

LEADER BUILDING

1853 HAMILTON STREET, REGINA, SK



CONSERVATION PLAN

MAY 2021



DONALD LUXTON
AND ASSOCIATES INC 

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Leader Building (Province of Saskatchewan Archives R_A23087)

Section 1.0 — Description of the Resource

1.1 Introduction

Heritage Resource Name:	The Leader Building
Civic Address:	1853 Hamilton Street, Regina, SK
Legal Description:	Lots 12-14, Block 305, Old Plan No. 33
Years of Construction:	1911 / 1940 / 1981 / 2000s
Original Owner:	The Leader Publishing Company Ltd.
Original Tenant:	The Leader Publishing Company Ltd.
Architects:	Sharon and Darrach
Builders:	Parsons Construction Company

The Leader Building is located in downtown Regina at 1853 Hamilton Street. The building was originally constructed in 1911/12. The main building went through extensive renovations in 1981 after being under threat of demolition. As the interior was in poor condition, it was gutted and went through an extensive rehabilitation.

The proposed interventions of the overall project is to repair and stabilize the historic terra cotta cornice and parapet of the Leader Building. This conservation plan outlines the overall conservation strategy for the building.

This Heritage Conservation Plan should be referenced when preparing a design for the building. This document is based on Park's Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. The following document outlines preservation, restoration, and rehabilitation interventions proposed for the redevelopment.

Preservation is described in the *Standards and Guidelines* as 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 is 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.

Finally, **Rehabilitation** is described as 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.

Section 2.0 — Historical Information

The Leader-Post

The Leader-Post, known as “The Leader” at the time, was founded in 1883 by Nicholas Flood Davin, a lawyer and journalist from Ontario. Many large events in Saskatchewan’s history were covered by the newspaper before it became a province, possibly most known is the hanging of Louis Riel. Since its establishment, the Leader-Post has covered every major story in the province for the past 138 years. This has given people a historic account on some very important events throughout Saskatchewan’s history.

The Leader Building

The Leader Building, nicknamed the “Old Grey Lady of Hamilton Street,” was originally constructed as a new home for the Morning Leader newspaper. It was the newspaper’s fourth office location after its previous locations on Hamilton Street and Victoria Avenue. At that time, the Sifton family had purchased and managed the Leader.

After its construction, the Leader Building was the tallest building in Regina at six storeys, and the tallest building for a newspaper company west of Winnipeg. On April 7, 1930 it also marked the transition of the newspaper’s name from the Morning Leader to “The Leader-Post.”

The building was also home to the first radio station in Saskatchewan: CKCK Radio. Hundreds

of people would gather in front of the building to hear important or exciting world events, such as the World Series or a provincial election before the days of television. The radio station was located on the top floor, with transmitters and its towers, lined with lights, on the roof. Each tower had special platforms at the top, on which string searchlights were mounted. One one particular occasion, the searchlights reached far enough to illuminate the entrance to the Regina Exhibition Grounds in 1933, becoming the first sight for many travelling to Regina. The lights were removed in the 1940s, after the transmitters were relocated to Victoria Plains (Boggy Creek) in 1937.

In 1964, the Leader-Post moved out of the building and into their present location on Park Street. The building was then used for offices and retail spaces, which dramatically changed the interior of the building.

It was unfortunately left vacant for several years and became threatened by demolition until its designation as a Municipal Heritage Property in 1987.

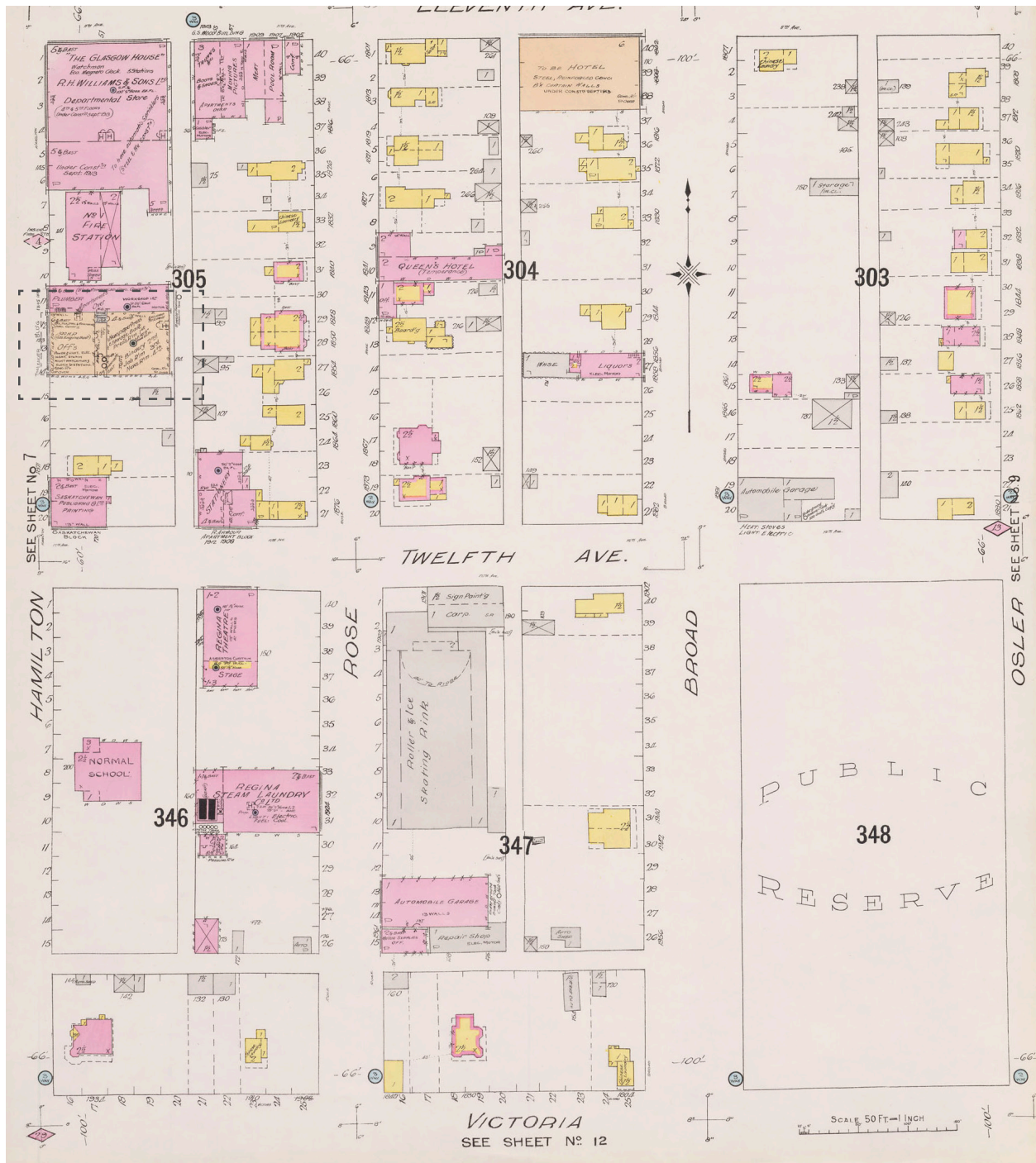
After the development of the Leader Building by TGS Properties, Nicor and Harvard Developments took over and revived the building into what we see today. Due to its status as a heritage property, the federal government’s Canadian Commercial Heritage Incentive Program was utilized to grant the project \$700,000 toward its revitalization.



