



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

The Year Past 2022



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Winnipeg is located within Treaty No. 1 Territory, the traditional lands of the Anishinabe (Ojibway), Ininew (Cree), Oji-Cree, Dene, and Dakota. It is the Birthplace of the Red River Métis Nation and the Heart of the Métis Nation Homeland.

Winnipeg gets its drinking water from Shoal Lake 40 First Nation, in Treaty No. 3 Territory.



2022 Annual Report of the Heritage Conservation Program

January 1, 2022 to December 31, 2022

Year Past 2022 is the Annual Report of the City of Winnipeg Historical Buildings and Resources Committee (HBRC) for the period January 1 to December 31, 2022.

Vision and Mission

The Year Past 2022 is the Annual Report of the City of Winnipeg Heritage Conservation Program including the Historical Buildings and Resources Committee for the period January 1 to December 31, 2022.

The Program's objective is to make the conservation of heritage resources, structures and sites, 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 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 Council through its Standing Policy Committee.



The unique fenestration of the Grain Exchange Building's rear façades, 167 Lombard Avenue. (G. Cline)



Detail of the Ukrainian Metropolitan of Sts. Vladimir & Olga Parish Hall, 115 McGregor Street. (M. Peterson)



Carved stone face on the exterior of Holy Trinity Anglican Church, 256 Smith Street. (M. Peterson)

The Historical Buildings & Resources Committee (HBRC)

The HBRC provides advice to the public service and to committees of Council concerning city-wide heritage matters, including but not limited to the designation of resources and heritage conservation districts, heritage permit application review, and heritage grant application review. The duties and responsibilities of the HBRC are set out in the Historic Resources By-law and include the following:

- Researching, assessing and evaluating heritage structures and making recommendations about designation to City Council's Standing Policy Committee;
- Providing expert advice to heritage staff on suitable alterations, repairs and additions to designated structures (design review) and heritage incentive programs;
- Providing expert advice to City Council; and
- 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.



Pantages Theatre, 180 Market Avenue. (G. Cline)

The HBRC 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.

City of Winnipeg Councillors:

- Councillor John Orlikow, Chairperson (until October)
- Councillor Jason Schreyer, Chairperson (beginning in November)
- Councillor Shawn Dobson (beginning in November)
- Sandra Hollender, Government of Canada, member
- Jeffrey Thorsteinson, Government of Canada, member
- Jeff Gauley, Province of Manitoba, member
- Nicola Spasoff, Province of Manitoba, member
- Glen Gross, Manitoba Association of Architects member
- Gary Hawthorne, Manitoba Association of Architects member
- Christine Wilson-MacLeod, Manitoba Association of Landscape Architects
- John Wells, Association of Professional Engineers and Geoscientists of the Province of Manitoba
- Joe Leven, member-at-large
- Lynn Soens, member-at-large



Committee members touring the IOOF Home, 4025 Roblin Boulevard, 2021. (M. Peterson)



Holy Trinity Ukrainian Greek Orthodox Cathedral, 1175 Main Street. (G. Cline)

The Committee is chaired by Councillor John Orlikow (River Heights/Fort Garry) who has been a City Councillor since 2010. In November 2022, Councillor Schreyer was appointed Chair. Councillor Shawn Dobson (St. James) was appointed a member of the Committee in November. Councillor Dobson had represented the St. Charles Ward from 2014-2018 before winning the St. James Ward in 2022.

In December, Christine Wilson-MacLeod, representative of the Manitoba Association of Landscape Architects resigned from the Committee after more than seven years as a member. She was invaluable to the Committee and her expertise and wisdom will be sorely missed.



Bellcrest Apartments, 72 Lenore Street. (G. Cline)

Staff Support

In 2022, the City staff members assisting the HBRC were Rina Ricci, Heritage Planner, and Murray Peterson, Heritage Officer.

The Committee lost the services of Gordon Menzies, Historical Buildings Officer, City of Winnipeg in 2022. Gord was a vital member of the staff and provided knowledge and expertise to all the activities of the Committee and the Planning Department.



Gord Menzies photographing interior elements of the Bathgate Block, 242 Princess Street, 2021. (M. Peterson)

Heritage Lists

The Historical Resources By-law, sets out three lists with varying degrees of protection which, as of December 31, 2022, were as follows:

1. List of Historical Resources (356 resources)

- historical resources must be a building 40 years of age or older or land
- 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



A night view of the Woodbine Hotel, 466 Main Street. (G. Cline)

2. Nominated List (1 resource)

- owners notified of nomination
- will be evaluated within 12 months of nomination (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 (354 resources)

- must be a building or land (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



Crescent-Fort Rouge United Church (originally Fort Rouge Methodist), 525 Wardlaw. (M. Peterson)

Buildings Evaluated by the HBRC In 2022

Three heritage resources evaluated in 2021 were added to the List of Historical Resources in 2022. Two resources were recommended for designation and were pending decisions by the Standing Policy Committee on Property and Development, Heritage and Downtown Development and Council. Two resources were evaluated in 2022 for information and are pending further decisions. One building was placed on the Commemorative List. One building was removed from the List of Historical Resources by City Council and placed on the Commemorative List. One application was submitted to remove a resource from the List of Historical Resources. A decision by City Council is pending. One building on the Commemorative List was destroyed by fire.

