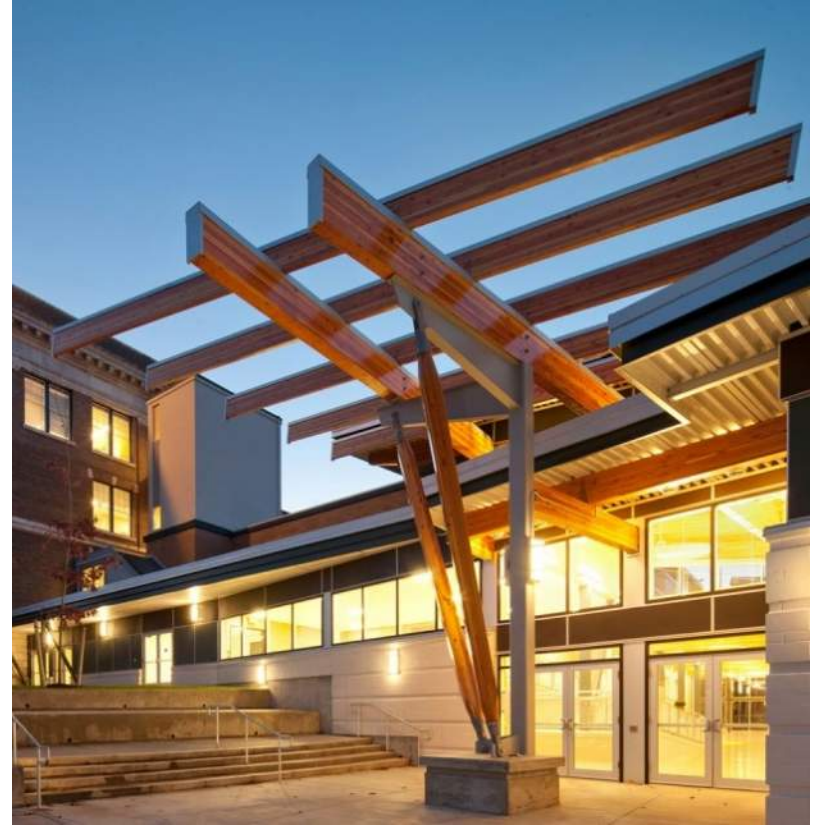


HDR



## Victoria High School Seismic Upgrade and Addition

# Scope of Work

- Seismic upgrade – significant structural work, including removal of the terra cotta clay tile partitions, addition of concrete shear walls, drag struts through out and 2 new stair shafts for bracing.
- Remediation of envelope – repointing of brick masonry, replacement and restoration of terra cotta tile
- Hazardous material removal throughout building
- Adhere to life safety code requirements and upgrade mechanical and electrical systems, with the addition of new sprinkler system.
- Window replacement and restoration
- Revised layout of classrooms and auxiliary spaces to provide 21<sup>st</sup> century learning, improved accessibility and circulation
- Addition of Learning Commons and Multi-Purpose Room to accommodate increase of student population from 800-1000
- Addition of Neighbourhood Learning Centre, to accommodate space for community programming





# History of Victoria High School

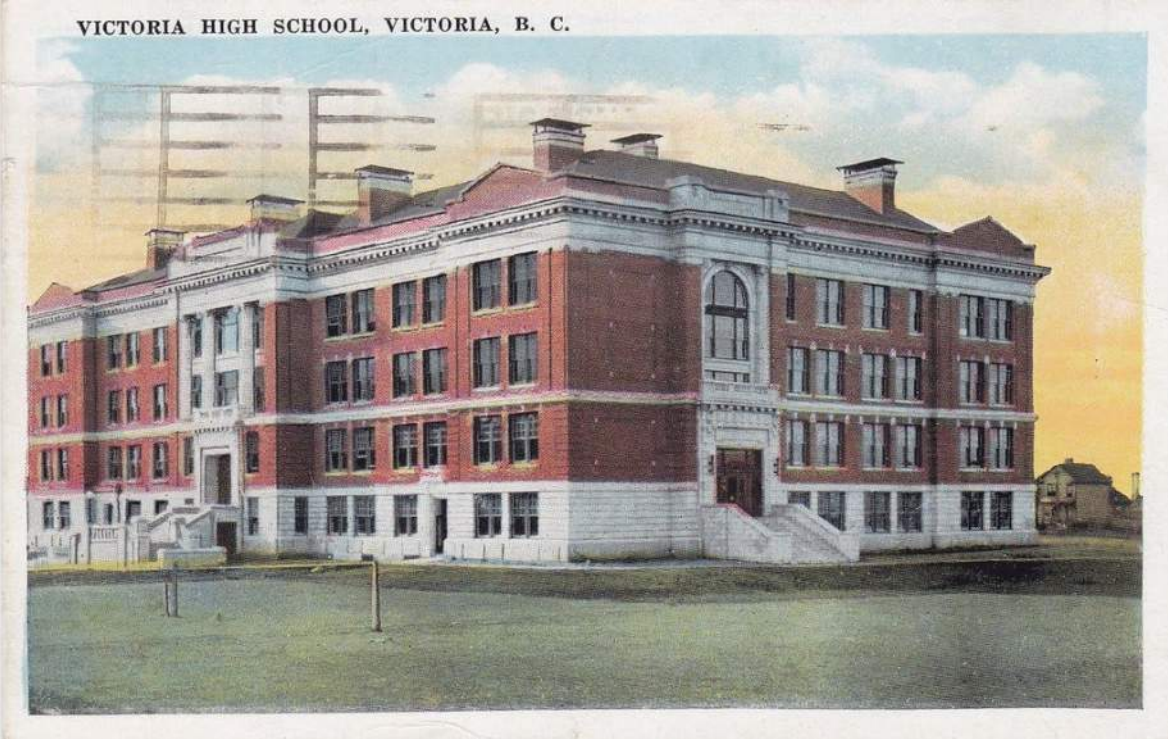
- built between 1911-1914
- Although not designated, VHS is registered as an Institutional Heritage Building
- Located in the Fernwood neighbourhood



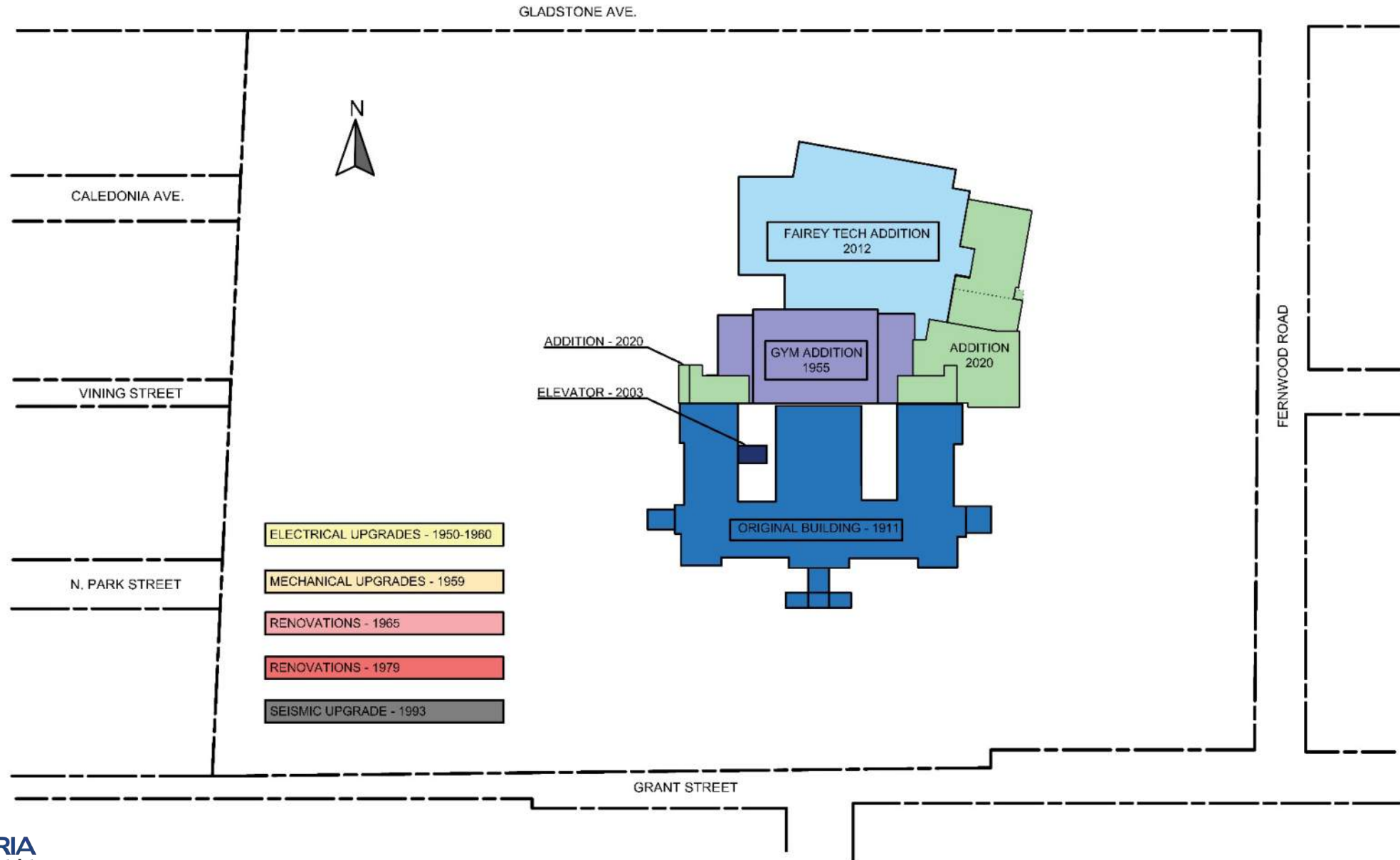
*Victoria High School.  
11/13*



# Then and Now



# Layers of History – Seismic Upgrade and Addition





North West Elevation



West Elevation – Boys Entrance





East Elevation – Girls and Fairey Tech Entrances



North Elevation



Original Main - Grant Street Entrance



Fairey Tech – Fernwood Road Entrance

# Statement of Significance

## Description of Historic Place

Victoria High School is owned by the Greater Victoria School District 61. The City of Victoria identifies it as a registered institutional heritage building. The original building was designed by architect, C. Elwood Watkins.

