

Annual Report of the City of Winnipeg
Historical Buildings Committee

The Year Past 2005

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2005 ANNUAL REPORT

JANUARY 1, 2005 TO DECEMBER 31, 2005

VISION AND MISSION

The Year Past 2005 is the Annual Report of the City of Winnipeg Historical Buildings Committee (HBC) for the period January 1 to December 31, 2005.

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 reuse produced the Historical Buildings By-law in 1977. The Historical Buildings Committee was established to assist City Council with by-law implementation. The HBC's advisory and operational responsibilities include:

- Maintaining the Historical Buildings Inventory, a list of structures that have potential architectural and/or historical significance.
- Maintaining the official Buildings Conservation List of municipally designated structures.
- Researching, assessing and grading heritage structures and making recommendations about designation to City Council's Standing Policy Committee on 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 Grant Program.
- Providing expert advice to City Council.
- Working with heritage property owners, architects, engineers, contractors, realtors, heritage, government and business organizations, students and the general public on a variety of education, outreach and communications initiatives.

THE COMMITTEE MEMBERS

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

In 2005, the Committee members were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Russ Wyatt (until October)
- Councillor Harvey Smith, alternate

- Neil Einarson, Province of Manitoba, member
- David Firman, Province of Manitoba, alternate
- Linda Seyers, Government of Canada, member
- Greg Thomas, Government of Canada, alternate
- David Kressock, MAA, member
- Tom Monteyne, MAA, alternate
- Tim Worth, MHS, member
- Ashleigh Drewett-Laird, MHS, alternate

Councillor Jenny Gerbasi

was first elected to Council in October 1998 and was appointed to the Historical Buildings Committee and elected its Chairperson in the fall of 1999. She has continuously served as Chairperson since that time.

Councillor Russ Wyatt, who was first elected to Council in October 2002, served on the Committee until October 2005. **Councillor Harvey Smith** serves as the alternate.



The Committee Volunteer Appreciation luncheon, held at the William Library, now the City of Winnipeg Archives Building

STAFF SUPPORT

In 2005, the City staff who assisted the HBC were Giles Bugailiskis, Senior Planner (Heritage), Shelley Bruce, Historical Buildings Officer, Murray Peterson, Historical Buildings Officer and Evelyn Bagel, Clerk.

DESIGNATIONS

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

The Historical Buildings Inventory is a list of approximately 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.

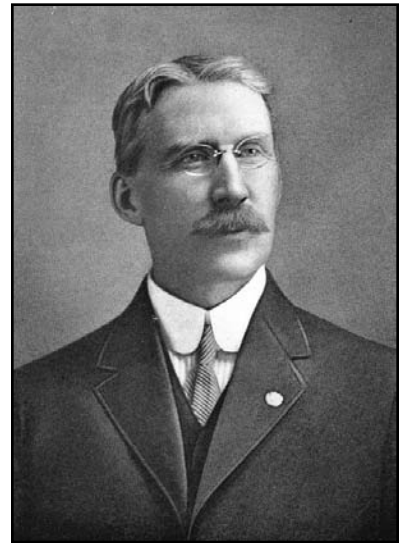
Listed buildings are classified by a grade system:

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

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

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

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



John Hamilton Gordon Russell (1862-1946), one of Winnipeg's most accomplished and prolific architects, 1913

BUILDINGS EVALUATED BY THE COMMITTEE IN 2005

The HBC evaluated eleven structures for possible addition to the Buildings Conservation List. Of those structures, five were listed, two were rejected by City Council and four were evaluated for information only. One application to remove a building from the Conservation list for demolition was rejected. Seven buildings were removed from the Historical Buildings Inventory.

Five structures were added to the Buildings Conservation List:

Raleigh Apartments

340 Vaughan Street

Grade III designation

In spite of the financial constraints brought on by the stock market crash and the subsequent worldwide depression, some construction, especially in the residential sector, did occur in Winnipeg in the early 1930s. The Smith Agency Ltd. was organized in 1910 as an insurance company by Benjamin Billingsley Smith (1882-1973) but by the late 1920s had become an experienced property manager. In early 1931, the company proceeded with its plans to build the U-shaped, 37-unit Raleigh Apartments. The block's three street-facing elevations have rust-coloured brick finishes with accents of Tyndall stone, dark red-brown brick, stucco, and wrought iron. Its design and ornamentation place it in the Art Deco style, a relative rarity in the City. Most of the block's ornamentation is concentrated at the three recessed entrances. The Vaughan and Webb doorways are set in smooth-cut stone surrounds engraved with the block's name. Their stone pillars are buttress-like at the base, then tapered as they extend to the top of the first floor. At that point, they are connected by shallow wrought iron fencing with a metal "R" in the centre. They also give way to brick pilasters that are bridged at the third floor by substantial stone arches and topped at the parapet by carved stone heads. The interior contains some bachelor and two-bedroom suites, but most units have one bedroom plus an eat-in kitchen or oversized kitchen and dining room. There are several suites in the raised basement in addition to utility and storage space. Designed by British-trained architect James W. Hawker, the Raleigh's original owner, the Smith Agency, retained title until the mid-1980s when this and most other properties between Portage, Ellice, Hargrave and Balmoral were expropriated by government for urban renewal purposes.



Ornate south entrance of the Raleigh Apartments, 340 Vaughan Street

Former Henderson Building

332 Bannatyne Avenue

Grade III designation with the following interior elements:

- tin ceilings;
- columns & beams; and
- wood partition with windows in shipping room on main floor.

In 1910, the Henderson Building joined a growing list of mixed-use structures being built in the Exchange District. This five-storey solid brick structure housed manufacturing, sales offices, showrooms and other services required by the growing list of businessmen and companies locating in the District. The minimal ornamentation of its exterior reflects the concerns of the owner to create a sturdy building, rather than an aesthetically intricate one. The building's rough textures and bulkiness are elements of the Romanesque Revival style so prevalent in the Exchange District. The restrained main façades with their strong vertical emphasis and multiple windows arranged in a regular grid, however, resemble the Sullivanesque or Chicago School style that grew out of the warehouse district of Chicago shortly after the turn of the century. The relatively unremarkable interior included ornamental tin covering the ceilings on all levels of the building and much of this material still remains. David Wynyard Bellhouse (1861-1952), a European-trained architect who came to Manitoba in 1883, designed the building. The Henderson Building housed a number of small- to medium-sized companies over the years and was originally owned by Robert J. Henderson, whose overall and shirt making venture, Henderson Manufacturing Company, occupied part of the building until he sold the structure in 1950. The Henderson Building has continued to operate as a multi-use facility to the present day.



