

### 1. Property Details:

Knox-Metropolitan United Church  
2340 Victoria Avenue, Regina, SK. S4P 0S6

### 2. Heritage Value Description:

Our building was originally built as the home of the congregation of Metropolitan Methodist Church, in 1906, then partially rebuilt in 1912-13 after the 1912 tornado which, along with its eventual partner Knox Presbyterian Church originated with settlement of Regina in 1882.

In 1925 Metropolitan Methodist and Knox Presbyterian became part of the newly formed United Church of Canada and in 1952 the two congregations amalgamated into Knox-Metropolitan United Church and consolidated into the building on 2340 Victoria.

The KMUC building is a vital part of the historic area surrounding Victoria Park (known as the Victoria Park Heritage Conservation District) and to the greater Regina area.

The church is also of significance to the community as home to the Darke Memorial Chimes, donated in 1927. These are held “in trust” for all the citizens of Regina.

### 3. Kind of Development:

Church.

### 4. Present Use of the Building:

In addition to being the home of the congregation, the building serves a number of cultural and community purposes. The building is the home to the Regina Anti-Poverty Ministry which sees 2000+ clients a year, and is the home of the Regina Peace Garden, a shared project of the Church and Peace Quest Regina.

The building offers space to 13 twelve step groups, Toastmasters, and several private music teachers as well as citizen groups like the Regina Transit Coalition, End Poverty Regina, Poverty Free Saskatchewan, and has provided space for a number of groups of Indigenous and Non-Indigenous peoples working together on projects around justice and reconciliation.

A major use of the Sanctuary space which hosts the 3 gothic windows is for cultural events. The Sanctuary is used for rehearsals by the Regina Philharmonic Chorus, the Halcyon Chamber Choir, and Per Sonatori baroque ensemble. It is the site of performances by the aforementioned groups as well as the Cecilian Concert Series (who also have their offices in the building), the Queen City Brass Band, the South Saskatchewan Youth Orchestra, and is regularly used by both the Regina Symphony Orchestra and the Regina Folk Festival.

The church is also currently working with local theatre groups to explore the future of revitalizing small scale theatre and dance in the downtown core.

A recent study called the Halo Project, undertaken by the United Church on a National scale, estimates that for every dollar the congregation spends on programming and facility

maintenance, that city as a whole realizes an economic benefit of \$6.73 which is twice the national average.

The building is operating as a significant asset to the city, both in terms of beauty and history as a landmark, but also in terms of making space for important community and cultural activity.

#### 5. Proposed Use:

The Congregational Leadership of KMUC has been working on ensuring that in the future, the building continues to serve as an asset to the broader community and is exploring ways that this can be continually improved and deepened.

We envision that in the future, even more cultural and community activity will be located in this building and therefore the care of the physical asset through projects like this is absolutely essential.

#### 6. Detailed Description of the Proposed Work:

The following is a detailed description of the work to be completed provided by June Botkin, historical building conservator.

Work to be completed on the 3 Gothic windows located on the North, South and East faces of Knox Metropolitan Church.

- Remove the caps from each of the three (3) Gothic windows. The caps are to be numbered and bundled together for each individual window. The caps are to be stored for reinstallation at completion of the rehabilitation work. Space for storage maybe possible on site within the mechanical room. Please consult with Brian Brunskill to confirm storage availability,
- Clean the caps as required before reinstallation.
- Photo document existing condition of frame assembly, frame attachment to masonry units, caulking condition and any deterioration and/or water infiltration into the wall cavity. Notify June Botkin of any installation concerns or areas where water has entered into the wall assembly. Document repairs as they progress. A copy of all photos taken of each window is to be provided to June Botkin and Brian Brunskill at project completion.
- Clean existing caulking and substrate with an appropriate solvent based cleaner.
- Spray foam as required to fill gaps between aluminium frame and masonry. Costs for spray foaming gaps will be completed on a time and material basis to a maximum upset of \$1,000 which will be reconciled at project completion.
- Apply black glaziers silicon caulking, Dow Corning, over existing caulking/mastic ensuring that all gaps between the exterior and interior spaces is completely sealed to prevent heat/air leakage and water infiltration is eliminated. The caulking is to remain recessed behind the face of the cap moulding to create a shadow between the side of the cap moulding and stone faces.
- Install a custom sill flashing too match existing frame colour and finish. The flashing is to extend past the face of the cap moulding 1 inch that follows the slope of the stone sill. A sill flashing is to be installed on each of the 3 windows.

