Agenda - Council - January 28, 2009

Report - Standing Policy Committee on Property and Development - January 6, 2009

Item No. 1 Historical Buildings By-law No. 1474/77 - 145 Pacific Avenue - Smart Bag Company Building (Point Douglas Ward) File G-3.1.1

STANDING COMMITTEE RECOMMENDATION:

On January 21, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Historical Buildings Committee, as amended, and submits the following to Council:

1. That the Smart Bag Company Building located at 145 Pacific Avenue be placed on the Buildings Conservation List as a Grade III Historical Building with the following character-defining elements:

    A. Three-Storey Section (built 1884 and 1906)

        i. Exterior
            a. The three masonry walls (north, south and west) of the three-storey, north facing structure
            b. The metal decorative cornice of the main façade
            c. The paired and arched second and third storey windows with continuous stone sills and brick accenting
            d. Other main façade details including pilasters with decorative metal caps and decorative brick panels
            e. The railway track lintels on the ground floor windows and the original windows on the third floor of the west façade

        ii. Interior
            a. The structural elements (wood beams and posts) and wood floors of the second and third floors

    B. Five-Storey Section (built 1913)(unless otherwise noted, all elements pertain to all three main elevations, north, south and east)

        i. Exterior
            a. The north, south and east facing reinforced concrete warehouse
            b. The rusticated stone-clad base and dark brick upper floor cladding with stone accenting

c. The stone belt course above the fourth floor windows and the stone copping
d. Original industrial sash windows on all levels including raised, square-headed basement openings, large ground floor elements and arched fourth floor windows with stone keystones
e. Main entrances (two on the north façade and one on the south façade) featuring bull's eye windows above doors recessed in rusticated and smooth-cut ashlar, prominent surrounds and keystones
f. The deeply recessed square-headed loading bays on the south façade

ii. Interior
a. The columns with mushroom capitals on all levels

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

Report - Standing Policy Committee on Property and Development - January 6, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Historical Buildings Committee, as amended, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 6, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Historical Buildings Committee, with the following amendment, namely:

- Replace the recommended Grade II Historical Building listing with a Grade III listing,

and forwarded to the Executive Policy Committee and Council.

HISTORICAL BUILDINGS COMMITTEE RECOMMENDATION:

On December 12, 2008, the Historical Buildings Committee recommended that the Smart Bag Company Building located at 145 Pacific Avenue be placed on the Buildings Conservation List as a Grade II Historical Building with the following interior character-defining elements:

Three-Storey Section (built 1884 & 1906)

Exterior
- The three masonry walls (north, south and west) of the three-storey, north facing structure
- The metal decorative cornice of the main façade
- The paired and arched second and third storey windows with continuous stone sills and brick accenting
- Other main façade details including pilasters with decorative metal caps and decorative brick panels
- The railway track lintels on the ground floor windows and the original windows on the third floor of the west façade

Interior
- The structural elements (wood beams and posts) and wood floors of the second and third floors

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DECISION MAKING HISTORY (continued):

HISTORICAL BUILDINGS COMMITTEE RECOMMENDATION (continued):

Five-Storey Section (built 1913)(unless otherwise noted, all elements pertain to all three main elevations, north, south and east)

Exterior
- The north, south and east facing reinforced concrete warehouse
- The rusticated stone-clad base and dark brick upper floor cladding with stone accenting
- The stone belt course above the fourth floor windows and the stone copping
- Original industrial sash windows on all levels including raised, square-headed basement openings, large ground floor elements and arched fourth floor windows with stone keystones
- Main entrances (two on the north façade and one on the south façade) featuring bull's eye windows above doors recessed in rusticated and smooth-cut ashlar, prominent surrounds and keystones
- The deeply recessed square-headed loading bays on the south façade

Interior
- The columns with mushroom capitals on all levels

Date: December 12, 2008

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

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: Smart Bag Company Building
Address: 145 Pacific Avenue
Recommendation: Grade II with the following character-defining elements:

Three-Storey Section (built 1884 & 1906)-

Exterior-

- The three masonry walls (north, south and west) of the three-storey, north facing structure
- The metal decorative cornice of the main façade
- The paired and arched second and third storey windows with continuous stone sills and brick accenting
- Other main façade details including pilasters with decorative metal caps and decorative brick panels
- The railway track lintels on the ground floor windows and the original windows on the third floor of the west façade

Interior-

- The structural elements (wood beams and posts) and wood floors of the second and third floors

Five-Storey Section (built 1913)- (unless otherwise noted, all elements pertain to all three main elevations, north, south and east)

