Agenda – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management- January 26, 2015

REPORTS

Item No. 3 Addition to the List of Historical Resources, 128 James Avenue, De Laval Co. Warehouse

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management approve the Historical Buildings and Resources Committee's recommendation to add the former De Laval Company Warehouse, the resource located at 128 James Avenue, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

    i. Exterior:
        a. Three-storey brick and stone warehouse with raised rusticated stone basement with its primary façade facing north on James Avenue;
        b. Symmetrical main (north) façade with large entrance openings at its east and west ends framing the large ground floor door and windows in openings, smooth cut stone belt course at sill level of second storey windows, rectangular paired windows in openings with stone sills on the second and third floors separated by brick pilasters with carved stone capitals, concrete diamond accents on the upper floors and flat roof;
        c. Rear (south) façade with a raised loading door at its east end, open metal fire escape and arched windows on all three floors;
        d. Unadorned east masonry load-bearing wall.

    ii. Interior:
        a. Heavy timber mill structural system;
        b. West masonry load-bearing demising wall.

ADMINISTRATIVE REPORT

Title: Addition to the List of Historical Resources, 128 James Avenue, De Laval Co. Warehouse

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Kiernan	M. Pittet	n/a	M. Jack A/CAO

RECOMMENDATIONS

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      b. West masonry load-bearing demising wall.

REASON FOR THE REPORT

This building was on the Inventory of Buildings under the former Historical Buildings By-law 1474/77, and pursuant to the provisions of the Historical Resource By-law 55/2014 section 8(4), it was deemed Nominated to be added to the List of Historical Resources on the date that the new Historical Resources By-law 55/2014 came into effect.

Subject to this nomination, the Historical Buildings and Resources Committee (HBRC) reviewed this resource on November 20, 2014 and made the recommendation to add it to the List of Historical Resources because of its outstanding architectural and historical significance and the heritage value it embodies. The owner is supportive of the HBRC's recommendation.

Pursuant to the provisions of the Historical Resource By-law 55/2014 section 17, the Standing Policy Committee on Downtown Development, Heritage, and Riverbank Management (SPC on DDHRM) must

consider the recommendations from the HBRC within 90 days after receiving the recommendation. The Director is authorized to provide a report with respect to the nomination for consideration by the SPC on DDHRM at the time it considers the recommendations of the HBRC.

IMPLICATIONS OF THE RECOMMENDATIONS

- 128 James Avenue, De Laval Company Warehouse, will be added to the List of Historical Resources:
  - A Historic Property Notice (caveat) will be filed against the title of the building with the Winnipeg Land Titles Office as per City of Winnipeg Charter Section 157.1(3) in order to notify the owner(s) and potential purchasers that the property is identified on the List of Historical Resources, and as such is subject to the Historical Resources By-law No. 55/2014.
  - All alterations to the Character-Defining Elements (above) will require approval under a Heritage Permit as per the Historical Resources By-law No. 55/2014.
  - The resource will not be able to be demolished without the approval of City Council.
  - The resource will be eligible for applicable heritage grants issued under the Province of Manitoba and the City of Winnipeg, and will be viewed favourably by other granting agencies.

HISTORY

The Historical Buildings and Resources Committee (HBRC) toured the resource on August 27, 2014 and made the recommendation to add it to the List of Historical Resources on November 20, 2014 with the above listed Character-Defining Elements. It was deemed to embody heritage values attributed to the following:

1. The building was constructed in 1912 at the height of the growth period of Winnipeg's warehouse district and is illustrative of the type of warehouse built prior to World War I;
2. Its association with the original tenant, DeLaval Company, a dairy machinery firm;
3. The building's brick and stone exterior and square-headed openings are illustrative of the Edwardian Classical Style, used less frequently for warehouses in Winnipeg's Exchange District;
4. The building is a good example of the mill construction method with its solid brick walls and square timber and wood plank floor structural system;
5. The building is an important contributor to its streetscape within the Exchange District National Historic Site; and
6. A large portion of its original exterior architectural elements have not been altered.

The Public Service is taking action to conserve all buildings that contribute to important downtown commercial streetscapes that are within boundary of the Exchange District National Historic Site (EDNHS). Out of over 130 buildings that are nominated to be added to the List of Historical Resources, 33 of these are within the EDNHS boundary. Examples of these historic streetscapes that are illustrative of downtown development within the EDNHS and that include buildings that are nominated for heritage designation are as follows:

- South side of James Avenue, east of Main Street (*Appendix C, Plate 1*)
- South side of McDermot Avenue, west of Main Street (*Appendix C, Plate 2*)
- West side of Arthur Street, south of Bannatyne Avenue (*Appendix C, Plate 3*)

***See Appendix A for a History of 128 James Avenue, De Lavel Company Warehouse*
****See Appendix B for a listing of buildings within the EDNHS that are nominated to be added to the List of Historical Resources*
*****See Appendix C for images of historic streetscapes within the EDNHS*

FINANCIAL IMPACT

Financial Impact Statement **Date:** December 23, 2014

Project Name:

Addition to the List of Historical Resources, 128 James Ave.

COMMENTS:

That Council approve the Historical Buildings and Resources Committee's recommendation to add the former De Laval Company Warehouse at 128 James Avenue to the List of Historical Resources.

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 Historical Buildings and Resources Committee

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Planning and Land Use
Prepared by:	Rina Ricci
Date:	December 24, 2014
File No.:	O:\Reports Directive\Planning and Land Use\Heritage\2014\Addition to the List of Historical Resources, 128 James Avenue.doc

Appendix A
De Laval Company Warehouse, 128 James Avenue



This warehouse was built in 1912 during the time when Winnipeg was one of the fastest growing centres in the world. The building was another example of local capital, generated by the accelerated economic climate, being used to construct modern buildings for use by one of the many out-of-town businesses seeking to have a presence in Western Canada's premier city.

