



Annual Report of the City of Winnipeg  
Historical Buildings Committee

# The Year Past 2001



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*Front Cover: Wesley College (University of Winnipeg),  
515 Portage Avenue, ca 1905  
(Courtesy of R. Rostecki)*





## 2001 ANNUAL REPORT

JANUARY 1, 2001 TO DECEMBER 31, 2001

### VISION AND MISSION

The Year Past 2001 is the annual report of the City of Winnipeg Historical Buildings Committee (HBC) for the period January 1 to December 31, 2001.

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

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

The committee's mission is to:

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

## THE HISTORICAL BUILDINGS COMMITTEE

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

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

## THE COMMITTEE MEMBERS

The Historical Buildings Committee is composed of appointed City Councillors and volunteer members from the federal and provincial governments, Manitoba Association of Architects (MAA) and Manitoba Historical Society (MHS), with support from the City's Senior Planner (Heritage) and staff.

In 2001, the committee members were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Peter De Smedt, member
- Councillor Harvey Smith, alternate
  
- Neil Einarson, Province of Manitoba, member
- David Firman, Province of Manitoba, alternate

- Linda Seyers, Government of Canada, member
- David Kressock, MAA, member
- Susan Turner, MAA, alternate
- Tim Worth, MHS, member
- Ashleigh Drewett-Laird, MHS, alternate

**Councillor Jenny Gerbasi** was appointed Chairperson of the committee in 1999, shortly after she was first elected to Council in October 1998. **Councillor Peter De Smedt**, who was also first elected to Council in 1998, is the other appointed Councillor on the committee. **Councillor Harvey Smith** serves as the alternate.



*Committee members on a site visit to the Capitol Theatre.*

The volunteer members bring a wealth of experience and expertise to the committee.

Province of Manitoba member **Neil Einarson** has managed the Heritage Building Unit of the Historic Resources Branch of Manitoba Culture, Heritage and Tourism since 1978, the same year he joined the HBC. He earned his Bachelor of Environmental Studies from the University of Manitoba and his Master of Architectural History from the University of Essex.

**David Firman** received his Master of Architecture from the University of Manitoba in 1980 and became a registered architect in Manitoba in 1983. Since then, he has worked with the Historic Resources Branch, Manitoba Culture, Heritage and Tourism, as an architect specializing in heritage building preservation. He is also an avid photographer with a number of art gallery shows to his credit.

MAA member **David Kressock** joined the committee in 1996. He is a principal with LM Architectural Group and has experience in several significant heritage renovation and preservation projects including the Ashdown Warehouse residential conversion and the CPR Railway Station renovations for the Aboriginal Centre of Winnipeg. He earned his Bachelor of Environmental Studies and Master of Architecture from the University of Manitoba. He also has undertaken continuing education studies in sustainable building design principles and

heritage building re-use.

MAA alternate **Susan Turner** is an architect with Smith Carter Architects and Engineers Incorporated. Her experience includes restoration projects with Canada House in Trafalgar Square in London, England, and the Ukrainian Labour Temple in Winnipeg. A committee member since 1996, Susan earned her Bachelor of Environmental Studies from the University of Manitoba and her Bachelor of Environmental Design Studies and Master of Architecture from the Technical University of Nova Scotia.

**Linda Seyers** has worked with Parks Canada since 1988, including five years as curator at Lower Fort Garry and most recently as Manager, Cultural Resources with the Manitoba and Riding Mountain Field Units. Her academic credentials include a Bachelor of Arts (Anthropology, specialized in Archaeology with a minor in Fine Art History) from the University of Toronto and a Master of Arts from the University of Manitoba in Anthropology (Archaeology).

**Tim Worth** has more than 25 years experience as the curator of Dalnavert, one of Winnipeg's finest examples of Queen Anne Revival style residential architecture. He has also managed Ross House Museum, pursued post-graduate studies in Museology and is a long-time member of the MHS's Historic Preservation Committee.

