Agenda – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – September 21, 2015

REPORTS

Item No. 3 Addition to the List of Historical Resources, 70 Princess Street, Bole Drug Company 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 Bole Drug Company Warehouse, the resource located at 70 Princess Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

   a) Exterior:

   i. Five-storey brick and stone building with a flat roof, with its main façade facing east onto Princess Street, side façades facing south (partially covered by its neighbour) and north, facing the south wall of the neighbouring building and the rear façade facing west onto a back lane;

   ii. The front (east) façade with its main floor rusticated stone cladding and smooth-cut attached pillars with modest stone capitals, large display windows and entrance at north end, the wide smooth-cut stone band and modest cornice below the second storey windows, the second and third storeys divided into five bays, the two outer featuring windows in rectilinear openings with stone sills and wide stone heads and the middle bays with paired windows in rectilinear openings with stone sills and wide stone heads, the fourth floor with outer bays holding windows in rectilinear openings with stone sills, radiating brick heads and corbelled brick hoods, the inner bays with windows in arched openings with connected brick moulding, a band of brick corbelling leading to the fifth floor with outer bays featuring circular window openings and middle bays with paired windows in rectilinear openings with stone sills and brick accenting, a wide band of brick corbelling leading to the stepped brick and stone parapet with central signage panel;

   iii. The uninterrupted brick south façade, partially hidden by the neighbouring two-storey building with painted signage; and

iv. The rear (west) façade with windows in rectilinear openings with radiating brick arches and stone lug sills and metal fire escape.

b) Interior:

i. Heavy timber mill structural system;

ii. Basement safe with painted door;

iii. Passenger elevator elements;

iv. Original staircase elements;

v. Dumbwaiter with original machinery; and

vi. Ornamental tin ceiling on second floor.

DECISION MAKING HISTORY:

COMMITTEE RECOMMENDATION:

On March 19, 2015, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management that the Bole Drug Co. Warehouse - 70 Princess Street, be added to the List of Historical Resources, with the following character defining elements:

Exterior:

- Five-storey brick and stone building with a flat roof, with its main façade facing east onto Princess Street, side facades facing south (partially covered by its neighbour) and north, facing the south wall of the neighbouring building and the rear façade facing west onto a back lane;

- The front (east) façade with its main floor rusticated stone cladding and smooth-cut attached pillars with modest stone capitals, large display windows and entrance at north end, the wide smooth-cut stone band and modest cornice below the second storey windows, the second and third storeys divided into five bays, the two outer featuring windows in rectilinear openings with stone sills and wide stone heads and the middle bays with paired windows in rectilinear openings with stone sills and wide stone heads, the fourth floor with outer bays holding windows in rectilinear openings with stone sills, radiating brick heads and corbelled brick hoods, the inner bays with windows in arched openings with connected brick moulding, a band of brick corbelling leading to the fifth floor with outer bays featuring circular window openings and middle bays with paired windows in rectilinear openings with stone sills and brick accenting, a wide band of brick corbelling leading to the stepped brick and stone parapet with central signage panel;

- The uninterrupted brick south façade, partially hidden by the neighbouring two-storey building with painted signage; and

- The rear (west) façade with windows in rectilinear openings with radiating brick arches and stone lug sills and metal fire escape.

DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION (continued):

Interior:

- Heavy timber mill structural system;
- Basement safe with painted door;
- Passenger elevator elements;
- Original staircase elements;
- Dumbwaiter with original machinery; and
- Ornamental tin ceiling on second floor.

