



Annual Report of the City of Winnipeg
Historical Buildings Committee

The Year Past 2012



Table of Contents

Vision and Mission	3
The Historical Buildings Committee	4
The Committee Members	4
Staff Support	6
Designations	6
Buildings Evaluated by the Committee in 2012	8
Summary of 2012 Evaluations	25
Design Review Projects	26
2012 Highlights	28
Appendix A - 2012 Permits	30



2012 ANNUAL REPORT

JANUARY 1, 2012 TO DECEMBER 31, 2012

VISION AND MISSION

The Year Past 2012 is the Annual Report of the City of Winnipeg Historical Buildings Committee (HBC) for the period January 1 to December 31, 2012.

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 HBC was established to assist City Council with by-law implementation. Its 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 2012, the Committee members were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Thomas Steen, alternate
- Councillor Harvey Smith, alternate

- Neil Einarson, Province of Manitoba, member
- Jeff Gauley, Province of Manitoba, alternate (from December 2012)
- David Hems, Government of Canada, member (until August 2012)
- Jim Wagner, Government of Canada, alternate (member from August 2012)
- Sandra Hollender, Government of Canada, alternate (from December 2012)
- 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, the longest Chair in the Committee's history. **Councillor Thomas Steen** was elected to council in 2010 and has served on the Historical Buildings Committee since then. **Councillor Harvey Smith**, a long-time member of City Council, is serving his third term with the Committee (having been a member in 1981-1982 and from 2000-2010).



Committee member David Hems at a 2012 site visit.



Volunteer lunch at the just-opened Metropolitan Theatre

In July, retiring Parks Canada employee David Hems stepped down from the Committee. David had been on the Committee since 2007 and his thoughtful approach to heritage conservation and common sense will be truly missed on the Committee. Jim Wagner became the federal member on the Committee; Sandra Hollender was appointed his alternate. Jeff Gauley was appointed as the alternate for the Province of Manitoba.

On December 6, 2012, the Committee held its annual Volunteer Luncheon in the newly renovated Metropolitan Theatre, 281 Donald Street. This heritage structure is designated by the City and the extensive renovation/refurbishment project was aided and supported by the Committee. Committee Chair Councillor J. Gerbasi thanked members for their hard work over the past year.

Another major event in 2012 was the awarding of the Queen Elizabeth II Diamond Jubilee Medal to retired Heritage Planner Giles Bugailiskis. Councillor Gerbasi, who nominated Mr. Bugailiskis, cited his years of service to the City and the significant contributions he made through his work in heritage and the HBC.



The Committee celebrating with Giles at the awards ceremony for the Queen Elizabeth II Diamond Jubilee Medal

STAFF SUPPORT

In 2012, the City staff who assisted the HBC was Jennifer Hansell, Historical Buildings Officer and Murray Peterson, Historical Buildings Officer and Recording Secretary.

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 500 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 2012

The Committee's work included the evaluation of a number of structures. It evaluated seven structures for possible addition to the Buildings Conservation List, two were designated, two are pending a decision by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management, two were evaluated for information only and one had the request to designate withdrawn by the owner. Four buildings evaluated by the Committee in 2011 were designated by Standing Policy Committee on Downtown Development, Heritage and Riverbank Management and one building is still pending designation. One building was removed from the Conservation List and one building was removed from the Historical Buildings Inventory.

Two buildings were designated by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management.

Sisters' Residence (Leacock House) – Marymount

442 Scotia Street

Grade II (July 9, 2012) with the following heritage elements:

Exterior:

- Irregular buff brick and stone Queen Anne style structure with three main façades facing north, south and east;
- The wrap around glazed porch;
- The ornate brick chimney in the southeast corner with mosaic;
- The wood window frames and sashes;
- Complex roof with windowed dormers; and
- Details including brick lintels, wood moulding along the eaves, brackets along the south elevation.



442 Scotia Street, Marymount, Sisters' Residence (Leacock House)

Interior:

- Original tin ceilings, wood finishes, architectural detailing, original wood doors/frames and wood flooring on the ground floor;

- Entire volume of space and finishes of the main staircase; and
- Curved glass windows on the ground floor.

This solid, 2½-storey brick house was built as the luxurious mansion for one of Winnipeg's early characters and con men, but has been used for over 100 years as part of the province's social aid system, located on an extensive piece of property in what became West Kildonan.

The original owner of this Queen Anne style house was Edward Philip "E.P." Leacock (1853-ca.1925) uncle of famed Canadian writer Stephen Leacock. Leacock was known for his extravagant lifestyle that, as it turned out, was paid for by others – one of his most famous scams was to claim he was the owner of a railroad, the Winnipeg, Hudson Bay and Arctic Ocean Railway, to receive free passage on operating lines all across North America. He ran up considerable debt and borrowed heavily from acquaintances before skipping town for good in the late 1890s. After many years under the ownership of lawyer Nathaniel Francis Hagel (1846-1915), the property was sold to the Sisters of Our Lady of Charity of the Good Shepherd in 1911. This religious order was founded in Montreal in 1844 and came to Winnipeg to care for young girls who had gone through the City's new juvenile court system. Over the next half century, Marymound, as it would become known, was at the fore of this care in Manitoba. From education and training to emergency shelter, the role of the institution grew and evolved, as did the buildings in the complex and the Leacock House was used for many years as a dormitory and



Ground floor room in the Sisters' Residence (Leacock House)



This undated photograph of the Marymound School complex from the riverbank shows the house in the foreground, the Priory behind and the boiler house/laundry to the right. (Courtesy of Marymound.)

school. In the late 1950s, with a number of other buildings completed on the site, the house was converted into a residence for the Sisters of the Order, a function it continues to the present.