Three heritage resources evaluated in 2021 were added to the List of Historical Resources in 2022.

St. Boniface Health Unit Building

233 Boulevard Provencher

List of Historical Resources (January 17, 2022)

Site:

- the yard setbacks along the north, east, west and south

With the following exterior elements:

- the one-storey, rectangular building with a concrete and steel structural system on inset foundation walls, with a predominately flat roof and metal parapet flashing, accented by two raised and shed-sloped metal roofs above the east and west entrances that house clerestory windows, its east façade facing Rue Langevin, its south façade facing Boulevard Provencher, its west façade facing a courtyard, and the north façade facing the former jail portion of the neighbouring building;
- all exterior walls clad in pre-cast concrete panels with exposed limestone aggregate and deep reveals;
- the east and west façades with their lower, projecting entrances, and rectilinear, punched windows with defined pre-cast concrete surrounds;
- the south façade with a recessed section of storefront windows interrupted with regularly-spaced robust, pre-cast concrete projecting fins; and
- the north façade with raised and recessed ribbon window openings.



St. Boniface Health Unit Building, 233 Boulevard Provencher, 2021. (M. Peterson)



St. Boniface Health Unit Building, 233 Boulevard Provencher, ceiling, 2021. (M. Peterson)

With the following interior elements:

- original wood ceiling finishes in the main portion of the building;
- pre-cast concrete window fins that extend into the interior along the front (south) wall office space; and
- the wood and glass wall finishes along the south end of the corridor and the south end staircase with wood and metal railings.

For history, see [The Year Past, 2021](#)

Brookside Cemetery

3001 Notre Dame Avenue

List of Historical Resources (January 17, 2022)

Site:

- the arrangement of the cemetery yard with curvilinear pathways connecting several mostly amorphic burial sections; and
- landscape features including a variety of tree species, lawns, and stone and metal gates along Notre Dame Avenue.



Portion of the Field of Honour, Brookside Cemetery, 3001 Notre Dame Avenue, 2021. (M. Peterson)

For history, see [The Year Past, 2021](#)

St. Boniface Police Station/Jail/County Courthouse

227 Boulevard Provencher

List of Historical Resources (Feb. 24, 2022)

Site:

- the yard setbacks along the north, east, and west; and
- the open area to the south that faces onto the adjacent property with an open courtyard site.



St. Boniface Police Station/Jail/County Courthouse, 227 Boulevard Provencher, 1970. (HBRC Collection)

With the following exterior elements:

- the one-storey, C-shaped building with a concrete and steel structural system on inset foundation walls, with irregular massing and predominately flat roofs and metal parapet flashing, accented with two raised and shed-sloped metal roofs above the north and south entrances, its main (south) façade facing towards Boulevard Provencher, the rear (north) façade facing Rue Dumoulin, the east façade facing Rue Langevin and the west façade facing the former St. Boniface Fire Hall and City Hall;
- all exterior walls clad in pre-cast concrete panels with exposed limestone aggregate and deep reveals and with punched, rectilinear window openings with

- defined pre-cast concrete surrounds;
- the south and north walls each featuring a recessed and raised main entry wall with deeply inset punched windows and a projecting entrance with a sloped metal roof above and with lower walls to the east and west that flank the raised entry wall;
- the north wall with exterior concrete stairs, landings, and with guardrail walls and bollards and with a secondary entrance with a masonry canopy above;
- the west wall with its projecting entrance;
- the east wall with vehicular ramp to basement garage doors each with a masonry canopy;
- the lower one-storey jail portion at the south east corner of the property with sloped walls and regularly spaced, small punched window openings on the east and west façades; and
- two raised skylights above the courtroom areas.



St. Boniface Police Station/Jail/County Courthouse, 227 Boulevard Provencher, courtroom, 2021. (M. Peterson)

With the following interior elements:

- volume of space and limestone door accents of the entrance foyer; and
- volume of space and wood ceiling that frames the skylight in the west end courtroom.

For history, see [The Year Past, 2021](#)

Two resources were recommended for designation and were pending decisions by the Standing Policy Committee on Property and Development, Heritage and Downtown Development and Council.

Independent Order of Odd Fellows Home

4025 Roblin Boulevard (December 14, 2022)

Decision Pending

The Independent Order of Odd Fellows (IOOF) is a fraternal organization founded 18th century England and established in Winnipeg in 1889. It's stated mission, "to enable brethren to assist each other, by mutual counsels, and united financial efforts, in the multiplied struggles and trials common to human existence" was accomplished through pooling collected weekly



IOOF Home, 4025 Roblin Boulevard, front (south) façade, 2022. (M. Peterson)

dues and dispersing them to members in need. As time went on, it also took the form of homes for destitute widows and orphans.

In Winnipeg, the need for such a facility became acute in the 1910s and the organization sought a rural setting and chose property west of the city, in the Rural Municipality of Charleswood. Excavation began in 1917 but construction was delayed. By the time the group was able to begin construction again, they had secured additional funding and enlarged the original structure. The completed IOOF Home was officially opened on March 13, 1923.