Exterior-

- The north, south and east facing reinforced concrete warehouse
- The rusticated stone-clad base and dark brick upper floor cladding with stone accenting

- The stone belt course above the fourth floor windows and the stone copping
- Original industrial sash windows on all levels including raised, square-headed basement openings, large ground floor elements and arched fourth floor windows with stone keystones
- Main entrances (two on the north façade and one on the south façade) featuring bull's eye windows above doors recessed in rusticated and smooth-cut ashlar, prominent surrounds and keystones
- The deeply recessed square-headed loading bays on the south façade

Interior-

- The columns with mushroom capitals on all levels

The above recommendation was made by the Committee at its meeting on December 11, 2008

HERITAGE PLANNER'S REPORT

The Historical Buildings Committee visited and evaluated this warehouse structure on December 11, 2008 at the request of the owner (letter attached) who wishes to have the building removed from the "Inventory of Buildings" in order to sell the property for redevelopment.

The Historical Buildings Committee evaluated this property for its special architectural and historical significance only and recommends that this warehouse structure be listed for the following reasons:

1) This property, originally built in 1884 with a small addition in 1906, is an outstandingly early, rare and handsome example of the Romanesque Revival style. The very prominent addition of 1913, while not rare, is an extremely good example of a more modern interpretation of the Romanesque Revival style;
2) The mill construction of the early portion of the building is an excellent example of which few survive from the early 1880s; the 1913 portion of reinforced concrete construction with mushroom capitals is an excellent example with few others of its type in the city;
3) The artistic merit expressed in the design, composition and craftsmanship in the details of the building, coming from three different architects, is very good;
4) The building, made up of various additions, retains most of its originals materials and design features; and
5) The building is of primary importance in the industrial history of the warehouse district of the city and is in harmony with several other warehouse structures in the neighbourhood and presents a dramatic landmark facing Alexander Avenue, Pacific Avenue and Lily Street.

SUMMARY OF HISTORIC RESEARCH

This warehouse/factory complex was built in three sections, the earliest dating to just after Winnipeg's early 1880s real estate boom, the second portion during the city's pre-World War I growth phase and the third just prior to the War when Winnipeg was at the zenith of its growth.

The original building, the northwest portion, was completed in 1884 in the Romanesque Revival style popular in North American warehouse districts from the 1880s well into the 20th century. The round arches, brick walls with stone accents, finely crafted metal ornamentation and overall bulkiness of the block are all element of this style. Originally built two-storeys in height, the block featured two retail shops on the ground floor and warehouse space on the second floor. It was built by James Robertson and Company, a Montreal-based wholesale metal firm and leased by the wholesale hardware firm of George D. Wood & Company. Wood was born in Hamilton, Canada West (Ontario) on July 26, 1858 and came to Winnipeg in 1880 to open a branch of his father's company. It was extremely successful and to keep pace with its growing business, a third storey was added to the Alexander Avenue block prior to 1900. Wood and Company moved out of this block after the 1898 completion of its large new warehouse at 250 McDermot Avenue.

Replacing Wood and Company on Alexander Avenue in 1898 was the bag-making firm Dick (John) and Ridout (George), which became John Dick Limited in 1900. The Smart Bag Company of Montreal in turn bought out this company in 1906 and also bought the Alexander Avenue property from the estate of James Robertson. Shortly after purchasing the block, the new owner built a three-storey addition on the south end of the original block, completed in 1906. This block did not feature the same ornamental detailing as the original; there was no arched windows or tinwork. It featured a single entrance on its main (south) façade and several raised loading doors on its west elevation.

In 1913, Smart Bag Company merged with Woods Manufacturing Company, a contractors' and lumbermen's supply house headquartered in Hull, PQ to form Smart-Woods Limited (which became Woods Manufacturing Company Limited in 1918). To serve its growing markets, the company decided to build a massive new factory on the east side of the original building, with Romanesque Revival elements. Five storeys in height, it is a massively constructed reinforced concrete structure with brick cladding and stone accenting. It has three public elevations (north, south and east) and all three façades feature the same design, materials and ornamentation – deeply grooved stone-clad ground floors, square headed basement and ground floor windows and dark brick cladding on the superstructure. Multi-paned industrial sash windows are found on all floors with square headed openings except for the arched openings with stone keystones of the fourth floor. The fourth and fifth storeys are separated by a stone belt course and the flat roof is finished with stone copping. The north façade includes two public entrances both topped by bull's eye windows. The east façade includes a raised loading door at the north end and a larger loading door at grade at the south end (closed in). The south façade includes two large loading doors and a public entrance with bull's eye window at the west end.