Nicholas Flood Davin, Editor, The Leader, (Standing in front top hat & cane) - 1885 - in front of the first Leader building (City of Regina Archives. CORA-F-0805)



Leader Building on the corner of Hamilton Street and 11th Avenue, looking west, 1910 (City of Regina Archives. CORA-RPL-B-0446)



Portion of Sheet 8 of a 1913 fire insurance plan for Regina showing the Leader Building (Insurance Plan of Regina, Canada: Chas. E. Goad, September 1913, Sheet 8 - Library and Archives Canada)

Neil R. Darrach

Neil R. Darrach was born in Southwold Township, Ontario in 1850. He was first immersed in the construction world in the early 1870's as he worked on railways. He went on to design many buildings, five of which are in Regina. This includes the Westminster United Church and the south wing of the Regina General Hospital. Darrach was not formally trained as an architect and learned through trade books and experience. Darrach eventually became the mentor of Maurice William Sharon, who eventually went on to become Saskatchewan's first Chief Provincial Architect.

Maurice William Sharon

Maurice William Sharon was born in Yarmouth Township, Ontario in 1875. After living in Toronto and going to the School of Practical Science, Sharon worked as a draftsman for Neil R. Darrach, who was the leading architect in St. Thomas, near Sharon's hometown. Sharon moved to Regina in 1905 for a position in the Mapping and Cartography Department in the Saskatchewan Provincial Department of Public works, which was new at the time. Sharon was a talented

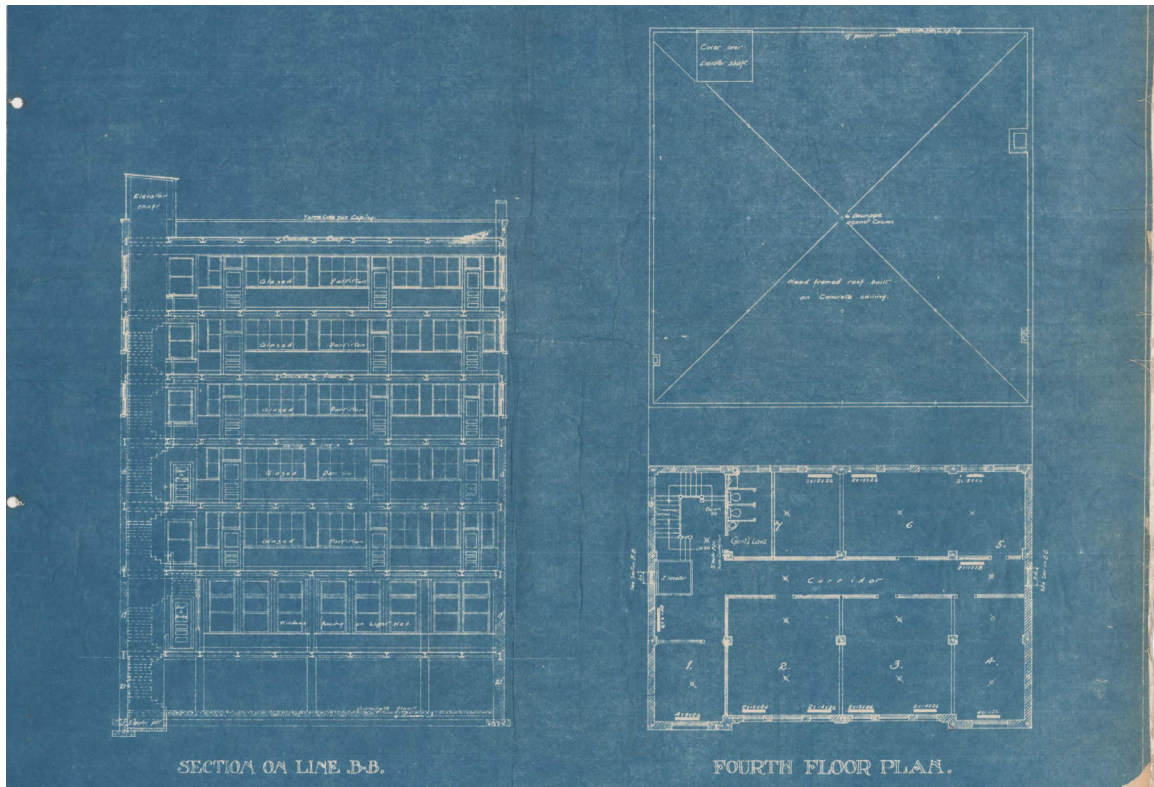
architect and designer early in his career, winning a competition for the new design of a public hospital in Regina in 1908. Local architects objected to this as Sharon was a civil servant, therefore the project was carried out by Meyer J. Strum and Storey and Van Egmond. After leaving the department in 1909, Sharon practiced as an architect in Regina.