**Ashleigh Drewett-Laird** is the newest member of committee, coming on board in 2001 as an alternate with the MHS. Ashleigh, an MHS member since 1988 and member of their Historic Preservation Committee, has a Bachelor of Arts in Architectural History and French and is pursuing a degree in Fine Arts.

## STAFF SUPPORT

In 2001, the City staff who assisted the HBC were Giles Bugailiskis, Shelley Bruce and Evelyn Bagel.

**Giles Bugailiskis** is the Senior Planner (Heritage) for the City of Winnipeg working in the Planning, Property and Development Department. He has over 18 years of experience in heritage planning in Winnipeg. He holds a Master of Arts degree in Canadian History and a Bachelor of Environmental Studies degree from the University of Manitoba. Giles has developed criteria, a delivery system and program review for the City's heritage incentive programs that



have ranged from cost-sharing grants to property tax incentives awarding over \$40 million since 1995. He is the City's principal liaison with the Government of Canada on a number of federal initiatives that affect heritage planning in Winnipeg.

**Shelley Bruce** joined the City of Winnipeg as Historical Buildings Officer in 1999 after she completed her Master of Architecture from the University of Manitoba. Her thesis proposed a strategy for interpreting the nationally significant history of the Exchange District. Her responsibilities included reviewing proposed alterations to heritage buildings with the HBC.



*Evelyn Bagel (left), Giles Bugailiskis (centre) and Shelley Bruce (right).*

**Evelyn Bagel** has been with the City of Winnipeg Planning Department since 1991 and has been Recording Secretary of the Historical Buildings Committee since 1992.

## DESIGNATIONS

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

The Historical Buildings Inventory is a list of about 700 structures that have not been formally researched and evaluated, but are known to have potential architectural and/or historical significance.

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

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

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



*An artist's perspective of the Red River College Princess Street Campus. (Courtesy of Corbett Cibirel Architects)  
Conceptual Rendering*

Listed buildings are classified by a grade system:

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

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

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

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

## INVENTORY ADDITIONS IN 2001

No structures were added to the Historical Buildings Inventory in 2001.

## BUILDINGS CONSERVATION LIST EVALUATIONS IN 2001

The HBC evaluated 11 structures for the Buildings Conservation List in 2001. Eight structures were recommended for the list. Of those, five were added to the list.

### **Wolseley School**

511 Clifton Street South

Grade III designation

The school was built in 1921, one of eight one-storey schools built by the Winnipeg School Board during 1920-21 to provide modern facilities to its quickly growing school population. The nine-room, L-shaped school cost \$125,000 to complete, including site costs. It was named after Colonel Garnet Joseph Wolseley (1833-1913), a career British officer who led a military expedition from Eastern Canada in 1870 to take control of the new Province of Manitoba.



*Former J.H. Ashdown Building.*

### **Former J. H. Ashdown Building**

476 Main Street

Grade III designation with the following interior element:

- Tin ceiling

Capitalizing on the growth in consumer demand and utilizing innovative marketing strategies, James H. Ashdown built a hardware and houseware empire that operated stores and warehouses in all four western provinces. His solid red brick store on Main Street was built in 1905 and served as the local headquarters until the company ceased operations in the 1970s.

### **St. Boniface Waterworks Water Tower**

552 Plinguet Street

Grade III designation

Built in 1936, the Water Tower recalls the civic pride and vision of St. Boniface's early political leaders. The tower was enlarged to its current height of 171 feet (52.2 metres) in 1945.

### **Wesley Hall, University of Winnipeg**

515 Portage Avenue

Grade II designation with the following interior elements:

- Convocation Hall
- Main entrance hallway and stairwell
- Manitoba College stained glass

Designed in the Richardsonian Romanesque style, Wesley Hall is the only Winnipeg building clad entirely in yellow Calgary sandstone. The location, scale and design of Wesley College gave it an immediate landmark status when it was completed in 1895 that has not diminished over its century-plus existence.

### **Sherbrook Pool**

381 Sherbrook Street

Grade III designation

Sherbrook Pool was Winnipeg's first and, for many years, only Olympic-size pool. The structure's sharp straight edges, symmetry, stepped-back main entrance and subdued ornamentation are characteristic of the Art Deco style popular in North America in the 1930s.

