**Minutes - Executive Policy Committee – July 14, 2010**

**Minute No. 430**
**Report - Standing Policy Committee on Property and Development – July 6, 2010**

**Item No. 15 Historical Buildings Committee - 2009 Annual Report**
**eFile G-3**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the City of Winnipeg Historical Buildings Committee's 2009 Annual Report be received as information.

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

**Minutes - Executive Policy Committee – July 14, 2010**

**Report - Standing Policy Committee on Property and Development – July 6, 2010**

DECISION MAKING HISTORY:

Moved by Councillor Steeves,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

# ADMINISTRATIVE REPORT

**Issue:** **To receive the Historical Buildings Committee's 2009 Annual Report "The Year Past" as information**

**Critical Path:** **Standing Policy Committee on Property and Development, EPC –City Council**

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| P. Regan | D. Joshi | N/A | A. Robinson, Deputy CAO |

## RECOMMENDATIONS

1. That the City of Winnipeg Historical Buildings Committee's 2009 Annual Report be received as information.

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

## REASON FOR THE REPORT

The Historical Buildings Committee recommends that their Annual Report be received as information.

## IMPLICATIONS OF THE RECOMMENDATIONS

N/A

## HISTORY

The Historical Buildings Committee printed their first annual report in 1979, two years after their enabling bylaw was adopted by City Council in 1977. *The Year Past* summarizes the Committee's evaluations, and provides a commentary on the various issues presented. Copies of previous issues are available digitally at www.winnipeg.ca/historicalbuildings.

## FINANCIAL IMPACT

**Financial Impact Statement** **Date:** June 22, 2010

# Project Name:

**To receive the Historical Buildings Committee's 2009 Annual Report "The Year Past" as information**

**COMMENTS:**

The recommendations of the report are:

1. That the City of Winnipeg Historical Buildings Committee's 2009 Annual Report be received as information.

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

There are no financial implications associated with these recommendations.

Karen Ayotte
Acting Manager of Finance & Administration

## CONSULTATION

**In preparing this report there was consultation with:**

N/A

## SUBMITTED BY

| | |
|---|---|
| Department: | Planning ,Property and Development |
| Division: | Planning and Land Use |
| Prepared by: | Giles Bugailiskis |
| Date: | June 22, 2010 |
| File No. | O:\Reports Directive\Planning and Land Use\Heritage\2010 Reports\RIS Year Past 2009.doc |




Adobe Acrobat Document

HBC'S THE YEAR PAST

30TH ANNIVERSARY

1979-2009



Annual Report of the City of Winnipeg

Historical Buildings Committee

# The Year Past 2009

Winnipeg

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Front Cover: The St. Vital Fire Hall and Police Station, 596 St. Mary's Road, ca.1914. (St. Vital Historical Society.)

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HISTORICAL BUILDINGS COMMITTEE
THE CITY OF WINNIPEG

# 2009 ANNUAL REPORT

## JANUARY 1, 2009 TO DECEMBER 31, 2009

### VISION AND MISSION

The Year Past 2009 is the Annual Report of the City of Winnipeg Historical Buildings Committee (HBC) for the period January 1 to December 31, 2009.

The Committee's vision is to make the conservation of heritage structures and districts a vital part of daily city life – one actively supported by Winnipeggers as a means of:

- Remembering our history.
- Instilling a sense of place, space, neighbourhood and personal connection to the built environment.
- Committing to the principle of sustainable development.
- Providing enduring lessons in architecture, technology and urban change.

The Committee's mission is to:

- Maintain a commitment to excellence in research, evaluation and designation of heritage structures;
- Ensure the long-term conservation of heritage resources in Winnipeg through the implementation of new incentives, integrated planning, district/area designation, regulatory reforms, well-established design standards and principled design review;
- Be a catalyst for greater public awareness, education and participation in heritage conservation; and
- Provide effective professional advice, information and administrative assistance on heritage plans, policies and programs to Winnipeg City Council through the Standing Policy Committee on Property and Development.

## THE HISTORICAL BUILDINGS COMMITTEE

The City of Winnipeg's commitment to protect heritage resources and promote their long-term conservation and adaptive reuse produced the Historical Buildings By-law in 1977. The Historical Buildings Committee was established to assist City Council with by-law implementation. The HBC's advisory and operational responsibilities include:

- Maintaining the Historical Buildings Inventory, a list of structures that have potential architectural and/or historical significance.
- Maintaining the official Buildings Conservation List of municipally designated structures.
- Researching, assessing and grading heritage structures and making recommendations about designation to City Council's Standing Policy Committee on Property and Development.
- Regulating and approving suitable alterations, repairs and additions to designated structures (design review).
- Administering heritage incentive programs such as the City-Wide Heritage Grant Program and the Heritage Conservation Tax Credit Program.
- Providing expert advice to City Council.
- Working with heritage property owners, architects, engineers, contractors, realtors, heritage, government and business organizations, students and the general public on a variety of education, outreach and communications initiatives.

