



Annual Report of the City of Winnipeg  
Historical Buildings Committee

**The Year Past 2006**





## Table of Contents

Vision and Mission	3
The Historical Buildings Committee	4
The Committee Members	4
Staff Support	5
Designations	7
Buildings Evaluated by the Committee in 2006	8
Summary of 2006 Evaluations	27
Summary of 2006 Requests to De-list and Demolish or Remove from the Inventory of Buildings	27
Design Review Projects	28
2006 Highlights	30
Appendix A - 2006 Permits	33

Front Cover: Empire Restoration Inc. repairing the terra cotta façade of the Oldfield, Kirby and Gardner Building, 234 Portage Avenue





2006 ANNUAL REPORT

JANUARY 1, 2006 TO DECEMBER 31, 2006

## VISION AND MISSION

The Year Past 2006 is the Annual Report of the City of Winnipeg Historical Buildings Committee (HBC) for the period January 1 to December 31, 2006.

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 2006, the Committee members were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Harvey Smith, alternate



*Historical Buildings Committee meeting*

- 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 Harvey Smith serves as the alternate.

## **STAFF SUPPORT**

In 2006, the City staff who assisted the HBC were Giles Bugailiskis, Senior Planner (Heritage), Shelley Bruce, Historical Buildings Officer and Murray Peterson, Historical Buildings Officer.

The Committee was introduced in 2006 to Ms. Dianne Himbeault, the new Co-ordinator for Urban Design & Downtown Planning Branch responsible for the Heritage Section. The Chair welcomed Ms Himbeault and was delighted in having someone of Dianne's calibre leading the Downtown and Urban Design planning function.

In May after 14 years as the recording secretary for the Historical Buildings Committee, Evelyn Bagel retired from the City of Winnipeg. The Chairperson and Committee thanked Evelyn for her years of dedicated service and outstanding support for the work of the Committee. She will be missed. Ms Maria Fajardo became the new recording secretary and the Committee welcomed her.

On November 16, 2006 at the Committee's Annual Volunteer Luncheon held at the University Women's Club of Winnipeg, 54 West Gate, Councillor Jenny Gerbasi was re-elected as Chairperson.



*Long-time recording secretary E. Bagel at her last Historical Buildings Committee meeting*



*Beautiful University of Women's Club of Winnipeg dining room, 54 West Gate, site of the Committee's Annual Volunteer Luncheon*



## 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.

## BUILDINGS EVALUATED BY THE COMMITTEE IN 2006

The HBC evaluated eight structures for possible addition to the Buildings Conservation List. Of those structures, one is pending a decision from City Council, one was rejected by City Council, two had the designation request withdrawn by the owner, three were evaluated for information only and one did not meet heritage status. Four buildings were removed from the Inventory of Buildings.

One building designation is pending a decision by City Council:

### **Albert Street Block & J.O. LeCappellain House**

38-44½ Albert Street

Grade III recommendation

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 from World War I and several years of economic depression.



*Front of the Albert Block and J.O. LeCappellain House,  
38-44½ Albert Street*

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 became less visible to 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 both early brick veneer construction in Winnipeg and the residential phase of the Exchange District's evolution.

One building designation was rejected by City Council:

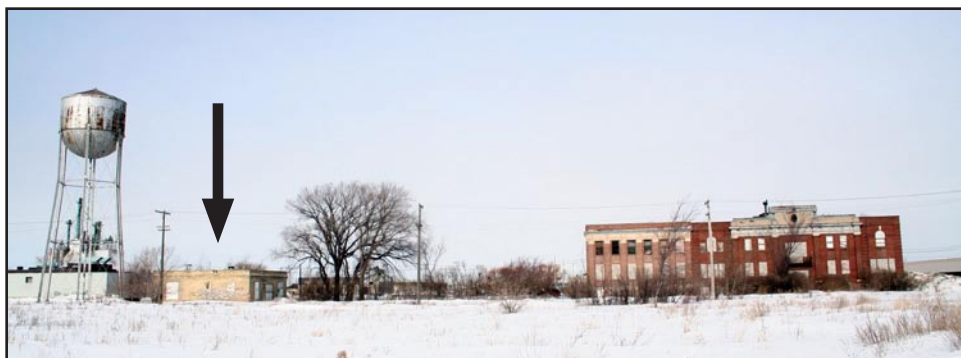
**Public Market Site (Public Market Building, Powerhouse, Water Tower)**

780 Marion Street

Grade III recommendation

The Union Stock Yards, located in east St. Boniface, was one of the most important industrial sites in the cities of St. Boniface and Winnipeg and for many decades the largest of its type in Canada. Created in 1911, the 80-hectare site included miles of spur lines connected to main lines of the three transcontinental railway systems that funded the yards. The yards also came to house large meat packing factories (now demolished) as well as approximately 1,300 hog and cattle pens and 25 corrals that could accommodate 25,000 animals at any given time.

The Public Market Building was the Yard's administrative heart. This two-storey office building with its raised basement is built with a reinforced concrete structural system, one of the earliest of its type in St. Boniface. Designed in the Neo-Classical style, the symmetrical front (north) façade features a wealth of ornamental elements including brick detailing such as panels and pilasters with limestone bases and capitals, arched window openings with stone keystones and a metal-clad entablature complete with an architrave, frieze and projecting cornice. A stylized metal-clad parapet completes the façade and includes a round window framed by a garland and topped by a flagpole. The rear façade duplicates all the design features of the front and also includes a one-storey entrance structure (demolished) topped by a second floor metal balcony from which visitors could view the entire site. In 1928, a modern addition was added to the west end of the building, the classical detailing of the original design was modernized and



*From left to right: The water tower, powerhouse (arrow) and Public Market Building, Marion Street*

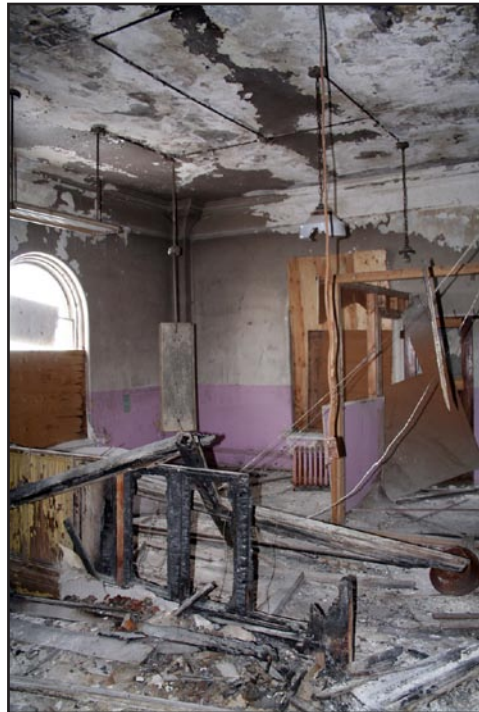
modified for the new section and the brick used was slightly lighter in hue. The original interior was designed to be bright and airy, its high ceilings, wide hallways and wood accenting making it an enjoyable environment used as the business offices of the sales companies, livestock interests and other firms that made up the infrastructure of the Stock Yards. The building also served a more public function as the buying and selling public often passed through it to reach the pens and corrals beyond.

