

Alterations to a Designated Heritage Property and Amendment of an Existing Heritage Easement Agreement - 150 College Street

Date: February 5, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 11, University-Rosedale

SUMMARY

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 150 College Street and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The property at 150 College Street is designated under Part IV of the Ontario Heritage Act and is subject to an existing Heritage Easement Agreement. The applicant is proposing to renovate the Fitzgerald Building for continued academic/administrative use. The proposed alterations consist of a full interior renovation and minor exterior alteration which include: 1) An expanded entry from College Street at the southwest corner of the building; 2) Enclosure of a courtyard at the southeast portion of the building (non-street facing) to provide a new interior atrium space; and, 3) a fourth floor terrace and addition. City Council's approval of the proposed alterations to the heritage property and authority to amend the existing Heritage Easement Agreement is required under the Ontario Heritage Act.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 150 College Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the existing building on the lands known municipally as 150 College Street, with such alterations substantially in accordance with plans and drawings prepared by RDHA Architects Inc., dated December 14, 2018, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated January 10, 2019, and on file with the Senior Manager,

Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services, and subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 150 College Street, including a heritage permit or a building permit, but excluding interior alterations not impacting identified interior attributes, permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 150 College Street in accordance with the plans and drawings dated December 14, 2018, prepared by RDHA Architects Inc. and on file with the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, and subject to and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, all to the satisfaction of the Senior Manager, Heritage Preservation Services, including registration of such amending agreement to the satisfaction of the City Solicitor.
2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 150 College Street, prepared by ERA Architects Inc. and dated January 10, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services.
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services, and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.
4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services, and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.
5. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.
6. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.

b. That prior to the release of the Letter of Credit required in Recommendation 1.a.6 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 150 College Street, Instrument No. CA803389, dated June 18, 2003, and on file with the Senior Manager, Heritage Preservation Services, in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director.

3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement. For the property at 150 College Street

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 150 College Street was designated by By-law No. 1360-2007, enacted by City Council on December 13, 2007.

<https://www.toronto.ca/legdocs/bylaws/2007/law1360.pdf>

In June 2003, the University of Toronto entered into a Heritage Easement Agreement to provide for the protection of the Fitzgerald Building at 150 College Street. In general, the agreement between the University of Toronto and the City of Toronto to enter a Heritage Easement Agreement arose from concern regarding proposed impacts to the property as a result of the proposed new development adjacent and to the east of the Fitzgerald Building. The project, now known as the Leslie L. Dan Pharmacy Building was then proposed in conjunction with the removal of the landmark green houses that were then located at the site. An Agreement between the University of Toronto and City of Toronto, provided that the greenhouses be conserved and moved to Allan Gardens and that the Fitzgerald Building at 150 College Street shall be protected through entering into a Heritage Easement Agreement.

BACKGROUND

Site and Context

The application involves the property at 150 College Street, which was listed on the City's Heritage Register by Toronto City Council in 1973 and designated under Part IV of the Ontario Heritage Act on December 13, 2007. The property is subject to a Heritage Easement Agreement.

150 College Street, known as the Fitzgerald Building, is designated Part IV under the Ontario Heritage Act with By-Law No. 1360-2007. The designation by-law ascribes design, historical and contextual value to the property as set out a Statement of Significance. This states that it's Heritage Attributes as a "good example of Georgian Revival design are found on the exposed walls and roofs of the original building (including those facing the east courtyard), the southeast wing, and the north addition..."

Adjacent Heritage Properties

170 College Street, west of property, Mining Building, Darling & Pearson Architects and Francis R. Heakes, c. 1905. Designated Part IV By-law (no. 88-76) enacted March 17, 1976

149 College Street, south of property (opposite side of College Street): Stewart Building, (originally Toronto Athletic Club) by E.J. Lennox, c. 1891-4. Designated Part IV by-law (no. 508-78) enacted July 17, 1978

164 College Street, west of property, setback from College Street frontage, Rosebrugh Building (originally Electrical Building) Darling & Pearson Architects, c. 1920. Listed on Heritage Register June 20, 1973.

155 College Street, across the street and south of property, Toronto Board of Education, Page & Steel, c. 1961. Listed on Heritage Register April 16, 2002.

6 Queens Park Crescent West, east of property and setback from both College Street and Queens Park Crescent, C. David Naylor Building, Mathers & Haldenby, c. 1931-2. Listed on Heritage Register June 20, 1973.

Current Proposal

The project has been determined as not requiring a Site Plan Application and the applicant has submitted a building permit application and proposes the adaptive re-use of the Fitzgerald Building to add central services for students/staff and academic space for U of T. The re-programmed building will provide a variety of office space formats (proprietary/shared, open/closed), building amenities (meeting rooms, lounges, copy centres, pantries) and campus amenities and central resources (video studio, learning and training rooms, large conference room, study spaces etc.).

The overall design approach is to retain the vast majority of the existing building fabric with targeted interventions throughout to improve environmental performance, enhance the quality of the interior space, allow for improved circulation and accessibility, and to increase porosity between the south edge of the building and the exterior public realm.

All the proposed alterations will be accommodated within the existing building envelope except for the enclosure of the southeast courtyard and construction of a small fourth-floor southeast addition.

The existing southeast courtyard is proposed to be enclosed with a glazed addition to create an open internalized courtyard. Existing exterior walls in this location will be retained, albeit become internalized, with modifications to openings at the ground floor level to facilitate improved interior flow.

A one storey addition at the fourth-floor addition will add interior floor space at the southeast corner of the building and provide an extension of the exit stair. It will be set back from the existing third-floor parapet from approximately 2.4 to 2.8 metres to mitigate visual impacts on the heritage building.