Vic High School was purpose built in 1911-1914, as the fourth Victoria High School and located in the Fernwood neighborhood. It is situated on a parcel of land facing Grant Street and Fernwood Road. The original building consisted of 29 classrooms, an auditorium, gymnasium, cafeteria and other ancillary spaces. The current site consists of the original school building with two major additions (1950 and 2011), a running track, spectator bleachers, a student garden, tennis courts, parking lots and green space surrounding it.

## Character-Defining Elements

- E-Shaped massing, with 4 stories, plus basement
- Classical Revival Style: use of orders (ionic), proportion, symmetry, repetition of elements (such as windows and detailing), references to classical architecture
- Brick and granite masonry and terra cotta tile façade
- Original wood windows, nine-over-one single-hung windows and star-shaped half-circle and rectangular upper sash detailing over East and West entrances.
- Original wood-stained glass and leaded windows in the lightwell stairs
- Stone and Granite exterior stairs and exterior lighting
- Signage over entrances

## Heritage Value

Victoria High School is the oldest high school in Western Canada and is significant and possesses aesthetic, historic and social values. Many of these can be read about in the book titled *Come Give a Cheer: One Hundred Years of Victoria High School 1876-1976*, written by Peter L. Smith.

It is a community loved building and has an alumni group that volunteers their time in managing the Vic High Archive, which contains numerous artifacts varying in type, scale and historic relevance.

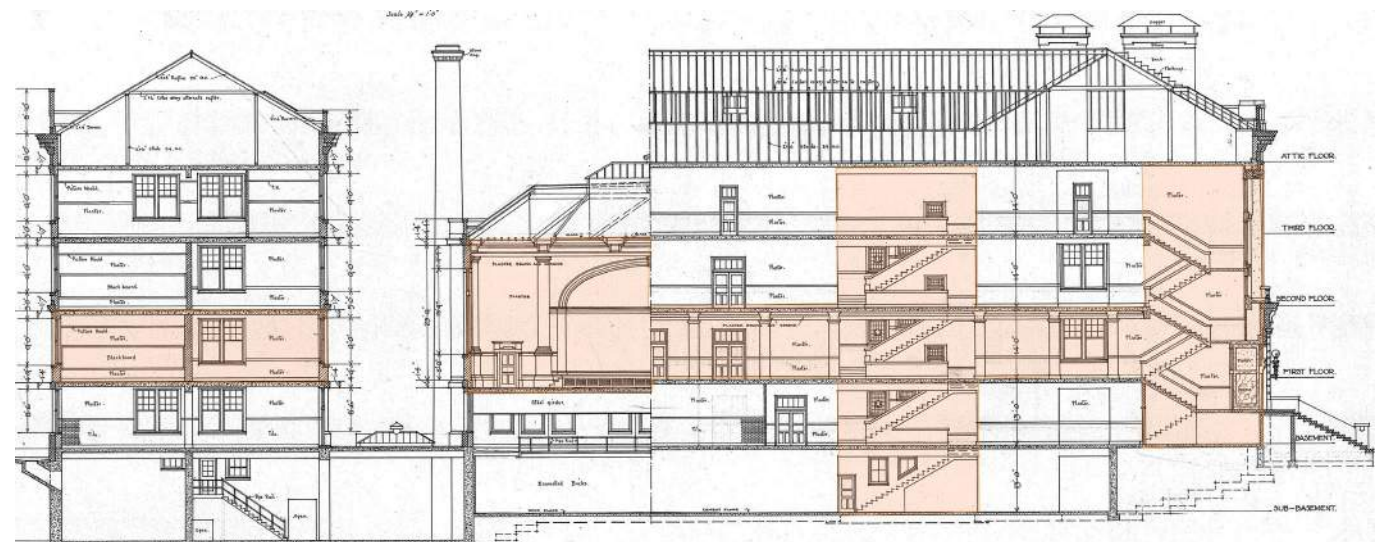
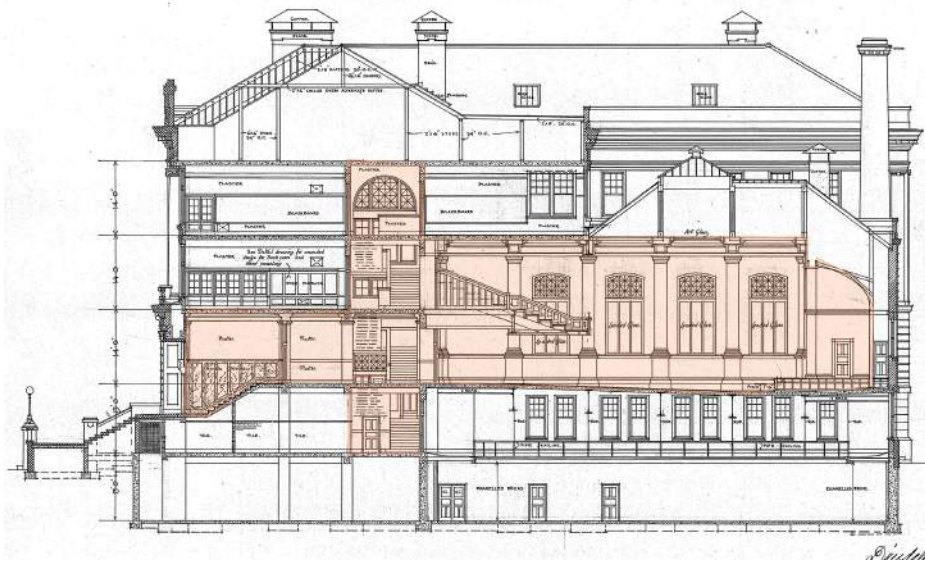
- Assembly Hall with many original furnishings and finishes
- Some original wood flooring
- Marble and wood finishes in lobby vestibules and washrooms
- Plaster detailing in vestibules, lobby, main corridor, and stairs.
- Built-in millwork and some original furniture
- Vault
- Steam engine and other historic machinery and artifacts
- Some finishes throughout, such as ceramic tile, wood paneling, wood doors with and without transoms
- Slate Chalkboards

