104 KING STREET (THE KING BUILDING)

REQUEST TO REMOVE FROM THE BUILDINGS CONSERVATION LIST

September 7, 2004

1. **The Applicant – Bedford Investments**

   - Principals have operated a business in the Exchange District for over fifty years.
   - One of the largest property owners in the Exchange District.
   - Have spent millions of dollars renovating heritage buildings.
   - Long-term commitment to the Exchange District.

2. **Safety**

   - Health hazard due to fire, smoke and water damage and pigeon contamination (Health Department Report, September 29, 1994).
   - Potential for sudden collapse (Crosier Kilgour Report, March, 2002, page 5).
   - Fire hazard

3. **Basic Listing Criteria**

   (a) significance in illustrating or interpreting history in the City

   - Not associated with significant events; other existing buildings associated with the owner; other existing buildings are examples of same design (see below).

   (b) association with important historic personages or events

   - Other existing buildings associated with the same owner: Thomas Ryan Residence, 5 East Gate (on Historical Buildings Inventory); Ryan Block, 44 Princess (on Buildings Conservation List).
   - No known significant event connected with the building (Report of City of Winnipeg Historical Buildings Committee, August, 1988, page 8).

HARRY REISS
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(c) illustration of the architectural history of the City

- Several other existing buildings designed by same architect (H.S. Griffith): Oxford Hotel, 216 Notre Dame (on Historical Buildings Inventory); St. Boniface Normal School, 210 Masson (on Buildings Conservation List); Criterion Hotel, 214 McDermot (on Buildings Conservation List).

(d) distinguishing architectural characteristics of a style or method of construction

- Several other good examples of this design: the Massey Building, 294-296 William (on Buildings Conservation List and owned by Bedford Investments); J.M. Ashdown Warehouse, 157-159 Bannatyne; Gault Building 92-104 Arthur (on Buildings Conservation List).

- Other Winnipeg construction from that year compares favourably (Report of the City of Winnipeg Historical Buildings Committee, August, 1988, page 8).

4. Economic Viability

- Vacant for fourteen years.

- Estimated cost of structural upgrade: $997,000 (Bird Construction Estimate, December 16, 2002, attached).

- Even if work done, limited leasing potential due to floor plan. Usable space only 1,500 sq. ft. per floor (Crosier Kilgour Report, March, 2002, Executive Summary, page 2).

5. Impact on the Exchange District

- A boarded-up, dangerous eyesore.

- Reduces surrounding property values and makes the Exchange District a less attractive place to live and work.

12/16/02

BIRD CONSTRUCTION COMPANY

RYAN BUILDING-LONG TERM STRUCTURAL UPGRADE
PRELIMINARY CONSTRUCTION BUDGET

SCOPE	TOTAL AMOUNT
	-
CLEANUP PIGEONS/DROPPINGS TYPE 2 ABATEMENT	12,000
REMOVE PCB BALLASTS IN LIGHTING	4,000
STRIP PLUMBING/ELECTRICAL	8,000
REMOVE PIPE WRAP BASEMENT ASBESTOS TYPE 1	5,000
REMOVE VINYL ASBOSTOS TILE FLOORING TYPE 1	1,000
STRIP PLASTER/WALLS/FINISHES -CONTAMINATED	54,000
REPLACE FIRE DAMAGE-JOISTS/BEAMS/STAIR/DECK	24,000
REPLACE WATER DAMAGED FLOOR DECKING	27,000
REPLACE EXTERIOR WINDOW HOARDINGS/HATCH	9,000
MASONRY PATCHING/REPOINT'G(10,400 SF)	37,000
REPLACE ROOFING/PARAPET	34,000
UNDERPIN FOUNDATION-SURVEY	78,000
REPLACE PIGEON CONTAMINATED DECK FLRS. 3 & 4	30,000
RELEVEL/SHIM 50% FLRS.1 & 2	23,000
GYPCRETE UNDERLAYMENT	15,000
UPGRADE STAIRS TO CODE	80,000
REPAIR COLUMN/BEAM CONNECTIONS(4 EA)	18,000
ELEVATOR(4 STOPS) C/W FOUNDATION	87,000
SANDBLAST CEILINGS 4 LEVELS (CLEAN&PATCH)	26,000
SPRINKLER(ASSUME NO PUMP REQ'D)	33,000
PERIMETER INSULATED DRYWALL,SHAFT WALLS	68,000
REPLACE SEWER/WATER LINES	8,000
HVAC/PLUMBING	150,000
ELECTRICAL	80,000
GEN. CONDITIONS/OVERHEADS/PERMITS/INSURANCE	86,000
TOTAL BUDGET	**997,000**

PST. INCLUDED GST EXTRA
COSTING BASED ON CROSIER KILGOUR
PARTNERS REPORT DATED MARCH,2002