Sharon and Darrach

The Leader Building was one of the few buildings that Sharon and Darrach designed in their short partnership from 1911 to 1912. Sharon has been the reason for Darrach's move to Regina in 1911, sparking their partnership. After a couple of years working together on various buildings like the R.H. Williams and Sons building (the previous home to the Leader), or the Victoria Public School, Sharon applied and became the Assistant Architect for the provincial Department of Public Works in 1914. In 1917, Sharon became the Chief Provincial Architect of Saskatchewan and designed various courthouse buildings, police headquarters, hospitals, and schools over the thirteen years he held the position. Darrach moved back to Ontario after working in Regina and practiced until 1923.



*Leader Building
on Hamilton
Street (Provincial
Archives of
Saskatchewan
R_LP237)*



Leader Post Floor Plans - Front Building Section and Fourth Floor Plan, 1911 (City of Regina Archives CRP-02-0589)



Leader Post Floor Plans - Rear Building Elevations, 1911. (City of Regina Archives CRP-02-0589)

Section 3.0 — Statement of Significance

Description from the Canadian Register of Historic Places:

Description of Historic Place

The Leader Building is a Municipal Heritage Property comprised of two and half city lots in Regina's downtown area. The property features a 6 storey, terra-cotta faced office building constructed in 1912.

Heritage Value

The Leader Building commemorates the development of media communications in Regina. Purpose built for the Leader Publishing Company, the building was the office and publishing facility for Regina's largest daily newspaper, The Leader-Post, as well as other newspapers and book publications for over fifty years. Also, from 1922 to 1964, the building was home to CKCK radio, Saskatchewan's first commercial radio station. As a media production centre, the building was a recognized landmark in the community and gathering place for media events.

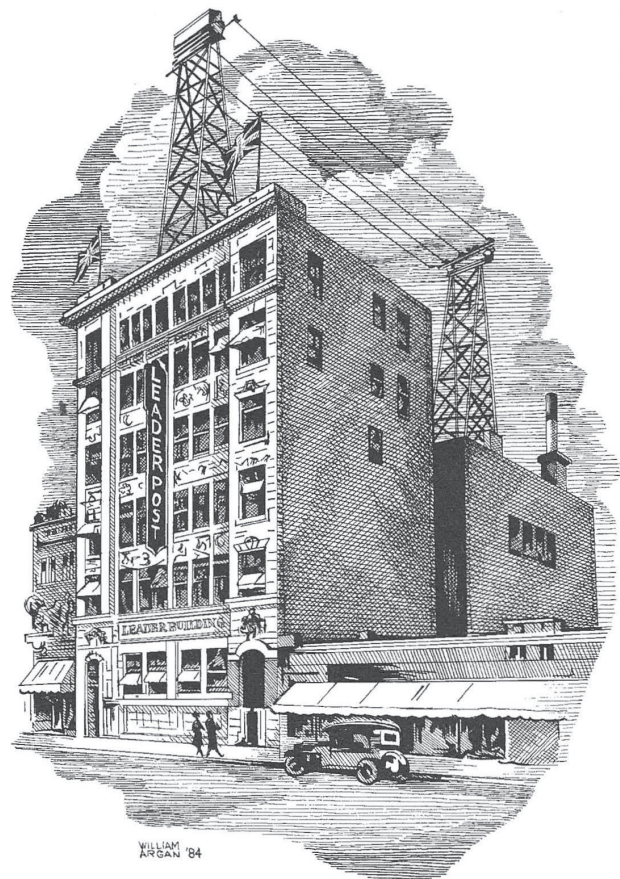
The building exemplifies the unbounded optimism of Regina's post 1900 building boom which expanded the historic downtown core. The tallest and most expensive office building in the city at the time of its completion in 1912, the Leader Building was one of Regina's most prestigious office locations. Built of brick, reinforced concrete and steel, the building is an excellent example of an office complex built in the Chicago School style. The white terra-cotta façade, decorated with ornate carvings and geometric shapes, enhanced the prominence of the structure.

Character-Defining Elements

The heritage value of the Leader Building resides in the following character-defining elements:

- The ornate terra-cotta façade
- Those elements which reflect the Chicago School style of architecture including the regular pattern of rectangular windows, projecting piers and pilasters and dominant cornice.

- Those elements which reflect the prestigious nature of the original office building, including the tile floor on the ground floor, fixtures and ceilings
- Those elements which relate the building's role as a media facility, including signage, equipment and fixtures



Perspective Drawing of the Leader Building by William Argan, 1984.

Section 4.0 — Conservation Guidelines

4.1 Standards and Guidelines

The Leader Building is a municipally designated building included on the City of Regina Register of Heritage Properties. Under the Standards and Guidelines, the work proposed for the Leader Building 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.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a

false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.



Leader Building Under Construction, 1911 (Provincial Archives of Saskatchewan R_LP231)

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence

4.2 Conservation References

The proposed work entails the conservation of the exterior of the Leader Building. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standardsnormes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief no. 3: Conserving Energy in Historic Buildings.

Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta

Preservation Brief 11: Rehabilitating Historic Storefronts

Preservation Brief no. 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.

Preservation Brief no. 18: Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements

Preservation Brief no. 24: Heating, Ventilating, and Cooling Historic Buildings—Problems and Recommended Approaches

Preservation Brief no. 27: The Maintenance and Repair of Architectural Cast Iron

Preservation Brief no.32: Making Historic Properties Accessible.

