestra, choirs and other musical and theatrical performance groups community-wide and regionally.

The driving force behind the establishment of Darke Hall was F.N. Darke, who provided funds to design and build a Temple to the Arts. Darke, a butcher by trade and real estate investor, as well as a Director for Regina College board envisioned building a vessel for cultural activity to serve both the college and the city. In 1924, he donated $100,000 towards the design and construction of the building. The remaining funds were raised by college president, Reverend E.W. Stapleford, hired in 1915, an exceptional administrator and fundraiser. The concert hall was completed in 1928 and officially opened to the public, January 6, 1929.

Darke Hall is further significant as an exquisite example of Gothic Collegiate-style architecture in an institutional setting through the sensitive repetition of materials, exterior treatments, and scale and massing of the building. Darke Hall is a handsomely detailed brick-clad building, which illustrates influences of the Gothic Collegiate-style, a popular style for institutional buildings in the 1920s and 1930s in western Canada and the preferred architectural style at Regina College. Darke Hall was designed by James Henry Puntin, (1878-1957) a UK trained architect, who moved to Regina in 1906 to work as the supervising architect at Saskatchewan Public Works Department. In 1912, he worked as an architect for the Regina Public School Board, and designed several important institutional buildings in the city, including the 1916 Girls Dormitory and addition to Regina College and Lutheran College (1925). Well versed in the complexity of the Gothic Collegiate style, Puntin introduced innovative design details into Darke Hall, including a sophisticated rectangular plan, highly articulated and detailed with multi-coloured combed brick cladding and exquisitely crafted Tyndall stone detailing. The building has massive banks of rectangular and pointed arched window openings, detailed with decorative drip moulds and sills, and several symmetrical shallow projections and towers that add texture and interest to the otherwise blank brick walls. Hallmark features of the Collegiate Gothic-style are displayed in its recessed pointed-arch main entryway, steeply pitched roofline and buttresses between the banks of windows. A modern-style addition for back-of-house space was added in 1962-63.

Darke Hall is further significant for its superb theatre design as a concert hall. The spacious auditorium
offered large seating capacity, spacious and richly designed lobby area, and a lavish interior décor that created an atmosphere of exotic luxury. The stage was designed as a semi-thrust stage and a deep cantilevered balcony at the rear of the auditorium. The space was also designed for installation of a Casavant pipe organ, donated by Ambrose C. Froom, in memoriam to his son, a pilot for the Royal Air Force. Puntin was a master at economically creating the illusion of opulence with plasterwork on reinforced concrete. The lobby, staircase, and auditorium of the theatre feature a series of repeating motifs that provide constant visual stimulation and multiple, controlled perspectives.

Darke Hall is further valued as a component of a highly identifiable city-wide landmark situated in Wascana Park with sightlines to the province’s legislative building. Located on the north side of Wascana Lake, Darke Hall, the main College building and the adjacent Tower and Dormitory in addition to the Albert Memorial Bridge, and the Legislature, frame Regina’s historic principal recreational area, Wascana Park. The highly intact precinct of historic buildings defines the unique heritage character of College Avenue contributing to its picturesque aesthetic.
CHARACTER-DEFINING ELEMENTS
The key elements that define the heritage character of Darke Hall include, but are not limited to its:

• location south of College Avenue and north of Wascana Lake on the University of Regina’s College Avenue campus in the City of Regina;

• setback from the street with large open space in front of the building providing sightlines from the street beyond; associated with the College Building and Tower and Dormitory Building and located amongst a grouping of contemporaneous institutional buildings of similar architectural design.

1929 Building
• form, scale, and massing as expressed by its: T-shaped plan three-storey height in the front section only with full-height basement; gabled roofline with full-height three-sided bay on side of building with narrow crenelated parapets; flat roof square towers flanking central entryway; gabled projections perpendicular to main building at rear of building;

• masonry construction including: concrete foundation; load bearing common bond combed multi-coloured red brick with recessed grey mortar; brick buttresses; Tyndall stone in window and door surrounds, buttresses surrounding front entryway; roof detailing and quoining at gable peaks, sills, drip moulds, buttress caps, watertable; slate tile roof;

• Collegiate Gothic style details including: rectangular massing with square towers and bays capped with crenelated parapets; buttresses between window openings; cut stone used to frame openings; pointed arched windows and door openings; stone reveals and drip moulds; all stone decorative features; recessed triple entryway framed by pointed arches;

• fenestration such as: multi-assembly multi-light wooden casement windows with leaded glass windows separated by stone vertical spandrel panels between floors with single pane wooden casement exterior storms; five sets of arched openings on side facades with nine multipane leaded stained glass windows with fixed external storm windows; double assembly multi-light wooden casement windows in basement with interior multi-light storms; wooden triple paneled double doors with multi-light leaded and coloured glass in fanlights with wooden dentil detailing below with original brass hardware; arched doorways with single panel and multi-paned lights at entryways on sides of building;

• additional elements including original exterior wrought iron lighting; Tyndall stone steps to raised front entryway with wrought iron railings; uncarved stone panels in parapets; and

• original interior elements including: interior organization of space; bronze dedication plaques at front vestibule; wooden trim; auditorium with French truss structural system, arched ceiling with exposed beams, original pointed arch multi-light wooden doors with fanlights; cast concrete quoining surrounding main entryway doors; wooden and brick wainscoting; central recessed stage, curved corner exits with arched doorways and space for organs above flanking either side of stage; cantilevered balcony at rear of space; decorative plasterwork throughout interior spaces with foliage; lobby balcony with exposed beams, original lighting; three sets of double door openings with leaded stained glass fanlights at entry to lobby and auditorium; travertine stairway with decorative metal balustrade; maple floors and arched oak panelled doors and openings in recital space on second and third storeys at front of building.

1963 Addition
• form, scale, and massing as expressed by its: voluminous massings attached to the rear of the original building with flat and angled rooflines;

• masonry construction including: concrete foundation; load bearing common bond combed multi-coloured red brick with recessed grey mortar; Tyndall stone panelling on massings; Tyndall stone spandrel panels; copper standing seam roof on angled portions of roof;

• Modern style details including: blocky massing; minimalist detailing; narrow vertical window openings on east and west facades; flat awning roof over rear loading dock; and

• fenestration such as: fixed and casement narrow vertical aluminum windows and clerestory windows in single assembly.
The buildings were assessed over four field trips in Summer 2015. The review of the exterior and interior of the buildings were conducted, in conjunction with a review of the available historic literature and technical reports by past and current technical consultants. Digital photographs were compared against archival photographs to identify the original form, and materiality changes to the buildings.


Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada (2010) is the source used to assess the appropriate level of conservation and intervention to historic places. Under the guidelines, the conservation work proposed for Regina College includes aspects of preservation, rehabilitation, and restoration.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the building should be based upon the 14 Standards outlined in Standards and Guidelines, which are conservation principles of best practice.

A preliminary review of the exterior and interior of the College Building, Tower, Girls Dormitory, Darke Hall and the Art Gallery was conducted, in conjunction with a review of available historic literature and photographs to identify the original form, scale, and massing of the buildings. All elements recommended for salvage (only Girls Dormitory and Art Gallery) are to be thoroughly documented prior to their removal.

The following Assessment and Conservation Strategies include the following:

College Building: Assessment and Strategy
Tower: Assessment and Strategy
Girls Dormitory: Assessment and Strategy
Darke Hall: Strategy (Assessment to be completed in near future)
Art Gallery: Strategy (Assessment to be completed in near future)

Existing guidelines for the preservation of built heritage can be sourced from the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010), and the Australia ICOMOS (International Council on Monuments and Sites) Burra Charter: Good Practice for Heritage Places (2004).

The following Tables and Conservation Strategies contain information regarding the historic fabric of the five College Buildings. The following section contains detailed information regarding the individual elements; their condition, and recommended actions, as well as photographs cataloging each element, where possible. Please note that not all areas were accessible and some areas of the building may contain materials known to be hazardous, such as lead paint, or molds and mildew. Safety measures should be taken when working with potentially hazardous materials.
4.1 CONSERVATION STRATEGY

Following a detailed assessment of the structural integrity of the buildings by Consultants, and review of planning and programming parameters for the site, the following conclusions were drawn:

1. Preserve and rehabilitate the main College Building.
2. Preserve, and rehabilitate the Tower.
3. Retain and rehabilitate the north facade of the Girls Dormitory/Conservatory. Salvage materials from areas to be demolished for potential re-use on site or donation.
4. Retain and rehabilitate Darke Hall and the 1963 Addition.
5. Salvage key element for re-use or donation from the Art Gallery (1953; 1956-57 addition).

Where interventions are required for rehabilitation, decisions should be made from the position of what is in the best interest for the retained historic fabric and taking all possible steps to minimizing impact to the building’s retained original materials.

Additional underpinning may be required and will be assessed and carried on as ‘case by case’ basis.

