



Annual Report of the City of Winnipeg  
Historical Buildings Committee

# The Year Past 2011



## Table of Contents

Vision and Mission	3
The Historical Buildings Committee	4
The Committee Members	4
Staff Support	6
Designations	9
Buildings Evaluated by the Committee in 2011	10
Summary of 2011 Evaluations	34
Design Review Projects	35
2011 Highlights	38
Appendix A - 2011 Permits	41

Front Cover: The official opening of the River Heights Lawn Bowling Club, June 15, 1935, presided over by Winnipeg Mayor Queen. (Courtesy of Rick Strauss, President, River Heights Lawn Bowling Club)





2011 ANNUAL REPORT

JANUARY 1, 2011 TO DECEMBER 31, 2011

## VISION AND MISSION

The Year Past 2011 is the Annual Report of the City of Winnipeg Historical Buildings Committee (HBC) for the period January 1 to December 31, 2011.

The Committee's vision is to make the conservation of heritage structures and districts a vital part of daily city life – one actively supported by Winnipeggers as a means of:

- Remembering our history.
- Instilling a sense of place, space, neighbourhood and personal connection to the built environment.
- Committing to the principle of sustainable development.
- Providing enduring lessons in architecture, technology and urban change.

The Committee's mission is to:

- Maintain a commitment to excellence in research, evaluation and designation of heritage structures.
- Ensure the long-term conservation of heritage resources in Winnipeg through the implementation of new incentives, integrated planning, district/area designation, regulatory reforms, well-established design standards and principled design review.
- Be a catalyst for greater public awareness, education and participation in heritage conservation.
- Provide effective professional advice, information and administrative assistance on heritage plans, policies and programs to Winnipeg City Council through the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management.

## THE HISTORICAL BUILDINGS COMMITTEE

The City of Winnipeg's commitment to protect heritage resources and promote their long-term conservation and adaptive reuse produced the Historical Buildings By-law in 1977. The Historical Buildings Committee was established to assist City Council with by-law implementation. The HBC's advisory and operational responsibilities include:

- Maintaining the Historical Buildings Inventory, a list of structures that have potential architectural and/or historical significance.
- Maintaining the official Buildings Conservation List of municipally designated structures.
- Researching, assessing and grading heritage structures and making recommendations about designation to City Council's Standing Policy Committee on Downtown Development, Heritage and Riverbank Management.
- Regulating and approving suitable alterations, repairs and additions to designated structures (design review).
- Administering heritage incentive programs such as the City-Wide Heritage Grant Program and the Heritage Conservation Tax Credit Program.
- Providing expert advice to City Council.
- Working with heritage property owners, architects, engineers, contractors, realtors, heritage, government and business organizations, students and the general public on a variety of education, outreach and communications initiatives.

## THE COMMITTEE MEMBERS

The Historical Buildings Committee is composed of appointed City Councillors and volunteer members from the federal and provincial governments, Manitoba Association of Architects (MAA) and Manitoba Historical Society (MHS), who bring a wealth of experience and expertise to the Committee, The Committee is also supported by the City's Senior Planner (Heritage) and staff.

In 2011, the Committee members were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Paula Havixbeck, member (until October 2011)
- Councillor Gord Steeves, alternate (until October 2011)

- Councillor Thomas Steen, alternate (from November 2011)
- Councillor Harvey Smith, alternate (from November 2011)
- Neil Einarson, Province of Manitoba, member
- Greg Thomas, Government of Canada, member (until October 2011)
- David Hems, Government of Canada, alternate (member from October 2011)
- Jim Wagner, Government of Canada, alternate (from October 2011)
- David Kressock, MAA, member
- Glen Gross, MAA, alternate
- Tim Worth, MHS, member
- Ashleigh Drewett-Laird, MHS, alternate

**Councillor Jenny Gerbasi** was first elected to Council in October 1998 and was appointed to the Historical Buildings Committee and elected its Chairperson in the fall of 1999. She has continuously served as Chairperson since that time. **Councillor Paula Havixbeck** was first elected to council in 2010 and served on the Historical Buildings Committee from October 2010 to November 2011. **Councillor Gord Steeves**, who had first been elected to council in 2000, served on the Committee from October 2010 to November 2011. Appointed to the Committee in November 2010 were newly elected **Councillor Thomas Steen** and **Councillor Harvey Smith**, who began his third stint with the Committee (having been a member in 1981-1982 and from 2000-2010).

In October, retiring Parks Canada manager of Cultural Resource Services Greg Thomas stepped down from the Committee. Greg had been an important member since his appointment in June 2002 and freely volunteered his time as the member and/or chair of various sub-committees over the years. His experience and common sense will be sorely missed by the Committee. David Hems became the federal member on the Committee; Jim Wagner was appointed his alternate.



*Greg Thomas at a site visit*

On November 25, 2010, the Committee held its annual Volunteer Luncheon in the Tapestry Room of the Millennium Centre (former Bank of Commerce Building), 389 Main Street, a heritage structure designated by the City. Committee Chair Councillor J. Gerbasi thanked members for their hard work over the past year.

## STAFF SUPPORT



In July, the City of Winnipeg and the Committee said goodbye to Giles Bugailiskis, Senior Planner (Heritage), who retired after more than 27 years of dedicated service. Both in his professional and private lives he has been at the fore of educating, promoting, and developing the infrastructure to make heritage conservation in our city economically feasible, rewarding, and most importantly – fun.

