



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

The Year Past 2014



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Front Cover: Looking north along Main Street towards the newly completed City Hall Complex, ca.1964 (City Archives)



2014 ANNUAL REPORT OF THE CITY OF WINNIPEG
HISTORICAL BUILDINGS AND RESOURCES COMMITTEE

JANUARY 1, 2014 TO DECEMBER 31, 2014

The Year Past 2014 is the Annual Report of the City of Winnipeg Historical Buildings and Resources Committee for the period January 1 to December 31, 2014.

THE HISTORICAL RESOURCES BY-LAW NO. 55/2014

On May 27, 2014, Council approved the new Historical Resources By-law, which officially came into effect on June 1, 2014 – “A By-law of the City of Winnipeg to protect and conserve buildings, land, elements of a building or land, or areas of special architectural or historic interest.”

The by-law was developed over a number of years through the close collaboration of the City’s Historical Buildings Committee, the Public Service, and our Legal Department. This process included representatives of from the Provincial and Federal governments, the Manitoba Association of Architects, and the Manitoba Historical Society. Heritage advocates were invited to provide input and feedback including Heritage Winnipeg and the Manitoba Historical Society. Heritage Programs and by-laws of other cities across Canada were examined, including Vancouver, Toronto, Calgary and Edmonton.

The new Historical Resources By-law will replace the City’s Historical Buildings By-law, which was enacted in 1977. It brings Winnipeg’s Heritage program into step with current best practices across Canada, as well as aligning heritage services with OurWinnipeg and other regulatory documents. The new by-law is designed to broaden the scope of how we manage our heritage resources by celebrating all types of resources including Classical and Modern buildings, landscapes, districts, bridges, monuments, etc. It also provides a new commemoration-only category with information on sites of community interest.

For owners of heritage sites, the by-law will bring more clarity, transparency and fairness through clear and formalized processes with set time frames for decisions and notifications. As well, the Historical Buildings and Resources Committee meetings will now be open for public observation. Owners of existing heritage buildings will be contacted by mail to advise how the new by-law will impact their property.

1. THE NEW MANDATE

The new by-law:

- broadens the scope to celebrate buildings, landscapes, Modern buildings, etc. (under the new By-law, a Historical Resource is “a building or land, or an element of a building or land”)
- creates new options for recognition – Listed or Commemorated.
- allows more input in recognizing heritage resources via a new nomination system open to building owners or the Director of the Planning Property and Development Department.
- brings more clarity, transparency and fairness to owners through clear processes, set time frames for decisions, notifications, etc.
- ensures compatibility with The City of Winnipeg Charter and Our Winnipeg.

2. THE NEW COMMITTEE

The Historical Buildings Committee’s name will change to reflect the broadening of its mandate and becomes the Historical Buildings & Resources Committee (HBRC). It remains an advisory Committee to Council, reporting through the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management. Members will be appointed to 3-year terms with the possibility of reappointment.



Committee members on the roof of the Main Street building

HBRC Membership will now total 13:

- 3 Members of City Council, one of whom will Chair
- 2 representatives from the Government of Canada
- 2 representatives from the Province of Manitoba
- 2 representatives from the Manitoba Association of Architects

And new members:

- 1 representative from the Manitoba Association of Landscape Architects
- 1 representative from Association of Professional Engineers and Geoscientists of the Province of Manitoba
- 2 Members-at-large



The first meeting of the new Historical Buildings and Resources Committee, Administration Building, City Hall, May 2014

In 2014, the members of the Committee were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Thomas Steen, alternate (until October)
- Councillor Harvey Smith, alternate (until October)
- Councillor Marty Morantz (appointed in November)
- Councillor Devi Sharma (appointed in November)

- Jim Wagner, Government of Canada, member
- Sandra Hollender, Government of Canada, member

- Neil Einarson, Province of Manitoba, member
- Jeff Gauley, Province of Manitoba, member

- David Kressock, MAA, member
- Glen Gross, MAA, member

- Shannon Baxter, Manitoba Association of Landscape Architects
- John Wells, Association of Professional Engineers and Geoscientists of the Province of Manitoba

- Tim Worth, member-at-large
- Ashleigh Drewett-Laird, member-at-large

Councillor Jenny Gerbasi was first elected to Council in October 1998 and was appointed to the Historical Buildings Committee and elected its Chairperson in the fall of 1999. She has continuously served as Chairperson since that time, the longest Chair in the Committee's history. **Councillor Thomas Steen** was elected to council



Committee members visiting an Exchange District building

in 2010 and has served on the Historical Buildings Committee until the fall of 2014. **Councillor Harvey Smith**, a long-time member of City Council, serving until the fall of 2014. After the civic elections, two new councillors were appointed to the Committee: **Councillor Marty Morantz** (Charleswood-Tuxedo) is a first-time City Council member; **Councillor Devi Sharma** (Old Kildonan) was first elected in 2010.

3. THE NEW LISTS

Under old by-law, the Historical Buildings Committee was responsible for two lists of heritage structures:

Conservation List (235 Designated Buildings) – owner was informed, the buildings were legally protected and a caveat was placed on the Title.

