Agenda – Council – September 27, 2006

Report - Standing Policy Committee on Property and Development – September 5, 2006

Item No. 1 Historical Buildings By-law No. 1474/77 -
780 Marion Street - Union Stock Yards Complex
File G-3.1.1

STANDING COMMITTEE RECOMMENDATION:

On September 21, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That the following buildings in the Union Stock Yards Complex located at 780 Marion Street not be placed on the Building Conservation List as Grade III Historical Buildings, namely:

   A. Public Market Building
   B. Powerhouse
   C. Water Tower

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Council – September 27, 2006

Report - Standing Policy Committee on Property and Development – September 5, 2006

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 5, 2006, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 26, 2006, the Riel Community Committee did not concur in the recommendation of the Historical Buildings Committee and recommended to the Standing Policy Committee on Property and Development that the following buildings in the Union Stock Yards Complex located at 780 Marion Street not be placed on the Building Conservation List as Grade III Historical Buildings, namely:

1. Public Market Building
2. Powerhouse
3. Water Tower

On May 30, 2006, the Riel Community Committee laid over the matter to its meeting on June 26, 2006.

On April 25, 2006, the Riel Community Committee laid over the matter to its meeting on May 30, 2006.

On March 28, 2006, the Riel Community Committee laid over the matter to its meeting on April 25, 2006.

HISTORICAL BUILDINGS COMMITTEE RECOMMENDATION:

On March 16, 2006, the Historical Buildings Committee recommended that the following buildings in the Union Stock Yards Complex located at 780 Marion Street be placed on the Buildings Conservation List as a Grade III Historical Buildings, namely:

Report - Standing Policy Committee on Property and Development – September 5, 2006

DECISION MAKING HISTORY (continued):

HISTORICAL BUILDINGS COMMITTEE RECOMMENDATION (continued):

1. Public Market Building
2. Powerhouse
3. Water Tower

September 26, 2006

TO: CHAIRPERSON AND MEMBERS
STANDING POLICY COMMITTEE ON
PROPERTY AND DEVELOPMENT

CHAIRPERSON AND
MEMBERS
RIEL COMMUNITY COMMITTEE

RE: HISTORICAL BUILDINGS BY-LAW
NO. 1474/77 AS AMENDED

The Historical Buildings Committee recommends that the following building be placed on the Buildings Conservation List:

Name	Address	Grade Recommendation
Union Stock Yards Complex:		
a) Public Market Building	780 Marion Street	Grade III
b) Powerhouse	780 Marion Street	Grade III
c) Water Tower	780 Marion Street	Grade III

The above recommendation was made by the Committee at its meeting on March16, 2006.

HERITAGE PLANNER'S REPORT

The Historical Buildings Committee visited and evaluated the three structures located in the former Union Stock Yards Complex after being advised that City Council is reviewing a number of options for reuse of the site. Since the demolition of these inventoried structures is under consideration, a recommendation from the Historical Buildings Committee is required based on its review to determine if there are special historical and architectural attributes to the site.

A. Public Market Buildings

The Historical Buildings Committee recommends that this structure be placed on the Buildings Conservation List as a Grade III for the following reasons:

1. The building has special historical significance in illustrating the economic history of the city, specifically the history of the former municipality of St. Boniface. The Public Market Building housed the administrative offices of the largest stockyard in Canada when it opened in 1913. The enterprise was supported by three major railway companies; Canadian Pacific, Canadian National and the Grand Trunk Pacific. The location of this facility resulted in meatpacking enterprises locating close to the complex, such as Canadian Packers and Swifts.

2. The building is of special architectural significance because it is a rare example of a commercial building located in an industrial site that was heavily ornamented in the Neo-Classical style with many Greek and Roman details. The grandeur of the building told the visitors of the enterprise's civic importance.

3. The building is a very early example of a brick and reinforced concrete structure in St. Boniface. It was designed by the local architectural firm of Woodman and Carey who also designed Winnipeg's first building using this new technology, just a few years earlier.

B. The Union Stock Yards Powerhouse

The Historical Buildings Committee recommends that this structure be placed on the Buildings Conservation List as a Grade III for the following reason:

1. This structure provides a context as a contributing building for the Stock Yards site. Coal-fired generators provided power to operate the yards. It was connected to the administrative offices via an underground tunnel.

C. The Union Stock Yards Water Tower

The Committee recommends that the Water Tower be placed on the Buildings Conservation List as a Grade III for the following reason:

1. The tower is a major landmark that provides a locational identity to the former industrial site. It is also an important engineering element that is quite rare in an urban setting and of which only five are known to survive in Manitoba.

SUMMARY OF HISTORIC RESEARCH

A) Union Stock Yards Complex – Public Market Building

The Union Stock Yards, located in east St. Boniface, was one of the most important industrial sites in the cities of St. Boniface and Winnipeg and for many decades the largest venture of its type in Canada. Originally located on an 80-hectare site and created by an act of the Provincial Legislature in 1911, the Union Stock Yards included miles of spur lines connected to main lines of the three transcontinental railway systems that funded the yards. The yards also came to house large meat packing factories (now demolished) as well as approximately 1,300 hog and cattle pens and 25 corrals that could accommodate 25,000 animals at any given time. At the heart of the yards was its administrative headquarters, the Public Market Building.