## THE COMMITTEE MEMBERS

The City of Winnipeg's commitment to protect heritage resources and promote their long-term conservation and adaptive reuse produced the Historical Buildings By-law in 1977. The Historical Buildings Committee was established to assist City Council with by-law implementation. The HBC's advisory and operational responsibilities include:

In 2009, the Committee members were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Dan Vandal, member (until November 2009)
- Councillor Russ Wyatt, member (appointed November 2009)
- Councillor Harvey Smith, alternate

- Neil Einarson, Province of Manitoba, member
- David Firman, Province of Manitoba, alternate

- Greg Thomas, Government of Canada, member
- David Hems, Government of Canada, alternate

- David Kressock, MAA, member
- Glen Gross, MAA, alternate

- Tim Worth, MHS, member
- Ashleigh Drewett-Laird, alternate

Councillor Jenny Gerbasi was first elected to Council in October 1998 and was appointed to the Historical Buildings Committee and elected its Chairperson in the fall of 1999. She has continuously served as Chairperson since that time. Councillor Daniel Vandal was first elected to Council in 1995, served until 2004 and then was re-elected in 2006. He was appointed to the Historical Buildings Committee from January 2008 to November 2009. Councillor Russ Wyatt was first elected to council in 2002 and was appointed to the Historical Buildings Committee in November 2009. Councillor Harvey Smith serves as the alternate.

**STAFF SUPPORT**

In 2009, the City staff who assisted the HBC were Giles Bugailiskis, Senior Planner (Heritage), Jennifer Hansell, Historical Buildings Officer, Murray Peterson, Historical Buildings Officer and Maria Fajardo, Recording Secretary.

On November 26, 2009, the Committee held its annual Volunteer Luncheon at the Ukrainian Labour Temple, 591 Pritchard Avenue, a heritage structure designated by the City, the Province of Manitoba and in August 2009 by the Federal Government as a National Historic Site. It has been recognized because of importance to the



*Volunteer Luncheon, Ukrainian Labour Temple*

lives of many in Winnipeg's Ukrainian population and the key role it played during the Winnipeg General Strike of 1919. Committee Chair Councillor J. Gerbasi, who was re-elected as Chairperson, beginning her 11th year as the Committee's chair, thanked members for their diligence and time.

## DESIGNATIONS

The City of Winnipeg keeps two related listings of heritage buildings – the Historical Buildings Inventory and the Buildings Conservation List.

The Historical Buildings Inventory is a list of approximately 700 structures that have not been formally researched and evaluated, but are known to have potential architectural and/or historical significance.

The Buildings Conservation List includes buildings that have been declared historic by City Council based on recommendations by the HBC.

The Committee applies the following criteria to determine whether a building is worthy of designation:

- Significance in illustrating or interpreting history in the city.
- Association with important historic persons or events.
- Illustration of the architectural history of the city.
- Distinguishing architectural characteristics of a style or method of construction.

Listed buildings are classified by a grade system:

**Grade I buildings** represent outstanding examples of architectural and historical merit. The entire building – interior and exterior – is to be preserved in perpetuity, and all repairs or alterations must be appropriate.

**Grade II buildings** represent the majority of Winnipeg's heritage stock. Sympathetic alterations and additions to the exterior and listed interior elements of these buildings may be allowed in order to maintain economic viability. In certain instances, the adaptive reuse of listed interior elements may be permitted.

**Grade III buildings** represent moderately significant historical examples worthy of listing. Exterior alterations and modifications may be permitted where deemed suitable. There is usually no restriction on the design of interior alterations.

Since 1977, over 200 buildings have been placed on the Buildings Conservation List.

## BUILDINGS EVALUATED BY THE COMMITTEE IN 2009

The HBC evaluated six structures/resources for possible addition to the Buildings Conservation List. Of those structures, two are pending a decision from the owner, one has been recommended for heritage funding, one designation was rejected by Council, one building was de-listed and one had its heritage status confirmed. Thirty buildings were removed from the Inventory of Buildings. One building evaluated by the Committee in 2008 was designated by City Council.

Two buildings were evaluated and are pending a decision from the owner.

**Leckie Building**
216 McDermot Avenue
Grade III with the following heritage elements:

Exterior:

- The south-facing brick building located mid-block on McDermot Avenue, one of the most intact streetscapes in the Exchange District National Historic Site
- The large storefront windows of the main floor, and the square-head windows of the upper floor with transoms, and continuous, smooth-cut limestone lintels and sills



*Leckie Building, 216 McDermot Avenue*

- Details including main floor metal entablature flanked by oversized decorative brackets, decorative brick panels in the spandrels of the upper floors, corbelling and belt course below the parapet, smooth-cut limestone coping and date stone reading "1900", and a stylized pediment

Interior:

- Walk-in vaults on main and basement levels
- Wainscoting and plank wood flooring throughout
- Tin ceilings and coving on the main and second levels, and an imitation tin ceiling on the third level
- Wood partitions on the second floor with windows featuring decorative casings
- Main staircase featuring transomed doorways and handrail with original brass mounting hardware and smaller 'internal' staircase from main to second floor

This modest building, located in the heart of the Exchange District National Historic Site, was completed in 1900 at the early stages of Winnipeg's major growth era that lasted into the 1910s and would significantly change the community from a small settlement into one of the country's premier modern cities.