To provide both enhanced interior - exterior connectivity and an improved entrance along the south edge (College Street facade) of the building, a new entrance would be created at the plinth level by lowering three of the existing plinth windows at the south elevation and two windows at the west elevation, while retaining the existing entrance at the south elevation. All window modifications will occur below the horizontal architectural datum that demarcates the base of the first floor level of the property. The existing landscape will be re-graded/lowered to animate the southwest corner of the building. Shifting the primary building entrance to the site's south elevation will reinforce a new, enhanced connection between College Street and the Fitzgerald Building.

Certain interior spaces will be retained in the renovated building, including the ground floor Entrance Hall and its architectural elements, the second-floor former Library, and the third-floor former Director's Study.

Accompanying the above alterations, all the windows at the exterior will be replaced. University of Toronto initially proposed single pane units throughout. However, staff prefers mitigation (shown in the HIA) incorporating rigid external grids to simulate multiple lites and more closely reflect the original window design.

Overall, the proposed renovation of the Fitzgerald Building will adapt this important heritage asset to satisfy contemporary requirements for University space, with modernized building systems and enhanced accessibility and life safety features.

Policy Framework

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of

the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

Official Plan

The heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.28: "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property".

The Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

The General Standards (1-9) and the Standards for Rehabilitation (10-12) and Restoration (13) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc., dated January 10, 2019. As described in the previous section, the adaptive re-use of the Fitzgerald Building includes a full interior renovation as well as alterations that will result in minor visual and physical impacts to the building exterior. These alterations are as previously described: (1) the creation of a new southwest entry lobby at the B1 (plinth) level; (2) enclosure of the southeast courtyard; (3) the proposed fourth floor rooftop addition and exterior terrace, and; (4) the replacement of all windows.

The following discussion focuses on each of these interventions, in turn, as well as mitigating factors.

(1) New entrance at the southwest corner of the building at the B1 (Plinth) level

A new lobby is proposed to be created at the southwest corner at the B1 (plinth) level. This intervention proposes to modify some existing openings to provide for new entrances on the south and west elevations. A new landscaped public space will be developed at this entrance area. Details would be forthcoming at future revisions of the building permit application.

Through the repurpose of the basement level, the existing southwest entry would no longer serve as an access to the basement but will function as an access into a re-purposed ground floor. A new internal double height lounge is being created at the southwest corner of the building that relies on the group of modified openings to ensure a visual connection from the exterior of the property. As such, the design looks to create a more porous series of openings to activate the subgrade (B1) level at this corner, and proposes the modification of half sized existing windows into new doorways

The proposal is to modify a small number of the existing half sized windows in the stone plinth by lowering their sills. U of T's preferred approach is to lower three of the half-sized plinth windows at the south elevation and two at the return west elevation, while retaining the existing entry opening, containing a decorative stone portal, at the south elevation. All new openings would be designed to be of identical appearance and of consistent size and would be thus differentiated from the remaining existing plinth windows. However, this alternative removes the decorative stone portal surrounding the existing entrance at the plinth level.

Staff prefers and will request that the existing stone portal be retained as an existing attribute of the doorway, thereby providing three new, modified openings on the south elevation, and two on the west while retaining the existing southwest entrance with its stone surround.

(2) Enclosure of Southeast Courtyard at rear façade (east façade - not street facing)

An enclosure of the southeast courtyard is proposed to provide a new triple-height interior atrium space with minor heritage impacts. Demolition of the existing single-bay garage, and a lowering of the existing grade, will clear the necessary area for the

enclosed courtyard, which will serve an extension of the Fitzgerald Building's B1 (subgrade) level and provide an accessible entry from the east.

The new glass roof and east corrugated glass wall will interface with the heritage building's rear façade and is programmed to have a minimal physical impact. The roof will sit below the cornice line above the second floor level, and the new east wall will meet the heritage building between existing window openings. One mid-level window on the east courtyard elevation is affected by the new glass roof, and will be split into two openings, one interior and one exterior window with an aluminum clad piece spanning the openings between the windows.

The corrugated glass wall has been designed to maintain the historic brick and stone pilasters, which will become internalized within the atrium.

The enclosed courtyard has been designed to minimize impacts on the heritage fabric of the Fitzgerald Building and to retain significant architectural elements in this area. The alterations will allow for a new interior space that maintains the legibility of the historic courtyard elevations. The strategy for the windows that will become internalized within the enclosed atrium will maintain the legibility of the historic fenestration pattern and maintain daylighting of the interior areas.

(3) Fourth Floor Rooftop Addition and Terrace

A small fourth-floor addition is proposed at the southeast corner of the building. An existing egress stair in this zone will be extended up to the fourth-floor addition. The addition will function as an extension of existing fourth-floor area. An exterior rooftop terrace is proposed at the southwest corner of the fourth floor.

The new addition will be set back from the south elevation of the Fitzgerald Building from 2.3 to 2.8 metres, behind the decorative parapet and balusters above the third floor. This setback will mitigate the visual impact, and the minimally visible contemporary design will be distinguishable from the heritage fabric as a new addition.

The existing roof profile is being fully maintained. The minor visual impact of the glass guardrails required for the new exterior terrace will be appropriately mitigated, as the guardrails will be installed inset of the parapet.

(4) Window Replacement

The proposed renovation calls for the replacement of all existing windows with new windows. The existing windows are not original, and many have been modified to accommodate air conditioning units.

In order to achieve the energy goals of the renovation, U of T had proposed to install new continuous single pane, triple-glazed window units across the entire building. Based cumulatively on the alterations described above, staff believes that installation of single pane units (without grids) in all openings visible from the public realm will have a significant visual impact from the public realm and is not supportive of the scheme without mitigation.

