CITY CLERKS WPG '19 MAY 24 09:35

Charles G. Birks

55 Dunbar Cres

Winnipeg, Manitoba

R3P 0W6

May 16, 2019

Standing Policy Committee on Property

Development, Heritage and Downtown Development **Delivered by Courier**

510 Main Street

Winnipeg, Manitoba

Attention: Ms. Kate McMillan

Dear Ms. McMillan:

Re: Committee Meeting on Monday, May 27, 2019

Re: List of Historical Resources – Nomination of G.F. and J. Galt Block, 103 Princess Street

Please find enclosed a written submission submitted on behalf of myself and all the owners of 103 Princess Street in Winnipeg. I will also be appearing in person at the meeting on May 27, 2019 to make oral submissions.

Yours truly,

Charles G. Birks

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Standing Policy Committee on Property and Development,

Heritage and Downtown Development

Meeting scheduled for Monday, May 27, 2019

Re: List of Historical Resources – Nomination of G.F. and J. Galt Block

103 Princess Street, Winnipeg

Brief Submission with attachments from Charles G. Birks owner and representative of owners of 103 Princess Street

Filed by: Charles G. Birks

55 Dunbar Cres

Winnipeg, Manitoba

R3P 0W6

Galt Building Submission

The current owners of the Galt Building have owned the building for the last 40 years. The owners have operated a baby furniture retail store out of the building for 45 years. It is the position of the current owners that the building is no longer economically viable in its present state. As such we ask that it not be designated a Heritage Building. According to section 18 of the Historical Resources By-Law, the Committee may consider the economic viability of conserving the resource. The following are some of the problems associated with this 120 year old building which make it no longer economically viable:

- The freight elevators are in need of replacement at a cost equal to the value of the building. They are currently subject to monthly inspections at a cost of $300 a month.
- There is no insulation in the walls.
- The loading docks were built to accommodate horse and carriage deliveries. They will not permit trucks to back up to the loading docks. Many shipments now come by containers which block up the whole shipping area (see photo).
- The heavy timber structural system supporting the building is failing. The timber is cracking, bowing or rotting in different areas throughout the building causing floors to heave and pipes to break. These wooden posts should be replaced with metal posts. We believe that when the 4th floor was added to this building in 1904 the extra weight and later flooding has weakened the structure. There are no building permits that could be found for this addition according to the Historian, R.R. Rostecki in his 1976 treatise on the building's history.
- The ornamental tin ceiling has rusted and decayed to a point where it cannot be restored. There are numerous large holes in the tin, each the size of a grapefruit and pieces of tin border are falling off. It was also noted that the ornamental tin only covers a small percentage of the ceiling. The rest of the ceiling is the original narrow wood slats.
- The retail space must be reconfigured and the wood with glass partition wall between the loading dock and the retail space will have to be altered. This is the wall with old graffiti. We see no heritage or architectural significance in this partition wall.

Pursuant to section 18(2)(d) of the Historical Resource By-Law, the present owners have attempted to conserve the present building and bring it into harmony with the neighborhood. We have spent considerable time and money improving the appearance of the exterior. We have removed all the electric and painted signs. We have repainted the exterior. We added awnings that complement the age and design of the exterior. (See attached photo of signs we removed and

replaced). Hundreds of thousands of dollars have been spent in maintaining the building in recent years. The following are some of the said expenses:

- 2018: removed the asphalt from the indoor loading area and installed reinforced concrete: **$31,500**
- 2018: installed a new metal loading platform: **$20,000**
- 2018: replaced the heating boiler: **$180,000**
- 2017: replaced leaking roof membrane: **$17,000**
- 2015: a broken pipe caused **$500,000** in damage (mostly covered by insurance)
- 2014: prior to the flood as mentioned above in 2015, we invested **$150,000** in redoing the main floor retail space
- 2012: major upgrade to the fire sprinkler system: **$70,000**

As an alternative argument only, and pursuant to the Committee's authority under section 19(2) of the Historical Resources By-Law, we propose that the heritage designation be limited to the façade; the vault; the steel structural system in the south addition; and the metal clad fire doors. The exterior elements (façade) are what make the building the iconic structure you see today. This limited designation will still guarantee that any replacement building would be of a similar structure.

Agenda - Historical Buildings and Resources Committee – May 17, 2018

REPORTS

Item No. 4 **List of Historical Resources – Nomination of G.F. & J. Galt Block, 103 Princess Street**

Proposed character defining elements for listing as a Historical Resource of G.F. & J. Galt Block, 103 Princess Street.

Exterior:

- Four-storey brick and stone building with flat roof with main façades facing west onto Princess Street and north onto Bannatyne Avenue, the south façade partially concealed by the neighbouring building and the rear façade facing east onto a back lane;
- The front (west) and north façades with their rusticated stone cladding at grade, recessed window bays separated by brick pilaster each holding large main floor windows in rectilinear and arched openings, single, paired and triple windows in arched openings on the second and third floors and large singular windows in arched openings on the fourth floor and corbelled brick cornice below the brick and stone parapet;
- Main entrance set in the northwest corner, the upper floors of the corner stone clad and rounded; and
- Rectilinear opening near the south end of the west façade with steel lintel leading to interior loading dock.