*Part of the second floor with its original wood and glass partitioning and tin ceiling*

It was built for Robert Leckie (1850-1921) an Ontario-born paperhanger/ interior decorator who came to Winnipeg in 1874. Leckie was well known throughout the city and for many years, he maintained a store in the McDermot Avenue building. It was also used for a time in the 1920s as a Canadian Order of Foresters' Hall and Canadian Footwear Limited was a long-time owner/occupant, from the 1960s into the 1990s.

Architectural features of the main (north) façade include the familiar large display windows for the retail shop of the ground floor that were, in the early 1960s, renovated from their original design to the present-day arrangement. A modest metal entablature flanked by two oversized ornamental brackets is located above the ground floor windows. The second and third floors of the building appear to be unchanged from the original design; both levels feature large square-headed wood framed windows with transoms above and joined by smooth-cut continuous stone sills and slightly wider heads. Ornamental brick panels are found in the spandrels of the upper floors. Above the top floor, the roofline is finished with corbelled brick, a stone band and a raised, stone-capped parapet with a carved stone date stone.

The east and west façades are completely covered by neighbouring buildings constructed shortly after the Leckie Building; the lower portion of the original rear (south) façade is covered by a one-storey cinder-block addition, while the original windows of the third floor are visible and bricked in.

The interior is a mix of both old and new and includes the original staircase (to the third floor along the building's west wall) with its original handrail and brass hardware. Wainscotting, tin ceilings, wood flooring, walk-in vaults and wood partitioning are found in areas throughout the building.

Henry Sandham Griffith (1865-1943), British-born and trained architect, was responsible for the design of the Leckie Building. Griffith arrived in Winnipeg in 1887 and remained active until his move to Saskatoon, SA in 1906, Victoria, B.C. in 1907 and finally Vancouver. He was responsible for a wide range of buildings throughout Western Canada, his local work included: the Ryan Block, 104 King Street (1895, Grade III – dismantled); Central Fire Hall, Albert Street and McDermot Avenue (1899 – demolished); St. Boniface Normal School, 210 rue Masson (1902 – Grade II); and the Criterion Hotel, 214 McDermot Avenue (1903 – Grade II).

The Leckie Building is contextually important as an excellent example of an early 20th century retail/office building, an important addition to Winnipeg's urban landscape at a time when the demand for such space was constantly growing. Its construction as a rental property by a modest local businessman is illustrative of the type of investment made during this period. Many businessmen took earnings from their successful ventures and invest in the real estate market, either land or through development. Such structures, which included office buildings, apartment blocks and retail stores, returned steady, though modest, returns on this investment. It was one of the most popular investments for Winnipeggers for many decades because of the relative cheapness of materials and the constant demand for space, be it residential, commercial or professional.

**Coronation Block**
228 King Street
Grade III with the following heritage elements:


*Coronation Block, 228 King Street*

Exterior:

- The east- facing commercial block with main façades fronting King Street and Alexander and Pacific avenues
- Boxy, rectangular plan featuring rounded corners on the northeast and southeast ends, with a brick superstructure
- Rectangular segmentally-arched windows on the second storey featuring wood sills and ornamental brick drip mouldings
- Details including the metal cornices with bracketing between the first and second floors and at the roof, pilasters on the second floor and belt courses

This elongated, two-storey brick and stone commercial block is one of the oldest in downtown Winnipeg, built a year after the first real estate and construction boom of 1881. John Higgins, a pioneer merchant of the city who had retired in 1879, moved to develop three neighbouring pieces of property in 1882-1883 with the construction of the Higgins Block (renamed the Empire Block), northwest corner of Main Street and Logan Avenue, 620-624 Main Street (demolished ca.1954), the Catherine Block

(later known as the Jubilee Block), at the northeast corner of Alexander Avenue and King Street, 249-253 King Street/215-225 Alexander Avenue (demolished 1975) and the Robert Block (renamed the Coronation Block), 228-238 King Street.

Designed in the Italianate style, the block features three public façades: north, south and east. The ground floor was originally divided into seven narrow spaces, all fronting onto King Street and an eighth doorway that led to the stairs to the second floor offices and suites. A modest tin-clad cornice with stylized bracketing separated the ground floor from the brick walls of the upper storey that utilized brick pilasters to divide the wall into a number of bays, each filled with two or three arched windows with wood sills and ornamental brick drip moulding. The roof was finished with another tin cornice of similar design to the lower element. Second storey window designs of the front façade were continued on the north and south façades. Numerous changes have been made to the block since construction. The ground floor has been altered many times to suit the needs of new retail tenants; the north section of the ground floor cornice has been completely removed. The rear of the block has seen a number of additions completed over time.

The interior is a mixture of old and new, renovated ground floor retail space and second storey office and residential space, some of which dates



*Shanghai Restaurant, one of Winnipeg's best known eateries.*

back more than 100 years. At the north end of the ground floor is the Shanghai Restaurant, occupying this space and being one of the City's best-known eating establishments since the 1940s. Originally, the south end of the upper floor was offices but was converted into residential space. To the north is a metal fire door beyond which is the residential suites, found on both sides of a long, central hallway. Skylights allowed natural light into the hallway and transoms allowed this light into the suites. Common toilet and bath rooms were also present. At the north end of the hallway is another metal fire door, creating another large space similar to the south end. Again it is divided into numerous suites and rooms off winding hallways. Some of the space includes original wood finishes; other rooms have been partially or completely renovated. All of the second floor space except for the south end has suffered severe water damage because of lack of heat and roof failure since the 1970s.