This two-storey office building with its raised basement is built with a reinforced concrete structural system, one of the earliest of its type in St. Boniface. Exterior walls are comprised of two layers of brick and an interior layer of hollow tile onto which plaster was applied. Designed in the Neo-Classical style, the symmetrical front (north) façade features a wealth of ornamental elements including brick detailing such as panels and pilasters with limestone bases and capitals, arched window openings with stone keystones and a metal-clad entablature complete with an architrave, frieze and projecting cornice. A stylized metal-clad parapet completes the façade and includes a round window framed by a garland and topped by a flagpole. The rear façade duplicates all the design features of the front and also includes a one-storey entrance structure (demolished) topped by a second floor metal balcony from which visitors could view the entire site.

In 1928, a modern addition was added to the west end of the building, the classical detailing of the original design was modernized and modified for the new section and the brick used was slightly lighter in hue.

The original interior was designed to be bright and airy, its high ceilings, wide hallways and wood accenting making it an enjoyable environment used as the business offices of the sales companies, livestock interests and other firms that made up the infrastructure of the Stock Yards. The building also served a more public function as the buying and selling public often passed through it to reach the pens and corrals beyond.

Architects Woodman and Carey enjoyed a short, though successful partnership from 1911-1916 during which time the firm designed numerous buildings of every size, description and use. A list of their more notable commissions would include: the Lindsay Building, 228 Notre Dame Avenue, built 1911-1912 (Grade II); the Winnipeg Free Press Building, 300 Carlton Street, 1911-1913 (Grade II); the Rodgers (Heubach) House, 64 Nassau Street, 1913 (Grade III); and the Paris Building, 257 Portage Avenue, 1915-1917 (Grade II).

The yards functioned efficiently for over half a decade and were an important part of Canada's contribution in feeding overseas troops in both world wars. The completion of the Trans Canada Highway in 1955 and the subsequent increase in trucking (especially refrigerated vehicles) by the

1970s meant a steady decline in traffic through the Stock Yards in St. Boniface. It closed permanently in 1988 and the rail lines and animal pens were removed shortly thereafter.

The Public Market Building's prolonged vacancy has resulted in vandalism, including a fire in 2003, damaging both its interior and exterior fabric. Concrete block was used to fill the basement and ground floor windows in 2005 in an attempt to bar entrance to the structure. At present, only this building and its associated water tower and powerhouse are left as reminders of one of Manitoba's most important early industrial complexes.

B) Union Stock Yards Complex – Powerhouse

So large an industrial complex was the St. Boniface Stock Yards, that it required its own water and power sources. Located just west of the Public Market Building, the administrative headquarters for the Yards, was the one-storey brick powerhouse. It was used to light and power buildings throughout the Yards and to supply electricity to the administration building. An underground tunnel connected the powerhouse to the Public Market Building.

The powerhouse measures approximately 15.2 x 13.0 metres and features solid common clay brick walls 30.5 centimetres thick. Multi-paned windows are located on every elevation to light and ventilate the interior and the original structure included a tall, slender chimney centrally located in the roof. The original interior included a small office area off the main equipment space.

According to St. Boniface City Building Permit records, architects Woodman and Carey designed the powerhouse, along with several other major and minor structures in the Yards. The pair enjoyed a short, though successful partnership from 1911-1916 during which time the firm designed numerous buildings of every size, description and use. A list of their more notable commissions would include: the Lindsay Building, 228 Notre Dame Avenue, built 1911-1912 (Grade II); the Winnipeg Free Press Building, 300 Carlton Street, 1911-1913 (Grade II); the Rodgers (Heubach) House, 64 Nassau Street, 1913 (Grade III); and the Paris Building, 257 Portage Avenue, 1915-1917 (Grade II).

The official closure of the Stock Yards in1988 and subsequent demolitions has left only the water tower, the administrative building and this powerhouse standing. Vandalism has damaged the interior and exterior fabric of the powerhouse, which was emptied of its generating machinery shortly after the Yard closure.

C) Union Stock Yards Complex – Water Tower

Water was crucial to the functioning of the St. Boniface Stock Yards. The animal pens and stalls could accommodate 25,000 animals at any given time. Water was needed for the animals and to clean the facilities. As well, the Public Market Building, the administrative headquarters of the complex located nearby, held numerous offices and dozens of staff members.

The water tower is of metal construction and could hold nearly 700,000 litres. It is one of two in St. Boniface; the other is the former St. Boniface Waterworks Tower, 552 Plinguet Street completed in

1904 and designated by the City of Winnipeg as a Grade III structure. It is smaller than the Stock Yards structure and the two are believed to be the only extant freestanding water towers left in the City of Winnipeg.

The official closure of the Stock Yards in1988 and subsequent demolitions has left only the water tower, the administrative building and powerhouse standing. Vandalism has damaged the former two structures, the water tower does not appear to have been affected. With its large black lettering, silver colouring and height, it is the most visible remnant of the once busy stockyards.

Respectfully submitted,
Councillor J. Gerbasi
Chairperson
Historical Buildings Committee

cc: Ms. A. Stenning, Chief Administrative Officer
Mr. B. Gray, Manager, EPC Secretariat
Mr. H. Finnigan, Director, Planning, Property & Development Department
Mr. J. Comeau, Manager of Civic Accommodations
Mr. R. Klassen, Manager of Real Estate

CITY OF WINNIPEG

HISTORICAL BUILDINGS COMMITTEE

BUILDING EVALUATION FORM

Location: 780 Marion Street

Name: Current - Union Stock Yards Complex
a) Public Market Building
b) Powerhouse
c) Water Tower

Original -

Owner: City of Winnipeg

Present Use: vacant

Building Grade **I** **II** **III**
I* **II*** **III***

EVALUATION DATE: March 16, 2006

Recommendation: To list as Grade III



6010


FIRE
HYDRANT



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