ADMINISTRATIVE REPORT

Title: Addition to the List of Historical Resources, 70 Princess Street, Bole Drug Company Warehouse

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

AUTHORIZATION

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

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 Bole Drug Company Warehouse, the resource located at 70 Princess Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

   a) Exterior:

   i. Five-storey brick and stone building with a flat roof, with its main façade facing east onto Princess Street, side façades facing south (partially covered by its neighbour) and north, facing the south wall of the neighbouring building and the rear façade facing west onto a back lane;

   ii. The front (east) façade with its main floor rusticated stone cladding and smooth-cut attached pillars with modest stone capitals, large display windows and entrance at north end, the wide smooth-cut stone band and modest cornice below the second storey windows, the second and third storeys divided into five bays, the two outer featuring windows in rectilinear openings with stone sills and wide stone heads and the middle bays with paired windows in rectilinear openings with stone sills and wide stone heads, the fourth floor with outer bays holding windows in rectilinear openings with stone sills, radiating brick heads and corbelled brick hoods, the inner bays with windows in arched openings with connected brick moulding, a band of brick corbelling leading to the fifth floor with outer bays featuring circular window openings and middle bays with paired windows in rectilinear openings with stone sills and brick accenting, a wide band of brick corbelling leading to the stepped brick and stone parapet with central signage panel;

   iii. The uninterrupted brick south façade, partially hidden by the neighbouring two-storey building with painted signage; and

iv. The rear (west) façade with windows in rectilinear openings with radiating brick arches and stone lug sills and metal fire escape.

b) Interior:

i. Heavy timber mill structural system;

ii. Basement safe with painted door;

iii. Passenger elevator elements;

iv. Original staircase elements;

v. Dumbwaiter with original machinery; and

vi. Ornamental tin ceiling on second 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 March 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

70 Princess Street, Bole Drug 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

As a part of the nomination process, the Historical Buildings and Resources Committee (HBRC) toured the resource on February 5, 2015 and made the recommendation to add it to the List of Historical Resources on March 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. it was constructed in 1903 and is illustrative of the type of development occurring in Winnipeg's growing warehouse district after 1900;
2. it has long-term associations with its original owner, large-scale drug wholesaler Bole Drug Company, and service institution Goodwill Industries, both important contributors to Winnipeg's history;
3. it is an excellent example of the illustration of the architectural or design history of the city;
4. it is a good example of the mill construction method;
5. it is located in the Exchange District National Historic Site and is an integral part of one of the District's important streetscapes; and
6. it continues to exhibit many of its original architectural elements and materials.

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, 32 of these are within the EDNHS boundary.

***See Appendix A for a History of 70 Princess Street, Bole Drug Company Warehouse*

***See Appendix B for a listing of buildings within the EDNHS that have been nominated to be added to the List of Historical Resources under the Historical Resources By-law 55/2014*

FINANCIAL IMPACT

Financial Impact Statement Date: May 20, 2015

Project Name:

Addition to the List of Historical Resources, 70 Princess Street

COMMENTS:

That Council approve the Historical Buildings and Resources Committee's recommendation to add the Bole Drug Company Warehouse at 70 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:	May 27, 2015
File No.:	O:\Reports Directive\Planning and Land Use\Heritage\2015\Addition to the List of Historical Resources, 70 Princess Street.doc

Appendix A
Bole Drug Company Warehouse, 70 Princess Street



The year 1900 marked the beginning of a decade-and-a-half of almost unbridled growth for Winnipeg, solidifying its place as Western Canada's premier city. One of its most important roles, middleman between Eastern Canadian manufacturers and Western Canadian markets, expanded as more and more freight trains travelled into the city to unload goods of all description. The warehouse district reflected this growth with the construction, each year, of dozens of modern warehouses, including this structure completed in 1903.

The Bole Drug Company Warehouse is a brick and stone building and stands as one of the district's fine examples of the popular Romanesque Revival style. Solidly built and modestly ornamented, these structures reflected the type of business they housed. Ornamental features of this building include rusticated stone at grade and a smooth-cut stone ground floor (including attached pillars), windows in rectilinear and arched openings with stone and brick accenting on the upper floors and a top floor with round windows, brick corbelling and a stone-capped stepped brick parapet. It was, for 1903, one of the more detailed and attractive designs in the warehouse district. Alterations to the original exterior have included the remodelling of the main entrance (1959) and the replacement of the main floor windows (1968). The original loading dock at the south end of the front façade has been replaced by another display window.