- Provide a suitable lift large enough to reach the peak of each window. Provide costing for 2 weeks and 1 month rental to allow the church the ability to properly budget for this project.
- Break out costs for required street closure permits.
- Provide a schedule indicating starting location and estimated time to complete each window. Break out sequence of work indicating how work will be executed and how long it will take to complete each phase of work.

#### 7. Purpose of the Work:

This work is necessary to ensure the health of both the gothic windows and the building as a whole. This work will prevent moisture from penetrating the envelope of the building through the spaces in the window (visible in the pictures attached below).

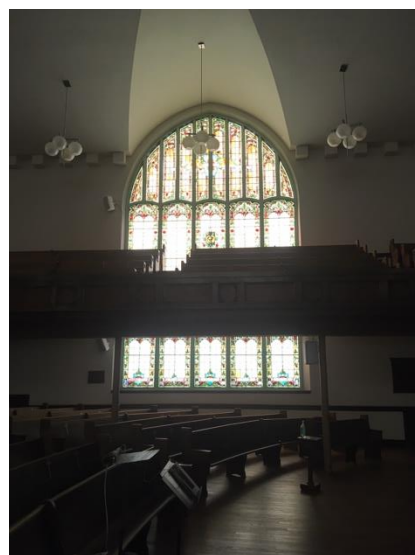
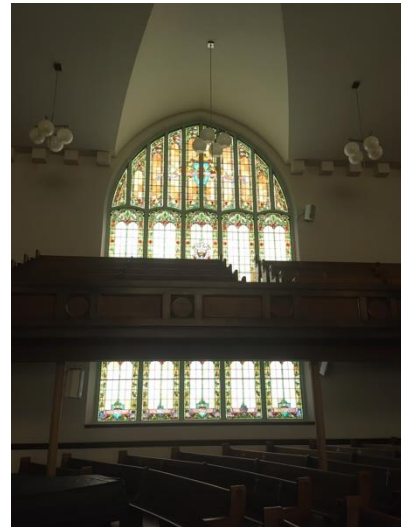
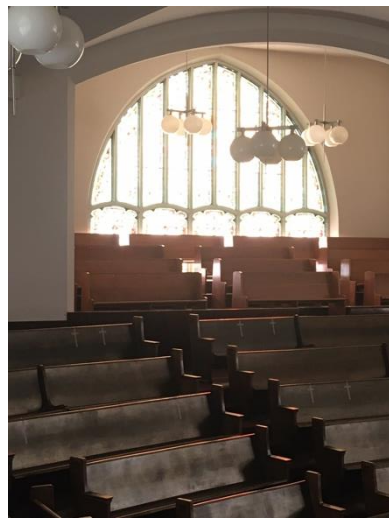
We continue to invest heavily in our building. As one can imagine, maintaining a large, historical building over 100 years old, requires a significant and regular commitment. Over the past several years we have replaced all roof coverings over the sanctuary - cedar shakes over the sloped portions, to comply with historical materials that are visible from the ground, and new membranes on the flat-roofed sections, at a cost of approximately \$117,000. New hardwood flooring was installed in the sanctuary in 2014 at a cost of approximately \$78,000 and in 2013 approximately \$75,000 was spent on leveling the west building (built in the 1960's), insulating the crawl space and replacing the plumbing. In 2015, with the support of the city and the province, we undertook a restoration project on the bell tower totaling \$300,000.00.

Thank you in advance for your consideration of this application.

Respectfully yours, on behalf of the trustees and congregation of Knox-Metropolitan United Church.

- Cameron Fraser | Minister | Trustee | Knox-Metropolitan United Church

## Outdoor/Indoor Photos of the 3 Gothic windows (East facing, North Facing, South Facing)





Detail of Aluminum Cap



Detail of Aluminum Cap and Pressure Plate



Detail of pressure plate with underlying caulking



Air gap between aluminum window frame and stone