# Heritage Scope of Work

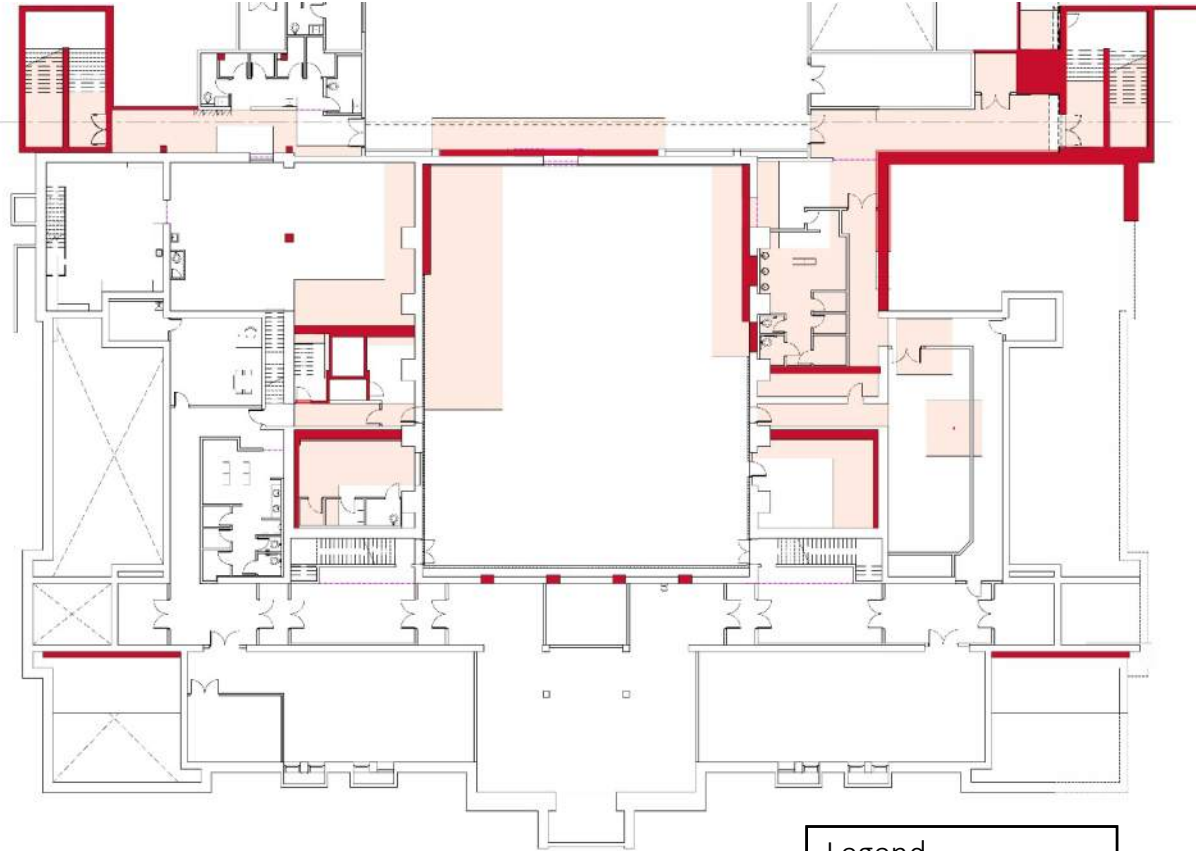
- Inventory all heritage items
- Window replacement and restoration
- Restore and repair stained glass and leaded windows
- Repair and remediate exterior brick, terra cotta and masonry
- Restore lobby and second floor corridor
- Resurrect one historic classroom with heritage elements, including: Slate Chalkboards, wood trim, wood floors, built-in display cabinets, wood doors
- Retain heritage character in historic building by restoring and reusing historic elements and materials where possible



THE ENTRANCE CORRIDOR, VICTORIA HIGH SCHOOL





# Seismic Upgrade



BASEMENT LEVEL

Legend

	Diaphragm
	Shear Walls

# Other Upgrades



Fire Safety



Inclusivity



Energy Efficiency

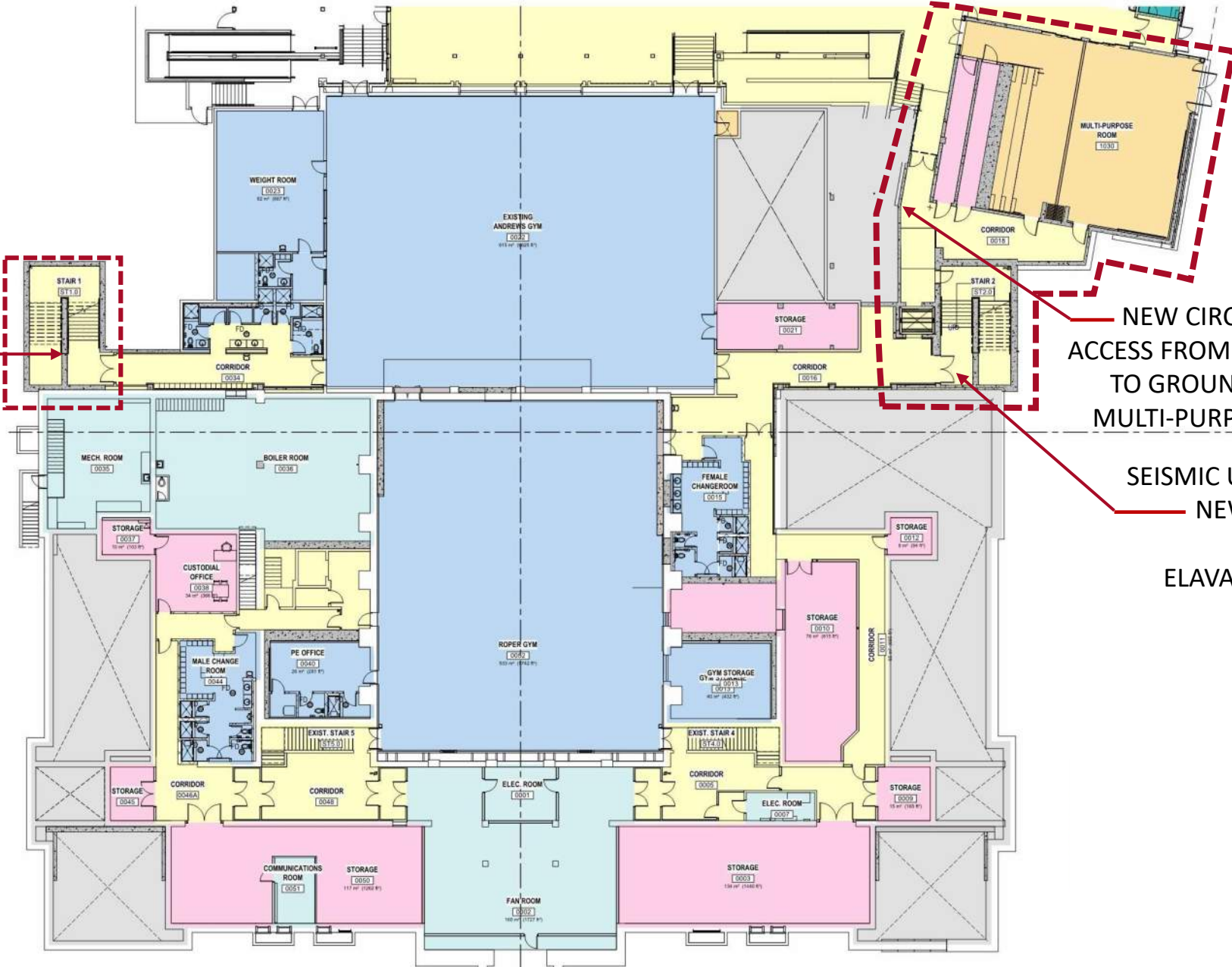


Accessibility



Water Efficiency

# BASEMENT LEVEL



SEISMIC UPGRADE –  
NEW STAIR TOWER

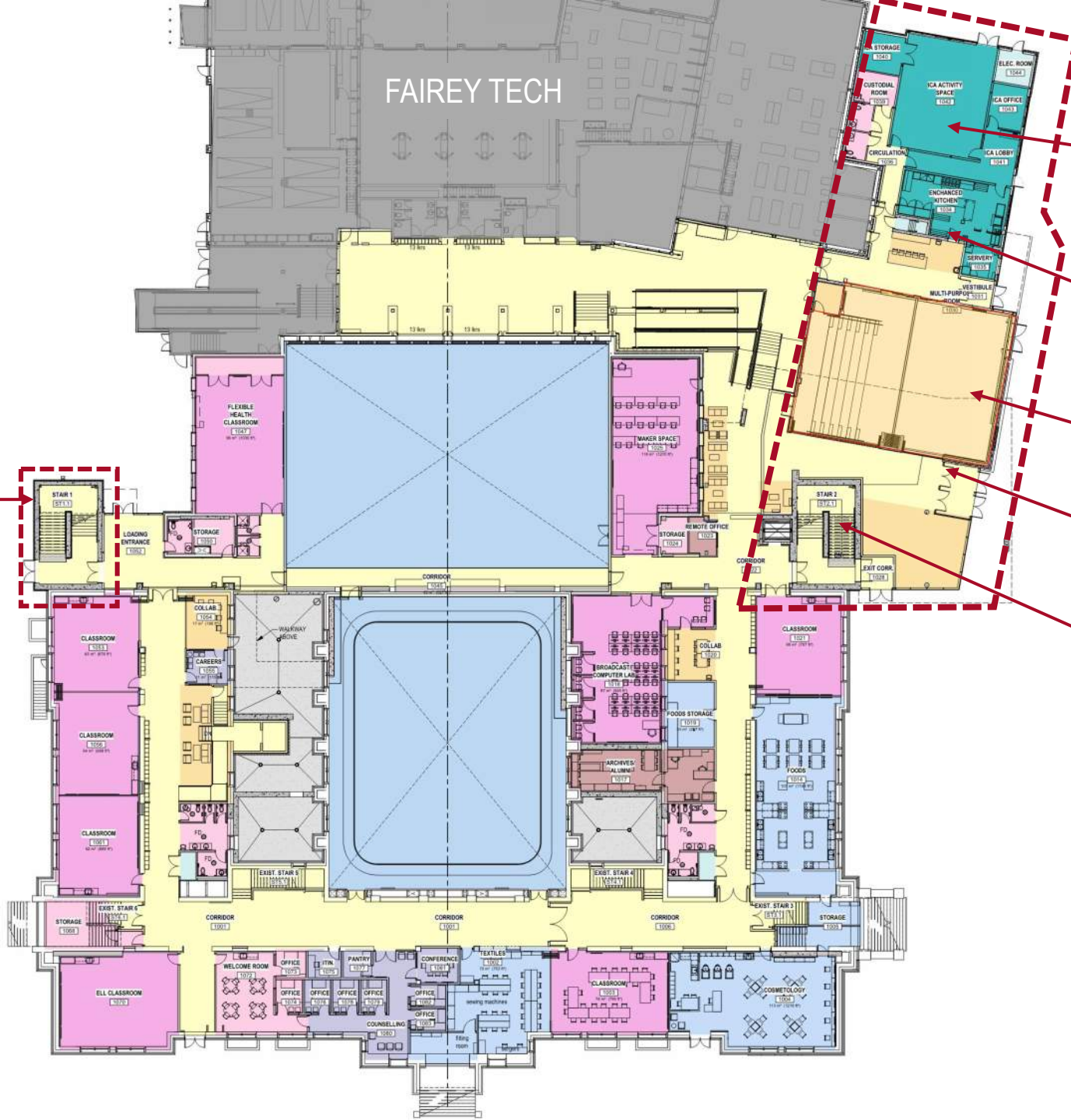
NEW CIRCULATION &  
ACCESS FROM BASEMENT  
TO GROUND LEVEL OF  
MULTI-PURPOSE ROOM