The main façades (north and east) of the Former Henderson Building, 332 Bannatyne Avenue

Paterson Block

54 Donald Street

Grade II designation with the following interior elements:

- entranceway & stairway;
- interior stained glass windows; and
- skylight.

This structure, built in 1909 and designed by renowned local architect J.D. Atchison (1870-1959) in the Tudor Revival style, represents an excellent example of a luxury apartment block



The Paterson Block, 54 Donald Street

built in Winnipeg between 1905 and 1915, a period of time when hundreds of multi-tenant structures were erected in the city – more than anywhere else in Canada during this time – due to factors such as the weather, the economy and the high concentration of mobile, single workers needing lodgings. The luxury apartment found favour with members of Winnipeg's elite society- retired couples, widows, widowers and professionals chose apartment living because it provided many of the amenities associated with the finest mansions including servant's quarters, delivery entrances and luxuriously appointed interiors. The building's main façade, with its stone framed entrance, stucco-clad second storey oriel windows, oversized carved wooden brackets and half-timbering and stucco in-fill is not greatly altered from the original. Many of the formal dining rooms have remained intact, maid's rooms are present, the original hardwood floors are preserved and the leaded glass windows opening on the interior light well remain.

Ludlow Court Apartments

141 River Avenue

Grade III designation with the following interior elements:

- two-storey veranda with metal spiral staircase.

Completed in 1906, the Ludlow Court Apartments were an early example of a luxury block, built in Winnipeg's rapidly growing Fort Rouge district, which had become Ward One in the City of Winnipeg

in 1882. The Classical Revival style block was designed by Norman McNabb Moffat, an Ontario born and trained architect who came to Winnipeg. The main (south) façade of the Ludlow Court is symmetrically designed, with two bays of windows on either side of the block's dominant design feature, a centrally located three-storey wooden veranda. The veranda features a spiral metal staircase connecting the second and third floors. The block has many interior design features underlining its luxurious nature – most obvious is the quality and quantity of wood finishes, utilizing both oak and walnut, from delicately carved doors and staircases to dark-hued beam ceilings, plate rails, flooring and fireplace mantles. The block was built for local lumber dealer James Harkness Ludlow. Ludlow owned the block until his death in 1935, but ownership remained in the family until 1979. The Ludlow family continuously occupied one of the ground-floor suites in the block until the 1970s. Early lists of tenants include managers, grain brokers, vice-presidents, architects, bookkeepers, and government employees.



Ludlow Court Apartments, 141 River Avenue with its imposing front porch

Canada Building

352 Donald Street

Grade II designation

Built in 1910, the Canada Building is an office building located on the west side of Donald Street between Ellice and Cumberland avenues – a transitional site between the Exchange District and downtown commercial core. Built and originally owned by long-time contractor/design firm J. McDiarmid Company Limited, the seven storey block rises from a reinforced concrete foundation to a reinforced concrete frame enclosed by brick walls with Tyndall stone and concrete accents. Designed in the Chicago Style, the block features a symmetrical front (north) façade with attached, squared columns and large rectangular windows. The top floor and roofline are highlighted by delicately detailed capitals, paired mini-columns, a full entablature, parapet, nameplate and shield displaying the date of construction. The original main entrance was recessed within an arch topped by a keystone and cornice. Later alterations placed this opening in a square frame. The main-floor interior held an entrance lobby and retail shops, the occupants of which included watchmakers, tailors, barbers, and a photographic store. Upper floors are divided into offices running off central hallways. In addition to various small- and medium-sized companies, tenants included the Manitoba Power Commission, James Richardson and Sons, Dominion Bridge Company, Air Canada, Manitoba Housing and Renewal Corporation and Manitoba Heart Foundation.



The Canada Building, 352 Donald Street

Two building designations were rejected by City Council:

Chelsea Court Apartments

440-442 Assiniboine Avenue

Designation rejected

The need for residential space in Winnipeg after 1900 due to the City's rapid population increase led to the creation of not only single-family dwellings but also double dwellings, duplexes, terraces and apartment blocks. The Chelsea Court Apartments, built in 1914 on the southeast corner of Assiniboine Avenue and Kennedy Street, was Winnipeg's only example of a *maisonette*, a large two-storey building containing two suites that was a popular housing style in Europe. The complex consists of eight, 2 ½-storey buildings



Two of the eight separate buildings that make up the Chelsea Court Apartments, 440-442 Assiniboine Avenue

on concrete and brick foundations with brick and stucco clad walls above. The blocks contain elements of the Tudor Revival style, used extensively in Canada's more affluent residential neighbourhoods. Designed by architect Paul C. Samwel, there was ample green space between buildings to ensure the privacy of the tenants. Originally, each building held two spacious and well-appointed suites and tenants had the choice of either the main floor with basement space or the second floor with attic. The basement space featured a library, billiards room, lounge, and bedroom with a connected bathroom. An interior staircase off the lounge connected to the ground floor with its large bedroom, boudoir, bathroom, kitchen with pantry, dining room, and large living room with fireplace and access to a veranda. The upper suite possessed the same basic features. Both suites also featured maple floors, nine-foot ceilings, built-in storage and decorative woodwork. With these attractive interior elements, the Chelsea Court Apartments were considered among the most luxurious in Winnipeg when completed. Between 1930 and the 1960s, changes to individual buildings were made. Most dramatic was the conversion of these buildings into four-suite units, which entailed the construction of basement entrance doors and the extension of the rear staircase to the attic. Another significant alteration was the closure of several fireplaces. During the next several decades, the tenancy of the complex, because of the high numbers of artists, garnered it a "bohemian reputation" and it became known as a "magnet for musicians, writers, artists and, especially, young architects." Musicians Lenny Breau and Fred Penner were but two of the well-known renters. Over the years, the exterior condition of the complex has declined and its recent closure, the resulting vandalism and removal of interior finishes by the owner have led to further deterioration.

