Minutes – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – March 2, 2015

REPORTS

Item No. 2 Addition to the List of Historical Resources, 88 Arthur Street, Anne (Blue Ribbon) Building

STANDING COMMITTEE DECISION:

The Standing Policy Committee of Downtown Development, Heritage and Riverbank Management Committee concurred in the recommendation of the Winnipeg Public Service:

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 Anne (Blue Ribbon) Building, the resource located at 88 Arthur Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

    i. Exterior
        a. Four-storey brick and stone warehouse with raised rusticated stone basement with its primary façade facing east onto Arthur street;
        b. Symmetrical main (east) façade with square headed basement and arched ground floor windows in opening and central opening (original entrance), recessed and arched upper floor windows in openings with stone lug sills topped by brick drip moulding and brick corbelling at the flat roofline;
        c. Unadorned south façade with arched door and windows in openings;
        d. Original windows.

    ii. Interior
        a. Heavy timber mill structural system
        b. Original elevator grate
        c. Cast iron posts on the fourth floor

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DECISION MAKING HISTORY:

Moved by Councillor Gerbasi,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

COMMITTEE RECOMMENDATION:

On November 20, 2014, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management that the Anne (Blue Ribbon) Building, located at 88 Arthur Street, be added to the List of Historical Resources, with the following character defining elements:

1. Exterior
    - A. Four-storey brick and stone warehouse with raised rusticated stone basement with its primary façade facing east onto Arthur street;
    - B. Symmetrical main (east) façade with square headed basement and arched ground floor windows in opening and central opening (original entrance), recessed and arched upper floor windows in openings with stone lug sills topped by brick drip moulding and brick corbelling at the flat roofline;
    - C. Unadorned south façade with arched door and windows in openings;
    - D. Original windows.

2. Interior
    - A. Heavy timber mill structural system
    - B. Original elevator grate
    - C. Cast iron posts on the fourth floor

ADMINISTRATIVE REPORT

Title: Addition to the List of Historical Resources, 88 Arthur Street, Anne (Blue Ribbon) Building

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

AUTHORIZATION

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

RECOMMENDATIONS

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 Anne (Blue Ribbon) Building, the resource located at 88 Arthur Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

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      c. Unadorned south façade with arched door and windows in openings;
      d. Original windows.

   ii. Interior
      a. Heavy timber mill structural system
      b. Original elevator grate
      c. Cast iron posts on the fourth floor

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

- 88 Arthur Street, Anne (Blue Ribbon) Building, 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 1901, which makes it an early warehouse district structure. It is illustrative of the growth in this neighbourhood in the first decade of the 20th century;
2. Its original owner, the wholesale grocery firm of G.F. and J. Galt, were an early and influential company in Winnipeg and Western Canada;
3. The building is a good example of the popular Romanesque Revival architecture;
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. It is an important contributor to its streetscape in the heart of the Exchange District National Historic Site; and
6. Many elements of the original exterior have not suffered extensive alteration.

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 88 Arthur Street, Anne (Blue Ribbon) Building*
****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, 88 Arthur Street

COMMENTS:

That Council approve the Historical Buildings and Resources Committee's recommendation to add the Anne (Blue Ribbon) Building at 88 Arthur Street 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, 88 Arthur Street.doc

Appendix A

Anne (Blue Ribbon) Building, 88 Arthur Street



In 1901, this large brick and stone warehouse was completed in the rapidly growing warehouse district west of Main Street. Built as a factory/warehouse for the Blue Ribbon Manufacturing Company, a division of the early grocery wholesalers G.F. & J. Galt, it was unique in that it stretched across an entire block

This building is an excellent example of the Romanesque Revival style, very popular in warehouse districts throughout North America from the 1880s well into the 20th century. The buildings were nearly always solid brick with a raised basement and featuring rusticated stone accenting around windows and doors and at roof level. Other elements that could be included were towers flanking the main façade, quoins, belt courses, corbelled brick panels, chevrons and flat rooflines, with or without cornices and entablatures. The most prominent characteristic of these structures was the use of the round arch above windows and doors. Often, flat-headed windows located on the middle storeys were grouped under large arches on the upper floors. Although the style was applied to private residences and on large public buildings, in Winnipeg it was almost exclusively used in the warehouse district, where the designs were somewhat more subdued. The massiveness and sturdiness of the style appealed to wholesalers looking to promote their businesses and portray the stability of their firms through the design of the structures they occupied.

The two main façades, east and west, were identically designed and built in 1901. The east façade originally began with a rusticated raised stone basement wall leading to the cream coloured brick of the superstructure. The façade was divided into three bays, the outer two having paired windows on all four floors and the basement, the middle having similar openings on the upper three floors, the main floor held the large entrance with a stone arch above. All window openings were arched and featured radiating brick heads and rough cut stone lug sills. Above the fourth floor openings was delicate arched brick drip moulding followed by corbelled brick forming the cornice accenting the flat roof.

In 2010, the building was converted into Pan Am Place, a hostel-like development designed to help train and support at-risk men in conjunction with the Pan Am Boxing and Athletic Club, located in the neighbouring building at 245 McDermot Avenue. The building now houses training facilities in the basement, a kitchen and eating area on the ground floor and living space for clients on the second and third floors. The top floor is presently being converted into modern residential suites.

The building stands on its original site and appears to be in good structural condition. The building's north wall abuts the large Gault Building Annex, 92 Arthur Street, completed in 1903, the south wall faces a back lane and includes large loading doors. Alterations to the exterior have included the partial filling in of the main doors, the creation of new door openings and the construction of metal fire escapes on both main façades. The building continues to display many of its original elements, layout and materials. In August 2011, the Albert Street façade was painted and then in 2013, sculptured boxing gloves were attached to the building.

James H. Cadham, Ontario born architect, designed this warehouse. Cadham was one of a number of self-trained designers who worked in Winnipeg in the late 19th century, Cadham being one of the most prolific, especially in the warehouse 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 88 Arthur Street, are an essential part of the historic streetscape. This structure, used as a factory and warehouse and uniquely fronting on two streets, was completed just as Winnipeg began a frantic decade long expansion that would see it become the fastest growing city on earth. Much of this expansion was as a result of its development as the railway hub for the Canadian Pacific and later the Canadian Northern and Grand Trunk Pacific/National Transcontinental railway lines. Manufactured goods from Eastern Canada and Europe travelled to Winnipeg where they were unloaded, sorted into smaller loads and then shipped west to the growing markets in what would become Saskatchewan and Alberta. The warehouse district on both sides of Main Street north of Portage Avenue grew in response to this new role and sturdy brick and stone structures like the Arthur Building lined the streets.

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