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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. Joorisity

06. Norman Mackenzie Art Gallery Addition (1957)
   - Architect: Izumi Arnott 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)
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. Its north façade possesses a front-gabled wall dormer with multi-assembly windows. The south façade retains its original multi-storey bay projection. Both components are part a grouping of historic buildings located south of College Avenue in Regina’s Wascana Park.

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.

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, 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 of 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, water table, 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.
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.
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 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.
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 rehabilitated and foundation underpinned.

<table>
<thead>
<tr>
<th>Element</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
<th>Image</th>
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</thead>
</table>
| Dormitory/Conservatory | Retain portion of foundation under north and portion of west facade and underpin | Demolish foundation of facades not being retained | • Brick foundation  
• Common bond  
• Retained portions of north and west facades of Dormitory/Conservatory to be underpinned | ![Image 1](image1.jpg) |
|                  | 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 | ![Image 2](image2.jpg) |
|                  |                             |                                                                           | • Foundation failing extensively throughout  
• Foundation of portions of retained facade to be underpinned  
• Extensive mortar loss and parging failure |
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 rehabilitated and foundation underpinned.

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</thead>
</table>
| Masonry - Brick continued | 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 | |
| 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>
<thead>
<tr>
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<th>Description</th>
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</thead>
</table>
| Masonry - Limestone | Retain and Rehabilitate north and portion of west facade | 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 | • Stone’s condition varies from facade to facade and vertically  
• Deterioration noted due to natural weathering and man-made factors | ![Image](image1.png) |
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 rehabilitated and foundation underpinned.

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<th>Image</th>
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</thead>
</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) |
C. GIRL’S DORMITORY / CONSERVATORY OF MUSIC | HERITAGE ASSESSMENT

<table>
<thead>
<tr>
<th>Element</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
<th>Image</th>
</tr>
</thead>
</table>
| Dormitory/Conservatory | 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 |

Masonry - Limestone continued

| Salve materials from facades being demolished |  |  | Date panel in very good condition | |

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 rehabilitated and foundation underpinned.
C. GIRL'S DORMITORY / CONSERVATORY OF MUSIC | HERITAGE ASSESSMENT

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<tbody>
<tr>
<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 rehabilitated and foundation underpinned.</td>
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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

- 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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<th>Condition</th>
<th>Image</th>
</tr>
</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 | • Limestone buttress and parapet caps intact and original to building  
• Stone weathered on face.  
• Mortar loss present  
• Repointed using caulking | |
| | Salvage materials from facades being demolished | | | |

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 rehabilitated and foundation underpinned.
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 rehabilitated and foundation underpinned.

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<th>Condition</th>
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</thead>
<tbody>
<tr>
<td>Windows - Wooden</td>
<td>Retain and Rehabilitate windows on north facade and retained portion of</td>
<td>- Single, double, triple assembly multi-light wooden sash and frame windows.</td>
<td>- Condition of windows highly varied</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>west facade</td>
<td>- Asymmetrical sashes (e.g. 3-over-6, 1-over-2)</td>
<td>- Paint failure present throughout on frames and sashes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Salvage windows from facades being demolished for donation</td>
<td>- Reinforced brick lintels and stone sills on east and west facades</td>
<td>- Storm windows missing</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Multi-light wooden-sash storm windows</td>
<td>- Broken and missing glazing in windows and storm windows</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Wooden-sash screen windows</td>
<td>- Missing and deteriorated putty</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>
<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 rehabilitated and foundation underpinned.