As seen in historic photos of the heritage property, a divided lite window pattern is typical for this building typology. Therefore, staff supports the alternative mitigation provided within the HIA to reduce the impact of the proposed replacement windows by requiring the placement of a rigid metal screen, independent and sitting proud of the window, to simulate the historic muntin pattern of the original windows as shown in early photos. Staff will require this mitigation to be included within the Conservation Plan.

Proposed Conservation Work

The applicant is proposing to do significant restoration work to the existing building as part of the proposal. ERA has prepared Conservation Plan drawings, issued December 11, 2018, that capture the full, detailed scope of conservation work to be undertaken on the Fitzgerald Building in tandem with the proposed renovation. This section of the report is intended to provide a brief description of the conservation scope.

EXTERIOR

Masonry

- General cleaning of soiled brick and stone elements on all exterior walls.
- Approximately 40% of the masonry across all elevations will be repointed.
- The stone along the building base will be cleaned to remove soiling, with targeted repairs to stone units that are degraded or have undergone prior unsympathetic repairs.
- Organic staining from prior vine growth, as well as verdigris from copper staining, will be removed from affected areas of brick and stone.
- All cornice stonework will be cleaned and new cap flashing will be provided.
- Stone balusters at the parapet will be cleaned to remove soiling, and new cap flashing along the balustrade will be provided.

Staircases

- The original west and north staircases will be rebuilt with a mix of salvaged materials and new stone matching the appearance of the historic stone. The handrails will be salvaged and reinstated. The west stair is more deteriorated, and requires more extensive conservation work.

Roof

- The roof will be replaced with a new slate roof to match the existing appearance.
- All brick chimneys will be retained, with some repair.
- The north ventilator will be re-clad and re-flashed with new copper to match existing.

General Conservation Work

- All copper flashings (including balustrades, downspouts, eaves, roof ridges) are being replaced with new copper flashings to match the original.
- All obsolete pipes and mechanical fixtures will be removed.

Windows

- All windows will be removed and replaced with new units. Staff will require a mitigation strategy as described above.

INTERIOR

The designation by-law does not describe any interior heritage attributes. However, the retention of certain interior elements will provide additional mitigation of the renovation project.

Lobby

- The lobby will be retained, the floors and walls cleaned to remove soiling, and the walls repointed.
- The light fixtures will be salvaged and reinstated
- Doors will be refurbished and reinstated, with the exception of the double door in the entry vestibule which will be replaced with a new door that matches the original door.

Former Library

- The second-floor Library will be fully restored, with repairs to wood detailing and millwork. Wood elements from the adjacent room (rm. 238) will be salvaged to be used for conservation work in Library.

Former Study

- The third-floor study will be restored, with repairs to wood detailing and millwork.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage property at 150 College Street and is satisfied that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan and the City of Toronto's Official Plan heritage policies. Overall, staff supports the proposed development and the associated scope of conservation work in that it will conserve the overall integrity of the identified cultural heritage value and attributes of the site, as articulated through the designation by-law.

CONTACT

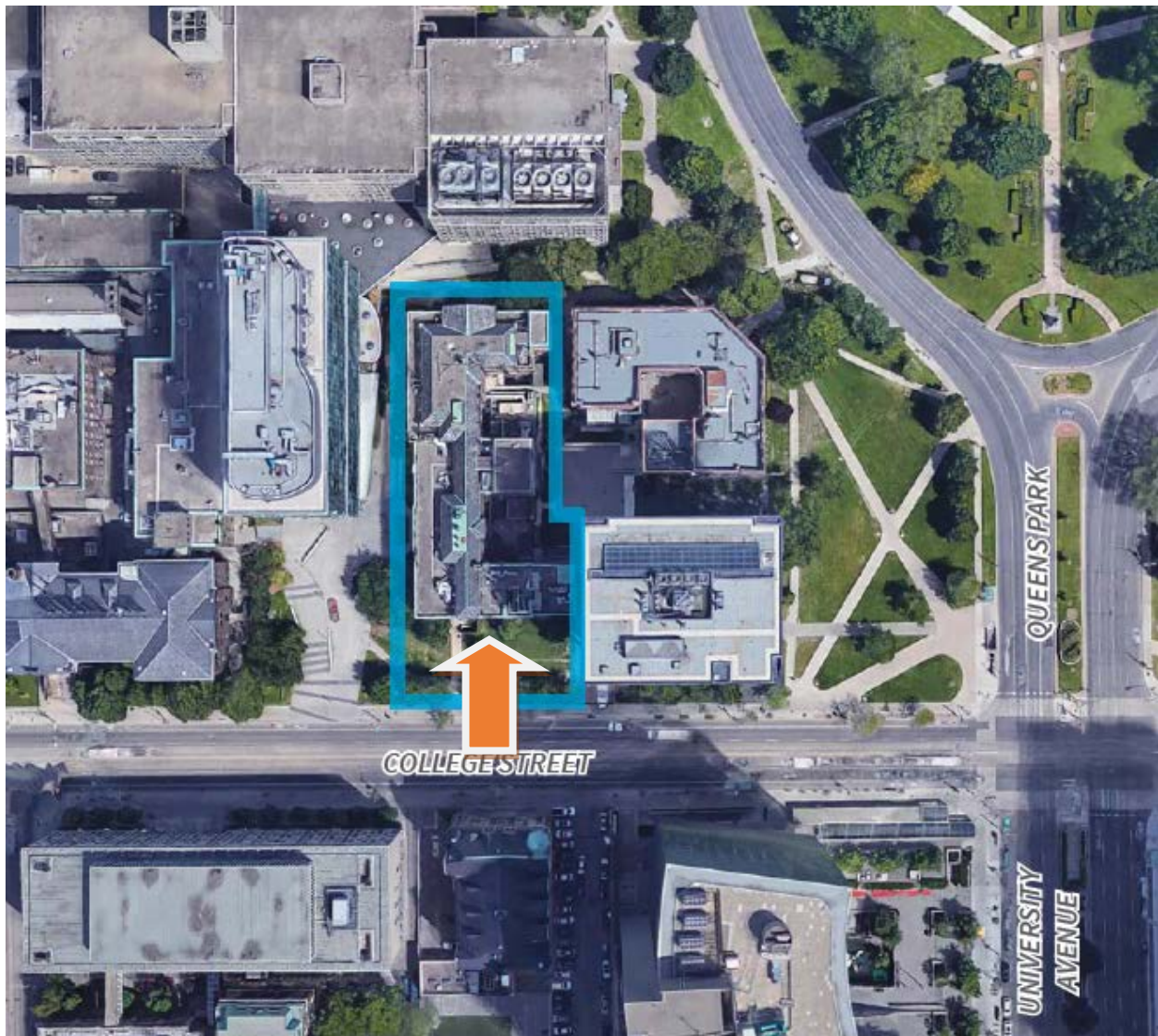
Dan DiBartolo
Senior Heritage Planner
Heritage Preservation Services
Tel: 416-338-5856; Fax 416-392-1973
Dan.DiBartolo@toronto.ca