Materials are to be salvaged from portions of the building that are to be demolished for potential reuse onsite, and as a means of deferring the extent of materials entering local landfills.
<table>
<thead>
<tr>
<th>COLLEGE BUILDING</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Retain</td>
<td>• Board formed concrete foundation (below grade)</td>
<td>• Foundation reviewed by others, refer to others for recommendations for repairs</td>
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<tr>
<td></td>
<td></td>
<td>• Brick above grade</td>
<td>• Any open penetrations to repaired.</td>
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<td>Masonry - Brick</td>
<td>Retain and</td>
<td>• Red brick with grey mortar</td>
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<td></td>
<td>Rehabilitate</td>
<td>• Variation in colouring of brick within and between individual units</td>
<td>• No missing bricks noted from ground level</td>
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<td></td>
<td></td>
<td>• Concave mortar joint</td>
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<tr>
<td></td>
<td></td>
<td>• Common bond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Element</td>
<td>Action</td>
<td>Description</td>
<td>Condition</td>
<td>Image</td>
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<td>-----------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
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<tr>
<td>Masonry - Brick continued</td>
<td>Retain and Rehabilitate</td>
<td>• Red pressed brick with red mortar</td>
<td>• Localized cracked and chipped bricks</td>
<td><img src="image1.png" alt="Image" /></td>
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<td>• Variation in colouring of brick within and between individual units</td>
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<td>• Common bond</td>
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<td>• Localized mortar loss</td>
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<td>• Unsympathetic past repointing.</td>
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<td>Element</td>
<td>Action</td>
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</table>
| Masonry - Brick continued | Retain and Rehabilitate | • Red pressed brick with red mortar  
• Variation in colouring of brick within and between individual units.  
• Concave mortar joint  
• Common bond | Unsympathetic past repointing with mortar and caulking |
| Masonry - Limestone | Retain and Rehabilitate | • Limestone used extensively on all facades as banding, caps, banding, surrounds, mullions, panels, buttress, signage, steps, tile  
• Light grey in colour with light mortar, narrow joints  
• Smooth to lightly combed finish on stone | Stone’s condition varies from facade to facade and vertically  
Deterioration noted due to nature weathering and man-made factors |
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<tr>
<th>Element</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
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</table>
| Masonry - Limestone continued | Retain and Rehabilitate      | • Limestone used extensively on all facades as banding, caps, banding, surrounds, mullions, panels, buttress, signage, steps, tile  
• Light grey in colour with light mortar, narrow joints  
• Smooth to lightly combed finish on stone | • Limestone throughout has been repointed either with unsympathetic mortar or caulking  

![Image of limestone detail](image1.png)  

![Image of repointed limestone](image2.png)
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</thead>
</table>
| Masonry - Limestone      | Retain and Rehabilitate | • Limestone used extensive on all facades as banding, caps, banding, surrounds, mullions, panels, buttress, signage, steps, tile  
• Light grey in colour with light mortar, narrow joints  
• Smooth to lightly combed finish on stone | • Limestone throughout has been repointed either with unsympathetic mortar or caulking  
• Multiple stone window surrounds possess cracks extending from the corner of the window sashes across the adjacent stone | ![Image](image1.jpg)  
![Image](image2.jpg) |
<table>
<thead>
<tr>
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<th>Condition</th>
<th>Image</th>
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</thead>
</table>
| Masonry - Limestone      | Retain and Rehabilitate | • Limestone used extensively on all facades as banding, caps, banding, surrounds, mullions, panels, buttress, signage, steps, tile  
• Light grey in colour with light mortar, narrow joints  
• Smooth to lightly combed finish on stone  | • Discolouration of limestone present primarily on horizontal aspects of facade, especially those that project from the face of the building  
• Extent of discolouration varies horizontally, vertically, and by facade |       |
<table>
<thead>
<tr>
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<th>Condition</th>
<th>Image</th>
</tr>
</thead>
</table>
| Masonry - Limestone Continued| Retain and Rehabilitate | • Limestone used extensive on all facades as banding, caps, banding, surrounds, mullions, panels, buttress, signage, steps, tile  
• Light grey in colour with light mortar, narrow joints  
• Smooth to lightly combed finish on stone | • Localized chips at outside corner  
• Chips occurring at ground-level likely due to mechanical impact  
• Chips to lettering, discolouration to stone, and caulking at cornerstone |       |
<table>
<thead>
<tr>
<th>COLLEGE BUILDING</th>
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<th>Condition</th>
<th>Image</th>
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</thead>
</table>
| **Masonry - Limestone continued** | Retain | - Limestone used extensive on all facades as banding, caps, banding, surrounds, mullions, panels, buttress, signage, steps, tile  
- Light grey in colour with light mortar, narrow joints  
- Smooth to lightly combed finish on stone | - Limestone left partially carved on rear and front facade  
- Tin flashing installed at back of stone parapet  
- Limestone parapet cap in fair condition with organics and unsympathetic past repointing present | ![Image](image1.png)  
![Image](image2.png)  
![Image](image3.png) |
<table>
<thead>
<tr>
<th>Element</th>
<th>Action</th>
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<th>Condition</th>
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<tbody>
<tr>
<td>Granite</td>
<td>Retain and Rehabilitate</td>
<td>• Granite sills present at basement casement windows on all facades of College Building</td>
<td>• Granite in fair condition with minor chips evident</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Joint between sill and limestone repointed with caulking</td>
<td></td>
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<td></td>
<td></td>
<td>• Granite steps at north entry</td>
<td>• Steps have settled differentially</td>
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<td></td>
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<td>• Steps sloped to outside edge</td>
<td>• Mortar loss present</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Mortar loss present</td>
<td>• Rust stains on granite at anchor plate of later added metal balustrade</td>
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<tr>
<td>Windows - Steel Windows</td>
<td>Retain and Rehabilitate</td>
<td>• All original steel windows made by Henry Hope &amp; Sons</td>
<td>• Steel windows are in exceptional condition given their age</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• All original interior hardware made by R.F. Paries 10 Modele Depose</td>
<td>• High number of windows operational</td>
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<td></td>
<td></td>
<td>• Multi-assembly multi-light pivot casement windows some with arched multi-light pivot transoms or multi-light fixed transoms</td>
<td>• Little damaged glass noted</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Interior wooden-sash casement storm windows</td>
<td>• A number of basement windows have been modified</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Limestone surround</td>
<td>• Some windows boarded over and/or film installed on interior face on rear facade</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Few windows have weather stripping and those that do vary in type and condition</td>
<td>• Nearly all wooden-sash casement storm windows retained and operation</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>• Nearly all original hardware intact</td>
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<td></td>
<td>• Caulking applied between steel frame and adjacent masonry</td>
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<td></td>
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<td></td>
<td>• Exterior paint failure throughout</td>
<td></td>
</tr>
<tr>
<td>Element</td>
<td>Action</td>
<td>Description</td>
<td>Condition</td>
<td>Image</td>
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<td>-----------------------------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
</tbody>
</table>
| Windows - Steel Windows | Retain and Rehabilitate       | • All original steel windows made by Henry Hope & Sons  
• All original interior hardware made by R.F. Paries 10  
Modele Depose  
• Multi-assembly multi-light pivot casement windows some with arched multi-light pivot transoms or multi-light fixed transoms  
• Interior wooden-sash casement storm windows  
• Limestone surround  
• Few windows have weather stripping and those that do vary in type and condition | • Basement windows altered through installation of louvres, HVAC equipment  
• Alterations present on all facades  
• Some have retained their steel windows | ![Image](image1.jpg) |
<p>|                         | Restore                       |                                                  | • Some basement windows have been resized and/or infilled with wood or brick                          | <img src="image2.jpg" alt="Image" /> |</p>
<table>
<thead>
<tr>
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<th>Condition</th>
<th>Image</th>
</tr>
</thead>
</table>
| Windows - Steel Windows continued | Retain and Rehabilitate | • All original steel windows made by Henry Hope & Sons  
• All original interior hardware made by R.F. Paries 10 Modele Depose  
• Multi-assembly multi-light pivot casement windows some with arched multi-light pivot transoms or multi-light fixed transoms  
• Interior wooden-sash casement storm windows  
• Limestone surround  
• Few windows have weather stripping and those that do vary in type and condition | • Double assembly basement casement windows with caulking applied at junction between frame and limestone and in lieu of putty  
• Missing putty  
• Paint failure  
• Corrosion of steel frame and muntins  
• Missing putty  
• Caulking applied at frame and granite sill | ![Image](image1.jpg) |
<table>
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<th>Image</th>
</tr>
</thead>
</table>
| Window - Steel Windows       | Retain and Rehabilitate    | - All original steel windows made by Henry Hope & Sons  
- All original interior hardware made by R.F. Paries 10 Modele Depose  
- Multi-assembly multi-light pivot casement windows some with arched multi-light pivot transoms or multi-light fixed transoms  
- Interior wooden-sash casement storm windows  
- Limestone surround  
- Few windows have weather stripping and those that do vary in type and condition | - Typical condition of double-assembly pivot casement windows with pivot transom  
- Putty loss  
- Corrosion  
- Modification to glazing  
- Caulking applied | ![Window Image](image1.jpg) |
|                              |                            |                                                                                                                                                                                                             | - Typical condition of multi-storey windows  
- Putty loss  
- Corrosion  
- Modification to glazing  
- Caulking applied at surround and spandrel panels | ![Window Image](image2.jpg) |
| COLLEGE BUILDING |
|------------------|-----------------|
| **Element**      | **Action**      | **Description**                                                                 | **Condition**                                                                 | **Image**                                                                                     |
| Windows - Steel Windows continued | Retain and Rehabilitate | • All original steel windows made by Henry Hope & Sons  
• All original interior hardware made by R.F. Paries 10 Modele Depose  
• Multi-assembly multi-light pivot casement windows some with arched multi-light pivot transoms or multi-light fixed transoms  
• Interior wooden-sash casement storm windows  
• Limestone surround  
• Few windows have weather stripping and those that do vary in type and condition | • Windows boarded over on interior facade of second storey where later added theatre was constructed | ![Windows boarded over on interior facade of second storey where later added theatre was constructed](image1.jpg) |
| Windows - Wooden Storm Windows | Retain and Rehabilitate | • All original interior hardware made by R.F. Paries 10 Modele Depose  
• Interior wooden-sash casement storm windows  
• Few windows have weather stripping and those that do vary in type and condition | • Typical condition of interior wooden storm casement window with original brass cremone bolt hardware and hinges  
• Interior storms in good condition  
• Majority of interior storms have retained their original hardware  
• Some windows are stuck and/or hard to operate  
• Some storm windows have been removed | ![Typical condition of interior wooden storm casement window with original brass cremone bolt hardware and hinges](image2.jpg) |
<table>
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</tr>
</thead>
</table>
| Windows - Wooden Storm Windows continued | Retain and Rehabilitate | • All original interior hardware made by R.F. Paries 10 Modele Depose  
• Interior wooden-sash casement storm windows.  
• Few windows have weather stripping and those that do vary in type and condition | • Finish on wooden sashes and frame weather from exposure, particularly on south facade          | ![Image 1](image1.jpg)                                                                 |
<table>
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<tr>
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<th><strong>Condition</strong></th>
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</tr>
</thead>
</table>
| **Windows - Wooden Sash** | Retain and Rehabilitate | • 1-over-1 single-hung wooden-sash windows with matching interior wooden casement storm window  
• Brass cremone bolt hardware | • Windows in fair condition  
• Rot and moisture issues present on sill, stool, and bottom of sashes  
• Hardware original and intact  
• Casement and single-hung windows difficult to open due to swelling and settlement issues | ![Windows Image](image1.png) |
| **Front Entry** | Retain and Rehabilitate | • Single panel wooden double doors with multi-light panel.  
• Arched multi-light fixed wooden transom  
• Curved limestone door surround. | • Door and transom in good condition  
• New hardware installed on interior and exterior of door  
• Kick plates added  
• Putty loss  
• Finish weathered  
• Minor rot and discoloration at bottom of doors and frame | ![Front Entry Image](image2.png) |
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Interior - Corridors</strong></td>
<td>Retain and Rehabilitate</td>
<td>- Wide central corridors running east/west on each floor&lt;br&gt;- Arched screens punctuate first and second floor corridors&lt;br&gt;- Plaster walls&lt;br&gt;- Original wooden baseboards, chair rail, and picture rail are intact</td>
<td>- Corridors highly intact&lt;br&gt;- Carpet installed&lt;br&gt;- Wooden picture rail painted&lt;br&gt;- Light fixtures added</td>
<td><img src="image1.jpg" alt="Image" /></td>
</tr>
<tr>
<td><strong>Interior - Classroom Doors</strong></td>
<td>Retain and Rehabilitate</td>
<td>- Typical door to classroom&lt;br&gt;- Two panel wooden door with upper glass panel&lt;br&gt;- Multi-light wooden hopper style transom&lt;br&gt;- Wide moulded wooden trim&lt;br&gt;- Brass hardware</td>
<td>- Very good condition with original hardware and finish</td>
<td><img src="image2.jpg" alt="Image" /></td>
</tr>
</tbody>
</table>
## College Building

