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JRWagner Architect Inc.

February 16, 2021

Executive Policy Committee

Re: Proposed Designation of 333 Broadway - Agenda Item: Executive Policy Committee, February 17, 20201

Dear members of the Committee,

I am writing to support the addition of 333 Broadway to the City of Winnipeg's List of Historical Resources. 333 Broadway is one of those rare places where site and building are fully integrated from outside to inside and back to outside.

In the case of 333 Broadway, this integration stems from its organizing square-grid module that regulates the placement and dimensions of significant features on the exterior through to the interior – from the width of the steps up from Broadway, to the size and placement of the plaza's precast 'floor' panels, and the dimensions of the raised planter beds, to the sizes of its doors and windows, the metal divider pattern in the lobby's terrazzo floor and the continuous luminous ceiling grid. The complete transparency provided by the full height windows and doors surrounding the lobby allow this integration to be easily seen. This organizing module also defines the window, wall and column locations on the upper part of the building.

333 Broadway is one of only a couple of buildings in Winnipeg where the original design conception integrating interior with exterior are still readily apparent and well preserved. The building is an important contributor to the public realm on Broadway and the plaza and lobby together are important public places.

The Workers' Compensation Board has previously shown itself to be a good steward of the building, undertaking a complete restoration of the exterior several years ago and winning national and local awards for its preservation. They are capable of continuing their good stewardship if they choose. The WCB are the third temporary custodian of this building (following the two previous insurance companies) and I feel it is important to leave the public realm of this building in a preserved condition for a future custodian.

Sincerely,

James Wagner, MAA, FRAIC, LEED AP

