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

REPORTS

Item No. 8 Addition to the List of Historical Resources - 284 William Avenue, Winnipeg Saddlery Building

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 Winnipeg Saddlery Building, the resource located at 284 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 flat roof located mid-block on the south side of William Avenue between Princess and King streets, its main facades facing north onto William Avenue, its east façade hidden by the neighbouring building, its west façade partially hidden by the neighbouring building and its south façade facing a back lane;

ii. The front (north) façade with its recessed, centrally located entrance and large plate glass display windows, modest metal cornice above and large rectilinear window openings with continuous stone sill and stone heads and unembellished roofline;

iii. The uninterrupted brick wall that is the visible upper portion of the west façade; and

iv. The rear (south) façade with windows and doors in arched openings 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 DECISION:

On June 18, 2015, the Historical Buildings and Resources Committee removed the Ornamental tin ceiling on the ground floor from character defining elements:

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 Winnipeg Saddlery Building, 284 William Avenue, be added to the List of Historical Resources, with the following character defining elements:

Exterior:

- Two - storey brick and stone building with flat roof located mid-block on the south side of William Avenue between Princess and King streets, its main facades facing north onto William Avenue, its east façade hidden by the neighbouring building, its west façade partially hidden by the neighbouring building and its south façade facing a back lane;

- The front (north) façade with its recessed, centrally located entrance and large plate glass display windows, modest metal cornice above and large rectilinear window openings with continuous stone sill and stone heads and unembellished roofline;

- The uninterrupted brick wall that is the visible upper portion of the west façade; and

- The rear (south) façade with windows and doors in arched openings on both floors.

Interior:

- None

ADMINISTRATIVE REPORT

Title: Addition to the List of Historical Resources - 284 William Avenue (Winnipeg Saddlery Building)

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 Winnipeg Saddlery Building, the resource located at 284 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 flat roof located mid-block on the south side of William Avenue between Princess and King streets, its main facades facing north onto William Avenue, its east façade hidden by the neighbouring building, its west façade partially hidden by the neighbouring building and its south façade facing a back lane;

        ii. The front (north) façade with its recessed, centrally located entrance and large plate glass display windows, modest metal cornice above and large rectilinear window openings with continuous stone sill and stone heads and unembellished roofline;

        iii. The uninterrupted brick wall that is the visible upper portion of the west façade; and

        iv. The rear (south) façade with windows and doors in arched openings 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 Winnipeg Saddlery Building, 284 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

284 William Avenue, Winnipeg Saddlery Building, 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 owner of the building is supportive of the Listing with a modification to delete the proposed interior CDE (*see Appendix B for owner's submission*). The HBRC has concurred with the owner's modification.

The building has been vacant since the early 2000s.

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

1. Its date of construction, 1903, makes it an early addition to the Market Square area of the warehouse district and an excellent example of the mixed-use retail/office development occurring in the area in the early 20th century;
2. Its long-term connection to pioneer harness makers Archibald and Mary Wright and their successful business, the Winnipeg Saddlery Company;
3. Its architect, James H. Cadham, was a well-known and prolific designer in the late 19th and early 20th century;

4. Its design, materials and method of construction are all excellent early examples;
5. Its location makes it an important contributor to a major streetscape in the Exchange District National Historic Site; and
6. Some 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 284 William Avenue, Winnipeg Saddlery Building*

**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, 284 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 Winnipeg Saddlery Warehouse at 284 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, 284 William Avenue.doc

Appendix A
Winnipeg Saddlery Building, 284 William Avenue



The City Hall/Public Market area was one of the earliest and most heavily developed areas in what evolved into Winnipeg's downtown. First during the early 1880s railway-driven real estate boom and then after 1900, dozens of warehouses, commercial blocks, hotels and even the City's main fire hall were built near Winnipeg's "Gingerbread" City Hall, completed in 1886. In 1903, Archibald "Archie" Wright (1842-1912), a pioneer saddler, school trustee and City alderman, built a five storey mixed use block, the ground floor home to Wright's successful business, Winnipeg Saddlery.

The building's most identifiable feature, the recessed entrance with large display windows, was a common design feature of many downtown and suburban retail blocks of the late 19th and early 20th century but examples of the style have become rarer due to demolition and re-development.

Resting on a rubblestone foundation, the superstructure is built of common clay brick. One of the most unique features of the building's construction is the use of strengthening metal rods in the wood support beams. The building suffered a serious fire only three years after construction, gutting the top two floors and damaging the rest of the building. Reconstruction of the front entrance, brick repointing and general masonry repairs occurred in 1936. The building has had a history of structural issues and in 1962 the top three floors were removed. It has stood vacant since at least the early 2000s.

Many of the building's original exterior elements are suffering from deterioration due to age and neglect. On the interior, deterioration has also occurred, much of the original interior finishes and layouts have been removed and/or altered and only the ornamental tin ceiling on the main floor remains intact.

The building was designed by Ontario-born architect James H. Cadham (1850-1907), one of the City's most prolific late 19th and early 20th century designers (his contracts for the 1900-1907 period totalled nearly $1.8 million).

Archie Wright came to what would become Winnipeg in 1869, setting up the area's first harness/saddle shop before being arrested by Louis Riel's men in December. His business headquarters after 1885 was in Market Square on William Avenue until business success necessitated the construction of larger modern premises at 284 William Avenue. Wright also built the Leland Hotel (1883-1884), helped built Winnipeg's first public school, was a member of the first board of Winnipeg school trustees and was an alderman for the first five years after Winnipeg incorporated as a City, presiding over the finance committee.

An avid farmer, he is credited with introducing many crops and Holstein cattle to the prairies. After his death in 1912, his wife Mary (nee. Ramsey) took over the business, her presidency lasting until her own death in 1939. In the late 1950s, the building was sold to Abraham Dreman (1918-1992), who was president of the Logan Mail Order Company, a garment firm that occupied the building into the 1990s.

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: **Winnipeg Saddlery Block, 284 WILLIAM AVE**

Exterior:

- Two-storey brick and stone building with flat roof located mid-block on the south side of William Avenue between Princess and King streets, its main façades facing north onto William Avenue, its east façade hidden by the neighbouring building, its west façade partially hidden by the neighbouring building and its south façade facing a back lane;
- The front (north) façade with its recessed, centrally located entrance and large plate glass display windows, modest metal cornice above and large rectilinear window openings with continuous stone sill and stone heads and unembellished roofline;
- The uninterrupted brick wall that is the visible upper portion of the west façade; and
- The rear (south) façade with windows and doors in arched openings on both floors.

GLASS FRONT ENTRANCE IS NOT COMPATIBLE WITH TODAYS ENTRANCE STANDARDS. CONFIGURATION OF FRONT ENTRANCE CHANGE TO MAKE SPACE ECONOMICALLY FEASIBLE

Interior:

- Ornamental tin ceiling on the ground floor

- PLEASE REMOVE - CEILING IS NOT IN GOOD SHAPE TIN IS BADLY DAMAGED & MISSING IN AREAS

The above recommendations were made by the Historical Buildings and Resources Committee on MARCH 9, 2015.

Suggested Changes (use reverse if required):

Approved

ALSO MUST BE VOUCHED FOR FIRE RETARDANT PURPOSES

JUNE 5, 2015

(Owner or Owner's Representative) *Date*

Embrace the Spirit • Vivez l'esprit

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	