The blank south elevation is partially covered by the neighbouring building and features painted signage, the north elevation is a party wall and the rear (west) façade features plain square headed windows with radiating brick arches and stone lug sills, a small, enclosed loading area and a metal fire escape.

The interior features the heavy timber beam and post structural system known as mill construction, the most common method used in the warehouse district in the pre-World War I era because of its strength and resistance to damage from fire. Original elements/layouts still present include the high ceilings and walk-in vault of the ground floor, second floor tin ceilings and the open warehouse space of the upper floors.

J.H.G. Russell (1862-1946), a well-known local architect, was responsible for the design of this warehouse. Russell was one of Winnipeg's most prolific designers over his nearly 50 years of work and his buildings can be found in all parts of the City. Contractors for the building were the well-known local firm Malcom Brothers and S.B. Ritchie.

The original owner/occupant was the Bole Drug Company, founded by David W. Bole in ca.1898. Bole was an Ontario-born and trained pharmacist who was Regina's first practitioner and in 1889 relocated to Winnipeg to form the Martin, Bole and Wynne Drug Company. In ca.1907, Bole launched another business, the National Drug and Chemical Company (it became National Drugs in 1933), which by the 1920s had branches across the country. Bole was also a prominent politician and business leader, a City Councillor in 1896, president of the Winnipeg Board of Trade and a federal Member of Parliament from 1904 to 1908. He died in 1933.

In 1948, the building was sold to Canadian Goodwill Industries which has occupied the building since the 1930s. This institution, founded in 1931 by members of Winnipeg's Grace Methodist Church to alleviate unemployment and recycle unwanted goods during the Great Depression, functions today under the slogan, "Waste into Wages, Junk into Jobs and Discards into Timecards."

The building is located mid-block on the west side of Princess Street between Notre Dame and McDermot avenues in the heart of the Exchange District, recognized as a National Historic Site by the Historic Sites and Monuments Board of Canada. All buildings in the Exchange District, including this imposing warehouse, are essential parts of their historic streetscapes.

Appendix B
Buildings within the EDHNS that have been nominated to be added to the List of Historical Resources under the Historical Resources By-law 55/2014

	Name	Address	Date of Construction	Status
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	Listed
4	Former Ryan Bros. Building	110 James Avenue	1910	
5	Former De Laval Co. Warehouse	128 James Avenue	1912	Listed
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 Crane & Ordway Building	93 Lombard Avenue	1906	
10	Former Great West Life Annex (Bailey's)	185 Lombard Avenue	1900	
11	Wheat Pool Building	423 Main Street	1928	
12	Duffin Block	474 Main Street	1881	
13	Former Ashdown's Store Annex	480 Main Street	1951	
14	Former Leckie Building	216 McDermot Avenue	1900	
15	Silvester & Willson Building	222 McDermot Avenue	1904	
16	Former A. MacDonald Co. Warehouse	133 Market Avenue	1910	
17	Former Steele Briggs Building	139 Market Avenue	1912	
18	Former Stanley Brock Building	145 Market Avenue	1916	
19	Christie Building	245 Notre Dame Avenue	1906	
20	Former Del Block Annex	54 Princess Street	1905	
21	Former Winnipeg Hydro Showroom	55 Princess Street	1919	
22	Former Del Block	62 Princess Street	1904	
23	Former Bole Drug Co. Building	70 Princess Street	1903	
24	Deer & Almond Restaurant	85 Princess Street	1959	
25	Former Kilgour-Rimer Building	87 Princess Street	1901	
26	Former G.F. Galt Block	103 Princess Street	1887	
27	Carnefac Building	188 Princess Street	1901	
28	Former Toronto Hide & Wool Co. Building	200 Princess Street	1893	
29	Maw Block	280 William Avenue	1907	
30	Former Winnipeg Saddlery Block	284 William Avenue	1903	

31	Soudack Building	288 William Avenue	1947	
32	Former Tees & Persse Warehouse	315 William Avenue	1905	