Agenda – Executive Policy Committee – November 28, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

Item No. 7 List of Historical Resources – Nomination of International Harvester Building, 782 Main Street

STANDING COMMITTEE RECOMMENDATION:

On June 25, 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 submitted the following to Council:

1. That the International Harvester Building, 782 Main Street, be added to the List of Historical Resources, with the following character defining elements:

   Exterior:

   - The dark and common brick and stone accented four-storey building on raised basement with flat roof on the southwest corner of Sutherland Avenue, its front (east) facade facing Main Street, its north facade facing Sutherland Avenue, its south facade facing a parking lot and open space and its rear (west) facade facing a parking lot;

   - The symmetrical front (east) facade with its raised stone-clad foundation with rectilinear window openings, dark brick superstructure (which wraps around and runs one bay on the north and south facades) with windows in rectilinear openings accented with stone on all floors, an "INTERNATIONAL HARVESTER COMPANY OF AMERICA" sign above the stone framed entrance, stone belt course and heaving overhanging metal cornice with metal sign fence;

   - The rear portion of the north facade with common clay brick cladding, windows in arched openings, main floor entrance and flat roof;

   - The rear portion of the south facade with its common clay brick cladding, large raised loading doors in arched openings on the ground floor, windows in rectilinear openings on the upper floors and the flat roof with raised sections with metal roofs;

   - The rear (west) facade with windows in rectilinear openings at the south end of all floors with metal lintels and painted signage at the flat roofline.

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STANDING COMMITTEE RECOMMENDATION (continued):

Interior:

- Heavy timber mill structural system.

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

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DECISION MAKING HISTORY:

COUNCIL DECISION:

On September 20, 2018, Council concurred in the September 12, 2018, recommendation of the Executive Policy Committee, and granted the Executive Policy Committee an extension of time to report back on the matter at the December 13, 2018 Council meeting.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 11, 2018, the Executive Policy Committee laid over the matter to its meeting on September 12, 2018.

STANDING COMMITTEE RECOMMENDATION:

On June 25, 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 submitted the matter to the Executive Policy Committee and Council.

John Rademaker, Pastor, Winnipeg Vineyard Church, submitted a communication titled "Vineyard Church 782 Main – Presentation to Heritage SPC", in opposition to the matter.

COMMITTEE RECOMMENDATION:

On May 17, 2018, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that International Harvester Building, 782 Main Street be added to the List of Historical Resources, with the following character defining elements:

Exterior:

- The dark and common brick and stone accented four-storey building on raised basement with flat roof on the southwest corner of Sutherland Avenue, its front (east) facade facing Main Street, its north facade facing Sutherland Avenue, its south facade facing a parking lot and open space and its rear (west) facade facing a parking lot;

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DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION (continued):

- The symmetrical front (east) facade with its raised stone-clad foundation with rectilinear window openings, dark brick superstructure (which wraps around and runs one bay on the north and south facades) with windows in rectilinear openings accented with stone on all floors, an "INTERNATIONAL HARVESTER COMPANY OF AMERICA" sign above the stone framed entrance, stone belt course and heaving overhanging metal cornice with metal sign fence;

- The rear portion of the north facade with common clay brick cladding, windows in arched openings, main floor entrance and flat roof;

- The rear portion of the south facade with its common clay brick cladding, large raised loading doors in arched openings on the ground floor, windows in rectilinear openings on the upper floors and the flat roof with raised sections with metal roofs;

- The rear (west) facade with windows in rectilinear openings at the south end of all floors with metal lintels and painted signage at the flat roofline.

Interior:

- Heavy timber mill structural system,

On March 15, 2018, the Historical Buildings and Resources Committee laid over the matter to its meeting on May 17, 2018.