Former Anna Gibson School

77 Henderson Highway

Designation rejected, building demolished (August 2005)

The Winnipeg School Division, under the leadership of Daniel McIntyre (1852-1946), Inspector and Superintendent and James Bertram Mitchell (1852-1945), Chairman of the District's Committee on Buildings, built more than 50 schools and numerous additions prior to World War I and created what some saw as North America's safest and most elegant collection of school buildings. Included in this list was Anna Gibson School at the south end of Henderson Highway in the Elmwood neighbourhood of Winnipeg. The school was a solid brick structure completed in 1920 with concrete piers and beams for



Main (west) façade of Anna Gibson School, 77 Henderson Highway, shortly before its demolition

support. The building's rectangular plan included a projecting central section on the front (west) façade. The centrally located main entrance was embellished with a large semi-elliptical pediment supported by large wooden brackets. Diamond-shaped stone accenting was used on all elevations. The other three elevations were similarly designed and finished. The roof, which contained the most ornamental features, was of truncated hip design. Swept dormers with windows graced the south, north and east slopes and a centrally located domed cupola added elegance to the overall design. The interior of the building contained a wide central corridor running the entire length of the building – flanked on both sides by classrooms. At the south end of the building, the hallway veered east and west to give access to offices. The school was named in memory of Anna Gibson a young teacher at La Verendrye School who, like many others in her field, volunteered as emergency nurses in 1918 during the Spanish Flu pandemic that killed an estimated 20 million people worldwide. Gibson became one of 600 Winnipeggers to die of the disease and she was buried in Elmwood Cemetery, just west of the school that would bear her name a year later. The school was demolished as part of Mennonite Brethren Collegiate Institute's \$5.8-million campus expansion plans.

Four buildings were evaluated for information only:

Avenue Building

265 Portage Avenue

Heritage Status Confirmed

Prior to 1900, most stores and offices in downtown Winnipeg were on Main Street between York and James avenues. But this situation changed in the early 1900s when Main Street was remade into a district of high-rise office buildings and banking halls, while Portage Avenue became the city's principal retail street. Most symbolic of the change was the massive T. Eaton Company Department Store built in 1904-05 on South Portage between Donald and Hargrave. But that was only one of some two-dozen major projects along the avenue from Main to Carlton Street in the 1900-06 period.



A view of north side of Portage Avenue east of Smith Street, the six-storey Avenue Block is in the middle of the block

Among the local capitalists who were instrumental in the transformation of Portage Avenue were Mark Fortune (1847-1912), who was a *Titanic* victim and Sir Daniel H. McMillan (1846-1933) who established the City's first flourmill and served as

provincial lieutenant-governor from 1900-1911. They jointly developed the Avenue Block at 265 Portage in 1904.

Designed by renowned local architect James Henry Cadham (1850-1907), the Avenue Block was a speculative retail/office investment initially three storeys in height and was utilitarian in design with minimal Neoclassical ornamental elements. The building was of solid brick construction on a stone foundation. Its front (south) façade was clad in red pressed brick and cut stone. Shallow pilasters divided the façade into five bays. A slightly projecting centre section contained the office entrance set within stone surrounds. The other four bays held retail outlets at ground level. Upper-storey offices were lit by pairs and trios of large rectangular and segmental-arched windows. Corbelled brickwork, raised end parapet caps, and a pediment highlighted the roof-line. After fire struck in February 1913, the Avenue Block was rebuilt and extended upward by three storeys. The addition, designed by architect William Fingland (1862-1946) continued the rhythmic window pattern originally established for the main façade. Other elements of the design included a metal frieze, plain metal cornice, brick parapet, and light wells on the east and west sides of the structure. Fire-related reconstruction was again required in 1917 and 1931. These developments, coupled with numerous tenant improvements over the years, have resulted in a much-altered interior. The main-floor exterior also was changed significantly by a succession of storefront occupants. The premises attracted real estate and insurance agents, dentists, lawyers, and other professionals as office tenants. Long-time retail occupants included clothier Stiles and Humphries, Dunn's Tailors, and Dominion News and Gifts Limited. The building was vacant as of late 1999.

Hample Building

271 Portage Avenue

Heritage Status Confirmed

Another of the early speculative structures built on Portage Avenue after the announcement and construction of the giant T. Eaton Company Store was this modest, three-storey brick-clad building opened as a mixed retail/office building in 1906. Designed by American-born and educated architect John Danley Atchison (1870-1959), the Hample Building has the exterior layout – a visual division between lower and upper levels – of the two-part commercial style. It was named for the Hample family, long connected with the commercial history of Winnipeg beginning in the mid-1880s when Adolphe G. Hample was



Hample Building, 271 Portage Avenue

listed as a hide dealer in the city. The original block featured two shops accessed through recessed entrances with large display windows. A third door, at the west end of the building, gave access to the staircase to the upper floors. Original exterior ornamentation on the main (south) façade included a wide, light-coloured belt course separating the ground floor space from the upper two floors, square and arched windows with diamond-shaped stone inserts in the spandrels between the floors and brick quoins topped by large ornamental shields or cartouche-like elements. The original ground floor design has been severely altered over the years and is now one large recessed area. The roofline has also been seriously altered – gone are the ornamental shields, pilaster heads and entablature, replaced by an unadorned concrete band and many of the exterior elements are suffering from weathering. On the interior, the retail space of the ground floor has been opened into one area with a mezzanine and loading area at the rear. The offices of the second and third floors were replaced in 1924 by a billiards hall and bowling alley, respectively. The second floor is now completely open except for a small set of offices at the rear and the third floor features offices and open space.