When completed in 1883, the main tenant of the block was the City of Winnipeg, which occupied space in the building during the construction of City Hall (1883-1886) including a ground floor Council Chambers and Mayor's office and offices of various city departments in the south end of the second floor.

The structure's internal support system has become weak and in some instances nearly failed completely. Newer support systems can be found throughout the basement. The block's exterior has seen major renovations to the original layout and finish, especially the ground floor retail space where numerous remodels have been completed as new tenants have moved in.

This block has been an integral part of this historic streetscape for well-over 100 years. Filling the enter block of King Street with side façades running along both Alexander and Pacific avenues, the Robert (Coronation) Block is an integral part of this buffer zone just north of Winnipeg's Warehouse District.

One heritage resource has been recommended for heritage funding.



*Terra cotta panels*

**Terra Cotta Panels, H.M.C.S. Chippawa**
51 Smith Street (originally on the Allan, Killam and McKay Block, 364 Main Street)

Winnipeg's Naval Reserve Unit, commissioned in 1941 as H.M.C.S. Chippawa, was organized in 1923 and has been an integral part of the City ever since. After occupying several vacant structures, the Unit purchased the old Winnipeg Winter Club at the corner of Smith Street and Assiniboine Avenue in 1942 for its barracks (this building was replaced by the present structure in 1999). Just west of the structure, in a triangular piece of land across Smith Street are two terra cotta panels that were presented to the Unit and installed on the site in 1974. The panels were presented by Trizec Manitoba Limited and had come from the recently demolished Crown Trust Building, 364 Main Street (originally known as the Allan, Killam and McKay Building) to make way for the new Trizec Building, southwest corner Portage and Main.

The Allan, Killam and McKay Building was a six-storey steel and reinforced concrete structure clad in cream coloured terra cotta built as the Winnipeg headquarters of the Allan Line Steamship Company and the Allan, Killam and McKay Insurance and Realty Company offices.

The Allan Line was founded in the late 1810s by Scot Captain Alexander Allan (1780-1854). Two of Allan's sons, Hugh and Andrew, relocated to Montreal and in 1852 the Government of Canada awarded them the lucrative contract to take mail by ocean steamships to England. Two years later Allan Line Royal Mail Steamship Company was formed and by 1859, a weekly service had been initiated and the company branched out into other trade routes beyond the Atlantic Ocean. The insurance company Allan, Killam and McKay was founded by William Rae Allan, son of Andrew Allan, who had come to the city from Montreal in 1883. Allan, Killam and

McKay Company was formed from various reorganizations and maintained offices in the block at 364 Main Street into the 1950s. Crown Trust became the owners of the building in 1947.

The coloured terra cotta panels, nine in total, were located three per floor between the second and third, third and fourth and fourth and fifth storey windows. Each panel features a blue green ocean with blue sky and clouds in the background. In the lower foreground are two green fish and centrally located above them is the steering wheel embellished with the words "Swift Safe Steady Luxurious". In the centre of the wheel is a pair of flags, the larger with three vertical stripes (red, white and blue) and a smaller red flag above.

The two panels presented to H.M.C.S. Chippawa officials were placed on concrete bases and covered in clear plastic for protection. At present, the panels are in a state of disrepair. The south panel has only part of its original plastic covering and some terra cotta damage has occurred. The north panel is in considerably poorer shape, the plastic cover is gone, some of the pieces of terra cotta are missing, plants are growing on parts of the panel and exposed metal elements are rusting. Both of the concrete bases are showing signs of deterioration.




*Close up of terra cotta panel*

H.M.C.S. Chippawa officials are requesting their removal but the Historical Buildings Committee has asked them to delay a final decision in order to determine whether a restoration project, with money from the Gail Parvin Hammerquist Fund, could be completed.

City Council rejected designation of one building.

**Grain Exchange Building Annex**
153 Lombard Avenue
City Council rejected a Grade III designation.

For history, see The Year Past, 2008 (at http://winnipeg.ca/ppd/historic/yearpast/TYP2008.pdf)



*The three-storey Annex, 153 Lombard Avenue*

One building was delisted.

**Dennistoun House**
166 Roslyn Road
Grade III (December 3, 1984), delisted June 10, 2009

For history, see The Year Past, 1984 (at http://winnipeg.ca/ppd/historic/yearpast/1984YearPast.pdf)



*Dennistoun House*

One building had its heritage status confirmed.

**St. Vital Fire Hall and**
**Police Station**
598 St. Mary's Avenue
Grade III (June 7, 1982)

Along the Seine River, Métis families were known to have settled along its banks in the early 1820s. Other francophone families followed – names like Riel, Genthon, Lavallee, St. Germain, Guay, Mager, Ritchot and Mouard intent on becoming farmers. Slowly the area developed, although drought, flood and grasshopper infestation often stunted the community's growth. The first school was organized in 1860 and named St. Vital. In 1891, the Parish of St. Vital became part of the Rural Municipality of St. Boniface (which had incorporated in 1880). In 1903, a Market Gardeners' Society was formed, acknowledging the importance of the activity to the community and the name of the Municipality was changed to St. Vital to avoid confusion with the Town of St. Boniface (it would incorporate as a city in 1908).