The house with nuns tending their garden, ca.1920. (Courtesy of Marymount.)

The home features many fine architectural elements, including the one-storey porch wrapping around the south and east façades. This element was originally open but has been closed in with windows. The curve of the porch in the southeast corner is repeated in an unusual curved corner window on the second floor. A fine mosaic, designed by artist Norman Bruce in the 1950s, was completed in the brick chimney that interrupts this second storey window.

In spite of the changes in use of the building, there is also a wealth of original interior elements. The main staircase features wood and ornamental plaster detailing; much of the ground floor ceiling is covered in its original ornamental tin; and wood doors, door frames and window frames have been maintained as has much of the original ground floor layout.

St. Agnes Priory – Marymount

442 Scotia Street

Grade III (July 9, 2012) with the following heritage elements:



442 Scotia Street, Marymount, former St. Agnes Priory

Exterior:

- Large rectangular west-facing Italianate style building with buff brick superstructure;
- West façade with a projecting central tower featuring a recessed-arch entrance;
- South façade with raised, projecting brick entrance flanked by stairs to the east and west, and accented with smooth-cut stone columns, brick drip mould, stone coping on the gable roof, with a stone cross at the peak; other façade detailing including a stone statue set within a niche;
- Window openings throughout including square-headed main floor windows, paired and arched second floor windows under a decorative brick arch, flanking an engaged stone column with stone sills, simple arched windows on the third floor; and
- Details throughout including patterned brickwork at the cornice, brick buttresses with stone heads and bases, stone belt courses, etc.



Second floor chapel in the former St. Agnes Priory

Interior:

- Entire front stairwell and wood finishes; and
- Ornamental finishes and stained glass of the second storey chapel area.

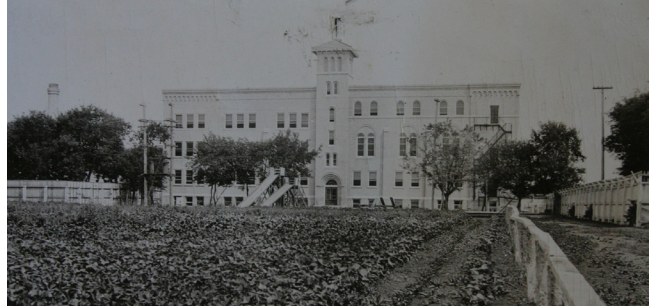
Originally known as St. Agnes Priory, this solid clay brick three storey structure rests on a raised foundation and has been an important part of the Marymount complex since its completion in 1925. The new building was made necessary by a fundamental change in the role of the institution, which had been founded in 1911 by the Sisters of Our Lady of Charity of the Good Shepherd, a Montreal-founded religious order that came to Winnipeg to care for young girls who had gone through the City's new juvenile court system. In the 1920s, as City orphanages closed or tried to alleviate overcrowding, an increasing number of girls were sent to Marymount. As a result, St. Agnes Priory was built (as well as a separate powerhouse and industrial laundry). The institution continued to grow and evolve and with the rise in foster homes, the Priory was converted into a treatment centre for emotionally disturbed girls in the 1940s and renamed St. Agnes School.

The building, through its use of columns, symmetrical façades, smooth surfaces, flat and unadorned rooflines, arched window openings and pediments is an example of the Italianate Style, popular throughout Canada from 1900-1930. It measures 46.1 metres in length (north to south), with a width of 17.2 metres and its raised basement gives it four usable floors.

The school's main entrance, at the south end of the building, is accessed by a set of double stairs, the projecting entrance doors set in an arched opening framed by delicate unfluted stone columns with ornate heads and bases. The arch is accented by brick drip moulding and a stone statue is located in a recessed area above. Upper

floor openings on the east and west façades also repeat the arched heads. The west façade includes another entrance, centrally placed and highlighted by a projecting section that rises to above the flat roofline and finishes in a tower. Both the east and west façades also feature brick buttresses with stone heads and bases. The roofline includes arches and corbelled brick at the south end and patterned brick and brick corbelling in the centre section. Little has been altered on the exterior since its construction.

On the interior, changes have been made as the structure's role within the complex and evolved. According to the original plans, the basement of the Priory School held a large kitchen, washrooms and several small dining rooms. The ground floor held a one-bedroom suite, parlours and four classrooms. The second floor held the large chapel, classrooms, infirmaries and Sisters' rooms. The third floor included a large dormitory, banks of toilets and bathtubs and a smaller dormitory and sewing rooms for the girls. Today, the basement still holds kitchen, eating and storage space. The ground floor was renovated in 1974-1975 into meeting rooms and offices. The chapel on the second floor has seen little alteration and much of the original finish and ornamentation is evident. The north portion of this floor was heavily renovated in the 1970s into living space for girls, as was the third floor.