The Odd Fellows chose noted local architect John Hamilton Gordon Russell (1862-1946) to design the structure. Russell was well-known for his work with congregations, businesses and individuals and his list of completed work in Winnipeg and Manitoba is extensive.

Icelandic-born local contractor Sveinn Brynjolfsson (1856-1930) built this structure. Brynjolfsson had worked on several other projects with Russell and was part of a group that convinced thousands of countrymen to immigrate to Manitoba in the early 1900s.

Russell chose the popular Classical Revival style, which utilized elements of classical architecture form and ornamentation, including columns, capitals, pediments and Greek or Roman embellishments. Main façades were normally symmetrical, with smooth cladding and flat rooflines.

Facing south, the building features a centrally located main entrance flanked by projecting east and west wings. This entrance is highlighted by a pediment and lettering that reads, “ODDFELLOWS HOME.” above the door and the three interlocked chain links, the Order’s symbol, in the spandrel between the second and third floors.



The opening of the IOOF Home, 4025 Roblin Boulevard, 1923. (L.B. Foote, No. 8899-1, courtesy of the Independent Order of Odd Fellows.)



IOOF Home, 4025 Roblin Boulevard, detail of front (south) entrance, 2022. (M. Peterson)



IOOF Home, 4025 Roblin Boulevard, rear (north) façade and the original “BOYS” entrance, 2022. (M. Peterson)

The rear (north) façade featured a central projecting area flanked by the main building which included entrances for “GIRLS” (east side) and “BOYS” (west side). The east and west ends of the building originally featured open fire escapes which have been removed. The solid cream-coloured brick building rests on a concrete foundation 45.7 centimetres thick.



IOOF Home, 4025 Roblin Boulevard, main floor dining room, 2022. (M. Peterson)

Changes to this exterior have been extensive- all window units have been replaced, many with significantly smaller glass area. The front-facing dormer west of the main entrance was enlarged in 1965. An accessibility ramp has been built on the west façade and the rear projecting area has been enlarged, the new work clad in stucco.

Little remains of the original interior layout and finishes. The original structure boasted separate recreation rooms for men and boys and women and girls, workshops, storage areas, a large laundry room, boiler and fuel rooms and machinery and cold storage areas. The ground floor, for the adults, featured six single bedrooms on the east side and seven on the west side on either side of wide corridors. Staff offices, shared bathroom facilities (one for each sex), and sunrooms along the south end of the two wings were also located here. The rear projecting area held the main dining room, staff dining room and large kitchen and service pantry. The second floor was used for the children and included wards, some single bedrooms, study rooms, a library, sunrooms, washroom facilities, and a chapel to the rear.

In 1997, the IOOF Home closed following the withdrawal of government funding. Major renovations converted the structure into an assisted living facility known as Assiniboine Links in 2001 with seven studio apartments and 25 single bedroom suites.



IOOF Home, 4025 Roblin Boulevard, view of suite, 2022. (M. Peterson)

West Kildonan Public Library

365 Jefferson Avenue

Decision Pending

West Kildonan incorporated as a city in 1961 as its rural/agrarian roots were replaced by urban development and new residential districts such as Garden City in the 1950s and later, The Maples and Garden Park. The growth of its urban population necessitated the modernization and expansion of civic services to the citizenry. One service that was particularly important to the voters was a public library.

Its first, opened in 1962 in a Main Street shopping centre was quickly overtaxed by the volume of visitors. In 1965, City leaders met with officials and were given federal-provincial permission funds to build a “Library and Cultural Centre” as the City’s Centennial Project.

The next step, Council chose local architect George A. Stewart (1922-1994), a University of Manitoba graduate who had established a successful local practice after graduating in 1948. Stewart also designed the Fort Garry Public Library, 1360 Pembina Highway (1959 and 2 additional wings, 1967) and St. Vital Public Library, 6 Fermor Avenue (1963), which is on the List of Historical Resources (see *The Year Past*, 2014).

Stewart was first tasked with choosing a location for the new facility – he chose the corner of Powers Street and Jefferson Avenue on which to locate is one-storey library. The building is an excellent example of the International Style, a post-World War II movement that stressed the use of new materials and technologies over historically-based designs and ornamentation. Elements of the style found in the building are the flat roof, unadorned Tyndall stone clad walls, and a strong angular design.



West Kildonan Public Library, 365 Jefferson Avenue, front (south) and west side, 2021. (M. Peterson)



West Kildonan Public Library, 365 Jefferson Avenue, front (south) and west side, 1968. (HBRC Collection)



West Kildonan Public Library, 365 Jefferson Avenue, rear (north) and west side, 2021. (M. Peterson)



West Kildonan Public Library, 365 Jefferson Avenue, front entrance foyer, 2021. (M. Peterson)

The front (south) façade features a ramp and set of stairs accessing the deeply inset main entrance and clerestory windows that encircle the entire building. Projecting mullions divide the main window on this wall and the two window openings on the east façade. The west side of the structure was built in a depression, to allow for large basement window openings. Exit doors, mullioned window openings are also present; the central window opening, similar to the east façade element, has been closed in as are the original basement stairs, replaced by a stuccoed elevator shaft.