Preservation Brief no. 35: Understanding Old Buildings: The Process of Architectural Investigation.

Preservation Brief no. 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

4.3 General Conservation Strategy

The general conservation strategy for the Leader Building is to restore and preserve the exterior façade and rehabilitate the interior. The exterior needs to retain the remaining elements of the original building. As many of the areas have already been modified, it is important to maintain the heritage elements that remain.

Phase 1: Currently Critical

Phase 2: Potentially Critical - Requires Further Investigation

Phase 3: Recommended

4.3.1 Phase 1: Currently Critical

Foundation

The existing northwest brick foundation walls are deteriorating due to water infiltration from the sidewalk above. It is critical to remediate and replace the deteriorated elements to prevent further damage to the structural integrity of the building.

Masonry Repointing and Repair

Several bricks and terra cotta units are cracked, spalled, or have failing mortar joints. A thorough review should be carried out of the masonry, with a full repoint of each facade and repair or replacement of damaged masonry units. However, there is an option to partially repoint the most critical areas if budget does not allow for a full repoint. Additionally, there should be consideration of weepholes and the vertical and horizontal control joints for compartmentalization of the brick façades.

West Cornice and Parapet

The west cornice has a significant overhang and is showing signs of water infiltration. The structure of the cornice needs to be stabilized with complete reconstruction if necessary.

4.3.2 Phase 2: Potentially Critical - Requires Further Investigation

East Windows

The window sills at the east façade are discoloured which means there is possible water infiltration occurring. This should be investigated further to determine if a full window replacement is required.

Roof and Parapet

The roof drainage should be reviewed as it currently appears that there is insufficient drainage.

The parapets at the east roof patio should be investigated for potential water infiltration. The existing wall construction on the interior could potentially be trapping moisture between it and the parapet. Overall, the roofs are in fair condition but should be monitored for any failure.

4.3.3 Phase 3: Recommended

Façade Paint Removal

The paint on the north, east, and south brick façades should be removed the next time work is to be done on these façades to be more appropriately representative of its original appearance.

4.4 Alternative Compliance

As a designated building included on the City of Regina Register of Heritage Properties, the Leader Building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following provincial legislation: *The Heritage Property Act*, Section 11(1)(a).

4.5 Site Protection

The Leader Building is currently occupied by different businesses, as well as residents. It is the responsibility of the property owner to ensure the heritage resource is protected from damage at all times. Should the building become vacant, it should be secured against unauthorized access, vandalism, or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Smoke and fire detectors in working order.
- Wall openings are boarded up or made secure and exterior doors are securely fastened, if the building is vacant.
- Elements which could cause damage to the building are removed from the interior such as: trash; hazardous materials such as inflammable liquids, poisons, and paints; and canned goods that could freeze and burst.

Section 5.0 — Conservation Strategies

5.1 Site

The Leader Building is located at 1853 Hamilton Street and is a part of block 305 in Plan Old 33 in the city of Regina. It spans lots 12-14, with a frontage of 62 feet. The building covers the entire site, with a depth of approximately 120 feet that extends to the back alley to the east.

The building shares a party wall with a brick apartment and commercial building and has a parking lot located to its immediate south.

The Leader Building has been surrounded by various shops and businesses throughout its lifetime. As it is a symbol of an optimistic Regina, it has contributed to the vibrant and thriving community in downtown Regina.

Conservation Strategy: *Preservation*

- Maintain frontage onto Hamilton Street
- Any drainage issues should be addressed through the provision of adequate site drainage measures



Left - Aerial Image of Regina showing location of the Leader Building (Google Earth).

5.2 Form, Scale and Massing

At the time of opening, the Leader Building was the tallest in Regina. It was divided into two buildings with a 10 foot deep lightwell in between. The front building is six-storeys and lands on Hamilton Street with the four-storey 'rear' building to the immediate east. The two buildings were connected with a bridge spanning the lightwell. The building was constructed using a modern concrete encased steel frame structural system. It included developments in fire safety, including a fully enclosed elevator and fireproof doors.

The front and rear buildings each had a flatline roof shape respectively. The front building has an ornamented parapet with a small overhang to tie into the rest of the decorated facade. Additionally, the roof of the front building had a small penthouse for the elevator shaft.

Over time, the lightwell between the front and rear buildings has been infilled to make the building one continuous building mass.

In the 2000s renovation, an underground parking garage was incorporated into the building in order to keep the integrity of its historic exterior while meeting modern parking requirements.

Conservation Strategy: *Preservation & Restoration*

- Preserve the extant form and scale of the building. Any adjacent additions or new development should strive to be subordinate and sympathetic to the historic resource.

5.3 Exterior Facade

The building's façade consists of **Atlantic cream-coloured pre-cast terra cotta from New York state.**

This is present on the west facade of the Leader Building. The remaining facades are constructed with brick.

The front façade possesses grand ornamentation from the ground floor up to the sixth floor. The terra cotta is carved in organic and geometric shaped elements, attributing greatly to the building's grandeur.

Today, the storefront of the Leader building has two larger windows in lieu of the original four.

Additionally, the arched front entrances have been altered to have a flat top. The partially restored storefront is presumably constructed with terra cotta cladding. This area is in poor to fair condition, with several instances of mortar deterioration (figures 5.3.1 & 5.3.3).

The terra cotta appears to be in fair condition, with a few units cracking and some mortar joints requiring repointing (figures 5.3.1, 5.3.2 & 5.2.5). Currently, the exterior bricks are painted white. The brick façade appears to be in overall poor condition, with several instances of step cracking and mortar deterioration. Additionally, The brick walls appear to stagger vertically in areas of the south and east façades. The brick masonry should be inspected in further detail, as the current paint on the façade could potentially be obscuring some of its condition. Special consideration should be given to the implementation of weepholes in addition to vertical and horizontal control joints for compartmentalization to control water and air movement within the wall system.

Conservation Strategy: Preservation

- Review terra cotta condition and preserve any units possible.