SIGNATURE

Mary MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map - 150 College Street
Attachment 2 - Photographs - 150 College Street
Attachment 3 - Proposed Drawings and Renderings - 150 College Street
Attachment 4 - Reasons for Designation - 150 College Street



The arrow marks the location of the property at 150 College Street, The Fitzgerald Building. The property is located on the north side of College Street, west of Queens Park

This location map is for information purposes only. The exact boundaries of the property are not shown.



Context Photo of 150 College Street

PHOTOGRAPHS: 150 College Street

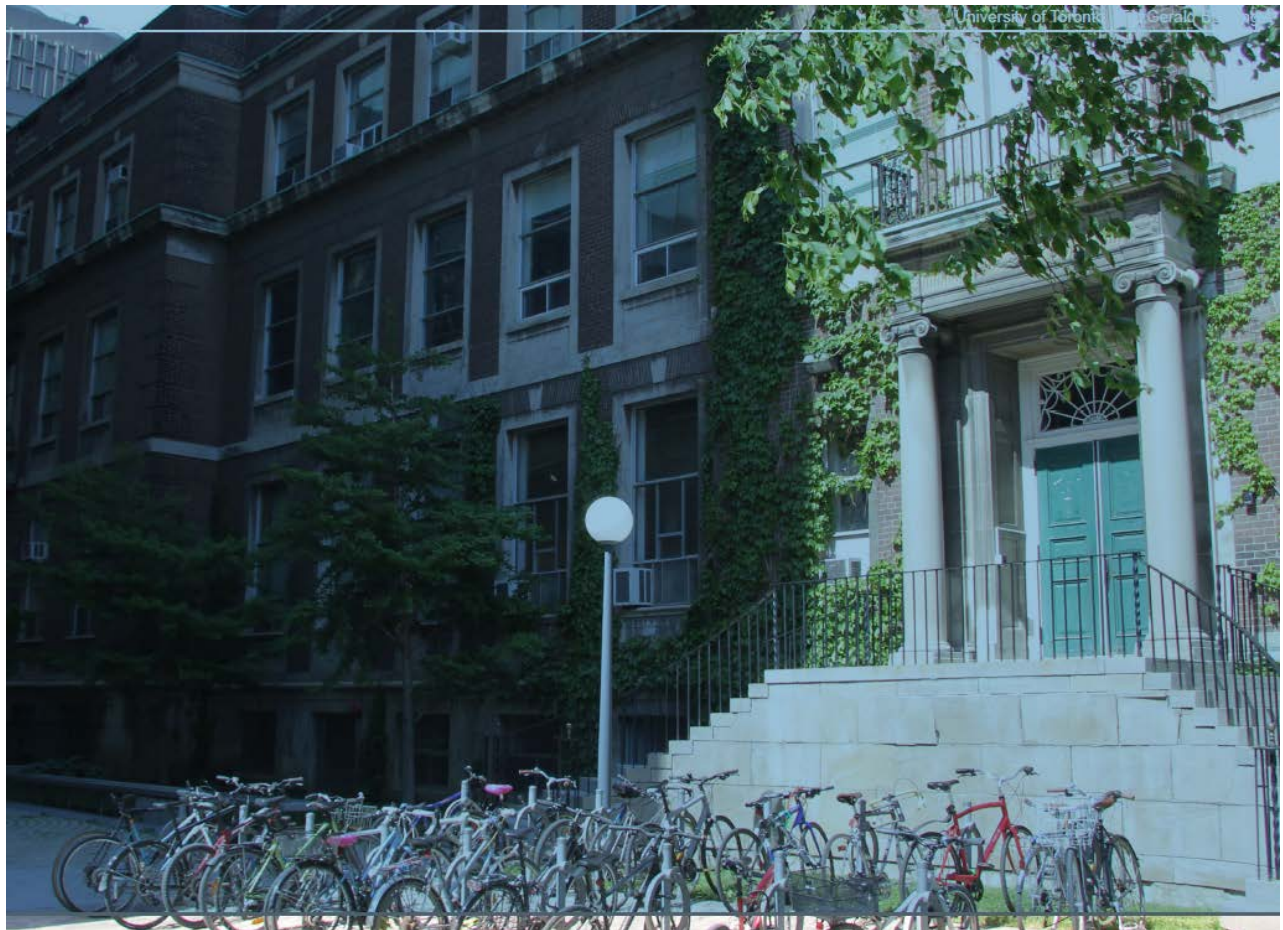


South Elevation of 150 College Street



West Elevation (Primary) of 150 College Street

PHOTOGRAPHS: 150 College Street



Primary Entrance at West Elevation - No change proposed

PHOTOGRAPHS: 150 College Street



East elevation, location of infilled courtyard. Elevation faces west elevation of Pharmacy Building