Northern Hotel, 826 Main Street

Northern Hotel

826 Main Street

Heritage Status Confirmed

The Northern Hotel, originally called the Florence Block, was built in 1906 as a two-storey brick structure and included two ground floor retail shops and residential suites above. Daniel Smith was the designer of the building and the block was named after a relative of the original owner,

P.A. Crump. In 1907, however, an additional storey was added and the block was renamed the Northern Hotel, joining a growing list of hotels along Main Street and elsewhere in Winnipeg catering to the local clientele with small rooms, few amenities, a drinking parlour and shared washroom facilities. Changes in tenancy and upgrades have severely altered the exterior of the ground floor of the main façade. The upper floors do not appear to have seen many changes and are divided into three bays by brick pilasters and within each bay are two windows per floor, all in their original wooden frames and one-over-two layout. The original overhanging metal cornice and enriched parapet with empty name panel ornament the roofline. On the interior, the building is a mix of original and renovated spaces. The ground floor includes the main lobby with the office/front desk to the north, stairs and restaurant area to the south and the bar to the west. The upper two floors include original tin ceiling in hallways and stairwells as well as some original hardware

(doorknobs, etc.). Much of the layout of the upper floors is original, however, a narrow hallway at the rear of the third floor was added (date unknown) and the new owners have made a number of larger suites with baths by combining some of the smaller suites. There are almost never vacancies and the suites provide comfortable accommodations for the pensioners and social assistance tenants who live in the Northern Hotel year-round.

Albert Street Block

38-44½ Albert Street

Heritage Status Confirmed

This unassuming, mixed-use structure on the west side of Albert Street near Notre Dame Avenue consists of two parts – a house that dates back to a time when Winnipeg was little more than a pioneer village and a commercial addition built in the mid-1920s as the city recovered



Albert Street Block, 38-44 Albert Street, with the upper storey of the original single family dwelling in plain view on the right

from World War I and several years of economic depression. The two-storey, wood frame and brick veneer house, built for \$2,000 by local contractor J.J. Johnston in 1877, was established as a rental property by investor-merchant John O. LeCappellain. In March 1882, during a speculative property boom, LeCappellain moved his house several feet to the south to make way for construction of a long, narrow, two-storey business block. He subsequently encountered financial difficulties, however, when collapse of the boom led to recession. In 1885, the Manitoba and North West Loan Co. assumed title to the site. The house, which once contained a main-floor bay window, continued to accommodate residential tenants until shortly after the turn of the century when it was converted to commercial use by a new owner, agent R.H. Moody. Successive occupants included a weekly French-language newspaper, *L'Echo de Manitoba*, a messenger service and a tailor. In 1924, much of the front of the house was hidden from passers-by after a one-storey, solid brick block with a flat roof was added to its front. The addition initially contained four retail outlets occupied by Jimy's Barber Shop, tailor W.H. Drinkwater, Wymie Wiseman's watch shop, and J. and J. Taylor, safe works. The house, renumbered as 44 1/2 Albert, was returned to residential use. Although altered by rear additions and various exterior and interior changes, 38-44½ Albert managed to survive today and stands as a rare example of early brick veneer construction in Winnipeg and both the residential and commercial phases of the Exchange District's evolution.

One application to remove a building from the Conservation list for demolition was rejected:

St. Boniface Normal School

210 rue Masson

Application to De-list and demolish
Rejected by City Council

One of Manitoba's first normal schools, this two-storey brick and stone building was used to provide bilingual training for French teachers until 1923 when the provincial government repealed part of the *Public Schools Act* and teacher training became English only. Henry

Sandham Griffith, a British-trained architect who arrived in Winnipeg in 1887, designed the building. Dominant on the yellow-buff brick structure is the entrance portico atop a broad set of stairs with its wooden columns with Ionic capitals and its complete entablature including brackets and dentils. In 1928, a sympathetically designed, two-storey addition was built on the west side of the school; the roof of the original school was flattened and a straight-line parapet was used to integrate the two structures. The interior of the 1902 school included a library, classroom, laboratory, parlour, kitchen, dining hall and dormitory space. Alterations over the years have left little of the original materials. The building was purchased in 1923 by Les Missionnaires Oblates (Oblate Sisters) and converted to a boys' residential school (le Jardin de l'Enfance). The expanded complex was consecrated in 1929 as du Jardin de l'Enfance Langevin. A decade later, the facility became a domestic training centre for girls known as Ecole Menagere Notre Dame. This school ceased operations by 1972. The building was converted to housing for elderly persons and renamed Foyer Notre Dame, later Residence Langevin. It was sold by the Oblate Sisters in 1980 and subsequently connected by a one-storey addition to the 147-suite Accueil Colombien at 200 rue Masson. The 1902 structure now contains a childcare centre, offices and residential units for disabled elderly persons.



Detail of the wooden porch, St. Boniface Normal School, 210 rue Masson

Seven buildings were removed from the Historical Buildings Inventory:



Dubrovnik Restaurant, 390 Assiniboine Avenue

Dubrovnik Restaurant

390 Assiniboine Avenue

This large house was built in 1902 in the Hudson's Bay Reserve, one of Winnipeg's earliest affluent residential neighbourhoods. Designed in the picturesque Queen Anne Revival style by local contractor/designer James McDiarmid (1855-1934), the home was occupied for many years by the family of Joseph Maw (1858-1916), famous as one of Western Canada's first automobile dealer. Tenants of the house during and after World War I included Knox Magee, president of Winnipeg Saturday Post Limited (1917), Edward H. King, carpenter (1920) and the Zeta Psi Fraternity (1925). Ownership of the house finally passed out of the Maw family in 1952. The house was converted into a boarding house soon afterwards, with as many as 18 tenants listed as residents. In 1975, Milan Bodiroga purchased the property and converted it into one of Winnipeg's best-known eating establishments – Restaurant Dubrovnik.

John Villiers Duplex

332-334 Ross Avenue

Demolished (April 2005)

Built in 1881, this duplex was originally owned by J. Villiers, an early real estate broker, until the early 1890s, although he never lived in the building. Bookkeeper William Moffatt was the next owner and since then had seen a long list of short-term owners and tenants.