St. Agnes Priory in the early 1930s shortly after its construction. (Courtesy of Marymount.)



Marymount School fencing class, no date. (Courtesy of Marymount.)

Two buildings were evaluated and are pending a decision by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management.

St. Boniface Cathedral

190 Avenue de la Cathédrale

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

Exterior:

- the location on the east bank of the Red River, at the junction of avenues Taché and de la Cathédrale in St. Boniface
- the structure's east/west orientation on well-groomed grounds fronted by a cemetery that holds important pioneer families and historical figures
- the multi-storey 1908 Romanesque Revival

limestone structure, now stone ruins, creating an enclosed rectangular courtyard through the ashlar facade and the rusticated segments of the north/south walls

- the symmetrical two-part front elevation with a large central empty rose window recessed behind the main (west) façade
- the monumental features of the main façade, with a large floriated compound arch resting on pilasters with heads featuring volutes, square corner towers abutted by Corinthian columns with massive plinths and chevroned off-sets, and a large gable parapet depicting a seated bishop inset in a niche surrounded by diaper patterned nailhead mouldings, crow-stepped trim and projecting bands of billet moulds, all topped by a low-relief Greek cross
- the arcaded entrance composed of inner and outer round-arched openings with intrados inscribed with Greek crosses
- the numerous elongated rectangular and round-arched windows, many with radiating stone voussoirs and downward-sloping smooth-cut sills, and the towers' tall narrow openings
- details including the crypts, the stone staircases, modillioned cornice, limestone coping, dentilled and geometric banding, label moulding, lion's head, diamond and floral motifs
- the blended sacristy at the east end of the building with 1908 limestone, narrow, rectangular square-headed window openings, projecting lug stone sills; and 1972 angular upper storey with metal roofing, cornice and the projecting, east-facing entrance featuring an arched doorway and smooth-cut broken pediment with cross



A postcard showing the new Cathedral built in the ruins of the 1908 structure. (Courtesy of HistoryWorks.)

- the 1972 Cathedral, square in plan, set within the ruins of the 1908 Cathedral, with a prominent metal clad pyramidal roof and low set bands of fenestration

Interior:

- the 1972 cathedral with the following aspects: the spruce-clad narthex, nave with hipped cedar ceilings featuring exposed beams and trusses, stained glass panels, simple oak pews, and raised sanctuary



The Cathedral shortly after construction in 1908. (St. Boniface Cathedral, Souvenir Book, October 4, 1908.)

The Cathedral, especially the stone ruins, is one of the City of Winnipeg's most famous and recognizable structures, located in a large cemetery overlooking the Red River.

This site has been the centre of Francophone society since the founding of the Roman Catholic Mission there in 1818. St. Boniface was incorporated as a Town 1883 and a City in 1908 and has, because of this early history, developed separately and uniquely from its larger neighbour.



July 1968 as the north tower of the 1908 Cathedral crumbles. (Winnipeg Tribune Collection, University of Manitoba Archives, PC 18/5774/18-4922-021.)

The present cathedral, officially opened in 1972, is built at the eastern end of the ruins of the stone cathedral that was opened in 1908 and destroyed by fire in 1968. The stone church, the fifth church building on site and the fourth to be designated a cathedral, was an imposing structure designed in the Roman Byzantine Style. Measuring approximately 95.2 metres long and 26.8 metres wide, its limestone walls rose 12.2 metres above grade while the two towers reached a height of over 45 metres and framed a beautiful stained glass rose window 7.6 metres in diameter. Stone detailing includes a stone statue and cross, arched windows and columned buttresses, carved floral panels, unfluted Corinthian Order columns, patterned stonework and carved bracketing.

Its interior was equally opulent, with seating for over 2,000. The structure received the title Minor Basilica from Rome in 1949. The Parish decided, after much public debate, not to rebuild the 1908 structure after the fire, but to create a new, smaller modern cathedral nestled in the stabilized stone ruins of the old building. The new church



St. Boniface Cathedral, ruins of front (west) façade

was traditional in layout but Modern in style, designed by the St. Boniface firm of Gaboury, Lussier and Sigurdson. Its principle, Étienne-Joseph Gaboury is a well-known Manitoba-born and trained architect.

Also historically significant is the Cathedral's site on the banks of the Red River. Its cemetery which is the final home to many of the City's most influential leaders and family members including: Father Jean-Pierre Aulneau, J.B. La Vérendryé and 19 others who were killed on an

island in the Lake of the Woods on June 6, 1736; Ambroise-Dydime Lépine- Riel's lieutenant in 1869-70; Louis Riel, buried at the north edge of the cemetery; and Jean-Baptiste Lagimodière, trapper and his wife, Marie-Anne (nee. Gaboury), first French-Canadian woman to live in west.

Eusèbe Joseph Blais House

315 Victoria Avenue East

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

Exterior:

- The south-facing, 2½-storey frame single-family dwelling on a raised foundation with horizontal wood siding and metal roof

Interior:

- Pocket doors between the living room and dining room
- Wood accenting on the main (east side) staircase
- Wood moulding around windows and doors on the ground and second floors
- Hardwood floors on the ground and second floors



Blais House, 315 Victoria Avenue East

Built mid-block near a large park, the E.J. Blais House is a fine example of the type of single-family dwelling built at the turn-of-the-century in residential districts throughout North America. In Transcona, where small workers' cottages are the norm, this is a rarer example: its age, design, materials and interior finishes making it a landmark structure in the neighbourhood.