When Giles began his career at the City of Winnipeg the mechanisms for conserving heritage were still in their infancies. Giles's roles as the assistant to Winnipeg's first Senior Heritage Planner, and later as the Historical Buildings Officer, saw him facilitate clarifying the role of the City's Historical Buildings Committee and initiate entry of the Committee's documentation in the digital world.. The rebirth of some of our landmark buildings were guided by Giles's efforts, including the Fort Garry Hotel, the Marshall-Wells Warehouse, Lindsay



*Giles (middle) on one of his many site visits.*

Building, Free Press Building, and Red River College's Princess Street Campus. His input into school division demolition policy influenced the saving of several important schools such as Laura Secord, , Wolseley and Earl Grey.

In 1997, Giles became the Senior Planner (Heritage) at the City of Winnipeg and assumed a more policy-driven role. Under various Mayors and Councils, he was instrumental in developing and delivering programs which ensured heritage conservation in Winnipeg would be based on sound principles legally enforceable, and viable on a long-term basis. Giles worked to clarify and strengthen the Historical Buildings By-law; he oversaw the development of Downtown Grants and Heritage Conservation Grants programs of the Winnipeg Development Agreements signed between the three levels of government in the late 1990s; established the fundamentals for the Gail Parvin Hammerquist Fund in 1994; and helped develop and implement the Heritage Conservation Tax Credit Program beginning in 1996. This latter program now boasts leveraging nearly \$180 million in private investment in heritage properties in Winnipeg. Most recently, he oversaw the development of a Heritage Resource Management Plan to guide Winnipeg's conservation work into the future.

Giles's efforts have contributed to the evolution of conservation work in our city. His dedication to balancing the various stakeholders - developers, architects, heritage advocates, politicians, etc. – has often yielded win-win compromises. As a result, the warehouse district has transformed from an underutilized area to the vibrant Exchange District National Historic Site, the City partners with building owners to invest in heritage buildings seen as assets, and design guidelines feature green ways of redeveloping buildings now seen as inherently sustainable.

Giles has forged many relationships with other levels of government and organizations to ensure Winnipeg remains current with new ideas in heritage conservation, as well as established as a role model and partner to other cities. He has given his time for various publications, presentations and conferences to share Winnipeg's conservation approach nationally and internationally. He has also done extensive research into the life and career of architect Charles Wheeler, and curated an expose on Wheeler's work in 2006.

Volunteering is also a priority for Giles. He has served on advisory boards for The Forks North Portage Corporation and the Manitoba Historical Society, as well as lent his support to organizations such as the Ralph Connor House. Giles has also been very active in celebrating his own heritage within the Lithuanian Community, supporting events and volunteering at Folklorama.





*Giles and wife Margo at his retirement dinner.*

Giles has persevered for the plight of our built heritage in the name of civic beauty, architectural diversity, and respect for Winnipeg's collective past. He has dedicated his career to raising awareness of heritage, developing mechanisms to conserve it, and celebrating the triumphs. His efforts have changed the face of our city, and are a wealth for all Winnipeggers to share in and be proud of.

## DESIGNATIONS

The City of Winnipeg keeps two related listings of heritage buildings – the Historical Buildings Inventory and the Buildings Conservation List.

The Historical Buildings Inventory is a list of approximately 600 structures that have not been formally researched and evaluated, but are known to have potential architectural and/or historical significance.

The Buildings Conservation List includes buildings that have been declared historic by City Council based on recommendations by the HBC.

The Committee applies the following criteria to determine whether a building is worthy of designation:

- Significance in illustrating or interpreting history in the city.
- Association with important historic persons or events.
- Illustration of the architectural history of the city.
- Distinguishing architectural characteristics of a style or method of construction.

Listed buildings are classified by a grade system:

**Grade I buildings** represent outstanding examples of architectural and historical merit. The entire building – interior and exterior – is to be preserved in perpetuity and all repairs or alterations must be appropriate.

**Grade II buildings** represent the majority of Winnipeg's heritage stock. Sympathetic alterations and additions to the exterior and listed interior elements of these buildings may be allowed in order to maintain economic viability. In certain instances, the adaptive reuse of listed interior elements may be permitted.

**Grade III buildings** represent moderately significant historical examples worthy of listing. Exterior alterations and modifications may be permitted where deemed suitable. There is usually no restriction on the design of interior alterations.

Since 1977, over 200 buildings have been placed on the Buildings Conservation List.

## BUILDINGS EVALUATED BY THE COMMITTEE IN 2011

The Committee had a very busy year, evaluating a number of buildings both for inclusion on the Conservation List and for de-listing. HBC evaluated eight structures for possible addition to the Buildings Conservation List, one has been designated, three are pending a decision, one was rejected by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management and three failed to meet designation criteria. One building on the Conservation List had character defining elements added to its designation and four buildings had their heritage status confirmed. One building on the Historical Buildings Inventory was evaluated for information only. One building was added to the Historical Buildings Inventory. One building evaluated by the Committee in 2010 was designated by City Council.

One building was designated by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management.