On the interior, the original basement was to hold a 200-person assembly hall for the community, the west portion was designed for School Board purposes. Much of the basement is now used for children's and youth spaces. The finishes and layout of the front foyer and front and rear stairs to the basement appear to be in original condition, including the limestone walls that continue from the exterior. The wood finishes above the main desk are original (the main desk has been replaced) and many of the original book cases still line the walls of the main floor space.



West Kildonan Public Library, 365 Jefferson Avenue, original rear staircase detailing, 2021. (M. Peterson)



West Kildonan Public Library, 365 Jefferson Avenue, original bookcases, 2021. (M. Peterson)

Two resources were evaluated in 2022 for information and are pending further decisions.

Boy With The Boot Statue

Assiniboine Park, 460 Assiniboine Park Drive
Decision Pending

In 1897, part of the celebration of Queen Victoria's Diamond Jubilee in Winnipeg took the form of the Christian Endeavor Society raising money through subscriptions for a fountain in front of City Hall. Jubilee Fountain was unveiled



Boy with the Boot Statue, English Garden, Assiniboine Park, 2022. (M. Peterson)

in July 1898 and included a bust of Queen Victoria set on a tall pillar (ultimately moved to the English Garden in Assiniboine Park in 1967) and a bronze statue of a small boy holding a leaking boot set on a shorter limestone base and known as the Boy With The Boot.

The 1.2-metre tall bronze statue depicts a young boy, with loose fitting shirt, long pants held up by a single suspender strap, and a cap. The boy is wearing a boot on his left foot while his right hand holds the leaking boot from his right foot. The origins of the statue are unclear; the earliest known reference to the statue appears in the 1875 catalogue of the J.L. Mott Iron Works Company of New York, NY and originally called “The Unfortunate Boot”.

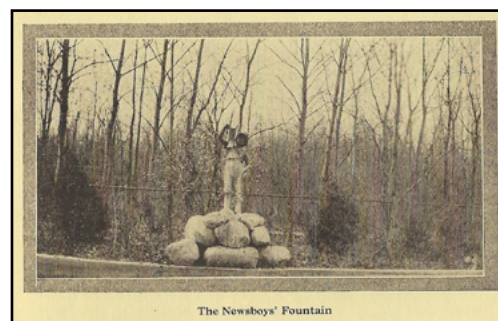
The Boy With The Boot Statue was moved to Assiniboine Park on a base of rocks near the Duck Pond before 1913 when a new driveway was built in front of City Hall.

In the early 1950s, the Park Board decided to enhance one of the Park’s popular attractions, the English Garden. Established in 1927, it featured 1.2 hectares of flowers, shrubs and trees along its winding paths. In 1952, a new formal entrance was planned, which included a rockery, pool, circular path, ornamental gates and the Boy With The Boot Statue. The cost of the new entrance was funded by the Order of Rotary International Fellowship and it was dedicated in June 1953 as the International Goodwill Garden.

Although the statue has suffered vandalism and theft over the years, it remains a fixture of the Park and the English Garden.



Jubilee Fountain with bust of Queen Victoria and Boy With The Boot Statue, City Hall, Main Street, ca.1910. (HBRC Collection)



Boy With The Boot Statue, City Park (Assiniboine Park), ca.1911. (City of Winnipeg Archives, Winnipeg Public Parks Board Annual Report, 1912, p. 10)



Boy With The Boot Statue, English Garden, Assiniboine Park, 2022. (M. Peterson)

**St. Boniface Library,
Coronation Park Branch**
120 Eugenie Street
For Information

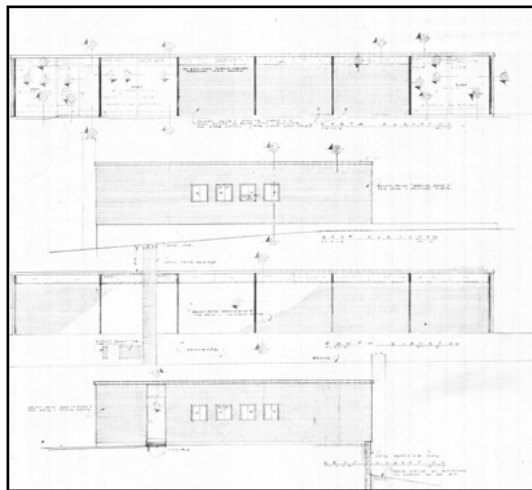
The expansion of civic services and the creation of modern spaces for these services was a theme for post-World War II Winnipeg and the surrounding municipalities, towns and cities, including the City of St. Boniface. Library services were a particularly important and widely supported civic responsibility that required building replacement or significant building upgrades as technology changed and use increased.

In the dual French and English City of St. Boniface, the need for provision of service in both languages necessitated the need for two new libraries in the early 1960s. The St. Boniface Library, Coronation Park Branch, the English Branch, was an important part of St. Boniface's library system for many decades. The French-language Provencher Park Branch was located at 255 Avenue de la Cathedrale. Both buildings were opened in 1961, designed by noted local architectural partnership Nikola Mathew Zunic and Victor Sobkowich. This partnership also designed the third St. Boniface Library branch opened in 1961, Windsor Park, 955 Cottonwood Road.

All three structures are good example of the International Style of modern architecture, with their lack of attached ornamentation, angular lines, flat roofline, and thin line of clerestory windows. The exterior has not been significantly altered over the years.