<table>
<thead>
<tr>
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<th>Description</th>
<th>Condition</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior - Meeting Room</td>
<td>Retain and Rehabilitate</td>
<td>• Typical meeting room configuration&lt;br&gt;• Two panel wooden door with upper glass panel&lt;br&gt;• Multi-light wooden hopper style transom&lt;br&gt;• Wide moulded wooden trim&lt;br&gt;• Brass hardware&lt;br&gt;• Triple assembly fixed multi-light wooden sash windows</td>
<td>• Windows, door, and transom in very good condition, with original hardware and finish intact</td>
<td><img src="image1.jpg" alt="Image" /></td>
</tr>
<tr>
<td>Interior - Entry Doors</td>
<td>Retain and Rehabilitate</td>
<td>• Single panel multi-light wooden double doors&lt;br&gt;• Multi-light wooden sidelights and transom&lt;br&gt;• Original brass push plates and hinges</td>
<td>• Intact and in very good condition&lt;br&gt;• Modifications to hardware&lt;br&gt;• Minor damage to bottom of doors and door frame</td>
<td><img src="image2.jpg" alt="Image" /></td>
</tr>
</tbody>
</table>
### College Building

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</thead>
</table>
| Interior - Classrooms | Retain and Rehabilitate | • Typical configuration of classrooms  
• Multiple triple-assembly windows along one wall  
• Original wooden baseboards, chair rail, and picture rail  
• Original cast iron radiator  
• Plaster walls | • Classrooms are in good condition overall  
• Wooden trim, windows with interior storms, radiators are original and in good condition  
• Floor has been replaced  
• Lighting added to ceiling  
• Curtains installed at windows | ![Image](image1.jpg) |
<p>| Interior - Theatre XXX | Restore             | • Wooden floor, stage, two sets of double doors, wave-style wooden plank ceiling, control room at rear of space | • Theatre in good condition, but not original to the building | <img src="image2.jpg" alt="Image" /> |</p>
<table>
<thead>
<tr>
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</thead>
</table>
| Interior - Lecture Hall | Retain and Rehabilitate     | Two panel wooden double doors  
Multi-light hopper-style wooden transoms  
Moulded trim  
Brass hardware | Doors, transom, and hardware in very good condition  
Minor damage through installation of sign and lock |
| Retain and Rehabilitate |                             | Cofferred plaster ceiling                                                  | Significant damage to ceiling due to moisture issues.  
Paint failure present  
Pieces of plaster missing  
Acoustic tiles added  
Suspended strip lights added |
<table>
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</thead>
</table>
| Interior - Lecture Hall continued | Retain and Rehabilitate | • Multi-light wooden skylight with coloured glass | • Skylight is in fair/poor condition  
• Moisture issues evident  
• Some glazing has been replaced and/or altered  
• Roof opening boarded over, so skylight no longer functions as intended |
| | | • Highly intact with original fabric  
• Stadium seat style lecture hall  
• Wooden bench seating with individual desks on wooden platforms  
• Plaster walls  
• Wooden picture rail height trim  
• Two panel wooden doors with upper glass panel and multi-light wooden-sash hopper transom as side entry  
• Wooden floor  
• Slate chalk boards with wooden trim and shelf | • Overall fair condition  
• Acoustic tiles installed on upper portion of plaster walls, not original  
• Plaster walls damaged in areas and paint failure present  
• Benches and desks intact and in good condition with wear to finish  
• Floor extremely worn, nearly all finish worn away  
• Doors in good condition with original hardware |
<table>
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<th>Description</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior - Lecture Hall</td>
<td>Retain and Rehabilitate</td>
<td>- Highly intact with original fabric</td>
<td>- Raised podium in front of chalkboard has been removed</td>
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<td></td>
<td></td>
<td>- Stadium seat style lecture hall</td>
<td>- Slate chalkboard and trim original and in good condition</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Wooden bench seating with individual desks on wooden platforms</td>
<td>- Raised podium removed.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Plaster walls</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>- Wooden picture rail height trim</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Two panel wooden doors with upper glass panel and multi-light wooden-sash</td>
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<tr>
<td></td>
<td></td>
<td>hopper transom as side entry</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Wooden floor</td>
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<tr>
<td></td>
<td></td>
<td>- Slate chalkboards with wooden trim and shelf</td>
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<tr>
<td></td>
<td></td>
<td>- Cast radiator</td>
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</tbody>
</table>
COLLEGE BUILDING
North Facade (east of east internal staircase)

A - Overall brick is in good condition with localized cracked bricks present, as would be expected in 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Outside corners of building have chipped units likely due to impact damage. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, reputty sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, reputty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Restore steel frame and sash.

E - Limestone surrounds and spandrel panels in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.
COLLEGE BUILDING
North Facade (east internal staircase)

A - Overall brick is in good condition with localized cracked bricks present, as would be expected in a 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, reputy sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, reputy, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Limestone surrounds in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.
COLLEGE BUILDING
North Facade (between east internal staircase & front entry)

A - Overall brick is in good condition with localized cracked bricks present, as would be expected in 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, repufty sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, repufty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Restore steel sash.

E - Limestone surrounds and spandrel panels in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.
COLLEGE BUILDING  
North Facade (front entry)

A - Overall brick is in good condition with localized cracked bricks present, as would be expected in 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, repunt sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, repunt, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Limestone surrounds and spandrel panels in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.
COLLEGE BUILDING
North Facade (front entry)

A - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

B - Retain and rehabilitate multi-light wooden double doors, jambs, and multi-light arched wooden transom. Remove, strip, and repair transom, door and jamb. Replace and modern glazing with period appropriate glazing. Determine original finish on door, jamb and transom and rehabilitate. Repair any intact original hardware if in good condition.

C - Granite steps and base of exaggerated buttresses at front entry in good condition overall with settlement, rust stains, and general wear the primary areas of deterioration. Retain and rehabilitate steps that have shift, ensure appropriate sub-base material used. Clean stains from granite using pretested non-abrasive method. Do not using de-icing salts if possible to limit damage to steps and adjacent stone.

**COLLEGE BUILDING**

*North Facade (front entry to west internal staircase)*

**A** - Overall brick is in good condition with localized cracked bricks present, as would be expected in a 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

**B** - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

**C** - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, repunty sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, repunty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

**D** - Restore steel frame and sash.

**E** - Limestone surrounds and spandrel panels are in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.
COLLEGE BUILDING
North Facade (west staircase to Tower)

A - Overall brick is in good condition with localized cracked bricks present, as would be expected in 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, reputty sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, reputty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Restore steel frame and sash.

E - Limestone surrounds and spandrel panels are in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.
COLLEGE BUILDING

East Facade

A - Overall brick is in good condition with localized cracked bricks present, as would be expected in 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although, projecting elements are heavily stained. Stone has been unsympathetically repointed in the past especially at window surrounds and buttress caps. Outside corners of stone elements on facade chipped in areas due to impact damage. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning where required. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, reputty sash, repair all hardware to make windows operable, replace previously replaced glazing and missing glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, reputty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Restore steel frame and sash windows to match existing on basement level of south facade.

E - Existing 1-over-1 single-hung wooden-sash windows are in fair condition; however has been painted shut. Retain and rehabilitate windows, jambs, and hardware. Remove, strip, repair in kind, reputty, glazing replace as noted above, hardware repair, weatherstrip, and reinstall.
COLLEGE BUILDING
South Facade (east of three-storey projection)

A - Brick is in good condition with localized cracked units present, as expected in 103 year old building. Bricks used to infill basement windows poorly matched to original brick. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, reputty sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, repute, glazing replaced as noted above, hardware repaired, weatherstrip installed, and reinstalled.

D - Restore steel frame and sash windows to match existing.

E - Limestone surrounds and spandrel panels are in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

F - Restore segmental arch fenestration opening and restore steel frame and sash windows to match existing.

G - Improve grade to slope away from building.
COLLEGE BUILDING
South Facade (three-storey rear projection)

A - Overall brick is in good condition with localized cracked bricks present, as would be expected in 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Outside corners of stone elements on projection chipped in areas. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, repuit sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, repuit, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

Note - interim protective measures (e.g. bollards) should be considered at dumpsters to protect projection from damage.
COLLEGE BUILDING
South Facade (two-storey bay on rear projection)

A - Overall brick is in good condition with localized cracked bricks present, as would be expected in 103 year old building. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulkling or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Outside corners of stone elements on projection chipped in areas. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, repunt sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, repunt, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Limestone surrounds and spandrel panels are in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.
COLLEGE BUILDING
South Facade (west of three-storey projection)

A - Brick is in good condition with localized cracked units present, as expected in 103 year old building. Bricks used to infill basement windows poorly matched to original brick. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although projecting elements are heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Stone elements near ground at southwest corner chipped in areas. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement and pivot transom windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, reputty sash, repair all hardware to make windows operable, replace previously replaced glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, reputty, glazing replaced as noted above, hardware repaired, weatherstrip installed, and reinstalled.

D - Restore steel frame and sash windows to match existing.

E - Limestone surrounds and spandrel panels are in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

F - Restore segmental arch fenestration opening and restore steel frame and sash windows to match existing.