Architects Woodman and Carey enjoyed a short, though successful partnership from 1911-1916 during which time the firm designed numerous buildings of every size, description and use. A list of their more notable commissions would include: the Lindsay Building, 228 Notre Dame Avenue, built 1911-1912 (Grade II); the Winnipeg Free Press Building, 300 Carlton Street, 1911-1913 (Grade II); the Rodgers (Heubach) House, 64 Nassau Street, 1913 (Grade III); and the Paris Building, 257 Portage Avenue, 1915-1917 (Grade II).

Built next to the Market Building were the one-storey solid brick powerhouse, completed in 1912 to supply electrical power to the Market Building and the Yards and the metal water tower, capable of holding nearly 700,000 litres.

The yards functioned efficiently for over half a decade and were an important part of Canada's contribution in feeding overseas troops in both world wars. The completion of the Trans Canada Highway in 1955 and the subsequent increase in trucking (especially refrigerated vehicles) by the 1970s meant a steady decline in traffic through the Stock Yards in St. Boniface. It closed permanently in 1988 and the rail lines and animal pens were removed shortly thereafter.

The Public Market Building's prolonged vacancy has resulted in vandalism, including a fire in 2003, damaging both its interior and exterior fabric. Concrete block was used to fill the basement and ground floor windows in 2005 in an attempt to block entrance to the structure. At present, only this building and its associated water tower and powerhouse are left as reminders of one of Manitoba's most important early industrial complexes.



*Fire damage to second floor of the Public Market Building*

Two building designation requests were withdrawn by the owners:

### **First Church of Christ, Scientist**

511 River Avenue

Grade III recommendation with the following interior elements:

- grillwork throughout;
- volume and finishes of sanctuary;
- stained and leaded glass;
- foyer;
- entrance hall; and
- main stairways from ground floor to balcony



*First Church of Christ, Scientist, 511 River Avenue*

Mary Baker Eddy (1821-1910) founded the Christian Science religion in Massachusetts in the late 1860s, and Winnipeg's congregation began in April 1894. It grew over the next 15 years to a point where it could support its first permanent home at the northeast corner of River Avenue and Llewellyn (now Nassau) Street in Fort Rouge.

This First Church of Christ, Scientist was built in two stages and took the shape of a Greek cross. Its equally sized and aesthetically similar façades displayed the Beaux-Arts Classical style. The basement and first floor were erected in 1910-11 by Wallace and Akins, providing a large foyer and seating for 300 in what later became the Sunday School. Despite difficult wartime conditions, the second phase of the project proceeded in 1915-16 when the Fort Garry Construction Company completed the upper-level auditorium with seating for 1,000-plus. Total costs of \$124,439 (with furnishings) were paid off by late 1924 when the church was dedicated.

The building has a reinforced concrete foundation and footings. Its load-bearing brick walls are finished with light buff brick and smooth-cut Tyndall stone. Initial plans called for a large dome similar to one that adorned the Mother Church in Boston, Mass. However, only a portion of that element – a low-lying leaded glass dome to light the sanctuary – was installed.

On the front (south) façade, stone steps lead to three entrances, each with a set of wooden and glass doors in a pedimented stone frame. A wide stone band connects the pediments, then wraps around to the building's sides. Above the doors, four unfluted Ionic columns extend from a string course to a complete stone entablature with prominent cornice. Between the columns are three recessed and arched multi-paned windows in stone surrounds. An arched brick parapet, graced by carved medallions and stone coping, completes the design.



*Part of the magnificent auditorium of the First Church of Christ, Scientist, as seen from the balcony*

Other highlights of the front façade include inscriptions of the church's name and dedication date on stone panels that flank the doorways, and recessed brick bands which give the first floor a textured appearance. This latter feature is carried over to the east and west (Nassau) elevations, as are the stone band, string course, arched windows, entablature, and arched parapets. The rear wall lacks most of these decorative elements.

Off the interior foyer is a staircase to the Sunday School, lower-level offices and washrooms. Separate sets of corner stairs lead from the front doors to the spacious auditorium, with its high ceiling, a balcony at the south end, and a readers' platform at the north end. Mahogany pews fan outward and upward from the platform along a gently sloping floor. To the rear is a Casavant Frères pipe organ masked by a colonnade with open grille panelling. The organ, built in 1908 in Ste. Hyacinthe, Québec, was acquired from Wesley Methodist Church in ca.1919.

Architects Lewis H. Jordan and Walter Percy Over worked in the Winnipeg branch of Darling and Pearson of Toronto before forming an independent partnership in ca.1909. Over left Ontario in 1902 to open the branch office which produced several major bank, commercial and institutional buildings in downtown Winnipeg. Jordan emigrated from the United States and was the branch's office manager from ca.1906 to 1909.

As partners, Jordan and Over planned banks, the Gaiety Theatre, additions to the Grain Exchange Building, projects for the Crescent Creamery and Speirs-Parnell Bakery, the Hampton Court and Norwood Court apartments, and structures at the Mental Disease Hospital in Brandon.

The basic integrity of the First Church of Christ, Scientist has been maintained. A one-storey addition was built at the northeast corner in 1959 to provide additional space for offices, storage and child care. The interior dome was replaced in ca.1963 by a saucer-shaped acoustic panel.

### **H.F. Forrest House**

120 Scott Street

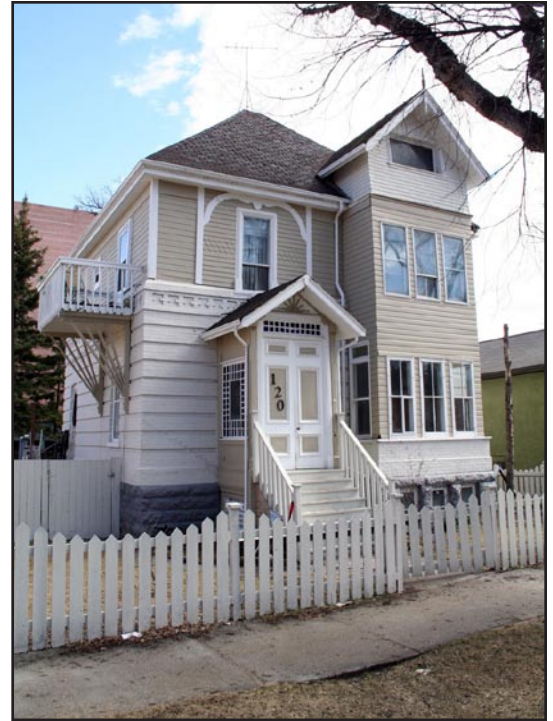
Grade III recommendation

Called "The Oaks" by the Forrest Family, this fine 2½-storey dwelling rests on rubblestone foundation walls with the ground floor clad in brick veneer and the upper floor in wood siding. The home was built in 1887, early in terms of residential development for this area of Winnipeg (known as Fort Rouge) and one of the neighbourhood's oldest homes still standing today.