St. Boniface Library, Coronation Park Branch, 120 Eugenie Street, front (north) façade, 2021. (M. Peterson)



"Elevations," architects drawing Plan #288/1961 (City of Winnipeg)



St. Boniface Library, Coronation Park Branch, 120 Eugenie Street, rear (south) and east façades, 2021. (M. Peterson)

On the interior, Coronation Park Branch offered ample room for a front desk, bookcases, reading tables, offices, and work rooms on the main floor. Original laminate wood beams and ceilings are found on this level and in the basement.

The Coronation Park Branch continued to operate in the St. Boniface and then City of Winnipeg Library services until its closure in 1987. In 1999, the Forum Art Institute, the present tenants, moved into the space as a workshop and art class venue.



St. Boniface Library, Coronation Park Branch, 120 Eugenie Street, main floor, 2021. (M. Peterson)

One building was placed on the Commemorative List.

Pollock's Hardware Store

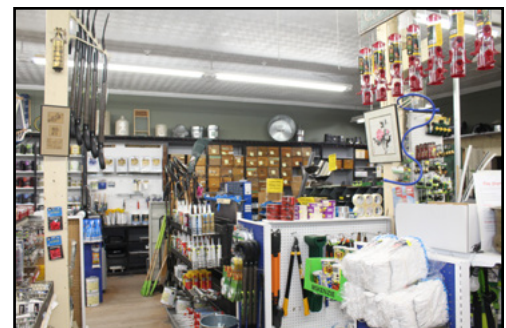
1407 Main Street

Commemorative List (March 18, 2022)

This modest brick commercial block was completed in 1922 by hardware merchant Alexander Pollock. After a short time occupied by other businesses, Pollock Lumber operated out of the store beginning ca.1927. In the fall of 2007, the owners of Pollock's announced the store, which had been unsuccessfully marketed for sale, was closing. A group of local residents came together with the idea of starting a co-operative. After several public meetings and negotiations with the owners, Pollock's Hardware Co-op Ltd. opened in May 2008 and was incorporated in November 2009 and continues to operate today.



Pollock's Hardware Store, 1407 Main Street, 2022. (M. Peterson)



Pollock's Hardware Store, 1407 Main Street, interior, 2022. (M. Peterson)

One building was removed from the List of Historical Resources by City Council and placed on the Commemorative List.

John Claire Falls House

36 Roslyn Road

List of Historical Resources (April 5, 1994)

On February 9, 2022, the HBRC recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that “the application for John C. Falls House, 36 Roslyn Road to be removed from the List of Historical Resources be denied.”

Standing Policy Committee rejected this recommendation on March 7, 2022 and on March 24, 2022, Council agreed and removed the building from the List of Historical Resources and placed it on the Commemorative List.



John Claire Falls House, 36 Roslyn Road, 2022. (M. Peterson)

For history, see [The Year Past, 1994-1996](#)

One application was submitted to remove a resource from the List of Historical Resources. A decision by City Council is pending.

Leacock House

442 Scotia Street

List of Historical Resources (July 9, 2012)

Decision Pending

On July 12, 2022, the HBRC recommended that the Leacock House, 442 Scotia Street, not be removed from the List of Historical Resources.



Edward Philip “E.P.” Leacock, 442 Scotia Street, 2022. (M. Peterson)

For history, see [The Year Past, 2012](#)

One building on the Commemorative List was destroyed by fire.

Kirkwood Block (Club Morocco)

575 Portage Avenue
Commemorative List

On February 2, 2022, the Kirkwood Block was gutted by fire and later demolished.

This block was completed in 1912 for \$50,000. Built by contractors Davidson Brothers, it was designed by well-known Winnipeg architect John Danley Atchison (1870-1959). Born in Monmouth, Illinois, Atchison came to Winnipeg and by 1905 the city's prosperity and future prospects prompted him to relocate his business here. His designs include many designated by the City of Winnipeg including: Wardlow Apartments, 544 Wardlaw Avenue (1905, Grade II), Kennedy Building (Mitchell-Copp), 315 Portage Avenue (1906, Grade II), Dennistoun House, 166 Roslyn Road (1908, Grade III), N.W.C.T.A. Building, 291 Garry Street (1908, Grade III), Paterson Block, 54 Donald Street (1909, Grade II), Oldfield, Kirby and Gardner Building, 234 Portage Avenue (1909, Grade II), Canada Permanent Building, 296-98 Garry Street (1909, Grade II), Maltese Cross Building, 66 King Street (1909, Grade III), Chamber of Commerce Building (Great-West Life Building), 177 Lombard Avenue (1911, Grade II) Carlton Building, 354 Portage Avenue (1912, Grade III), Boyd Building, 388 Portage Avenue (1912, Grade III), Union Tower, 191 Lombard Avenue (1912-13, Grade II), Merchants' Bank Branch, 1386 Main Street (1913, Grade III), Curry Building, 233 Portage Avenue (1915, Grade II) and the Bank of Hamilton Building, 395 Main Street (1916-18, Grade I).

