Minutes – Executive Policy Committee – February 13, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

Item No. 6 List of Historical Resources – Nomination of Ukrainian Metropolitan Cathedral of Sts. Vladimir and Olga Church and Parish Hall, 115 McGregor Street

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That 115 McGregor Street, (Ukrainian Metropolitan Cathedral of Sts. Vladimir and Olga and Parish Hall) be added to the List of Historical Resources, with the following Character-Defining Elements:

   Exterior:

   - The stone and brick Parish Hall and Cathedral, located at the northeast corner of Stella Avenue, their front facades facing west onto McGregor Street.

   <u>Parish Hall</u>

   - The Parish Hall with its raised basement, main entrance accessed by a wide set of stairs, polychromatic brickwork around windows and doors in arched openings and at the building's corners, coloured tiles and projecting flat domes at the roofline, stucco-clad north and south facades with brick pilasters and arched elements above the windows in rectilinear openings; and
   - Stained glass panes on the north and south walls.

   <u>Cathedral</u>

   - The dark brick Cathedral with its symmetrical front (west) facade with limestone accenting, rose window, stone entablature with stone statues in the gable end and corner towers with narrow openings with geometric window screens, attached, unfluted columns with plain bases and Corinthian Order capitals, complete entablatures, dome towers with pedimented elements and arched openings and large metal-clad domes finished by smaller domes with crosses;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

- North and south facades are similarly designed with limestone cladding at grade, dark brick walls with windows in rectilinear openings on the lower level and arched with stone drip moulding on the upper walls, attached pilasters and complete entablatures at the roof lines and modest projecting entrances at the west end of each elevation and more substantial in the northeast corner and the chapel with its small domed tower in the southeast corner; and

- The rear (east) facade with lower portion accenting with stone, windows in rectilinear openings and tall, angular section with windows in arched openings with stone drip moulding.

Interior:

Parish Hall

- The Parish Hall with its open auditorium space and detailing on the main floor.

Cathedral

- The Cathedral's finishes, volume of space and ornamental detailing.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On February 2, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee and the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

On January 8, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid over the matter to its February 2018 meeting.

On November 7, 2017 the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid over the matter to its meeting on November 17, 2017.

COMMITTEE RECOMMENDATION:

On September 21, 2017, the Historical Buildings and Resources Committee recommended that Ukrainian Metropolitan Cathedral of Sts. Vladimir and Olga Church and Parish Hall, 115 McGregor Street, be added to the List of Historical Resources, with the following character defining elements:

Exterior:

- The stone and brick Parish Hall and Cathedral, located at the northeast corner of Stella Avenue, their front facades facing west onto McGregor Street.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

DECISION MAKING HISTORY (continued)

COMMITTEE RECOMMENDATION (continued):

Parish Hall

- The Parish Hall with its raised basement, main entrance accessed by a wide set of stairs, polychromatic brickwork around windows and doors in arched openings and at the building's corners, coloured tiles and projecting flat domes at the roofline, stuccoclad north and south facades with brick pilasters and arched elements above the windows in rectilinear openings; and

- Stained glass panes on the north and south walls.

Cathedral

- The dark brick Cathedral with its symmetrical front (west) facade with limestone accenting, rose window, stone entablature with stone statues in the gable end and corner towers with narrow openings with geometric window screens, attached, unfluted columns with plain bases and Corinthian Order capitals, complete entablatures, dome towers with pedimented elements and arched openings and large metal-clad domes finished by smaller domes with crosses;

- North and south facades are similarly designed with limestone cladding at grade, dark brick walls with windows in rectilinear openings on the lower level and arched with stone drip moulding on the upper walls, attached pilasters and complete entablatures at the roof lines and modest projecting entrances at the west end of each elevation and more substantial in the northeast corner and the chapel with its small domed tower in the southeast corner; and

- The rear (east) facade with lower portion accenting with stone, windows in rectilinear openings and tall, angular section with windows in arched openings with stone drip moulding.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

DECISION MAKING HISTORY (continued)

COMMITTEE RECOMMENDATION (continued):

Interior:

Parish Hall

- The Parish Hall with its open auditorium space and detailing on the main floor.