Elements like the enclosed entrance porch with delicate wood accenting and ornamental glasswork, carved wood detailing, fish scale shingling, bay windows and other wall projections and the complex roof with multiple slopes distinguish this building as an excellent example of the Queen Anne Revival style, one of the most popular of all the residential architectural styles from the 1880s until World War I. At its best, the style was known for its picturesqueness; a seemingly unconnected, unbalance attempt to fill or cover all flat surfaces on every façade. Bay windows, towers, wrap-around porches, irregular rooflines, dormers, cross gables, ornamented chimneystacks, projecting wings, balconies and varied materials and colours were applied in combination to animate the structures.

Much of the interior, in terms of original finishes and layouts, has been altered over time.

The house has had a long connection to the Forrest family, beginning with the original owner Horatio F. Forrest. Born in Montreal in 1839, H.F. Forrest was educated in military college and after graduation took up civil engineering, working for the Intercolonial Railway. After many years under its employ, he took a similar position with the Canadian Pacific Railway (CPR), relocating west to Brandon, Manitoba in 1873. He, along with a small party of engineers, was responsible for the original



*Forrest House, 120 Scott Street*

surveying of the CPR mainline between Kenora and Winnipeg. Forrest next took the job of government inspector of railways as well as working for the Great Northwest Central Railroad as its general manager and receiver. His final work as an engineer was as district engineer for the Canadian Northern Railway, a position he held until poor health forced his retirement in 1913. He died at his home on Scott Street on January 18, 1915 and was survived by his wife, two sons (William Wilson Forrest of Ottawa and Horatio F. Forrest Jr. of Winnipeg) and one daughter (Miss Ida [also given as Aida], living at home). H.F. Forrest Jr., a banker, was living on Mayfair Avenue at the time of his father's death but moved into the family home shortly after. He had been born in St. Claire, Quebec in 1869 and come west with his family in 1873. He entered the financial sector as a private banker and joined the staff of the Union Bank in 1906, rising to the rank of branch manager in Neepawa, then in Calgary before accepting the position of manager of the Savings' Bank department in Winnipeg. He died at home on April 5, 1923 after a short illness. The estate of H.F. Forrest Jr. continued to own the property until it was sold to the City of Winnipeg in 1938.

Three buildings were evaluated for information only:

### **Winnipeg Hotel**

214 Main Street

Grade III status

The unassuming appearance of the Winnipeg Hotel befits the journeyman's role that this structure has performed at the southern end of Main Street for more than a century.

The Winnipeg Hotel, unassuming in appearance, has never been a premier hostelry but has nonetheless outlived many of its competitors to become one of the city's oldest continuously operated hotels and one of the downtown's few remaining brick-veneer commercial buildings.



*Winnipeg Hotel, 214 Main Street*

The Winnipeg occupies a site on the west side of Main between York and St. Mary Avenues acquired in 1872 from the Hudson's Bay Company by Charles Garratt, operator of Garratt House. The following summer, a two-storey, L-shaped frame building with a false front was erected on the lot and operated as the Garry Saloon. Under James S.



Wheeler, this business subsequently was known as Garry House (or Hotel). Wheeler, assisted by a new partner, Thomas Montgomery, expanded and reopened facility in early September 1881 as the Winnipeg Hotel. While available records are incomplete, the evidence suggests that this three-storey, 57-room structure may have incorporated at least a portion of the original building.

The otherwise plain wood frame hotel featured a brick-veneer front (east) facade designed in an Italianate commercial vernacular style. Most of the façade was composed of native brick with bands and quoins in contrasting red brick. The main floor contained an asymmetrical arrangement of openings, including two entrances and windows set in round arches. Segmental arches and flat tops marked openings along the second and third storeys, respectively. A small wooden balcony protruded over the off-centre main entrance, while a huge hotel sign surmounted the wooden cornice. The building had a well-stocked bar, modern dining room, sample rooms and three parlours, and was supplied by a 21.3 metre, iron-tube well.

The Wheeler-Montgomery partnership dissolved in 1883. Montgomery continued the business, then in 1893 took on one of his brothers, Oswald, as a partner. Two years later, they employed Walter Chesterton to direct about \$20,000 in renovations, mainly to modernize the Main Street façade.

Chesterton, an English-trained architect who practised in Ottawa before relocating to Winnipeg in 1881, used elements of commercial Classicism to achieve a more imposing image for the hotel. New brick veneer was applied to the entire building, including Twin Cities red brick and Battle River sandstone on the front. Two large openings replaced the main floor windows, each containing English plate glass with stained and leaded transom lights. The wooden balcony was replaced by one of wrought iron, while the balcony door was set in a large rounded arch. These elements were flanked by pilasters leading up to a pedimented, galvanized iron cornice.

In 1901, the Montgomerys invested a further \$14,000 in a three-storey, solid brick rear addition on a stone foundation, increasing capacity to 80 rooms. However, plans to build another five-storey extension immediately to the north did not proceed. Instead, the brothers substantially upgraded another holding, the Queen's Hotel on the northeast corner of Portage and Notre Dame Avenues.

The utilitarian 1901 wing was designed by Samuel Hooper, another Englishman who pursued stone carving and monument making in London, Ontario and Winnipeg before returning to the architectural profession in 1895. He served as Manitoba's first Provincial Architect from 1904 until his death in 1911.

The Montgomerys sold the Winnipeg Hotel in 1904 to Maurice Noakes, formerly of the Imperial Hotel at Main and Alexander Avenue. A succession of owners followed, as did several unsympathetic building alterations - most notably, covering the facade with white paint (probably in the early 1930s) and remodelling of the entrance in 1959. Over the years, the Winnipeg adapted to many changes along South Main while escaping the unsavoury reputation that afflicted some of its counterparts north of City Hall and today is home to longer-term residents.

### **Commercial Hotel**

224-226 Main Street

Grade III status

Despite the collapse of Winnipeg's 1881-82 real estate boom, wholesale grocer Alexander Macdonald proceeded with construction of this substantial twin to the Fortune Block on Main Street, confident in the city's - and his own - longer-term commercial prospects.

The Scottish-born Macdonald immigrated to Canada in the latter 1860s, working first near Seaforth, Ontario, then relocating to Winnipeg in 1871 where he became a clerk in W. Palmer Clark's general store. He soon began investing in land, while also establishing his own grocery (1876) and providing supplies to outlying traders through a chain of Red River carts. These were the beginnings of the Alexander Macdonald Company that was incorporated in 1890 and grew by 1912 to include a factory and 10 wholesale grocery outlets across western Canada.