The Rural Municipality of St. Vital in the early 1910s was a basically rural area with many large landowners and market gardeners. Pressure



*St. Vital Fire Hall and Police Station*

was being put on these owners to sell their property to developers who wished to subdivide these holdings into small city lots. This pressure was also seen politically where the Municipal council, largely controlled by established Francophone farmers and dairymen fought to block the activities of a new group of mainly Anglophone developers trying to subdivide property, extend streetcar lines and introduce sweeping changes to life in St. Vital.

In 1912, the boundaries changed as part of its territory became the Municipality of Fort Garry and a new Anglophone-led council was elected in St. Vital. By 1913, the Municipal council was tendering large sewer, paving and other construction contracts as parts of the area "urbanized." There was also pressure being applied by leaders of the nearby City of St. Boniface who were lobbying for an amalgamation between the two entities.

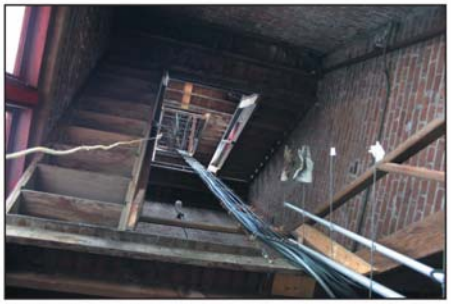
In the midst of all this activity, the Municipality deemed it necessary to build a modern fire hall and police station to address the growth of population in the area. Plans were drawn up, tenders called and the new structure was completed and opened by November 1914. Facing east, the front façade is designed with a modestly projecting centre




*St. Vital Fire Hall and Police Station, south bay with vintage fire truck and other artefacts.*

section flanked by two short wings. The ground floor is clad in rusticated limestone giving way to the dark brick of the upper storeys. The wings hold two arched entrances while the projecting section features arched openings large enough for the firefighting equipment. The second storey features square headed window openings with stone sills and heads. The most ornamental feature is the oriel window set in the stepped or Flemish gable with Palladian window on the third floor and stone accenting located in the centre of the original structure.

The addition of a bay on the building's south end removed the original gable dormer that was located on the south slope of the roof. This south addition matched the design of the front façade; the south elevation now features a large window on the ground floor and smaller openings on the second floor. The north elevation includes windows on both the first and second floors and in the northwest corner is the hose drying tower complete with arched windows and brickwork, complete entablature with heavy overhanging eaves and stone accenting. The rear (west) façade features a large brick chimney and one-storey sections.



*St. Vital Fire Hall and Police Station, hose drying tower with wooden staircase*

The fire hall has seen some exterior alteration since its 1914 completion. All the windows have been replaced, as have the big carriage doors, although the arches remain as do the small panes of glass that fill these rounded openings. The cresting has been removed from the roof and two additions, both brick, have been made to the rear. Despite these changes, the building still displays many of its original design features.



*St. Vital Fire Hall and Police Station, civic counter on the second floor.*

Because of the multitude of uses for this structure, the interior features a number of interior divisions not normally seen in these 1910-era fire halls. The south end of the ground floor was originally used as the police station, a magistrate's office and jail cells were included in this area (now used by the St. Vital Historical Society as their museum). To the north was the large open space with three bays for the firefighting equipment, accessed from the firefighters' living area on the second floor via a pole. Today, the three bays have been divided by an interior wall into a south bay, used by the museum, and two north bays, used by the ambulance service. All bays still feature the original ornamental tin ceilings; the south bay still has the original white tile walls exposed. The ground floor is occupied today by the St. Vital Museum (south end) and by the Ambulance service (north end).

Access to the second floor is gained via the entrance in the northeast corner, the foyer includes ornamental tin ceilings, tile walls and an ornate metal banister. The second floor, originally residential space, was converted into municipal offices and council chambers in 1924 when the Municipality was on the verge of bankruptcy and looking to save money. As well, the St. Vital health unit was also located there. The former bedrooms were remodelled into offices and council chambers, while the firemen and policemen were contained entirely on the ground floor. The arrangement of fire hall, police station, health unit and municipal offices proved crowded but acceptable until a new civic office was built immediately south of the fire hall in 1960. The 1950s-era wood and glass counters used to serve the public are still intact at the rear of the second floor. Most of the second floor is now used by an antique radio club.

The third floor was originally used for storage but became the council chambers for the Municipality and the tower, with its wooden staircase, was used to dry the lengths of hose.

Thirty buildings were removed from the Inventory of Buildings.