Inventory (470 Monitored Buildings) – protected from demolition, not protected from alteration, owner's consent not obtained.



The G.F. and J. Galt Building, 103 Princess Street is one of many buildings placed on the new Commemorative List located in the Exchange District National Historic Site.

Under the new by-law, the HBRC has authority over three lists:

1. List of Historical Resources (235 resources)

Replaces the Conservation List, but operates similarly.

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

2. Nominated List (130 resources)

Selected resources from the former Inventory deemed to be historically significant and warranting evaluation.

- owners notified of nomination



Linwood School, 266 Linwood Street (St. James), is one of several schools on the Commemorative List

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

3. Commemorative List (340 resources)

A new list to celebrate Winnipeg's heritage.

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

4. THE NEW PROCESSES

Placing a heritage resource on one of the three lists:

Nominations will be reviewed by the HBRC, who will make a recommendation to Standing Policy Committee. If these two groups concur, along with the owner, a final decision is reached. If there is dissent by any of the three parties, the issue goes to Council for a final decision.



City Council Chambers

Removing a heritage resource from one of the three lists or demolishing a resource:

Applications to delist or demolish will be reviewed by the HBRC, who will make a recommendation to Standing Policy Committee. If these two groups concur, along with the owner, a final decision is reached. If there is dissent by any of the three parties, the issue goes to Council for final decision.

Heritage Permits:

'Certificate of Suitability' under the old by-law is now a 'Heritage Permit' under the new legislation. As before, the Heritage Planner will refer permit applications to the HBRC for consideration; rely on the advice of the HBRC; and/or apply established guidelines (Standards and Guidelines) when considering a permit application. Decisions are required within 90 days.

STAFF SUPPORT

In 2014, the City staff who assisted the HBC was Jennifer Hansell, Historical Buildings Officer and Murray Peterson, Historical Buildings Officer and Recording Secretary. In May, the City welcomed Rina Ricci, new Heritage Planner. Ms. Ricci is a registered member of the Manitoba Association of Architects and the Royal Architectural Institute of Canada. She completed her Masters of Architecture degree at the University of Manitoba in 2004 and her Bachelors of Environmental Design at the University of Manitoba in 1998. She has worked in architectural firms in Regina, SK and Winnipeg, MB and was a Sessional Instructor at the University of Manitoba in the Faculty of Architecture.

VISION AND MISSION

Despite the many changes brought on by the passing of the new Heritage Resources By-law, the Committee's vision and mission have continued.

The Committee's vision 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.



*Renovated interior of the Metropolitan Theatre,
281 Donald Street*

- Be a catalyst for greater public awareness, education and participation in heritage conservation.
- Provide effective professional advice, information and administrative assistance on heritage plans, policies and programs to Winnipeg City Council through the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management.

BUILDINGS EVALUATED BY THE COMMITTEE IN 2014

The Committee's work included the evaluation of a number of structures. It evaluated fourteen structures for possible addition to the Buildings Conservation List/List of Historical Resources, two were designated by City Council, seven were recommended for designation and were pending a decision by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management and five were recommended to be placed on the Commemorative List. The des-listing of one building was rejected by the Committee. Five buildings evaluated in 2013 were designated in 2014.

Two buildings were evaluated and designated by City Council.

St. Vital Library

6 Fermor Avenue

Grade III (May 5, 2014)

With the following heritage elements:



6 Fermor Avenue, St. Vital Library

Exterior:

- the key-shaped massing, featuring two adjoining, double height circular sections on the east, and a lower, rectangular block to the west with a stepped back front façade, and flat roofs throughout;

- cladding materials including dark brown brick throughout, contrasted by vertical metal reveals in regular intervals, and matching metal fascia in an undulating pattern;
- large rectangular windows throughout, many with slanted heads to mimic the fascia, in singles or stacked in pairs, with simple mullions and spandrel panels; and
- main entrance centrally located.

Interior:

- the open plan;
- the exposed glue-lam beams throughout, in intricate radiating or grid patterns, with plank wood ceilings;
- the circular sections featuring multiple mezzanines and stairs with original wood and metal handrails/guardrails, ocular skylights, and pendant light fixtures; and
- details including some original wooden book stacks, wood paneling, etc.



St. Vital Library, main desk area, ca.1962. (Henry Kalen Photograph, courtesy of the St. Vital Library)

This public library was built in 1963 by the newly incorporated City of St. Vital (1962) to improve and modernize its library services that had begun a decade earlier in a converted retail store on St. Mary's Road.

It was designed by local architect George A. Stewart in the shape of a key – two circular areas at the east end and a stepped west end – necessary because of the odd, triangular shape of its property. Concrete, dark brick and “enamelled steel sheeting” are all used as cladding for the structure.

The interior includes a basement with a large storage area in the west end and work space/offices and an activity room in the east. The ground floor contains the books and other materials, many housed in the original wood bookcases. The east end holds the main desk and book cases on the ground floor and semi-circular mezzanines. The ceiling is built of exposed glue-lam wood with skylights. The west holds more bookcases, skylights and a wealth of windows.

