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

REPORTS

Item No. 5 Additions to the List of Historical Resources - 54 Princess Street (Del Block Annex), and 62 Princess Street (Del Block)

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concur with the Historical Buildings and Resources Committee's recommendation to add the Del Block Annex, 54 Princess Street, and the Del Block, 62 Princess Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

    A. 54 Princess Street, Del Block Annex

        i) Exterior

            a. Two-storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and

            b. Front (east) façade divided into five bays by pilasters, all but one on the ground floor holding a door and large window in arched openings and all holding two windows in arched opening on the second floor.

        ii) Interior:

            a. None

    B. 62 Princess Street, Del Block

        i) Exterior

            a. Two - storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and

b. Front (east) façade divided into four bays by pilasters, all holding a door and large window in arched openings on the ground floor and two windows in square headed opening on the second floor and finished with a band of corbelled brick.

ii) Interior:

a. None

DECISION MAKING HISTORY:

COMMITTEE RECOMMENDATION:

On June 18, 2015, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management that Del Block Annex, 54 Princess Street and Del Block, 62 Princess Street, be added to the List of Historical Resources, with the following character defining elements:

54 Princess Street

Exterior:

- Two-storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and

- Front (east) façade divided into five bays by pilasters, all but one on the ground floor holding a door and large window in arched openings and all holding two windows in arched opening on the second floor.

Interior:

- None

62 Princess Street

Exterior:

- Two - storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and

- Front (east) façade divided into four bays by pilasters, all holding a door and large window in arched openings on the ground floor and two windows in square headed opening on the second floor and finished with a band of corbelled brick.

Interior:

- None

ADMINISTRATIVE REPORT

Title: Additions to the List of Historical Resources - 54 Princess Street (Del Block Annex), and 62 Princess Street (Del Block)

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 COO

RECOMMENDATIONS

1. That the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concur with the Historical Buildings and Resources Committee's recommendation to add the Del Block Annex, 54 Princess Street, and the Del Block, 62 Princess Street, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

   A. 54 Princess Street, Del Block Annex

      i) Exterior

         a. Two-storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and

         b. Front (east) façade divided into five bays by pilasters, all but one on the ground floor holding a door and large window in arched openings and all holding two windows in arched opening on the second floor.

      ii) Interior:

         a. None

   B. 62 Princess Street, Del Block

      i) Exterior

         a. Two - storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and

         b. Front (east) façade divided into four bays by pilasters, all holding a door and large window in arched openings on the ground floor and two windows in square headed opening on the second floor and finished with a band of corbelled brick.

      ii) Interior:

         a. None

REASON FOR THE REPORT

These buildings were 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), they were 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 these resources on June 18, 2015 and and recommended to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management (SPC DDHRM) that they both be added to the List of Historical Resources because of their outstanding architectural and historical significance and the heritage value they embody.

Pursuant to the provisions of the Historical Resource By-law 55/2014 section 17, the 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.

EXECUTIVE SUMMARY

The Public Service and the Historical Buildings and Resources Committee recommend that these buildings be added to the List of Historical Resources because of their outstanding historical and architectural significance in the heritage value they embody.

The owner of the buildings is supportive of the recommendation.

IMPLICATIONS OF THE RECOMMENDATIONS

54 Princess Street, Del Block Annex, and 62 Princess Street, Del Block, will be added to the List of Historical Resources:

- A Historic Property Notice (caveat) will be filed against the titles of each 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 properties are identified on the List of Historical Resources, and as such are subject to the Historical Resources By-law No. 55/2014.
- Any 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 resources will not be able to be demolished without the approval of City Council.
- The resources 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 resources on February 5, 2015 in order to identify the proposed Character-Defining Elements of the resources that should be protected.

The owner of the buildings is supportive of the Listing (*see Appendix C for owner's submission*). The buildings are currently occupied.