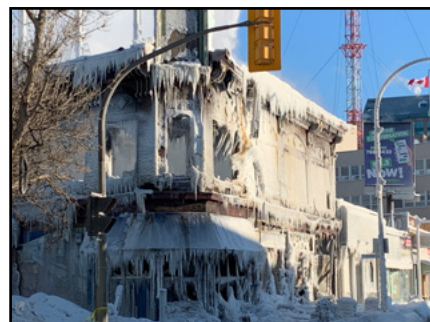
The original owner of this block was the North Western Investment Company. From 1923 to 1956, R.J. Kirkwood (druggist) and Amy Kirkwood ("spinster") were listed as owners and tenants. The pair continued to own the property until the mid-1960s when Harry Smith's Club Morocco became a major tenant, which became a popular night spot into the 1980s.



Kirkwood Block, 575 Portage Avenue, 2009. (M. Peterson)



Kirkwood Block, 575 Portage Avenue, 2022. (M. Peterson)



Kirkwood Block, 575 Portage Avenue, 2022. (M. Peterson)

Summary of 2022 Evaluations, Recommendations & Designations

Address	Name	Recommendation	Status	Date Listed
Boulevard Provencher, 233	St. Boniface Health Unit Building	To add to the List of Historical Resources (2021)	Designated	January 17, 2022
Notre Dame Avenue, 3001	Brookside Cemetery	To add to the List of Historical Resources (2021)	Designated	January 17, 2022
Boulevard Provencher, 227	St. Boniface Police Station/Jail/County Courthouse	To add to the List of Historical Resources (2021)	Designated	February 24, 2022
Roblin Boulevard, 4025	Independent Order of Odd Fellows Home	To add to the List of Historical Resources	Pending	
Jefferson Avenue, 365	West Kildonan Public Library	To add to the List of Historical Resources	Pending	
Assiniboine Park Drive, 460 (Assiniboine Park)	Boy With The Boot Statue	Evaluated for information	Pending	
Eugenie Street, 120	St. Boniface Library, Coronation Park Branch	Evaluated for information	Pending	
Main Street, 1407	Pollock's Hardware Store	To add to the Commemorative List	Added	March 18, 2022

Summary of 2022 Requests To De-List And Demolish

Address	Name	Recommendation	Status
Roslyn Road, 36	John Claire Falls House	To leave on the List of Historical Resources	Added to Commemorative List by Council
Scotia Street, 442	Leacock House	To leave on the List of Historical Resources	Pending

Design Review Projects & Updates

In 2022, the Committee was involved in the preliminary review of the following heritage conservation projects throughout the City (see Appendix A for a complete list of heritage permits that were issued).

138 Portage Avenue East, Keewayden Block – Redevelopment

This large, seven-storey concrete office building has been home to many businesses since its construction in 1909, including clothing manufacturers Jacob-Crowley Company. It was designated in February 2017 and plans were developed to convert the space into a boutique hotel. Unfortunately, fire on the upper floors broke out in September 2019 and the project was shelved. In 2021, a new redevelopment project was brought forward, including the construction of a nine-storey addition and conversion of the space into commercial (main floor) and residential above. The HBRC advised approval of the new project with some conditions to ensure the end results align with the Standards and Guidelines for the Conservation of Historic Places in Canada.



Keewayden Block, 138 Portage Avenue East, front (north) façade, 2021. (M. Peterson)



Keewayden Block, 138 Portage Avenue East, rear (south) façade, 2021. (M. Peterson)

450 Portage Avenue, The Bay – Redevelopment

One of Winnipeg's most iconic building is the downtown Bay Department Store Building at the corner of Portage Avenue and Memorial Boulevard, built amidst great fanfare in 1926. By 2019, The Bay only utilized two of the six storeys. Finally vacated completely in December 2020, the structure is now the subject of redevelopment that began with the turning over of the structure to the Southern Chiefs Organization (SCO) by the Hudson's Bay Company in April 2022 in a symbolic event. SCO represents 34 Anishinaabe and Dakota Nations in southern Manitoba and plans to completely transform the structure into a mixed-use development to be known as Wehwehneh Bahgahkinahgohn ("It Is Visible"). The Committee has reviewed preliminary plans, offering advice to ensure the project is respectful to the heritage character of the designated building.



The Bay, 450 Portage Avenue, north and east façades, 2021. (M. Peterson)



The Bay, 450 Portage Avenue, northeast entrance, 2021. (M. Peterson)

333 Broadway, Monarch Life Building, Main Floor Lobby Alterations

The Monarch Life Building is one of Winnipeg's finest modernist buildings, completed in 1961. It was designated by the City in February 2021 recognizing the quality of design and finishes of the exterior. On the interior the designation noted, "the volume of space, lighting and metal and stone finishes of the main floor lobby area." In 2022, the owners sought to alter the main floor of the building and the HBRC provided advice to the designers to help retain the integrity of the protected lobby.



Monarch Life Building, 333 Broadway, main floor lobby, 2017. (M. Peterson)



Monarch Life Building, 333 Broadway, main floor lobby, 1961. (Henry Kalen Photograph, 327F1.1-35)

454 Edmonton Street, Benard House

The redevelopment of this single-family home built in 1903, includes the construction of a large, four-storey addition connected to the original building by a two-storey structure. The entire complex to be used as multi-tenant housing. The HBRC was involved in the design review with the project team in order to maintain the heritage character of this fine, Queen Anne Style home.



