



Annual Report of the City of Winnipeg  
Historical Buildings  
and Resources Committee

**The Year Past 2015**





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Front cover: Part of the ornamental tin wall and ceiling cladding, carefully restored by the building owner of the Lauzon Block, 339 William Avenue





## 2015 ANNUAL REPORT OF THE CITY OF WINNIPEG HISTORICAL BUILDINGS AND RESOURCES COMMITTEE

JANUARY 1, 2015 TO DECEMBER 31, 2015

The Year Past 2015 is the Annual Report of the City of Winnipeg Historical Buildings and Resources Committee (HBRC) for the period January 1 to December 31, 2015.

### VISION AND MISSION

The Committee's vision is to make the conservation of heritage resources – structures and sites, and districts – a vital part of daily city life and 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.



*Looking west along McDermot Avenue from the Canadian Wheat Board Building roof, 423 Main Street*

The Committee's mission is to:

- Maintain a commitment to excellence in research, evaluation and designation of heritage resources.
- 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

## THE HISTORICAL BUILDINGS AND RESOURCES COMMITTEE

The City of Winnipeg's commitment to protect heritage resources and promote their long-term conservation and adaptive reuse is set out in By-law No. 55/2014, "A By-law of the City of Winnipeg to protect and conserve buildings, land, elements of a building or land, or areas of special architectural or historic interest" commonly referred to as the Historical Resources By-law. The HBRC assists City Council with by-law implementation and its advisory and operational responsibilities include:

- Maintaining the List of Historical Buildings and Resources, the Nominated List and the Commemorative List.
- Researching, assessing and evaluating heritage structures and making recommendations about designation to City Council's Standing Policy Committee.
- Regulating and approving suitable alterations, repairs and additions to designated structures (design review).
- Administering heritage incentive programs.
- 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.



*HBRC members visiting 232 Main Street*

## THE COMMITTEE MEMBERS

The Historical Buildings and Resources Committee is composed of appointed City Councillors and volunteer members, appointed to 3-year terms, from the federal and provincial governments, Manitoba Association of Architects, Manitoba Association of Landscape Architects, Association of Professional Engineers and Geoscientists of the Province of Manitoba and interested/knowledgeable members of the public.

In 2015, the members of the Committee were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Devi Sharma
- Councillor Marty Morantz (until October)
- Councillor Jeff Browaty (appointed in November)
- Jim Wagner, Government of Canada, member
- Sandra Hollender, Government of Canada, member
- Neil Einarson, Province of Manitoba, member
- Jeff Gauley, Province of Manitoba, member
- David Kressock, MAA, member
- Glen Gross, MAA, member
- Shannon Baxter, Manitoba Association of Landscape Architects (until January)
- Andrea Kennedy (January-April)
- Christine Wilson-MacLeod, Manitoba Association of Landscape Architects (appointed in April)
- John Wells, Association of Professional Engineers and Geoscientists of the Province of Manitoba
- Tim Worth, member-at-large (until August)
- Ashleigh Drewett-Laird, member-at-large

**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 Devi Sharma** (Old Kildonan) was first elected in 2010 and has served on the HBRC since 2014. **Councillor Marty Morantz** (Charleswood-Tuxedo) was elected in 2014 and served on the Committee for one year. **Councillor Jeff Browaty** (North Kildonan) has represented his ward since 2006 and was appointed to the HBRC in November.

In the fall of 2015, Tim Worth retired from the Committee. Mr. Worth, as the representative of the Manitoba Association of Museums, had contact with the Committee in its second year of existence, 1978. He was appointed an alternate to the Committee in 1995 and served continuously for 20 years. Tim was admired for his commitment to heritage, his knowledge and his hard work on behalf of the citizens of Winnipeg.

Also in 2015, the Committee was saddened to learn of the passing of Phil Haese. Mr. Haesen had been the Manitoba Historical Society representative on the Committee from July 1989 to January 1998 and volunteered countless hours of his time to heritage issues in Winnipeg.



*Tim Worth (left), on one of the hundreds of site tours he participated in as a member of the Committee*

## **STAFF SUPPORT**

In 2015, the City staff members assisting the HBRC were Rina Ricci, Heritage Planner and Murray Peterson, Historical Buildings Officer.



## HERITAGE LISTS

The HBRC, under the Heritage Resources By-law, is responsible for three lists which, as of December 31, 2015, were as follows:

### 1. List of Historical Resources (253 resources)

- historical resources must be 40 years of age or older
- they are protected from demolition
- a caveat is registered on title alerting owners and potential buyers of heritage status
- they require a Heritage Permit for alterations
- they are eligible for financial assistance and heritage grants
- their designation includes an owner- approved list of Character-Defining Elements, key elements that must be protected
- list posted on City's website



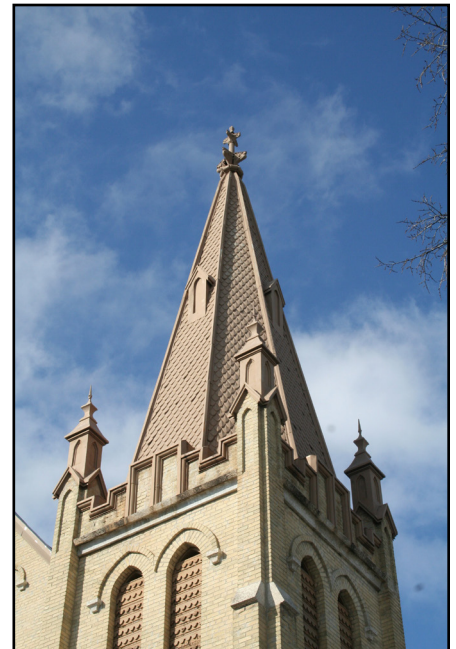
*Monarch Life Building (now Workers' Compensation Building), 333 Broadway, Nominated List*

### 2. Nominated List (118 resources)

- owners notified of nomination
- will be evaluated within 36 months; owner can request an expedited hearing for a fee
- demolition not permitted, alterations are allowed through a Heritage Permit
- not eligible for financial assistance
- list posted on City's website

### 3. Commemorative List (337 resources)

- must be a place or thing (not person or event)
- purely commemorative, no controls
- managed by Director of the Planning, Property and Development Department
- can remain on list if demolished
- not eligible for financial assistance
- list posted on City's website



*The main spire of the McDermot Avenue German Baptist Church, 821 McDermot Avenue, Commemorative List*

## BUILDINGS EVALUATED BY THE COMMITTEE IN 2015

The Committee's work included the evaluation of a number of structures. Out of fourteen structures evaluated for possible addition to the List of Historical Resources, nine were designated by City Council and five were recommended for designation and were pending a decision by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management (renamed Standing Policy Committee on Property and Development, Heritage and Downtown Development in November 2015). The de-listing of one building was rejected by the Committee and City Council. Three buildings evaluated in 2014 were designated in 2015. The Committee conducted site tours of 29 buildings in 2015 as part of the evaluation process and two special site visits on the request of building owners.

