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

REPORTS

Item No. 9 Addition to the List of Historical Resources, 339 William Avenue, Lauzon Block

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That Committee concur with the Historical Buildings and Resources Committee's recommendation to add the Lauzon Block, the resource located at 339 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. Three-storey stone clad building with flat roof located mid-block on the north side of William Avenue west of Adelaide Street, its main façade facing south onto William Avenue, its east and west facades partially hidden by neighbouring buildings and its south façade facing a back lane.

        ii. Its main (south) façade with its modest stone belt course above the ground floor, its large windows in rectilinear openings on the second and third floors and the flat roof embellished with a raised central section with swan's neck pediment above a carved panel with the words "LAUZONS" and "A.D. 1905";

        iii. Its east and west facades with ground floors covered by neighbouring buildings, with windows in rectilinear openings on the upper two floors; and

        iv. Its rear (north) façade with ground floor and second storey entrances, a fire escape of both wood and metal and numerous windows in rectilinear openings.

    b) Interior:

        i. Main floor space with ornamental tin ceiling and wall coverings and high ceilings;

ii. East side staircase with ornamental tin and wood detailing; and

iii. High ceilings, doors and transoms of the second floor space.

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 Lauzon Block, 339 William Avenue, be added to the List of Historical Resources, with the following character defining elements:

Exterior:

- Three-storey stone clad building with flat roof located mid-block on the north side of William Avenue west of Adelaide Street, its main façade facing south onto William Avenue, its east and west facades partially hidden by neighbouring buildings and its south façade facing a back lane.

- Its main (south) façade with its modest stone belt course above the ground floor, its large windows in rectilinear openings on the second and third floors and the flat roof embellished with a raised central section with swan's neck pediment above a carved panel with the words "LAUZONS" and "A.D. 1905";

- Its east and west facades with ground floors covered by neighbouring buildings, with windows in rectilinear openings on the upper two floors; and

- Its rear (north) façade with ground floor and second storey entrances, a fire escape of both wood and metal and numerous windows in rectilinear openings.

Interior:

- Main floor space with ornamental tin ceiling and wall coverings and high ceilings;

- East side staircase with ornamental tin and wood detailing; and

- High ceilings, doors and transoms of the second floor space.

ADMINISTRATIVE REPORT

Title: Addition to the List of Historical Resources, 339 William Avenue (Lauzon 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 Committee concur with the Historical Buildings and Resources Committee's recommendation to add the Lauzon Block, the resource located at 339 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. Three-storey stone clad building with flat roof located mid-block on the north side of William Avenue west of Adelaide Street, its main façade facing south onto William Avenue, its east and west facades partially hidden by neighbouring buildings and its south façade facing a back lane.

ii. Its main (south) façade with its modest stone belt course above the ground floor, its large windows in rectilinear openings on the second and third floors and the flat roof embellished with a raised central section with swan's neck pediment above a carved panel with the words "LAUZONS" and "A.D. 1905";

iii. Its east and west facades with ground floors covered by neighbouring buildings, with windows in rectilinear openings on the upper two floors; and

iv. Its rear (north) façade with ground floor and second storey entrances, a fire escape of both wood and metal and numerous windows in rectilinear openings.

b) Interior:

i. Main floor space with ornamental tin ceiling and wall coverings and high ceilings;

ii. East side staircase with ornamental tin and wood detailing; and

iii. High ceilings, doors and transoms of the second floor space.

REASON FOR THE REPORT

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.

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

339 William Avenue (Lauzon Block) 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

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 recommended to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management that the Lauzon Block, 339 William Avenue, be added to the List of Historical Resources because of its outstanding architectural and historical significance and the heritage value it embodies.

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 year of construction, 1905, make this building an early building in the downtown and illustrative of the type of development that occurred in the district in the early 20th century;
2. Its ownership and use by retailer and political leader Jean (James) Baptiste Lauzon (1858-1944);
3. Its architect, Johann (John) Schwab was an influential local designer, especially in the immigrant community of Winnipeg's North End;

4. Its use of stone cladding, its high ceilings and the extensive use of ornamental tin on interior walls and ceilings are unusual;
5. It is located just west of the warehouse district, one of many mixed-use structures found on the outskirts of the area; and
6. Many of its original exterior and interior features remain intact.

The Public Service is taking action to conserve pre-WWI buildings that contribute to important downtown commercial streetscapes that are within the Downtown Boundary both inside and outside the boundary of the Exchange District National Historic Site (EDNHS). Examples of these historic streetscapes that are illustrative of downtown development outside of the EDNHS and that include buildings that are nominated to be added to the List of Historical Resources are as follows (see Appendix C):

- West side of Main Street, south of St. Mary Avenue
- West side of Main Street, north of Alexander Avenue
- South side of Notre Dame, between Portage Avenue and Garry Street

Out of over 130 buildings that are nominated to be added to the List of Historical Resources, 35 of these are Pre-WWI Commercial Buildings, outside of the EDNHS and within the Downtown Boundary (see Appendices D).