### River Heights Lawn Bowling Club Clubhouse

1360 Grosvenor Avenue

Grade III (September 12, 2011) with the following heritage elements:

Exterior:

- The east/west facing structure with its two main entrances
- Rectangular plan with rounded cedar siding and the hipped gable roof
- Regularly placed windows on all façades

Interior:

- Original interior layout which is an open assembly space
- Original lighting and east and west entrance doors



*A group of 1918 Winnipeg lawn bowlers from the St. John's Club. (Manitoba Archives, Foote Collection #1069, N1786.)*



*River Heights Lawn Bowling Club Clubhouse*

Lawn bowling was an extremely popular sport in Winnipeg beginning in the late 1800s and growing rapidly in the pre-World War I era. Clubs were established throughout the City, including St. John's, Greenwood, Riverview and West End, and thousands of Winnipeggers enjoyed the sport. In 1908, the Manitoba Lawn Bowling Association was formed to oversee the growth of the sport and run provincial championships. By the time the River Heights Club was organized in the early 1930s, there were an estimated 23 clubs operating in the City of Winnipeg and approximately that many more throughout the province. The River Heights Club grew rapidly, with an annual membership of over 150 in the 1960s. Although membership has declined since then, it is still one of Winnipeg's seven active outdoor lawn bowling facilities.

The River Heights Lawn Bowling Club was established in 1935 on land set aside by the City of Winnipeg shortly after World War I between Corydon Avenue (originally named Jackson Avenue) and Grosvenor Avenue (originally Haskins). The small and comfortable clubhouse was built at the west end of the bowling greens, with storage and change rooms, washroom facilities, a well-appointed kitchen and large open space for club members.

The building features two entrances, east and west sides, with the original doors. The building is covered in rounded cedar siding and its windows have been replaced by newer units over time. On the interior, the original layout has been maintained,



*Clubhouse and greens*

as has some of the wood panelling and light fixtures, although upgrades have occurred. It stands as the oldest, most intact lawn bowling clubhouse in the City of Winnipeg and is an integral part of the sports/education complex located in the middle of River Heights.



*Interior of the clubhouse*

Three buildings were evaluated and a decision on their heritage status is pending.

### **Kemp Building**

111 Lombard Avenue

Evaluated as a Grade II structure with the following character-defining elements:

Exterior:

- The south facing warehouse with main façade fronting Lombard Avenue
- Irregular plan with exposed, roughly-dressed limestone block base and common brick superstructure
- Regularly placed recessed and transomed windows of the south facade, including roughly-dressed limestone sills and square lintels up to the fifth floor, segmental arched windows on the top floor, capped by a corbelled brick cornice
- Regularly placed arched window openings with roughly-dressed limestone sills throughout
- Details throughout including pilasters, bands of corbelling, loading bays, fire escapes, etc.

Interior:

- Volumes of open space indicative of warehouse construction
- Exposed beam and post structural system
- Plank wood flooring



*111 Lombard Avenue*

This large brick and stone warehouse was built in 1903 for metal goods manufacturer Kemp Manufacturing Company. Its bulky appearance, rough texture, modest



*111 Lombard Avenue, 3rd floor warehouse space*

ornamentation and use of arched openings makes it an excellent example of the Romanesque Revival style, very popular in warehouse districts throughout North America in the late 1800s and for several decades in the early 20th century. This large structure was built in stages between 1903 and 1911, much of it using the mill style of construction – solid brick walls attached to an internal framework of heavy squared timber beams and posts with heavy wood plank sub-flooring.

Much of the exterior has remained unaltered, including the north façade that was the original front of the building. On the interior, much of the original open warehouse space has been unaltered and many of the original features, including sliding metal fire doors and staircases, are still present.

The structure was designed by well-known local architect James H. Cadham and was used by the Kemp Company and its various amalgamations until the 1950s. Bricks Limited, a local retail furniture store, occupied the building from the 1970s well into the 2000s.



*111 Lombard Avenue, original metal fire door*

### Scott Block

272 Main Street

Evaluated as a Grade III structure with the following character-defining elements:

Exterior:

- The east facing structure with main façade fronting Main Street
- Irregular plan with window wells on the 2nd -5th floors on the north and south façades
- The primary (east) façade featuring roughly dressed red (Port Wayne) sandstone, regularly placed square headed window openings on the second to fourth floors, and square headed and arched window openings on the fifth floor
- Recessed main (east) storefront entrance with ornate metal (cast iron?) columns flanking the doorway
- Details throughout including regularly placed arched windows with roughly dressed limestone sills, loading doors on the rear (west) façade, etc.



*272 Main Street after the 2011 work to remove the metal cladding and rebuild the ground floor entrance*

Interior:

- Entire volume and finishes of the central staircase

The Scott Furniture Company was organized in Winnipeg in 1874 by Lieutenant-Colonel Thomas Scott (1841-1915). Scott arrived in the West as part of an Ontario militia force under Colonel Wolseley in 1870. He began his commercial venture while also participating in local politics – he was a member of Winnipeg's first city council, its mayor in 1876 and returned by acclamation in 1877 and was an M.L.A. (1878-1879) and M.P. (1880-1887).





*South Main Street, ca.1938. The Scott Block is prominent in the upper left of the picture*

A fixture on south Main Street, the company's modern new headquarters, located on Main Street just south of Graham Avenue, was completed in 1904, the building touted as Canada's largest exclusively furniture structure. But a lightning strike in 1905 completely destroyed the rear and side walls of the building. Quickly rebuilt, the structure suffered a second devastating fire, in 1914, which destroyed the rear wall and all the contents of the building. The original 1904 building was rebuilt in 1915, although an internal concrete frame was built as support.