The Committee, recognizing its unique design (with minimal alteration), important role within its community and quality and originality of the interior layout and materials, recommended that the St. Vital Library be one of the first Modern structures designated by the City of Winnipeg.

Allman Block

594 Main Street

List of Historical Resources (November 27, 2014)

With the following heritage elements:

Exterior:

- the east-facing building located mid-block on Main Street and part of an historic streetscape; and
- ornate roof with metal pediment, carved keystone and signage reading “Allman Block”

Interior:

- ornamental tin ceiling on the ground and second floors;
- entrance foyer in the southeast corner;
- main staircase including wood and tin accenting;
- original wood accenting in the hallways and offices on the second and third floors;
- period doors with original hardware and glass; and
- Skylight on the third floor



594 Main Street, Allman Block

For history, see [The Year Past, 2008](#)

Seven structures were recommended for designation and were pending a decision by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management

In many areas of the City of Winnipeg, there are street pillars acting as gateways to specific neighbourhoods. Several have been designated in the past (Mount Royal Road and Armstrong’s Point, West Gate, East Gate and Middle Gate) and the Committee evaluated and recommended four other sets be designated as Grade III structures



Portage Avenue at Overdale Street

Portage Avenue @ Overdale Street

Built 1911 – field stone in concrete

To list as a Grade III with the following heritage elements:

Exterior:

- The two concrete and stone pillars on the northeast and northwest corners of Portage Avenue and Overdale Street

Originally, these large stone pillars had smaller, matching pillars placed across the sidewalk. They were planned in 1903 as part of the “Oakdale Park” subdivision but not built until 1911 when Overdale Street was laid out.

Portage Avenue @ Woodhaven Boulevard

Built 1960 – red brick & concrete

To list as a Grade III with the following heritage elements:

Exterior:

- The brick and stone gate with stylized metal lettering near the southwest corner of Portage Avenue and Woodhaven Boulevard



Portage Avenue at Woodhaven Boulevard

A bridge over Sturgeon Creek was built in 1920, allowing for development of Woodhaven Park by the Rural Municipality of Assiniboia and the creation of the residential subdivision of Woodhaven.

Initial development included lighted stone pillars at the north end of Sturgeon

Bridge at Portage Avenue. Residents built a street railway waiting room nearby. The original pillars were demolished during the Portage Avenue widening project in 1953. In September 1960, a delegation of citizens complained that pillars had not replaced and the present planter was built shortly after.

St. Mary's Road @ West Fernwood Avenue

Built 1928 – concrete with ornamental metal lights

To list as a Grade III with the following heritage elements:

Exterior:

- The concrete pillars topped with metal light fixtures located at the northwest and southwest corners of St. Mary's Road and West Fernwood Avenue

The St. Vital subdivision was organized by Frank B. Groff, a Winnipeg developer, and his wife Annie in 1924. This pair of pillars was built in 1928 at St. Mary's Road to mark boundary of the subdivision. They appear to be the only St. Vital example of subdivision pillars.



Street pillar at St. Mary's Road and West Fernwood Avenue

West Fernwood Avenue near Bronstone Avenue/Westdale Place (ca.1928)

Built ca.1928 – concrete with ornamental metal lights

To list as a Grade III with the following heritage elements:

Exterior:

- The concrete pillars topped with metal light fixtures located midblock east of the intersection of West Fernwood Avenue and Bronstone Boulevard and Westdale Place



Street pillar at West Fernwood Avenue near Bronstone Avenue/Westdale Place

The “interior” street pillars of the Groff subdivision, they were built shortly after and matching the pair found at St. Mary's Road.

Main Street Bridge (Queen Elizabeth Way) Elements

Built 1931 – limestone

To list as a Grade III with the following heritage elements:

Exterior:

- The 1930s-era limestone pylons and solid walls located at the four outer corners of the bridge



Stone ornamentation on the Main Street Bridge

In 1930, new Main Street and Norwood bridges were built over the Red and Assiniboine rivers. The projects were part of the Depression-era relief work programs and based the designs on plans drawn in 1915 – significant because they were designed during the rise of the “City Beautiful” movement which sought to heighten architectural design in all aspects of cities, even mundane structures like bridges. Although the 1931 version represented a scaling down of the 1915 plans, the final Main Street Bridges included ornamental stonework at the four corners including large and small pylons connected by solid stone walls and ornamental metal railing. In the late 1990s, when the Main Street and Norwood Bridges were replaced, these ornamental stone elements were used to accent the new Main Street Bridge, which was renamed Queen Elizabeth Way.

Winnipeg City Hall

510 Main Street

Recommended to be put on the List of Historical Resources (decision pending) with the following heritage elements:

Exterior:

Site and Courtyard:

- the two separate buildings with facing main entrances separated by an open courtyard;
- three-sided loggia created by the Administration Building;
- the three light standards with 5 white globes in the east and west plazas;



Winnipeg's City Hall complex

- the five globe light fixtures and matching plant brackets mounted on each of the south walls of single storey wings of the Administration Building;
- the ceiling mounted white cylinder lights in the U-shaped loggia;
- the twelve ceramic city crests around the face of the loggia;
- the free standing “CITY HALL” signs at the northeast and northwest corners of the Council Building; and
- the date stone tablet mounted in the east plaza entry stairway.