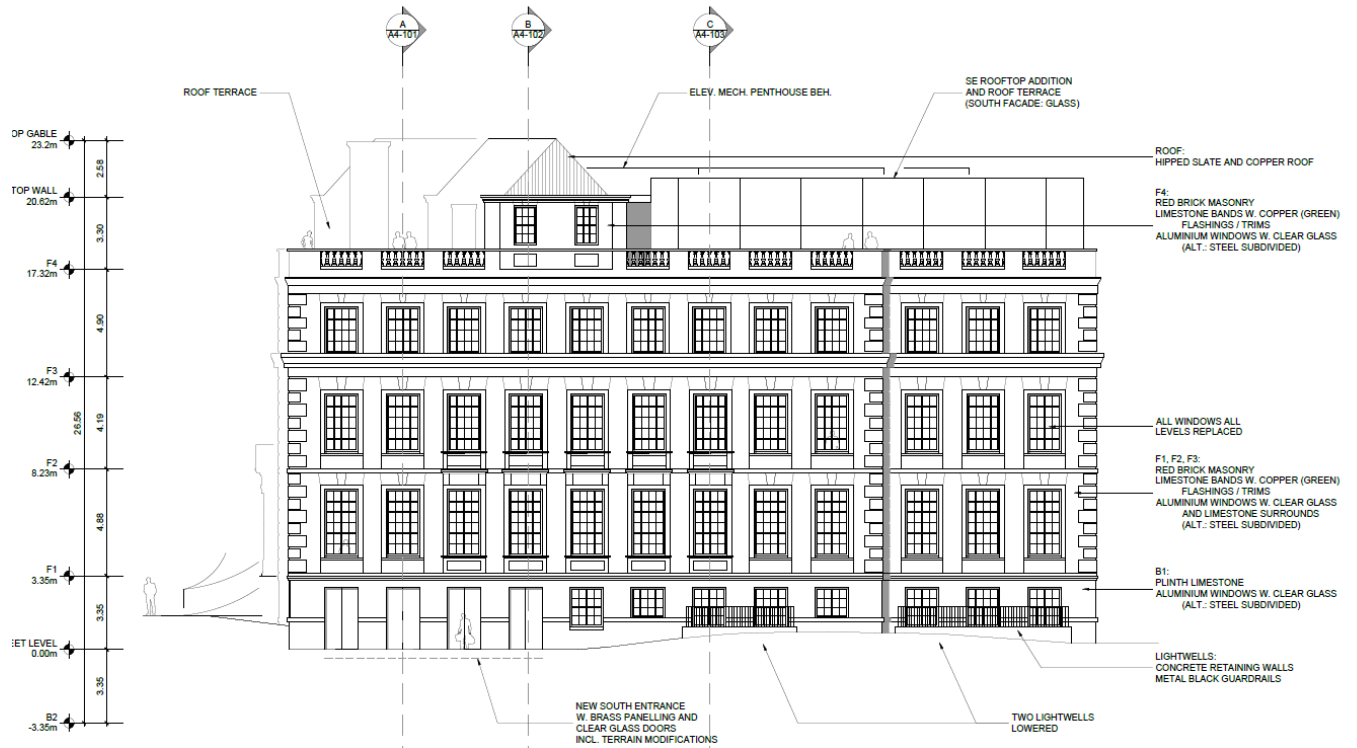


South West corner of building, proposed location of new plinth entrance.