The buildings are deemed to embody heritage values attributed to the following:

1. their date-of-construction, 1904 (62 Princess) & 1905 (54 Princess), makes them an early addition to Winnipeg's warehouse district that grew substantially in the 1900-1915 period;
2. they have been the home to the Del Electric Motor Company for over 80 years;
3. they are one of only a handful of older retail blocks found in the warehouse district;
4. they are located in the Exchange District National Historic Site; and
5. the design features of the main façades have not been severely altered.

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 54 Princess Street, Del Block Annex*

**See Appendix B for a History of 62 Princess Street, Del Block*

**See Appendix D 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: July 2, 2015

Project Name:

Addition to the List of Historical Resources, 54 & 62 Princess Street

COMMENTS:

That the Standing Policy Committee on Downtown Development, Heritage, and Riverbank Management concur with the Historical Buildings and Resources Committee's recommendation to add the Del Block Annex at 54 Princess Street and the Del Block at 62 Princess 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

OURWINNIPEG POLICY ALIGNMENT

The recommendation to add 54 & 62 Princess Street to the List of Historical Resources aligns with policies under OurWinnipeg Section 02 A Sustainable City, 02-3 Heritage:

Winnipeg has a rich and complex history. Our heritage resources are inseparably tied to our culture, identity, cultural perspective, collective consciousness and sense of place. In Winnipeg, heritage resources support and represented by a distinct mix of cultures, ideas and values. This facet of our identity provides us with variety in neighbourhood design and architecture, expresses various social values, and provides an invaluable legacy of resources that are distinctly our own.

The conservation and reuse of existing buildings can also align with numerous sustainability objectives such as waste minimization, natural resource protection and compact urban form.

Direction 2: Conserve, protect and celebrate the significant heritage resources that illustrate the broad range of Winnipeg's heritage values by:

- *Recognizing the importance of a broad range of tangible heritage resources throughout the city that illustrate a unique sense of place and community pride.*
- *Identifying, designating, and protecting the City's most significant heritage resources.*

Direction 4: Conserve downtown's rich legacy of heritage resources that provide significant and sustainable development opportunities.

Direction 5: Enhance the viability of the Exchange District National Historic Site.

Direction 6: Plan for the sustainable development of healthy neighbourhoods based on their particular historic identity and character by:

- *Encouraging the sustainable reuse of existing building stock and historic infrastructure.*

SUBMITTED BY

Department: Planning, Property and Development
Division: Planning and Land Use
Prepared by: Rina Ricci
Date: July 9, 2015
File No.: O:\Reports Directive\Planning and Land Use\Heritage\2015\Addition to the List of Historical Resources, 54 & 62 Princess.doc

Appendix A
Del Block Annex, 54 Princess Street



While Winnipeg's early 20th century warehouse district rapidly filled with large, visually imposing brick and stone warehouses, it also saw a number of smaller, service-based structures develop to meet the demand for modern retail and office space. One such building was the Del Block, 62 Princess Street, built in 1904 and this addition, built on its south end a year later and more than doubling the size the original structure.

The block was built as a rental property by George Ryan (1859-1948), retail boot and shoe merchant who had come to Winnipeg in 1880 and was one of three Ryan brothers involved in the business in the 19th and 20th centuries. Ryan sold the property in 1908 to a family in Scotland. The annex portion of the complex was purchased in the late 1930s by electrician Harry Del Bigio (1902-1974). Del's Electric Motor Service Ltd. has occupied this space since then as well as expanding and purchasing the original building (62 Princess Street). Tenants of the block have been extremely varied and have included New York Tea & Coffee Co., Computing Scale Co. of Canada Ltd., Winnipeg Hat & Cap Manufacturing Co., Sheffield Silver Plating and the Coffee Spot Café.

The front (east) brick façade is divided by plain pilasters into five bays, four of which feature identical window/door combinations in arched openings on the ground floor and paired windows in rectangular window openings on the upper floor. The unique bay, second from the north end, does not include a door. The entire front façade of the annex was stuccoed in 1939.