During the boom in 1882, Macdonald purchased a new, three-storey, retail-office block built at the southwest corner of Main and St. Mary Avenue by Mark Fortune, a realtor and former alderman. This solid brick structure on a stone foundation was designed in the flamboyant High Victorian Italianate style by architects Charles Mancel Willmot and George W. Stewart. It was constructed of plain local brick at a cost of \$35,000 by Grant and Gelley.

The next year, Macdonald had an almost identical extension built for \$16,000 on the south side of the Fortune Block. While this building's architects are unknown, similarities in design point to Willmot and Stewart, Ontarians who produced several major edifices during a brief partnership from 1882-ca.1884. Their projects included



*Commercial Hotel, 224-226 Main Street*

the Richardson, Carruthers and Stobart blocks, Winnipeg General Hospital and Mark Fortune residence on Broadway, all now demolished. Willmot subsequently returned to Ontario, while Stewart remained in Winnipeg until 1887, then moved to the United States where he practised in Dallas, Texas, Atlanta, Georgia and St. Petersburg, Florida.

The Macdonald and Fortune blocks formed an impressive visual landmark at the southern edge of the business district. Along the main floor of the front (east) façade were cast iron or carved wood columns and large plate glass windows with multi-pane transoms. Above, brick pilasters rose to an elaborate metal cornice highlighted by protrusions, wrought-iron cresting and a decorative fascia. Round-headed or Romanesque-style windows appeared along the second storey, some paired within larger segmental brick arches, while third-floor openings were set in layered arches with pointed heads. Further ornamentation was provided by a brick string course; use of coloured brick on window caps and second-storey arches; and corbelled brickwork below the cornice.

Macdonald's wholesale operations initially occupied the ground floor of 226-28 Main but soon expanded to the upper-storey offices. In 1895, continued growth demanded that two more buildings be erected behind the Main Street property at St. Mary and Fort Street. During this period, Macdonald also was active in civic politics, including a term as mayor in 1892.

In 1901, construction began on a new brick and stone warehouse at 116-18 Market Avenue to which Macdonald subsequently relocated. He sold the business in 1912 to his two sons and a number of employees. The company shortly thereafter completed yet another new facility on Pacific Avenue. In 1924, the various branches were grouped under the name of Macdonald's Consolidated Ltd. Within a year of Macdonald's death in 1928, this firm was absorbed by Safeway Stores, predecessor of Canada Safeway.

The Macdonald Block was sold in 1902 to Sam Spence who converted it to the Commercial Hotel early the next year. The renovations, costing \$3,500 were designed by H.S. Griffiths and executed by S.B. Ritchie. At one point, Spence also leased a portion of the Fortune Block as a staff residence and possibly an annex for guests. The Commercial continued in operation until the mid-1980s, after which the main floor was occupied by a private club and the upper levels were left as rooms.

Alterations over the years upset the exterior unity of the Macdonald and Fortune buildings. In the case of the former, the original ground-floor elements were lost to modernization; the polychromatic brickwork was masked when the façade was painted white; a fire escape was added to the south end of the façade; and cresting was removed

from the cornice. The interior also was substantially changed to accommodate hotel amenities. Nonetheless, the Macdonald Block appears to be in good structural condition and, in combination with the adjacent Fortune Block, Winnipeg Hotel and remainder of the Dominion Hotel, forms part of a rare intact pre-1890 streetscape.

### **Fortune Block**

232-234 Main Street

Grade III status

Mark Fortune (1847-1912) was one of many land speculators who took advantage of Winnipeg's 1881-1882 real estate boom to amass a large personal fortune. Unlike many of his contemporaries, however, his wealth did not vanish with the collapse of property values after 1882. Over the next three decades, Fortune's influence in the city would grow; he was an alderman on City Council (1879-1881) and was considered a member of Winnipeg's elite when he and his 19-year-old son died on the Titanic on April 10, 1912 (his wife and three of his daughters survived). In 1882, however, Fortune joined a growing list of investors by using some of his profits to construct a commercial block, at the southwest corner of Main Street and St. Mary Avenue, and then selling it.



*Fortune Block, 232-234 Main Street*

The three-storey solid brick Fortune Block features two similarly designed main façades, east and north. Originally, the ground floor of the east elevation was designed with large display windows and multi-pane transoms, set in either cast iron or wood frames wrapping around the northeast corner of the building and running a short distance along the St. Mary Avenue façade. Above the windows was an ornamental cornice, likely tin, with protrusions along its length (removed by 1926). Numerous renovations have been made to this area of the building as new tenants renovated to suit their needs. Much more original are the second and third floors: the polychromatic brickwork of the upper storeys; the brick pilasters; the round-headed windows with some paired openings under larger segmental brick arches on the second floor; and the pointed headed windows, either singles or triples, with layered brick arches on the top floor. An unadorned brick parapet has replaced the original metal cornice that finished the building above a corbelled brick band. Many of these elements are also found on the north façade. The plainer west façade has been partially covered by a one-storey addition completed in 1957.

Fortune sold the block shortly after its construction to Scottish-born wholesale grocer Alexander Macdonald who then built a nearly identical building at the south end of

the Fortune Block. The Fortune Block and its southern twin were designed in the exuberant High Victorian Italianate style, the architects were Charles Mancel Willmot and George W. Stewart, Ontarians who produced several major edifices during their brief partnership from 1882-c.1884. Their projects included the Richardson, Carruthers and Stobart blocks, Winnipeg General Hospital and Mark Fortune residence on Broadway, all now demolished. Willmot subsequently returned to Ontario, while Stewart remained in Winnipeg until 1887, then moved to the United States where he practised in Dallas, Texas, Atlanta, Georgia and St. Petersburg, Florida.

The block was used as a mixed retail and office/residential facility for many years; long-term tenants included Holman Brothers butchers and grocer Thomas Jobin. The upper floors, which continue to feature some original woodwork around doors and windows, original door hardware and the magnificent main staircase, has been vacant since the late 1970s.

Although alterations over the years have upset the exterior unity of the Macdonald and Fortune buildings, the Fortune Block and its twin, along with the two buildings to the south, form a rare intact pre-1890 streetscape.

One building did not meet heritage status:

### **McBeath Barn**

131 McBeth Road

Evaluated, not recommended for designation. Subsequently demolished.

Based on structural analysis (especially the use of both stamped or cut nails and wire or round nails in the construction of the barn) and archival documentation, it is believed that this frame barn was built by members of the McBeath family in the late 1890s,

on part of River Lot 31, Parish of Kildonan, just north of the original 24 lots granted the Selkirk Settlers by Lord Selkirk in 1817. The barn is located on a natural rise of land above the flood plain of the river. Along this rise was a trail established by the settlers, commonly known as the ridge road. The road connected many of the homes of the original settlers throughout the region.



*McBeath Barn, 131 McBeth Road*

The barn is located just south of the Robert McBeth House, a City of Winnipeg designated structure (Grade III). Members of the McBeth family (also spelt McBeath) were among the original Selkirk Settlers and the large family, through land ownership, commercial ventures, marriage and leadership roles in local society, became intimately connected with the development of the municipality, the City of Winnipeg and Western Canada. It is possible that this barn was connected to the McBeth family.

