Minute No. 176
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 3, 2020

Item No. 8 **List of Historical Resources – Nomination of Somerset Building, 294 Portage Avenue (Fort Rouge-East Fort Garry Ward)**

On February 11, 2020, the Executive Policy Committee laid the matter over to its meeting on March 10, 2020.

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 11, 2020, the Executive Policy Committee laid the matter over to its meeting on March 10, 2020.

Lea Ledohowski, President, Canad Inns, submitted a communication dated February 9, 2020, with respect to the matter.

STANDING COMMITTEE RECOMMENDATION:

On February 3, 2020, due to a tie vote, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the matter to Executive Policy Committee and Council without recommendation.

COMMITTEE RECOMMENDATION:

On November 20, 2019, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Somerset Building, 294 Portage Avenue be added to the List of Historical Resources, with the following character defining elements:

    A. Exterior:

        i. Nine-storey brick and stone structure with flat roof at the southeast corner of Portage Avenue and Donald Street, its main façades facing north onto Portage Avenue and west onto Donald Street, its east façade hidden by the neighbouring building and its south façade facing a back lane.

        ii. Its main (north) façade with smooth-cut stone base, main floor with entrance and display windows in rectilinear openings, regularly placed rectilinear window openings with oversized stone heads and thin stone sills on all upper storeys, slightly recessed central section, stone quoins, non-continuous cornices at the base of the seventh storey windows and plain cornice at the roofline.

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DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION (continued):

iii. West façade with its continuation of the front façade fenestration, materials and accenting.

iv. The rear (south) façade with light well and windows in rectilinear openings.

B. Interior:

i. Both the east side and southwest staircases spanning floors one to nine with metal and wood balustrades and marble stair finishes.

ii. The east side basement staircase with a metal and wood balustrade and marble stair finishes;

Lea Ledohowski, Canad Inns, on behalf of Canad Centre – Downtown Ltd., owner of 294 Portage Avenue, submitted a communication dated November 6, 2019, in opposition to the matter.

On September 18, 2019, The Historical Buildings and Resources Committee laid the matter over to its meeting on November 20, 2019.

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Urban Planning and Design Division • Division de l'urbanisme et de la conception

In reply please refer to / Référence à rappeler :

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PROPOSED CHARACTER-DEFINING ELEMENTS

for Listing as a Historical Resource of: **Somerset Building, 294 PORTAGE AVE**

Note: This completed form will be published on the City Clerks Decision Making Information System website as a part of the meeting agenda. For questions or concerns, please contact the writer.

1. Exterior-
   A. Nine-storey brick and stone structure with flat roof at the southeast corner of Portage Avenue and Donald Street, its main façades facing north onto Portage Avenue and west onto Donald Street, its east façade hidden by the neighbouring building and its south façade facing a back lane;
   B. Its main (north) façade with smooth-cut stone base, main floor with entrance and display windows in rectilinear openings, regularly placed rectilinear window openings with oversized stone heads and thin stone sills on all upper storeys, slightly recessed central section, stone quoins, non-continuous cornices at the base of the seventh storey windows and plain cornice at the roofline;
   C. West façade with its continuation of the front façade fenestration, materials and accenting; and
   D. The rear (south) façade with light well and windows in rectilinear openings.
2. Interior-
   A. Metal and wood stair railing and guards with marble finishes on both the east side and the southwest corner staircases; and
   B. Metal and wood stair railing with marble finishes on the basement staircase.

Suggested Changes (use reverse if required):

Reviewed by:

(Owner or Owner's Representative) *Date*