- Review brick masonry condition and repoint the brick façades
- Repairs to the terra cotta façade should only utilize materials specifically designed for terra cotta repairs. It is important that any material with greater compressive strength than terra cotta not be used for repairs.
- Should there be any terra cotta blocks that are irreparable, a replicated terra cotta block with the same cream coloured glazing, identical molding and profile should be used to replace the existing block. Terra cotta repairs should be undertaken by skilled masons with knowledge of terra cotta conservation.
- The terra cotta and brick should never be sandblasted.
- Anchoring of equipment in the masonry is highly discouraged. Mortar joints may be utilized for anchoring if it does not damage the masonry unit.
- Any cleaning or re-pointing of the exterior facade must receive approval from the department in charge of heritage properties before any work is done.
- Weepholes in addition to vertical and horizontal control joints to be implemented.
- Remove paint off brick masonry at earliest possible opportunity using gentlest means possible.

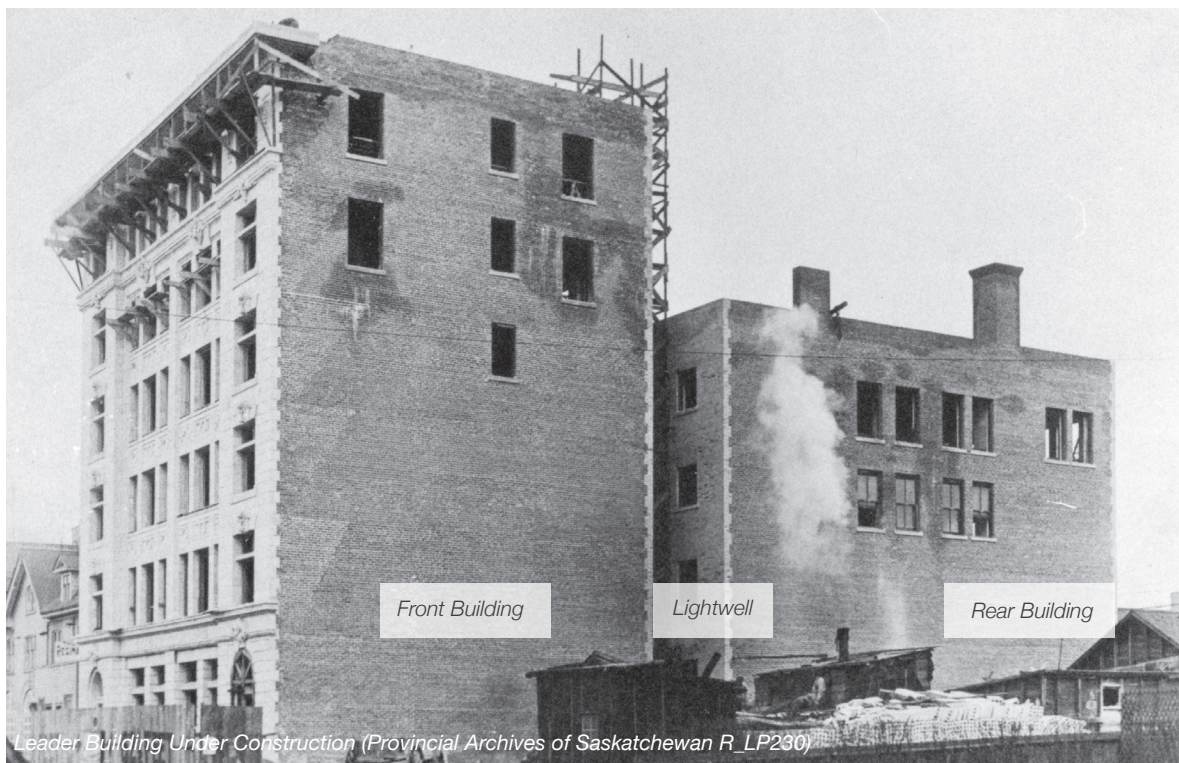




Figure 5.3.1 Mortar missing in numerous masonry unit joints



Figure 5.3.2 West terra cotta façade; outlining spalled and chipped terra cotta units.



Figure 5.3.3 Cracked masonry unit to be repaired or replaced.



Figure 5.3.5 West terra cotta façade; outlining cracked and spalled terra cotta units



Figure 5.3.4 West terra cotta façade; outlining spalling, stained masonry, gaps and cracks in mortar



Figure 5.3.5 West terra cotta façade; outlining cracked and spalled terra cotta units



Figure 5.3.5 Mortar and brick cracking on south façade, particularly at the previously infilled portion (not limited to the areas outlines in red)

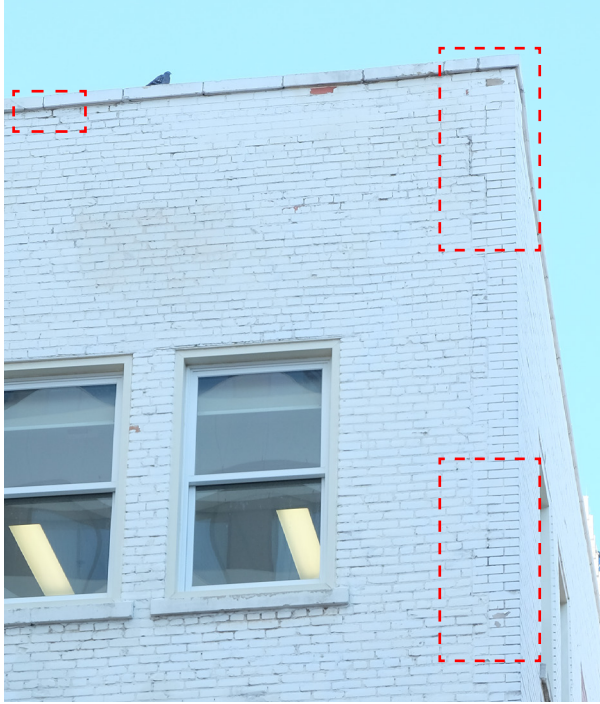


Figure 5.3.6 South façade; outlining instances of step cracking, spalling and mortar deterioration.