Cathedral

- The Cathedral's finishes, volume of space and ornamental detailing.

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On July 20, 2017, in accordance with Rule 8(6) of The Procedure By-law No. 50/2007, the meeting of the Historical Buildings and Resources Committee scheduled to be held on this day at 3:00 p.m. stood adjourned, due to lack of a quorum.

Administrative Report

Title: Addition to the List of Historical Resources, 115 McGregor Street (Ukrainian Metropolitan Cathedral of Sts. Vladimir and Olga and Parish Hall)

Critical Path: Standing Policy Committee on Property & Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	J. Kiernan	M. Ruta	D. McNeil

EXECUTIVE SUMMARY

The Public Service concurs with the Historical Buildings and Resources Committee's recommendation that 115 McGregor Street (Ukrainian Metropolitan Cathedral of Sts. Vladimir and Olga and Parish Hall) be added to the List of Historical Resources with the protected Character-Defining Elements as noted below.

The property owner opposes the recommendation to add the Parish Hall exterior stairs to the List of Historical Resources.

RECOMMENDATIONS

1. That the Historical Buildings and Resources Committee's recommendation to add 115 McGregor Street, (Ukrainian Metropolitan Cathedral of Sts. Vladimir and Olga and Parish Hall) to the List of Historical Resources under the Historical Resources By-law 55/2014 be approved, with the following Character-Defining Elements:

   Exterior:

   - The stone and brick Parish Hall and Cathedral, located at the northeast corner of Stella Avenue, their front facades facing west onto McGregor Street.

     <u>Parish Hall</u>

- The Parish Hall with its raised basement, main entrance accessed by a wide set of stairs, polychromatic brickwork around windows and doors in arched openings and at the building's corners, coloured tiles and projecting flat domes at the roofline, stucco-clad north and south facades with brick pilasters and arched elements above the windows in rectilinear openings; and

- Stained glass panes on the north and south walls.

Cathedral

- The dark brick Cathedral with its symmetrical front (west) facade with limestone accenting, rose window, stone entablature with stone statues in the gable end and corner towers with narrow openings with geometric window screens, attached, unfluted columns with plain bases and Corinthian Order capitals, complete entablatures, dome towers with pedimented elements and arched openings and large metal-clad domes finished by smaller domes with crosses;

- North and south facades are similarly designed with limestone cladding at grade, dark brick walls with windows in rectilinear openings on the lower level and arched with stone drip moulding on the upper walls, attached pilasters and complete entablatures at the roof lines and modest projecting entrances at the west end of each elevation and more substantial in the northeast corner and the chapel with its small domed tower in the southeast corner; and

- The rear (east) facade with lower portion accenting with stone, windows in rectilinear openings and tall, angular section with windows in arched openings with stone drip moulding.

Interior:

Parish Hall

- The Parish Hall with its open auditorium space and detailing on the main floor.

Cathedral

- The Cathedral's finishes, volume of space and ornamental detailing.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

On November 7, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid over the matter to its meeting on November 27, 2017.

The Director is authorized to provide a report with respect to the nomination for consideration by the SPC on PDHDD at the time it considers the recommendations of the HBRC.

IMPLICATIONS OF THE RECOMMENDATIONS

115 McGregor Street (Ukrainian Metropolitan Cathedral of Sts. Vladimir and Olga and Parish Hall) 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 of the Property Registry as per City of Winnipeg Charter Section 157.1(3) in order to notify the owner 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.
- Demolition of the Listed Historical Resource will be prohibited, and proposed alterations to the Character-Defining Elements will require approval under a Heritage Permit.
- The owner of a Listed Historical Resource will be made eligible for heritage grants and incentive programs issued under the City of Winnipeg and the Province of Manitoba and will be viewed favourably by other heritage granting agencies.
- Unless an owner provides evidence that the listed resource was not built using shallow foundations as defined by the Manitoba Building Code and if the Listed Historical Resource is vacant, the basement or crawlspace of the resource must be heated to a temperature of 10 degrees Celsius so as to prevent undue shifting, heaving or “frost-jacking” of the listed resource.

HISTORY / DISCUSSION

Nomination Process

The property at 115 McGregor Street 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.