Interior:

- Heavy timber mill structural system in the original building and steel structural system in the south addition;
- Ornamental tin ceiling on second floor of south addition;
- Walk-in vault on main floor of original building;
- Metal-clad fire doors;
- East freight elevator; and
- South end main floor loading area with its wood and glass partitioning and metal loading doors.



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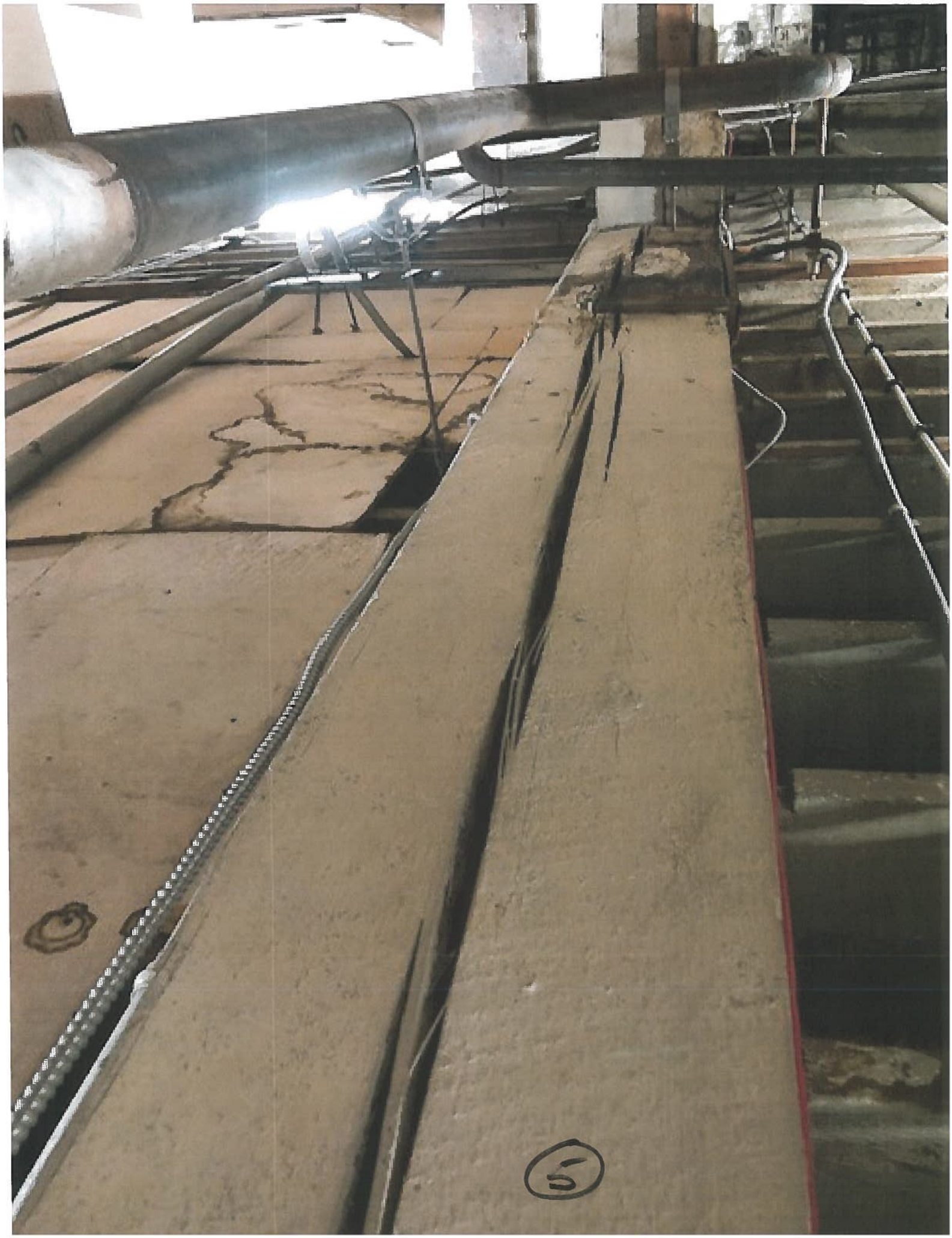
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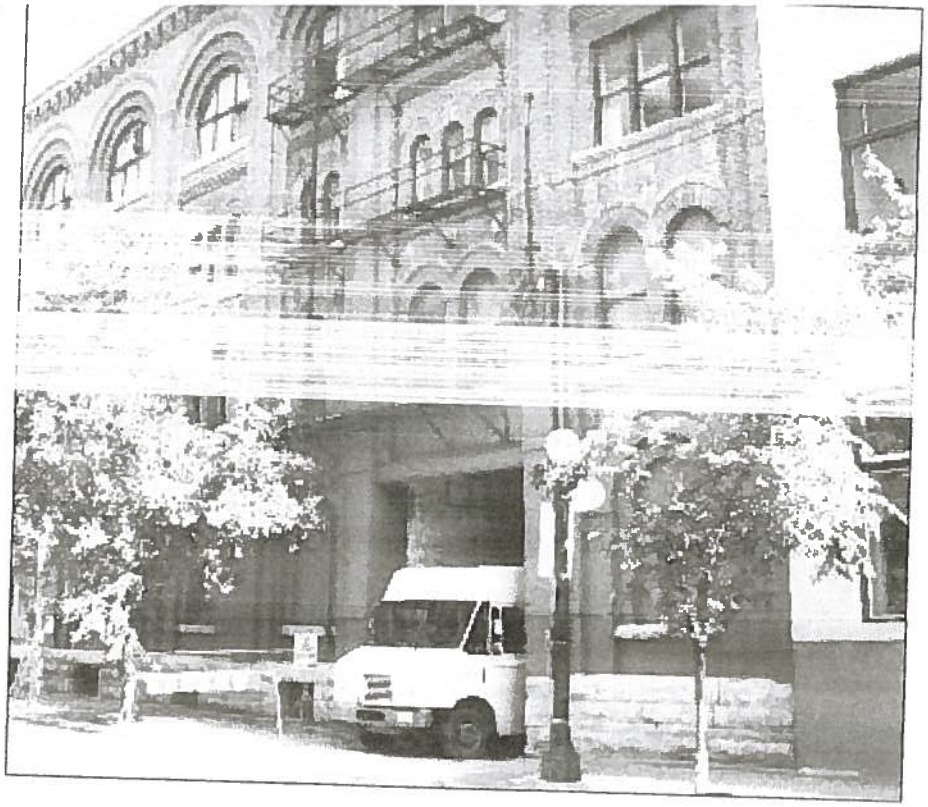