PHOTOGRAPHS: 150 College Street

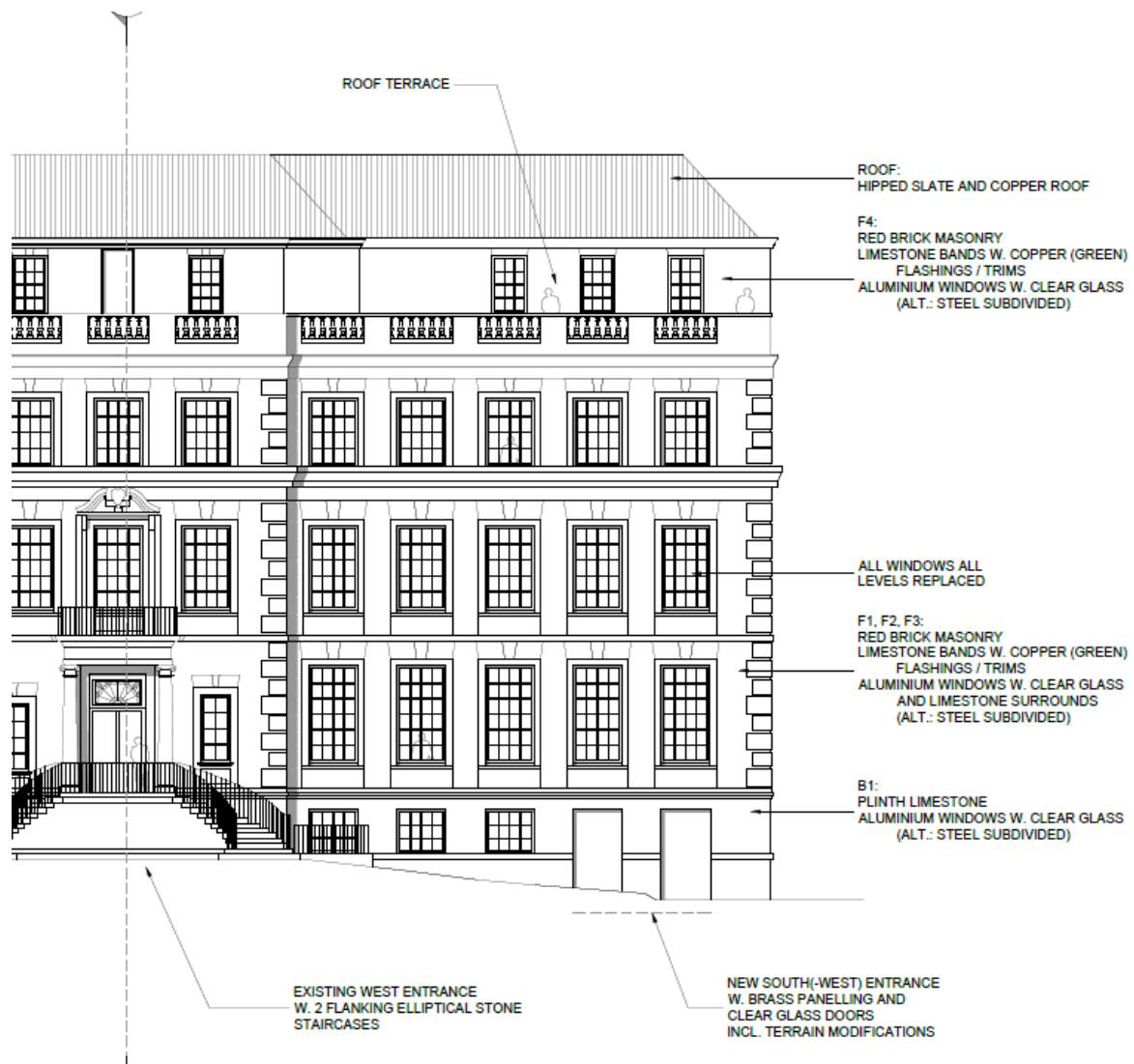


Photo shortly after construction - Note divided lite windows on both west and south facades



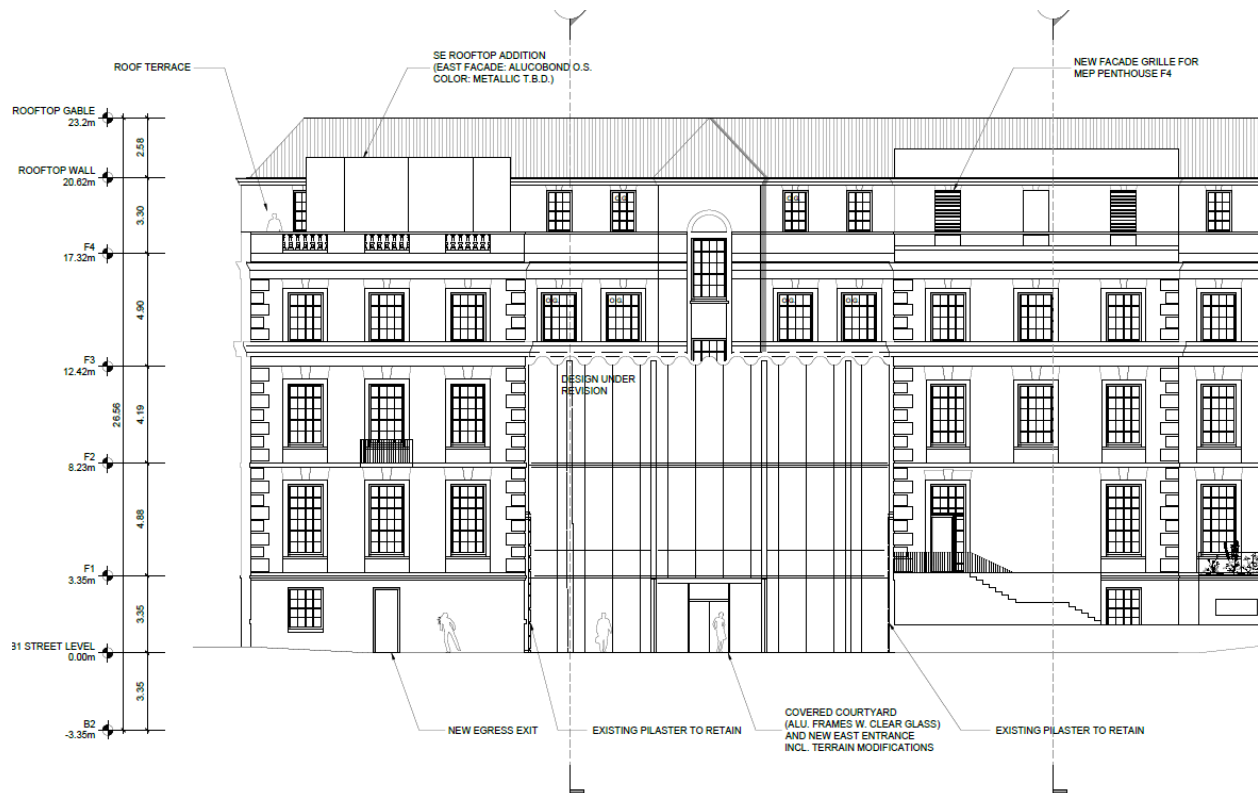
Proposed South Elevation - Note new entrance at plinth level and fourth floor addition which will include stepbacks ranging from 2.3 to 2.8 metres