G - Improve grade to slope away from building.
A - Original double door entry with single panel wooden doors with multi-light panel, multi-light sidelights and multi-light transom are in excellent condition. Some damage to bottom of doors as expected with use and age. Finish is worn in high-contact areas. Additional hardware has been installed on the doors push plates. Retain and rehabilitated doors, sidelights, and transom. Rehabilitate any damaged wooden elements. Test to determine original finish and rehabilitate. Remove later added hardware, where possible. Protect during course of construction. Consider removal of doors, sidelights, transom, and frame to protect elements from damage during construction.
COLLEGE BUILDING  
Interior - Corridors

A - General - corridor materials and finishes are intact and in good condition. Retain original width of corridor, passage arches, fenestration, trim, and plaster walls. Interventions for rehabilitation that do occur should be carried out minimizing impact to original historic fabric.

B - Maintain original width of corridor. If carpet is removed, replace with sympathetic flooring. Protect floor during construction.

C - Passage archways are in good condition, with minor chips present at outside corners. Retain and rehabilitate archways where damaged. Conduct colour testing to determine original finish and rehabilitate. Protect from damage during construction.

D - Wooden trim (chair rail, base board, picture rail) is intact and in good condition. Trim to be removed, stripped, reputty. Rehabilitate any significantly damaged or missing trim in-kind, maintaining dimensions and profile. Determine original finish and rehabilitate. If left in place during construction, protect from damage.

E - Corridor doors and transoms are in good condition and original to the building. Retain all original doors, transoms, hardware and trim. Rehabilitate deteriorated wooden elements, removed doors and transom, strip, repair wooden, replaced damaged glazing, reputty transom, repair hardware repaired and reinstalled. Significantly damaged elements to be replaced in-kind maintaining dimensions and profile. Determine original wood finish and rehabilitate. When removed for construction and rehabilitation, catalogue components and ensure each item is returned to the same location it was removed from.
COLLEGE BUILDING
Interior - Stairwells

Overall the building’s stairwells have retained nearly all their original elements; however, alterations have been made to the landings and steps. Interventions for rehabilitation that do occur should be carried out minimizing impact to original historic fabric.

A - Landings have been enclosed with finishes similar to original. Arches at landings have been maintained and not impacted during egress modifications. If possible, return landings to original open plan, retaining arches. If separation between corridors and stairwells is required, separation should not replicate materials and style of original building.

B - Wood and metal balustrade are original and highly intact. Retain and rehabilitate. Repair any deteriorated areas of the wooden rail and rehabilitate to original finish. Determine original finish on balustrade, posts, and newel posts and rehabilitate. If height of balustrade requires modification to meet building code, choose material and design with least impact on original materials and maintains the aesthetics of the stairwells. Install less intrusive traction control on steps. Protect balustrade, steps, and risers during construction.

C - Wooden trim (chair rail, base board) is intact and in good condition. Rehabilitate any damaged or missing trim in-kind, maintaining dimensions and profile. Determine original finish and rehabilitate. If left in place during construction, protect from damage.
COLLEGE BUILDING
Interior - Meeting Room Fenestration

A - Door, transom, and associated triple assembly windows at College Building’s meeting rooms are in very good condition with high degree of integrity. Retain and rehabilitate. Remove doors, transom, and windows, catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Protect opening and any elements left in place during construction. Rehabilitate deteriorated wooden elements, strip, repair, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Rehabilitate damaged glazing, repute transom, windows, and glazing in door, rehabilitate original hardware. Reinstall in same location they were removed from.
COLLEGE BUILDING
Interior - Classrooms

A - Classroom doors and transoms are intact and good condition. Retain and rehabilitate. Remove doors, transoms, trim for rehabilitation. Catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Protect openings and any elements left in place during construction. Rehabilitate deteriorated wooden elements, strip, repair, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Rehabilitate damaged glazing, repotty transom and glazing in door. Rehabilitate original hardware. Reinstall in same location they were removed from.

B - Interventions may be required to meet new programing requirements, work should minimize impact to original historic fabric. Where possible, retain and rehabilitate trim (baseboard, chair rail, picture rail). Remove and catalogue prior to removal to ensure elements are reinstalled in same location they were removed from, if element is to be reused. Strip, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate.

C - Where original wood floor and plaster walls are intact, retain and rehabilitate. Strip, sand, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Protect floor throughout construction and restoration. Where original floor has been replaced or overlaid with modern flooring, consider steps to restore classroom floor to original state. Rehabilitate plaster as required. Determine original wall finish and rehabilitate. Where interventions for rehabilitation occur, minimize impact to original historic fabric.
COLLEGE BUILDING
Interior - Lecture Hall

A - Wood floor is in poor condition. Retain and rehabilitate. Strip, sand, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Protect floor throughout construction and restoration.

B - Wooden stadium seating of wooden benches with attached tables are in fair condition with varying degrees of deterioration. Retain and rehabilitate. Remove stadium seating for rehabilitation. Catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Strip, sand, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind of floor, benches, and tables of stadium seating. Determine original wood finish and rehabilitate. Reinstall in same position as removed from. Protect throughout course of construction.

C - Wooden is in good condition and to be retain and rehabilitate. Remove trim for rehabilitation. Catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Strip, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Reinstall in same position as removed from. Protect throughout course of construction.

D - Lecture hall doors and transoms are intact and good condition. Retain and rehabilitate. Remove doors, transoms, trim for rehabilitation. Catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Protect openings and any elements left in place during construction. Rehabilitate deteriorated wooden elements, strip, repair, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Rehabilitate damaged glazing, repute transom. Rehabilitate original hardware. Reinstall in same location they were removed from.

E - Remove acoustic panels, wear present. Rehabilitate plaster as required. Determine original wall finish and rehabilitate. Where interventions for rehabilitation occur, minimize impact to original historic fabric.

F - Address failing building envelop issues. Remove deteriorated plaster. Rehabilitate coffered plaster ceiling. Determine original ceiling finish and rehabilitate.

G - Retain and rehabilitate skylight.
COLLEGE BUILDING
Interior - Lecture Hall

A - Wooden stadium seating of wooden benches with attached tables are in fair condition with varying degrees of deterioration. Retain and rehabilitate. Remove stadium seating for rehabilitation. Catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Strip, sand, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind of floor, benches, and tables of stadium seating. Determine original wood finish and rehabilitate. Reinstall in same position as removed from. Protect throughout course of construction.

B - Wooden trim is in good condition and to be retain and rehabilitate. Remove trim for rehabilitation. Catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Strip, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Reinstall in same position as removed from. Protect throughout course of construction.

C - Remove acoustic panels. Determine original wall finish and rehabilitate. Rehabilitate plaster as required. Determine original wall finish and rehabilitate.

D - Address failing building envelop issues. Remove deteriorated plaster. Rehabilitate coffered plaster ceiling. Determine original ceiling finish and rehabilitate.
COLLEGE BUILDING
Interior - Lecture Hall

A - Retain stained glass skylight. Remove and catalogue for re installation. Protect openings and any elements left in place during construction. Rehabilitate deteriorated wooden elements, strip, repair, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Restore damaged stained glass. Reinstall to same location it was removed from.
COLLEGE BUILDING
Interior - Lecture Hall

A - Lecture hall doors and transoms are intact and good condition. Retain and rehabilitate. Remove doors, transoms, trim for rehabilitation. Catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Protect openings and any elements left in place during construction. Rehabilitate deteriorated wooden elements, strip, repair, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Rehabilitate damaged glazing, repute transom. Rehabilitate original hardware. Reinstall in same location they were removed from.
COLLEGE BUILDING
Interior - Washrooms

A - Where interventions for rehabilitation purposes are required, work to be carried out in manner with least impact on retained historic fabric. If possible, retain original marble bathroom partitions and restore.
<table>
<thead>
<tr>
<th>TOWER</th>
<th>Element</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
<th>Image</th>
</tr>
</thead>
</table>
|       | Foundation | Retain and Rehabilitate | • Brick foundation  
• Foundation of each of the Tower’s facades of Tower to be underpinned | • Condition assessed by others.  
• Exposed areas on exterior show mortar loss and parging failure  
• Drainage measures added post-construction | ![Image](image1.jpg) |
|       | Masonry - Brick | Retain and Rehabilitate | • Red brick with red mortar  
• Variation in colouring within and between bricks  
• Concave mortar joint  
• Common bond | • Overall, the brick is in good condition  
• No missing bricks noted from ground level | ![Image](image2.jpg) |
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Masonry - Brick</td>
<td>Retain and Rehabilitate</td>
<td>• Red brick with red mortar</td>
<td>• Localized cracked bricks</td>
<td></td>
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<tr>
<td>continued</td>
<td></td>
<td>• Variation in colouring within and between bricks</td>
<td>• Localized mortar loss</td>
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<td></td>
<td></td>
<td>• Concave mortar joint</td>
<td>• Localized stepped cracks in mortar joints</td>
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<td></td>
<td></td>
<td>• Common bond</td>
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<td>• Localized cracked bricks</td>
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<td>• Localized mortar loss</td>
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<td></td>
<td></td>
<td>• Localized stepped cracks in mortar joints</td>
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<tr>
<td></td>
<td></td>
<td>• Area of vandalism to masonry on east facade of Tower</td>
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</tr>
</tbody>
</table>