John Villiers Duplex, 332-334 Ross Avenue



The Windsor Hotel, 187 Garry Street

Windsor Hotel

187 Garry Street

World-famous actor Charlie Chaplin stayed at this hotel in August 1913, writing to his brother on hotel letterhead that he was going to sign a deal to begin his movie career. The hotel began as a boarding house known as Le Claire Hall, built in 1903 of brick and stone, modestly ornamented and designed by original owners Forrester and Carroll. The name was changed in 1917 to the Le

Claire Hotel. In 1928, a one-storey annex was built on the north side of the hotel as a beer parlour, the hotel was sold to the Windsor Hotel Company headed by J.B. Gray and the name was changed to the Windsor Hotel. This company would own the hotel until 1938. A 1948 industry magazine described the Windsor Hotel as among Manitoba's "best accommodations" with 53 rooms costing "\$1.75 and up" per day. The interior features a ground floor office and front desk, a small restaurant and the beverage room annex. To the rear are the rooms located on either side of a wide central hallway with ornamental tin ceiling and staircases at the east and west ends. Shared bath and washroom facilities are located on each floor.

Retail stores

217 Rupert Avenue

Demolished (September 2005)

D.A. McArthur, hotelkeeper and real estate agent, had this small block built in 1905. It was occupied by a number of small businesses over the years and was used for storage by the Salvation Army's Harbour Light Centre (located immediately west) from the 1930s until the late 1980s when it was vacated.



Small retail block, 217 Rupert Avenue shortly before demolition



The vacant Phoenix Block, 660 Main Street

Phoenix Block

660 Main Street

Once the headquarters of a thriving immigrant-based retail business, this building was constructed in 1890 after a fire destroyed the Nickel Plate Hotel that had stood on the site since 1883. The original block was divided into three retail shops with large display windows and recessed doors.

Numerous alterations has converted the interior it a single retail space. Most important of all this building's tenants was Frank Dojacek (1880-1951) founder of Ukrainian Booksellers and Publishers Limited and Winnipeg Musical Supply Company. Dojacek, also known as "Dojack," immigrated to Canada from Bohemia (a region now in the Czech Republic) in 1903, settling in Winnipeg's North End. Although trained as a tailor, Dojacek realized the need for foreign-language books and was soon selling them door-to-door. By 1906 he was operating a small

shop in the North End. Finding his largest audience in the Ukrainian community, Dojacek, who was fluent in seven languages, named his business Ruthenian Booksellers and Publishers (“Ruthenian” being the common term for Ukrainians during this period). By the early 1920s, Dojacek had relocated this business to larger space at 660 Main Street, where his business would remain until 1984 – his grandson, Tom Dojack was the last owner. The company (both Winnipeg Music Supply and Ukrainian Booksellers and Publishers) sold music and instruments, medicines, imported goods of every description, house wares and calendars, bibles, dictionaries and guidebooks. He also ran a very successful mail-order business. The building has stood vacant for several years.

Fat Angel Deli Bar

220 Main Street

This unassuming retail block was built in 1877 by Joseph Kahler as a 2½-storey, wood-frame structure known as the Dominion Hotel. The Dominion Hotel operated as a hotel or boarding house until ca.1907 (it had become an annex to the Winnipeg Hotel next door after 1901). After 1907, the block



Vacant Fat Angel Deli Bar, 220 Main Street

was converted into a mixed-use facility, with commercial and retail space on the ground floor and rented residential rooms on the second floor. During the 1910s and 1920s, the building housed several small-scale businesses, including a shoemaker, barber and a second-hand store. In 1929, because of structural concerns, the building was reduced to one-storey. Over the next several decades, the building was occupied by the Commercial, later Service, Taxi (until the early 1950s), by Crystal Dyers and Cleaners (into the late 1950s) and by the Main Spot Restaurant (until the mid-1980s). The present building features a reduced Art Moderne façade, dating from a 1951 post-fire remodelling. In 1995, the building’s interior was opened, removing the interior partition that had divided the space into two retail shops. The Blue Note and then Blue Moon Café were more recent tenants; the building was a popular live performance venue for writers and musicians. The Fat Angel Deli Bar was the last occupant.

Former General Steele School

757 Lyon Street

In 1921, the Board of Trustees of Fort Garry School Division #2047 (which had been organized in 1920) had plans prepared by Winnipeg architects Woodman (John) and Cubbidge (Arthur E.) for a new one-storey school east of Pembina Highway to be called General Steele School. After discussion with local parents, it



Former General Steele School, 757 Lyon Street

was decided that a second building of similar design (called General Byng) should be completed on the west side of the highway so young students would not have to cross the busy street – the two schools were opened in 1921. The bungalow style school was very popular in and around Winnipeg because of its inexpensive cost, its relatively quick construction and its ability to expand if necessary. This school stands as one of the last remaining examples of this type. General Steele School was named for Sir Samuel Benfield Steele (1849-1919) military leader, North West Mounted Police superintendent (1887) and important police figure in the lawless frontier during the Klondike Gold Rush of the late 1890s. The school started as a two-room facility but was expanded to four rooms in 1923 with another two rooms added by 1943. A garage/workshop area was built at the rear of south addition and an office/meeting space was added to its north end sometime after the school's 1957 closure and its conversion into the Fort Garry School Division Offices. The facility was converted into a dance studio in 1992 and extensive interior work was completed. A year later, the rear and south end of the building was opened as the Fort Garry Child Care Facility and once again, major renovations occurred. More recently, the front and north end has been rented by the congregation of the Church of Christ, Scientist and used as offices, meeting and reading rooms and a church auditorium.

SUMMARY OF 2005 EVALUATIONS

ADDRESS	NAME	RECOMMENDATION	STATUS	DATE LISTED
340 Vaughan Street	Raleigh Apartments	To list as Grade III	Listed	February 1, 2005
440-442 Assiniboine Avenue	Chelsea Court Apartments	To list as Grade III	Rejected by Council	
77 Henderson Highway	Former Anna Gibson School	To list as Grade III	Rejected by Council	
332 Bannatyne Avenue	Former Henderson Building	To list as Grade III	Listed	October 4, 2005
54 Donald Street	Paterson Block	To list as Grade II	Listed	July 5, 2005
141 River Avenue	Ludlow Court Apartments	To list as Grade III	Listed	September 12, 2005
352 Donald Street	Canada Building	To list as Grade III	Listed	September 12, 2005
271 Portage Avenue	Hample Building	No recommendation	Evaluated for information only	
265 Portage Avenue	Avenue Building	No recommendation	Evaluated for information only	
826 Main Street	Northern Hotel	No recommendation	Evaluated for information only	
38-44½ Albert Street	Albert Street Block	No recommendation	Evaluated for information only	