PROPOSAL DRAWINGS 150 College Street



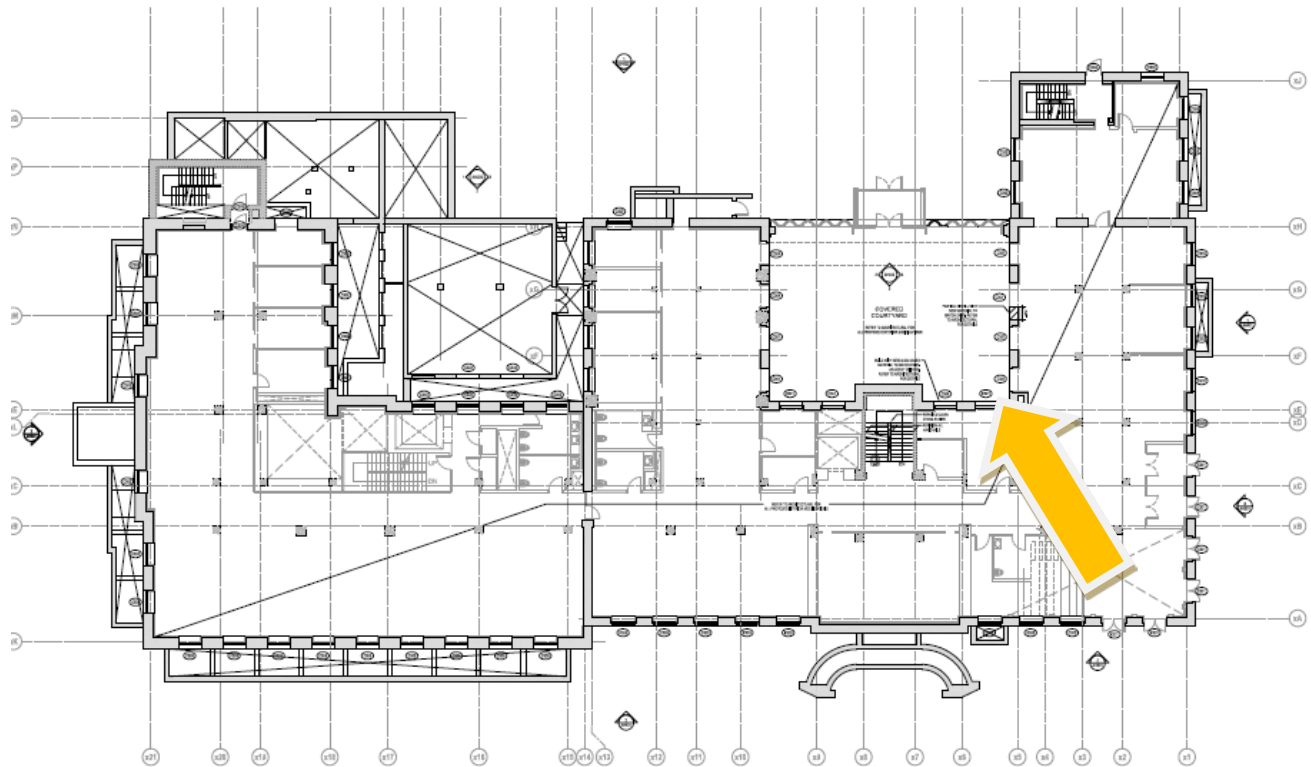
West Elevation - Note new entrance at plinth level

PROPOSAL DRAWINGS 150 College Street



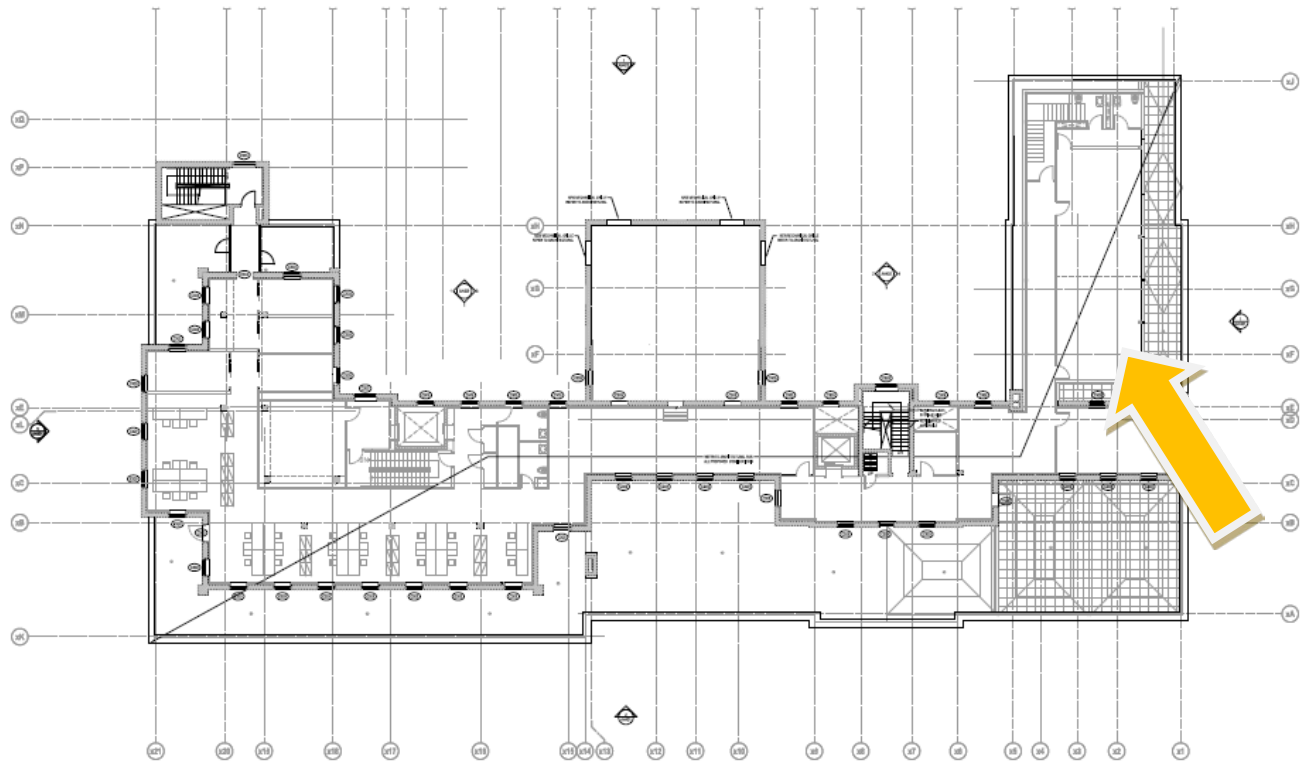
Proposed East Elevation - Infill of courtyard at east/rear facade