![Image of masonry with cracks and damage]
<table>
<thead>
<tr>
<th>Element</th>
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<th>Condition</th>
</tr>
</thead>
</table>
| Masonry - Brick continued| Retain and Rehabilitate         | • Red brick with red mortar  
• Variation in colouring within and between bricks  
• Concave mortar joint  
• Common bond                      | • Mortar loss and past unsympathetic repointing                                           |
| Masonry - Limestone      | Retain and Rehabilitate         | • Limestone used extensive on all facades of Tower as banding, caps, watertable, surrounds, mullions, panels  
• Light grey in colour with light mortar, narrow joints  
• Smooth to lightly combed finish on stone       | • Stone's condition varies from facade to facade and vertically  
• Deterioration noted due to natural weathering and man-made factors |
<table>
<thead>
<tr>
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<th>Condition</th>
<th>Image</th>
</tr>
</thead>
</table>
| Masonry - Limestone continued | Retain and Rehabilitate | • Limestone used extensively on all facades of Tower as banding, caps, watertable, surrounds, mullions, panels  
• Light grey in colour with light mortar, narrow joints  
• Smooth to lightly combed finish on stone | • Discolouration of limestone present on primarily on horizontal aspects of facade, especially those that project from the face of the building  
• Extent of discolouration varies by facade and element  
• Localized mortar loss present on all facades                                                                                           | ![Image](image1.png) ![Image](image2.png) ![Image](image3.png) |
<table>
<thead>
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<tbody>
<tr>
<td>Masonry - Limestone</td>
<td>Retain and</td>
<td>• Limestone used extensive on all facades of Tower as banding, caps, watertable, surrounds, mullions, panels&lt;br&gt;• Light grey in colour with light mortar, narrow joints&lt;br&gt;• Smooth to lightly combed finish on stone</td>
<td>• Chips present at outside corner and edges of stone units.&lt;br&gt;• Joints between stone units and between stone and brick repointed with caulking&lt;br&gt;• Caulking present on all facades of Tower and nearly all stone units</td>
<td></td>
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</tbody>
</table>
## TOWER

<table>
<thead>
<tr>
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<th>Description</th>
<th>Condition</th>
<th>Image</th>
</tr>
</thead>
</table>
| Masonry - Limestone continued  | Retain and Rehabilitate       | • Limestone used extensive on all facades of Tower as banding, caps, watertable, surrounds, mullions, panels  
                                  | • Light grey in colour with light mortar, narrow joints  
                                  | • Smooth to lightly combed finish on stone                                                                                       | ![Image](image1.jpg) |
|                                |                               | • Localized areas of missing pieces of stone previous repaired using inappropriate materials  
<pre><code>                              | • Localized delaminated stone                                                                                                     |-------|
</code></pre>
<p>| Masonry - Granite              | Retain and Rehabilitate       | • Granite watertable present on all facades of Tower                                                                                      | • Granite in fair condition with minor chips evident                                                                          | <img src="image2.jpg" alt="Image" /> |</p>
<table>
<thead>
<tr>
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</table>
| Windows - Steel Sash | Retain and Rehabilitate | • All original steel windows are intact  
• Multi-assembly and banked multi-light casement windows some Interior wooden-sash casement storm windows  
• Limestone surrounds and mullions  
• Few windows have weather stripping and those that do vary in type and condition | • Original windows intact and majority of windows are operational  
• Some steel windows modified to permitted air flow |

<p>| Image | Image |</p>
<table>
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</thead>
<tbody>
<tr>
<td>Windows - Steel Windows</td>
<td>Restore</td>
<td>• All original steel windows are intact&lt;br&gt;• Multi-assembly and banked multi-light casement windows some Interior wooden-sash casement storm windows&lt;br&gt;• Limestone surrounds and mullions&lt;br&gt;• Few windows have weather stripping and those that do vary in type and condition</td>
<td>• Steel window removed and fenestration repurposed for utilities&lt;br&gt;• If possible, restore to steel window</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Retain and Rehabilitate</td>
<td></td>
<td>• Missing putty and past repair work using unsympathetic material&lt;br&gt;• Caulking installed between stone units, brick and stone, and stone and steel cash</td>
<td></td>
</tr>
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<td>-------------------------------------------------------------------------------------------------</td>
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</tr>
</tbody>
</table>
| Windows - Steel Windows | Retain and Rehabilitate | • All original steel windows are intact  
• Multi-assembly and banked multi-light casement windows some Interior wooden-sash casement storm windows  
• Limestone surrounds and mullions  
• Few windows have weather stripping and those that do vary in type and condition | • Steel frames and sashes have corrosion action and paint failure                              | ![Image 1](image1.png) |
|                       |                         | • Multi-light wooden sash and frame interior storm windows                                       | • Storm windows are in good condition and operational.  
• Hardware intact  
• Some storm windows have been screwed shut                                                     | ![Image 2](image2.png) |
TOWER
North and East Facades

A - Overall brick is in good condition with localized cracked bricks present. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements overall are in good condition with projecting elements heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement windows intact and in good condition. Single hung window in fair condition with lower wooden-sash more deteriorated than steel upper sash. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, reputty sash, repair all hardware to make windows operable, replace previously replaced and missing glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, reputty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - A number of buttress caps, dentils on the parapet band, and window surrounds for the bank of windows on the top floor of the Tower are heavily deteriorated or possess extensive cracks. Those components too deteriorated to retain to be replaced in kind. Components that can be patched and/or consolidated to be retained and rehabilitated.

E - Underpin walls of north and east facades.
TOWER
North Facade

A - Overall brick is in good condition with localized cracked bricks present. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements overall are in good condition with projecting elements heavily stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement windows intact and in good condition. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, repнуть sash, repair all hardware to make windows operable, replace previously replaced and missing glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, repнуть, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Restore steel frame and sash to original historic drawings.

E - Limestone surrounds, reveals, drip moulds, and spandrel panels are in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

F - Drip mould above faux porte-cochere possesses an accumulation of bird droppings. Discrete pest control measures should be installed to prevent birds from roosting.

G - Underpin wall of north facade.
TOWER
South Facade

A - Overall brick is in good condition with localized cracked bricks present. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements (bands, buttress caps, drip moulds, roof cornice, dentils) are in good condition although stained in areas. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning as needed. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement windows intact and in good condition. Single hung window in fair condition with lower wooden-sash more deteriorated then steel upper sash. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, reputty sash, repair all hardware to make windows operable, replace previously replaced and missing glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Interior wooden storms to be removed, stripped, reputty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - A number of dentils on the parapet band, and window surrounds for the bank of windows on the top floor of the Tower are heavily deteriorated or possess extensive cracks. Those components too deteriorated to retained to be replaced in kind. Components that can be patched and/or consolidated to be retained and rehabilitated.

E - Relocate away from brick and limestone.

F - Consolidate granite watertable where deteriorated.

G - Underpin walls of north facade.
TOWER

South Facade (2nd-3rd floor windows)

A - Overall brick is in good condition with localized cracked bricks present. Mortar joints are straight with no specific areas of loss; however, extensive repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging brick and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone element (drip mould) is in good condition although stained. Stone has been unsympathetically repointed in the past. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning as needed. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Steel frame and sash casement windows intact and in good condition. Single hung window in fair condition with lower wooden-sash more deteriorated than steel upper sash. Retain and rehabilitate frames, sashes, hardware, and interior storms. Remove and strip sashes, repute sash, repair all hardware to make windows operable, replace previously replaced and missing glazing with period appropriate glazing, clean, prep, and paint all jamb and sashes. Interior wooden storms to be removed, stripped, repute, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Restore steel frame and sash to match existing.

E - Limestone surrounds and spandrel panels are in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.
TOWER
Interior - Classrooms

General - Retain footprint of tower and rehabilitate or restore original materials (e.g. doors, trim, plaster, windows). Where interventions are required, minimize impact to historic fabric.

A - Wood floor is in poor condition. Retain and rehabilitate. Strip, sand, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Protect floor throughout construction and restoration.

B - Tower interior doors and hardware are intact and good condition. Retain and rehabilitate. Remove doors and trim for rehabilitation. Catalogue prior to removal to ensure elements are reinstalled in same location they were removed from. Protect openings and any elements left in place during construction. Rehabilitate deteriorated wooden elements, strip, repair, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Rehabilitate original hardware. Reinstall in same location they were removed from.
TOWER
Interior - Classrooms

**General** - Retain footprint of studio and rehabilitate or restore original materials (e.g. doors, trim, plaster, windows). Where interventions are required, minimize impact to historic fabric.

**A** - Wood floor is in poor condition. Retain and rehabilitate. Strip, sand, rehabilitate deteriorated wooden elements, replace significantly damaged wood in-kind. Determine original wood finish and rehabilitate. Protect floor throughout construction and restoration.
TOWER
Interior - Stairwells

General - Overall the Tower’s stairwells have retained nearly all their original elements; however, alterations have been made to the landings and steps. Where interventions are required, minimize impact to historic fabric.

A - Tile on some of the landings has been replaced.

B - Wood and metal balustrade are original and highly intact. Retain and rehabilitate. Repair any deteriorated areas of the wooden rail and rehabilitate to original finish. Determine original finish on balustrade, posts, and newel posts and rehabilitate. If height of balustrade requires modification to meet building code, choose material and design with least impact on original materials and maintains the aesthetics of the stairwells. Install less intrusive traction control on steps. Protect balustrade, steps, and risers during construction.

C - Original marble treads on steps intact. Retain and rehabilitate if required. Protect during construction.
TOWER
Interior - Studio

**General** - Retain footprint of studio and rehabilitate or restore original materials (e.g. doors, trim, plaster, windows). Where interventions are required, minimize impact to historic fabric.

**A** - Plywood has been installed over original wooden floor. Condition of underlying wood floor unknown. If possible, retain and rehabilitate. Remove plywood, sand, replace significantly damaged wood in-kind. Determine original floor finish and rehabilitate. Protect floor throughout construction and restoration.
**DORMITORY/CONSERVATORY**

<table>
<thead>
<tr>
<th>Element</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
<th>Image</th>
</tr>
</thead>
</table>
| Dormitory/Conservatory | Retain portion of foundation under north and portion of west facade and underpin | *Brick foundation*  
*Common bond*  
*Retained portions of north and west facades of Dormitory/Conservatory to be underpinned* | *Foundation failing extensively throughout*  
*Foundation of portions of retained facade to be underpinned*  
*Extensive mortar loss and parging failure* | ![Image](image1.jpg) |

**Foundation**

- Retain and Rehabilitate north and portion of west facade  
Salvage materials from facades being demolished  
Red pressed brick with light grey mortar  
Variation in colouring of brick within and between individual units  
Concave mortar joint  
Common bond  
Overall, the brick is in good condition  
No missing bricks noted from ground level

![Image](image2.jpg)

The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.
### DORMITORY/CONSERVATORY

<table>
<thead>
<tr>
<th>Element</th>
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</table>
| The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned. | Retain and Rehabilitate north and portion of west facade | - Localized mortar loss  
- Stepped cracks in mortar joints  
- Past unsympathetic repointing |
| Masonry - Brick continued |                        | - Red pressed brick with light grey mortar  
- Variation in colouring of brick within and between individual units  
- Concave mortar joint  
- Common bond  | - Past repairs using inappropriate brick and mortar |
| Do not salvage modern replacement brick |                        | - Localized mortar loss  
- Stepped cracks in mortar joints  
- Past unsympathetic repointing | - Past repairs using inappropriate brick and mortar |
### DORMITORY/CONSERVATORY