### Windows - Wooden Windows continued

<table>
<thead>
<tr>
<th>Element</th>
<th>Action</th>
<th>Description</th>
<th>Condition</th>
<th>Image</th>
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</thead>
<tbody>
<tr>
<td>Salvage windows</td>
<td>from facades</td>
<td>being demolished for donation</td>
<td>• Single, double, triple assembly multi-light wooden sash and frame windows.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Asymmetrical sashes (e.g. 3-over-6, 1-over-2)</td>
<td>• Typical condition of windows on east and west facades</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Reinforced brick lintels and stone sills on east and west facades.</td>
<td>• Paint failure</td>
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<tr>
<td></td>
<td></td>
<td>• Multi-light wooden-sash storm windows</td>
<td>• Deteriorated frame</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Wooden-sash screen windows</td>
<td>• Weather stone sills</td>
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<tr>
<td></td>
<td></td>
<td>• Many windows can not be opened or are stuck partial open due primarily to</td>
<td>• Cracks in stone sills</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>foundation settlement issues</td>
<td>• Missing and deteriorated putty</td>
<td></td>
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</tbody>
</table>

- Extent of distortion of sashes and frame due to foundation issues.
C. GIRL’S DORMITORY / CONSERVATORY OF MUSIC | HERITAGE ASSESSMENT

<table>
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<th>Condition</th>
<th>Image</th>
</tr>
</thead>
</table>
| **Windows - Wooden Windows continued** | Retain and Rehabilitate north and portion of west facade | • 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 style, arrangement, and condition of windows on north facade  
• Missing and/or damaged storm windows  
• Damaged screen windows  
• Weathering of stone surrounds  
• Missing and deteriorated putty  
• Broken and missing glazing | ![Image](image1.png) |

| Retain and Rehabilitate portion of west facade | | • 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 style, arrangement, and condition of windows on north facade  
• Missing and/or damaged storm windows  
• Damaged screen windows  
• Weathering of stone surrounds  
• Missing and deteriorated putty  
• Broken and missing glazing | ![Image](image2.png) |
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 rehabilitated and foundation underpinned.

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<tr>
<th>Windows - Wooden Windows continued</th>
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<th>Condition</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salvage windows from facades being demolished for donation</td>
<td>Double assembly 1-over-1 single-hung wooden-sash windows with interior wooden casement storm window</td>
<td>Missing and deteriorated putty</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paint failure</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Windows do not open due to settling</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<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</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Some storm windows missing</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Brass hardware intact</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Broken glazing</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paint failure</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.

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Windows</td>
<td>Retain and Rehabilitate</td>
<td>Typical triple assembly multi-light wooden-sash and frame windows on north facade</td>
<td>• Counterweights cut</td>
<td></td>
</tr>
<tr>
<td></td>
<td>north facade</td>
<td></td>
<td>• Storms missing</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Paint failure</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Salvage for donation</td>
<td>Multi-light wooden-sash storm windows stored in attic of Dormitory</td>
<td>• Broken and missing glazing</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></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.

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<tbody>
<tr>
<td>Entry</td>
<td>Retain and Rehabilitate north facade</td>
<td>• Two panel wooden double doors with glass upper panel&lt;br&gt;• Wooden panel transom&lt;br&gt;• Brass hardware</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>Cupola</td>
<td>Salvage from portion being demolished</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>
</tbody>
</table>

**Image:**
- [Entry Door Image](image_url)
- [Cupola Image](image_url)
### DORMITORY/CONSERVATORY

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</table>
| 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 | ![Door Image](image1) |
| 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 | ![Stairwell Image](image2) |

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.
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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<tbody>
<tr>
<td>Interior - Stair</td>
<td>Salvage materials from portions being demolished</td>
<td>• Two panel double wooden doors with multi-light upper panel</td>
<td>• All elements in good condition</td>
<td></td>
</tr>
<tr>
<td>Landings &amp; Front Entry</td>
<td></td>
<td>• Multi-light wooden sidelights</td>
<td>• Additional hardware installed</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Wooden-sash transoms</td>
<td>• Paint failure</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• All possess cloudy glass</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Brass hardware</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corridors</td>
<td></td>
<td>• Inter-corridor doors with multi-light wooden sidelights and transom</td>
<td>• Good condition</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Double doors removed</td>
<td>• Double doors removed</td>
<td></td>
</tr>
</tbody>
</table>
C. GIRL'S DORMITORY / CONSERVATORY OF MUSIC | HERITAGE ASSESSMENT

<table>
<thead>
<tr>
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<td>Image</td>
</tr>
<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, reputy, 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, reputy, 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, repute, 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, repute, 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.