SEISMIC UPGRADE –  
NEW NE STAIR  
TOWER &  
ELAVATOR SHAFT

### DEPARTMENT LEGEND

- CIRCULATION
- COLLABORATION
- MECHANICAL/ELECTRICAL
- NEIGHBOURHOOD LEARNING CENTRE
- PHYSICAL FITNESS
- SUPPORT

# GROUND LEVEL



FAIREY TECH

INTERCULTURAL ASSOCIATION (ICA)

ENHANCED KITCHEN

MULTI-PURPOSE ROOM

NEW ENTRANCE LOBBY & VESTIBULE

SEISMIC UPGRADE – NEW NE STAIR TOWER & ELEVATOR SHAFT

SEISMIC UPGRADE – NEW NW STAIR TOWER

## DEPARTMENT LEGEND

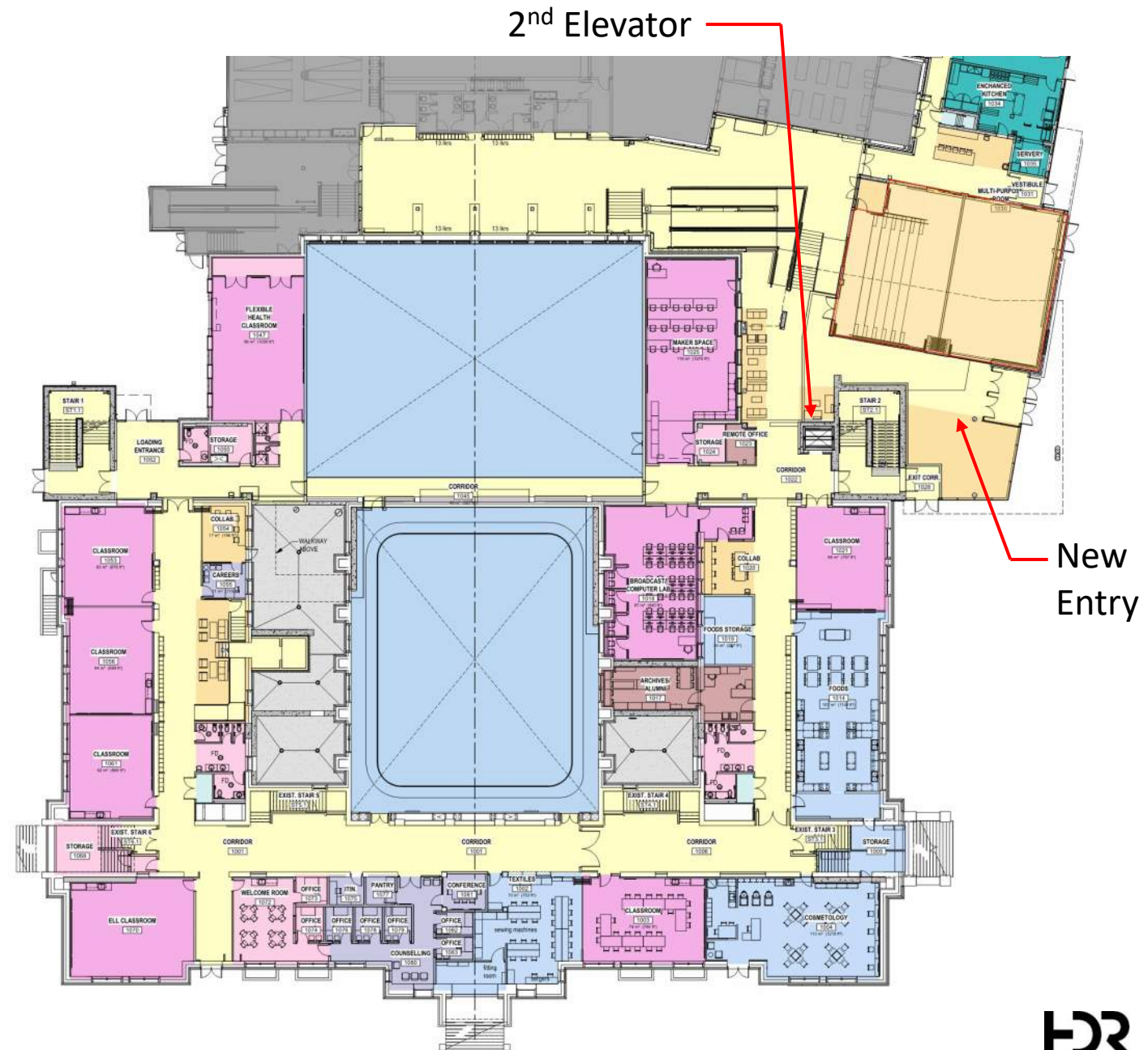
- ADMINISTRATION
- ARTS
- CIRCULATION
- CLASSROOM
- COLLABORATION
- LEARNING COMMONS
- MECHANICAL/ELECTRICAL
- PERFORMING ARTS
- SUPPORT

## Improve Accessibility & Wayfinding

- Added a second elevator for enhanced accessibility.
- Improved 2<sup>nd</sup> Main Entry off Fernwood
- Reduced redundant stairs, replaced with seismic stairs that go from basement to the 4<sup>th</sup> floor.
- Improved circular movement, mitigated dead ends and improved secure access points
- Provided more accessible washrooms on all levels

## Additional Space for Increased Student Population

- Increasing from 800 – 1000 students
- Adding a Multi-Purpose Room and Learning Commons
- Area gained from clay tile wall removals we will be adding collaboration spaces for students and teachers
- Providing new washroom and classroom layouts at all levels
- Improving the Change Rooms and circulation
- Adding an elevator at the Northeast corner





# SECOND LEVEL

FAIREY  
TECH ROOF

MULTI-PURPOSE  
BELOW

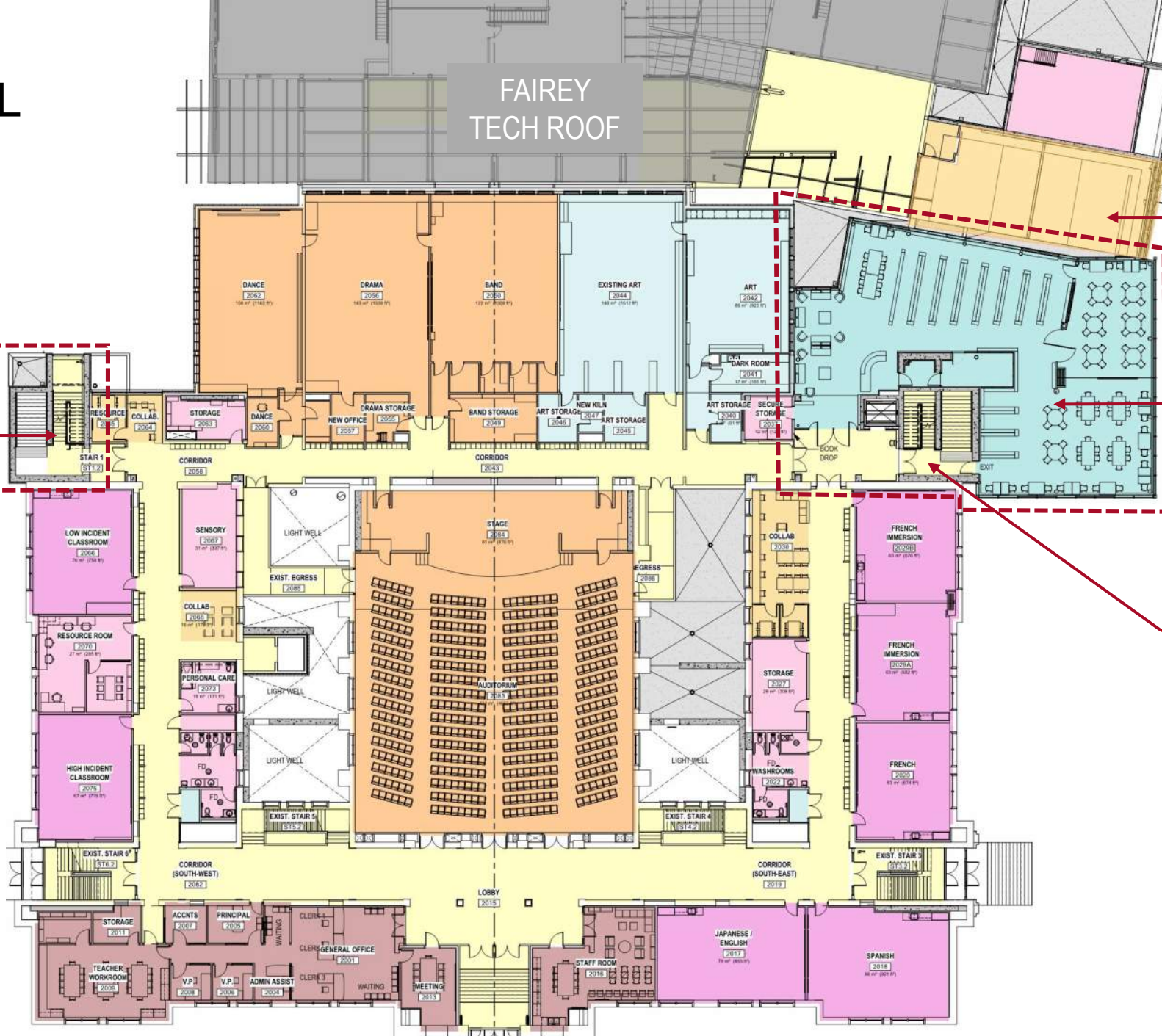
SEISMIC UPGRADE –  
NEW NW STAIR  
TOWER