SUMMARY OF 2005 REQUESTS TO DE-LIST AND DEMOLISH OR REMOVE FROM THE HISTORICAL BUILDINGS INVENTORY

ADDRESS	NAME	RECOMMENDATION	STATUS
390 Assiniboine Avenue	Dubrovnik Restaurant	Remove from Inventory	Removed
332-334 Ross Avenue	John Villiers Duplex	Remove from Inventory	Removed and demolished
187 Garry Street	Windsor Hotel	Remove from Inventory	Removed
210 rue Masson	St. Boniface Normal School	Application to de-list and demolished	Council concurred with Committee recommendation to leave building on Conservation List
217 Rupert Avenue	Retail stores	Remove from Inventory	Removed and demolished
660 Main Street	Phoenix Block	Remove from Inventory	Removed
220 Main Street	Fat Angel Deli Bar	Remove from Inventory	Removed
757 Lyon Street	Former General Steele School	Remove from Inventory	Removed

DESIGN REVIEW PROJECTS

During 2005, the HBC provided design review and input on a number of projects (also refer to Appendix A).

Waddell Fountain, Central Park

A prominent fixture in the downtown's Central Park, the Waddell Fountain has been inoperable for approximately 10 years. Before making any decisions on the fountain, a thorough condition assessment was completed in 2005 in order to explore a range of conservation interventions and their associated costs. The study assessed the physical condition of the fountain's foundation, the decorative tyndall stone structure as well as the mechanical and electrical systems.



The damaged Waddell Fountain, Central Park



Sign announcing renovations and alterations in front of the Women's Tribute Memorial Lodge, 200 Woodlawn Street

Women's Tribute Memorial Lodge, 200 Woodlawn Street

Stabilization of the Women's Tribute Memorial Lodge was completed in 2004 under the supervision of the Historical Buildings Committee. In 2005 it was announced that the building would be converted into a movement disorder clinic. The scope of work included further conservation of the historic building as well as the construction of an addition to the north side of the building.

Oldfield Kirby Gardner Building, 234 Portage Avenue

Recently evaluated at the request of the new owner, the Oldfield Kirby Gardner building began its conversion into several new uses including a salon, office space, and a private residence. As the property was to receive a grant from the Commercial Heritage Properties Incentive Fund (CHPIF) under the



Workmen repairing the magnificent terra cotta on the Oldfield Kirby Gardner Building, 234 Portage Avenue

federal Historic Places Initiative, the Historical Buildings Committee partnered with the CHPIF staff in reviewing the complex scope of work. Various aspects of the project include, terra cotta repair, window refurbishment, and conversion of prominent interior spaces.

**New Hargrave Building,
361 Hargrave Street**

The new tenant of the New Hargrave Building, Indian and Northern Affairs Canada approached the Committee with a proposal to sign the building in a unique fashion. Attached to the building's south elevation is a large banner depicting a mural with Aboriginal imagery that attempts to maintain a positive balance between two worlds where images that blend traditional beliefs and teachings coexist with that of the contemporary world.



Banner artwork for the New Hargrave Building, 361 Hargrave Street (Courtesy of Indian and Northern Affairs Canada)

2005 HIGHLIGHTS

The Historical Buildings Committee was involved in several heritage projects during 2005.

The year started with a meeting to advise the City on the Committee's recommendation for amendment to the Historical Buildings Bylaw including:

- Review the nature membership on the Committee, confidentiality issues, conflict of interest, status of the Inventory.
- Frustration about the inability of the City to prohibit interior elements of a heritage potential building from being destroyed before a demolition application is approved.
- The Historical Buildings Committee met with Mr. Harold Dick, Solicitor, to discuss the new by-law. It is hoped a final draft of the by-law will go to City Council in 2006.

With the demise of the Historic Winnipeg Advisory Committee, the task of reviewing plans for alterations to designated structures in the Downtown will be done by the newly appointed Urban Design Advisory Committee (UDAC) which will include the design professionals of the Historical Buildings Committee. There will be four representatives of the HBC to UDAC on an “as needed” basis to review those proposals within the Exchange District National Historic Site and proposals for listed buildings within the Downtown.

The need for Secondary Plans to enable the designation of historic districts was discussed and recommended for the administration to pursue. Attempts are being made at present to develop a Secondary Plan for the Exchange District and preliminary work is being done on a Secondary Plan for Osborne Village. The Committee strongly urges that a Secondary Plan for the Exchange District National Historic Site be done in the next while.

The year was unusual in the number of applications that were received to demolish either Listed heritage structures (one) or those on the Inventory (seven).

The Province of Manitoba has adopted the City’s guidelines to facilitate the rehabilitation and re-use of older buildings. The report “Fire Risk Indices for the Application to the Rehabilitation and Re-Use of Existing Buildings in Manitoba for Residential and Business and Personal Services Occupancies”, was developed for the Planning and Land Use Division, Heritage Unit by Ken Richardson Fire Technologies Inc. of Ottawa, Ontario along with Winnipeg’s Cohlmeier Architects Limited who steered the project to its acceptance from the Province. The document can be found at www.winnipeg.ca/ppd/pdf_files/Rehab_guidelines.pdf. These new guidelines, now included as an appendix to the Manitoba Building Code, will



Demolition of the J.B. Somerset (Sacre-Coeur School No. 2), March 2005

go a long way to bring older, underutilized or vacant buildings back into active use. These new guidelines identify equivalent protection measures that can be used in existing buildings as an alternative to current provisions in the Manitoba Building Code.



This image of Waddell Fountain, taken in 1956, shows the structure in better condition with its water still running (Courtesy of Archives of Manitoba)

The Committee reviewed a condition assessment and rehabilitation study for Waddell Fountain prepared by Cohlmeier Architects Limited along with possible scenarios to repair and bring back to life this major landmark in the city's Downtown. They recommended the fountain be restored back to its original working level with lights and cascading waterfall. They also recommended that a portion of the City-wide Grant Program funded by the Gail Parvin Hammerquist Fund be used to finance the project. The Committee is prepared to approach the other levels of government, private foundations, downtown development agencies, and BIZs for cost-sharing opportunities.

