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

REPORTS

Item No. 6 Addition to the List of Historical Resources - 315 William Avenue, Tees and Persse Warehouse

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 Tees and Persse Warehouse, the resource located at 315 William Avenue, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

    a) Exterior:

        i. Six-storey brick and stone building with flat roof located mid-block on the north side of William Avenue west of Princess Street, its main facades facing south onto William Avenue, its east façade facing into an atrium, its west and north facades partially hidden by neighbouring buildings;

        ii. The front (south) façade with its rusticated stone base and red Menominee brick superstructure, windows in rectilinear openings on all floors with smooth stone heads and continuous stone sills (second floor) and stone lug sills (all other floors), corbelled brick and stone-capped parapet;

        iii. The uninterrupted common clay brick wall with painted signage on west façade;

        iv. The common clay brick wall with windows in arched openings with stone lug sills and painted signage on the visible portion of the north wall; and

        v. The east façade, now an interior element of the new education complex, with its windows and doors in arched openings on all floors and painted signage.

    b) Interior:

        vi. Heavy timber mill structural system; and

vii. Wood rails on all floors and machinery on top floor of the original elevator in middle of east elevation.

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 Tees and Persse Building, 315 William Avenue, be added to the List of Historical Resources, with the following character defining elements:

Exterior:

- Six - storey brick and stone building with flat roof located mid-block on the north side of William Avenue west of Princess Street, its main facades facing south onto William Avenue, its east façade facing into an atrium, its west and north facades partially hidden by neighbouring buildings;

- The front (south) façade with its rusticated stone base and red Menominee brick superstructure, windows in rectilinear openings on all floors with smooth stone heads and continuous stone sills (second floor) and stone lug sills (all other floors), corbelled brick and stone-capped parapet;

- The uninterrupted common clay brick wall with painted signage on west façade;

- The common clay brick wall with windows in arched openings with stone lug sills and painted signage on the visible portion of the north wall; and

- The east façade, now an interior element of the new education complex, with its windows and doors in arched openings on all floors and painted signage.

Interior:

- Heavy timber mill structural system; and

- Wood rails on all floors and machinery on top floor of the original elevator in middle of east elevation.

ADMINISTRATIVE REPORT

Title: Addition to the List of Historical Resources - 315 William Avenue. (Tees and Persse 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 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 Tees and Persse Warehouse, the resource located at 315 William Avenue, to the List of Historical Resources under the Historical Resources By-law 55/2014 with the following Character-Defining Elements:

c) Exterior:

viii. Six-storey brick and stone building with flat roof located mid-block on the north side of William Avenue west of Princess Street, its main facades facing south onto William Avenue, its east façade facing into an atrium, its west and north facades partially hidden by neighbouring buildings;

ix. The front (south) façade with its rusticated stone base and red Menominee brick superstructure, windows in rectilinear openings on all floors with smooth stone heads and continuous stone sills (second floor) and stone lug sills (all other floors), corbelled brick and stone-capped parapet;

x. The uninterrupted common clay brick wall with painted signage on west façade;

xi. The common clay brick wall with windows in arched openings with stone lug sills and painted signage on the visible portion of the north wall; and

xii. The east façade, now an interior element of the new education complex, with its windows and doors in arched openings on all floors and painted signage.

b) Interior:

i. Heavy timber mill structural system; and

ii. Wood rails on all floors and machinery on top floor of the original elevator in middle of east elevation.

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 June 18, 2015 and and recommended to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management (SPC DDHRM) that the Tees and Persse Warehouse, 315 William Avenue, be added 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 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 this building be added to the List of Historical Resources because of its outstanding historical and architectural significance in the heritage value it embodies.

The owner of the building is supportive of the recommendation.

IMPLICATIONS OF THE RECOMMENDATIONS

315 William Avenue. (Tees and Persse 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.
- 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 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 May 7, 2015 in order to identify the proposed Character-Defining Elements of the resource that should be protected.

The owner of the building is supportive of the Listing (*see Appendix B for owner's submission*). The building is currently occupied.

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

1. Its age, 1905, makes it an early building the downtown and illustrative of the early development of the warehouse district;
2. Tees and Persse, the original and long-time occupants, were an important regional firm;
3. Its architect, J.H. Cadham, was an extremely influential designer in the city;
4. Its design, materials and construction method are all good examples of the period;
5. It is located in the heart of the Exchange District National Historic Site and an important contributor to its streetscape; and
6. Many of its original exterior features have remained intact.

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 315 William Avenue, Tees and Persse Warehouse*

**See Appendix C 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, 315 William Avenue

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 Tees and Persse Warehouse at 315 William 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

OURWINNIPEG POLICY ALIGNMENT

The recommendation to add 284 William Avenue 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, 315 William Avenue.doc

Appendix A
Tees and Persse Building, 315 William Avenue



This six-storey, red brick building near the northeast corner of William Avenue and Adelaide Street was the fifth in a series of structures erected over a three-year period by the brokerage firm of Tees and Persse as it scrambled to meet and supply the needs of a rapidly growing prairie market.

Formed in 1884, the Tees and Persse partnership was well-positioned to take advantage of the boom since it had successfully managed a number of retail lines or "agencies" on behalf of eastern clients, mostly in grocery and household items, but also the products of the major match and paper manufacturer, E.B. Eddy Company of Hull, Quebec.