*The Scott Block as it looked prior to the recent renovations*



*Part of the front façade of the Scott Block*

The main (east) façade faces Main Street and included a recessed ground floor entrance and upper storeys clad in cut red (Port Wayne) sandstone. Arches graced the outer banks of windows framing the square headed central section and the building was completed with a modest metal cornice and flagpole. Over time, alterations to the main façade severely altered this original design. The original entrance was reworked, with limestone cladding used and sometime in the 1960s or 1970s, a new metal cladding was attached to the front, hiding the original exterior from view.

This was reversed during 2011; much of the original entrance was reclaimed, including the original metal support columns. Most dramatically, the metal cladding was completely removed, exposing the beautiful original stone façade.

## Canadian Pacific Railway Post Office Building

765 Main Street

Evaluated as a Grade III structure with the following character-defining elements:

Exterior:

- The rectangular warehouse with primary façades facing north and south and its relationship/proximity to the railway to the south
- The raised concrete foundation with red brick superstructure featuring pilasters and decorative panels between the second and third storey windows
- Regularly placed multi-pane steel windows with centre hoppers on the north and south façades, concrete lug sills and dark brick soldier-course lintels
- Warehouse function shown through loading door openings on the north, south and east façades, metal canopy on the north façade, and loading rails throughout

Interior:

- Original staircase and finishes
- Exposed concrete columns with mushroom capitals
- Original wood loading doors
- Angled beams and 2x4-on-end ceiling structure of the third floor



*765 Main Street, south side*



*765 Main Street, detail*

This structure was built in 1924 as Postal Station “A” – an important modern addition to the Canadian Pacific Railway (CPR)’s national mail delivery system that had grown from its infancy in the 1860s. The system included: central mail depots in major centres to regionally sort mail and forward bags onto the correct trains; travelling post offices – rail cars with mail sorters to sort bags of mail en route; and catch posts at stations all across Canada to receive bags of sorted mail from moving trains.

This brick and concrete sorting facility was built on a reinforced concrete beam and post system with no basement and an unusually designed third floor roof system with angled wood beams supporting heavy wooden planking standing on end to create a gable roof above. Other important original features include the overhanging metal roof on the north façade (the southern overhang has been removed), the industrial windows with opening centre panes and original wooden loading doors on the ground floor.



*765 Main Street, part of the third floor ceiling*

The railway mail service ended in Canada in the early 1970s due to competition from airplanes and trucks, this building was used by several commercial tenants, including prints and a caterer. It is now being converted into office space for local community-based organizations.

One building's designation was rejected by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management (October 3, 2011).

### **Monte Cassino Court**

639 Portage Avenue

Evaluated as a Grade III structure with the following character-defining elements:

Exterior:

- The south facing structure with its main façade fronting Portage Avenue
- Rectangular plan with light wells on the east and west sides
- South façade with roughly-dressed limestone accents of the common clay brick cladding
- Original accented recessed entrance at the east end of the south façade
- Regularly placed windows on the upper two storeys of the south façades, including stained glass transoms
- Heavy overhanging metal cornice and parapet with stone coping

Interior:

- Original millwork and wood flooring
- Transom windows
- Central staircase, including skylight
- Ornamental tin ceilings throughout



639 Portage Avenue



*Ornamental tin ceiling in one of Monte Cassino Court's upper floor suites*

The Monte Cassino Court was built as a mixed use retail/residential block in 1910, taking advantage of the growth of the City's population, the growth of Portage Avenue as one of its premier thoroughfares, the popularity of apartment dwelling in Winnipeg and the demand for modern commercial and residential space.

The original owner, fruit and confectionery merchant Benedetto (also as Benedicto) Persichini, had built a one-storey commercial block on the site in 1907, but the increased population and popularity of apartment development allowed him to build two storeys of residential suites on the original building. The ground floor featured three separate commercial spaces while the upper two floors were divided into eight apartments located off a central hallway and accessed by a wide set of stairs running up the east side of the interior of the building. The suites were relatively large, with kitchen and bathrooms, tin ceiling and some boasted formal dining rooms, parlours, interior hallways and two bedrooms. For many years, these suites were home to a wide range of tenants, including Persichini, his wife Virginia and their three children.

National Typewriter and Office Equipment bought the building in 1966, a local firm



*One of the panes of leaded glass on the building's south façade*

organized in 1956 by John Thiessen (1924-2007), who started the company from his basement and helped it become one of the largest of its kind in Western Canada. Shortly after moving into the Monte Cassino Court in 1967, the firm took over the entire building, using the ground floor for retail and repairs, a small portion of the second floor for offices and the remainder of this floor and the entire third floor for equipment storage. The business was sold in 1996 and the building has remained vacant since 1997.



Three buildings were evaluated but failed to meet designation criteria.

### **Euclid Block (Former California Fruit Market Building)**



*865-879 Main Street*

865-879 Main Street

Did not meet designation criteria

Recent redevelopment of the structure included exterior repairs and alterations and the gutting and redesign of the original interior. The building failed to meet design criteria because of this redevelopment, its minimal historical importance within the context of the North End and the City of Winnipeg and the commonness of its style and construction.