Transcona developed as the quintessential railway town (the name was chosen by a public contest and combined “Trans” from the transcontinental railways and “cona” after Lord Strathcona who drove the last spike in the Canadian Pacific Railway line). In 1906, the area consisted of hundreds of hectares of low-lying, swampy, underutilized land with a scattering of agricultural holdings and homes, and a few businesses north of present-day Regent Avenue. In less than a decade, it was transformed into a thriving town on the strength of the opening of one of Western Canada’s largest industrial complexes – the Transcona Shops – a \$6-million repair shop serving both the National Transcontinental Railway and the Grand Trunk Pacific Railway, which were ultimately taken over by the federal government as part of the Canadian National Railways.



Second floor landing, Blais House, 315 Victoria Avenue East

Eusèbe Joseph Blais (1876-1936) was born in Quebec and came to Transcona from another Manitoba railway town, Rivers, in 1912. Working as a foreman in the tin shop, Blais would have been an influential person both in the Shops and in the community. He chose to build his family a fine, 2½-storey wood frame home near Park Circle. The house was completed in 1914 and took its place among the other large, comfortable homes on Victoria Avenue East. Blais died in the home and his widow, Éléontine Marie Blais, remained in the house until her death in 1961, along with several of the couples grown children.

The house itself was laid out in tradition fashion, a ground floor with parlour and dining room along one side (west), a side staircase to the second floor (east) and the kitchen to the rear. The Blais House also featured a one-storey summer kitchen attached to the rear of the structure. Originally, the home was built with a fine, open veranda front entrance which was replaced in 1937 by an enclosed two-storey addition on the east end of the front façade, used as the entrance porch on the ground floor and a summer bedroom on the second floor. Interior finishes included hardwood floors on the ground and second levels, leaded glass panes, dark wood mouldings and stair accents and pocket doors that allowed the dining room and parlour to be divided or open. The second floor features three bedrooms and the attic is divided into two bedroom son either side of a steep set of wooden stairs. Much of the interior finishes throughout the house have been retained.



Blais Family on the porch of their new house on Victoria Avenue East. (Courtesy of T.A. Steele.)

The home was designed by local architect William Henry Girling, born in England who came to Transcona in 1913 in the employ of the Grand Trunk Pacific Railway. He died in 1941 and is also credited with designing the bandstand in Park Circle in 1911 (now demolished).

54 Arthur Street. Silpit still maintains an office in the building; however its manufacturing and warehouse operations have been moved elsewhere.

Two buildings were evaluated for information only.

Winnipeg Electric Company Osborne Street Substation

265 Osborne Street

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

Exterior:

- The simple, east-facing red brick building with its residential appearance
- The main (east) façade with its classically detailed entrance door, dentilled eaves and hipped gable roof
- The pair of large, arched multi-paned windows on the front (east) façade
- The north and south façades with prominent brick chimneys
- The rear (west) façade with its dentilled eaves

Interior:

- The exposed steel roof trusses, which speak of the buildings industrial roots
- The glazed concrete block walls of the main floor



265 Osborne Street



Main Street with both electric and horse-drawn streetcars, ca.1892. (Archives of Manitoba.)

This industrial structure – built to convert and reduce high voltage electricity for use in the Winnipeg streetcar system – was completed in the late 1940s.

Winnipeg's mass transit system had its beginnings in the early 1880s with horse-drawn streetcars and a very limited service along Main Street. As the City grew, so too did the transit system, moving to electric streetcars, to electric buses and finally to diesel buses. The system also expanded to all parts of the City of Winnipeg with additional service to the outlying communities such as Headingley.

The growth/evolution of the system often required specialized buildings, such as electrical substations, to serve the expanding list of bus lines. In the mid-1940s, when the decision was made to replace the streetcars with buses, new substations were required to provide power to the overhead electrical lines.

The Osborne Street Substation is unique in Winnipeg – designed to appear as a single-family dwelling to better blend in with its surroundings. The brick-clad one-storey structure features a main (east) façade with raised entrance set in a classically-detailed frame with attached columns and broken pediment and a pair of arched windows. The hipped gable roof is embellished with dentilled eaves on its east and west sides. The north and south façades are windowless and feature attached brick chimneys and there is a raised rear entrance that was built in the 1970s to replace the original opening. As originally designed, the ground floor was filled with electrical machinery and the basement, accessed by a staircase in the northeast corner, was empty.



Portage Avenue, 1955 showing the last trolley car run (left) and the replacement buses or coaches (right). (Winnipeg Tribune Collection, University of Manitoba Archives, PC 18/7256/18-6267-77.)

This building is one of the early works of the noted local partnership of Moody (Herbert Henry Gatenby, 1903-1991) and Moore (Robert E., 1909-?). This partnership formed in 1936 and rose in stature to become one of the City's finest architectural firms, designing well-known structures including the Red Cross Building, 226 Osborne St. North (1948), City of Winnipeg Offices, 100 Main St. (1948), Winter Club, 200 River Ave. (1950), Churchill High School, 510 Hay St. (1953), Great West Life Building, 60 Osborne St. North (with Marani and Morris, Toronto, ON – 1956), St. John's



Offices at 265 Osborne Street

College and Chapel, University of Manitoba, 92 Dysart Road (1958), St. Stephen's Broadway United Church, 396 Broadway (1970) and the Manitoba Hydro Building, 820 Taylor Ave. (1960).