Nine evaluated buildings were designated by City Council.



*423 Main Street, Canadian Wheat Board Building*

### **Canadian Wheat Board Building**

423 Main Street

List of Historical Resources (May 25, 2015)

With the following heritage elements:

Exterior:

- eight-storey stone clad office building built in two phases connected by a dark vertical band of polished granite and its main façades facing west onto Main Street and south onto McDermot Avenue;
- north section with its symmetrical main (west) façade, two large, round arched windows in openings framing the multi-arched entrance with

ornate, vertical embellishments with floral motifs and carved coats of arms of Manitoba (south) and Saskatchewan (north), topped by two more carved stone shields – coat of arms of Alberta (north) and “CCWP” (south) – upper floors divided into seven bays by buttress-like pilasters with windows in square openings and the top storey with windows in arched openings and a stepped parapet;

- north section with its rear (east) brick façade with a door and windows in square-headed openings and lug sills and upper floors with windows in arched openings and lug sills;
- north section with its north brick façade;
- south section with main (west) façade with date stone in the southwest corner with “1963” and wheat sheaves engraved, ground floor openings divided into thin windows by vertical stone bands, upper floors divided by wide pilasters into five sections further divided into four window bays with wide stone panels at the top floor;
- south façade with thin windows in openings on the ground floor and banks of windows in square-headed openings on the upper floors; and
- rear (east) of the south section with its buttress-like pilasters and bays of windows in square-headed openings.



*423 Main Street, Canadian Wheat Board Building shortly after original construction in 1928*

#### Interior:

- High ceilings supported by faceted concrete column grid with flared capitals; and
- Masonry load-bearing demising wall.

This limestone-clad, eight-storey office tower was completed in two stages, the northern section in 1928 and the southern portion in 1963. The structure’s blend of classical and modern architecture and elements make it one of Main Street’s more unique structures.

The original portion was designed by the local firm Northwood and Chivers and features pointed arches, delicate buttress-like pilasters, wide stone spandrels, stone tracery, carved coats of arms and shields and vertical



*423 Main Street, Canadian Wheat Board Building, concrete columns on the seventh floor*

embellishments with floral motifs – all elements of the Modern Gothic or Late Gothic Revival Style – relatively rare in Winnipeg.

The large 1963 addition was designed by another local firm, Smith Carter Searle Associates, and sought to interpret this traditional style using modern materials and methods. The new section includes an indoor parking area on the ground floor.

The building was originally occupied as the regional headquarters of Western Canada's three wheat pools – Manitoba, Saskatchewan and Alberta. When the Canadian Wheat Pool was formed in 1935 by an act of Parliament, it took up space in the building as well – making this structure the centre of the Canadian wheat and barley marketing system. This was the building's function for many decades although other, non-agriculture related business tenants did lease space in the building. In 2012, the federal government discontinued the Board's marketing monopoly and it has downsized, reducing its occupation and use of the Main Street structure.

### **Bole Drug Company Warehouse**

70 Princess Street

List of Historical Resources (September 21, 2015)

With the following heritage elements:

Exterior:

- five-storey brick and stone building with a flat roof, with its main façade facing east onto Princess Street, side façades facing south (partially covered by its neighbour) and north, facing the south wall of the neighbouring building and the rear façade facing west onto a back lane;
- the front (east) façade with its main floor rusticated stone cladding and smooth-cut attached pillars with modest stone capitals, large display windows and entrance at north end, the wide smooth-cut stone band and modest cornice below the second storey windows, the second and third storeys divided into five bays, the two outer featuring windows in rectilinear openings with stone sills and wide stone heads and the middle bays with paired windows in rectilinear openings with stone sills and wide stone heads, the fourth floor with outer bays holding windows in rectilinear openings with stone sills, radiating brick heads and corbelled brick hoods, the inner bays with windows in arched openings with connected brick moulding, a band of brick corbelling leading to



*Bole Drug Company Warehouse, 70 Princess Street*

the fifth floor with outer bays featuring circular window openings and middle bays with paired windows in rectilinear openings with stone sills and brick accenting, a wide band of brick corbelling leading to the stepped brick and stone parapet with central signage panel;

- the uninterrupted brick south façade, partially hidden by the neighbouring two-storey building with painted signage; and
- the rear (west) façade with windows in rectilinear openings with radiating brick arches and stone lug sills and metal fire escape.

#### Interior:

- heavy timber mill structural system;
- basement safe with painted door;
- passenger elevator elements;
- original staircase elements;
- dumbwaiter with original machinery; and
- ornamental tin ceiling on second floor.

This large brick and stone warehouse has been an integral part of the Princess Street streetscape for over 100 years. Completed in 1903, it was designed by noted local architect John Hamilton Gordon Russell (1862-1946), who was responsible for dozens of warehouse, office building, public and government structures, apartment blocks and houses throughout the City from 1895 into the 1940s including Hammond Building, 63 Albert Street (1902), Augustine Presbyterian (United), 444 River Avenue (1903-1904), Silvester-Willson Building, 222 McDermot Avenue (1904), Casa Loma Block, 644 Portage Avenue (1909), YMCA, 301 Vaughan Street (1911-1913), with Jackson and Rosencrans of New York, J.H. Ashdown, 529 Wellington Crescent (1913) and Knox Presbyterian (United), 400 Edmonton Street (1914-1917).

The warehouse was the headquarters of the Bole Drug Company, founded in the late 1890s by David W. Bole. First working as a pharmacist in Regina, Bole relocated to Winnipeg in 1889 and formed his first wholesale drug company, Martin, Bole and Wynne. Bole Drug Company occupied this building into the 1940s when it was sold and taken over by Canadian Goodwill Industries, a national charitable organization founded in Winnipeg in 1931 by the Grace Methodist Church congregation to alleviate unemployment and reuse unwanted goods during the Great Depression. The institution continues to use the building as its headquarters.