Two structures recommended for the list were pending at the end of 2001:

### **Former Film Exchange Building**

361 Hargrave Street

Recommendation to list as Grade III with the following interior elements:

- Ramp

The increased popularity of motion pictures in the 1920s gave rise to the Film Exchange, a centralized storage, repair and distribution facility. Winnipeg's modern five-storey Film Exchange Building was completed in 1922. An unusual feature of the design was an interior ramp providing direct vehicle access to the basement and to storage/distribution areas on the first and second floors. Film distributors continued to occupy parts of the building into the 1970s.



*Former Film Exchange Building.*

### **Raleigh Apartments**

340 Vaughan Street

Recommendation to list as Grade III – laid over

In spite of the dire economic times, Smith Agency Limited, a local insurance company and experienced property manager, completed the 37-unit Raleigh Apartments in 1931, taking advantage of the strong downtown rental sector. The three-storey, U-shaped block displays Art Deco elements with its sharp, flat edges and vertical emphasis.

One structure recommended for the list was rejected by City Council:

### **T. Eaton Co. Store**

320 Portage Avenue - demolished

Recommendation to list as Grade II – rejected by Council

The mere rumour of a new T. Eaton Company Store being built on Portage Avenue was enough impetus to shift Winnipeg's retail sector from its traditional location on Main Street to Portage Avenue. The store, started in 1904 and expanded several times by 1912, was Winnipeg's largest building for many years. The elegant fifth-floor dining room, the Grill Room, a massive mail-order business serving all of the Prairies and the Timothy Eaton statue, donated by employees in 1919, were among the many features that made the Winnipeg Eaton's Store one of the most recognizable structures in all of Western Canada until its closure in the midst of the company's bankruptcy proceedings in October 1999.

Three structures were evaluated with the recommendation not to list:

### **Winnipeg Hydro Steam Plant – Pump and Screen House**

Amy Street

Recommendation not to list

The increase in demand on Winnipeg Hydro's Steam Plant in the late 1940s necessitated a massive expansion program that included the completion in 1951 of the Pump and Screen House on the banks of the Red River. The facility was used to take in river water, filter it through a series of revolving screens, pump it to the Steam Plant for use in the condenser and then discharge it back into the river. The Steam Plant complex was closed in the late 1980s and the pumps and screening equipment were sold.

### **New Brunswick Hotel**

684 Main Street

Recommendation not to list – demolished

Completed in December 1882 and moved to its present location in 1885, this hotel added to a growing number of facilities along Main Street serving travellers, immigrants and other new arrivals to the West. A series of alterations, renovations and name changes continually transformed the building, known as the New Brunswick Hotel when it was finally closed in 1996 and subsequently demolished.

### **Nena Block**

870 Sherbrook Street

Recommendation not to list – demolished

Completed in 1907, this three-storey solid brick building featured retail space on the ground floor with large display windows and pressed-tin ceilings. The second and third floors originally had four residential suites each, with a common bathroom on each floor. Commercial tenants included a grocer, a hardware merchant, a tailor, a billiards room and finally a delicatessen prior to demolition in the spring of 2001.



*The New Brunswick Hotel as it stood as the Empress Hotel prior to the 1953-54 renovations and renaming (courtesy of the University of Manitoba Archives).*

## SUMMARY OF 2001 EVALUATIONS

ADDRESS	NAME	RECOMMENDATION	STATUS	DATE LISTED
Amy St.	Winnipeg Hydro Steam Plant – Pump & Screen House	Recommendation not to list		
Clifton St. South, 511	Wolseley School	To list as Grade III	Listed	Sept. 4, 2001
Hargrave St., 361	Former Film Exchange	To list as Grade III	Listed	Feb. 5, 2002
Main St., 476	Former J.H. Ashdown Building	To list as Grade III	Listed	May 23, 2001
Main St., 684	New Brunswick Hotel	Recommendation not to list	Demolished	
Plinguet St., 552	St. Boniface Waterworks Water Tower	To list as Grade III	Listed	June 26, 2001
Portage Ave., 320	T. Eaton Co. Store	To list as Grade II	Rejected by Council, demolished	
Portage Ave., 515	Wesley Hall, University of Winnipeg	To list as Grade II	Listed	May 1, 2001
Sherbrook St., 381	Sherbrook Pool	To list as Grade III	Listed	June 26, 2001
Sherbrook St., 870	Nena Block	Recommendation not to list	Demolished	
Vaughan St., 340	Raleigh Apts.	To list as Grade III	Laid over	