With the conversion of the transit system to diesel buses, the overhead electrical lines were removed from City streets in the late 1940s and early 1950s. The machinery was removed from the Osborne Street Substation and in the 1970s, the building's interior was redesigned for use as offices and meeting rooms for the General Council of Winnipeg Community Centres, which still operates out of the building.

Winnipeg Saddlery Building

284 William Avenue

Evaluated for information only as a Grade II structure.

This modest brick building is located in the heart of the Exchange District National Historic Site and boasts some unusual features and a unique history.

The structure was built in 1903 as a five-storey mixed use building by owner Archibald Francis "Archie" Wright (1842-1912), one of the City's earliest and successful harness and saddlery dealers and manufacturers'. His influence was not confined to leather, however, Wright was a school trustee and alderman and an experimental farmer who is credited with introducing sweat clover to the prairies (still an important crop) and Holstein cattle. His wife, Mary (nee. Ramsey, 1849-1939), continued to operate the saddlery business from this block after her husband's death.

The building suffered a severe fire only three years after completion. In 1936, the building's unique recessed front entrance was reconstructed and in 1962, in response to decades of structural problems, the top three floors were removed.

The building stands vacant, as it has for many years, many of its large windows boarded up. The centrally located recessed entrance is framed by large display windows. On the interior, a mezzanine area is located to the rear of the structure and ornamental tin ceiling is found on both levels.



284 William Avenue prior to the boarding up of the windows



Ground floor space with mezzanine to the rear and ornamental tin ceiling

One building had the request to designate withdrawn by the owner.

Christie Biscuit Factory (MWG Apparel Building)

1147 Notre Dame Avenue
Evaluated as a Grade III building.

In the depths of the Great Depression, Toronto-based wholesale/retail bakery giant Christie-Brown and Company announced plans to construct a massive new modern factory in Winnipeg's West End. The

news was met with great excitement and when it opened in 1932, it meant permanent work for hundreds.



1147 Notre Dame Avenue

The original factory, according to the architect's plans, was a massive steel frame structure 141.1 metres long and 38.4 metres wide with Redcliffe, Alberta face brick and limestone accenting. A boiler room and refrigerator room were attached at the west end of the building and a tall 12.5-metre square brick chimney (demolished in 1970) was also located at the west end.

The main entrance of the building and the original access to the offices are found on the front (south) façade at the east end. This is one of the most ornamental elements of the building, the stylized metal doors, oversized pair of hanging metal lamps and the smooth-cut stepped limestone surround with multi-paned transom window, carved sunburst motif and letters "OFFICE" above. Shallow brick pilasters with stylized limestone heads divide much of the front façade into bays filled by large multi-paned metal windows with industrial glass panes, lug limestone sills and hinged middle panes. Another feature of the doorway is a blue and white terra cotta panel with an oval stone panel with the word "Christie's" and the year "1853". Covered by newer signage, this feature is found on the boiler room at the west end of the building and on the east façade. The west end rises for the mezzanine area and is topped by the stone clad tower which includes the words "CHRISTIE'S BISCUITS" carved in each of the four elevations. Several additions have been made as the building's use has evolved.

Because of its original use as an industrial bakery, many design items on the interior and exterior, were added to address the special heat issues for both summer and winter. On the exterior, a sawtooth roof was built over parts of the factory. These



MWG Apparel space in the former Christie Biscuit Factory, 2011.

triangular roof extensions included windows (for natural light) and ventilation fans to trap and expel hot air. On the interior, cork board was used in many areas as wall insulation and an ingenious metal trough system was used below windows to trap and expel window condensation.

As designed, the ovens were located along the south side of the building, offices, cafeteria and washrooms in the southeast corner, interior truck loading docks in the northeast corner, sales floor in the northeast area, cooling, stock and proofing rooms in the west end and along most of the north wall was the railroad siding with high ceilings. An open mezzanine was located at the west end of the building with access to the tower via a circular metal staircase.

The building was operated as a factory and warehouse by the Christie Biscuit Company until the late 1970s (although they occupied some warehouse space in the building until the late 1990s). The new owner and tenant of the building was Mid-West Garment (later MWG Apparel Corporation), which was founded in the late 1920s – another of the many apparel manufacturing firms operating in Winnipeg with regional distribution. Known for their western clothing, the company grew to become one of City's major garment ventures, operating in the 1970s out of space at 141 Bannatyne Avenue East. The company's purchase and occupation of the former biscuit factory was seen as an important move in the local economy and the expansion in space and manufacturing line led to an increase to over 300 employees by the early 1980s.

Recently, the company vacated the building, which, after extensive renovations and alterations, is slated to open as the Specialized Services for Children and Youth Building, a "hub of ambulatory services for children and youth with special needs, including health-care clinics, rehabilitation and respite services and health-care outreach teams" operated by an alliance of Manitoba Health, Manitoba Family Services and Consumer Affairs, with the Winnipeg Health Region.

