Agenda - Council - September 29, 2004

Report - Standing Policy Committee on Property and Development – September 7, 2004

Item No. 1 King Building (formerly Ryan Block) - 104 King Street - Request to Remove from Buildings Conservation List
File G-3.1.1

STANDING COMMITTEE RECOMMENDATION:

On September 22, 2004, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Historical Buildings Committee and submits the following to Council:

1. That the King Building (formerly Ryan Block), 104 King Street, not be removed from the Buildings Conservation List.

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

Report - Standing Policy Committee on Property and Development - September 7, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 22, 2004, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Historical Buildings Committee and submitted the matter to Council.

Further, the Executive Policy Committee requested the Administration to review the provisions of the Historical Buildings By-law No. 1474/77 pertaining to the process and authority for delisting heritage buildings and report back to the appropriate committee of Council.

STANDING COMMITTEE RECOMMENDATION:

On September 7, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the Historical Buildings Committee that the King Building (formerly Ryan Block), 104 King Street not be removed from the Buildings Conservation List and submitted the matter to the Executive Policy Committee and Council.

HISTORICAL BUILDINGS COMMITTEE RECOMMENDATION:

On May 21, 2004, the Historical Buildings Committee recommended that since there has not been a change in the architectural or historical significance of the building, this property, one of a number of key sites in the Exchange District National Historic Site and the District as a whole which is every increasing in its role for the tourism and film industry not be delisted but that Council continue to examine methods to save the building from further deterioration.

STANDING COMMITTEE RECOMMENDATION:

On June 8, 2004, the Standing Policy Committee on Property and Development laid over the request from Bedford Investments Ltd., for removal of the King Building (formerly Ryan Block), 104 King Street, from the Buildings Conservation List to the meeting of the Committee to be held on September 7, 2004.

On April 27, 2004, the Standing Policy Committee on Property and Development referred the request from Bedford Investments Ltd. for removal of the King Building (formerly Ryan Block), 104 King Street, from the Buildings Conservation List to the Historical Buildings Committee for evaluation and report back for the meeting of the Committee to be held on June 7, 2004

Kenneth H. Reiss, Director, Real Estate, Bedford Investments, submitted a communication dated April 13, 2004, requesting favourable consideration be given to removing the King Building (formerly Ryan Block), 104 King Street, from the Buildings Conservation List.

May 21, 2004

CHAIRPERSON AND MEMBERS
STANDING POLICY COMMITTEE ON
PROPERTY AND DEVELOPMENT

RE: FORMER RYAN BLOCK
104 KING STREET

The Historical Buildings Committee has been advised that there is an application for delisting against the former Ryan Block, a building that was listed as a Grade II structure under the Historical Buildings By-law 1474/77 (as amended) on March 11, 1991.

In 1992 the owners had applied for a delisting for this property to which the Historical Buildings Committee provided the following reasons that the property continue to be protected from demolition:

1. Located at the corner of King and Bannatyne streets, the Ryan Block is very important in establishing the unique character of the Exchange District (Winnipeg's only historic district). Situated facing Old Market Square this building is very significant in establishing the dominant visual character of the area and contributes greatly to the historical continuity of the streetscape.

2. While this building is modest in its exterior ornamentation, construction method, and design, the Ryan Block is a typical warehouse structure built in 1895, of which only a few survive. The building still retains most of its original materials and design features. Designed by British architect Hugh S. Griffith, this warehouse is a rare example of his work in Manitoba.

3. The Ryan Block is associated with Thomas Ryan, a significant Winnipeg businessman, City Councillor and Mayor. During his term as Mayor the "Ryan Sunday By-laws" were passed which limited Sunday shopping. The by-laws were seen as his major accomplishment as the result of his religious beliefs.

On October 14, 1992, City Council passed a motion that the building continue to be listed on the Buildings Conservation List.

In 1995, due to the unsanitary condition of the building, the Historical Buildings Committee recommended that City Council do all things possible to save the former Ryan Block from

demolition, including the possibility of the City acquiring the building with the intention of having it properly "mothballed".

Since this time the Government of Canada declared the Exchange District a National Historic Site in 1997 and the Ryan Block was identified as a level 1 building. As such, the level 1 status encourages that these buildings be re-used, not replaced and that buildings representing the warehouse and wholesale trades from the 1880 to 1913 period be protected for their architectural value.

In 2002, Crosier Kilgour and Partners Ltd., a local engineering firm, prepared an investigation of the building to review the structural condition of the building and provide recommendations to retard further deterioration. Although the exterior walls are in good condition, they recommended that interior column/beam connections need to be stabilized at a cost of about $12,000; all windows should be sealed and caulked to prevent water penetration for about $7,500. As well, a survey of the exterior foundation wall is recommended to establish if foundation movement is active or relatively stable.

The Historical Buildings Committee wishes to respectfully advise that since there has not been a change in the architectural or historical significant to the building, that this property, one of a number of key sites in the Exchange District National Historic Site and the District as a whole is every increasing in its role for the tourism and film industry, not be delisted but that Council continue to examine methods to save the building from further deterioration.

Councillor J. Gerbasi
Chairperson
Historical Buildings Committee