Figure 5.3.7 Discolouration and deterioration of brick masonry at the ground level.



Figure 5.3.8 South brick façade, outlining areas of the façade where brick staggers vertically. Brick above windows at the southeast corner appears to be bowing and pulling away from the structure (right dashed outline)

Foundation Walls

The foundation walls are constructed of infill brick masonry. More recently installed structural steel columns in addition to existing cast-in-place concrete columns and slabs, appear to make up the primary support. The sidewalk at the northwest entry has cracked and allowed water penetration at the building's foundation. The northwest foundation wall has deteriorated significantly and is in need of replacement. There are several loose bricks, structural steel rusting, and instances of staining caused by the water infiltration from above.



Figure 5.3.9 Cracking sidewalk at southwest entrance.



Figure 5.3.11 Cracking sidewalk at northwest entrance.



5.3.10 Concrete crumbling off of rusted steel beam



Figure 5.3.12 Membrane has peeled off of concrete slab, rusted steel beam exposed



Figure 5.3.13 Loose bricks at foundation wall (looking west), discolouration and deterioration due to water infiltration.

5.4 Roof

Both the rear and front buildings of the Leading Building had flat roofs with an ornamented parapet at the front facade. The front building had flagpoles mounted at the front northwest and southwest corners of the roof. Additionally, the building(s) once had a transmission tower for broadcasting for the radio station, with searchlights at the top of each platform. There is also a small penthouse to house the elevator shaft at the north end of the front building, that remains today.

The Leader Building currently has three levels of flat roofs since the enclosure of the lightwell. The west and middle roofs are an SBS Modified Bitumen Roofing System, and the east roof is a raised paticblock over presumably an SBS system. The elevator shaft penthouse remains on the front building, with its east, south, and west façades clad in aluminum siding. Overall, the general roofing system is in fair condition. That being said, the roof appears to have an insufficient drainage system, and should be monitored for any failure throughout its remaining lifespan (approximately 5-10 years).

The east portion of the roof is now a patio for the residents of the building, with an exterior wood stair leading to the top storey of the front building via the centre portion of the roof. The general concrete parapets (figure 5.4.2) around the building are in fair condition, with a bit of surface staining. The east patio has an additional wall construction that is in poor condition and should be investigated and potentially redesigned as it could potentially be trapping water between it and the existing parapet.

Conservation Strategy: Preservation & Rehabilitation

- Do not alter the building's original roofline, except to remove elements added in periods other than the original construction.
- Assess condition of the roof and replace if required. Rehabilitation of the roof is acceptable to mitigate any concerns of snowmelt and water infiltration, as long as there is minimal impact to the historical fabric of the penthouse and parapet.

- If it is necessary to implement systems onto the roof, they should be done so that they are not visible from the main street view.
- Preserve the flagpoles at the front of the roof.

West Parapet and Cornice

The parapet and cornice of the Leader Building features highly ornamented terra cotta masonry constructed with steel that remains existing today. The remaining parapets are constructed with concrete (figure 5.4.1).

Currently, the west cornice is in poor condition as there is evidence of water infiltration through significant staining along the width, which also indicates its structural integrity could be compromised. The plan to remediate this is to remove and reconstruct the cornice as it is critical to stabilize its structure. The terra cotta on the parapet and cornice must be replicated and restored in the structural remediation to maintain the character-defining element of the building. The cornice is currently wrapped with mesh to prevent loose material from falling.

Conservation Strategy: Restoration & Rehabilitation

- Stabilize the deteriorated structure until the repair work is undertaken.
- Once scaffolding is erected, inspect the condition of masonry. Fully document the existing cornice and parapet and use the existing physical elements to accurately reproduce them.
- Create mock-ups of any recreated masonry elements prior to installation.
- Determine the cause of water infiltration.
- Improve any faulty details of roof elements that may be causing the water infiltration.
- Protect adjacent terra cotta elements from any accidental damage during repair work.



Figure 5.4.1 Ornamented cornice showing signs of water penetration



Figure 5.4.2 Painted concrete parapet



Figure 5.4.3 West SBS Modified Bitumen Roofing System



Figure 5.4.4 Wall construction of the interior face of the parapet on the east side of the building



Figure 5.4.5 Roof drain is not located in the center of the roof which makes drainage less efficient. Ponding appears like it might be possible with ridges noticed in the top layer of the roofing.



Figure 5.4.6 Cornice has been wrapped in netting as a preventative measure



Figure 5.4.7 West parapet anchored onto roof



West Elevation of the Leader Building, 2020.



Morning Leader News Article, Showing Plans for a New Building for the Leader, 1911 (Leader-Post Archives)



South Elevation of the Leader Building, 2020.

5.5 Fenestration

5.5.1 Windows

The original west façade of the Leader Building featured a regulated window pattern with double hung wood windows up the six floors of the building. A single, larger window, was at the end north and south bays. Six windows were in the centre two bays of floors 2-5, with eight smaller windows at the top. The main floor had four windows for its storefront.

The south façade of both the front and rear building had fewer and less regulated windows. With the second and third floors having no windows at all. The elevations of the front and rear buildings facing the lightwell were in a regulated pattern going up each floor for more daylighting in the offices and newsroom.

Today, the front façade retains its regulated window pattern, with new windows replaced to resemble the original windows with similar sash and lite arrangements. The main floor possesses the largest change with its four windows being replaced with two large windows. Additionally, more windows have been punched into the south façade, potentially as the building began its new use as condominiums. Windows on the south façade have also been replaced over time in a compatible manner to the historic building. The current windows appear to be in good condition.

The lightwell windows no longer exists as it was infilled over time. On the east façade (the back of the building), several windows have been infilled with brick.