The exterior of the building has seen numerous alterations, including the removal of the original recessed entrances on the ground floor of the 1884 section, the use of glass block infill in window openings on the north and west façades and the replacement of many windows on the east façade.

Much of the interior of the building has remained unchanged over the years; original open warehouse space can be found in all areas. The original wood beams and posts in the 1884 section have been replaced by steel elements, the ground floor now operates as one connected

space and some partitioning has been added. The 1906 section is very original, especially the second and third floors. The 1913 building is virtually unaltered on the interior.

Architects for the three portions of the building are: Charles Wheeler, British-trained architect who would grow to prominence throughout Western Canada, designed the 1884 section; Daniel Smith, a modestly successful designer drew the plans for the 1906 addition; and the well-known local partnership of Woodman and Carey designed the 1913 structure.

In 1920, stationary wholesaler McAllister Company took over Section A, with Globelite Battery Company in Section B. Other owner/tenants associated with the building were Woods-Dryden Paper Bags Limited (1950s-1970s), Woods Bag and Canvas Company (1960s-1970s) and Lloyd Bag Company (1970s and 1980s). Also in the 1980s, the building followed the trend found elsewhere in the Exchange and was taken over by the needle trade, with Prosperity Knitwear Limited and Modern Headwear Limited being the main tenants. The downturn in this manufacturing sector in Winnipeg and across Canada meant an end to most of the garment industry and most of these firms have closed their doors in Winnipeg. The building is now virtually empty.

Respectfully submitted,

Councillor J. Gerbasi
Chairperson, Historical Buildings Committee

cc: Mr. G. Laubenstein, Chief Administrative Officer
Mr. D. Joshi, Director, Planning, Property & Development Department

CITY OF WINNIPEG

HISTORICAL BUILDINGS COMMITTEE

BUILDING EVALUATION FORM

Location: 145 Pacific Avenue

Name: Current- Smart Bag Company Building
Original- George Duncan Wood & Company Warehouse

Owner: Prosperity Knitwear Limited
Henry Tang, Chairman
146 Alexander Avenue East
WINNIPEG, MB R3B 0L3

Present Use: Factory/warehouse/retail

BUILDING GRADE II

Evaluation Date: December 11, 2008
Recommendation: To list as Grade II with the following character-defining elements:

Three-Storey Section (built 1884 & 1906)-
Exterior-

- The three masonry walls (north, south and west) of the three-storey, north facing structure
- The metal decorative cornice of the main façade
- The paired and arched second and third storey windows with continuous stone sills and brick accenting
- Other main façade details including pilasters with decorative metal caps and decorative brick panels
- The railway track lintels on the ground floor windows and the original windows on the third floor of the west façade

Interior-

- The structural elements (wood beams and posts) and wood floors of the second and third floors

Five-Storey Section (built 1913)- (unless otherwise noted, all elements pertain to all three main elevations, north, south and east)
Exterior-

- The north, south and east facing reinforced concrete warehouse
- The rusticated stone-clad base and dark brick upper floor cladding with stone accenting
- The stone belt course above the fourth floor windows and the stone copping

- Original industrial sash windows on all levels including raised, square-headed basement openings, large ground floor elements and arched fourth floor windows with stone keystones
- Main entrances (two on the north façade and one on the south façade) featuring bull's eye windows above doors recessed in rusticated and smooth-cut ashlar, prominent surrounds and keystones
- The deeply recessed square-headed loading bays on the south façade

Interior-

- The columns with mushroom capitals on all levels


Continental
CREST & EMBROIDERY LTD.
PROSPERITY
KNITWEAR LTD
Factory Outlet Store
PROSPERITY
KNITWEAR LIMITED

Prosperity Knitwear Limited
146 Alexander Ave. E., Winnipeg, Canada R3B 0L3 Telephone: (204) 947-9855 Fax: (204) 947-3681

November 13, 2008

City of Winnipeg
Unit 15, 30 Fort Street
Winnipeg, Manitoba
R3C 4X5

Attention: Mr. Giles Bugailiskis, Senior Planner, Heritage
Planning Property and Development Department
Re: Your E-Mail of November 12, 2008, in regarding to 146, Alexander Ave and Also as 145-147 Pacific Ave, Winnipeg

Dear Mr. Bugailisks:

Thank you very much for your E-Mail of November 12, 2008.

In refer to your E-Mail, we are pleased to enclosing the consent agreement to allow your department to research assessment record of our building for the demolition.

We would appreciate greatly if you could review our application and grand your building demolition permit at your earliest convenience.

Please contact with us if you need further information.

Thank you, and best regards.

Faithfully yours
Prosperity Knitwear Limited

Henry Tang
Chairman