Empire Hotel fragments are located in a City-owned warehouse. The Committee was advised that this warehouse could be sold and the various pieces of the façade of the building would have to be moved. The Province of Manitoba has designated these fragments as a heritage object so whatever decision is arrived at will have to be approved by them. A sub-committee has been struck to investigate options for the fragments and make recommendation to the full committee.



Piled fragments of the metal façade of the Empire Hotel, City of Winnipeg storage facility



The Barber House, 99 Euclid Avenue behind the chain linked fence

The re-use of Barber House, 99 Euclid Avenue, has the Committee hopeful that a viable solution can be found that would conserve the burnt out remains of this building and turn it into a useful centre of activity. There were two options suggested for the reuse of Barber House: Heritage Winnipeg suggests a single family residence, and the Sisters Group – a seniors meeting place and a state-of-the-art daycare centre. Sisters, through the Provincial Daycare Program, are guaranteed funding to develop a

daycare training facility. Discussions are underway to investigate the sale of the property to them.

The Historical Buildings Committee was advised that 12 heritage building owners in the city have been awarded provincial grants for 2005-2006 under the Designated Heritage Building Grants Program, Manitoba Department of Culture, Heritage and Tourism. Total amount awarded exceeded \$75,000. This has been an ongoing program since 1986 and since then heritage buildings in the city have been granted approximately \$3 million. This program is open to all properties that are designated.

The City's Heritage Unit is working with the Exchange District BIZ to produce a walking tour publication about the Exchange District National Historic Site. Publication is to be early 2006.

APPENDIX A

2005 PERMITS

The following permit review data is from the 1st of January 2005 through to the 31st of December 2005.

- **Building Permits:** The HBC reviewed 26 building permit applications in 2005 and approved 10.
- **Sign Permits:** In 2005, the HBC reviewed 10 and approved seven sign permits.
- **Pre-Permit Review:** The HBC performed ten pre-permit reviews during the 2005 fiscal year. Pre-permit reviews are informal discussions between the HBC and applicants, where the HBC takes no formal action.
- **Site Visits:** The HBC conducted 12 site visits, in which action was approved in three and was in progress in the remainder.
- **Certificates of Ordinary Maintenance:** The HBC reviewed and approved 11 Certificate of Ordinary Maintenance for minor repair and maintenance work on a designated building in 2005.

Applications Reviewed From January 1, 2005 to December 31, 2005

Building Permit Review - Certificate of Suitability

Number	Building	Address	Type of Work	Outcome
8-2004	Scott Fruit Warehouse Company	319 Elgin Avenue	Building rehabilitation	In progress
17-2004	Fairchild Building	110 Princess Street	Building rehabilitation	In progress
19-2004	Barber House	99 Euclid Avenue	Restoration	In progress
20-2004	Northern Electric Building	65 Rorie Street	Additions	Approved
1-2005	Assiniboine Park Pavilion	55 Pavilion Cres.	Replica windows	Approved

Number	Building	Address	Type of Work	Outcome
2-2005	Travellers Building	238 Bannatyne Avenue	Modifications to side entrance	Approved
3-2005	Gault Building	100 Arthur Street	Installation of fire pump test header	Approved
5-2005	Ambassador Apartments	379 Hargrave Street	Roof repairs	Approved
6-2005	North West Commercial Travellers Building	291 Garry Street	Building rehabilitation	In progress
7-2005	New Hargrave Building	361 Hargrave Street	Mural painted on a vinyl banner	Approved
8-2005	Waddell Fountain	410 Cumberland Avenue	Condition assessment	In progress
9-2005	Earn International	78 Princess Street	Installation of a parking garage at the rear of the building	In progress
10-2005	Women's Tribute Memorial Lodge	200 Woodlawn Avenue	Building rehabilitation and a new addition	Approved
12-2005	Curry Building	233 Portage Avenue	Storefront alterations	Not approved
13-2005	Former Public Press Building	290 Vaughan Street	Roof repairs	Approved
16-2005	St. Edward's Church	836 Arlington Street	Addition for universal access	Project cancelled
17-2005	Oldfield Kirby Gardner	234 Portage Avenue	Building rehabilitation	In progress
18-2005	Fire Hall No. 7	180 Sinclair Street	Additions	In progress
20-2005	Front and Wood Warehouse	230 Princess Street	Building rehabilitation	In progress
21-2005	Casa Loma	309 Sherbrook Street	Building rehabilitation	In progress
22-2005	Public Press	290 Vaughan Street Building	Building rehabilitation	Approved

Number	Building	Address	Type of Work	Outcome
23-2005	Henderson Building	332 Bannatyne Avenue	Building rehabilitation	In progress
26-2005	Travellers Building	283 Bannatyne Avenue	Roof top addition	Approved
28-2005	James Avenue Pumping Station	109 James Avenue	Building rehabilitation and addition	In progress
30-2005	Maw's Garage	114 King Street	Building rehabilitation	In progress
35-2005	Manitoba Health	599 Empress Street	Building rehabilitation	Cancelled

Sign Permit Review - Certificate of Suitability

Number	Building	Address	Type of Work	Outcome
4-2005	Carnegie Library	380 William Avenue	Banners	Approved
11-2005	Cornish Library	20 West Gates	Interpretive plaque and banner	Cancelled
14-2005	Ryan Building	44 Princess Street	Banners	Cancelled
15-2005	St. John's Library	500 Salter Street	Interpretive plaque and banner	Cancelled
16-2005	Sherbrook Pool	381 Sherbrook Street	Interpretive plaque	Approved
19-2005	Curry Building	225 Portage Avenue	Tenant signage	Approved
24-2004	Carlton Building	275 Carlton Street	Tenant signage	Approved
27-2005	Confederation Life Building	457 Main Street	Tenant signage	Approved
29-2005	Ashdown Warehouse	179 Bannatyne Avenue	Tenant signage	Approved
31-2005	Curry Building	221 Portage Avenue	Tenant signage	Approved