**See Appendix A for a History of 339 William Avenue (Lauzon Block)*

FINANCIAL IMPACT

Financial Impact Statement **Date:** July 8, 2015

Project Name:

Addition to the List of Historical Resources, 339 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 theLuaozn Block at 339 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 339 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 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 16, 2015
File No.:	O:\Reports Directive\Planning and Land Use\Heritage\2015\Addition to the List of Historical Resources, 339 William.doc

Appendix A
Lauzon Block, 339 William Avenue



Jean (James) Baptiste Lauzon (1858-1944) was a Quebec-born butcher who opened his first shop in St. Boniface in 1878, two years after arriving in the west. This business thrived in the late 1880s and he opening a stall in the Public Market Building behind City Hall. Business continued to expand and as did Lauzon's influence – he was elected to the St. Boniface town council (1885) and twice sat as a Conservative in the Provincial Legislature. He used some of the profits of his business to construct this unique three-storey building west of the Market Square on William Avenue in 1905.

The building's front (south) façade is clad in rough-cut limestone; the main floor originally included a recessed entrance and large display window for the retail shop within. A doorway to the second floor staircase was located to the east of the retail area. This level has seen extensive alteration. The second and third floors of this elevation have seen little change – three square headed window openings with smooth stone lug sills on each floor and a flat roofline with raised central section, swan's neck pediment above a carved panel with the words "LAUZONS" and "A.D.1905".

The east and west façades are constructed of common clay brick, the ground floors covered by neighbouring buildings. Rectilinear window openings are found on all levels. The rear (north) elevation is also finished in common clay brick and includes ground floor and second storey entrances, a fire escape of both wood and metal and numerous plain window openings.

The original interior included the commercial property of owner J.B. Lauzon on the ground floor with a mezzanine level at the rear used as an ice house, offices (and later residential space) on the second floor, and a meeting hall on the top level. Original elements of the interior that remain include the high ceilings on all floors, ornamental tin ceilings and walls in the retail space and in the east side staircase and doors and transoms on the second floor.

The building was designed by Austrian-born architect Johann (John) Schwab (1864-?), who settled in Winnipeg in the early 20th century and worked extensively in the North End, mainly designing houses. Some of his larger works include: Children of Israel Synagogue, 81 Martha St. (1901) – demolished; Hoover and Town Duplex, 368-370 Edmonton St. (1901) – Grade III; Zimmerman Block, 671-673 Main St. (1903); German Club, 51 Heaton Ave. (1904); and Missler Terrace, 247-251 Manitoba Ave. (1909).

The butcher shop remained until Lauzon's death in 1944; the retail space has been occupied by a number of different tenants including the Canada Cracker Company (1954), and Custom Bedding and Upholstery (1960). It now operates as a delicatessen. The upper floor suites, which were used as the Knights of Pythias Hall in 1910, were converted to residential space and occupied by a number of short-term tenants over the years.

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Appendix B
Owner's Written Submission to the HBRC

Winnipeg

CITY CLERKS WPG '15 JUN 03 09:28

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: **LAUZON BLOCK, 339 WILLIAM AVE**

Building Owner (please print): Nina Yoon

Building Owner (signed): [signature]

Date: May 23, 2015

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

Please mark appropriate line with an (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):



West side of Main Street, south of St. Mary Avenue



West side of Main Street, north of Alexander Avenue



South side of Notre Dame, between Portage Avenue and Garry Street

Appendix D

Nominated Resources List of Pre-WWI Commercial Buildings Outside of the EDNHS and within the Downtown Boundary

Name	Address	Date of Construction
1. Douglas & Company Building	52 Adelaide Street	1910
2. W.J. Guest Fish Company Warehouse	90 Alexander Avenue	1905
3. Manitoba Club	194 Broadway	1904
4. Masonic Temple	335 Donald	1895
5. Bell Block	370 Donald	1905
6. Aldous Building	376 Donald	1905
7. Vendome Hotel	308 Fort Street	1900
8. HBC Warehouse	115 Garry Street	1907
9. Garrick Hotel	287 Garry Street	1912
10. Clark Brothers Warehouse	448 Hargrave Street	1907
11. Manitoba Telephone Building	474 Hargrave Street	1896
12. Union Shoe & Leather (Black) Building	80 Lombard Avenue	1873
13. Winnipeg Hotel	214 Main Street	1873
14. MacDonald Block (Commercial Hotel)	226 Main Street	1882
15. Fortune Block	232 Main Street	1910
16. McLaren Hotel	554 Main Street	1885
17. Maycock Block	586 Main Street	1904
18. Allman Block	594 Main Street	1902
19. Guest Block	598 Main Street	1902
20. McKercher Block	600 Main Street	1912
21. Calder (Kaplan) Building	661 Main Street	1902
22. Oxford Hotel	216 Notre Dame Avenue	1905
23. Argyle Block	224 Notre Dame Avenue	1908
24. Johnstone Block	209 Pacific Avenue	1910
25. Scott-Bathgate Building	149 Pioneer Avenue	1905
26. Keewayden Block (Jacob Crawley Building)	138 Portage Avenue	1909
27. Sterling Bank Building	283 Portage Avenue	1911
28. Somerset Building	294 Portage Avenue	1906
29. McLaughlan Motor Car Co. Building	208 Princess Street	1902
30. Thomas Scott Memorial Orange Hall	216 Princess Street	1902
31. Cockshutt Plow Company Building (J. Werier and Company Building)	238 Princess Street	1902
32. Canadian Fairbanks – Morse Company Warehouse (Massey-Harris Warehouse)	300 Princess Street	1911
33. Leadley Building (Bill Worb Furs)	306 Ross Avenue	1905
34. Paulin-Chambers Building	311 Ross Avenue	1904
35. Lauzon Block (Winnipeg Trading Post Building)	339 William Avenue	1905