Council Building:

- symmetrical, north-facing 2-storey structure with smooth-cut limestone cladding resting on a dark, polished granite base that includes built-in benches on the east and west sides;
- the modular composition of the smooth Tyndall stone cladding, glass block and dark granite plinth;
- the main (north) façade with its centrally-placed recessed entrance supported by a pair of thin columns and the unadorned window openings of the second storey;
- the east and west façades identically designed with colonnades of unadorned columns, large ground floor window openings partially filled with glass block and upper level openings shaded by bronze screens;
- the rear (south) façade with limestone walls interrupted by doorways fitted with bronze grating and two-storey windows filled with glass block;
- the varied roof height creating clerestory windows encircling the structure; and
- the flat, unadorned roofline.



Council Building

Administration Building:

- symmetrical, south-facing seven-storey structure with smooth-cut limestone cladding and polished granite base with extended one-storey wings running south along



Administration Building

the east and west sides;

- the modular composition of the smooth Tyndall stone cladding, glass block and dark granite plinth;
- the main (south) façade with recessed ground and second floors and upper storeys featuring a grid of wide horizontal limestone bands intersected by thinner vertical elements, charcoal-hued window accenting and thin window units set in glass block filled openings;
- identically designed side façades (east and west) with large openings on the second floor and centrally-placed window openings on all upper floors;
- the rear (north) façade with raised entrance and loading ramp on the ground floor, large second storey openings and upper floors of similar design to the front façade;
- the flat, unadorned roofline; and
- the one-storey wings partially enclosing the courtyard with peristyle colonnades on the interior elevations and dark granite bases and large openings filled with thin clear glass and glass block on the exterior elevations and topped by modest limestone balustrades.

Interior:

Council Building:

- the main floor lobby with limestone walls, terrazzo floors, wood doors, and wood, glass and bronze accenting;
- central granite staircase with glass and bronze elements;
- wood office/meeting room doors with vertical strip accenting on both floors;
- the volume of space in the two-storey Council Chamber with public gallery seating in wood on two sides (east and west), clerestory windows, public entrances on the second floor and a ceremonial entrance through glass doors with bronze screens at the staircase landing;
- the gold 'mosaic' ceiling in the Council Chamber;



Second floor landing, Council Building

- the circular wood Councillors' table;
- the open second floor reception area with limestone finishes, clerestory windows and squared columns;
- the original wood finishes of the second floor committee rooms;
- the metal pendant light fixtures in the north committee room and mayor's office; and
- the second floor ceiling lighting designed in 7 x 7 grids of recessed squares, each holding a fixture, with one grid within the Council Chamber and two lighting the staircase and 2nd floor reception area.

Administration Building:

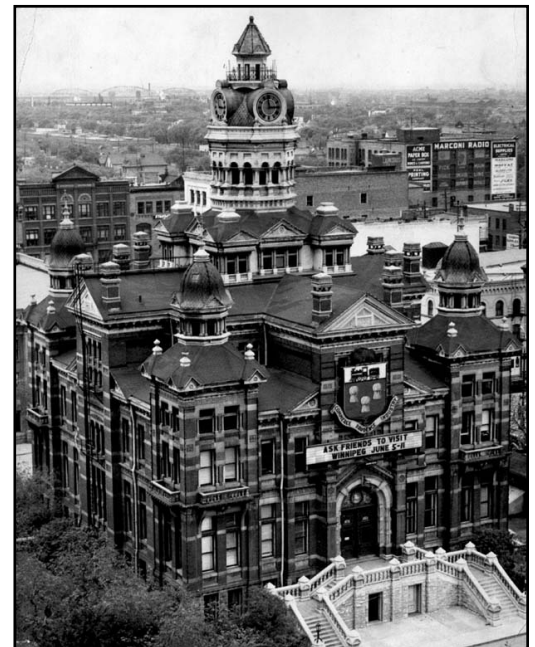
- the main floor lobby with limestone, dark brick and wood panelled walls, terrazzo floors, wood doors, and bronze and glass accenting;
- the second floor lobby, ante lobby and conference rooms with dark brick and wood panelled walls, terrazzo floors, wood doors, and bronze window frames and accents; and
- the upper floor office space with examples of the original wood and glass partitioning.



Public counter, west side, main floor, Administration Building

Winnipeg's City Hall complex, the Council and Administrative buildings and connecting courtyard, are two of the City's finest examples of the International Style of Modern architecture and were the result of nearly two decades of sometimes vitriolic public debate between all three levels of government, groups and individuals.