Conservation Strategy: *Preservation & Rehabilitation*

- Windows should be maintained to keep them functioning as well as possible.
- Any new windows should be fabricated per the original.
- Avoid mirrored glass with high reflectivity as a replacement material.
- If painted, the colour should match the original windows.
- Review condition and conduct inventory of windows.



Street view of the Leader Post Building, 2020. (City of Regina Archives - CORA-E-5.219)



Front Façade of the Leader Building, 2020.



Figure 5.5.1 East elevation at the sixth level showing wood frame windows.



Figure 5.5.2 West elevation windows; levels 2-4. The majority of windows appear to be PVC (Polyvinyl Chloride) and should be replaced with wood windows when replacement is required.



Figure 5.5.3 Some joints at the window sills on the upper east façade have been caulked over. Could mean that window replacement is required.



Figure 5.5.4 Storefront windows appear to be in good condition.



Figure 5.5.5 Potential water infiltration at the east elevation windows is evident from the discolouration at the concrete window sills.

5.5.2 Doors

The Leader Building originally had two entrances off Hamilton Street--one entered into an office while the other served as the main entrance of the building. In an alteration made in the 1940s, the southwest entrance was removed, making the northwest door the only entrance off Hamilton Street. The doors were originally made of wood and glazing, with an arched transom above. Over time, the arches over each door have been removed.

The rear building had a separate entrance at its northeast corner, as well as a garage door introduced in a 1920 alteration.

In the rehabilitation by Nicor, the southwest entrance was re-introduced. Both doors are now fully glazed and are differentiable from the historic building.

Conservation Strategy: Restoration & Preservation

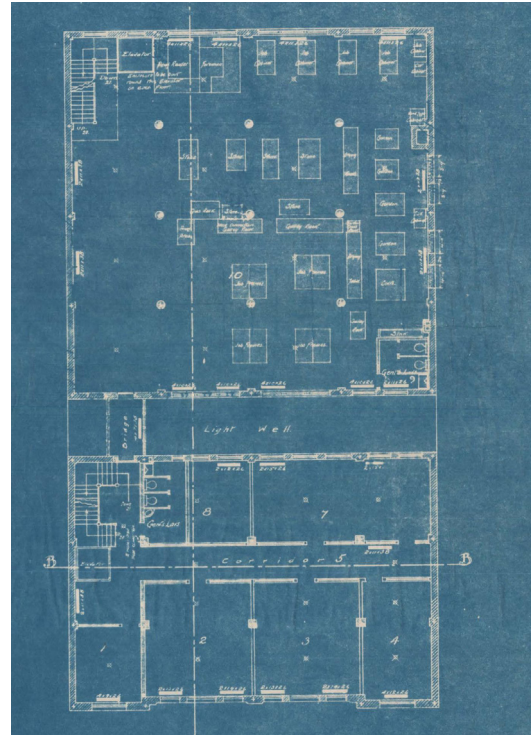
- If restoration is possible, the doors, arched transoms, and their arched entries should be replicated to match the original design. If documentary evidence is not available, doors appropriate to the heritage style and era of the building should be installed.
- Retain door openings on the west elevation in their original location.

5.6 Interior

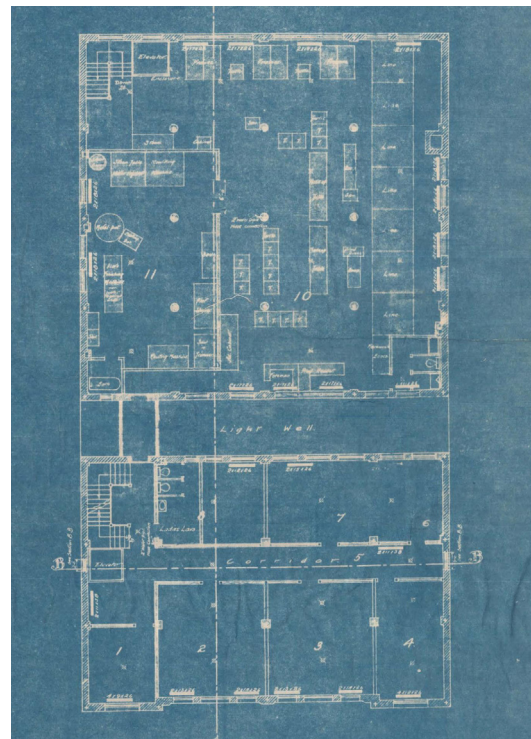
The interior of the Leader Building was generally laid out for office use and its function as a newsroom. The basement was utilized for the news press and storage. The main floor consisted of a business office, the cashier and the wickets for people placing classified ads in the newspaper. The second floor was home to CKCK radio, which had been established in 1922. The studio consisted of “state of the art” construction, featuring floors, ceiling and walls built on springs for acoustic considerations. The third floor was the newsroom, photographed on the following page.

Materials on the interior consisted of wood and marble. The original staircase was once comprised of steel and slate.

The building has since undergone several



Second Floor - Architectural Plans for the Leader Post Building, 1911. (City of Regina Archives CRP-02-0589)



Third Floor (Newsroom) - Architectural Plans for the Leader Post Building, 1911. (City of Regina Archives CRP-02-0589)

major interior rehabilitations to implement new mechanical and electrical systems, as well as the evolving of its function since it was the home to the Leader-Post. After the building was sold and the Leader moved to its current location on Park Street, it was renovated and renamed 'Torwest Towers.' At this time, the building was primarily used for commercial retail, with main stores occupying the building. By the late 1990s, the building was left vacant. The building was revived after Nicor Developments purchased the building in 2005. In this rehabilitation, the main stairwell was restored.

Today, the interior of the Leader Building consists of condominiums, offices and retail space on the main floor. The building no longer possesses *original* heritage elements on the interior due to its significant alterations. If an interior rehabilitation should take place, it should be redesigned in a compatible manner to the original time period of the building.