Heritage Evaluation

As a part of the nomination process, a historical report was prepared that outlined the heritage values of the subject property, and on April 6, 2017, the Historical Buildings and Resources Committee toured the property and buildings in order to make general observations on its architectural significance and to identify the proposed Character-Defining Elements of the resource that should be protected.

115 McGregor Street is deemed to embody heritage values attributed to the following:

Parish Hall

(a) The Parish Hall (built 1941-1942) was used as the congregation's church until its conversion into a parish hall when the present Cathedral was completed in 1951;

(b) It is associated with the evolution and day-to-day activities of this important North End Ukrainian Catholic congregation;

(c) The architect of the Hall is unknown;

(d) The Hall utilizes common construction methods and materials of the time and its exterior features a wealth of ornamental detailing;

(e) It is a conspicuous building within its neighbourhood; and

(f) The building's exterior has suffered little alteration.

Cathedral

(a) The Cathedral (built 1947-1951) is an extant reminder of the dramatic growth and evolution of the Ukrainian Catholic church in the North End, Winnipeg and Western Canada;

(b) It is associated with the expansion of this North End congregation and its rise in importance in the Canadian Ukrainian Catholic church;

(c) The Cathedral was designed by local architect J.N. Semmens, and is richly ornamented on both the exterior and interior;

(d) The brick Cathedral utilizes stone accenting and employs steel to allow for the large, open nave with domed ceiling;

(e) It is a highly conspicuous building because of its public use, scale, design and finish; and

(f) The building's exterior has suffered little alteration.

<u>Owner's Submission</u>

Prior to the meeting of the HBRC, the property owner requested that the Parish Hall exterior stairs be removed from the proposed list of character-defining elements in order to enable their demolition, to make way for a new addition, and because the property owner feels that the stairs pose a safety hazard (Refer to Appendix A).

<u>HBRC Plan Review</u>

As per the permitting process, the owner submitted plans to the Department for review.

The owner submitted an initial design that proposed the demolition of the stairs with a new addition for accessibility upgrades constructed in their place. The HBRC reviewed the submission, and the new addition was deemed to be non-compliant with heritage standards as it was visually incompatible with the heritage building, and it substantially altered the primary façade. (Refer to Appendix B).

A revised design was then submitted that proposed that the front stairs remain, be secured and protected from dangerous activities with the addition of an ornamental fence, and that the new addition for accessibility upgrades be built on the side of the church. The HBRC reviewed this and approved it in principle as the new addition was aligned with heritage standards. (Refer to Appendix C).

The owner has not submitted price estimates to the Department for either design.

HBRC Recommendation – Criteria for Decision Making by this Committee

The HBRC must make a recommendation to the SPC on PDHDD that a nominated resource should be listed only if the resource is of outstanding architectural or historic significance in the heritage values it embodies.

On September 21, 2017, the HBRC recommended to the SPC on PDHDD the property be added to the List of Historical Resources with the Character-Defining Elements as noted above protected under the Listing because they embody heritage values of widespread importance to both the city and local community and because the resources' outstanding architectural and historical significance.

SPC on PDHDD – Criteria for Decision Making by this Committee

As per section 18(1), the SPC on PDHDD must decide whether the resource is of outstanding architectural or historical significance in the heritage values it embodies and may, in addition, consider the economic viability of conserving the resource.

A determination of the economic viability of protecting and preserving a resource under this section must be based on the following criteria:

a. The condition of the resource;
b. The costs of the continued repair and maintenance of the resource;
c. The importance and value derived from the conservation or continued conservation of the resource;
d. The efforts that have been made by the owner to date to conserve the resource; and
e. The merits of alternative proposals for the resource or the site on which it is located, other than conserving the resource by adding it to the List.

For more information, please see Appendix D for a History of 115 McGregor Street.

FINANCIAL IMPACT

Financial Impact Statement Date: November 15, 2017

Project Name:
Addition to the List of Historical Resources - 115 McGregor Street

COMMENTS:

There are no financial implications associated with the recommendations contained in this report.

"Original Signed By"
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with the Historical Buildings and Resources Committee.

OURWINNIPEG POLICY ALIGNMENT

The recommendation to add 115 McGregor 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.

