Agenda – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – May 25, 2015

REPORTS

Item No. 1 Addition to the List of Historical Resources, 423 Main Street, Wheat Pool Building

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 Wheat Pool Building, the resource located at 423 Main Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

    A. Exterior:

        i. Eight-storey stone clad office building built in two phases connected by a dark vertical band of polished granite and its main façades facing west onto Main Street and south onto McDermot Avenue;

        ii. North section with its symmetrical main (west) façade, two large, round arched windows in openings framing the multi-arched entrance with ornate, vertical embellishments with floral motifs and carved coats of arms of Manitoba (south) and Saskatchewan (north), topped by two more carved stone shields – coat of arms of Alberta (north) and "CCWP" (south) – upper floors divided into seven bays by buttress-like pilasters with windows in square openings and the top storey with windows in arched openings and a stepped parapet;

        iii. North section with its rear (east) brick façade with a door and windows in square-headed openings and lug sills and upper floors with windows in arched openings and lug sills;

        iv. North section with its north brick façade;

        v. South section with main (west) façade with date stone in the southwest corner with "1963" and wheat sheaves engraved, ground floor openings divided into thin windows by vertical stone bands, upper floors divided by wide pilasters into five sections further divided into four window bays with wide stone panels at the top floor;

vi. South façade with thin windows in openings on the ground floor and banks of windows in square-headed openings on the upper floors; and

vii. Rear (east) of the south section with its buttress-like pilasters and bays of windows in square-headed openings.

B. Interior:

i. High ceilings supported by faceted concrete column grid with flared capitals;

ii. Masonry load-bearing demising wall.

Agenda – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – May 25, 2015

DECISION MAKING HISTORY:

COMMITTEE RECOMMENDATION:

On February 19, 2015, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management that the Canadian Wheat Board Building – 423 Main Street, be added to the List of Historical Resources with the following character defining elements:

Exterior:

- Eight-storey stone clad office building built in two phases connected by a dark vertical band of polished granite and its main façades facing west onto Main Street and south onto McDermot Avenue;
- North section with its symmetrical main (west) façade, two large, round arched windows in openings framing the multi-arched entrance with ornate, vertical embellishments with floral motifs and carved coats of arms of Manitoba (south) and Saskatchewan (north), topped by two more carved stone shields – coat of arms of Alberta (north) and "CCWP" (south) – upper floors divided into seven bays by buttress-like pilasters with windows in square openings and the top storey with windows in arched openings and a stepped parapet;
- South section with main (west) façade with date stone in the southwest corner with "1963" and wheat sheaves engraved, ground floor openings divided into thin windows by vertical stone bands, upper floors divided by wide pilasters into five sections further divided into four window bays with wide stone panels at the top floor;
- South façade with thin windows in openings on the ground floor and banks of windows in square-headed openings on the upper floors; and
- Rear (east) of the south section with its buttress-like pilasters and bays of windows insquare-headed openings.

Interior:

- High ceilings supported by faceted concrete column grid with flared capitals;
- North masonry load-bearing demising wall.

COMMITTEE DECISION:

On February 19, 2014, the Historical Buildings and Resources Committee concurred in the request to remove "Finishes of the staircase in the original (north) buildings" from the list of character defining elements.

ADMINISTRATIVE REPORT

Title: Addition to the List of Historical Resources, 423 Main Street, Wheat Pool 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	M. Jack, Acting COO

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 Wheat Pool Building, the resource located at 423 Main Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

   A. Exterior:
      i. Eight-storey stone clad office building built in two phases connected by a dark vertical band of polished granite and its main façades facing west onto Main Street and south onto McDermot Avenue;
      ii. North section with its symmetrical main (west) façade, two large, round arched windows in openings framing the multi-arched entrance with ornate, vertical embellishments with floral motifs and carved coats of arms of Manitoba (south) and Saskatchewan (north), topped by two more carved stone shields – coat of arms of Alberta (north) and "CCWP" (south) – upper floors divided into seven bays by buttress-like pilasters with windows in square openings and the top storey with windows in arched openings and a stepped parapet;
      iii. North section with its rear (east) brick façade with a door and windows in square-headed openings and lug sills and upper floors with windows in arched openings and lug sills;
      iv. North section with its north brick façade;
      v. South section with main (west) façade with date stone in the southwest corner with "1963" and wheat sheaves engraved, ground floor openings divided into thin windows by vertical stone bands, upper floors divided by wide pilasters into five sections further divided into four window bays with wide stone panels at the top floor;
      vi. South façade with thin windows in openings on the ground floor and banks of windows in square-headed openings on the upper floors; and
      vii. Rear (east) of the south section with its buttress-like pilasters and bays of windows in square-headed openings.

   B. Interior:
      i. High ceilings supported by faceted concrete column grid with flared capitals;
      ii. 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 February 19, 2015 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.

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

- 423 Main Street, Wheat Pool 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

As a part of the nomination process, the Historical Buildings and Resources Committee (HBRC) toured the resource on November 6, 2014 and made the recommendation to add it to the List of Historical Resources on February 19, 2015 with the above listed Character-Defining Elements. The owner is supportive of the HBRC's recommendation.