**Top photo:** The Princess Block as it stood prior to rehabilitation for the Red River College Downtown Campus.

**Bottom photo:** The steel support system for the front facade of the Princess Block.

## DESIGN REVIEW PROJECTS

During 2001, the HBC provided design review and input for a number projects. (Also refer to Appendix A.)

Winning the Vote at the Walker Theatre – A series of interpretive panels and a banner were installed at the Walker Theatre, 364 Smith Street, to commemorate Winnipeg's contribution to the women's suffrage movement.



Red River College Downtown Campus – The City approved this project in January 2001 to redevelop the site bordered by William Avenue, Princess Street, Elgin Avenue and Adelaide Street. The project preserves the unique character of the Exchange District by reclaiming the facades of five turn-of-the-century buildings and integrating them into the design of a proposed 225,000 square-foot (20,902.5 square-metre) ultra-modern school for communications and technology. The Historical Buildings Committee worked with the Historic Winnipeg Advisory Committee to review all facets of the design. During 2001, Phase I of the three-year, three-phase project began redeveloping 100,000 square feet (9,290 square metres) to be completed for classes starting in September 2002. Many historic interior elements were carefully removed from the existing buildings and photogrammetric recording of the interiors and exteriors was conducted to incorporate those elements into future phases of the project.

Restoration of the Gabrielle Roy House – Restoration of the home at 375 Deschambault Street, where internationally renowned author Gabrielle Roy spent her early years, is on-going, led by Maison Gabrielle Roy Inc. and assisted by the Province of Manitoba's Historic Resources Branch.

Former Ashdown House at 529 Wellington Crescent – On July 20, the former home of J. H. Ashdown opened as "529 Wellington," another of WOW Hospitality's line of restaurants. The mansion was designated in 1984 with main-floor elements and the three-level stairway cited for protection. With architects and an interior designer on board, the conversion retains the building's historic character and atmosphere.

Proposed Dalnavert addition – The Manitoba Historical Society operates the restored Dalnavert as a house museum. The society is studying the possibility of building an addition to the facilities at 61 Carlton Street to accommodate an enhanced educational program and after-hours events. Dalnavert's provincial and municipal designations require the involvement of design review committees to ensure the proposed addition does not weaken the building's historic character.

## OTHER 2001 HIGHLIGHTS

The Historical Buildings Committee was involved in several heritage projects during 2001.

**Barber House**, 99 Euclid Avenue, remained underutilized. Discussions with a number of organizations were underway to examine the potential redevelopment of the vacant house and residual lands.