*Bole Drug Company Warehouse, ca.1907  
(Archives of Manitoba)*



*David W. Bole, founder of Bole Drug Company, 1902 (Archives of Manitoba)*



*54 & 62 Princess Street, Del Block and Annex*

### **Del Block and Del Block Annex**

54 and 62 Princess Street

List of Historical Resources (September 21, 2015)

With the following heritage elements:

54 Princess Street, Del Block Annex

Exterior

- two-storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and
- front (east) façade divided into five bays by pilasters, all but one on the ground floor holding a door and large window in arched openings and all holding two windows in arched opening on the second floor.

Interior:

- None

62 Princess Street, Del Block

Exterior

- two-storey building with flat roof occupying its mid-block location, its main façade facing east onto Princess Street, its north and south walls facing neighbouring buildings and the rear façade facing west onto the back lane; and



*Del's Electric signage*

- front (east) façade divided into four bays by pilasters, all holding a door and large window in arched openings on the ground floor and two windows in square headed opening on the second floor and finished with a band of corbelled brick.

Interior:

- None

The original Del Block was constructed in 1904, the southern addition, the Annex, was added the next year. The block's modest design and limited ornamentation are an expression of its use as a warehouse and workshop.

Designed and built by local contractors the Davidson Brothers, the block was constructed as a rental property for retail boot and shoe merchant George Ryan (1859-1948). In 1950, brothers and electricians Harry (1902-1974) and Philip Del Bigio (1908-1999) purchased the building and have operated Del's Electric Motor Service Limited (founded in 1927) out of the building to the present day.

### **Carnefac Block**

188 Princess Street

List of Historical Resources (September 21, 2015)

With the following heritage elements:

Exterior:

- two-storey brick and stone building with a flat roof located mid-block on the west side of Princess Street, its main façade facing east onto Princess Street, its north façade partially hidden by the neighbouring building, its south façade facing a back lane and its rear façade facing west and partially hidden by the neighbouring building;
- front (east) façade with its windows in arched openings with stone lug sills and radiating brick heads on the second floor and a band of ornamental brickwork leading to the plain brick parapet; and
- the south façade with its windows in arched openings with stone lug sills and radiating brick heads on both floors and the continuation of the roofline ornamentation at its east end.



*Bole Drug Company Warehouse, ca.1907 (Archives of Manitoba)*

Interior:

- original elevator; and
- heavy timber mill structural system.

The modest Carnefac Block was built in 1901 and features a rusticated stone base and upper storey brick walls with minimal ornamentation. It was designed and built solidly for Ontario-born William Griggs Douglas (1863-1936) to house his animal feed business, the Carnefac Stock Food Company – an important service in the early 20th century. The original building included warehouse space, a showroom and a retail store and was occupied by the business until the 1920s.



*A Carnefac Stock Food Company stencil on a second floor brick wall*

Both the interior and the exterior have seen significant renovations over the years.

### **Maw Block**

280 William Avenue

List of Historical Resources (September 21, 2015)

With the following heritage elements:

Exterior:

- two-storey brick and stone building with a flat roof located at the southwest corner of William Avenue and King Street, its main facades facing north onto William Avenue and east onto King Street, the west façade hidden by the neighbouring building and the rear façade facing south onto the back lane;
- front (north) façade with its windows and doors in rectilinear openings, the central entrance in stone frame with attached columns with stone bases and capitals, brick accenting at the corners, metal cornice below the inset and paired windows in rectilinear openings on the second floor with wide stone sills and metal cornice and stepped brick parapet;
- the east façade which continues the design of the front façade and includes a door at the south end; and
- the rear (south) façade with its centrally located door and windows in arched openings with stone lug sills on both floors.



*280 William Avenue, Maw Block*



Interior:

- none

This building is located at the southwest corner of William Avenue and King Street and was built in 1924 by the Maw family to replace an 1898 structure destroyed by fire earlier in the year.



*Looking east along William Avenue*

Designed by noted local architect J.H.G.

Russell (1862-1946), the building is two storeys tall, built of solid brick on a rubblestone foundation with wood beam and post structural system. It cost \$15,000 to complete and features stone accenting around windows and doors.

The block was originally owned by the estate of Joseph Maw (1854-1916), early Winnipeg carriage retailer and pioneer Western Canadian automobile and the first tenant was the Labour Employment Services of Canada. Since the late 1960s, it has been owned and occupied by the City of Winnipeg.

### **Winnipeg Saddlery Building**

284 William Avenue

List of Historical Resources (September 21, 2015)

With the following heritage elements:

Exterior:

- two - storey brick and stone building with flat roof located mid-block on the south side of William Avenue between Princess and King streets, its main facades facing north onto William Avenue, its east façade hidden by the neighbouring building, its west façade partially hidden by the neighbouring building and its south façade facing a back lane;
- the front (north) façade with its recessed, centrally located entrance and large plate glass display windows, modest metal cornice above and large rectilinear window openings with continuous stone sill and stone heads and unembellished roofline;
- the uninterrupted brick wall that is the visible upper portion of the west façade; and
- the rear (south) façade with windows and doors in arched openings on both floors.



*284 William Avenue, Winnipeg Saddlery Building*

Interior:

- none

In 1903, Archibald “Archie” Wright (1842-1912), a pioneer saddler, school trustee and City alderman, built a five storey mixed use block, to use as a revenue property and as the retail headquarters of his successful business, Winnipeg Saddlery. For the designer, Wright chose James H. Cadham (1850-1907), one of the City’s busiest architects who designed many of the warehouses that still stand in the warehouse district.

Wright had come west in 1869, operating Winnipeg’s first harness/saddle shop before his arrest by Louis Riel in December. Beginning in 1885, Wright occupied space in Market Square. He is also known for being the first owner of the Leland Hotel on William Avenue (1883-1884) and is credited with introducing many new crops and the Holstein breed of cattle to the prairies. He died in 1912 and his wife, Mary (nee. Ramsey), operated the business until her own death in 1939.

The block suffered a major fire that gutted the upper floors in 1906. In 1962, after decades of structural issues, the top three floors were removed. The most unique original feature, the recessed entrance with large display windows, was saved. The building now stands vacant.



