Minutes – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – September 12, 2011

REPORTS

Minute No. 31 Historical Buildings By-law No. 1474/77 - River Heights Lawn Bowling Club Clubhouse, 1360 Grosvenor Avenue

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the City Centre Community Committee, namely:

1. That based only on the age, special historical and architectural significance of the property, the River Heights Lawn Bowling Club Clubhouse, 1360 Grosvenor Avenue, be placed on the Buildings Conservation List as a Grade III structure with the following character defining elements:

    A. Exterior:
        i. The east/west facing structure with its two main entrances.
        ii. Rectangular plan with rounded cedar siding and the hipped gable roof.
        iii. Regularly placed windows on all façades.

    B. Interior:
        i. Original interior layout.
        ii. Original lighting and east and west entrance doors.

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

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DECISION MAKING HISTORY:

Moved by Councillor Gerbasi,

That the recommendation of the City Centre Community Committee be concurred in.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On July 5, 2011, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as follows:

1. That, based only on the age, special historical and architectural significance of the property, the River Heights Lawn Bowling Club Clubhouse, 1360 Grosvenor Avenue, be placed on the Buildings Conservation List as a Grade III structure with the following character defining elements:

    A. Exterior:
        i. The east/west facing structure with its two main entrances.
        ii. Rectangular plan with rounded cedar siding and the hipped gable roof.
        iii. Regularly placed windows on all façades.

    B. Interior:
        i. Original interior layout.
        ii. Original lighting and east and west entrance doors.

and recommends to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management.

ADMINISTRATIVE REPORT

Title: Recommendation by the Historical Buildings Committee to place the River Heights Lawn Bowling Club Clubhouse, 1360 Grosvenor Avenue, on the Buildings Conservation List under the terms of the Historical Buildings By-law No. 1474/77 (as amended).

Issue: The Public Service has received a request from the public that the River Heights Lawn Bowling Club Clubhouse, 1360 Grosvenor Avenue be placed on the Buildings Conservation List. The Historical Buildings Committee has evaluated the structure to be a Grade III status and is recommending it be placed on the Buildings Conservation List.

Critical Path: City Centre Community Committee – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	D. Joshi	N/A	

RECOMMENDATIONS

1. That City Council favourably consider the Historical Buildings Committee's recommendation that, based only on the age, special historical and architectural significance of the property, that the River Heights Lawn Bowling Club Clubhouse, 1360 Grosvenor Avenue be placed on the Buildings Conservation List as a Grade III structure with the following character defining elements:

Exterior:
- The east/west facing structure with its two main entrances
- Rectangular plan with rounded cedar siding and the hipped gable roof
- Regularly placed windows on all façades

Interior:
- Original interior layout
- Original lighting and east and west entrance doors

REASON FOR THE REPORT

Councillor J. Orlikow received a request from the President of the River Heights Lawn Bowling Club to have the clubhouse designated an historic structure as "the oldest continuous operated sports facility in River Heights" and because of the careful restoration of the interior and exterior by club members over the years.

IMPLICATIONS OF THE RECOMMENDATIONS

- All alterations to the list of character defining elements will require a Certificate of Suitability under the terms of the Historical Buildings Bylaw No. 1474/77 (as amended).
- The City of Winnipeg, as owner of the building, will be able to apply for a Provincial Grant under the terms of the Designated Buildings Grant Program and will be viewed favourably by other grants agencies.
- The building will not be able to be demolished without the approval of City Council.

HISTORY

The clubhouse for the River Heights Lawn Bowling Club was completed in 1935 and has been used by the club continuously ever since. Much of the exterior and interior has remained unchanged since its construction and the building and lawn bowling greens nearby are an important and well-known facility to the local community (see page 4-5 for "Short History" of the structure). The building is the oldest, most intact lawn bowling clubhouse in the City of Winnipeg and is in good structural condition because of ongoing upkeep and remedial action.

The Historical Buildings Committee evaluated the building on May 19, 2011. Based on age, architectural and historical significance only, the building received a Grade III status. It would be the only lawn bowling clubhouse in the City to be designated.

FINANCIAL IMPACT

Financial Impact Statement Date: June 16, 2011

Project Name:

Recommendation by the Historical Buildings Committee to place the River Heights Lawn Bowling Club Clubhouse, 1360 Grosvenor Avenue, on the Buildings Conservation List under the terms of the Historical Buildings By-law No. 1474/77 (as amended).

COMMENTS:

The recommendation contained in this report is that City Council favourably consider the Historical Buildings Committee's recommendation that, based only on the age, special historical and architectural significance of the property, that the River Heights Lawn Bowling Club Clubhouse, 1360 Grosvenor Avenue be placed on the Buildings Conservation List as a Grade III structure.

There are no financial implications associated with this recommendation.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:
Historical Buildings Committee

SUBMITTED BY

Department Planning, Property and Development
Division Planning and Land Use
Prepared by Giles Bugailiskis/Murray Peterson
Date: Thursday, June 23, 2011
File No. O:\Reports Directive\Planning and Land Use\Heritage\2011 Reports\RIS RIVER HTS LAWN BOWLING CLUBHOUSE 2011.doc

Short History

1360 GROSVENOR AVE. – RIVER HEIGHTS LAWN BOWLING CLUB CLUBHOUSE

Unknown, 1935

In 1935, the City of Winnipeg added to its growing recreational facilities with the organization of a lawn bowling club, with greens and a modest clubhouse, in the heart of the River Heights neighbourhood.

Most of River Heights developed between the two World Wars, although it was subdivided and advertised as early as 1904. The area filled with modest homes and residents who were mainly middle-income and from British heritage. Services developed hand-in-hand with the residential expansion, including schools, parks and playgrounds, commercial property and churches. The River Heights Community Club was organized in 1919 and several years later, land was set aside by the City of Winnipeg south of Grosvenor Avenue (originally Haskins) and west of Corydon Avenue (originally Jackson) for the Club. The site developed into one of the neighbourhood's main recreational facilities, beyond the lawn bowling greens and clubhouse are the River Heights Community Club and Arena (built 1961-1964), soccer fields, outdoor ice rinks, baseball diamonds, tennis courts and the River Heights Middle School (built in 1947).

Lawn bowling was a very popular sport in Winnipeg and Manitoba as the 20th century began, with dozens of clubs and greens operating during the summer season. Regular, daily reports on the sport were found in local papers and the province produced many fine players. Although participation in the sport has

lessened recently, there are still seven active outdoor lawn bowling facilities in Winnipeg (with two more found in Manitoba).

The clubhouse itself features two entrances, west facing the parking lot and east facing the bowling greens. The building features a superstructure clad in rounded cedar siding except at grade where plywood has been used to protect the joists and footings. Newer windows are found on all elevations and the east and west side interior entrance doors are original to the structure. The building is covered with a hipped gable roof. The interior was designed for durability and efficiency. The east side of the building is open, providing space for members and their guests to meet and includes a fireplace on the south wall. The northwest corner of the building holds the modernized kitchen which is separated from the men's and women's change rooms and washrooms by a small hallway leading to the west door. The original layout of the clubhouse remains intact, as do some of its original elements including wood panelling, light fixtures and the telephone.

The structure is the oldest, least altered lawn bowling clubhouse in the City of Winnipeg and illustrative of the expansion of civic recreational services in a growing residential neighbourhood.

Elements of the building that would require approval if alterations were planned are:

Exterior:

- The east/west facing structure with its two main entrances
- Rectangular plan with rounded cedar siding and the hipped gable roof
- Regularly placed windows on all façades

Interior:

- Original interior layout which is an open assembly space
- Original lighting and east and west entrance doors