LEARNING  
COMMONS

SEISMIC UPGRADE –  
NEW NE STAIR  
TOWER & ELEVATOR  
SHAFT

## DEPARTMENT LEGEND

- ADMINISTRATION
- ARTS
- CIRCULATION
- CLASSROOM
- COLLABORATION
- LEARNING COMMONS
- MECHANICAL/ELECTRICAL
- PERFORMING ARTS
- SUPPORT



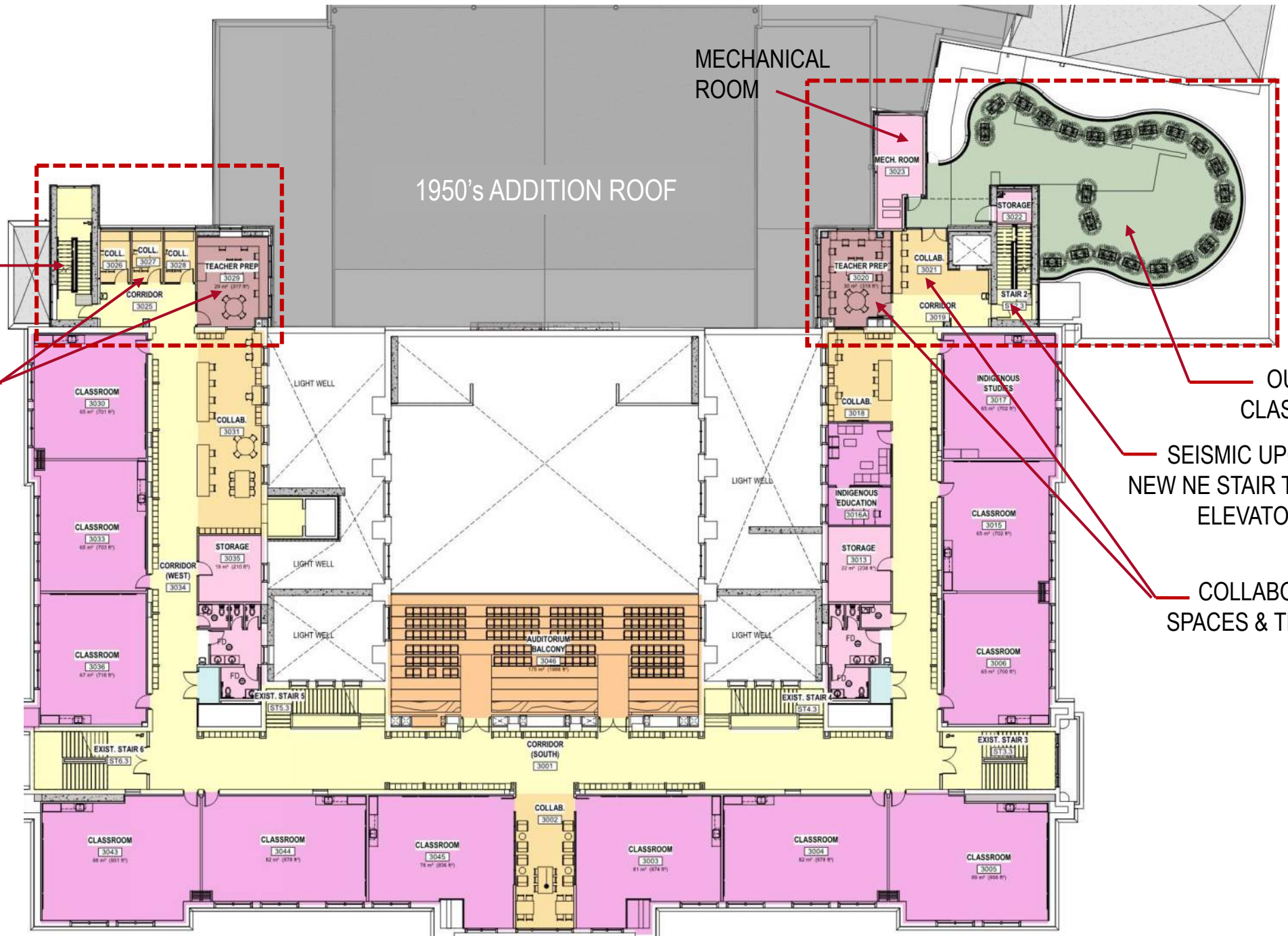
# THIRD LEVEL

SEISMIC UPGRADE –  
NEW NW STAIR  
TOWER

COLLABORATION  
SPACES & TEACHER  
PREP

## DEPARTMENT LEGEND

- ADMINISTRATION
- ARTS
- CIRCULATION
- CLASSROOM
- COLLABORATION
- LEARNING COMMONS
- MECHANICAL/ELECTRICAL
- PERFORMING ARTS
- SUPPORT



# FOURTH LEVEL

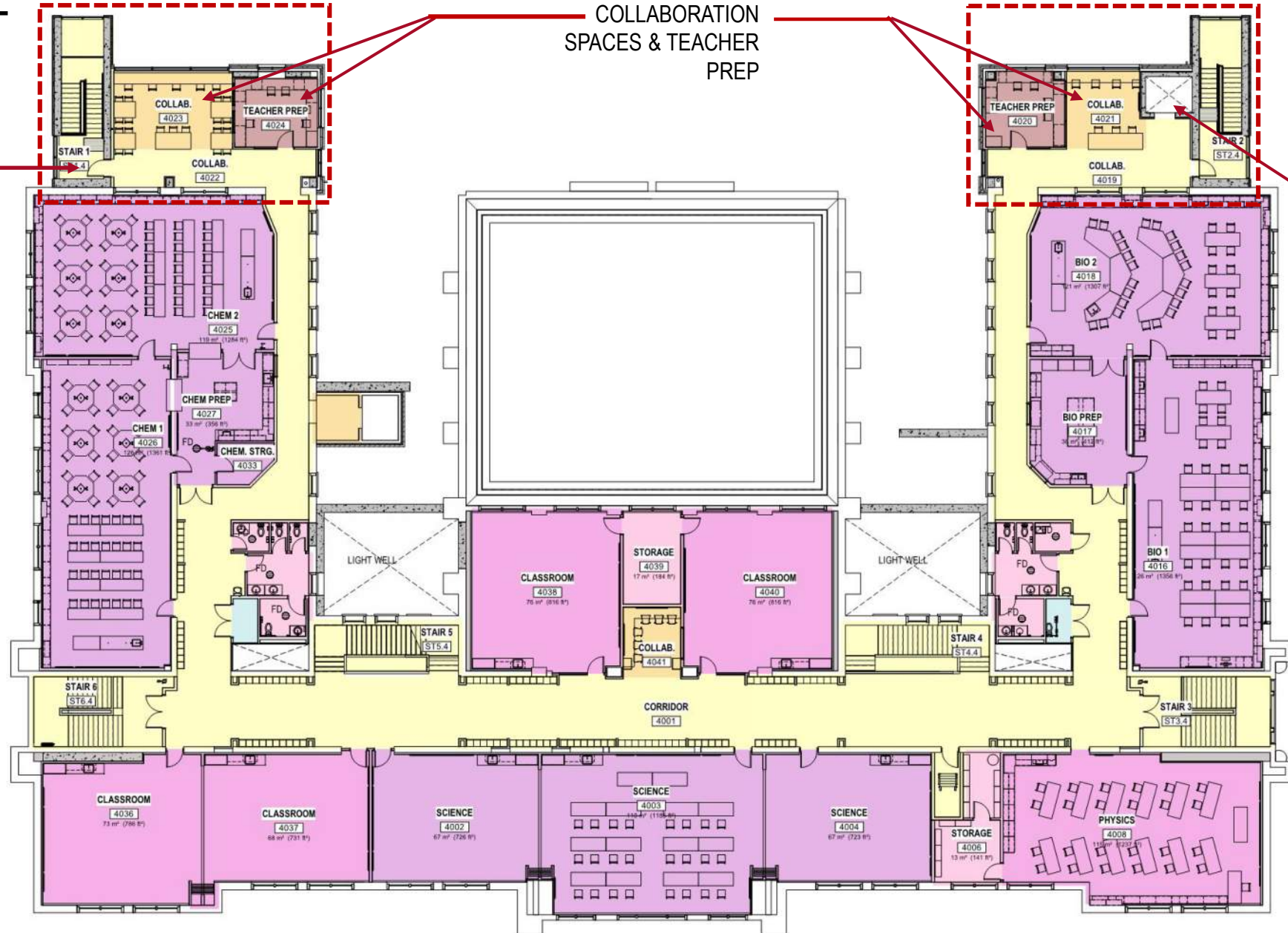
SEISMIC UPGRADE  
- NEW NW STAIR  
TOWER