Pre-Permit Review - Certificate of Suitability

Number	Building	Address	Type of Work	Outcome
8-2004	Scott Fruit Company Warehouse	319 Elgin Avenue	Building rehabilitation	In progress
17-2004	Fairchild Building	110 Princess Street	Building rehabilitation	In progress
19-2004	Barber House	99 Euclid Avenue	Building rehabilitation	In progress
16-2005	St. Edward's Church	836 Arlington Street	Addition for universal access	In progress
18-2005	Fire Hall No. 7	180 Sinclair Street	Additions	In progress
20-2005	Frost and Wood Warehouse	230 Princess Street	Building rehabilitation	In progress
21-2005	Casa Loma Apartments	309 Sherbrook Street	Building rehabilitation	In progress
23-2005	Henderson Building	332 Bannatyne Avenue	Building rehabilitation	In progress
35-2005	Manitoba Health	599 Empress Street	Building rehabilitation	Cancelled
9-2005	Artspace Maintenance	100 Arthur Street	HVAC upgrade for Cinemateque	Approved

Site Visits

Number	Building	Address	Purpose	Outcome
8-2004	Scott Fruit Company Warehouse	319 Elgin Avenue	Building rehabilitation	In progress
17-2004	Fairchild Building	110 Princess Street	Building rehabilitation	In progress
20-2004	Northern Electric Building	65 Rorie Street	Additions	Approved

Number	Building	Address	Purpose	Outcome
6-2005	North West Commercial Travellers Building	291 Garry Street	Building rehabilitation	In progress
9-2005	Earn International Building	78 Princess Street	Building rehabilitation	In progress
16-2005	St. Edward's Church	836 Arlington Street	Addition for universal access	In progress
17-2005	Oldfield Kirby Gardner	234 Portage Avenue	Building rehabilitation	In progress
21-2005	Casa Loma Apartments	309 Sherbrook Street	Building rehabilitation	In progress
23-2005	Henderson Building	332 Bannatyne Avenue	Building rehabilitation	In progress
26-2005	Travellers Building	283 Bannatyne Avenue	Roof top addition	Approved
35-2005	Manitoba Health	599 Empress Street	Building rehabilitation	Cancelled
9-2005	Artspace Maintenance	100 Arthur Street	HVAC upgrade for Cinemateque	Approved

**Applications Reviewed From January 1, 2005 to December 31, 2005
Certificates of Ordinary Maintenance**

Number	Building	Address	Type of Work	Outcome
1-2005	Artspace	100 Arthur Street	Replacement	Approved canopies
2-2005	Transcona Historical Museum	141 Regent Avenue	Interior lighting	Approved
3-2005	All People's Mission	119 Sutherland Avenue	Exterior maintenance	Approved
4-2005	Bate Building	221 McDermot	Re-roofing Avenue	Approved
5-2005	Confederation Life	457 Main Street	Foundation waterproofing	Approved

Number	Building	Address	Type of Work	Outcome
6-2005	Artspace	100 Arthur Street	Fire escape repairs	Approved
7-2005	William Brown House	3180 Portage Avenue	Wood repairs	Approved
8-2005	Sparling Sales	120 King Street	Connect into next building	Approved
9-2005	Artspace	100 Arthur Street	HVAC upgrade for Cinemateque	Approved
10-2005	St. John's Cathedral	251 Bannerman Avenue	Re-roofing	Approved
11-2005	Carnegie Library	380 William Avenue	Roof reinforcement	Approved

Historical Buildings Sub-Committee Meetings, 2005

Date	Certificate of Suitability No.	Building/Address
January 27, 2005	20-2004	Northern Electric Building, 65 Rorie Street
March 3, 2005	10-2005	Women's Tribute Memorial Lodge, 200 Woodlawn Street
March 9, 2005	9-2005	Earn International Building, 78 Princess Street
	17-2004	Fairchild Building, 110 Princess Street
April 21, 2005	8-2005	Waddell Fountain, 410 Cumberland Avenue
April 29, 2005	20-2004	Northern Electric Building, 65 Rorie Street
	8-2005	Waddell Fountain, 410 Cumberland Avenue
May 13, 2005	17-2004	Fairchild Building, 110 Princess Street
June 5, 2005	35-2005	Manitoba Health, 599 Empress Street
June 8, 2005	35-2005	Manitoba Health, 599 Empress Street
	17-2004	Fairchild Building, 110 Princess Street

Date	Certificate of Suitability No.	Building/Address
July 28, 2005	4-2005 16-2005	Carnegie Library, 380 William Avenue St. Edward's Church, 836 Arlington Street
August 10, 2005	6-2005	North West Commercial Travellers Building, 291 Garry Street
August 16, 2005	23-2005	Henderson Building, 332 Bannatyne Avenue
August 24, 2005	17-2005	Oldfield Kirby Gardner, 234 Portage Avenue
September 15, 2005	8-2004	Scott Fruit Company Warehouse, 319 Elgin Avenue
October 3, 2005	10-2005 17-2004	Women's Tribute Memorial Lodge, 200 Woodlawn Street Fairchild Building, 110 Princess Street
October 13, 2005	26-2005,	Traveller's Building, 283 Bannatyne Avenue
November 10, 2005	8-2004	Scott Fruit Company Warehouse, 319 Elgin Avenue
November 25, 2005	19-2004	Barber House, 99 Euclid Street
December 2, 2005	8-2004 30-2005 19-2004	Scott Fruit Company Warehouse, 319 Elgin Avenue Maw's Garage, 114 King Street Barber House, 99 Euclid Street
December 16, 2005	19-2004 17-2005	Barber House, 99 Euclid Street Oldfield Kirby Gardner, 234 Portage Avenue

In 2005 the Historical Buildings Committee continued developing the content of the Heritage Conservation component of the City of Winnipeg's web site. Users can search the Heritage Conservation pages for a specific architect, building or street address, as well as reference program objectives.

Information on the Historical Buildings Committee, its policies and procedures, incentive programs, publications and Heritage Conservation List & individual building histories (in PDF format) can be found at <http://winnipeg.ca/historicalbuildings>.



The popular Dojack's Winnipeg Musical Supply Store, 660 Main Street in 1970 (Courtesy of Archives of Manitoba, Architectural Survey)



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