Three buildings evaluated in 2011 were designated by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management

Kemp Building

111 Lombard Avenue

Grade II (March 5, 2012)

For history, see The Year Past, 2011



111 Lombard Avenue

Scott Block

272 Main Street

Grade III (October 4, 2012)

For history, see The Year Past, 2011



272 Main Street

Canadian Pacific Railway Post Office Building

765 Main Street

Grade III (May 7, 2012)

For history, see The Year Past, 2011



765 Main Street

One building was re-evaluated and its heritage status was unchanged.

Euclid Block (Former California Fruit Market Building)

865-879 Main Street

Did not meet designation criteria

For history, see *The Year Past*, 2011



Euclid Block, 865-879 Main Street

One building was removed from the Conservation List.

Albert Block

38-44½ Albert Street

Grade III (January 24, 2007) – destroyed by fire April 19, 2012



Firefighters battle the blaze at 38-44½ Albert Street

Two buildings were removed from the Historical Buildings Inventory.

Weir Block

666 Main Street

For history, see *The Year Past*, 2011

This block had been evaluated in 2011 but because of serious structural issues, the building was removed from the Inventory. The owner/developer was asked, if possible, to salvage the ornamental tin that lines the walls and ceilings of the ground floor and part of the stairwell and second floor.



Ornamental tin on the walls and ceiling of the first floor, Weir Block

Craik Block

539 Sargent Avenue

The owner has requested a demolition permit because of serious structural concerns with the building. The building had been greatly altered on the exterior and much of the original interior layout and finishing materials had been removed over time. These alterations, combined with limited historical significance, led to the removal of the building from the Inventory by the Committee.



Craik Block, 539 Sargent Avenue



Gutted second floor of the Craik Block

SUMMARY OF 2012 EVALUATIONS, RECOMMENDATIONS & DESIGNATIONS

ADDRESS	NAME	RECOMMENDATION	STATUS	DATE LISTED
442 Scotia Street	Sisters' Residence (Leacock House)	To list as Grade II	Designated	July 9, 2012
442 Scotia Street	St. Agnes Priory	To list as Grade III	Designated	July 9, 2012
190 Avenue de la Cathédrale	St. Boniface Cathedral	To list as Grade I	Pending	
315 Victoria Avenue East	Eusèbe Joseph Blais House	To list as Grade III	Pending	
265 Osborne Street	Winnipeg Electric Company Osborne Street Substation	Grade III (information only)	Pending	
284 William Avenue	Winnipeg Saddlery Building	Grade II (information only)	Pending	
1147 Notre Dame Avenue	Christie Biscuit Factory (MWG Apparel Building)	To list as Grade III	Withdrawn by owner	
111 Lombard Avenue	Kemp Building	Grade II	Designated	March 5, 2012
765 Main Street	Canadian Pacific Railway Post Office Building	Grade III	Designated	May 7, 2012
272 Main Street	Scott Block	Grade III	Designated	October 4, 2012
865-879 Main Street	Euclid Block	Not to list	Unchanged	

SUMMARY OF 2012 REQUESTS TO DE-LIST AND DEMOLISH OR REMOVE FROM THE INVENTORY OF BUILDINGS

ADDRESS	NAME	RECOMMENDATION	STATUS
38-44½ Albert Street	Albert Block	Destroyed by fire	De-listed
666 Main Street	Weir Block	Remove from Inventory	
539 Sargent Avenue	Craik Block	Remove from Inventory	

DESIGN REVIEW PROJECTS

The year 2012 was another busy one in terms of work on heritage buildings. The HBC provided important design review advice and expertise on large and small projects (see Appendix A for a complete list of projects). Highlights for this year include:

Metropolitan Theatre, 281 Donald Street – Rehabilitation of this long-vacant theatre began in 2011 and was completed as 2012 came to a close. While some work had been reviewed by the HBC in 2011, many cosmetic elements remained to be approved – including wall and floor finishes, painting schemes, upholsteries, etc. The HBC visited the theatre numerous times as work progressed, each time getting glimpses of the gradual return of



View of the Metropolitan Theatre's renovated front lobby.



Magnificent balcony, loge and chandelier in the main theatre.

the building's majesty.

To the owner's surprise, a portion of long-covered original marble flooring was uncovered as the lobby floor was removed. Portions of this were salvaged and installed in the northwest corner of the main floor. All other areas were carefully restored or rehabilitated, including the stage, loges, grand chandelier, and period light fixtures. The complex officially opened on December 17, 2012 to much fanfare.

Mitchell Copp Building, 315 Portage Ave. – The redevelopment of this site also continued in 2012, with the HBC working with the developer to secure a reliable bracing strategy for the front façade after the remainder of the building behind was demolished. The shell of the Mitchell Copp building, which had suffered numerous fires, came down painstakingly in the early summer months, leaving only the well-braced façade standing. Construction is currently underway on the new complex, which will include commercial space, flagship restaurants, and a hotel. The historic façade will be integrated into this, serving as the main entrance.



Façade of the Mitchell Copp Building with its steel bracing.



Boarded up St. Boniface Normal School.

St. Boniface Normal School, 210 Rue Masson – This vacant structure, with important connections to Winnipeg’s francophone community, was purchased by the non-profit group, A Port in the Storm, in 2012. The Committee reviewed preliminary plans to convert the structure into a residential facility for rural families seeking medical treatment in Winnipeg. The project would see the historic portions of the building retained,

with a complete interior upgrade to make the building viable and accommodating. Discussions are ongoing.