## Stuart Machinery Warehouse

764 Main Street

Did not meet designation criteria, removed from Historical Buildings Inventory  
Demolished



*764 Main Street*

One of many large brick and stone warehouses built along the Canadian Pacific Railway yards in the North End, this building had identified severe structural issues when evaluated by the Committee. It failed to meet designation criteria because of its lack of rarity in terms of history, style and construction and its long-term vacancy.

**Former Fire Hall No. 5**

354 Sherbrook Street

Did not meet designation criteria, removed from Historical Buildings Inventory  
Demolished



*354 Sherbrook Street*

One of the many pre-World War I fire halls built to a standardized set of plans created for the City of Winnipeg, the structure did not meet designation criteria because of the extensive exterior and interior alterations, its short-term use as a fire hall and the protection of other, better maintained historic fire halls elsewhere in the city.

One building on the Conservation List had character defining elements added to its designation.

### **Mitchell-Copp Building**

315 Portage Avenue

Grade II (November 25, 1997)

For history, see *The Year Past, 1994-1996*

Because of the redevelopment of most of this block of Portage Avenue and the incorporation of the main façade of this designated structure in the new building, the Historical Buildings Committee was asked to create a list of Character Defining Elements for the Mitchell-Copp Building.

Exterior:

- the prominent, south-facing monumental limestone façade
- rusticated base leading to the smooth-cut stone superstructure
- recessed main entrance framed by half and full Ionic columns supporting a stone entablature, cornice and surround
- upper floors featuring a large recessed arched window with keystone and ornamental moulding, flanked by two fluted, monumental Doric columns and smooth-cut pilasters.
- highly formal and prominent entablature with ornamented pediment featuring dentils, egg-and-dart banding, carved panels, floral motifs, and a recessed stone cartouche featuring banding and cadeusus

Four buildings had their heritage status confirmed.



*Main façade, 315 Portage Avenue*

### 311 Portage Avenue

Portage Village Inn (Clarendon Block)

Grade III (June 2, 1999)

Delisted by Standing Policy Committee on Downtown Development, Heritage and Riverbank Management (October 3, 2011)

Slated for demolition

For history, see The Year Past, 1997-2000



*311 Portage Avenue*

The Committee was asked by the owner to de-list the building in light of a redevelopment plan for most of this block of Portage Avenue. After reviewing the structure, the Committee concluded that the changes that had occurred since its 1999 designation did not warrant de-listing. The building was de-listed on October 3, 2011 and was scheduled for demolition.

### 51 Balmoral Street

William E. Milner House

Grade III (August 9, 1995)

For history, see The Year Past, 1992-1993



*51 Balmoral Street*

The Committee was asked by the current owners to remove the home from the Conservation List to allow for redevelopment of the site. After reviewing the present condition of the building's exterior and interior elements, it concluded that no significant changes had occurred to the building since its designation and that the building should not be de-listed.

**15 Chester Street**

Sir Sam Steele School

Grade III (November 25, 1997)

Delisted by Council (September 28, 2011)

Slated for demolition

For history, see The Year Past, 1994-1996



*15 Chester Street*

The Committee was asked by the owners to de-list this building to allow for an expansion of a housing development organized by Habitat for Humanity to the east of the school building in what had originally been its playground/athletic field. The Committee was shown images of the condition of the interior and exterior and concluded that because no significant changes had occurred since its designation, the building should not be removed from the Conservation List.

**242 Princess Street**  
Bathgate Block  
Grade II (November 30, 2004)



*242 Princess Street*

For history, see *The Year Past*, 2004

The owner requested de-listing of this vacant warehouse. The Committee reviewed its present condition and concluded that given that there were no significant changes to the building's character-defining elements since its listing, the building should remain on the Conservation List.



One building on the Historical Buildings Inventory was evaluated for information only.

### **666 Main Street**

Weir Block

Evaluated as a Grade III structure with the following character-defining elements:

Exterior:

- The east facing structure fronting onto Main Street featuring upper floors clad in dark, rusty-hued brick, arched windows with brick mouldings and rough cut limestone lug sills
- Details including a corbelled brick cornice, corbel banding, pilasters topped with ornamental stone caps, and a unique corbelled ornamental parapet with stone coping



*666 Main Street*

Interior:

- Tin cladding on ground floor
- Entire volume of space and finishes of the side staircase
- Entire volume of space and finishes of recessed entrance
- Second storey skylight

This small mixed use commercial/residential block located in Winnipeg's North Main district was built in 1899. It features an unusual Romanesque Revival style brick façade and extensive ornamental tin cladding on the interior. It was home for many years to hardware retailer F.W. Weir and Company.

In light of a redevelopment proposal for the site, the owners of the building asked the Committee to evaluate the structure and create a possible list of character-defining elements for information.

One building was added to the Historical Buildings Inventory.

### **James William Ackland House**

74 Higgins Avenue



*74 Higgins Avenue*

One of the City's older homes, this modest frame structure was completed in 1882. By the mid-1890s, it had been sold to the Ackland family, local businessmen and carriage manufacturers. The house was occupied by J.W. Ackland and his family, who took over and expanded the family business, which still operates today as Acklands-Grainger. Given the home's age and the historical connections of its long-time owner/occupant, the Committee placed the house on the Historical Buildings Inventory.

One building evaluated by the Committee in 2010 was designated by City Council.