The north and south elevations are party walls; the rear façade includes two projecting one-storey sheds and arched window openings and a loading door on the second floor.

On the interior, the original annex was divided into five retail shops but the ground floor is now mostly open, the second floor holds an office, boardroom and storage space. There are also remnants on the second floor of a metal pulley and rail system that allowed equipment to be brought from the back lane to the second floor or taken down to the back lane.

The Del Block Annex 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 modest retail structure, are essential parts of their historic streetscapes.

Appendix B
Del Block, 62 Princess Street



While Winnipeg's early 20th century warehouse district rapidly filled with large, visually imposing brick and stone warehouses, it also saw a number of smaller, service-based structures develop to meet the demand for modern retail and office space. One such building was the Del Block, built in 1904.

This modest, two-storey solid brick structure rests on a surface concrete foundation and cost $5,000 to complete. The front (east) façade faces Princess Street and is divided into four bays by unadorned pilasters. Each bay holds identical window/door combinations in arched openings on the ground floor and paired windows in rectangular openings on the upper floor. The only ornamental feature is the modest corbelling and patterned brick at flat roof level and this façade has not suffered major alteration. The north and south elevations are party walls; the rear (west) façade is very plain, rectangular openings used for doors and windows on both floors, almost all boarded up or bricked in.

The original interior was divided into four retail shops, each with its own entrance. Today, the building functions as a single unit, used for storage.

The block was built as a rental property for George Ryan (1859-1948), retail boot and shoe merchant who had come to Winnipeg in 1880 and was one of three Ryan brothers involved in the business in the 19th and 20th centuries. It was Ryan who built a large addition on the south end of the structure in 1905 but sold the property in 1908 to a family in Scotland. Harry (1902-1974) and Philip Del Bigio (1908-1999), electricians, purchased the building in 1950. Del's Electric Motor Service Limited was founded by the brothers in 1927 and was first located at 48 Princess Street. The firm moved into #54 Princess Street in 1939 and in the late 1950s, the company expanded into this structure and continues to occupy both buildings.

The Del Block 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 modest retail structure, are essential parts of their historic streetscapes.

Appendix C
Owner's Written Submission to the HBRC

CITY CLERKS WPG '15 APR 17 09:30

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Planning and Land Use Division • Division de l'urbanisme et de l'usage des sols

In reply please refer to / Référence à rappeler :

Rina Ricci
Tel. : 204-986-4722
Fax / Téléc. : 204-986-3045
email: rricci@winnipeg.ca

PROPOSED CHARACTER-DEFINING ELEMENTS

for Listing as a Historical Resource of: **Del Block, 54 PRINCESS ST**

Exterior:

- Two-storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and
- Front (east) façade divided into five bays by pilasters, all but one on the ground floor holding a door and large window in arched openings and all holding two windows in arched openings on the second floor.

Interior:

- None

The above recommendations were made by the Historical Buildings and Resources Committee on Februray 12, 2015.

Suggested Changes (use reverse if required):

Approved

(Owner or Owner's Representative)

4/14/2015

Date

CITY CLERKS WPG *15 APR 17 09:30

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Planning and Land Use Division • Division de l'urbanisme et de l'usage des sols

In reply please refer to / Référence à rappeler :

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Fax / Téléc. : 204-986-3045
email: rricci@winnipeg.ca

PROPOSED CHARACTER-DEFINING ELEMENTS

for Listing as a Historical Resource of: **Del Block, 62 PRINCESS ST**

Exterior:

- Two-storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and
- Front (east) façade divided into four bays by pilasters, all holding a door and large window in arched openings on the ground floor and two windows in square headed openings on the second floor and finished with a band of corbelled brick.

Interior:

- None

The above recommendations were made by the Historical Buildings and Resources Committee on February 12, 2015.

Suggested Changes (use reverse if required):

Approved

(Owner or Owner's Representative)

4/14/2015

Date

Appendix D
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	Listed
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	