- Recognize the importance of a broad range of tangible heritage resources throughout the city that illustrate a unique sense of place and community pride.
- Identify, designate, and protect the City’s most significant heritage resources.

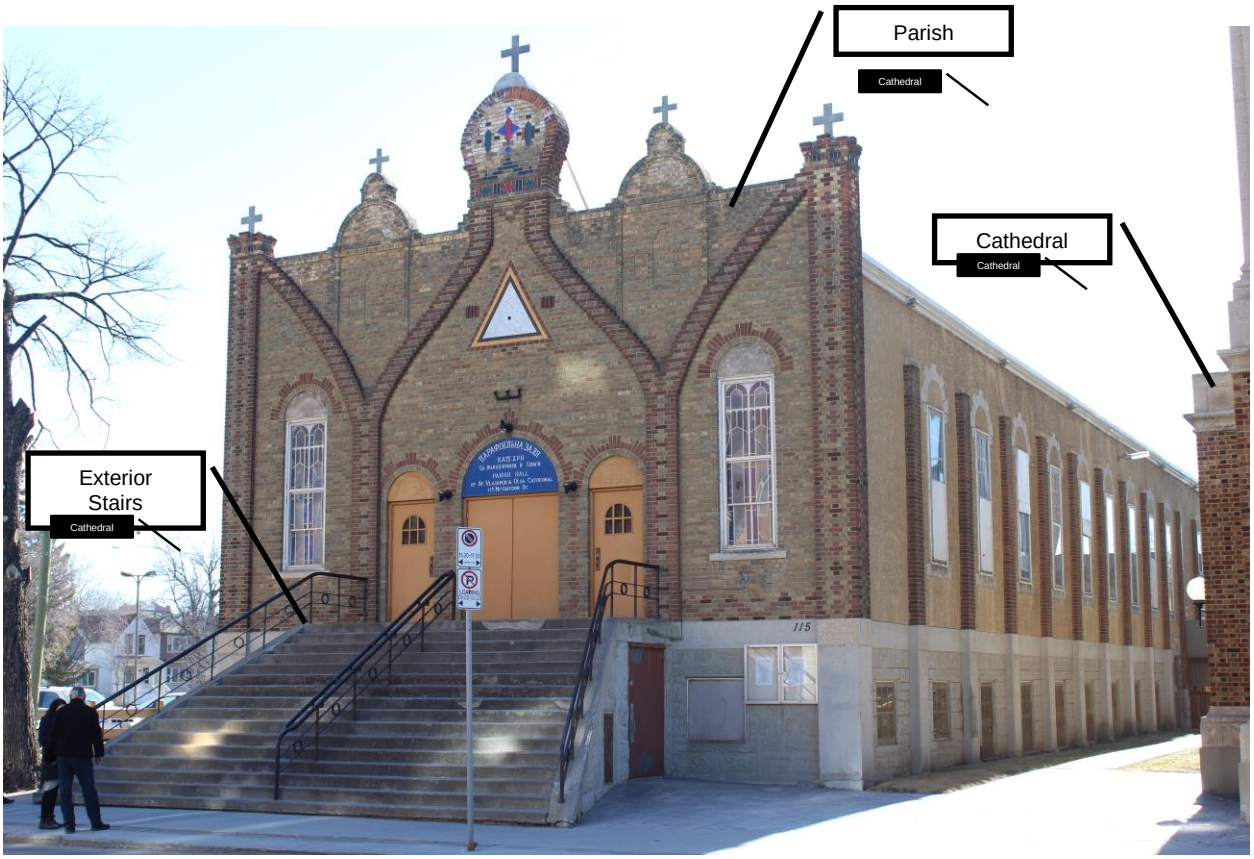
Direction 6: Plan for the sustainable development of healthy neighbourhoods based on their particular historic identity and character.

- Work with community stakeholders to identify unique heritage identities and neighbourhood legacy elements.
- Encourage the sustainable reuse of existing building stock and historic infrastructure.”