*Ground floor with its ornamental tin ceiling*



*Market Square, 1915 with the five-storey Winnipeg Saddlery Building in the background (M. Peterson Collection)*

### **Tees and Persse Building**

315 William Avenue

List of Historical Resources (September 21, 2015)

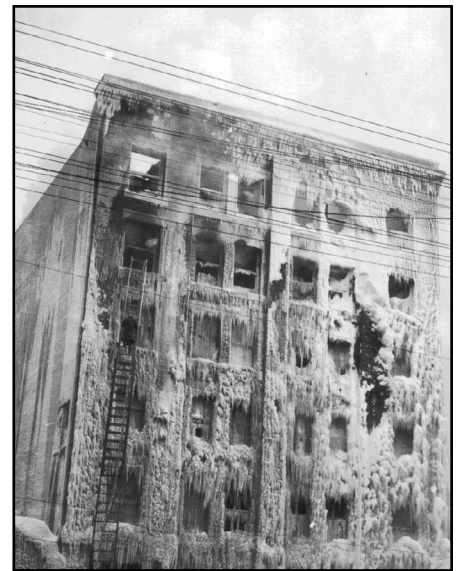
With the following heritage elements:

Exterior:

- six-storey brick and stone building with flat roof located mid-block on the north side of William Avenue west of Princess Street, its main facades facing south onto William Avenue, its east façade facing into an atrium, its west and north facades partially hidden by neighbouring buildings;
- the front (south) façade with its rusticated stone base and red Menominee brick superstructure, windows in rectilinear openings on all floors with smooth stone heads and continuous stone sills (second floor) and stone lug sills (all other floors), corbelled brick and stone-capped parapet;
- the uninterrupted common clay brick wall with painted signage on west façade;
- the common clay brick wall with windows in arched openings with stone lug sills and painted signage on the visible portion of the north wall; and
- the east façade, now an interior element of the new education complex, with its windows and doors in arched openings on all floors and painted signage.



*315 William Avenue, Tees and Persse Building*



*The aftermath of the 1924 fire at the Tees and Persse Building (Archives of Manitoba)*

Interior:

- heavy timber mill structural system; and
- wood rails on all floors and machinery on top floor of the original elevator in middle of east elevation.

Built in 1905, the Tees and Persse Building on William Avenue is a large, stone and brick warehouse with an internal structural system of heavy square timber beams and posts and wood plank subflooring. This system is known as mill construction and was used extensively throughout the warehouse district because of its sturdiness and its ability to survive fire.

When it was completed, it was the headquarters for Tees and Persse, a successful wholesale brokerage house formed in 1884 by James Tees (1854-1906) and John B. Persse (1861-1927). The company's success in the early 1900s translated into the construction of several track warehouses and this structure on William Avenue. They also expanded regionally, building and operating warehouse in many major Western Canadian centres and at Fort William (now Thunder Bay), Ontario. They were credited with introducing the well-known Heinz products to Canada.

The building was designed by James H. Cadham, well-known local architect, and rises six storeys on a rubblestone foundation. Costing \$65,000 to complete, almost the entire building was used for storage. Normally warehouses included showroom and office space on the first two levels, but Tees and Persse relied almost exclusively on its large number of travelling salesmen/representatives and therefore did not require this public space in the William Avenue facility.

In 1974, the company moved from its William Avenue headquarters to a new building in the Inkster Industrial Park. The William Avenue building subsequently was acquired by a Variety Supply and Bag Company and occupied by several small firms. In the early 2000s, the warehouse's interior was completely renovated into modern educational space as part of the development of the Princess Street Campus of the Red River College.

### **Lauzon Block**

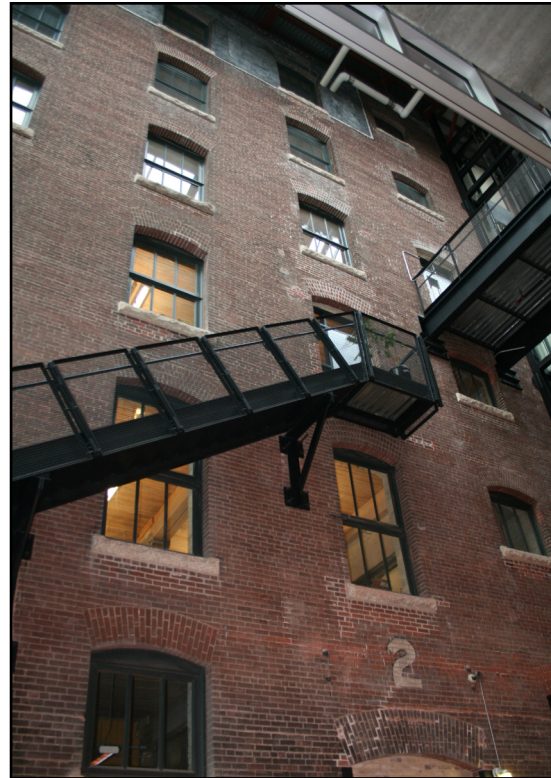
339 William Avenue

List of Historical Resources (September 21, 2015)

With the following heritage elements:

Exterior:

- three-storey stone clad building with flat roof located mid-block on the north side of William Avenue west of Adelaide Street, its main façade facing south onto William Avenue, its east and west facades partially hidden by neighbouring buildings and its south façade facing a back lane;



*Original east side exterior wall of the Tees and Persse Building, now an interior wall in the atrium of Red River College, Princess Street Campus*

- its main (south) façade with its modest stone belt course above the ground floor, its large windows in rectilinear openings on the second and third floors and the flat roof embellished with a raised central section with swan's neck pediment above a carved panel with the words "LAUZONS" and "A.D. 1905";
- its east and west facades with ground floors covered by neighbouring buildings, with windows in rectilinear openings on the upper two floors; and
- its rear (north) façade with ground floor and second storey entrances, a fire escape of both wood and metal and numerous windows in rectilinear openings.



339 William Avenue, Lauzon Block

#### Interior:

- main floor space with ornamental tin ceiling and wall coverings and high ceilings;
- east side staircase with ornamental tin and wood detailing; and
- high ceilings, doors and transoms of the second floor space.



This undated business card for J.B. Lauzon includes a rendering of this retail shop at 339 William Avenue

One of downtown Winnipeg's unique structures is the stone clad Lauzon Block, built in 1905 on the north side of William Avenue west of Adelaide Street. It was designed by Austrian-born architect Johann (John) Schwab (1864-?), who arrived in the city in the early 1900s and designed many homes in the North End.