### **St. John's Library**

500 Salter Street

Grade II (February 8, 2011)

For history, see *The Year Past*, 2010

### SUMMARY OF 2011 EVALUATIONS, RECOMMENDATIONS & DESIGNATIONS

ADDRESS	NAME	RECOMMENDATION	STATUS	DATE LISTED
500 Salter Street	St. John's Library	To list as Grade II	Designated	Feb. 8, 2011
1360 Grosvenor Avenue	River Heights Lawn Bowling Club Clubhouse	To list as Grade III	Designated	Sep. 12, 2011
111 Lombard Avenue	Kemp Block	To list as Grade II	Pending	
272 Main Street	Scott Block	To list as Grade III	Pending	
765 Main Street	Canadian Pacific Railway Post Office Building	To list as Grade III	Pending	
639 Portage Avenue	Monte Casino Court	To list as Grade III	Rejected	
865-879 Main Street	Euclid Block (Former California Fruit Market Building)	Not to list	Unchanged	
315 Portage Avenue	Mitchell-Copp Building	Add character defining elements	Designated	
311 Portage Avenue	Portage Village Inn (Clarendon Block)	To keep as Grade III	De-listed – pending demolition	
51 Balmoral Street	William E. Milner House	To keep as Grade III	Unchanged	
15 Chester Street	Sir Sam Steele School	To keep as Grade III	De-listed – pending demolition	
242 Princess Street	Bathgate Block	To keep as Grade II	Unchanged	
666 Main Street	Weir Block	Grade III (information only)	Pending	
74 Higgins Avenue	James William Ackland House		To add to the Inventory	Added

### SUMMARY OF 2011 REQUESTS TO DE-LIST AND DEMOLISH OR REMOVE FROM THE INVENTORY OF BUILDINGS

ADDRESS	NAME	RECOMMENDATION	STATUS
354 Sherbrook Street	Former Fire Hall No. 5	Remove from Inventory	Demolished
764 Main Street	Stuart Machinery Warehouse	Remove from Inventory	Demolished

## DESIGN REVIEW PROJECTS

During a busy 2011, the HBC provided design review and input on a number of important heritage projects throughout the City (all refer to Appendix A). The highlights include:



*Painting of the original ornamental plasterwork*

Metropolitan Theatre, 281 Donald Street– the redevelopment of this theatre began in earnest in 2011. The building, also a National Historic Site, will be converted by the owner, Canad Inns, to a 600-patron facility that will host various functions including dinners, banquets, concerts, etc.

The Committee reviewed plans to construct an addition on the south side of the building that would hold all the modern services required to run the facility, includ-



*Part of the ceiling of the theatre being restored*

ing code-compliant washrooms, elevators, kitchens and mechanical equipment. This addition will also mean that very little of the theatre itself will need to be altered to accommodate such services. A clean-up of the theatre façade occurred a few years back, including cleaning of the masonry, new windows and rehabilitation of the canopy, so this phase of the work will focus on restoring the theatre's interior. Plaster throughout will be repaired and repainted, and the lobby will be restored to the original look. The stage and loggia will remain in place; however the auditorium seating will be replaced with tables to accommodate patrons. Canad Inns is hoping to have the Met open in October 2012. The Committee continues to meet with the owners to discuss interior restoration, and has recently visited the site to review progress.



*North side of Portage Avenue, west of Donald Street where construction on a hotel/office/retail complex will begin in 2012*

Mitchell-Copp Building, 315 Portage Avenue— Longboat Development Corporation has begun moving ahead with the redevelopment of a stretch along Portage Avenue to construct the new Centre Point/Alt Hotel complex. The complex signals the end of an era for the A&B Sound Building (Clarendon Hotel), as well as part of the Mitchell-Copp Building. Long vacant and extensively damaged by fire, the stone façade of the Mitchell-Copp Building will remain intact and be integrated into the new construction as a touchstone element. The Committee worked with the owners to ensure the façade would be complemented by the new building behind, and that its historic pedigree is both visible and distinguishable. The façade will continue to feature a main entrance to the building, and be repointed and illuminated.



*Kildonan Presbyterian Church*

Kildonan Presbyterian Church, 201 John Black Avenue— Staff have continued to be involved with redevelopment plans for this structure. Built in 1852-1853, it stands as the oldest stone church in Winnipeg. The building has been underutilized for some time and is now deteriorating. In 2011 a “Friends of Historic Kildonan Church” group formed, and began working towards both short and long-term goals. The group hopes to address urgent condition issues in the summer of 2012 including installing a new roof and patching various areas of the walls. In the long run, larger condition issues must be faced, as well as finding a viable new use for the structure.



*Part of the church's interior*

## 2011 HIGHLIGHTS

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings Committee was involved in a number of other initiatives in 2011.



*The rehabilitated Barber House on its grand opening*

Barber House, 99 Euclid Avenue– The rehabilitation of this long-vacant structure was completed in 2011 with a Grand Opening held on August 3. The completion of this work marks the fruition of hard work and determination on behalf of many people, especially the SISTARS group that will now run the facility. Barber House will be used as a community space for senior's groups, while the attached Eagle Wing Early Education Centre will house children.

