Minute No. 186
Report – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – January 8, 2013

Item No. 1 **Request to Pursue Provincial Heritage Designation for the Seven Oaks Museum, 115 Rupertsland Boulevard, under the terms of the Historic Resources Act**
(Mynarski Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management and adopted the following:

1. That the Seven Oaks Museum Board be permitted to pursue Provincial Heritage Designation of the Museum site, located at 115 Rupertsland Boulevard, based on its age and its special historical and architectural significance.

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 Pagtakhan,

That the recommendation of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 8, 2013, the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Request to Pursue Provincial Heritage Designation for the Seven Oaks Museum, 115 Rupertsland Blvd, under the terms of the Historic Resources Act

Critical Path: Standing Policy Committee on Downtown Development, Heritage and Riverbank Management, EPC, Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Kiernan	B. Thorgrimson	N/A	D. Joshi, COO

RECOMMENDATIONS

1. That City Council favourably consider the Seven Oaks Museum Board's request that they be permitted to pursue Provincial Heritage Designation of the Museum site, based on its age, special historical and architectural significance.

REASON FOR THE REPORT

The Public Service has received a request from the Seven Oaks Museum Board that they be permitted to pursue Provincial Heritage Designation.

The site is owned and operated by the City of Winnipeg. As a City asset, Council must provide consent for this designation as it could have implications on any potential future alterations to the site.

IMPLICATIONS OF THE RECOMMENDATIONS

- As a *provincially* designated heritage building:
  - A Notice of Heritage Status will be filed as a caveat against the title of the building with the Winnipeg Land Titles Office in order to notify the owner(s) and potential purchasers of the building's heritage status. (As is also done with municipally designated buildings)
  - Any alterations to the buildings or site will require approval via a Heritage Permit as per the Historic Resources Act. (As is also the case with municipally designated buildings)

  - The building will be eligible for grants under the Province of Manitoba's "Designated Heritage Buildings Grant" Program, and will be viewed favourably by other granting agencies. (As is also the case with municipally designated buildings)
  - The site will be recognized by a plaque as having significance to the whole of the Province of Manitoba

- The Museum currently holds a Municipal Heritage Designation from the City of Winnipeg under the terms of the Historical Buildings By-law No. 1474/77. As such, any proposed changes to the Museum and General Store must be approved under a Heritage Permit; and both are protected from demolition.
- A Municipal designation (by the City of Winnipeg) is a separate legal entity from a Provincial designation. Council has the capacity to amend or remove the municipal designation; but would have no control over a Provincial one.
- There are currently 19 sites that hold both Municipal and Provincial heritage designations in Winnipeg. Of these, 3 are owned by the City of Winnipeg: the Pantages Theatre, the Waddell Fountain (Central Park), and the remnants of the former Empire Hotel (in storage.)

HISTORY

The Seven Oaks Museum Board has requested approval to pursue Provincial Designation of this site.

The site was designated a Municipal Heritage site by the City of Winnipeg in 1997. It is a Grade I building, meaning it is considered an outstanding example of architectural and historical merit within Winnipeg, and is to be preserved in perpetuity. Restoration and maintenance of the entire interior and exterior are the only types of work permitted. In general, alterations, deletions, and additions would be considered unacceptable. So long as the Municipal Designation stands, the buildings cannot be demolished.

The land holding Seven Oaks Museum was gifted to the City of West Kildonan in 1952 under condition that it remain in public use.

A Provincial heritage designation occurs when a site is considered to be of significance to the entire province of Manitoba. An extensive research and evaluation process occurs, and support must be obtained from the Manitoba Heritage Council as well as the Minister of Culture, Heritage and Tourism. The Province currently has 125 designated heritage sites (including buildings, monuments, landscapes, etc.) No Provincial Heritage sites have ever been de-listed or demolished.

Controls under a Provincial heritage designation include the requirement for a Heritage Permit for any alterations to the site. This is separate from any City of Winnipeg permits, but would involve a similar design review process, and the City and Province often collaborate in this process for ease and efficiency.

The City of Winnipeg Museums Board was consulted at its October 16, 2012 meeting and endorsed the Provincial designation in principle.