The building was originally owned and named for Jean (James) Baptiste Lauzon (1858-1944). Lauzon was born in Quebec and trained as a butcher, opening his first shop in the West, in St. Boniface, in 1878. By the late 1880s he was operating out of a stall in the Public Market Building behind City Hall. Business continued to expand and he used some of the profits of his business to construct this building, which held his butcher shop until his death in 1944. The upper floor suites, which were used as the Knights of Pythias Hall in 1910, were converted to residential space and occupied by a number of short-term tenants over the years.



*Ornamental tin accented staircase to the upper floors*

The interior of the building features a wealth of ornamental tin covering both ceilings and walls, much of it carefully restored. Access to the upper floors is gained by a set of stairs running up the east side of the building.

Five buildings recommended for designation were pending a decision by the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

### **Winnipeg Hotel**

214 Main Street

Recommendation to be put on the List of Historical Resources (City Council decision pending)

The original Winnipeg Hotel, known as the Garry Saloon, was constructed in 1873. Renamed Garry House (or Hotel), it was



*214 Main Street, Winnipeg Hotel*

purchased and enlarged and renamed the Winnipeg Hotel in 1881. In 1895, the new owners chose to remodel the front façade and brick veneer the entire structure. They chose British-trained local architect Walter Chesterton for the remodelling and he designed a Classical Revival front elevation with Twin Cities red brick and Battle River sandstone, wrought iron balcony, windows in arched and squared openings and pilaster leading to a pedimented, galvanized iron cornice. Although the ground floor of the 1893 façade has been renovated, the upper floors have remained virtually unchanged.

The final major alteration to the building occurred in 1901 when \$14,000 was spent adding a three-storey addition to the rear of the building, bringing the capacity to 80 rooms. With part of the original 1873 building still intact, the Winnipeg Hotel is one of the oldest continually operating hotels in Winnipeg.

It is also part of a rare, pre-1890 streetscape that includes two other large brick buildings to the north.

### **Macdonald Block (Commercial Hotel)**

226 Main Street

Recommendation to be put on the List of Historical Resources (City Council decision pending)

Wholesale grocer Alexander Macdonald came to Winnipeg in 1871, working as a clerk in a general store. Success in real estate investments led to the establishment of his own grocery company in 1876 and in 1882, he purchased the Fortune Block, 232 Main Street, a large, three-storey retail/office building at the southwest corner of Main Street and St. Mary Avenue. The following year he built a nearly identical structure on the south end of this building at a cost of \$16,000.



*Third floor stained glass*



*226 Main Street, Macdonald Block (Commercial Hotel)*

The Macdonald Block/Fortune Block complex is a highly visible and recognizable part of the south Main streetscape. It is designed in the ornamental High Victorian Italianate Style that stressed decorative finishes and designs. While the ground floor of the front (east) façade of the Macdonald Block has seen complete alteration, the upper two floors remain intact: round-headed window openings, some paired within larger segmental brick arches on the second floor and third-floor openings set in layered arches with pointed heads. Above the third floor openings is section of corbelled brick leading to the metal cornice. The use of coloured brick on the upper floors heightens the visual impact of the building.



*One of the two staircases in the Macdonald Block (Commercial Hotel)*

Macdonald's grocery business occupied the ground floor after construction but soon occupied upper floor space as well. His company incorporated in 1890 and had 10 outlets across Western Canada within two decades, although the company had moved into modern facilities on Market Avenue in 1901.

In 1902, the block was sold and converted into the Commercial Hotel; the interior was converted into living space, rooms located on both sides of the O-shaped hallways with staircases at both the east and west ends and common washroom and bathing facilities on both upper floors. The Hotel continued operation until the mid-1980s and today the upper floors continue to function as residential suites.

### **Merchants Hotel (Steiman Block)**

541 Selkirk Avenue

Recommendation to be put on the List of Historical Resources (City Council decision pending)



*541 Selkirk Avenue, Merchants Hotel (Steiman Block)*



This structure was completed in 1913 as a mixed use retail and office building with a public hall on the top floor. Its main façades face south onto Selkirk Avenue and east onto Andrews Street and are similarly designed with Menominee face brick cladding. While the ground floor has seen extensive renovation, the upper storeys remain virtually unchanged, with windows in rectilinear openings (most grouped in threes), attached square columns with ornate stone bases and capitals and a metal-clad cornice with stone capped stepped brick parapet.



*The Merchants Hotel, shortly after opening, 1934*

The original interior held two large retail shops, 12 offices on the second floor and a large meeting space, known as Steiman's Hall, on the third floor. In 1933, the building was converted into the Merchants Hotel and the interior was completely renovated for that purpose. A small, one-storey addition was built on the west side of the building in 1958.

Russian-born Max Z. Blankstein (1877-1931), one of Canada's early Jewish architects, was the designer of the block. Blankstein was responsible for the design of many fine buildings, the majority in the North End. The 1933 conversion to a hotel was handled by his son, Cecil, who was a founding member of Green and Blankstein, an influential local firm.

The original owner was Robert Steiman (1875-1953). Born in Lithuania, Steiman moved to Winnipeg in 1901 and founded a hardware/furniture business, which he operated out of this building until he converted it into a hotel, which he ran until retiring to Los Angeles in 1947.

The block has been home to a variety of retail and residential tenants, Steiman Hall was used by a number of groups for public meetings, including groups during the 1919 Winnipeg General Strike.

### **Canadian Fairbanks-Morse Company Warehouse**

300 Princess Street

Recommendation to be put on the List of Historical Resources (City Council decision pending)

Now utilized by a large social services agency, the four-storey reinforced concrete, brick and stone warehouse was originally home to Canadian Fairbanks-Morse Company, a U.S.-based manufacturing giant that chose Winnipeg as its Western Canadian headquarters.

The structure was built in 1913 and was designed by noted Montreal architectural firm Brown and Vallance. The structure measures approximately 35.8 x 29.6 x 17.4 metres and cost \$100,000 to complete. Design highlights include the intricately designed terra cotta main entrance on Princess Street and terra cotta accenting throughout the rest of the building.

Canadian Fairbanks-Morse Company continued to use the building until the 1940s. The warehouse was bought and occupied by farm implement manufacturer Massey-Harris Company in the 1950s and since 2005 has been the headquarters for the local Christian humanitarian agency, Siloam Mission.