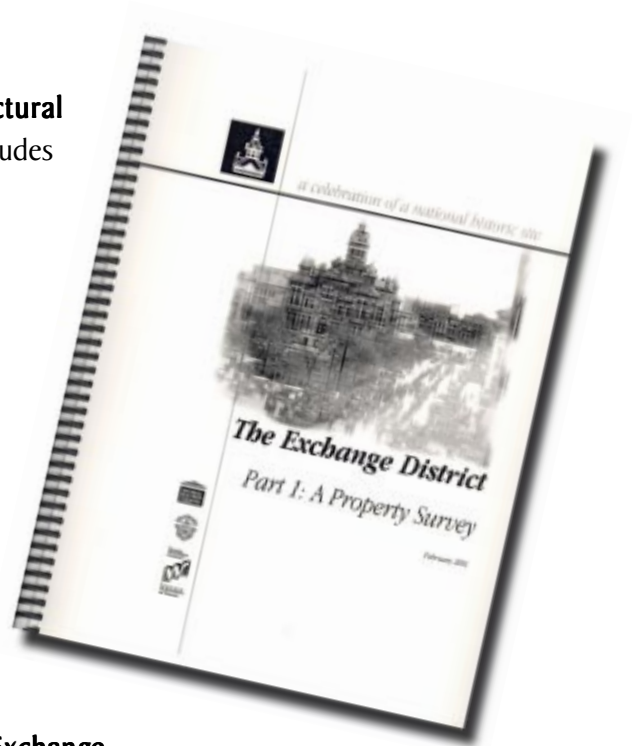
The status of the **Women's Tribute Memorial Lodge** at 200 Woodlawn Street was reviewed. Built in 1931 as a memorial to local veterans, the building has been vacant for several years. The City completed a study with the Province to look for alternative uses and prioritize the necessary repairs.

**The Exchange District Part I: An Architectural Overview** was published. The overview includes a wealth of images, maps and architectural drawings of designated buildings within the Exchange District.

The committee began investigating the **feasibility of nominating the Exchange District for designation as a UNESCO World Heritage Site**. A report commissioned in 2001 included documentation that may be used as the basis for further research if the opportunity is feasible.

The committee investigated the possibility of a **Heritage Interpretive Centre for the Exchange District**. An architectural report looked at potential sites for the centre and developed a short list of six buildings in the Exchange District. The Interpretive Centre was still under consideration at year end.

The committee commissioned an engineering report by A.F. Eshmade & Associates, Civil and Structural Engineering Consultants on the feasibility of preserving the **Capitol Theatre**. The theatre, which boasted one of the city's most opulent interiors in its heyday, had been severely altered (the auditorium was



divided into upper and lower cinemas in 1979). The owners closed the building in 1990. The City of Winnipeg acquired the property in 1997 and was unsuccessful in finding an appropriate re-use. In the fall of 2000, it was discovered that mold and asbestos had made the building a health hazard for city staff. The 2001 engineering report determined that “the continued deterioration as a result of roof leakage, high humidity, generation of mold, etc. has rendered it impossible to restore the plaster anywhere in the building. Therefore, any heritage consideration related to the ornate plaster and other finishes are surely no longer viable.” The report continued, “it is absolutely necessary that the interior be stripped back to bare masonry and structure regardless as to whether or not the building is to be conserved as a ‘shell’, or demolished.” After a lengthy discussion, the committee regrettably recommended that the Capitol Theatre be delisted due to the diminished heritage value in the building as a result of the extreme deterioration and proposed drastic change to the building’s interior in order to remove the mold and asbestos.

The Winnipeg Architecture Foundation with financial assistance from the Historical Buildings Committee completed the “**Recent Landmarks Inventory.**” The inventory includes documentation of 190 of downtown Winnipeg’s significant buildings constructed between 1940 and 1975.



*A early 1920 photograph of the magnificent original interior of the Capitol Theatre. (Photo courtesy of P.A.M.)*

## APPENDIX A

### 2001 PERMITS

During 2001, the HBC:

- Reviewed 14 **building permit applications** and approved 11.
- Reviewed six and approved five **sign permits**. One was withdrawn.
- Conducted eight **pre-permit reviews**, which are informal discussions between the HBC and applicants where the HBC takes no formal action.
- Conducted nine site visits in which action was approved in seven and was in progress in the other two.
- Considered repairs to the Women's Tribute Memorial Lodge for a film shoot. The permit was in progress as of April 2001.
- Reviewed and approved three certificates of ordinary maintenance for minor repair and maintenance work on designated buildings.