James Tees (1854-1906), the son of an Irish furniture producer in Montreal, was transferred to Winnipeg during the 1881 real estate boom as the branch manager for Canada Lead Works. A year later, the Irish-born John B. Persse (1861-1927), who had immigrated to Toronto in 1872, also relocated to Winnipeg, working as a freight agent for the Canadian Pacific Railway (CPR). He later joined the Great Eastern Fast Freight line and then resigned to work with Tees in forming one of western Canada's early brokerage firms.

Tees and Persse initially operated out of quarters on Lombard and Market Avenues. In 1903, they embarked on a substantial building program, establishing a track warehouse adjacent to the CPR's main line and one-storey frame and brick storehouses, followed by a five-storey brick structure (1904) and the William Avenue warehouse (1905-1906) beside the CPR's Princess Street spur line.

The company's next round of physical expansion occurred between 1909 and 1914 when six warehouses were erected at key points on the prairies and in Fort William (now Thunder Bay), Ontario. By then, Persse had succeeded to the company's presidency following the death of Tees, while his brother, Robert G. Persse, who introduced Heinz products to Canada, had become vice-president.

The facility at 315 William was designed by James H. Cadham (1850-1907), a self-taught architect who played a prominent role in shaping Winnipeg's warehouse district. The building, of mill construction with solid brick walls, was erected for $65,000 by John A. Girvin and Company (carpentry) and Hodgins and Thompson (masonry). Born in London, Ontario, Cadham trained as a carpenter before coming to Winnipeg with the Wolseley Expedition in 1870. He worked as a contractor, and then concentrated almost exclusively on architecture after 1895. He designed more than a dozen buildings in the warehouse district.

Cadham generally employed the Richardsonian Romanesque style, but in the case of the Tees and Persse warehouse he produced a stark, utilitarian design with minimal ornamentation. The front (south) facade has a rusticated stone base up to the first-floor windows, with the main entrance set off to the west corner. A solitary pilaster rises from the first storey up through a modestly recessed centre portion of the wall, separating bays and paired and single windows on both sides. These rectilinear openings are embellished with smooth stone heads and lug sills. Corbelled brick and a stone-capped parapet complete this elevation.

The west and north (rear) walls consist of common clay brick; the former is windowless, while the rear has openings with radiating brick heads and stone sills, plus a loading dock. Like the front facade, the east wall along the railway spur is finished in red brick. It also has windows with stone sills and three raised loading doors.

The original interior housed offices for Tees and Persse on the main floor, while the rest of the building, including the basement, was used to store the firm's stock. A 1924 fire gutted the building, resulting in $700,000 in damages for Tees and Persse and its tenants, the John Martin Paper Company and federal Indian Department. The structure was restored to original standards within a few months by the John A. Girvin Company. During this $57,000 reconstruction, the west wall was rebuilt and a new sprinkler system was installed. Since then, the only major exterior alteration has been the addition of wooden panelling to cover much of the front, second and third storeys.

After nearly 70 years at the William site, Tees and Persse relocated to the Inkster Industrial Park in 1974. The William Avenue building subsequently was acquired by a Variety Supply and Bag Company and occupied by several small firms. In the early 2000s, the warehouse's interior was completely renovated into modern educational space as part of the development of the Princess Street Campus of the Red River College.

Appendix B
Owner's Written Submission to the HBRC

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: **TEES & PERSSE WAREHOUSE, 315 WILLIAM AVE**

Exterior:

- Six-storey brick and stone building with flat roof located mid-block on the north side of William Avenue west of Princess Street, its main façades facing south onto William Avenue, its east façade facing into an atrium, its west and north façades partially hidden by neighbouring buildings;
- The front (south) façade with its rusticated stone base and red Menominee brick superstructure, windows in rectilinear openings on all floors with smooth stone heads and continuous stone sills (second floor) and stone lug sills (all other floors), corbelled brick and stone-capped parapet;
- The uninterrupted common clay brick wall with painted signage on west façade;
- The common clay brick wall with windows in arched openings with stone lug sills and painted signage on the visible portion of the north wall; and
- The east façade, now an interior element of the new education complex, with its windows and doors in arched openings on all floors and painted signage.

Interior:

- Heavy timber mill structural system; and
- Wood rails on all floors and machinery on top floor of the original elevator in middle of east elevation.

The above recommendations were made by the Historical Buildings and Resources Committee on MAY 14, 2015

Suggested Changes (use reverse if required):

Approved T. MACIURZYNSKI

(Owner or Owner's Representative)

2015.06.04

Date

Embrace the Spirit • Vivez l'esprit

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

WRITTEN SUBMISSION

Concerning the Nomination to be added to the List of Historical Resources

Building Name and Address: **TEES & PERSSE WAREHOUSE , 315 WILLIAM AVE**

Building Owner (please print): T. MACIURZYNSKI, ON BEHALF OF RED RIVER COLLEGE

Building Owner (signed): [signature]

Date: 2015. 06. 04.

Evaluation Date: **Thursday, June 18, 2015 at 3:00 pm**

Please mark appropriate line with an (X):

X I prefer that the building cited above be added to the List of Historical Resources

_____ I prefer that the building cited above be added to the Commemorative List

_____ I prefer that the building cited above have no heritage status

Comments (continue on reverse if necessary):

Appendix C
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	