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Masonry -</td>
<td>Retain and Rehabilitation</td>
<td>Limestone used extensive on all facades of Dormitory as banding, caps, surrounds, mullions,</td>
<td>Stone’s condition varies from facade to facade and vertically</td>
<td></td>
</tr>
<tr>
<td>Limestone</td>
<td>north and portion of west facade</td>
<td>panels, steps, scuppers, quoining, sills, lintels</td>
<td>Deterioration noted due to natural weathering and man-made factors</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Salvage materials from facades</td>
<td>Light grey in colour with light mortar, narrow joints</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>being demolished</td>
<td>Smooth and slightly combed finish on stone</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Caulking used to repoint joints between stone units and joint between brick and stone</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Cracks present in stone surrounds, typically extending from corners of wooden window frame</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Mortar loss present throughout</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

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</table>
| Masonry - Limestone continued | Salvage materials from facades being demolished | • Limestone used extensive on all facades of Dormitory as banding, caps, surrounds, mullions, panels, steps, scuppers, quoining, sills, lintels  
• Light grey in colour with light mortar, narrow joints  
• Smooth and slightly combed finish on stone | • Significant damage to stone quoining on south facade                                                                                                                                                | ![Image](image1.jpg)                                                                                   |
| Retain and Rehabilitate north facade | Salvage materials from facades being demolished | • Stone door surrounds with weather and delamination stone                                                                                                                                                 |                                                                                                      | ![Image](image2.jpg)                                                                                   |

**ELEMENTS**

- **Masonry - Limestone continued**
  - Salvage materials from facades being demolished
    - Limestone used extensive on all facades of Dormitory as banding, caps, surrounds, mullions, panels, steps, scuppers, quoining, sills, lintels
    - Light grey in colour with light mortar, narrow joints
    - Smooth and slightly combed finish on stone
  - Significant damage to stone quoining on south facade
  - Stone door surrounds with weather and delamination stone

**CONDITIONS**

- Image 1: Limestone quoining on south facade
- Image 2: Stone door with weather and delamination stone
The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

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</thead>
</table>
| Masonry - Limestone continued    | Retain and Rehabilitate north and portion of west facade | • Limestone used extensive on all facades of Dormitory as banding, caps, surrounds, mullions, panels, steps, scuppers, quoining, sills, lintels  
  • Light grey in colour with light mortar, narrow joints  
  • Smooth and slightly combed finish on stone | • Chips in stone at outside corners of surrounds | ![Image](image1.jpg) |
| Salvation materials from facades being demolished |                                      |                                                                                                                                                                                                            | • Date panel in very good condition            | ![Image](image2.jpg) |
**DORMITORY/CONSERVATORY**

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</table>
| Masonry - Limestone continued | Salvage materials from facades being demolished | - Limestone used extensive on all facades of Dormitory as banding, caps, surrounds, mullions, panels, steps, scuppers, quoining, sills, lintels  
- Light grey in colour with light mortar, narrow joints  
- Smooth and slightly combed finish on stone | - Limestone quoining and scuppers on multi-storey bay on south facade original and in good/fair condition  
- Delamination present on some stone units |

| Retain and Rehabilitate north facade | | | - Limestone steps are front entry in fair to poor condition  
- Steps are worn from use  
- Mechanical damage present at edges  
- Cracks and gaps between stone due to settlement issues |
DORMITORY/CONSERVATORY

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Retain and Rehabilitate north and portion of west facade</td>
<td>Salvage materials from facades being demolished</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Limestone continued</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retain and Rehabilitate north and portion of west facade</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Limestone used extensive on all facades of Dormitory as banding, caps, surrounds, mullions, panels, steps, scuppers, quoining, sills, lintels</td>
<td>Limestone buttress and parapet caps intact and original to building</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Light grey in colour with light mortar, narrow joints</td>
<td>Stone weathered on face.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Smooth and slightly combed finish on stone</td>
<td>Mortar loss present</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Repointed using caulking</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Remove and Rehabilitate stone steps</td>
<td>Metal balustrade installed at limestone steps on north facade entry</td>
<td>Later added metal balustrade present</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Active corrosion present at anchor plates</td>
<td></td>
</tr>
</tbody>
</table>
The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

<table>
<thead>
<tr>
<th>Windows - Wooden Windows</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain and Rehabilitate windows on north facade and retained portion of west facade</td>
<td></td>
<td>Single, double, triple assembly multi-light wooden sash and frame windows. Asymmetrical sashes (e.g. 3-over-6, 1-over-2) Reinforced brick lintels and stone sills on east and west facades Multi-light wooden-sash storm windows Wooden-sash screen windows Many windows can not be opened or are stuck partial open due primarily to foundation settlement issues</td>
<td>Condition of windows highly varied Paint failure present throughout on frames and sashes Storm windows missing Broken and missing glazing in windows and storm windows Missing and deteriorated putty</td>
<td><img src="image1.jpg" alt="Image" /></td>
</tr>
<tr>
<td>Salvage windows from facades being demolished</td>
<td></td>
<td></td>
<td>Typical style, arrangement, and condition of windows on east and west facades Missing and/or damaged storm windows Damaged screen windows Corrosion of lintels Weathering of stone sills Missing and deteriorated putty</td>
<td><img src="image2.jpg" alt="Image" /></td>
</tr>
</tbody>
</table>
**REGINA COLLEGE | HERITAGE ASSESSMENT**

<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>DORMITORY/CONSERVATORY</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frames</td>
<td></td>
<td>The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Windows - Wooden Windows continued | Salvage windows from facades being demolished | • Single, double, triple assembly multi-light wooden sash and frame windows.  
• Asymmetrical sashes (e.g. 3-over-6, 1-over-2)  
• Reinforced brick lintels and stone sills on east and west facades.  
• Multi-light wooden-sash storm windows  
• Wooden-sash screen windows  
• Many windows can not be opened or are stuck partial open due primarily to foundation settlement issues | • Typical condition of windows on east and west facades  
• Paint failure  
• Deteriorated frame  
• Weather stone sills  
• Cracks in stone sills  
• Missing and deteriorated putty  
• Extent of distortion of sashes and frame due to foundation issues |       |
<table>
<thead>
<tr>
<th>Element</th>
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<th>Image</th>
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<tbody>
<tr>
<td>Dormitory/Conservatory</td>
<td></td>
<td>The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retain and Rehabilitate north and portion of west facade</td>
<td></td>
<td>- Single, double, triple assembly multi-light wooden sash and frame windows.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Asymmetrical sashes (e.g. 3-over-6, 1-over-2)</td>
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<tr>
<td></td>
<td></td>
<td>- Reinforced brick lintels and stone sills on east and west facades.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>- Multi-light wooden-sash storm windows</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>- Wooden-sash screen windows</td>
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<td>- Many windows can not be opened or are stuck partial open due primarily to foundation settlement issues</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retain and Rehabilitate portion of west facade</td>
<td></td>
<td>- Typical style, arrangement, and condition of windows on north facade</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Missing and/or damaged storm windows</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>- Damaged screen windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Weathering of stone surrounds</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>- Missing and deteriorated putty</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Broken and missing glazing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows - Wooden Windows continued</td>
<td>Retain and Rehabilitate north and portion of west facade</td>
<td>- Single, double, triple assembly multi-light wooden sash and frame windows.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Asymmetrical sashes (e.g. 3-over-6, 1-over-2)</td>
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<td></td>
<td>- Reinforced brick lintels and stone sills on east and west facades.</td>
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<tr>
<td></td>
<td></td>
<td>- Multi-light wooden-sash storm windows</td>
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<td></td>
<td>- Wooden-sash screen windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Many windows can not be opened or are stuck partial open due primarily to foundation settlement issues</td>
<td></td>
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The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

<table>
<thead>
<tr>
<th>Windows - Wooden Windows continued</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salvage windows from facades being demolished</td>
<td>Double assembly 1-over-1 single-hung wooden-sash windows with interior wooden casement storm window</td>
<td>Missing and deteriorated putty • Paint failure • Windows do not open due to settling</td>
<td></td>
</tr>
<tr>
<td>Multi-light wooden-sash casement windows with multi-light wooden-sash storm windows at multi-storey bay on south facade</td>
<td>Portion of building condemned limiting inspection • Some storm windows missing • Brass hardware intact • Broken glazing • Paint failure</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Image**: Photographs showing the windows and the condition of the dormitory/conservatory.
The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

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<tr>
<td>Windows - Wooden</td>
<td>Retain and</td>
<td>• Typical triple assembly multi-light wooden-sash and frame</td>
<td>• Counterweights cut</td>
</tr>
<tr>
<td>Windows continued</td>
<td>Rehabilitate</td>
<td>windows on north facade</td>
<td>• Storms missing</td>
</tr>
<tr>
<td></td>
<td>north facade</td>
<td></td>
<td>• Paint failure</td>
</tr>
<tr>
<td>Salvage</td>
<td></td>
<td>• Multi-light wooden-sash storm windows stored in attic of Dormitory</td>
<td>• Broken and missing glazing</td>
</tr>
</tbody>
</table>
The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

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<thead>
<tr>
<th>Element</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Entry</strong></td>
<td>Retain and Rehabilitate</td>
<td>Two panel wooden double doors with glass upper panel</td>
<td>Overall good condition, minor deterioration at base of doors and frame&lt;br&gt; Kick plates installed&lt;br&gt; Doors and transom refinished</td>
</tr>
<tr>
<td></td>
<td>north facade</td>
<td>Wooden panel transom</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Brass hardware</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Over all good condition, minor deterioration at base of doors and frame</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Kick plates installed</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Doors and transom refinished</td>
<td></td>
</tr>
<tr>
<td><strong>Cupola</strong></td>
<td>Salvage from portion being</td>
<td>Square, flat roof, wooden cupola with louvres, cornerboards, and cornice</td>
<td>Original to construction and in good condition&lt;br&gt; Paint failure present</td>
</tr>
<tr>
<td></td>
<td>demolished</td>
<td></td>
<td></td>
</tr>
</tbody>
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The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

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| Interior - Doors | Salvage materials from portions being demolished | * Multi-panel wooden doors with brass hardware  
Some doors have upper glass panel | * Majority of doors in good condition  
* Hardware replaced on some doors  
* Original transom over doors is intact, however, it has been boarded over |
| Interior - Stairwells | Salvage materials from portions being demolished | * Metal stair plate with marble risers and treads  
Metal balustrade with metal newel post and moulded wood top rail | * Balustrade in good condition  
* Structural repairs previously carried out  
* Marble treads worn and some treads are cracked |
The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

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| Interior - Stair Landings & Front Entry | Salvage materials from portions being demolished | • Two panel double wooden doors with multi-light upper panel  
• Multi-light wooden sidelights  
• Wooden-sash transoms 
• All possess cloudy glass  
• Brass hardware | • All elements in good condition  
• Additional hardware installed  
• Paint failure |
| Corridors                | • Inter-corridor doors with multi-light wooden sidelights and transom | • Good condition  
• Double doors removed |
The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of Dormitory and entire Tower to be rehabilitate and foundation underpinned.