The Historical Building Committee embarked on a process to research and review all the buildings on the Inventory and to remove those structures of limited or no architectural and/or historical value. A subcommittee met regularly throughout the year to study the buildings and advise the larger Committee. In 2009, 30 buildings were removed:

Annabella St., 171 – Robert Miller House;
Balmoral St., 562 – James Love House;
Balmoral St., 564 – A.J. Boreham House;
Balmoral St., 568 – Isabella Slasor House;
Balmoral St., 570 – R. Crawford House;
Balmoral St., 574 – W. Crawford House;
Balmoral St., 586 – A.A. Hobkirk House;
Balmoral St., 587 – Davies House;
Balmoral St., 589 – Davies House;
Bannatyne Ave., 432 – J.W.T. Wilson House;
Bannatyne Ave., 454 – T.W. Taylor Duplex;
Boyle St., 54-56 – Ellis Duplex;
Boyle St., 58-68 – Lord Terrace;
Boyle St., 59 – John Hardy House;
Curtis St., 41 – Joseph A. Rowe House;
Curtis St., 43 – D. McLachlan House;
Dewdney Ave., 55 – Charles Ellis House;
Donald St., 175 – house;
Elgin Ave., 383 – John Campbell House;
Ellen St., 48 – Francis A. Smith House;
Ellen St., 52 – Thomas Wilson House;
Fort St., 130 – Anthony Swanson House;
Harriet St., 47 – Edward Green House;
Heaton Ave., 57 – Mayer Zarref Duplex;
Heaton Ave., 59 – G. Johnson House;
Higgins Ave., 134 – Henry Fry House;
Maple St. N, 173 – O. Radych House & Barn;
Plessis Rd., 1950 – Gunn House;
Syndicate St., 160 – T. Simmons House; and
Syndicate St., 164 – T. Simmons House.

One building evaluated in 2008 was designated by City Council.

**Smart Bag Company Building**
145 Pacific Avenue
Grade III designation (January 28, 2009)

For history, see The Year Past, 2008 (at http://winnipeg.ca/ppd/historic/year-past/TYP2008.pdf)



*Smart Bag Company Building*

## DESIGN REVIEW PROJECTS

**Smart Bag Company, 145 Pacific Ave.**



*Renovations being completed on the 1913 portion of the Smart Bag Company Building*

Sport Manitoba purchased this property early in the year and undertook plans to rehabilitate the complex to house its administrative wing and various organizations related to it. The five-storey portion received upgraded windows, masonry repairs, and conversion of the loading bays into entry spaces. The interior received a complete upgrade. It is hoped that Phase II of this project will be the construction of a field house adjoining the building, a unique state-of-the art athletic facility.

**Kelly House, 88 Adelaide Street**



*Worker hammering in a 6x6 post for temporary support of the southeast corner during foundation repairs at 88 Adelaide Street*

This former Kelly family home in downtown Winnipeg had been vacant for many years, and was threatened with demolition before an agreement was reached with the help of CentreVenture to convert it to commercial space. Over the course of 2009 it was rehabilitated into office space. The substantial work included foundation repair and waterproofing, repairing exterior masonry, installation of a new cedar shingle roof, repair of the existing windows, repair and repainting of all decorative fretwork, and making the building barrier-free.

**Union Bank and Annex Building, 504/500 Main Street**



*Work on the terra cotta balustrades on the north side of 504 Main Street*

Red River College is converting this long vacant structure into the Paterson GlobalFoods Institute. Although work is in the early stages, significant work has already been undertaken in repairing the decorative masonry. Next steps include rehabilitating the banking hall into a dining area, and converting other spaces into labs, classrooms, and dormitories. An addition is also planned, which will house the bulk of the contemporary mechanical systems required for operation so that the historic portion can be more sensitively conserved.

## 2009 HIGHLIGHTS

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings Committee was involved in a number of other initiatives in 2009.

Committee members continued to review the buildings on the Historical Buildings Inventory. This process, begun in 2005, has entailed the research and authoring of summary reports on the approximately 800 buildings on the Inventory. These reports include comparative analysis of the structure's architecture and history to provide Committee members with the necessary information. This review has led to the removal of those buildings with little or no historical/architectural value, reaffirmed the importance of many structures on the Inventory and increased the City of Winnipeg's knowledge base on its heritage structures.

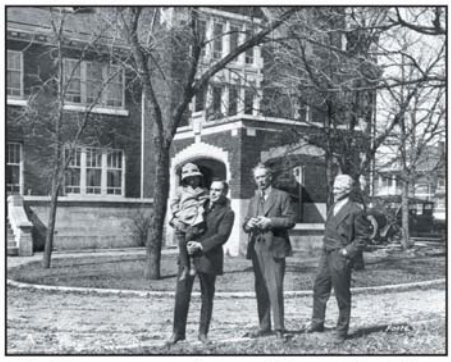
The Committee is working with the Manitoba Historical Society to develop a Blue Plaque Program to identify and interpret some of the City's fine heritage structures.

The Committee has been an active participant in the ongoing development of an Exchange District Secondary Plan (EDSP), led by City Planner Marsha Christiuk. This is an important document used "To ensure that the use and development of land and building occurs in a manner that is well planned, orderly, and environmentally sound in order to achieve a vibrant, safe and healthy city." Heritage issues will be a key component of the EDSP.




*The Elmwood Post Office, 187 Henderson Highway, is one of the many fine structures on the City of Winnipeg's Historical Buildings Inventory.*

In the summer of 2009, Ralph Connor House, 54 West Gate, was declared a National Historic Site by Parks Canada because of its association to Reverend Charles Gordon, best-selling author and clergyman and because of its exceptional architectural design and detailing.



*Ralph Connor, centre, in front of his magnificent West Gate home, no date (Manitoba Archives)*

A City of Winnipeg Heritage Management Plan is being prepared by consultants Donald Luxton and Associates. This Plan will review the activities of the Committee, seek consultation from community groups, heritage organizations and citizens, and make recommendations on a wide variety of issues surrounding heritage in the City.