The building is deemed to embody heritage values attributed to the following:

1. The original 1928 building is illustrative of the growth of Winnipeg's downtown and the increased need for modern office space in the late 1920s. The large addition completed on its south side in 1962 underlines the historic and continued importance of Winnipeg in Canada's wheat economy;
2. The building has been associated with the selling of wheat since construction, first as the headquarters of Western Canada's wheat pools – Manitoba, Saskatchewan and Alberta – and then as the home of the Canadian Wheat Board;
3. The original building is an excellent and rare local example of the Modern Gothic or Late Gothic Revival style while the 1960s addition is an attractive modern interpretation of the original design and one of the City's best examples of the International Style of architecture;
4. The main (west) façade features a wealth of ornamental elements completed in limestone including arched windows, carved coats-of-arms and shields, buttresses, tracery panels and other embellishments;

5. The building has been an integral part of its downtown Main Street streetscape for many decades; and
6. The building is in excellent condition for its age and has not suffered extensive alteration to its original exterior design, material and ornamental detailing.

The Public Service is taking action to conserve architecturally and historically significant buildings within 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.

***See Appendix A for a History of 423 Main Street, Wheat Pool Building*

***See Appendix B for a listing of buildings within the EDNHS that are nominated to be added to the List of Historical Resources*

FINANCIAL IMPACT

Financial Impact Statement Date: April 8, 2015

Project Name:

Addition to the List of Historical Resources, 423 Main Street

COMMENTS:

That Council approve the Historical Buildings and Resources Committee's recommendation to add the Wheat Pool Building at 423 Main 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:	April 15, 2015
File No.:	O:\Reports Directive\Planning and Land Use\Heritage\2015\Addition to the List of Historical Resources, 423 Main Street.doc

UD2015-026

Appendix A
Wheat Pool Building, 423 Main Street



In 1928, a modern, stone-clad office building was completed on Main Street to house the regional headquarters of Western Canada's three wheat pools – Manitoba, Saskatchewan and Alberta – as well as related organizations. Thirty years later, growth of the grain economy necessitated a large addition to house the expanding work of the Canada Wheat Board (CWB), the marketing agency of the pools that had, after 1943, been given a monopoly on wheat marketing and establishing grain prices by the federal government.

The original building and its large addition, make for one of the most unique façades on Main Street. The original building (north portion) is designed in the Modern Gothic or Late Gothic Revival Style and is a relatively rare example in the city. Elements of the style found on the building include arched windows framing the central, multi-arched entrance, vertical embellishments with floral motifs, carved coats of arms and shields, upper storey buttress-like pilasters, wide stone spandrels and a top storey with windows in arched openings with ornamental heads, carved stone tracery panels and a stepped parapet.

The addition to the south sought to interpret the historically-based style of the original building in a more modern design, creating one of Winnipeg's finest International Style office buildings. The angular appearance, large windows and vertical emphasis are all elements of the style and are used on the addition's two main façades, west facing Main Street and south facing McDermot Avenue. A dark vertical band of polished granite makes the visual distinction between the original building and its 1960s addition.

The building and its addition operate as one structure on the interior. Between 2005 and 2010, the interior was gutted, mechanical systems replaced and much of the original hung ceiling removed. One usual element of the building is the interior parking garage found in the southwest corner of the building.

The architects of the original building were the local firm of George William Northwood (1876-1959) and Cyril William Upton Chivers (1879-1969), responsible for a number of fine buildings over their long partnership (1925-1956) including Gordon Bell Junior High School, 3 Borrowman Pl. (1925), St. Ignatius Catholic Church, 255 Stafford St. (1928), Assiniboine Park Pavilion (1929) and the Women's Tribute Memorial Lodge, 200 Woodlawn St. (1931).

Designers of the 1963 addition were Smith Carter Searle Associates, formed in 1947 by three recent University of Manitoba Architecture graduates. The firm was one of Winnipeg's most prolific and influential firms in the post-World War II era, responsible for such iconic structures as Rae and Jerry's Steak House, 1405 Portage Avenue (1957), Monarch Life Building, 333 Broadway (1959-1963), J.A. Russell Building (University of Manitoba Faculty of Architecture), 83 Dafoe Road (1959), Royal Bank Building, 220 Portage Avenue (1965), Pan Am Pool, 25 Poseidon Bay (1967), Richardson Building, 1 Lombard Place (1967-1969) and Manitoba Centennial Centre, 555 Main Street (1967-1972). The firm operates today as Architecture 49.

The CWB was formed in 1935 by an act of Parliament, simplifying the worldwide marketing of Canadian wheat and barley and making the Board the world's largest wheat exporter for many decades. The building on Main Street continued to headquarter the Pools and the CWB (which had purchased the building in 1947) but included other tenants such as Air Canada, the Bank of Montreal and Canadian National Railways.

By the early 2000s, however, the Board faced rising opposition from farmers and in 2012, the federal government discontinued its marketing monopoly and it became a voluntary organization. This changing role necessitated a major reduction of CWB staff and the Board occupies only a fraction of its original space in the building.

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