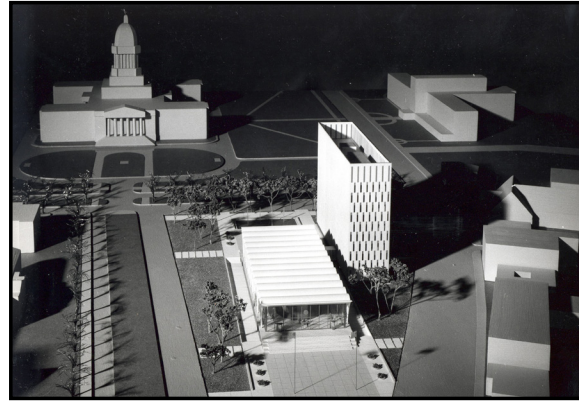
As early as 1947, the City was studying replacing its second City Hall, the famous "Gingerbread" Building, that had been completed in 1886 but was small and beginning to show signs of aging. The leadership role for the construction of a new complex was assumed by Mayor



Winnipeg's second City Hall, which stood from 1886-1962, pictured in 1960

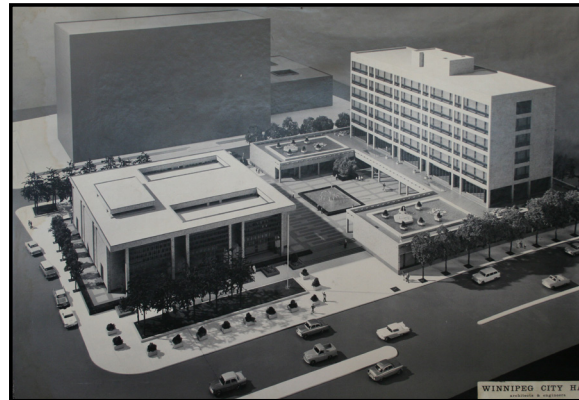
Stephen Juba (1914-1993), who was elected in 1957 and championed the modernization of Winnipeg, including its buildings, his entire mayoral career, which lasted two decades.

The debate over the new City Hall was delayed by several issues, including civic government re-organization, changing provincial governments, urban renewal schemes and even Manitoba Centennial celebrations. But it was the location of the complex that was most controversial. City Council approved a site, across Broadway from the Manitoba Legislative Building, obtained a 79% approval by citizens for a \$6 million money by-law to pay for the buildings and had chosen the design after a national design competition by the end of 1959. But public outcry from a number of sources forced Council to choose the site of the 1886 City Hall and once it had been demolished in 1962, construction began on the new complex, officially opened on a windy day in October 1964.



Winning design for Winnipeg's new City Hall, Broadway and Osborne Street, 1959

The complex was designed by the noted local firm Green Blankstein Russell and Associates – and principal designers Bernard Brown and David Thordarson – which had been established in 1932. Responsible for a number of fine Modern buildings throughout Western Canada, the firm now operates as Stantec.



Architect's model of the City Hall Complex, ca. 1962

The \$8.2 million project features two buildings, the two-storey Council Building and the seven-storey Administration Building, connected by an underground tunnel and above ground open courtyard. Dark, polished granite, bronze, glass block, Quebec granite and limestone from the Garson, Manitoba quarries are used as exterior cladding and accenting.

The more public Council Building features a wealth of ornamental detailing on the interior including wood, limestone, terrazzo floors and bronze. Council

Chambers features a 200-seat gallery and the Mayor's Office and several meeting rooms are located on the second floor. Councillor's offices are found on the first floor. The Administration Building originally held public counter service in the east and west sides of the ground floor and offices for city staff on the upper floors.

The City Hall Complex is an integral part of the group of 1960s Modern structures in the area that include the Concert Hall, Planetarium and Manitoba Museum across Main Street and the Public Safety Building and Parkade across King Street. Its high level of exterior integrity adds to its importance.



Detail of the south façade of the Administrative Building

DeLaval Company Warehouse

128 James Avenue

Recommended to be put on the List of Historical Resources (decision pending) with the following heritage elements:

Exterior:

- three-storey brick and stone warehouse with raised rusticated stone basement with its primary façade facing north on James Avenue;
- symmetrical main (north) façade with large entrance openings at its east and west ends framing the large ground floor door and windows in openings, smooth cut stone belt course at sill level of second storey windows, rectangular paired windows in openings with stone sills on the second and third floors separated by brick pilasters with carved stone capitals, concrete diamond accents on the upper floors and flat roof;
- rear (south) façade with a raised loading door at its east end, open metal fire escape and arched windows on all three floors; and
- unadorned east masonry load-bearing wall.



128 James Avenue



3rd floor suite

Interior:

- heavy timber mill structural system; and
- west masonry load-bearing demising wall.

Another of the sturdily-built, modestly ornamented warehouses in Winnipeg's Exchange District National Historic Site is the three-storey DeLaval Company Warehouse on James Avenue, built in 1912 by a Winnipeg lawyer and a real estate agent and occupied originally by an Eastern-Canadian dairy machinery manufacturer who, like so many other successful businesses, chose Winnipeg as their Western headquarters in the pre-World War I era.