***See Appendix A for a History of this building.*

FINANCIAL IMPACT

Financial Impact Statement **Date:** November 20, 2012

Project Name:

Provincial Heritage Designation of Seven Oaks Museum

COMMENTS:

The recommendation contained in this report is that City Council favourably consider the request for the Seven Oaks Museum, 115 Rupertsland Boulevard, to pursue Provincial Heritage Designation under the terms of the Historic Resources Act.

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:

City of Winnipeg Museums Board

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Planning and Land Use
Prepared by:	Jennifer Hansell
Date:	November 20, 2012
File No.:	O:\Reports Directive\Planning and Land Use\Heritage\2012 Reports\Provincial designation for Seven Oaks.doc

UD2012-094

Appendix A

Seven Oaks Museum – 115 Rupertsland Boulevard



When merchant John Inkster began building a new home on his Kildonan farm in 1851, he placed the stone foundation on the second rise of land from the Red River. His prudence notwithstanding, floodwaters invaded the site the following year. Many other settlers evacuated the area, but the Inksters waited out the flood in the shelter of a tent secured to the hastily installed second floor of their dwelling. The building emerged intact from the receding waters, allowing Inkster to continue construction.

Inkster's land lay on the west side of the Red River, and was named "Seven Oaks" for a nearby stand of large oak trees and Seven Oaks Creek, both of which marked the site of the 1816 Battle of Seven Oaks between supporters of the rival Hudson's Bay and North-West trading companies. Inkster settled on the land in 1826 after marrying Mary Sinclair, the daughter of the HBC's Chief Factor William Sinclair. He rose from humble roots as a stonemason from the Orkney Islands to prominence as an independent trader, freighter and entrepreneur. He later held numerous public posts including magistrate for the Lower District (1850-58), justice of the peace, member of the Council of Assiniboia (1857-68), and auditor of public accounts (beginning in 1863).

The Inkster's first two-room log cabin was built in the common Red River frame style ca. 1835. Various outbuildings eventually were added to the site, as were nine children, born between the mid-1820s and latter 1840s. This large family provided the impetus for development of a new home in 1851 – the one that withstood the flood.

The imposing two-storey, nine-room, symmetrical structure was designed in a vernacular Georgian style and oriented with its long front facade facing the river. The cut-stone foundation was laid without the use of mortar, and supported a stone-lined cellar. Oak logs floated down the Assiniboine River from Baie Saint-Paul were whipsawed and hewed some 17.8 cm. square. They were then stacked horizontally and their corner butt joints fastened with "tree nails" (wooden pegs). Milled horizontal siding was used to protect the exterior, while the main-floor interior was insulated with buffalo hair and fur held to the walls by nearly five cm. of plaster.

Inkster enclosed his home under a steeply pitched hip roof with side dormers and a cover of cedar shingles. He also built a one-storey verandah which extended beyond the length of the otherwise unadorned front. Similar to other local buildings of the time, the main façade was divided into five bays of openings, including a central entrance with sidelights and multi-paned, double-hung windows.

The interior of the first floor was finished with basswood ceilings and organized into an entrance hall, front and back parlours, and dining and breakfast rooms. The upper level was divided by panelling and hand-cut moulding into four bedrooms plus a small area that may have been a washroom. Part of the original Inkster cabin was added to the north side of the house to serve as the kitchen. The other part, situated to the south of the dwellings, became a store and post office.

Members of the Inkster family occupied Seven Oaks House until the death of John's eldest daughter Mary in 1912. Over the years, their river lot was subdivided to accommodate urban growth and the homes of two other Inkster children. Colin (1843-1934), a provincial court official, established a house on Main Street (now Bleak House) in the mid-1870s and farmed part of the site. Harriet (c.1846-1922), a widow with five children, lived in a dwelling to the west of the main family home.

Seven Oaks House and its grounds were turned over to the City of Winnipeg for park purposes after Mary Inkster's death. Ownership was transferred to the City of West Kildonan in 1952, and continued to accommodate residents until 1954. In 1958 it was restored and opened as the Seven Oaks Museum, a capacity it which it continues today.