Plate 11 – G.F. & J. Galt Block, 103 Princess Street, west façade loading dock, 2014. (M. Peterson, 2014.)

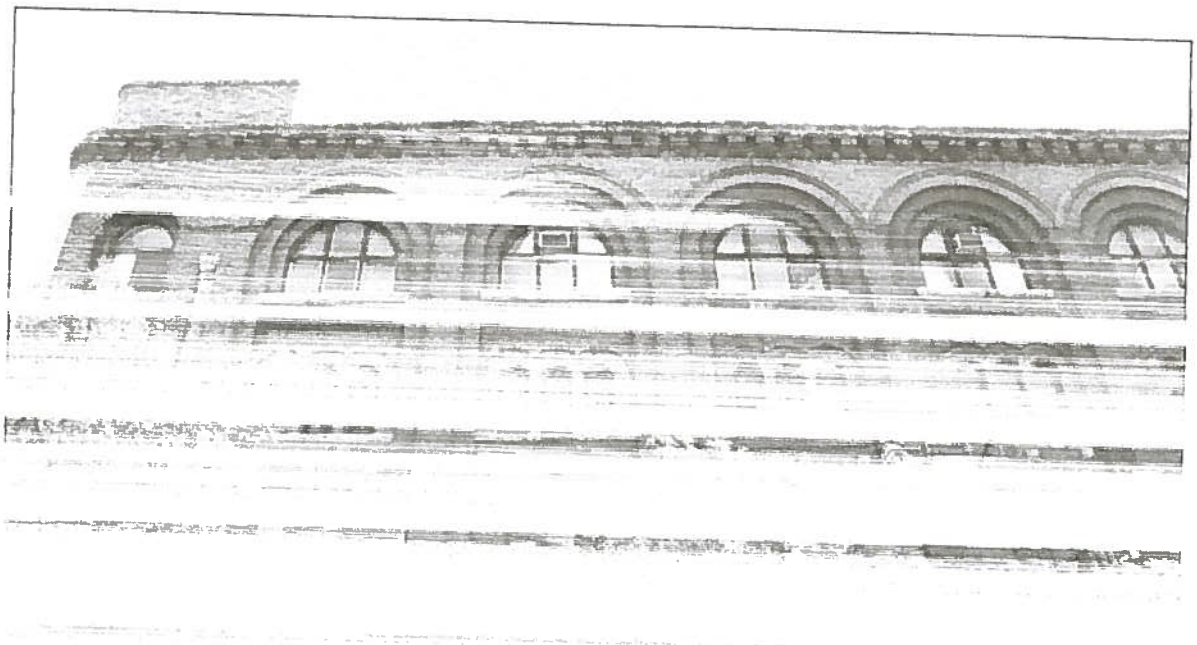



Plate 17 – G.F. & J. Galt Block, 103 Princess Street, 1904-era wood and glass partitioning, south loading dock area, 2015. (M. Peterson, 2015.)


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