The dark red brick exterior of the front (north) façade is accented with limestone around windows and doors. The rear façade originally backed onto the spur line of the Winnipeg Transfer Railway, an important mover of goods to and from the warehouses on the east side of Main Street to the mainlines of the transcontinental railways. The interior has been drastically altered, the building now used as a mixed use structure with offices on the ground floor and residential suites in the remainder of the space.

The structure was designed and built by the well-known construction firm, Carter-Halls-Aldinger.

Four sets and one individual street pillar were recommended to be placed on the Commemorative List.



Henderson Highway @ Helmsdale Avenue



Portage Avenue @ Duffield Street



Henderson Highway @ Hazel Dell Avenue



Portage Avenue @ Moorgate Street



Portage Avenue @ Country Club Boulevard

A recommendation was made not to remove a structure from the List of Historical Resources.

Scott Furniture Building

272 Main Street

Grade III (October 4, 2012)

For history, see [The Year Past, 2011](#)



Renewed façade of the Scott Block, 272 Main Street

Five buildings evaluated in 2013 were designated in 2014.

Charles Ellis Boarding House

43 Boyle Street

Grade III (March 3, 2014) with the following heritage elements:

Exterior:

- the large, wood clad structure resting on a raised rubblestone foundation at the foot of Boyle Street on the south side of Dewdney Avenue on the banks of the Red River;
- the main (north) and west façades with their rectangular window openings with ornamental wood framing and gable ends with circular window, bargeboard and apex finial/pendant;
- open, one-storey entrance porch in the northwest corner with corner post and turned wooden balusters; and
- the south façade with its wood framed windows and two-storey bay with wood framed windows and roof embellished with bargeboard and finial/pendant



43 Boyle Street

Interior:

- main entrance door with transom and original hardware;
- main staircase to the second floor with turned newel post and wood balustrade;
- original light fixtures in the second floor hallway; and
- details including ornamental woodwork on both the main and second levels: hardwood floors, wooden door and window frames, baseboards with inside corner posts and original doors

For history, see [The Year Past, 2013](#)

James Burridge House/Margaret Scott Nursing Station

99 George Avenue

Grade III (March 3, 2014) with the following heritage elements:

Exterior:

- the south facing structure located at the west end of George Avenue; and
- the east façade's oriel window with ornamental wood cladding, brackets and window framing



99 George Avenue

Interior:

- main entrance with tin ceiling and wood and glass vestibule;
- main level original hardwood floors, baseboards, radiators and covers;
- main staircase with wood newel post and balustrade, and stained glass window;
- rear staircase from kitchen to second floor; and
- second floor original built-in cabinetry, door and window frames, doors and doorknobs

For history, see [The Year Past, 2013](#)

Fire Hall No. 5

845 Sargent Avenue

List of Historical Resources (December 10, 2014) with the following heritage elements:

Exterior:

- multi-storey building facing south with main façade fronting Sargent Avenue on the northwest corner of Burnell Street;
- boxy, rectangular, structure with a low rusticated limestone base and common clay brick superstructure;
- front (south) façade with four large arched equipment doors all topped by brick drip moulding and stone keystones, personnel entrance at east end topped by brick drip moulding and a stone keystone at a stone sign with the words “FIRE STATION NO. 5”, a round bricked in opening with stone keystones at the four compass points, a front facing gable with a set of three square headed windows and a prominent hip roof; and



845 Sargent Avenue

- hose drying tower in the northeast corner with projecting brick corners, square headed windows with stone lug sills and heads and brick drip moulding with stone keystones, modest brick belt course, and an upper portion with pairs of arched windows with brick drip moulding and keystones on each side and corbelled brick leading to the heavy overhanging cornice and crenellated brick and stone parapet

Interior:

- volume of the ground floor equipment space, ornamental tin ceiling tile wall cladding and fireman's pole; and
- second floor main hallway with wood baseboards and ornamental tin ceiling and metal and wood staircase to the attic

For history, see [The Year Past, 2013](#)

Fire Hall No. 15



524 Osborne Street

524 Osborne Street

List of Historical Resources (December 10, 2014) with the following heritage elements:

Exterior:

- multi-storey building facing west with main façade fronting Osborne Street on the southeast corner of Arnold Avenue;
- boxy, rectangular, structure with a heavily rusticated raised limestone base and common clay brick superstructure with prominent hip roof;

- front (west) façade with arched personnel entrance at north end topped by plaque with the words “FIRE STATION NO 15”, large equipment doors on the ground floor and second storey oriel window; and
- hose drying tower in the northeast corner with recessed windows with stone accenting, ornamental brickwork, brick drip moulding with limestone keystones, arched windows with limestone keystones on the top level, heavy overhanging metal cornice and brick and stone crenelated parapet

Interior:

- volume of the ground floor equipment space, ornamental tin ceiling (covered) and tile wall cladding; and
- main (northwest) entrance foyer with metal, stone and wood staircase and tile walls

For history, see [The Year Past, 2013](#)

Fire Hall No. 9



1466 William Avenue

1466 William Avenue

List of Historical Resources (December 10, 2014) with the following heritage elements:

Exterior:

- multi-storey building facing north with main façade fronting William Avenue on the southeast corner of Cecil Street;
- boxy, rectangular, structure with a low rusticated limestone base and common clay brick superstructure;
- front (north) façade with three large arched equipment doors all topped

by brick drip moulding and brick keystones, personnel entrance at west end topped by brick drip moulding and a metal sign with the words “FIRE STATION NO. 9”, arched windows on the second floor with limestone lug sills and keystones, a front facing gable with a round bricked in opening with stone keystones at the four compass points and a prominent hip roof; and

- hose drying tower in the southwest corner with a door on its south face and windows on the lower levels with limestone lug sills topped by arches with brick drip moulding and limestone keystones, a brick belt course, and the highest level with pairs of arched windows below the heavy overhanging cornice topped by a crenellated parapet

Interior:

- personnel entrance in the northwest corner with its staircase and ornamental tin ceiling; and
- second floor layout, ornamental tin ceiling, wood baseboards, carved moulding, transom windows and stairs to attic

For history, see [The Year Past, 2013](#)

SUMMARY OF 2013 EVALUATIONS, RECOMMENDATIONS & DESIGNATIONS

| ADDRESS | NAME | RECOMMENDATION | STATUS | DATE LISTED |
|---|--|--|------------|---------------|
| 43 Boyle Street | Charles Ellis Boarding House | To list as Grade III | Designated | March 3, 2014 |
| 99 George Street | James Burrige House/ Margaret Scott Nursing Station | To list as Grade III | Designated | March 3, 2014 |
| 6 Fermor Avenue | St. Vital Library | Grade III | Designated | May 5, 2014 |
| 594 Main Street | Allman Block | List of Historical Resources | Designated | Nov. 27, 2014 |
| 845 Sargent Avenue | Fire Hall No. 5 | To add to the List of Historical Resources | Designated | Dec. 10, 2014 |
| 524 Osborne Street | Fire Hall No. 15 | To add to the List of Historical Resources | Designated | Dec. 10, 2014 |
| 1466 William Avenue | Fire Hall No. 9 | To add to the List of Historical Resources | Designated | Dec. 10, 2014 |
| Portage Avenue at Overdale Street | Street Pillars | To list as Grade III | Pending | |
| Portage Avenue at Woodhaven Boulevard | Woodhaven Gate | To list as Grade III | Pending | |
| St. Mary's Road at West Fernwood Avenue | Street Pillars | To list as Grade III | Pending | |
| West Fernwood Avenue near Bronstone Avenue/ Westdale Place | Street Pillars | To list as Grade III | Pending | |
| Main Street Bridge (Queen Elizabeth Way) Elements | Decorative limestone elements | To list as Grade III | Pending | |
| 510 Main Street | Winnipeg City Hall | To add to the List of Historical Resources | Pending | |
| Henderson Highway @ Helmsdale Avenue | Street Pillars | To add to the Commemorative List | Pending | |
| Henderson Highway @ Hazel Dell Avenue | Street Pillars | To add to the Commemorative List | Pending | |
| Portage Avenue @ Duffield Street | Street Pillars | To add to the Commemorative List | Pending | |
| Portage Avenue @ Moorgate Street | Street Pillars | To add to the Commemorative List | Pending | |
| Portage Avenue @ Country Club Boulevard | St. Charles Country Club Pillar | To add to the Commemorative List | Pending | |

SUMMARY OF 2014 REQUESTS TO DE-LIST AND DEMOLISH

| ADDRESS | NAME | RECOMMENDATION | STATUS |
|-----------------|--------------------------|---|-----------|
| 272 Main Street | Scott Furniture Building | Not to remove from the List of Historical Resources | Unchanged |

DESIGN REVIEW PROJECTS

The year 2014 included interesting design review for several of Winnipeg's heritage buildings. The HBRC provided important design review advice and expertise on large and small projects (see Appendix A for a complete list of projects). Highlights for this year include:

Mitchell-Copp Building, 315 Portage Avenue – part of the redevelopment of the site into Centrepoint (311 Portage Avenue), a multi-use complex with boutique hotel (Alt), Class A office space, restaurants and a connected parkade. The classically-detailed stone and brick front (south) façade of the Mitchell-Copp Building will be carefully preserved and incorporated into the



Centrepoint, 311 Portage Avenue



2014 construction of Centrepoint

new structure thanks to continuing input from the HBRC.

Porter (Galpern) Building, 165 McDermot Avenue – Located in the heart of the East Exchange, the 1906 Porter Building is being converted from a warehouse into 30 one-bedroom rental apartments and four two-bedroom townhouse units. Significant exterior and interior alterations are required and



165 McDermot Avenue, window replacement, 2014



165 McDermot Avenue, 1990



380 William Avenue



380 William Avenue, renovated main floor reception area

have gone through rigorous design review to ensure the heritage character of such an important corner building is maintained.