Conservation Strategy: Rehabilitation

- Make any alterations compactible and sympathetic to the historic building.
- Use an appropriate colour scheme when painting the interior.
- If any restoration is done, have evidence to base it upon (i.e. original floor plans or photographs).



Newsroom Circa 1957, Oct. 1963. *Leader Post Archives*.

5.7 Signage

The Leader Building once had a fair amount of signage incorporated into its exterior. The north facade was used for a large painted advertisement of the Leader-Post newspaper. The north facade painted signage has since been painted over with white paint.

The front facade once hosted a large neon sign by Western Claude: Neon Lights from Winnipeg.

The building also has an engraving of the 'Leader Building' in the horizontal band of stone at the top of the main level.

Any signage, lights, alarms, security cameras, etc. to be affixed to the building or installed on the property must be approved by the department responsible for Provincial Heritage Properties. Any fasteners that must be drilled into the exterior should be put into the mortar joints, not into the masonry. When mounting fixtures or signs to the exterior terra cotta cladding, use existing anchor holes and existing bolt lugs wherever possible. Individual letters of signs should be mounted on a complimentary backing to minimize anchorage defacement of the terra cotta.

The proposed signage should complement and be consistent with the heritage character of the building. Special care should be taken to ensure that signage, materials, lettering style and method of lighting give the impression that the signage is from the same historical period as the heritage building.

Sign lettering painted or adhered to the windows is quite acceptable, which can already be seen at the storefront of NWL.

Conservation Strategy: Preservation & Rehabilitation

- Projecting canopies are discouraged.
- New signage should be sympathetic to the building and not be intrusive.
- Do not penetrate terra cotta with signage – consider attaching to the mortar.
- Preserve the “Leader Building” lettering on the horizontal banding above the main floor.



Elevations of Proposed Neon Sign by Western Claude, 1911.
(City of Regina Archives CRP-02-0589)



Leader Post Article. Jan 21, 1984 (Provincial Archives of Saskatchewan R_LP235)

Section 6.0 — Preliminary Opinion of Probable Rehabilitation Costs

6.1 Phase 1: 1-2 Years		
6.1.1(A)	Full Masonry Repoint and Repair North Brick Masonry (~400m ² / 4304ft ²) East Brick Masonry (~317m ² / 3411ft ²) South Brick Masonry (~638m ² / 6865ft ²) West Terra Cotta (~240m ² / 2561ft ²)	\$142,030 \$112,560 \$226,610 \$89,635
6.1.1(B)	15-25% Spot Repoint and Repair North Brick Masonry (~80m ² / 861ft ²) East Brick Masonry (~63m ² / 682ft ²) South Brick Masonry (~128m ² / 1373ft ²) West Terra Cotta (~48m ² / 512ft ²)	\$31,855 \$25,235 \$50,800 \$20,490
6.1.2	West Foundation Wall Repair	\$50,000
6.1.3	Southwest Cornice and Parapet Reconstruction Pricing from Brxton/JCK Engineering	\$475,000
Option A (Full Repoint)		\$1,145,835
Option B (Partial Repoint)		\$653,80

6.2 Phase 2: 5 to 10 Years		
6.2.1	Wood Window Replacement East (~62m ² / 665ft ²) South (~811m ² / 8730ft ²) West (~107m ² / 1152ft ²)	\$51,320 \$62,450 \$88,705
6.2.2	Roof Replacement (~687m ² / 7176 ft ²)	\$287,060
		\$489,580

6.3 Phase 3: Recommended		
6.3.1	Brick Façade Paint Removal* North (~400m ² / 4304ft ²) East Brick Masonry (~317m ² / 3411ft ²) South Brick Masonry (~638m ² / 6865ft ²)	\$68,865 \$54,575 \$109,840
		\$233,280

**Recommended to execute at the same time as Phase 1 for lower cost*

Taxes are not included in the above prices

Section 7.0 — Maintenance Plan

7.1 Maintenance Guidelines

Per the Standards and Guidelines, “Maintenance is an important part of the preservation process. Regular maintenance will preserve character defining elements and extend the service life of functional components” (p9, 12).

Where the building requires repairs or modification to its existing elements, written approval from the department responsible for Provincial Heritage Properties is required prior to proceed. The best treatment must be discussed in order to protect the heritage character of the building. Regular building maintenance does not require approval.

7.2 Permitting

Repair activities, such as simple in-kind repair of material, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

7.3 Routine, Cyclical, and Non-Destructive Cleaning

Use gentlest means possible when cleaning heritage elements of the building. Use non-destructive methods when undertaking any cleaning procedures.

7.4 Repairs and Replacement of Deteriorated Materials

Interventions such as repairs and replacements must conform to the Standards and Guidelines for the Conservation of Historic Places in Canada. The building’s character-defining elements must be conserved, referencing the following principals to guide interventions:

- Approach of minimal intervention must be adopted. Meaning any interventions on the building should be carried out in the least obtrusive way possible.
- Repair rather than replace character-defining elements.
- Make any interventions physically compatible with the historic place.

7.5 Inspections

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building’s elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

7.5.1 Maintenance Programme Inspection Cycle

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-Annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms.
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (As Required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

7.6 Information File

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed. The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

7.6.1 Logbook

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets.

It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly

repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

7.7 Exterior Maintenance

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

7.7.1 Inspection Checklist

The following checklist considers a wide range of potential problems specific to the different masonry of the building, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

Site

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from the foundation?

Foundation

- ☐ Does pointing need repair?
- ☐ Paint peeling? Cracking?
- ☐ Is bedding mortar sound?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?

- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints,oils / tars? Cause?
- ☐ Does the surface need cleaning?

Windows

- ☐ Is there glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors

- ☐ Do the doors create a good seal when closed?

- ☐ Do metal doors show signs of corrosion?
- ☐ Is metal door sprung from excessive heat?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the down spout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing shingles?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?

Section 8.0 — Appendix A: Research Summary

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