According to the Hudson's Bay Company Census of 1827, John McBeath (1795-?), first son of occupied River Lot 31. The Census detailed his farm (a house and stable but no barn), livestock (cows and oxen), his cultivated land (10 acres) and his family (2 sons and 3 daughters under the age of 16). According to a Dominion Government land survey completed by Duncan Sinclair in 1871, the land on which this barn sits (River Lot 31) was owned by John McBeath, son of John McBeath, oldest son of original Selkirk Settlers Alexander (1745-1848) and Christiana (1762 or 1765-1853, nee. Gunn) McBeath. John McBeath the younger took out Patent on the land in 1885 and continued to own the property until his death in ca.1896. The land was then held by the estate for one year and then sold to Samuel Polson, local clergyman. Polson and then his widow owned the property until the late 1920s, although there is no evidence that they ever lived on this property.

Living on the property and using the barn were the Mercer family - Alfred I. Mancer (born January 25, 1861), his 38-year-old wife (Alice Virginia), two sons (Alfred G., aged 19 and Edward J., aged 16) and a daughter, Gertrude E., age 17. The family had emigrated from England in 1898, built the house at 131 McBeth Street (just south of the barn, demolished) in 1900 and began many decades as market gardeners, although according to provincial records, they did not actually own the property until 1930.

The barn measures 7.4 x 5.6 metres, wood sill plates resting on a stone foundation. The east wall includes a small door, 1.1 metres wide, and two windows, both covered over by wood siding. The north side is windowless and west side features one small boarded-up window near the south end. The south façade includes a 1.1-metre wide by 1.0-metre high loft door. Above this opening in the gable end is a small opening for pigeons (roosts are still visible inside the loft). A wood landing for the pigeons was built below the opening and is still visible.

On the interior, the floor is varied; there are raised areas and sections where the plank floor is laid directly on the ground. Milled wood beams and posts are used for support. Some of the walls are covered in heavy cardboard impressions of the Winnipeg Free Press used in the printing process dating from the late 1930s. Other features of the interior are a centrally located wood vent that extended through the large, open loft and then outside.

Many of the wood posts on the ground floor have been worn down, suggesting that the space was used as stalls for farm animals, probably not horses because of the relative lowness of the only entrance.

By the summer of 2006, the building was suffering structurally, many of the sill plates were partially or completely rotted. The north wall was leaning severely and had been propped up. The wood siding showed signs of aging throughout. On the interior, uneven movement had caused sagging and heaving of beams and posts resulting in the cracking of some floor joists and beams and the need to replace others. Steel teleposts had also been used to shore up the building.

Construction of a major residential development meant the demolition of both the 1900 house and the barn in the fall of 2006.

Four buildings were removed from the Inventory of Buildings:

**St. Matthews Anglican Church  
(West End Cultural Centre)**

586 Ellice Avenue

Evaluated and removed from  
Inventory

The St. Matthew's Anglican congregation built this small church building in 1908. Measuring approximately 14.6 x 28.1 metres, the solid brick building rests on a stone foundation. As with many pre-1915 Anglican church structures,

British-based architecture was frequently used, in this case, Gothic Revival style elements such as half-timbering and pointed arched windows with tracery were incorporated into the original design.

The church building was designed by Herbert E. Matthews who also designed St. James Park Church, 240 Home Street, 1908 (now Assiniboine Pentecostal Church), the Congress (Boylston) Apartments, 300 River Avenue, 1910 (Grade II), the Rothesay (Preston) Apartments, 828 Preston Avenue, 1912 (Grade III) and the Minto (969 St. Matthews Avenue) and McGregor armouries (551 Machray Avenue), 1914.



*West End Cultural Centre, 586 Ellice Avenue*

Like so many other institutions in Winnipeg, the St. Matthew's congregation saw tremendous growth in the 1908-1910 period, so much so that they began construction on a new, larger church in 1912 at 641 St. Matthews Avenue (northwest corner of Maryland Street) that they continue to use today.

After the original congregation moved into their new facilities, a non-denominational congregation took over the building and renamed it Elim Chapel. Formed in the summer of 1910, the worshippers had been meeting in a small church on Ellice Avenue. This group stayed at 586 Ellice Avenue until moving to their present location at 546 Portage Avenue in 1928. In 1930, the building was rented to the Government of Canada and used by the Royal Canadian Naval Volunteer Reserve.

In 1931, the St. Peter's Evangelical Lutheran Church congregation took over the building, occupying it until moving to their present building at 65 Walnut Street in the late 1960s. Standing vacant for approximately half a decade, it was opened as the Portuguese Association of Manitoba Hall and used by the group until it was bought and converted into a venue for live performance in 1987 and renamed the West End Cultural Centre.

The present building has been severely altered on the interior and exterior, including the closure of all windows on the west side and alterations to the main (north) façade and entrance. The conversion into a concert facility entailed \$75,000 worth of interior work in 1987 and another \$16,000 worth of work on the interior between 1992 and 1995.

### **Maison Dr. Lambert**

158 rue Dumoulin

Evaluated and removed from Inventory. Subsequently demolished.

In order to ensure that the newly settled francophone community of St. Boniface would grow and prosper, local church leader Bishop Alexandre-Antonin Taché (1823-1894) organized a movement to convince colonists from Québec to come to Manitoba. Bishop Taché rightly saw the need for bright, young, well-educated men and women to lead the Francophone community as it evolved. Arrivals included such influential and prominent men such as Joseph Royal, a politician and journalist; Joseph Dubuc, the Chief Justice; Henry J. Clarke, politician; and Marc-Amable Girard, once premier of the province.



*Maison Dr. Lambert (middle) with the original wooden stairs and deck, no date (Courtesy of La Société Historique de Saint-Boniface)*



Arriving in 1883 was Dr. Joseph H.O. Lambert and young physician who would also have an impact on daily life in St. Boniface and in 1890 he built this substantial home that doubled as his medical office. He was known as “the poor man’s physician” because he never turned away a patient from his office. It appears that Dr. Lambert remained in the house until 1900 when he built the large, 2½-storey brick veneer home next door (present-day #154 rue Dumoulin). Dr. Lambert died ca.1912 at which time his son, Dr. Charles A. Lambert, also a physician, took possession of both houses, along with his mother, Mary Louise Lambert, and his brothers Raoul (a clerk) and Alex (a priest). The 1912-1913 Tax Rolls suggests that shortly before his father’s death, Charles Lambert was



*Maison Dr. Lambert, 158 rue Dumoulin*

residing in the #158 while his mother and brother Raoul were living at #154. In 1913, the ownership of these two buildings was reversed. Dr. Charles Lambert continued to reside at #154 rue Dumoulin into the 1940s, while tenants in 158 rue Dumoulin were varied. By the mid-1950s, #158 rue Dumoulin was functioning as a three-suite facility and in the 1970s there were as many as four separate tenants listed.