Kemp Building, 111 Lombard – This large warehouse, known by many as the home of Ira’s Deli, recently underwent a change of ownership. The new owner sought (and received) municipal heritage designation, and is currently pursuing a complete rehabilitation of the building which will see it converted to office facilities. The multi-million dollar project will see a new entrance created, new windows and doors throughout, an addition along the lane side (east), complete services and accessibility upgrades, and the retention of the exposed masonry walls and post-and-beam structure on the interior.



Renovation work continues on the front (south) façade windows of the Kemp Building, November 2011.



Extensive interior and exterior work on the Canada Building, October 2012.

Canada Building, 352 Donald – The Committee reviewed redevelopment plans for this building, including façade repairs, removal of non-original tile and metal panelling from the façade, recreation of the original stone arch over the entrance, new windows, as well as a total interior renovation. Work is ongoing and is expected to be completed some time in 2013.

Kildonan Presbyterian Church, 201 John Black Avenue – Plans to stabilize this very significant church continued in 2012 by the Friends of Old Kildonan Church. Although no remedial work was able to be carried out, a Feasibility Study was commissioned via funding from the Winnipeg Foundation, and the site was visited by Lord Selkirk in September to launch the conservation efforts. The group continues to work towards attending to some immediate short comings of the church, as well as future plans for the building.

2012 HIGHLIGHTS

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings Committee was involved in a number of other initiatives in 2012.



East Exchange Heritage Interpretation Strategy- the Committee assisted in the creation of an interpretation strategy for the East Exchange, part of the Exchange District National Historic Site. The East Exchange has, over the past several years, seen heightened developmental pressures, increased dramatically since the opening of several large multi-

tenant condominiums along Waterfront Drive. In conjunction with CentreVenture, the City of Winnipeg's development organization, the Committee hired local landscape architectural firm Hilderman Thomas Frank Cram to produce a study on the history of the neighbourhood. This process included public and one-on-one meetings with various stakeholders, groups and organizations to better understand the use of the district. The Strategy also made recommendations on the future protection and interpretation of this area's colourful history.

The new Heritage Resources By-law continues to be an important and on-going issue; the Committee has sought the advice of many heritage groups and professionals as it moves closer to the final draft stage.

Historical Buildings Inventory review- The Inventory was created in the late 1970s as an attempt to identify heritage structures throughout the City. Over the last 30 years, the Inventory was shrunk for its initial 1,000 buildings to approximately 500. The Committee undertook a review of all the buildings on this list to ensure that they continued to be of historical importance.



Spire of the McDermot Avenue Baptist Church, one of the many fine buildings on the Historical Buildings Inventory.



Monarch Life Building (now Workers' Compensation Building), 222 Broadway, ca.1970. One of the City's finest Modernist buildings when completed in 1961, it brought international accolades to its designers, Smith Carter Searle Associates.

The Committee, through its Gail Parvin-Hammerquist Fund, financially assisted several heritage-based initiatives in 2012:

- Doors Open Winnipeg, 2012 – The 9th annual Heritage Winnipeg Doors Open Winnipeg, a free weekend event in May showcasing approximately 80 heritage buildings and sites;
- Exchange District Walking Tour Guide – this guide was first published in 2007 as a companion document to the guided tours operated by the Exchange BIZ. So popular is the pamphlet, a second printing was completed; and
- Winnipeg Architectural Foundation (WAF) Modernist Structures Inventory – this charitable organization was incorporated in 1996. The Committee has begun to look at important modern buildings in the city with the goal of designating and protecting the best examples. Funding was provided to WAF to complete an inventory of Modernist style structures as a starting point.

APPENDIX A

2012 PERMITS

The following permit review data is from the 1st of January 2012 through to the 31st of December 2012.

- **Building Permits:** The HBC reviewed 17 building permit applications in 2012 and approved 9.
- **Sign Permits:** In 2012, the HBC reviewed 3 and approved 2 sign permits.
- **Pre-Permit Review:** The HBC performed 6 pre-permit reviews during the 2012 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 4 site visits, 7 electronic discussions regarding proposals, and the administration conducted 16 site visits on behalf of the HBC. Action was approved in 2 cases, and 1 received an approval-in-principle.

Applications Reviewed From January 1, 2012 to December 31, 2012

Building Permit Review

Number	Building	Address	Type of Work	Outcome
2-2012	Mitchell Copp	315 Portage Ave.	Partial Demolition/ Façade Bracing	Approved
3-2012	Archives Building	380 William Ave.	Addition of loading bay	Pending
4-2012	St. Boniface Normal School	210 Rue Masson	Conversion/Addition	Pending
6-2012	Salvation Army Citadel	221 Rupert Ave.	Re-pointing	Pending
7-2012	Kemp Building	111 Lombard Ave.	Rehabilitation	Approved
8-2012	St. John's Library	500 Salter St.	Accessibility Upgrades	Pending
9-2012	Cornish Library	20 West Gate	Accessibility Upgrades	Pending
10-2012	Canada Building	352 Donald St.	Rehabilitation	Approved