### **Fortune Block**

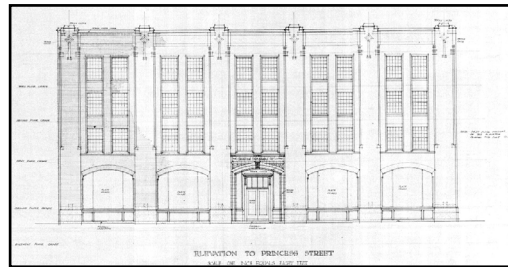
232 Main Street

Recommendation to be put on the List of Historical Resources (City Council decision pending)

The Fortune Block, located on the southwest corner of Main Street and St. Mary Avenue, is one of Winnipeg's earliest remaining commercial blocks, constructed in 1882 for Mark Fortune, one of the City's leading businessmen who lost his life in the Titanic sinking in 1912.



*300 Princess Street, Canadian Fairbanks-Morse Company Warehouse*



*1913 architect's drawing of the Princess Street elevation of the Canadian Fairbanks-Morse Company Warehouse (Commercial Hotel)*



*232 Main Street, Fortune Block*

This block and the neighbouring Macdonald Block, 226 Main Street, built in 1883, are excellent and rare examples of the High Victorian Italianate Style, popular in the later stages of the 19th century and identifiable by the complex and varied ornamentation. Elements of the style on this block (on both the east and north façades) include the use of multi-coloured or polychromatic brick, brick pilasters, round-headed windows with some paired openings under larger segmental brick arches on the second floor and single and triple pointed headed windows with layered brick arches on the top floor. A metal cornice, similar to the one still attached to the Macdonald Block, has been removed.



*Second store landing and bannister of the main staircase, Fortune Block*

On the interior, original woodwork around windows and doors, original door hardware and the wide, ornamental main staircase are all still intact, although much of the original finishing material suffers from neglect.

Architects responsible for the design were C.M. Willmot and G.W. Stewart, both Ontarians who designed several local structures during their brief partnership in the early 1880s.

The upper storeys of the building has been vacant since the late 1970s.

A request to de-list one building was rejected by the HBRC and City Council.

### **St. Giles Presbyterian (United) Church**

294 Burrows Avenue

Grade III (February 29, 2000)

With the following heritage elements:

Interior:

- whole auditorium including organ

For history, see *The Year Past*, 1997-2000



*294 Burrows Avenue, St. Giles Presbyterian (United) Church*

Three buildings evaluated in 2014 were designated in 2015.

### **Winnipeg City Hall**

510 Main Street

List of Historical Resources (January 5, 2015)

For history, see *The Year Past*, 2014

### **DeLaval Company Warehouse**

128 James Avenue

List of Historical Resources (January 26, 2015)

For history, see *The Year Past*, 2014

### **Anne (Blue Ribbon) Building**

88 Arthur Street

List of Historical Resources (March 2, 2015)

With the following heritage elements:

Exterior

- four-storey brick and stone warehouse with raised rusticated stone basement with its primary façade facing east onto Arthur street;
- symmetrical main (east) façade with square headed basement and arched ground floor windows in opening and central opening (original entrance), recessed and arched upper floor windows in openings with stone lug sills topped by brick drip moulding and brick corbelling at the flat roofline;
- unadorned south façade with arched door and windows in openings; and
- original windows.



*88 Arthur Street, Anne (Blue Ribbon) Building*

Interior

- heavy timber mill structural system;
- original elevator grate; and
- cast iron posts on the fourth floor.

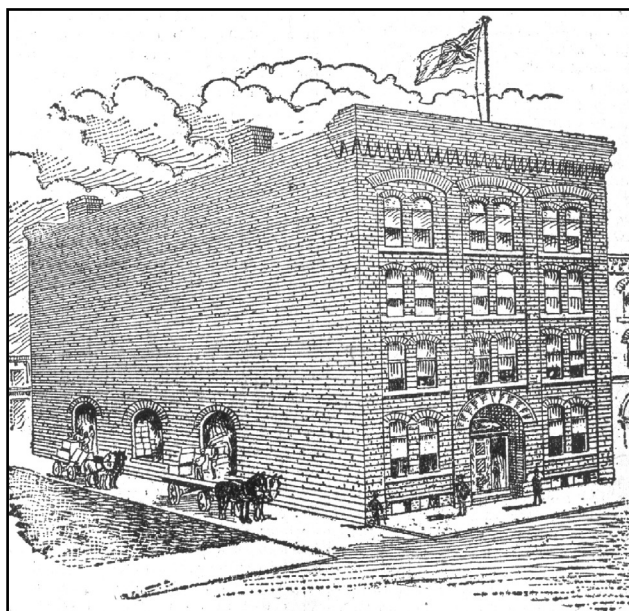
This large, four-storey brick and stone warehouse was built to meet the expanding needs of one of many rapidly growing wholesale companies in Winnipeg in the early 20th century – G.F. and J. Galt, grocers.

It is unusual in that it stretches across an entire block in the warehouse district, with matching main façades facing east onto Arthur Street and west onto King Street. These façades were designed symmetrically, with raised, rusticated stone bases, a large, arched centrally-located entrances in arched openings and three bays of recessed, paired and arched window openings with radiating brick heads and heavy stone lug sills. The top floors featured more wide arches topped by brick drip moulding and overhanging cornices. Alterations to the east façade have included the partial filling of the original entrance (1946) and a window opening being converted into the door at the south end of the façade (1948). A metal fire escape is now located on the upper floors of the middle bay. Interestingly, similar alterations have occurred to the building's west façade. The south wall of this warehouse faces a back lane and includes large loading doors.

The interior original held public space (offices and showrooms) on the main floor with open warehouse space on the floors above. Today, the building is used as a hostel-like residential/training complex for at-risk men.

The building originally housed a division of the G.F. and J. Galt Company, Blue Ribbon Manufacturing, which packaged and distributed both loose and bagged teas, coffees, spices and other baking supplies.

It was designed by Ontario-born James H. Cadham (1850-1907), one of the City's most prolific architects of this period, responsible for dozens of warehouses in the downtown. He continued working up until a few weeks before his death from pneumonia in 1907.