The Committee, in response to recommendations contained in the approved "Downtown North Pre-Plan Assessment," supported Parks Canada personnel in leading a Commemorative Integrity Evaluation for the Exchange District National Historic Site. The purpose of the evaluation was to inform the City's Warehouse District Secondary



*This conceptual drawing by project architect Bridgman Collaborative Architects, shows the Barber House with the new addition to the rear*

Planning exercise by reviewing the state of the Exchange since it was declared a National Historic Site in 1997. The evaluation consisted of a lengthy review of the condition of the heritage assets (buildings, streetscapes, etc.), efforts to communicate their significance to various stakeholders, and management practices as applied to development in the Exchange. An assessment of the ties between the three levels of government to protect and present the District was also completed as part of this evaluation.

The redevelopment of Barber House, 99 Euclid Avenue, continued to be dealt with by the Committee. A new proposal has been forwarded that would see the SISTARS organization, Sisters Initiating Steps Toward A Renewed Society, a community economic development co-operative for Point Douglas, build a modern childcare facility as an addition to Barber House, which would be converted into offices. The group continues to seek funding and a tenant for the building.

A working group studying the Vacant and Derelict Buildings By-Law met, with Councillor Gerbasi as chair, to discuss the By-Law and how it relates to heritage structures in the City. The working group included Committee members, City councillors, provincial and federal government officials and representatives of local heritage and development organizations.

Ongoing negotiations occurred with owners of the St. Boniface Normal School site, 210 Masson Street and a local heritage group, Heritage Saint-Boniface, regarding the redevelopment of the site. Negotiations are ongoing.



*The First Church of Christ, Scientist on River Avenue will be converted into luxury condominiums*

The Church of Christ, Scientist at 511 River Avenue has been approved for redevelopment as a condominium. For several years the Committee and its chair, Councillor Gerbasi, have been at the forefront of this important structure's redevelopment, ensuring that this neighbourhood landmark does not disappear and that its re-use is sensitively handled.

The Committee was instrumental in the negotiations to support a new use for Kelly House, 88 Adelaide Street. City Council concurred with a recommendation not to de-list and demolish the structure and to endorse an expenditure of $250,000 to be taken from the Heritage Investment Reserve Fund to refurbish the structure. The new offices will be used by the CancerCare Manitoba Foundation.

The Committee, at is Year End Volunteer Luncheon, approved a list of projects as priorities for 2010. These projects included the continued funding of the Heritage Conservation Management Plan, financial support for the Doors Open Winnipeg event, co-funding the reprinting of the publication Exchange District Walking Tour, cost sharing the exterior stabilization and porch repairs at the St. Boniface Museum, Tache Avenue, paying for the inventorization of the artefacts at Seven Oaks House Museum, 115 Rupertsland Avenue.



*Seven Oaks House Museum, 115 Rupertsland Avenue*

# APPENDIX A

## 2009 PERMITS

The following permit review data is from the 1st of January 2009 through to the 31st of December 2009.

- Building Permits: The HBC reviewed 24 building permit applications in 2009 and approved 16.
- Sign Permits: In 2009, the HBC reviewed 3 and approved 1 sign permit.
- Pre-Permit Review: The HBC performed 7 pre-permit reviews during the 2009 fiscal year. Pre-permit reviews are informal discussions between the HBC and applicants, where the HBC takes no formal action.
- Site Visits: The HBC conducted 7 site visits, 19 electronic discussions regarding proposals, and the administration conducted 7 site visits on behalf of the HBC. Action was approved in 4 cases, 5 received an approval-in-principle, and 9 remain in progress.

### Applications Reviewed From January 1, 2009 to December 31, 2009

**Building Permit Review**

| Number | Building | Address | Type of Work | Outcome |
|---|---|---|---|---|
| 1.2009 | St. Boniface City Hall | 219 Provencher Blvd. | Security Cameras | Approved |
| 2.2009 | Prosperity Knitwear | 146 Alexander Ave./ 145 Pacific | Rehabilitation | Approved |
| 3.2009 | Porter Bldg./ Dawson Richardson Bldg. | 165, 171 McDermot Avenue | Rehabilitation and conversion | Approved-in-Principle |
| 4.2009 | Laura Secord School | 960 Wolseley Ave. | Roof replacement | Approved |
| 5. 2009 | Traveller's Bldg. | 283 Bannatyne Ave. | Rooftop railing | Approved |
| 6.2009 | Ashdown Warehouse | 167 Bannatyne Ave. | Re-caulking of windows, joints, etc. | Approved |