12-2012	Kildonan Presbyterian Church	201 John Black Ave.	Stabilization	Pending
13-2012	Caron House	50 Cass St.	Window Replacements	Approved
14-2012	Bank of Montreal	335 Main St.	Banking Hall Renovations	Approved
15-2012	Bate Building	225 McDermot Ave.	Restaurant Conversion	Approved
16-2012	Ashdown Warehouse	167 Bannatyne Ave.	Rooftop patio	Approved
17-2012	St. Boniface Firehall	212 Rue Dumoulin	Conversion to Hostel	Pending
18-2012	Former CIBC	441 Main St.	Ventilation upgrades	Approved
19-2012	Travellers Building	283 Bannatyne Ave.	Security Bars	Approved

Sign Permit Review

Number	Building	Address	Type of Work	Outcome
1-2012	Ashdown Warehouse	167 Bannatyne Ave.	Canopies	Approved
5-2012	Fairchild Lofts	110 Princess St.	Entry signage	Pending
11-2012	Bank of Toronto	456 Main St.	Fox & Fiddle Signage	Approved

Building Permit Review (cont'd)

Number	Building	Address	Type of Work	Outcome
2-2012	Mitchell Copp	315 Portage Ave.	Partial Demolition/ Façade Bracing	Approved
3-2012	Archives Building	380 William Ave.	Addition of loading bay	Pending
4-2012	St. Boniface Normal School	210 Rue Masson	Conversion/Addition	Pending
7-2012	Kemp Building	111 Lombard Ave.	Rehabilitation	Approved
10-2012	Canada Building	352 Donald St.	Rehabilitation	Approved
17-2012	St. Boniface Firehall	212 Rue Dumoulin	Conversion to Hostel	Pending

Site Visits

Number	Building	Address	Purpose	Outcome
2-2012	Mitchell Copp	315 Portage Ave.	Partial Demolition/ Façade Bracing	Approved
3-2012	Archives Building	380 William Ave.	Addition of loading bay	Pending
7-2012	Kemp Building	111 Lombard Ave.	Rehabilitation	Approved
12-2012	Kildonan Presbyterian Church	201 John Black Ave	Stabilization	Pending

Applications Reviewed From January 1, 2012 to December 31, 2012 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 2012. Instead, most design review applications were issued a Certificate of Suitability upon approval.

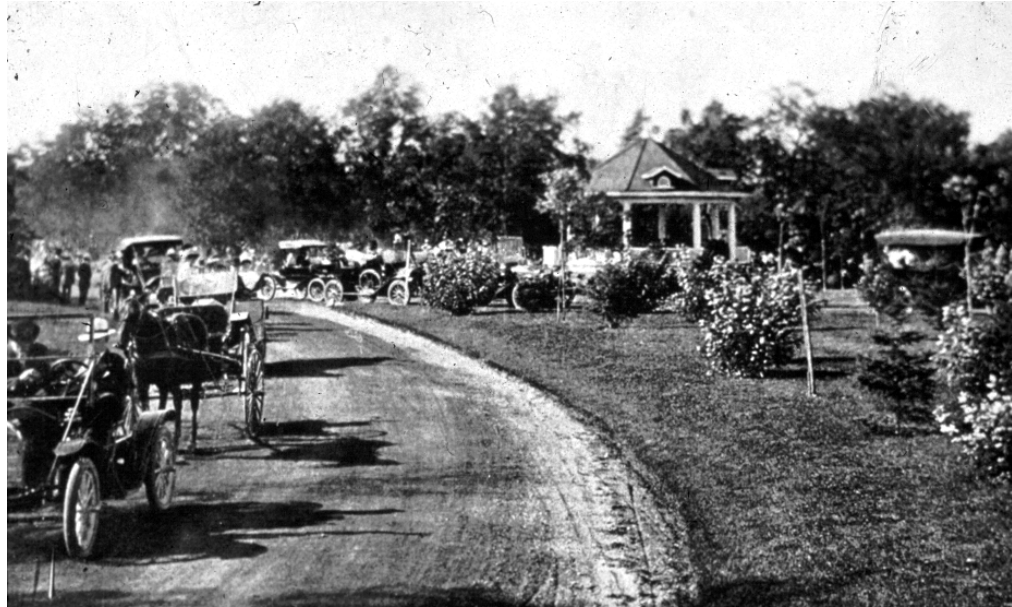
Maintenance Permits: The HBC reviewed 6 permit applications in 2012 and approved 6.

Certificates of Ordinary Maintenance

Number	Building	Address	Type of Work	Outcome
1-2012	Firehall No. 3	56 Maple St. North	New roofing, insulation upgrades	Approved
2-2012	Confederation Life Bldg	457 Main St.	New roofing	Approved
3-2012	Cornish Library	20 West Gate	Wireless internet installation	Approved
4-2012	St. John's Library	500 Salter St.	Wireless internet installation	Approved
5-2012	Archives Bldg	380 William Ave.	New roofing	Approved
6-2012	Transcona Museum	141 Regent Ave. West	Wireless internet installation	Approved

In 2012, 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 1912 photograph shows the bandstand at Assiniboine Park (originally known as City Park). Horse-drawn carriages and automobiles can be seen stopped at the side of the road. (Courtesy of the Western Canada Pictorial Index.)



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