*Rendering of the new Blue Ribbon Building (Manitoba Free Press, November 28, 1901)*



*Part of the front façade of the Maycock Block, 586 Main Street*

The Committee conducted site tours of 29 buildings in 2015

- 54 Princess Street – Del Block Annex
- 62 Princess Street – Del Block
- 70 Princess Street – Bole Drug Company Warehouse
- 85 Princess Street – Hallmark Restaurant
- 87 Princess Street – Dominion Electric (Hemisphere) Building
- 103 Princess Street – G.F. & J. Galt Block
- 245 Notre Dame Avenue – Christie Block
- 280 William Avenue – Joseph Maw Block
- 284 William Avenue – Winnipeg Saddlery Building
- 288 William Avenue – Soudack Building
- 188 Princess Street – Carnefac Block
- 315 William Avenue – Tees & Persse Building
- 339 William Avenue – Lauzon Block
- 480 Main Street – Ashdown Building Annex
- 214 Main Street – Winnipeg Hotel
- 226 Main Street – Macdonald Block (Commercial Hotel)
- 300 Princess Street – Canadian Fairbanks-Morse Company Warehouse



*216 Princess Street, Thomas Scott Memorial Orange Hall*



*85 Princess Street, Hallmark Restaurant*

- 208 Princess Street – McLaughlin Carriage Company Building
- 216 Princess Street – Thomas Scott Memorial Orange Hall
- 232 Main Street – Fortune Block
- 586 Main Street – Maycock Block
- 598 Main Street – Guest Block
- 600 Main Street – McKerchar Block
- 611 Main Street – Corbett Block
- 662 Main Street – Bell Hotel
- 388 Donald Street – Phoenix Block
- 380 Donald Street – Bell Block
- 376 Donald Street – Aldous Building
- 374 Donald Street – Aldous Building Annex

Two special site visits on the request of building owners.

- 436 Main Street – Bank of BNA (Newmac) Building – special tour
- 294 Burrows Avenue – St. Giles United Church – special tour



*Opulent main entrance foyer of the Bank of BNA (Newmac) Building, 436 Main Street*

## SUMMARY OF 2015 EVALUATIONS, RECOMMENDATIONS & DESIGNATIONS

ADDRESS	NAME	RECOMMENDATION	STATUS	DATE LISTED
510 Main Street	Winnipeg City Hall	To add to the List of Historical Resources	Designated	Jan. 5, 2015
128 James Avenue	DeLaval Company Warehouse	To add to the List of Historical Resources	Designated	Jan. 26, 2015
88 Arthur Street	Anne (Blue Ribbon) Building	To add to the List of Historical Resources	Designated	March 2, 2015
423 Main Street	Canadian Wheat Broad Building	To add to the List of Historical Resources	Designated	May 25, 2015
54 Princess Street	Del Block Annex	To add to the List of Historical Resources	Designated	Sept. 21, 2015
62 Princess Street	Del Block	To add to the List of Historical Resources	Designated	Sept. 21, 2015
70 Princess Street	Bole Drug Company Warehouse	To add to the List of Historical Resources	Designated	Sept. 21, 2015
188 Princess Street	Carnefac Block	To add to the List of Historical Resources	Designated	Sept. 21, 2015
280 William Avenue	Maw Block	To add to the List of Historical Resources	Designated	Sept. 21, 2015
284 William Avenue	Winnipeg Saddlery Building	To add to the List of Historical Resources	Designated	Sept. 21, 2015
315 William Avenue	Tees and Persse Building	To add to the List of Historical Resources	Designated	Sept. 21, 2015
339 William Avenue	Lauzon Block	To add to the List of Historical Resources	Designated	Sept. 21, 2015
214 Main Street	Winnipeg Hotel	To add to the List of Historical Resources	Pending	
226 Main Street	Macdonald Block (Commercial Hotel)	To add to the List of Historical Resources	Pending	
541 Selkirk Avenue	Merchants Hotel (Steiman Block)	To add to the List of Historical Resources	Pending	
300 Princess Street	Canadian Fairbanks-Morse Company Warehouse	To add to the List of Historical Resources	Pending	
232 Main Street	Fortune Block	To add to the List of Historical Resources	Pending	

## SUMMARY OF 2015 REQUESTS TO DE-LIST AND DEMOLISH

ADDRESS	NAME	RECOMMENDATION	STATUS
294 Burrows Avenue	St. Giles Presbyterian (United) Church	Not to remove from the List of Historical Resources	Unchanged



## DESIGN REVIEW PROJECTS

In 2015, the Committee was involved in the review and support of a number of projects involving heritage resources throughout the City (see Appendix A for a complete list of projects).

Highlights for this year include:

Roslyn Court Apartments, 40 Osborne Street – A restoration project aimed at extending the lifespan this iconic Osborne Village heritage building. Work included repairs to roofing substrate, new clay roof tile shingles, re-pointing mortar throughout, re-painting existing painted masonry and revealing copper cladding finish on bay windows in the interior courtyard.



*Scaffolding on the Roslyn Court Apartments, 40 Osborne Street, September 2015*



*Workers on Roslyn Court Apartments, 40 Osborne Street, September 2015*

Dawson Richardson Building, 171 McDermot Ave – This rehabilitation project aimed at repurposing for commercial use a vacant heritage building within the Exchange District National Historic Site. Work included interior fit-up, new roof-top patio and new windows.



*New roof-top patio at the Dawson Richardson Building, 171 McDermot Avenue*

Winnipeg City Hall, 510 Main Street – To protect this valuable heritage resource, the City of Winnipeg has embarked on a major restoration plan designed to maintain the building envelope. Work, which to date has focused on the Council Building, has included repointing the Tyndall stone masonry and re-roofing using the original bronze cap flashing.



*Committee members reviewing repointing work at Winnipeg City Hall, 510 Main Street*

Porter Building, 165 McDermot Ave – This vacant heritage resource is being re-purposed for residential use and will become an important asset in the Exchange District National Historic Site. Work, which will not be completed until 2016, includes the replacement of all window units, creating new window openings on the Rorie Street façade and a complete interior renovation.



*Major renovation work continues at the Porter Building, 165 McDermot Avenue*

## 2015 HIGHLIGHTS

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings and Resources Committee was involved in a number of other initiatives in 2015.

The Committee, along with personnel from a number of City departments, has been working to create a system prevent “Demolition by Neglect.” This will entail by-law amendments, inspection scheduling and training and will heighten the protection of the City’s valuable heritage resources, even those underutilized or vacant.