The building is located at the southwest corner of James Avenue and Bertha Street, on the northern edge of the Exchange District. The Historic Sites and Monuments Board of Canada has recognized the Exchange District as a National Historic Site. All buildings in the Exchange District, including 128 James Avenue, are an essential part of the historic streetscape.

The back lane to the south of this building, which is actually Elgin Avenue, has also been identified as an important streetscape in the EDNHS. It originally stretched from Main Street south of Bertha Street and onto what is today Waterfront Drive - originally the right-of-way of the Winnipeg Transfer Railway. A spur line ran up the middle of this stretch of Elgin Avenue allowing for the loading and unloading of goods to the warehouses on both James Avenue and Market Avenue.

The lane was also the location of one of the most important events of the Winnipeg General Strike of 1919. It became known as “Hell’s Alley,” the site of a violent clash between strikers and mounted North West Mounted Police Officers that ended in the deaths of two strikers, 27 injuries and 94 arrests on June 21st, “Black Saturday.” The Strike Committee called an end to the strike only days later.

This structure marks a departure from the familiar round arches, rough textures and bulky appearance of the Richardsonian Romanesque style used so extensively in the warehouse district. This warehouse replaces those elements with more classically based ornamentation based on the Edwardian Classical Style. This British-based style was popular from 1900 to the early 1920s and was named for British monarch Edward VII. At its height, the style, which was used almost exclusively for large public buildings, produced “grandiose and robustly modelled” façades with a wealth of classical ornamentation: domes, voussoirs, keystones, columns and pilasters. Straight rooflines, smooth brick surfaces and large, numerous windows were also key elements of the style.

The building rests on a solid stone foundation that rises 1.1 metres above grade on the front (north) façade. The solid brick walls measure 53.3 centimetres thick on the first two floors and 43.2 centimetres on the top floor. The front façade is clad in a dark brick with stone and concrete accenting; the balance of the structure is built of common clay brick.

The original warehouse was built using the mill construction method – a network of square timber beams and posts providing internal support for the solid wood plank floors and attached to the solid brick exterior walls. It was the most common construction method in the warehouse district.

The front (north) façade of the original three-storey warehouse begins at grade with a raised stone foundation wall leading to the dark brick walls of the superstructure. The symmetrically designed ground floor features large entrances at both the east and west ends. The west entrance is the original element, the east opening was originally an interior loading dock that has been converted into a second public entrance (date unknown). Two large, rectangular windows fill much of the remainder of this floor. A modest smooth stone belt course visually divides the bottom floor from the top two levels. Changes to the exterior of this building have been significant. All window units on the front and rear have been replaced, the original main entrance closed and a new entrance at the east end created and new enclosed stairwells have been added to the east side of the original warehouse. On the east side of the building, a one-storey addition was completed in 1979.

The building has filled a number of functions over the years, space being converted into offices and additions being completed as its role changed - another of the common features of many of Winnipeg's large downtown warehouses. Its latest transformation into residential space is part of a process that has seen many buildings in the East Exchange converted over the past 30 years, a process that has accelerated recently.

Appendix B
Buildings within the EDHNS that are nominated to be added to the List of Historical Resources

	Name	Address	Date of Construction
1	Albert Street Burger	58 Albert Street	1921
2	Former Reliable Service Station	98 Albert Street	1901
3	Anne (Blue Ribbon) Building	88 Arthur Street	1901
4	Former Ryan Bros. Building	110 James Avenue	1910
5	Former De Laval Co. Warehouse	128 James Avenue	1912
6	Burrows, Stewart & Milne Company Warehouse	130 James Avenue	1910
7	Former Richards & Brown Warehouse	132 James Avenue	1911
8	Carruthers Building	124 King Street	1916
9	Former T. Black Building	80 Lombard Avenue	1896
10	Former Crane & Ordway Building	93 Lombard Avenue	1906
11	Former Great West Life Annex (Bailey's)	185 Lombard Avenue	1900
12	Wheat Pool Building	423 Main Street	1928
13	Duffin Block	474 Main Street	1881
14	Former Ashdown's Store Annex	480 Main Street	1951
15	Former Leckie Building	216 McDermot Avenue	1900
16	Silvester & Willson Building	222 McDermot Avenue	1904
17	Former A. MacDonald Co. Warehouse	133 Market Avenue	1910
18	Former Steele Briggs Building	139 Market Avenue	1912
19	Former Stanley Brock Building	145 Market Avenue	1916
20	Christie Building	245 Notre Dame Avenue	1906
21	Former Del Block Annex	54 Princess Street	1905
22	Former Winnipeg Hydro Showroom	55 Princess Street	1919
23	Former Del Block	62 Princess Street	1904
24	Former Bole Drug Co. Building	70 Princess Street	1903
25	Deer & Almond Restaurant	85 Princess Street	1959
26	Former Kilgour-Rimer Building	87 Princess Street	1901
27	Former G.F. Galt Block	103 Princess Street	1887
28	Carnfac Building	188 Princess Street	1901
29	Former Toronto Hide & Wool Co. Building	200 Princess Street	1893
30	Maw Block	280 William Avenue	1907
31	Former Winnipeg Saddlery Block	284 William Avenue	1903
32	Soudack Building	288 William Avenue	1947
33	Former Tees & Persse Warehouse	315 William Avenue	1905

Appendix B
Historic streetscapes within the EDNHS that include buildings nominated for heritage designation



Plate 1. South side of James Avenue, east of Main Street



Plate 2. South side of McDermot Avenue, west of Main Street



Plate 3. West side of Arthur Street, south of Bannatyne Avenue