PROPOSAL DRAWINGS 150 College Street



Proposed First Floor - orange arrow points to proposed courtyard infill at east elevation. Elevation at right side of drawing faces College Street. Primary/west façade of property is at bottom of the drawing.

PROPOSAL DRAWINGS 150 College Street



Proposed Fourth Floor - orange arrow points to proposed fourth floor addition. Elevation at right side of drawing faces College Street. Primary/west façade of property is at bottom of the drawing.



Rendering of South/College Street facade



Close-up rendering of enlarged openings at southwest corner of the building to create new entry

PROPOSAL DRAWINGS 150 College Street



Rendering East Elevation Courtyard Infill - New Atrium



Looking towards the west from inside the proposed atrium space.

Description

The property at 150 College Street (Fitzgerald Building) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the north side of College Street, west of Queen's Park Crescent West, historical records indicate that the original four-storey Fitzgerald Building was constructed in 1927. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973, and a Heritage Easement Agreement was registered in 2003. The portions of the Fitzgerald Building described in the heritage attributes below now adjoin the Terrence Donnelly Centre for Cellular and Biomolecular Research (Donnelly CCBR), an interdisciplinary medical research facility.

Statement of Cultural Heritage Value

The Fitzgerald Building is an excellent example of the Georgian Revival style of the early 20th century that marked a return to simpler forms, symmetry and Classical references. With its brick finishes, scale and Classical appearance, the Fitzgerald Building complemented other educational facilities on the University of Toronto campus. Historically, the property is associated with innovations in medical education and research.

The Fitzgerald Building opened in 1927 as the School of Hygiene at the University of Toronto. The school was an independent division of the university that housed the departments of hygiene, preventive medicine and public health nursing, as well as the College Division of Connaught Laboratories. The building housed the third Rockefeller School of Public Health founded in North America with funding from the Rockefeller Foundation. Through its connection with Connaught Laboratories, the Fitzgerald Building became the centre for insulin production in Canada from 1927 to 1969. After the School of Hygiene was absorbed into the Faculty of Medicine in 1975, the building was renamed in recognition of John Gerald Fitzgerald (1882-1940), co-founder of the school and a leading advocate for public health in Canada during the early 20th century. The Fitzgerald Building is historical notable as an important example of the work of the Toronto architectural firm of Mathers and Haldenby, which received numerous commissions on the University of Toronto campus during the first half of the 20th century. The partnership designed the original building (1927) and prepared the plans for the complementary southeast wing (constructed in two parts in 1931 and 1937) and north addition (1931-1932).

Contextually, through its scale, setback, cladding and Classical detailing, the Fitzgerald Building contributes to the character of College Street, west of University Avenue, as it developed as location of many prominent institutional edifices along the south boundary of the University of Toronto campus.

REASONS FOR DESIGNATION 150 College Street

Heritage Attributes

The heritage attributes of the Fitzgerald Building relating to its cultural heritage value as a good example of Georgian Revival design are found on the exposed walls and roofs of the original building (including those facing the east courtyard), the southeast wing, and the north addition, consisting of:

- On the original building, southeast wing and north addition, the four-storey plans (with penthouses) above raised bases with door and window openings
- The red brick cladding, with brick quoins, stone band courses dividing the stories and, beneath the third-floor window openings, a stone cornice with modillion blocks and ovolo moulding
- The flat roofs with brick chimneys and hip roofed penthouses set back behind parapets with balustrades

Original Building (1927):

- The original building, which forms a U-shaped plan with the principal (west) façade facing Taddle Creek Road and two wings forming a courtyard at the rear (east)
- The organization of the west façade into three sections by a central frontispiece
- The main entrance, which is elevated in the first floor in a Classically-detailed stone surround with a pair of doors, flat transom and fanlight
- The second-storey window above the entry, which is distinguished by a stone surround, swan's neck pediment and iron balcony
- In the first and second floors, the frontispiece and flanking walls with flat-headed window openings set in stone surrounds with brick voussoirs and stone panels, brackets and keystones
- The third-storey window openings, which are similarly trimmed with brick and stone but slightly reduced in height
- The continuation of the pattern and detailing of the fenestration on the remaining walls
- On the rear (east) wall, the four-storey frontispiece with a hip roof that incorporates a Classically detailed entrance at the base and a four-storey round-arched surround above
- On the north wall, the round-arched window openings

REASONS FOR DESIGNATION 150 College Street

Southeast Wing and North Addition:

- The southeast wing, which is recessed from the south wall of the original building to distinguish it as an addition, and adjoins one of the rear wings of the original building to extend one side of the rear courtyard
- The ell-shaped north addition, which conceals part of the north wall of the original building to create the overall E-shaped plan of the complex
- On the north addition, the four-storey frontispiece with a gabled roof centred on the north wall
- The pattern and placement of the fenestration on the wing and addition, which is continued from the original building