COLLABORATION  
SPACES & TEACHER  
PREP

SEISMIC  
UPGRADE -  
NEW NE STAIR  
TOWER &  
ELEVATOR SHAFT

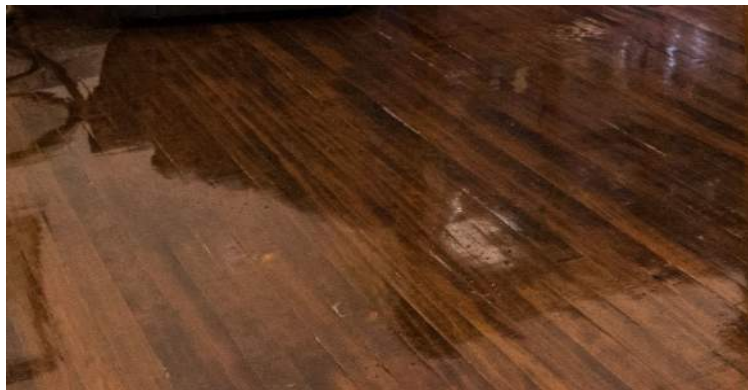
## DEPARTMENT LEGEND

- ADMINISTRATION
- ARTS
- CIRCULATION
- CLASSROOM
- COLLABORATION
- LEARNING COMMONS
- MECHANICAL/ELECTRICAL
- PERFORMING ARTS
- SUPPORT

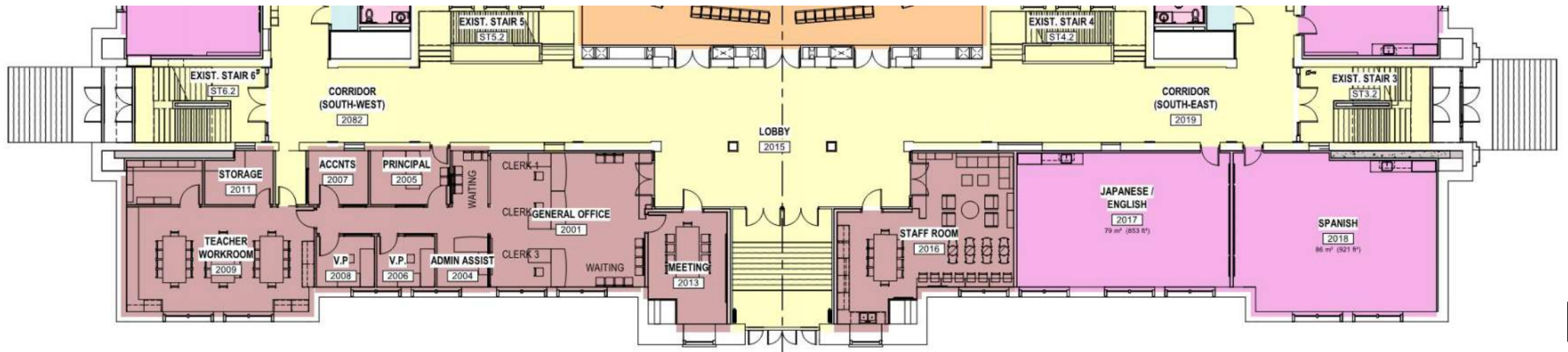


# Interior and Classroom Spaces

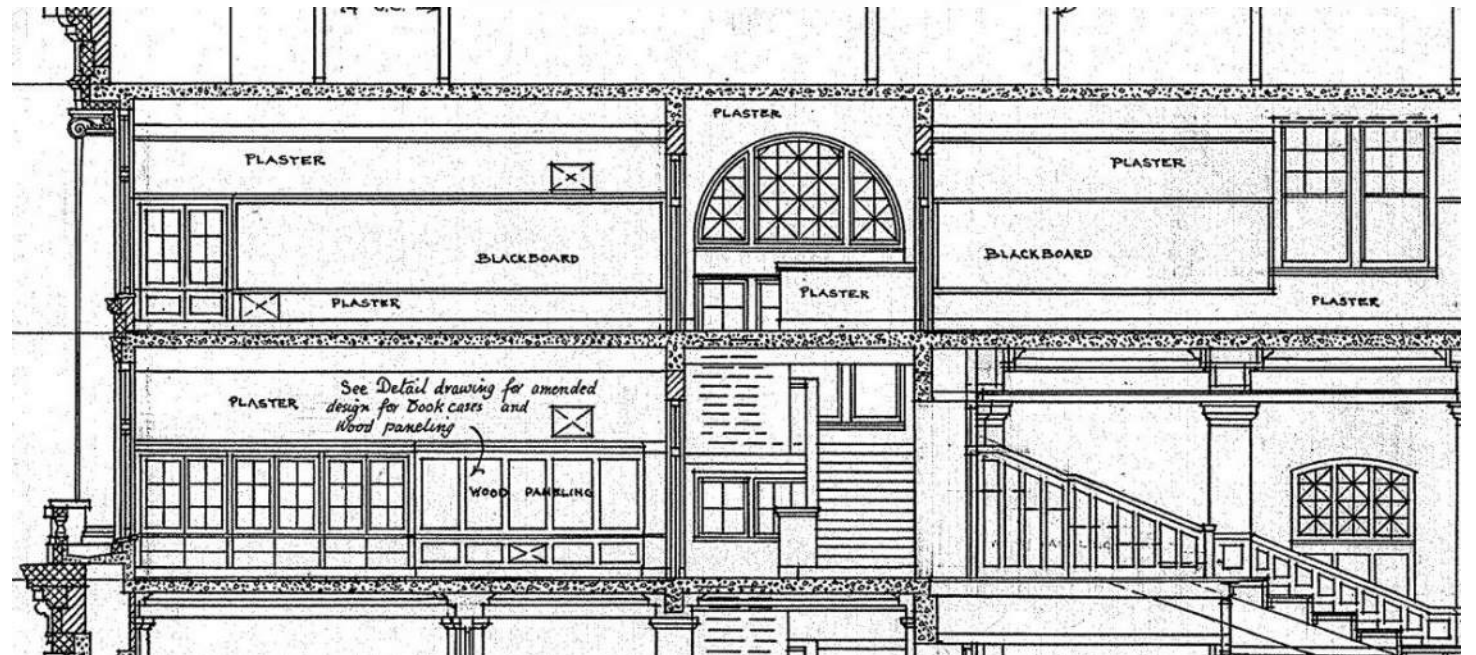
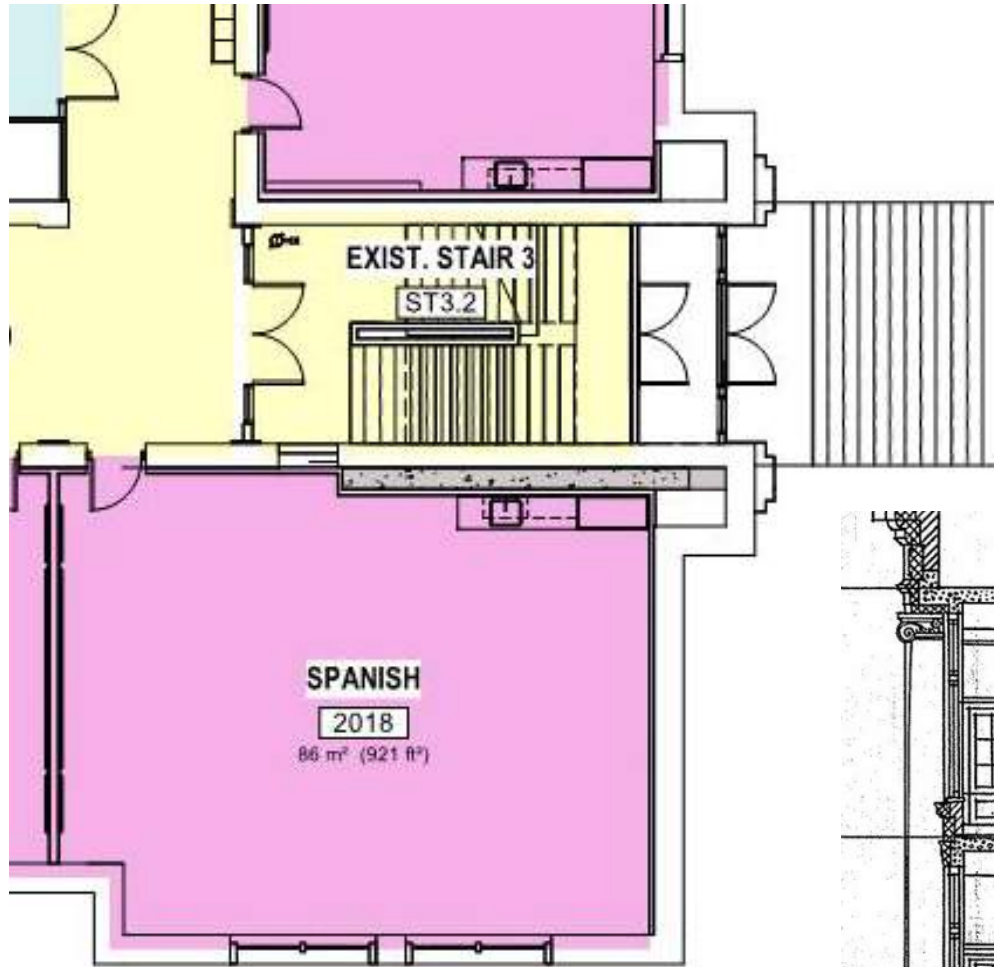
# Restore, Reuse, Repurpose



