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

REPORTS

Item No. 7 Addition to the List of Historical Resources - 280 William Avenue, Maw Block

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service and approved the Historical Buildings and Resources Committee's recommendation to add the Maw Block, the resource located at 280 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. Two-storey brick and stone building with a flat roof located at the southwest corner of William Avenue and King Street, its main facades facing north onto William Avenue and east onto King Street, the west façade hidden by the neighbouring building and the rear façade facing south onto the back lane;

ii. Front (north) façade with its windows and doors in rectilinear openings, the central entrance in stone frame with attached columns with stone bases and capitals, brick accenting at the corners, metal cornice below the inset and paired windows in rectilinear openings on the second floor with wide stone sills and metal cornice and stepped brick parapet;

iii. The east façade which continues the design of the front façade and includes a door at the south end; and

iv. The rear (south) façade with its centrally located door and windows in arched openings with stone lug sills on both floors.

b) Interior:

i. None

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DECISION MAKING HISTORY:

Moved by Councillor Gerbasi,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

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 Joseph Maw Block, 280 William Avenue, be added to the List of Historical Resources, with the following character defining elements:

Exterior:

- Two-storey brick and stone building with a flat roof located at the southwest corner of William Avenue and King Street, its main facades facing north onto William Avenue and east onto King Street, the west façade hidden by the neighbouring building and the rear façade facing south onto the back lane;

- Front (north) façade with its windows and doors in rectilinear openings, the central entrance in stone frame with attached columns with stone bases and capitals, brick accenting at the corners, metal cornice below the inset and paired windows in rectilinear openings on the second floor with wide stone sills and metal cornice and stepped brick parapet;

- The east façade which continues the design of the front façade and includes a door at the south end; and

- The rear (south) façade with its centrally located door and windows in arched openings with stone lug sills on both floors.

Interior:

- None

ADMINISTRATIVE REPORT

Title: Addition to the List of Historical Resources - 280 William Avenue (Maw 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 Maw Block, the resource located at 280 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. Two-storey brick and stone building with a flat roof located at the southwest corner of William Avenue and King Street, its main facades facing north onto William Avenue and east onto King Street, the west façade hidden by the neighbouring building and the rear façade facing south onto the back lane;

   ii. Front (north) façade with its windows and doors in rectilinear openings, the central entrance in stone frame with attached columns with stone bases and capitals, brick accenting at the corners, metal cornice below the inset and paired windows in rectilinear openings on the second floor with wide stone sills and metal cornice and stepped brick parapet;

   iii. The east façade which continues the design of the front façade and includes a door at the south end; and

   iv. The rear (south) façade with its centrally located door and windows in arched openings with stone lug sills on both floors.

b) Interior:

   i. None

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 Maw Block, 280 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

280 William Avenue, Maw 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

As a part of the nomination process, the Historical Buildings and Resources Committee (HBRC) toured the resource on April 2, 2015 in order to identify the proposed Character-Defining Elements of the resource that should be protected.

The City of Winnipeg is the owner of the building and 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. It was built in 1924 to replace a previous structure and is illustrative of the importance of the Market Square area and the demand for modern retail/office space in post-World War I downtown Winnipeg;
2. Its connection to the Maw family, pioneer carriage and automobile retailers;
3. Its architect, J.H.G. Russell, was a well-known and prolific designer in the early 20th century;
4. Its design, materials and method of construction are all good examples of the period;
5. Its corner location make it an important contributor to two streetscapes in the Exchange District National Historic Site; 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 280 William Avenue, Maw Block*

**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, 280 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 Maw Block at 280 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 280 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 3: Provide leadership in heritage conservation that links to broader civic goals of economic development, sustainability and neighbourhood planning by:

- *Developing heritage stewardship policies that will allow the City to act as a leader in heritage conservation initiatives.*

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, 280 William Avenue.doc

Appendix A
Joseph Maw Block, 280 William Avenue



This two-storey, classically-detailed, solid brick block was built on the southwest corner of King Street in 1924 to replace the 1898 structure that had been destroyed by fire the same year.

Noted local architect J.H.G. Russell (1862-1946), was responsible for the design of the block. His practice began in 1895 and lasted well into the 20th century and he designed some many fine warehouses, churches and commercial buildings across Western Canada. Malcom Brothers, another influential local firm, built the structure.

The block measures 15.3 metres along William Avenue and 29.3 metres along King Street and cost $15,000 to complete. It rests on a 53.3-centimetre rubblestone foundation and the building is supported by a wood beam and post structural system. The front (north) façade includes a centrally-placed entrance set in an unadorned smooth stone frame. Paired, attached columns with stone bases and capitals are located on either side of the entrance and at the corners; the brick is laid to mimic wide columns. A metal cornice acts as a continuous sill for the second storey windows. This cornice wraps around the northeast corner and runs the entire length of the east façade. The second floor of the north elevation features recessed window pairs accented by stylized stone continuous lintels. Above this element is an overhanging cornice and the façade is finished with a stepped brick parapet.

The east façade is a continuation of the layout and design of the front façade and includes a door at the south end. The west elevation is hidden by the neighbouring building and the rear (south) façade features a centrally located door and a number of windows in arched openings with stone lug sills on both floors.

The original interior was laid out as offices for a government employment services department – with separate men's and women's waiting areas and several private offices on the ground floor and private offices, public space and a billiard room on the second floor. Today, both floors have been renovated into modern office space.

The block was originally owned by the estate of Joseph Maw (1854-1916), early Winnipeg carriage retailer and pioneer Western Canadian automobile. It originally held the Labour Employment Services of Canada offices and was sold to the provincial government in 1931, which housed various departments and branches in the building. In the late 1960s, the building was sold to the City of Winnipeg and most recently was used by the Police department.

It is located on a busy intersection in the heart of Winnipeg's Exchange District National Historic Site and is an important contributor to two of the area's major streetscapes.

Appendix B
Owner's Written Submission to the HBRC

From: Kelly, Brenda
Sent: Friday, June 05, 2015 3:53 PM
To: Ricci, Rina
Subject: RE: 280 William Ave., Maw Block HBRC Notice of Evaluation

Hi Rina.

We are in agreement with the attached to have the exterior declared Heritage and the interior to have no declaration.

Thanks,

Brenda

Brenda Kelly
City of Winnipeg
Superintendent of Property Management
Planning, Property and Development Department
3rd floor, 65 Garry Street
Winnipeg, MB R3C 4K4
Ph: 204-986-2561
Email: brendakelly@winnipeg.ca

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	