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<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior - Grilles</td>
<td>Salvage materials from portions being demolished</td>
<td>• Metal grilles with decorative geometric pattern</td>
<td>• Very good condition • Some paint failure present</td>
<td></td>
</tr>
<tr>
<td>Interior - Radiators</td>
<td></td>
<td>• Iron radiators</td>
<td>• Original to period of construction • Good condition</td>
<td></td>
</tr>
</tbody>
</table>
DORMITORY
North Facade (three-storey gabled roof)

A - Overall brick is in good condition with localized cracked bricks present. Mortar joints are straight with no specific areas of loss; however, repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although, projecting elements are heavily stained. Stone has been unsympathetically repointed in the past especially at window surrounds and watertable. Outside corners of stone elements on facade chipped in areas. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning where required. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Wooden frame and sash hung windows are intact and range in condition from poor to good condition. Retain and rehabilitate frames, sashes, hardware, and storm windows. Restore missing storm windows. Remove and strip sashes, reputty, repair all hardware to make windows operable, replace previously replaced glazing and missing glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Existing wooden storms to be removed, stripped, reputty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Limestone surrounds and spandrel panels are in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

E - Underpin foundation of retained portion of north facade.
DORMITORY
North Facade (four-storey flat roof with parapet)

A - Overall brick is in good condition with localized cracked bricks present. Mortar joints are straight with no specific areas of loss; however, repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

B - Limestone elements in good condition; although, projecting elements are heavily stained. Stone has been unsympathetically repointed in the past especially at window surrounds and watertable. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning where required. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Wooden frame and sash hung windows are intact and range in condition from poor to good condition. Retain and rehabilitate frames, sashes, hardware, and storm windows. Restore missing storm windows. Remove and strip sashes, repuit, repair all hardware to make windows operable, replace previously replaced glazing and missing glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Existing wooden storms to be removed, stripped, repuit, glazing replaced as above, hardware repaired, weatherstrip and reinstalled.

D - Limestone window surrounds, spandrel panels and front entry surround in good condition, although unsympathetically repointed. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

E - Retain and rehabilitate two-panel wooden double doors, jambs. Remove, strip, and repair door and jamb. Determine original finish on door, jamb and rehabilitate. Repair any intact original hardware, if in good condition. Restore transom.

F - Stone steps at front entry in fair condition overall with settlement, rust stains, and extensive wear the primary areas of deterioration. Retain and rehabilitate steps that have shift, ensure appropriate sub-base material used. Replace any extensively deteriorated steps in kind. Clean stain stains from steps using pretested non-abrasive method. Do not using de-icing salts if possible to limit damage to steps and adjacent stone.

G - Underpin foundation of retained portion of north facade.
DORMITORY
East Facade (three-storey gabled roof - south wing)

The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of facades to be rehabilitate and foundation underpinned.

A - Salvage brick, limestone elements, wooden-sash windows, where possible.
DORMITORY

East Facade (three-storey gabled roof - south wing)

The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of facades to be rehabilitate and foundation underpinned.

A - Salvage brick, limestone elements, wooden-sash windows, cupola, where possible.
DORMITORY
South Facade (three-storey gabled roof - south wing)

The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of facades to be rehabilitate and foundation underpinned.

A - Salvage brick, limestone elements, wooden-sash windows, where possible.
DORMITORY
South Facade (four-storey flat roof)

The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of facades to be rehabilitate and foundation underpinned.

A - Salvage brick, limestone elements, wooden-sash windows, where possible.

B - Art Gallery, to be demolished.
DORMITORY
West Facade (three-storey gabled roof - south wing)

The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of facades to be rehabilitate and foundation underpinned.

A - Salvage brick, limestone elements, wooden-sash windows, cupola, where possible.
DORMITORY
West Facade (four-storey flat roof with parapet)

The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of facades to be rehabilitate and foundation underpinned.

A - Overall brick is in good condition with localized cracked bricks present. Mortar joints are straight with no specific areas of loss; however, repointing with caulking or unsympathetic materials has occurred. Retain existing brick and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials and repoint using mortar matching original mix, colour, joint tooling.

A1 - Salvage brick and limestone from portion of west facade to be demolished.

B - Limestone elements in good condition; although, parapet cap and roof cornice band are stained. Stone has been unsympathetically repointed in areas such as the parapet cap. Retain existing stone elements and rehabilitate. Remove unsympathetic mortar without damaging adjacent materials. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning where required. Ensure all stone elements are well laid and not loose. Repoint using mortar matching original mix, colour, joint tooling.

C - Wooden frame and sash hung windows are intact and range in fair condition. Retain and rehabilitate frames, sashes, hardware, and present storm windows. Remove and strip sashes, reputty, repair all hardware to make windows operable, replace previously replaced glazing and missing glazing with period appropriate glazing, clean, prep, and paint all jambs and sashes. Existing wooden storms to be removed, stripped, reputty, glazing replaced as above, hardware repaired, weatherstrip and reinstalled. Restore missing storm windows.

D - Previous opening in facade patched using poorly match brick and mortar. Restore using brick similar to existing and repoint using mortar matching original mix, colour, joint tooling.

E - Once Art Gallery is demolished, hidden portion of west facade of the Dormitory will require rehabilitation and/or restoration. Due to site conditions extent of work is unknown. Work to be completed using in kind materials matching adjacent original materials.

F - Underpin foundation of retained portion of west facade.
DORMITORY
Flat Roof (four-storey flat roof with parapet)

The east, south, portion of west facade and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Dormitory/Conservatory being demolished. Retained portions of facades to be rehabilitate and foundation underpinned.

A - Salvage brick, limestone elements, where possible.
DORMITORY/CONSERVATORY

Interior

General - Current intention is to demolish the Dormitory/Conservatory with the exception of the north facade and portion of the west facade starting from the northwest corner. Portions of facade retained are to be rehabilitated. Where interventions are required, minimize impact to historic fabric whenever possible. Interior components encompassed in demolition to be salvage for reuse wherever possible.
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| Foundation  | Retain         | • Board formed concrete foundation (below grade)  
• Brick above grade     | • Foundation reviewed by others, refer to others for recommendations for repairs.  
• Any open penetrations to repaired.                                                                                                           |
| Masonry - Brick | Retain and Rehabilitate | • Red pressed brick with red mortar  
• Variation in colouring of brick within and between individual units.  
• Concave mortar joint  
• Common bond                 | • Overall, the brick is in good condition.  
• No missing bricks noted from ground level.                                                                                                    |
DARKE HALL

North Facade (General)

**General:** The form, scale, and massing, and materiality of the building are in excellent condition overall with only localized damage and cracking. Overarching strategy to include preservation and rehabilitation of the exterior of the building.

A - Combed brick (Ruf-Tex from Claybank) with recessed cream mortar in excellent condition with bricks and mortar intact, with generally no major concentrations of damaged or missing brick or mortar. Preserve and rehabilitate areas of damaged brick/mortar where required.

B - Tyndall stone elements generally in excellent condition on building; although projecting elements are heavily stained. Areas around door and stairs heavily worn and chipped due to mechanical damage and weathering. Retain existing stone elements and rehabilitate. Clean stained stone using pretested non-abrasive technique. Temporarily repoint heavily deteriorated joints prior to cleaning. Repoint using mortar matching original mix, colour, joint tooling.

C - Wooden frame and leaded sash casement windows with wooden single light exterior storms intact and in good condition but require reputting, new cames (where buckling), and painting. Some exterior storm glazing has been replaced with screens. Retain and rehabilitate frames, sashes, hardware, and exterior storms. Remove and strip sashes, reputtify sashes, repair all hardware to make windows operable, clean, prep, and paint all jambs and sashes, colour matched to Heritage Consultant recommendation in future Conservation Plan to be prepared. Exterior wooden storms to be removed, stripped, reputtify, glazing replaced where required, hardware repaired, weatherstrip and reinstalled.
DARKE HALL
North Facade (front entryway)

General: Front entryway is highly original and is in very good condition apart from mechanical wear to the doors. Staining is present on the upper portions of the door surround and the buttresses. Doors have been re-stained some time in the last 30 years and fanlights painted a lighter colour (originally both doors and fanlight casement same dark coloured stain). The lights in the doors and fanlights have been replaced with leaded coloured glass some time after it was constructed. Lighting is original and must be retained. Doors and doorways should be preserved and rehabilitated. See Darke Hall - North Facade (General) for Conservation Strategy.

A - East door - Wooden double doors have mechanical wear at inside seam close to hardware. Doors and upper fanlight casements and dentils to be colour matched to original colour and re-stained.

B - Central door - Wooden double doors have small amount of mechanical wear at inside seam close to hardware. Doors and upper fanlight casements and dentils to be colour matched to original colour and re-stained. Small crack on upper right stained glass (middle).

C - West door - Doors in very good condition. Doors and upper fanlight casements and dentils to be colour matched to original colour and re-stained.
Darke Hall - North Facade (front stairs)

**General** - Front Tyndall stone stairs has deteriorated from mechanical and weathering, as well as the use of salts during the winter. Thus the stairs are in fair to poor condition in many locations. Stone slabs at the base of the stairway have cracked. As well, there are code issues with the stairs in non-compliance with stair depth and riser height. Alternative options should be considered for access to building.
DARKE HALL
East and North Facades (Roof)

A - Roof is blue-green slate on pitched sections of the roof applied on top of wood sheathing - original. Slate shingles removed in 1986, plywood installed over sheathing, and vapour-barrier added with slate shingles reapplied over top. Tile appears to be in good condition, with some shingles cracked in some locations; however, previous removal of the shingles in 1986 caused irreparable damage to the shingles’ anchoring system. As such it is recommended to replace the roof with a new, roof compatible in shingle composition, colour and form to the original roof.