**Building Permit Review** *(cont'd)*

| Number | Building | Address | Type of Work | Outcome |
|---|---|---|---|---|
| 7.2009 | Carnegie Library | 380 William Ave. | Fence restoration, wheelchair ramp | Approved |
| 8.2009 | Western Glove Works | 321 McDermot Ave. | Door replacement | Approved |
| 9.2009 | Merchant's Bank | 1386 Main Street | Masonry repairs, cornice stabilization | Approved |
| 10.2009 | Former All People's Mission | 119 Sutherland Ave. | Rehabilitation, addition | Approved |
| 11.2009 | Earn International Bldg. | 78-86 Princess St. | New windows | Approved |
| 12.2009 | James Ave. Pumping Station | 109 James Ave. | Rehabilitation/ conversion | Approval-in-principle |
| 13.2009 | Trend Interiors | 91 Albert St. | Window replacement | Approved |
| 14.2009 | Kelly House | 88 Adelaide St. | Rehabilitation/ conversion | Approved |
| 15.2009 | Metropolitan Theatre | 281 Donald St. | Rehabilitation/ conversion | Approval-in-principle |
| 16.2009 | Union Bank and Annex | 504/500 Main St. | Rehabilitation/ conversion | Approval-in-principle |
| 17.2009 | Adelman Bldg. | 92-100 Princess St. | Rehabilitation/ conversion | Approval-in-principle |
| 18.2009 | Isbister School | 310 Vaughan St. | Repointing | Approved |
| 19.2009 | Sir Sam Steele School | 15 Chester St. | Window Replacement | Not Approved |
| 20.2009 | Barber House | 99 Euclid Ave. | Rehabilitation/ Addition | Approval-in-principle |
| 23.2009 | Great West Life Building | 177 Lombard Ave. | Tenant Upgrades | Approved |
| 24.2009 | Donald H. Bain Building | 115 Bannatyne Ave. | Masonry Restoration | Approved |
| 25.2009 | MacDonald Shoe Store | 133 Albert St. (492 Main St.) | Security Cameras | Approved |
| 26.2009 | Ashdown Condos | 167 Bannatyne Ave. | Window replacements | Pending |

**Sign Permit Review**

| Number | Building | Address | Type of Work | Outcome |
|---|---|---|---|---|
| 21.2009 | Boyd Building | 388 Portage Ave. | Electronic Messaging Sign | Pending |
| 22.2009 | Henderson Block | 332 Bannatyne | Signage | Approved |
| 27.2009 | Union Bank Annex | 500 Main Street | Temporary Banner | Pending |

**Pre-Permit Review**

| Number | Building | Address | Type of Work | Outcome |
|---|---|---|---|---|
| 2.2009 | Prosperity Knitwear | 146 Alexander Ave./ 145 Pacific | Rehabilitation | Approved |
| 3.2009 | Porter Bldg./ Dawson Richardson Bldg. | 165, 171 McDermot Avenue | Rehabilitation and conversion | Approved-in-Principle |
| 12.2009 | James Ave. Pumping Station | 109 James Ave. | Rehabilitation/ conversion | Approval-in-principle |
| 15.2009 | Metropolitan Theatre | 281 Donald St. | Rehabilitation/ conversion | Approval-in-principle |
| 16.2009 | Union Bank and Annex | 504/500 Main St. | Rehabilitation/ conversion | Approval-in-principle |
| 17.2009 | Adelman Building | 92-100 Princess St. | Rehabilitation/ conversion | Approval-in-principle |
| 20.2009 | Barber House | 99 Euclid Ave. | Rehabilitation/ Addition | Approval-in-principle |

**Site Visits**

| Number | Building | Address | Purpose | Outcome |
|---|---|---|---|---|
| 2.2009 | Prosperity Knitwear | 146 Alexander Ave. /145 Pacific | Rehabilitation | Approved |
| 6.2009 | Ashdown Warehouse | 167 Bannatyne Ave. | Re-caulking of windows, joints, etc. | Approved |
| 7.2009 | Carnegie Library | 380 William Ave. | Fence restoration, wheelchair ramp | Approved |
| 14.2009 | Kelly House | 88 Adelaide St. | Rehabilitation/ conversion | Approved |
| 15.2009 | Metropolitan Theatre | 281 Donald St. | Rehabilitation/ conversion | Approval-in-principle |
| 16.2009 | Union Bank and Annex | 504/500 Main St. | Rehabilitation/ conversion | Approval-in-principle |
| 19.2009 | Sir Sam Steele School | 15 Chester St. | Window replacement | Not Approved |

**Applications Reviewed From January 1, 2009 to December 31, 2009**
**Certificates of Ordinary Maintenance**

Anticipating new processes associated with the revised Historic Buildings By-law, Certificates of Ordinary Maintenance were kept to a minimum in 2009. Instead, most design review applications were issued a Certificate of Suitability upon approval.

Maintenance Permits: The HBC reviewed 2 permit applications in 2009 and approved 2.

**Certificates of Ordinary Maintenance**

| Number | Building | Address | Type of Work | Outcome |
|---|---|---|---|---|
| 1.2009 | St. Vital Firehall | 598 St. Mary's Road | Roof reshingling | Approved |
| 2.2009 | Bleak House | 1637 Main Street | Eavestrough replacement | Approved |

In 2009 the Historical Buildings Committee continued developing the content of the Heritage Conservation component of the City of Winnipeg's web site. Users can search the Heritage Conservation pages for a specific architect, building or street address, as well as reference program objectives.

Information on the Historical Buildings Committee, its policies and procedures, incentive programs, publications, back issues of The Year Past, the Heritage Conservation List and individual building histories (in PDF format) can be found at www.winnipeg.ca/historicalbuildings



*Winnipeg's famous intersection, Portage and Main, in the early 1960s. (City of Winnipeg)*




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