The structure was a solid brick two-storey structure resting on a rubblestone foundation on the south side of rue Dumoulin east of Avenue Tache. The building measured approximately 8.2 x 10.1

metres and its brick walls had been stuccoed over. Ceiling heights in the home were 2.6 metres in the basement and 2.4 metres on the ground and second floors.

The house was designed in the Second Empire style, popular in Canada from the 1870s until the 1880s. The most prominent detail of a Second Empire building is the mansard or double roof. While visually appealing, this roof-type also was more practical than traditional patterns because it allowed more living space on the upper level. Other features usually found on such structures are dormer windows on the steep slope, moulded cornices with decorative brackets below and a generous use of Italianate details. One- or two-storey bay windows were also often added and iron cresting was another ornamental feature utilized.

As originally built in 1895, this home featured a number of interesting elements including a main entrance (north side) accessed by a tall flight of wooden stairs that ended in a railed open deck (this element had been replaced by concrete steps). The ground floor was plain, the second storey featured a mansard or double roof with slightly projecting

dormer windows set in wooden frames. A tower with iron cresting and a flagpole further embellished the slope of the front façade. The exterior brick walls had been stuccoed over and much of the tower had been removed (dates unknown).

As with the exterior, the interior contained little originality in terms of layout and finishes. The building's last use as a four- or three-suite residence had meant the renovation of the basement to include a kitchen, a bathroom and a bedroom. The ground floor held a large kitchen to the rear, bedrooms and a large living room at the front of the home. The main staircase of the home was original. The second floor also featured a number of small bedrooms, a bathroom and a kitchen.

Residential and retail/office development on Provencher Boulevard led to the demolition of 158 rue Dumoulin in the summer of 2006.

### **Electric Railway Chambers Annex**

209 Notre Dame Avenue

Evaluated and removed from Inventory

This four-storey steel frame and reinforced concrete building is one of a group of early downtown office buildings designed in the International Style, a world-wide modern architectural design, many of whose early and renowned practitioners were students and graduates of the University of Manitoba School of Architecture.

The retail/office Electric Railway Chambers Annex was completed in 1962 and was designed by Blankstein Coop Gillmor and Hanna of Winnipeg. Morley Blankstein (1924- ) graduated from the University of Manitoba's Architecture Department and then completed post-graduate work at the Illinois Institute of Technology under Ludwig Mies van der Rohe (1886-1969), acknowledged as one of the 20th century's most notable architects and the leading designer and teacher of the International Style after World War II. Once back in Winnipeg, he joined his brother Cecil Blankstein's office before starting his own practise in 1955. After a year he took on partner Isadore "Issie" Coop (1926-2003), another University of Manitoba and Illinois Institute of Technology graduate and then in 1959, the pair was joined by R. Douglas Gillmor and A.H. Hanna to form Blankstein Coop Gillmor Hanna Architects. In 1964, the firm merged with Waisman-Ross Architects to ultimately form Number 10 Architectural Group.



*Electric Railway Chambers Annex, 219 Notre Dame Avenue*

The main (west) façade of this building features many of the elements associated with the International style: the angular horizontal pre-cast concrete fins, the large areas of glass, the lack of historic ornamentation. The ground floor is recessed, large show windows and doors fill the space. Side walls are clad in marble similar to that used in the main lobby. The entire façade is divided into three bays by means of four sets of slender paired concrete fins, running from grade to the top of the building. Single versions of these horizontal elements divide each of the three bays into four equal parts, filled by large, undivided glass panes with modest concrete sills and heads and plain spandrels between. The north and south walls were built abutting neighbouring buildings, although the south wall is now uncovered. The rear (east) façade is also divided into three bays; small windows and single doors are located on the ground floor, large banks of single pane windows on the upper levels.

Now completely vacant, this building originally held two separate retail/office spaces on the ground floor, the southern space accessed via an exterior door, the other through doors off the main entrance lobby. From this marble-trimmed main lobby, visitors could use the stairs in the southwest corner to access the basement or use the single elevator or second staircase to access the upper floors. The basement originally held storage space, the mechanical room and a large “general area.” The upper floors were left undivided except for washroom and mechanical space between the staircases, the layouts to be determined according to the individual needs of the tenants. At present, much of the original finish of building appears to have been replaced as new tenants and redecorating occurred over time, although some original woodwork is found on the third floor.

Connected to the Electric Railway Chambers Building to its west, the Annex provided retail space on the ground floor and offices on the upper floors. Early tenants of the building included the Atlantic Finance Corporation and Atlantic Acceptance Corporation (main floor) and Bongard & Company (stocks, bonds and grain), Zurich Insurance Company, Pan American Credit Corporation, London and Scottish Assurance Corporation and others throughout the rest of the building. The Household Finance Corporation of Canada occupied the 205 Notre Dame Avenue space from the mid-1970s through the 1980s and the government of Manitoba also occupied upper floor space for many years in the 1990s.

### **Nathaniel N. Cole House**

388 Hargrave Street

Evaluated and removed from Inventory

This single-family dwelling was built in 1892 for Nathaniel N. Cole of Cole, Emory and Company, merchant tailors, located at 506 Main Street. Cole is later listed as a manufacturers' agent, he then formed a wholesale woollens firm known as Cole and Deacon (54 Albert Street) and in the 1920s and 1930s used part of this house for his business, Cole and Son, dry goods.

Cole is the owner and resident of the house until the early 1910s, owner and non-resident during World War I and then owner/resident again until 1935 when the property was sold to the Mutual Life Assurance Company of Canada. It appears from City of Winnipeg records that Cole also used the structure as a boarding house, in 1910 it was reported that there were 15 people living in the home, 3 of whom were between the ages of 6 and 16. Ber Bronstein, a merchant, and his wife Rose are listed as the owners and occupants of the home from 1949 until the 1980s. Clement R. and Karin Williams are listed as owners in the 1990s. Vacant for several years, its last use for the building was as the Rainbow Place Care Home.

This frame, 2½-storey building rests on a stone foundation. The exterior was stuccoed (date unknown), the only ornamental elements on the building are bargeboard and ornamental shingling in the front facing gable end. It does not appear from City Fire Atlas plans that the building included a front porch, although the front entrance was covered by small gabled roof supported by carved wooded brackets. The building was designed in the Queen Anne Revival style, very popular in the 1890s that used complex roof designs, asymmetrical layouts and a wealth of ornamental elements to create lively façades. The Cole House would have been considered a reduced example of the style when it was built.

The building has stood vacant and boarded up for several years.



