Amendment to Conditions of Approval for Heritage Conservation Tax Credit - Ashdown Hardware Store, 476 Main Street

File G-3.1.5 (Vol. 3)

2. The Executive Policy Committee, on March 13, 2002, passed the following motion, namely:

WHEREAS Council on July 18, 2001, amended and adopted Clause 10 of the Report of the Executive Policy Committee dated July 11, 2001, approving a Heritage Conservation Tax Credit for the Ashdown Arts Exchange Consortium Limited to rehabilitate the former Ashdown Hardware Store located at 476 Main Street;

AND WHEREAS Council's approval of the Heritage Conservation Tax Credit was contingent on the brick work being restored to its original state on the south, north and west side of the building at 476 Main Street;

AND WHEREAS on February 28, 2002, the City of Winnipeg received a report from DAPR Preservation Architects recommending that on the basis of aesthetic and conservation reasons, the brick on the north wall of the building should be painted rather than restored for the following reasons:

- The original north elevation was intended to be a party wall, so the level of workmanship was inferior to the 3 street exposed elevations;
- Changes and repairs (maintenance) to this elevation differed dramatically (were inferior) than the street exposed elevations;
- Damaged brick was re-laid often not lining up with existing coursing; and
- Where the brick was damaged due to demolition of adjacent buildings, the wall was scarred and simply parged rather than restored;

AND WHEREAS the Administration concurs with the consultant's recommendation that a breathable paint coating on the north elevation of the building be approved as a recommended alternative to paint removal;

THEREFORE BE IT RESOLVED THAT Council approve the removal of the condition that the brick work on the north elevation be restored to its original state and recommend that a breathable paint coating on the north elevation of the building be approved as a recommended alternative to paint removal.