Carnegie Library, 380 William Avenue – The HBRC gave its approval-in-principle in 2014 to major renovations of this designated library building that has, until recently, been used as the City of Winnipeg Archives Building. The exterior work would entail the construction of a new loading dock and lift and new door and enlarged windows on the west façade and new windows on the rear (south) façade. On the interior, new millwork, lighting, carpeting, new glass partitioning on the main floor and new offices on the second floor. Work has not begun on this project.

2014 HIGHLIGHTS

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings and Resources Committee was involved in a number of other initiatives in 2014.

A final report was submitted on heritage districts and Armstrong's Point. Several models from other jurisdictions were detailed and recommendations for Winnipeg and specifically Armstrong's Point were included. Next steps will include finding the appropriate legal means for protection of Heritage Conservation Districts, engaging Community Groups to develop community specific plans for future development and developing an implementation strategy.



Armstrong's Point Gates, Cornish Avenue at West Gate



Architect's rendering of Merchant's Hotel development

541 Selkirk Avenue, Merchant's Hotel – The HBRC is working closely with Manitoba Housing, the North End Community Renewal Corporation and the University of Winnipeg to rehabilitate the Merchant's Hotel as part of a larger development to provide student housing and classroom space.



541 Selkirk Avenue

The Committee, through its Gail Parvin-Hammerquist Fund, financially assisted several heritage-based initiatives in 2014:

- Doors Open Winnipeg, 2014 –Heritage Winnipeg's "Doors Open Winnipeg", a free weekend event in May showcasing approximately 80 heritage buildings and sites;
- Seven Oaks House (115 Rupertsland Boulevard) Upgrade – Money was given to support window and trim restoration on this early 1850s log house, used as a Museum;
- Caron House (50 Cass Street) Upgrades – Money from the Fund was used to replace windows and doors; and
- Winnipeg Architectural Foundation (WAF) Modernist Structures Inventory/Tour Publication and City Hall Exhibit– this charitable organization was incorporated in 1996. Funding was provided to WAF to continue with its inventorization of Modernist style structures, to

publish its Tour and to create an exhibit to celebrate City Hall's 50th anniversary



115 Rupertsland Boulevard, deteriorated wood windowsill

“Demolition by Neglect” refers to the long-term intentional neglect of a resource by its owner. The deterioration of the property is often beyond the point of repair and is used to avoid historic preservation regulations. The HBRC, along with City personnel from a number of departments, is reviewing several by-laws that address maintenance standards in order to strengthen protection for vacant heritage buildings and to prevent heritage resources from this type of mistreatment.

APPENDIX A

2014 PERMITS REVIEWS

The Historical Buildings and Resources Committee reviewed 19 building permit applications in 2014.

Building Permit Review

| Building | Address | Type of Work | Outcome |
|---|---------------------------|--|----------------|
| Miller and Richard Type Founders Building | 121 Princess Street | Alteration to entrance foyer and signage | Completed |
| Firehall No. 8 | 325 Talbot Avenue | Overhead door replacement | Completed |
| Wolseley School | 511 Clifton Street | Foundation repairs | Ongoing |
| Woodbine Hotel | 93 Albert Street | Signage face replacement | Completed |
| St. Boniface Museum | 494 Taché Avenue | Interior alterations | Completed |
| Caron House | 50 Cass Street | Window/door replacement | Ongoing |
| Seven Oaks House Museum | 115 Rupertsland Boulevard | Window/trim replacement | Completed |
| Maltese Cross Building | 66 King Street | Window frame painting | Ongoing |
| R.J. Whitla Building | 70 Arthur Street | Boiler room/chimney | Ongoing |
| Ukrainian Labour Temple | 591 Pritchard Avenue | Masonry repairs | Ongoing |
| Firehall No. 8 | 325 Talbot Avenue | Exterior light fixtures | Completed |
| Great West Saddlery Building | 113 Market Avenue | Exterior light fixtures | Completed |
| Mariaggi Hotel | 86 Albert Street | New balcony addition/doors | Ongoing |
| St. Vital Library | 6 Fermor Avenue | Exterior signage (north façade) | Ongoing |
| Garry Block | 290 Garry Street | Exterior light fixtures | Completed |
| Porter Building | 165 McDermot Avenue | Window replacement | Ongoing |
| Curry Building | 233 Portage Avenue | Security camera installation | Completed |
| St. Vital Library | 6 Fermor Avenue | New elevator addition and interior alterations | Ongoing |
| Miller and Richard Type Founders Building | 121 Princess Street | New exterior signage | Completed |

In 2014, the Historical Buildings and Resources Committee continued developing the content of the Heritage Conservation component of the City of Winnipeg's web site. Users can search the Heritage Conservation pages for a specific architect, building or street address, as well as reference program objectives.

Information on the Historical Buildings Committee, its policies and procedures, incentive programs, publications, back issues of The Year Past, the Heritage Conservation List and individual building histories (in PDF format) can be found at the website listed below.



This picture, of a newspaper boy running across Portage Avenue, was taken moments after the outbreak of World War I in 1914. (Archives of Manitoba, Thomas Burns Collection No. 684.)



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