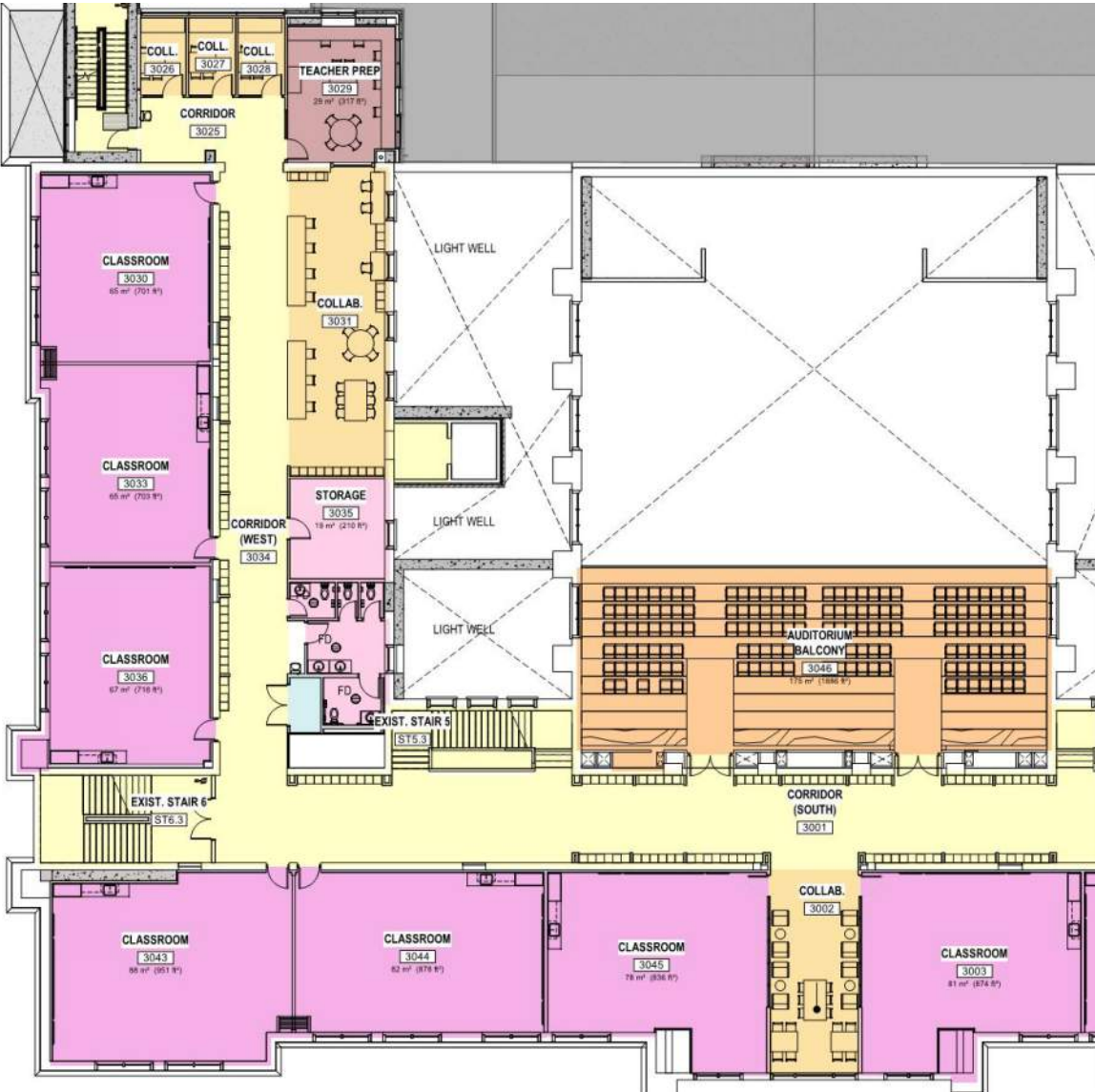
# HISTORIC MAIN FLOOR CORRIDOR



# HISTORIC CLASSROOM

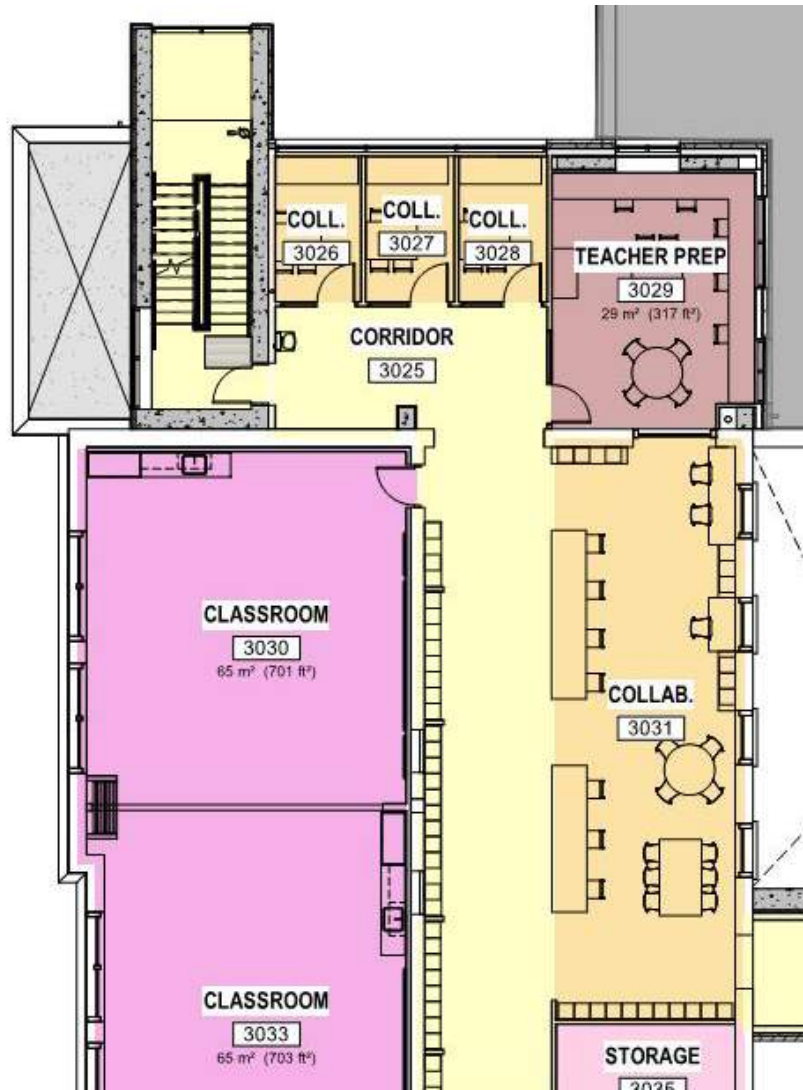


# Future-ready: Classrooms for 21<sup>st</sup> Century Learning



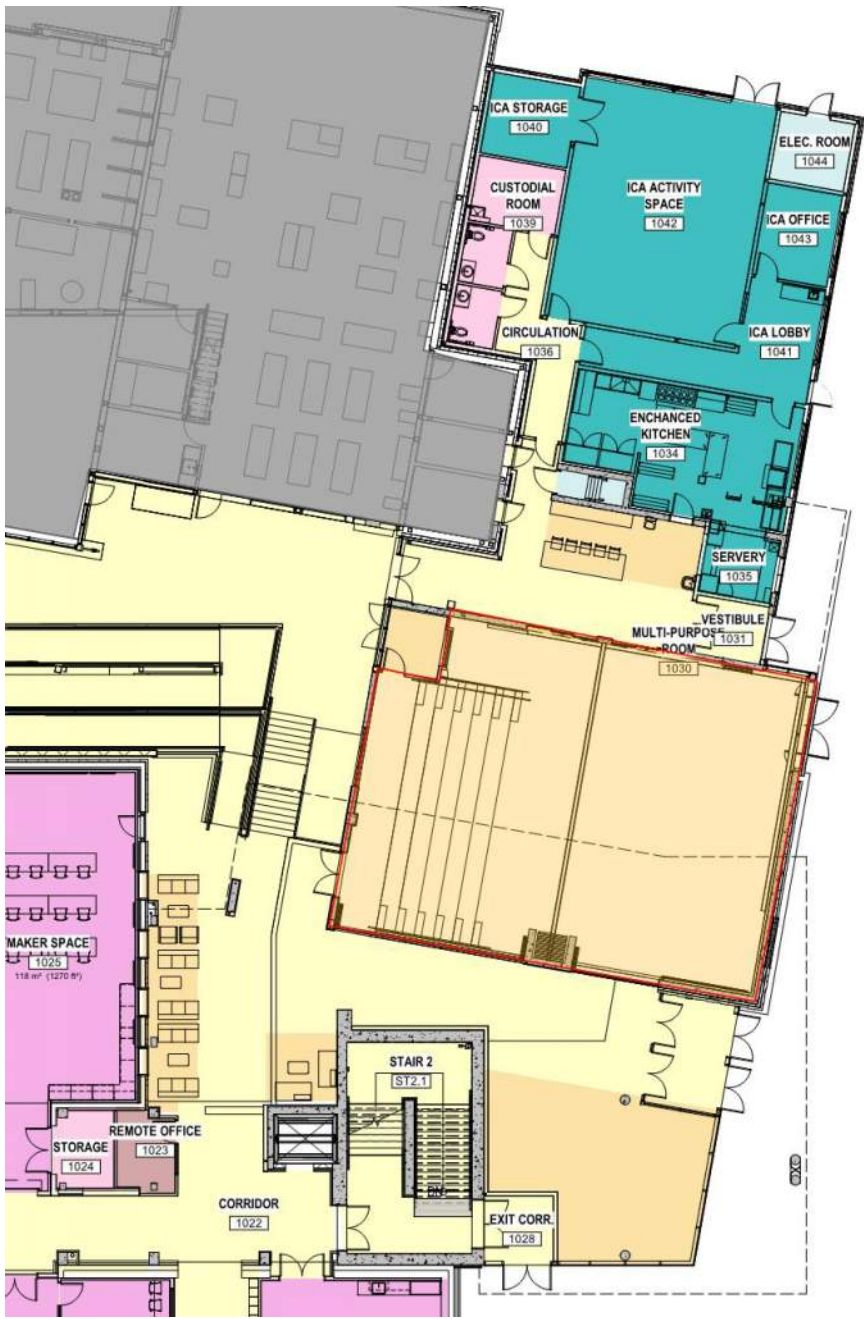


# Rooms for Sharing & Learning



COLLABORATION





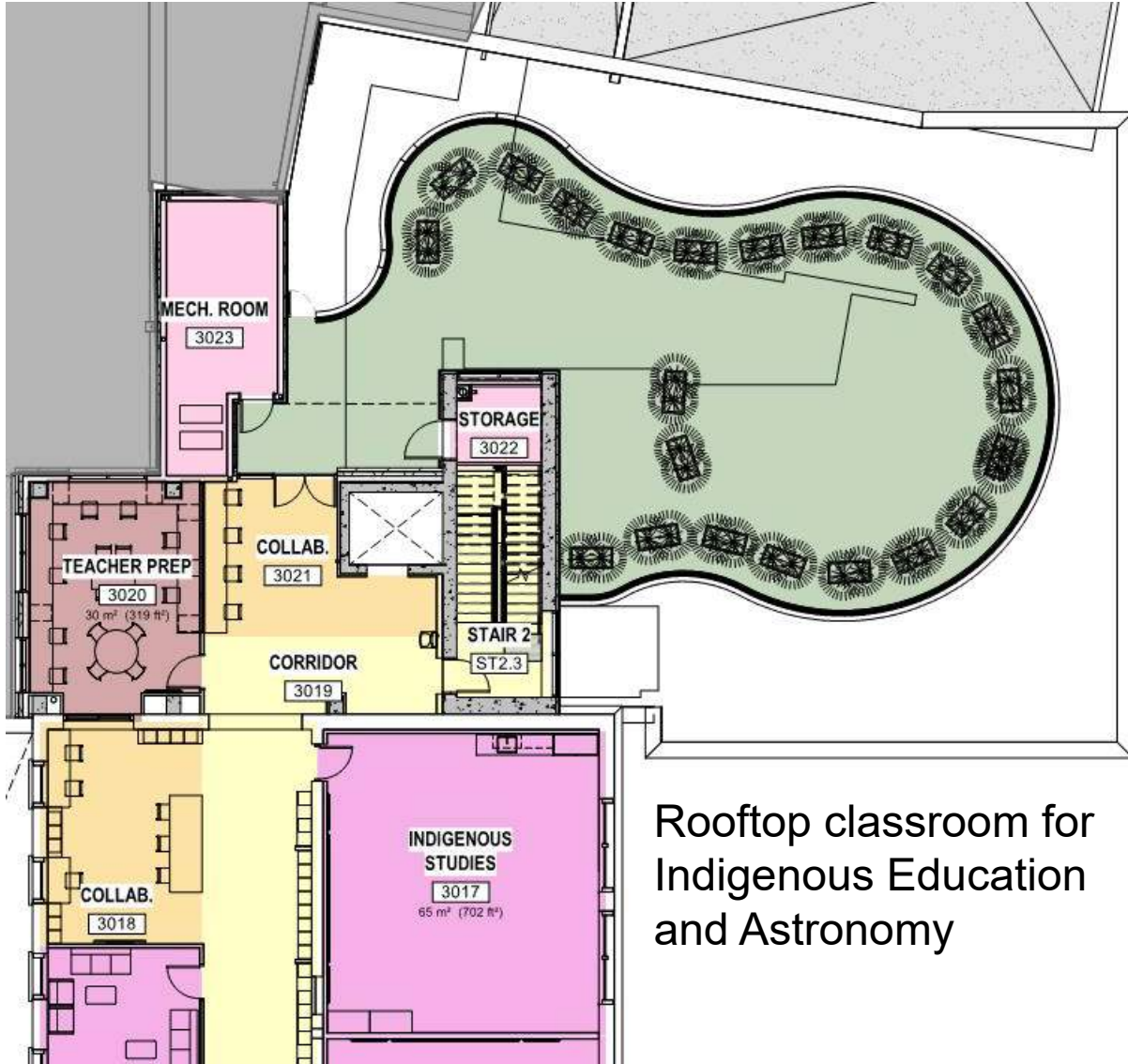
## MULTI-PURPOSE ROOM



# LEARNING COMMONS



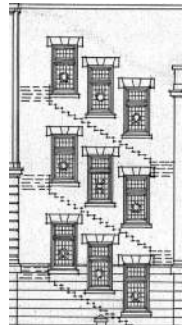
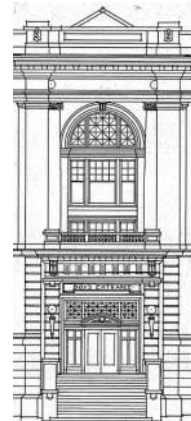
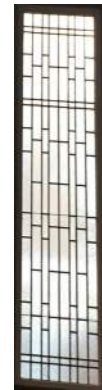
# OUTDOOR CLASSROOM



Rooftop classroom for Indigenous Education and Astronomy

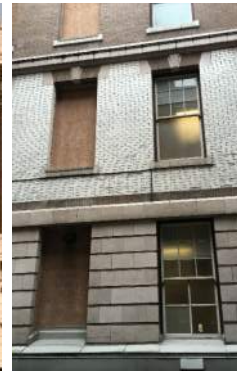


# Exterior Materials and Precedents





Brick to match existing, or as close to, with detailing that expresses the material.





Equitone – Fibre-cement product



# Early Design Studies – Massing and Elevations



EAST ELEVATION

# Early Design Studies – Bird's Eye View



# Early Design Studies – East Elevation



# Early Design Studies – Multi-Purpose & Learning Commons Looking South





Early Design Studies – Learning Commons Looking North



# East Elevation



HDR