*Cole House, 388 Hargrave Street*

## SUMMARY OF 2006 EVALUATIONS & RECOMMENDATIONS

ADDRESS	NAME	RECOMMENDATION	STATUS	DATE LISTED
338-44½ Albert Street	Albert Street Block & J.O. LeChappellain House	To list as Grade III	Pending	
780 Marion Street	Public Market Site (Public Market Bldg, Powerhouse & Water Tower)	To list as Grade III	Rejected by Council	
511 River Avenue	First Church of Christ, Scientist	To list as Grade III	Owner withdrew request	
120 Scott Street	H.F. Forrest House	To list as Grade III	Owner withdrew request	
214 Main Street	Winnipeg Hotel	To list as Grade III	Evaluated for information only	
224-226 Main Street	Commercial Hotel	To list as Grade III	Evaluated for information only	
232-234 Main Street	Fortune Block	To list as Grade III	Evaluated for information only	
131 McBeth Road	McBeath Barn	Not to list	Demolished	

## SUMMARY OF 2006 REQUESTS TO DE-LIST AND DEMOLISH OR REMOVE FROM THE INVENTORY OF BUILDINGS

ADDRESS	NAME	RECOMMENDATION	STATUS
209 Notre Dame Avenue	Electric Railway Chambers Annex Building	Remove from Inventory	
388 Hargrave Street	Nathaniel N. Cole House	Remove from Inventory	
158 rue Dumoulin	Maison Dr. Lambert	Remove from Inventory	Demolished
586 Ellice Avenue	St. Matthews Anglican Church	Remove from Inventory	

## DESIGN REVIEW PROJECTS

During 2006, the HBC provided design review and input on a number of projects (also refer to Appendix A). The highlights include:

With the University of Winnipeg and their architects, the HBC began to assist with and review a proposal to rehabilitate Wesley Hall's Convocation Hall. The space will be used for a range of activities and may be completed over several phases.

Barber House in Point Douglas continued to progress with the energy of Sisters as a new home for community training facility and daycare.

Seven Oaks Museum, one of Winnipeg's early log structures, began an intense log restoration project of one of the outbuildings.

At the Grey Nun's Convent in St. Boniface, the HBC along with Parks Canada and the Province of Manitoba began to review a multi-year exterior repair project. To



*Top: Repairing of the Grey Nuns' Convent  
Bottom: Sub-committee at the Union Bank Tower*

date, the exterior has been prepped and repainted. In 2007, work will continue on the porches and the roof.

With the Historic Places Initiative, Parks Canada and the Province of Manitoba, the HBC continued to partner in reviewing proposals for properties which were receiving financial assistance from the Commercial Heritage Properties Incentive Fund (CHIPF). Work continued at the former Birks Building, the Oldfield Kirby Gardner building, and the Scott Fruit Company Warehouse. All three will be complete in early 2007. Terra cotta restoration finally began at the Union Bank Tower in the summer of 2006. It is possible that the HBC may be involved with at least two more CHIPF projects.



*Sub-committee at the University of Winnipeg, Convocation Hall*

## 2006 HIGHLIGHTS

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings Committee was involved in a number of other initiatives in 2006.

Alec Stuart, Environmental Coordinator, City of Winnipeg, made a presentation to the Committee members entitled “**A Green Building Strategy for Historic Buildings.**” Mr. Stuart pointed out there are conflicts between the balance of sustainability and heritage preservation. Energy efficiency was probably the biggest issue, and of that, windows generate the most controversy. Modern windows are much more environmentally and energy efficient than in the past, but their look has changed, so finding a balance between saving the character of the original building yet making it more energy efficient can be difficult. Mr. Stuart spoke about the Leadership in Energy and Environmental Design (LEED) Building Rating System developed by the United States Green Building Council (a Canadian version has now been developed). The City of Winnipeg is looking at utilizing an item in LEED called ‘shadowing’ which is a check-list developed by LEED, to rate projects.

At present, there are no standards for historic buildings, although the United States is on the verge of implementing these standards. An example in Winnipeg of applying environmentally efficient standards to historic buildings would be the Red River Campus on Princess Street.

The Province of Manitoba is in the process of developing a green building strategy with the assistance of Manitoba Hydro. Mr. Stuart proposed that a green building strategy be looked at for historic buildings and to look at taking advantage of incentive programs for green buildings. He offered to volunteer his time and support to the Committee toward this goal.

A sub-committee was established chaired by Ms. Bruce with Mr. Worth, Mr. Kressock, Mr. Firman, Mr. Stuart, and Mr. Monteyne. They will examine a variety of options and report back. One of the options might be to use one of the Committee’s



*Interior fire damage, Barber House*





*St. Boniface City Hall, Provencher Boulevard, almost 100 years ago (Courtesy of the Archives of Manitoba, Foote Collection #2387, N3021)*

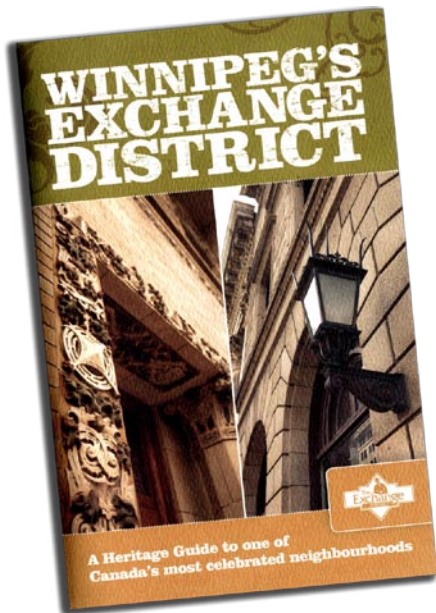
own grants and incentive programs, specifically looking at how to structure tax credit programs to promote a “green building.” Part of this could be to educate developers in this area. This category could also be added to the Committee’s Strategic Plan. This is an opportunity for the levels of government to co-operate on this initiative.

The source of funds for the **Gail Parvin Hammerquist Fund** is derived from 5% of City land sales. The 5% amount from 2005 land sales was \$289,000. These funds are divided between the Historical Buildings Committee and CentreVenture Development Corporation. . The Committee recommended that 2006 allocations include the following:

- **Waddell Fountain:** Work should start in the summer of 2007 to stabilize the foundation and would enable the purchase of new tyndall stone to be carved for replacement of deteriorated components. This would also enable the Committee to seek additional funds from other agencies including the Winnipeg Foundation.
- **Fire Risk Plan for William Avenue Library:** Up to \$5,000 to hire a specialist to prepare a fire risk and prevention plan for the archived materials stored in the Carnegie Library on William Avenue.
- **St. Boniface City Hall 100th Anniversary:** Up to \$5,000 to prepare an interpretive display to celebrate the 100th anniversary of the St. Boniface City Hall. A commemorative poster is also proposed.

A sub-committee chaired by Mr. Thomas, and including Mr. Firman, Mr. Worth, and Mr. Peterson, will arrange for a site visit to resolve the future of the **Empire Hotel fragments**. It was also agreed that a board member from Heritage Winnipeg should be invited to participate in this sub-committee.

The administration is still reviewing a draft of a new and improved **Historical Buildings By-Law**.