#### Building Permit Review - Certificate of Suitability

Number	Building	Address	Type of Work	Outcome
01-2001	Carnegie Library	380 William Ave.	Antennae Installation	Approved
02-2001	St. Boniface City Hall	219 Provencher Blvd.	Antennae Installation	Approved
03-2001	Newmac Building	436 Main St.	Redevelopment	Approved
05-2001	Bethlehem Aboriginal Fellowship	294 Burrows Ave.	Sprinkler System	Approved
06-2001	Free Press Building	300 Carlton St.	Back Entrance	Approved
07-2001	Boyd Building	388 Portage Ave.	Antennae Installation	Approved

10-2001	Marlborough Hotel	331 Smith St.	Plaster Repair	Approved
11-2001	Metropolitan Theatre	381 Donald St.	Mold & Asbestos Abatement	Approved
13-2001	Exchange Building	160 Princess St.	Dismantle 3 <sup>rd</sup> Floor	In progress
14-2001	Wilson House	545 Broadway	Renovations & Addition	In progress
15-2001	Johnston Terminal	25 Forks Market Rd.	Balcony	Approved
16-2001	Cornish Library	20 West Gate	Book Bin & Panic Hardware	In progress
21-2001	Monk House	134 West Gate	Back Porch	Approved
23-2001	Caron House	50 Cass St.	New Door & Back Porch	Approved

#### Sign Permit Review - Certificate of Suitability

Number	Building	Address	Type of Work	Outcome
08-2001	Johnston Terminal	25 Forks Market Rd.	Sign Spaghetti Factory	Approved
09-2001	Curry Building	245 Portage Ave.	Sign MB Chiropractic Association	Approved
12-2001	Curry Building	243 Portage Ave.	Sign Custom House Currency Exchange	Approved
18-2001	YMCA	301 Vaughan St.	Sign	Approved
25-2001	Curry Building	227 Portage Ave.	Sign Chamber of Commerce	Approved
28-2001	Curry Building	235 Portage Ave.	Sign Green Park	Withdrawn

### Pre-Permit Review - Certificate of Suitability

Number	Building	Address	Type of Work	Outcome
04-2001	James Avenue Pumping Station	109 James Ave.	Restaurant Conversion	In progress
17-2001	CPR Station	181 Higgins Ave.	Security Lights & Camera	In progress
19-2001	Royal Bank Tower	504 Main St.	Int. Alterations	In progress
20-2001	Birks Building	276 Portage Ave.	Alterations to Rear Elevation	In progress
22-2001	Imperial Bank	441 Main St.	Banking Hall Retrofit	In progress
24-2001	St. Edward's Church	836 Arlington St.	New Front Hall Doors	In progress
26-2001	St. Boniface Water Tower	552 Plinguet St.	Repainting Exterior	In progress
NA	Walker Theatre	364 Smith St.	Mural on north wall	In progress

### Site Visits

Number	Building	Address	Purpose	Outcome
03-2001	Newmac Buiding	436 Main St.	Discuss interior alterations	Approved
04-2001	James Avenue Pumping Station	109 James Ave.	Discuss removal & storage of interior machinery	In progress
05-2001	Bethlehem Aboriginal Fellowship	294 Burrows Ave.	Discuss sprinkler installation	Approved
06-2001	Free Press Building	300 Carlton St.	Update on lobby & new rear entrance	Approved
06-2001	Free Press Building	300 Carlton St.	Revised back entrance, doors, security monitor, fire escape and repointing	Approved
08-2000	Bank of Commerce	389 Main St.	Alterations of doors & insertion of washrooms	Approved

11-2001	Metropolitan Theatre	281 Donald St.	Discuss mold & asbestos abatement	Approved
14-2001	Wilson House	545 Broadway	Examine windows, discuss repair/replication options	In progress
21-2001	Monk House	134 West Gate	Discuss restoration of the back of the house	Approved

### Other

Number	Building	Address	Type of Work	Outcome
NA	Women's Tribute Memorial Lodge	200 Woodlawn Ave.	Repairs for film shoot	In progress

### Certificates of Ordinary Maintenance

Number	Building	Address	Type of Work	Outcome
01-2001	Wilson House	545 Broadway	Foundation Repairs	Approved
02-2001	Wardlow Apartments	544 Wardlaw St.	Roof & Eaves Repairs	Approved
03-2001	Epic Theatre	646 Main St.	Exterior Painting	Approved



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