Benard House, 454 Edmonton Street, front (east) façade, 2022. (M. Peterson)

2022 Highlights

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings and Resources Committee was involved in a number of other initiatives in 2022.

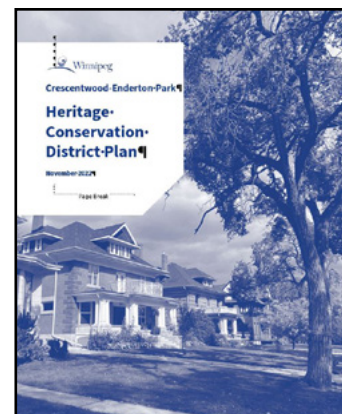
A City-owned Inventory of resources with possible heritage value was created and the HBRC began the process of review, site visits, and evaluations. The list includes several mid-century libraries, five bridges, and various resources in both Assiniboine and Kildonan parks.



Louise Bridge, shown nearly inundated by the Red River during the 1950 flood. (City of Winnipeg Archives)

Crescentwood-Enderton Park Heritage Conservation District

The Heritage Conservation Districts By-law, 87/2018, was passed by City Council in September 2018 to allow for the creation of Heritage Conservation Districts (HCD) to acknowledge and protect distinctive heritage neighbourhoods in the city. Council designated Armstrong's Point as its first HCD in 2019 and on June 6, 2019, the Director of Planning, Property and Development nominated an area in Crescentwood as a Heritage Conservation District.



Work on the Crescentwood-Enderton Park HCD Plan continued into 2022, culminating on December 14, 2022, when the Committee recommended to the Standing Policy Committee on Property and Development to accept the completed Plan. A City Council decision will be made in 2023.

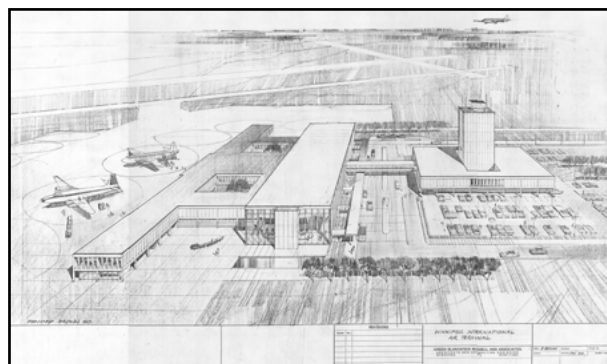
Once again, the HBRC was involved in 2022 with the review of applications to the Gail Parvin-Hammerquist Fund City-Wide Program – a vital program that grants thousands of dollars annually to support heritage research, education and restoration throughout the City.



Heritage Winnipeg's Doors Open 2022 took place in May 2022.

Doors Open Advertisement. (Heritage Winnipeg)

A local filmmaker is producing a feature documentary film entitled "Green Blankstein Russell: The Art of Social Architecture" highlighting the career of one of Winnipeg's most prolific and well-known architectural partnerships that formed in 1932 and now operates as Stantec. Some of the larger commissions include: Shaarey Zedek Synagogue, 561 Wellington Crescent (1949), Elizabeth Dafoe Library, University of Manitoba (1951), Main Post Office, 266 Graham Avenue (1954), Norquay Building, 401 York Avenue (1959), the Great West Life Building, 60 Osborne Street (1959), and Winnipeg International Airport, 2000 Wellington Avenue (1964 – demolished).



An early drawing of the new Winnipeg International Airport, January 1960

The documentary will look at the firm’s work as well as its “belief in architectural practice as a social endeavour – imagining new ways that people could best live and work together...”

The Winnipeg Architecture Foundation is producing a comprehensive architecture guidebook, in conjunction with Winnipeg’s 150th anniversary titled “Winnipeg: Spaces + Places.” The full-illustrated publication “... commemorates and celebrates the diversity of people and stories in Winnipeg by highlighting figures, buildings, landscapes that are often underrepresented in both local and national histories of architecture and design.”

Much of downtown Winnipeg and, in fact, most of what is now the City of Winnipeg, was originally surveyed into long strips of land running 2 miles back from the Red and Assiniboine rivers and called River Lots. Most of these River Lots were originally occupied and farmed by Métis ex-fur traders and their families. This project, led by the Manitoba Métis Federation, will collect and research the names and biographies of these early landowners in downtown Winnipeg to help guide future development, interpretation and recognition.

The Fund’s Capital Grants program provides grants to designated building owners to support approved restoration work. Below are descriptions of some of the projects approved in 2022.

Structural engineering reports of historical resources

Periodically, it is necessary to obtain a second opinion on the structural integrity of select heritage buildings to supplement the information presented by development proposals. The City will be able to hire local engineering firms to ensure the feasibility of heritage projects.