Since its creation in the late 1970s, the HBC has, on occasion, taken responsibility for the storage of building shards, architectural stone, concrete and terra cotta pieces removed from heritage structures prior to their demolition. In 2011, this collection had grown to include shards from over a dozen buildings and over 500 pieces of material. Over the years, these shards have been stored in various locations, the latest in a fenced area in the St. Boniface Industrial neighbourhood. The site was slated for redevelopment, forcing the relocation of the shards. After many years of neglect, the shards were in a disorganized state. The pieces were reorganized, placed on new pallets and transported to a temporary site in the fall of 2011. Calls have gone out to City departments, architects and development corporations, heritage groups, businesses and other interested parties with the goal of reusing these architectural pieces in projects throughout the City.



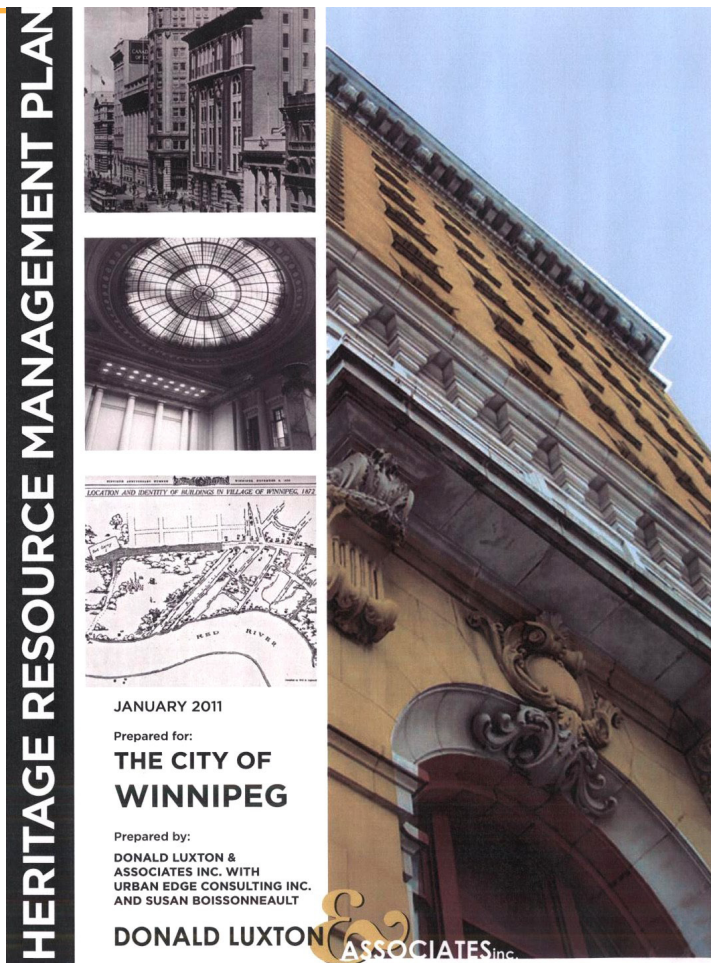
*Part of the shard collection at the St. Boniface Industrial site*

Work was carried out over the fall of 2011 in response to amendments to the City of Winnipeg's Charter, calling for the inclusion of designation information on Certificates of Title at the Winnipeg Land Titles Office. "Historic Property Notices" were created for every building on the Conservation List, signed by the City's Clerks Department and then files at the Land Titles Office. The project was nearing completion at the end of 2011.



*Identifying shards on the trailer at the St. Boniface Industrial site*





One of the most important documents for the HBC, the Heritage Resource Management Plan (HRMP), was finalized and submitted in early 2011. Based on information gleaned from public hearings, meetings with City officials and heritage and special interest groups, the HRMP created a set of goals and strategies. The finished draft will now be studied by the HBC in order to formulate implementation plans for short term and longer term actions.

Work on the new Historical Resources By-law continued in 2011, with a completion date for the fall of 2012 planned.

A consultant was hired in 2011 to review the Vacant and Derelict Buildings By-law and its continuing impact on heritage structures in the City. The consultant will be examining issues that contribute to “Demolition by Neglect” and similar situations by comparing issues like enforcement of maintenance on designated buildings in other Canadian jurisdictions. The outcome will be a series of options and recommendations the City can use to assist owners to maintain their vacant heritage buildings. The project will be funded through the Gail Parvin-Hammerquist Fund.

## APPENDIX A

### 2011 PERMITS

The following permit review data is from the 1st of January 2011 through to the 31st of December 2011.

- Building Permits: The HBC reviewed 22 building permit applications in 2011 and approved 14.
- Sign Permits: In 2011, the HBC reviewed 9 and approved 9 sign permits.
- Pre-Permit Review: The HBC performed 5 pre-permit reviews during the 2011 fiscal year. Pre-permit reviews are informal discussions between the HBC and applicants, where the HBC takes no formal action.
- Site Visits: The HBC conducted 7 site visits, 14 electronic discussions regarding proposals, and the administration conducted 18 site visits on behalf of the HBC. Action was approved in 2 cases, and 4 received an approval-in-principle.