The Committee has been working with the Province of Manitoba’s Historic Resources Branch to develop and share information regarding archaeological sites within the City of Winnipeg. This will assist in future development and the protection of the City’s historical artefacts.



In 2015, the Committee improved the administration and delivery of its main heritage funding program, the Gail Parvin-Hammerquist Fund. This year, the Fund was able to financially assist several important heritage initiatives:

- McBeth House Upgrade (31 McBeth Street) – funds were approved for the replacement of entrance doors;
- Doors Open Winnipeg, 2015 –Heritage Winnipeg’s “Doors Open Winnipeg”, a free weekend event in May showcasing approximately 80 heritage buildings and sites;
- Winnipeg Architecture Foundation – WAF will use the grant money to complete studies on Winnipeg’s architectural history and programming throughout the city; and
- Kildonan Presbyterian Church Restoration (201 John Black Avenue) – One of the City’s oldest standing structures, the funds were used to restore exterior cladding and repair exterior elements.



*Workers removing rotting stucco and wood elements in preparation for new cladding*

The Committee has, since the 1980s, taken responsibility for architectural fragments from some of the City's demolished buildings. Storing these large and small pieces and supporting their reuse has been an ongoing role. In 1974, the Alloway and Champion Block, a local private bank building at 362 Main Street was demolished. The ornate front façade, featuring over 100 pieces of marble, was carefully disassembled by the Manitoba Historical Society and became part of the City's fragment collection. In 1998, the Winnipeg Foundation, whose original benefactor was banker William Forbes Alloway, took ownership of the façade. With the expertise and financial support of the Committee, the Foundation was able to reuse the fragments and unveiled the Alloway Arch at The Forks in September.



*This 1970s photograph shows the Alloway and Champion Block at 362 Main Street*



*The rebuilt Alloway Arch at The Forks, September 2015*

## APPENDIX A

### 2015 PERMITS REVIEWS

The Historical Buildings and Resources Committee issued 37 Heritage Permits in 2015.

HP No.	Building Name	Address	Work	Date Issued
1-2015	Imperial Bank of Canada	441 Main St.	Interior Alterations, New entrance door	Mar. 17, 2015
2-2015	Gault Building	100 Arthur St.	Door Operators/Elevator & Stair	Feb. 13, 2015
3-2015	St. Boniface City Hall	219 Provencher Blvd.	Security Camera/Intercom Installation	Mar. 23, 2015
4-2015	Trend Interiors	91 Albert St.	Signage	Apr. 29, 2015
5-2015	Dawson Richardson Building	171 McDermot Ave.	Façade improvements, penthouse	Apr. 14, 2015
6-2015	Kildonan Presbyterian Church	201 John Black Ave.	North gable wall repairs	Apr. 29, 2015
7-2015	Roslyn Court Apartments	40 Osborne St.	New Clay tile roof	May 1, 2015
8-2015	Ryan Block	100 King St.	Signage	May 11, 2015
9-2015	Robinson, Little & Co. Building	54 Arthur St.	Alterations to fire escape	May 11, 2015
10-2015	No. 5 Firehall	845 Sargent Ave.	Roof Repairs, Venting	May 11, 2015
11-2015	Roslyn Court Apartments	40 Osborne St.	Exterior cleaning, paint, repointing	May 22, 2015
12-2015	Porter Building	165 McDermot Ave.	Window infill, new openings Rorie	May 27, 2015
13-2015	St. John's Library	500 Salter St.	Signage	June 17, 2015
14-2015	Cornish Library	20 West Gate	Signage	June 17, 2015
15-2015	Milner Residence	51 Balmoral Ave.	Exterior painting, repointing, roofing	June 17, 2015
16-2015	R.J. Whitla and Co. Building	70 Arthur St.	Signage	Withdrawn
17-2015	Smart Bag Company Building	145 Pacific Ave.	New building addition/ Canopy	Oct. 20, 2015
18-2015	Toronto Type Foundry	175 McDermot Ave.	Window mouldings, new door	Aug. 6, 2015
19-2015	Earn Building	78-86 Princess St.	Repointing, Cleaning	Aug. 14, 2015
20-2015	Wheat Pool Building	423 Main St.	Signage	Aug. 17, 2015

21-2015	Curry Building	233 Portage Ave.	Signage	Aug. 20, 2015
22-2015	De Laval Company Warehouse	128 James Ave.	Signage	Aug. 20, 2015
23-2015	St. Boniface City Hall	219 Provencher Blvd.	Interior Alterations	Aug. 20, 2015
24-2015	City Hall	510 Main St.	Re-roofing	Aug. 25, 2015
25-2015	Merchant's Building	250 McDermot Ave.	Signage	Aug. 27, 2015
26-2015	Porter Building	165 McDermot Ave.	Entrance Transposition	Oct. 7, 2015
27-2015	City Hall	510 Main St.	Repointing Council Building	Sept. 17, 2015
28-2015	Union Bank Tower	504 Main St.	Signage	Oct. 5, 2015
29-2015	Maltese Cross Building	66 King St.	Entrance Painting Iron Surround	Oct. 7, 2015
30-2015	Augustine United Church	444 River Ave.	Rehabilitation of Guild Hall (in Principle)	Oct. 28, 2015
31-2015	Laura Secord School	960 Wolseley Ave.	Gym Addition (in Principle)	Oct. 31, 2015
32-2015	Chamber of Commerce	177 Lombard Ave.	Maintain illuminated signs	Withdrawn
33-2015	Northwest Travellers Commercial	291 Garry St.	New exterior Lighting	Nov. 9, 2015
34-2015	Garry Block	290 Garry St.	New exterior Lighting	Nov. 9, 2015
35-2015	Canada Permanent Building	298 Garry St.	New exterior Lighting	Nov. 9, 2015
36-2015	Ashdown Warehouse	167 Bannatyne Ave.	New canopy signage	Nov. 12, 2015
37-2015	Metropolitan Theatre	281 Donald St.	Signage	Dec. 22, 2015

In 2015, the Historical Buildings and Resources 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, lists of heritage resources and individual building histories (in PDF format) can be found at the website listed below.



*The dusty, dimly lit mechanism of an old-fashioned elevator in one of the warehouse in the Exchange District National Historic Site.*



**Planning, Property and Development Department**

Planning and Land Use Division

Heritage Unit

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