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: R. Ricci
Date: November 14, 2017
File No: O:\Reports Directive\Planning and Land Use\Heritage\2017 Reports\Addition to the List of Historical Resources – 115 McGregor Street.doc

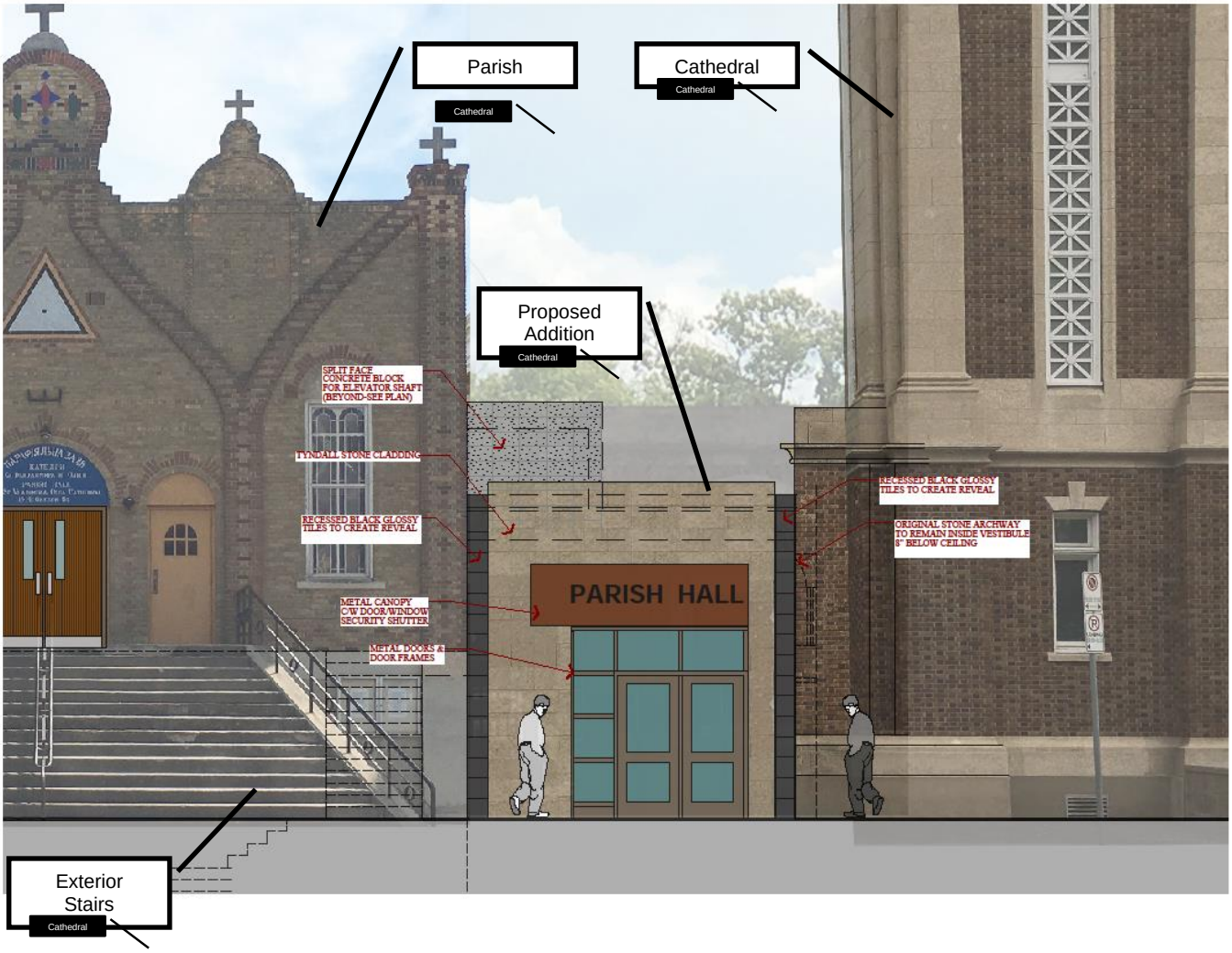
Appendix A – Existing Parish Hall 115 McGregor Street



Appendix B – New Addition Rendering (first submission, declined)



Appendix C – New Addition Rendering (revised submission, approved in principle)



Appendix D – History of 115 McGregor Street