### Applications Reviewed From January 1, 2011 to December 31, 2011

#### Building Permit Review

Number	Building	Address	Type of Work	Outcome
1.2011	Porter Building	165 McDermot Ave.	Rehab/rooftop addition	On Hold
2.2011	MacKenzie Block	141 Bannatyne Ave.	Rooftop addition/ enclose drayway	On Hold
3.2011	Warehouse	104-108 Princess St.	Conversion/partial demo	On Hold
4.2011	Augustine United Church	444 River Ave.	Upgrade windows on north elevation	Approved
5.2011	Carnegie Library (Archives)	380 William Ave.	Lift & foyer renovations	Approved
8.2011	Millennium Centre	389 Main St.	Restoration of Tapestry Room	On Hold

10.2011	Silpit Building	70 Arthur St.	Wheelchair ramp in drayway	Approved
12.2011	MacDonald Shoe Building (west half)	133 Albert St. (492 Main St.)	Repaint façade, masonry repairs	Approved
15.2011	Earl Grey School	340 Cockburn St.	Ramp	Approved
16.2011	Former Firehall No. 12	1055 Dorchester Ave.	Basement door and stairs	Approved
17.2011	Hotel Fort Garry	222 Broadway	Interior restorations/repair	Approved
18.2011	Dalnavert	61 Carlton St.	Veranda restoration	Approved
20.2011	James Ave Pump House	109 James Ave.	Partial Demolition	Withdrawn
21.2011	Mitchell Copp	315 Portage Ave.	Demolition/Retention of façade	In Progress
22.2011	Aikins House (Balmoral Hall)	630 Westminster Ave.	Wheelchair ramp	Approved
23.2011	Firehall No. 12	1055 Dorchester Ave.	Enlarging 4 windows on rear	Approved
24.2011	Imperial Bank of Canada	441 Main St.	Renovations to banking hall	Approved
25.2011	Electric Railway Chambers	213 Notre Dame Ave.	Masonry repairs	Approved
26.2011	Augustine United Church	444 River Ave.	Reroofing	Approved
27.2011	McBeth House	31 McBeth St.	Sunroom Repairs	On Hold
28.2011	I.O.O.F. Building	72 Princess St.	New storefront windows	Approved
31.2011	Great West Saddlery Building	113 Market Ave.	Addition	Approval-in-Principle

### Sign Permit Review

Number	Building	Address	Type of Work	Outcome
6.2011	MacDonald Shoes Bldg	492 Main St.	Signage (131 Albert St.)	Approved
7.2011	Former A&B Sound Bldg	311 Portage Ave.	Signage	Approved
9.2011	Dingwall Building	62 Albert St.	Signage	Approved
11.2011	Carlton Building	354 Portage Ave.	Signage	Approved
13.2011	Great West Life Building	177 Lombard Ave.	Exterior signage	Approved
14.2011	Criterion Hotel	214 McDermot Ave.	Signage	Approved
19.2011	Adelman Building	100 Princess St.	Signage - canopies and banner signs	Approved
29.2011	Western Glove Works	321 McDermot Ave.	Signage	Approved
30.2011	Birt's Saddlery	468 Main St.	Signage	Approved

### Pre-Permit Review

Number	Building	Address	Type of Work	Outcome
1.2011	Porter Building	165 McDermot Ave.	Rehab/rooftop addition	On Hold
2.2011	MacKenzie Block	141 Bannatyne Ave.	Rooftop addition/enclose drayway	On Hold
3.2011	Warehouse	104-108 Princess St.	Conversion/partial demo	On Hold
21.2011	Mitchell Copp	315 Portage Ave.	Demolition/Retention of façade	In Progress
31.2011	Great West Saddlery Building	113 Market Ave.	Addition	Approval-in-Principle

### Site Visits

Number	Building	Address	Purpose	Outcome
19-2008	Great West Life Building	177 Lombard Ave.	Rehabilitation of second floor	Approval-in-principle
19-2008	Great West Life Building	177 Lombard Ave.	Rehabilitation of second floor	Approved
17-2009	Adelman Building	100 Princess St.	Rehabilitation/Conversion	Approved
13-2010	Hample Building	271 Portage Ave.	Rehabilitation/Conversion	Approval-in-principle
21-2011	Mitchell Copp Building	315 Portage Ave.	Façade Conservation	Approval-in-principle
31-2011	Great West Saddlery Building	113 Market Ave.	Addition	Approved-in-principle

## Applications Reviewed From January 1, 2011 to December 31, 2011

### Certificates of Ordinary Maintenance

Anticipating new processes associated with the revised Historic Buildings By-law, Certificates of Ordinary Maintenance were kept to a minimum in 2011. Instead, most design review applications were issued a Certificate of Suitability upon approval.

Maintenance Permits: The HBC reviewed 3 permit applications in 2011 and approved 3.

### Certificates of Ordinary Maintenance

Number	Building	Address	Type of Work	Outcome
1.2011	St. John's Library	500 Salter St.	New eavestrough	Approved
2.2011	Confederation Life Building	457 Main St.	Door Actuators and security locks	Approved
3.2011	Bank of Hamilton Building	395 Main St.	Door Actuators and security locks	Approved

In 2011 the Historical Buildings Committee continued developing the content of the Heritage Conservation component of the City of Winnipeg's web site. Users can search the Heritage Conservation pages for a specific architect, building or street address, as well as reference program objectives.

Information on the Historical Buildings Committee, its policies and procedures, incentive programs, publications, back issues of *The Year Past*, the Heritage Conservation List and individual building histories (in PDF format) can be found at the website listed below.



*This undated image shows a bustling warehouse district with Winnipeg's City Hall and Market Building in the centre of the picture*



Planning, Property and Development Department

Planning and Land Use Division

Heritage Unit

15 - 30 Fort Street

Winnipeg, Manitoba

R3C 4X5

Office: 204-986-4722

Fax: 204-986-7524

<http://winnipeg.ca/ppd/historic/historic.stm>