Various architectural styles and eras found on west side of Notre Dame Avenue just north of Portage Avenue. (M. Peterson)



An 1874 map showing the surveyed river lots along the Red and Assiniboine rivers. (Library and Archives of Canada)



The successful reroofing of the spire at Augustine United Church, 444 River Avenue, 2021. (M. Peterson)

Roof replacement at 335 Main Street, Bank of Montreal Building

This building was completed in 1913 on the southeast corner of Portage and Main, one of Winnipeg's most well-known and opulent banking headquarters and designated by the City in 1980, one of the earliest to be protected under its new 1979 Heritage By-Law. The building's metal roof has been recovered and repaired several times over its history. As part of the building's redevelopment as the Manitoba Métis Federation Headquarters, grant money has been awarded to recreate the original roofing materials to accommodate a new insulation system.



An early photograph of the Bank of Montreal Building, 335 Main Street, showing the original metal roof. (Bank of Montreal)

Exterior work, 91 Albert Street, Imperial Dry Goods Building

Grant money will be used on the primary (west) façade for masonry restoration work and paint removal as well as work to repair and reinstall the original metal storefront cornice.



The main entrance to 91 Albert Street, as it appeared in 2020. (M. Peterson)

Appendix A

2022 Permits Reviews

When reviewing a Heritage Permit, the Planning, Property and Development Department must refer the application to the HBRC and take their advice into account or must apply the Standards and Guidelines for the Conservation of Historic Places in Canada when making a decision.

In 2022, the Planning, Property and Development Department issued 56 Heritage Permits.

HP No.	Building Name	Address	Work	Date Issued
1-2022	Steele Briggs Building	139 Market Avenue	Entry Signs	January 13, 2022
2-2022	Canadian Fairbanks Morse Company Warehouse	300 Princess Street	Building envelope upgrades - windows, insulation	February 3, 2022
3-2022	Administration Building – University of Manitoba (Manitoba Agricultural College)	66 Chancellors Circle	Rooftop mechanical and window replacement	March 28, 2022
4-2022	Telegram Building	70 Albert Street	Mechanical openings west façade	February 7, 2022
5-2022	The Bible House (Ukrainian Cultural Centre)	184 Alexander Avenue	Security cameras & masonry repairs	February 28, 2022
6-2022	R.J. Whitla and Company Building	70 Arthur Street, Unit 106	Mechanical openings thru windows	February 17, 2022
7-2022	Electric Railway Chambers	213 Notre Dame Avenue	Cement stucco coating south wall, main floor only	October 21, 2022
8-2022	R.J. Whitla and Company Building	70 Arthur Street, Unit 100	Mechanical openings thru windows	February 22, 2022
9-2022	Lauzon Block	339 William Avenue	Fire escape upgrades	February 23, 2022
10-2022	Archbishop's Residence	151 Avenue De La Cathedrale	Masonry restoration - chimney & exterior walls	March 17, 2022
11-2022	St. Boniface Police Station/Jail/County Courthouse	227 Provencher Boulevard	New sign, north side of property	March 17, 2022
12-2022	Calvary Temple (Tower Only)	400 Hargrave Street	Sign installation	April 5, 2022
13-2022	Belgian War Memorial	0 Provencher Boulevard	Masonry repointing	April 21, 2022
14-2022	Peter C. Shepherd House	124 Middle Gate	Garage relocation	May 24, 2022

15-2022	Toronto Hide and Wool Company Building	200 Princess Street	Window repairs/door replacement with window	May 18, 2022
16-2022	St. John's Library	500 Salter Street	Masonry repairs to the front entrance stairs	May 30, 2022
17-2022	Travellers' Building	283 Bannatyne Avenue, Unit 602	Rooftop addition	June 15, 2022
18-2022	Dingwall Building	62 Albert Street	Sign installation	Pending
19-2022	John Duncan McArthur House	159 Mayfair Avenue	Sign installation	June 10, 2022
20-2022	Merchants Building	250 McDermot Avenue	Sign installation	August 24, 2022
21-2022	Kilgour Block	181 Bannatyne Avenue	Rooftop addition	June 27, 2022
22-2022	Gault Annex	92 Arthur Street	Beam replacements	June 27, 2022
23-2022	Seven Oaks Museum (John and Mary Inkster House)	50 Mac Street	General building repairs	August 30, 2022
24-2022	Firehall No. 3	56 Maple Street	Re-roofing	July 19, 2022
25-2022	Bell Block	370 Donald Street	Sign installation	Not completed
26-2022	Merchants Building	250 McDermot Avenue	Main Floor renovations & exterior wall penetrations - 55 Arthur Street	September 26, 2022
27-2022	Great-West Life Building (Lombard Commerce Building)	177 Lombard Avenue	Unit 101, replace windows along north wall; replace entry door into suite	August 25, 2022
28-2022	The Former Birks Building (Musiplex)	276 Portage Avenue	Exterior wall penetrations	September 12, 2022
29-2022	Northern Electric Building	65 Rorie Street	Windows & exterior penetrations, south wall	October 31, 2022
30-2022	Daniel McIntyre House	123 Middle Gate	Construct one-storey attached garage	November 2, 2022
31-2022	North West Commercial Travellers' Association Building	291 Garry Street	Replace window on the main floor rear (east) façade with new aluminium window	December 15, 2022
32-2022	CPR Post Office Building	765 Main Street	Through exterior window and wall penetrations to suit the installation of new mechanical equipment	Pending

In 2022, the Planning Department continues 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 and Resources Committee, heritage 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.



John C.G. Armytage House, 14 Ruskin Row, 2017. (G. Cline)



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