B - The tar and gravel roof on the towers is in good condition, requiring general maintenance.

C - Tyndall stone elements at the roof level are generally in excellent condition; although are heavily stained. Retain existing stone elements and rehabilitate. Clean stained stone using pretested non-abrasive technique.
DARKE HALL
East Facade (Full Height Bay)

A - Example of wooden frame and leaded sash casement windows with wooden single light exterior storms - interior windows all intact and in good condition requiring re-puttying and repainting in historically accurate colours. Generally exterior storm painting is failing and requires repainting. Glazing on bottom left exterior storm is missing. Retain and rehabilitate frames, sashes, hardware, and exterior storms. Remove and strip sashes, reputty sashes, repair all hardware to make windows operable, clean, prep, and paint all jambs and sashes, colour matched to Heritage Consultant recommendation in future Conservation Plan to be prepared. Exterior wooden storms to be removed, stripped, reputty, glazing replaced where required, hardware repaired, weatherstrip and reinstalled.

B - Tyndall stone elements in window surround and spandrel panels in excellent condition; although are heavily stained. Retain existing stone elements and rehabilitate. Clean stained stone using pretested non-abrasive technique.
DARKE HALL
East Facade (Banked Windows)

A - Banked pointed arch window openings with tripartite multi-pane stained leaded glass windows with exterior protective glazing. Window units are generally in excelling condition with no visible cracks in the glass or failure of the putty. Windows to be preserved and rehabilitated to lessen heat loss in the winter.

B - Tyndall stone elements in window surround and spandrel panels in excellent condition; although are heavily stained. Retain existing stone elements and rehabilitate. Clean stained stone using pretested non-abrasive technique.
DARKE HALL
East Facade (Basement Windows)

A - Example of double assembly multi-pane interior casement windows with multi-pane exterior multi-pane wooden storms. Window units are generally in fair to good condition, requiring full rehabilitation to repair putty loss/damage and paint failure. Glazing appears to be in good condition generally with some isolated damaged glass panes. Windows to be preserved and rehabilitated to lessen heat loss in the winter.

B - Tyndall stone elements in window surrounds and watertable are in excellent condition; although are heavily stained. Some Tyndall stones cracked at sill level. Retain existing stone elements and rehabilitate. Clean stained stone using pretested non-abrasive technique.
DARKE HALL
East Facade (Rear Entryway)

A - Mortar is missing and deteriorated on closed brick stairway to side entryway due to past ventilation and water egress issues. Preserve and rehabilitate areas of damaged brick/mortar where required matching to original mortar profile.

B - Multi-pane storm glass replaced with single pane and interior window missing. Window to be restored to original as per surrounding wooden windows.
DARKE HALL
East Facade (1963 Addition)

A - Tyndall stone elements in addition are in excellent condition; although are stained from copper roof. Retain existing stone elements and rehabilitate. Clean stained stone using pretested non-abrasive technique.
DARKE HALL
South Facade (Wall)

A - Efflorescence visible on rear wall in concentrated locations likely from overflow over shallow parapet from blocked roof drain on angled roof. Check to ensure no blockage and repair if required. Monitor to ensure that efflorescence does not remain on building.
DARKE HALL
West Facade (General)

A - Banked pointed arch window openings with tripartite multi-pane stained leaded glass windows with exterior protective glazing. Window units are generally in excellent condition with no visible cracks in the glass or failure of the putty. Windows to be preserved and rehabilitated to lessen heat loss in the winter.

B - Tyndall stone elements in window surrounds, spandrel panels, and parapets in excellent condition; although are heavily stained. Retain existing stone elements and rehabilitate. Clean stained stone using pretested non-abrasive technique.

C - Bricks and mortar generally in excellent condition. Preserve and Rehabilitate in areas where required.
DARKE HALL
West Facade (Brick Facade)

A - Large repaired mortar cracks at rear of building on west facade. Repaired using unsympathetic mortar. Should be monitored to ensure crack does progress any further.
DARKE HALL
West Facade (Banked Windows)

A - Banked pointed arch window openings with tripartite multi-pane stained leaded glass windows with exterior protective glazing. Window units are generally in excellent condition with no visible cracks in the glass or failure of the putty. Windows to be preserved and rehabilitated to lessen heat loss in the winter.

B - Tyndall stone elements in window surround and spandrel panels in excellent condition; although are heavily stained. Retain existing stone elements and rehabilitate. Clean stained stone using pretested non-abrasive technique.

C - Example of double assembly multi-pane interior casement windows with multi-pane exterior multi-pane wooden storms at basement level. Window units are generally in fair to good condition, requiring full rehabilitation to repair putty loss/damage and paint failure. Glazing appears to be in good condition generally with some isolated damaged glass panes. Windows to be preserved and rehabilitated to lessen heat loss in the winter.
DARKE HALL
West Facade (Side Entryway)

A - Side entryways located on east and west facades are identical in design and are highly original. The multi-light doors are original but have been restrained sometime in the last 30 years have been restrained. The textured and coloured glass is original. Doors and doorways should be preserved and rehabilitated. See Darke Hall - North Facade (General) for Conservation Strategy.

B - Concrete stairway to side entryway damaged and in poor condition. Concrete should be repaired in-kind where possible and preserved and rehabilitated.
ART GALLERY
North Facade (Original Building - single-storey flat roof; 1957 Addition - three-storey flat roof)

The entirety of the Art Gallery and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Art Gallery being demolished.

A - Overall stucco is in fair to poor condition; cracking visible around window opening and stress cracks throughout facade. No heritage significance present. Dismantle and remove stucco and substructure.

B - Non-original brick retaining wall in good condition with concrete caps in fair condition; some material loss along base of concrete slabs. Red brick mortar joints are straight with some loss or areas of staining. Dismantle and salvage brick for other uses or donate.

C - Original anodized aluminum double door entry in good condition with original chrome handles. Dismantle and repurpose chrome doors handles.

D - Vertical windows with horizontal lights with anodized aluminum frame in good condition. No heritage significance present, dismantle and remove.

E - One-over-one window with anodized aluminum frame in good condition; water damage below in stucco siding due to cracking; no heritage significance present. Dismantle and remove.

F - Concrete steps and slab base in fair condition. Staining and wear the primary causes for deterioration. Previous repair work completed with non-matching substitute. No heritage significance present. Dismantle and remove.

G - Skylight window with anodized aluminum trim in good condition. No heritage significance present. Dismantle and remove.
ART GALLERY
North Facade (Original Building - single-storey flat roof)

The entirety of the Art Gallery and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Art Gallery being demolished.

A - Foundation parging in poor condition; Failure of parge coat bond causing it to delaminate from the underlying wall. Vertical cracks and discoloration also present. No heritage significance present. Dismantle and remove.

B - Limestone frame, vertical window with five mullions in poor condition; Sill cracking and separating from vertical trim. Original window replaced with vinyl. No heritage significance present, dismantle and remove. Possibility to salvage limestone for reuse.
ART GALLERY
West Facade (Original Building - single-storey flat roof)

The entirety of the Art Gallery and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Art Gallery being demolished.

A - Overall stucco is in poor condition. Both vertical and transverse cracking visible throughout wall. Condensation staining visible below external vents. Some loss of stucco material near base. No heritage significance present. Dismantle and remove stucco and substructure.
ART GALLERY
North & West Facades (1957 Addition - three-storey flat roof)

The entirety of the Art Gallery and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Art Gallery being demolished.

A - Overall brick is in good condition; Mortar joints are straight with no specific area of loss. Dismantle and salvage/repurpose brick for other uses.

B - Concrete steps and slab base in fair condition; scaling of concrete visible along base. No character elements present, dismantle and remove.

C - Open flat canopy in good condition; No character elements present, dismantle and remove.

D - Steel balustrades with rectangular decorative elements in good condition. Canopy pipe column with decorative vertical half rounds in good condition. Dismantle and salvage balustrades and pip column to repurpose for other uses.

E - Wooden double doors with metal handleset door hardware in good condition; bordered by full height fixed windows with wooden trim also in good condition. Dismantle and salvage entire front entryway unit for other uses.

F - Fixed curtain wall windows with anodized aluminum trim in good condition; No character elements present. Dismantle and remove.

G - Ribbon windows with anodized aluminum trim and wooden sash in fair condition. Exterior paint failure along wooden trim. No character elements present, dismantle and remove.

H - Wooden louvres with screen mesh in fair condition. Paint failure along wooden trim. No character elements present, dismantle and remove.
ART GALLERY
South Facade (1957 Addition - three-storey flat roof)

The entirety of the Art Gallery and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Art Gallery being demolished.

A - Overall brick is in good condition; Mortar joints are straight with no specific area of loss. Dismantle and salvage/repurpose brick for other uses.

B - Ribbon windows with anodized aluminum trim and wooden sash in fair condition; Exterior paint failure along wooden trim. No character elements present. Dismantle and remove.

C - Asymmetrical three light windows with anodized aluminum trim and wooden sash in fair condition. Exterior paint failure along wooden trim. No character elements present. Dismantle and remove.
ART GALLERY
East Facade (1957 Addition - three-storey flat roof)

The entirety of the Art Gallery and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Art Gallery being demolished.

A - Overall brick is in good condition. Mortar joints are straight with no specific area of loss; Dismantle and salvage/repurpose brick for other uses.

B - Ribbon windows with anodized aluminum trim and wooden sash in fair condition. Exterior paint failure along wooden trim. No character elements present, dismantle and remove.
ART GALLERY
Interior Elements (1957 Addition - three-storey flat roof)

The entirety of the Art Gallery and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Art Gallery being demolished.

A - Wooden banister with metal balusters in good condition. Dismantle and salvage/repurpose for later use or donate.

B - Hanging abstract metal artwork in good condition. Remove and repurpose for display at a later date.
ART GALLERY

Interior Elements (1957 Addition - three-storey flat roof)

The entirety of the Art Gallery and associated roof, and floors are to be demolished. Materials to be salvaged, wherever possible, from those portions of the Art Gallery being demolished.

A - Steel stairs with red metal railings in good condition; dismantle and repurpose for later use.