*Cover of the new Exchange District Walking Tour*

The Committee sponsored the printing of 1,500 **Exchange District Historic Walking Tour** pamphlets during the summer of 2006 in cooperation with the Exchange District Biz. As part of the popular summer walking tour program offered by the Biz, each visitor received a pamphlet highlighting interesting buildings and people from the Exchange District's past and present.

The numbers of **Certificates of Suitability** applications are at an all time high. Among them is a two-year program to conserve the Union Bank Building, 504 Main Street with financial support from the federal government's CHPIF and a City of Winnipeg Heritage Conservation Tax Credit.

The Committee is reviewing proposals for alteration that also involve Urban Design issues. One such project is the redevelopment of a warehouse into to a boutique hotel by adding additional storeys on the top of the building and inserting windows on a blank elevation that is of significance. The new **Urban Design Advisory Committee (UDAC)** and the Historical Buildings Committee reviewed this item jointly. The Director suggested that approvals for all projects in the Downtown be harmonized so that the UDAC approval was seamless. He recommended that the new Historical Buildings Committee by-law recommend that the Standing Policy Committee on Downtown Development be the designated committee and that the Director be authorized to



*Birks Building, 276 Portage Avenue, during its interior rehabilitation*

approve these proposals on UDAC's behalf. The Chair of the Historical Buildings Committee advised that she would speak to the Director to ensure that the integrity of recommendations of the Committee would be maintained.

The Chair and Mr. Bugailiskis will be meeting with Winnipeg Foundation regarding financial assistance to conserve the **Waddell Fountain**. Another funding option could be the local Community Committee.

Parks Canada held a new training course in Winnipeg on October 17 – 19, 2006, "**Architectural Masonry Conservation: Techniques for Repair and Maintenance**" in the Exchange District and at Lower Fort Garry National Historic Site. The Committee agreed to be a partner in this initial offering of the course. A financial contribution of \$3,000 allowed for a wider range of demonstrations and material and provided seats to Historical Building Committee members as well as representatives designated by the City.

The **Winnipeg Free Press** regularly used information from the Historical Buildings Committee website to write articles on heritage buildings and issues in the city.



*Scott Fruit Company Warehouse, 319 Elgin Avenue, during interior and exterior rehabilitation*

## APPENDIX A

### 2006 PERMITS

The following permit review data is from the 1st of January 2006 through to the 31st of December 2006.

- **Building Permits:** The HBC reviewed 18 building permit applications in 2006 and approved 7.
- **Sign Permits:** In 2006, the HBC reviewed 9 and approved 5 sign permits.
- **Pre-Permit Review:** The HBC performed 5 pre-permit reviews during the 2006 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 2 site visits, in which action was approved in 1 and was in progress in the other. On behalf of the HBC, the administration conducted 26 site visits.

## Applications Reviewed From January 1, 2006 to December 31, 2006

### Building Permit Review

Number	Building	Address	Type of Work	Outcome
8-2004	Scott Fruit Company Warehouse	319 Elgin Avenue	Building rehabilitation	Approved
9-2004	Earn International	78 Princess Street	Exterior alterations	Approved
14-2004	Fairchild Building	110 Princess Street	Building rehabilitation	In progress
6-2005	Northwest Commercial Travellers Building	291 Garry Street	Exterior restoration	Approved
23-2005	Henderson Building	332 Bannatyne Avenue	Building rehabilitation	Approved
33-2005	Porter Building	165 McDermot Avenue	Building rehabilitation and addition	Project cancelled
1-2006	Birks Building	276 Portage Avenue	Building rehabilitation	Approved
6-2006	Former Bank of British North America	436 Main Street	Addition of a fire escape	Approved
7-2006	Curry Building	239 Portage Avenue	Storefront alteration	Not approved
9-2006	Moysey House	383 Wolseley Avenue	Structural repairs	Approved
10-2006	Union Bank Tower	504 Main Street	Building rehabilitation	In progress
12-2006	Wesley Hall	515 Portage Avenue	Rehabilitation of Convocation Hall	In progress
22-2006	Warehouse	104 Princess Street	Partial demolition	Project cancelled
28-2006	Thelma Apartments	272 Home Street	Exterior alterations	Not approved, building delisted
29-2006	Marlborough Hotel	331 Smith Street	New restaurant	In progress
31-2006	Pantages Theatre	180 Market Avenue	Relamping auditorium	In progress
36-2006	Dominion Bank	468 Main Street	Building rehabilitation	In progress
39-2006	Free Press Building	300 Carlton Street	Exterior alterations	In progress

### Sign Permit Review

Number	Building	Address	Type of Work	Outcome
3-2006	Canada Permanent	298 Garry Street	New building	Approved signage
4-2006	Birks Building	276 Portage Avenue	Interpretive plaque	Approved
13-2006	Sherbrook Pool	381 Sherbrook Street	Banner signage	In progress
15-2006	Public Press	290 Vaughan Street Building	New tenant	Approved signage
17-2006	Bank of Montreal	335 Main Street	Fascia sign insert	Approved
20-2006	Adelman Building	100 Princess Street	Banner signage	Not approved
27-2006	Gault Warehouse	100 Arthur Street	Sign restoration	Approved
34-2006	Public Press	290 Vaughan Street Building	New tenant	In progress signage
35-2006	Northern Electric	65 Rorie Street Building	New tenant	In progress signage

### Pre-Permit Review

Number	Building	Address	Type of Work	Outcome
17-2004	Fairchild Building	110 Princess Street	Development of parking lot and	Approved back entrance
19-2004	Barber House	99 Euclid Avenue	Administrative meeting on its rehabilitation	In progress
18-2005	Fire Hall No. 7	180 Sinclair Street	Various options for rehabilitation	In progress
22-2006	Warehouse	104 Princess Street	Administrative meeting with applicant to review condition assessment and next steps	On hold
24-2006	Bernard House	454 Edmonton Street	Administrative meeting with applicant to review scope of work	Approved

## Site Visits

Number	Building	Address	Purpose	Outcome
22-2002	Upper Fort Garry Gate	230 Main Street	Administrative site visit to discuss final steps in scope of work	Approved
8-2005	Scott Fruit Company Warehouse	319 Elgin Avenue	Administrative site visit to inspect alterations to rooftop addition	Approved
17-2004	Fairchild Building	110 Princess Street	Several administrative site visits to discuss storefront alterations	Approved
17-2004	Fairchild Building	110 Princess Street	Several administrative site visits to review storefront alterations and brick repairs	Approved
19-2004	Barber House	99 Euclid Avenue	Administrative site with the Province of Manitoba to inspect the site after a recent fire	In progress
6-2005	Northwest Commercial Traveller Building	291 Garry Street	Several administrative site visits to review terra cotta repair and replica windows	Approved
9-2005	Earn International	78 Princess Street	Subcommittee site visit to review revised proposal.	Approved
1-2006	Birks Building	276 Portage Avenue	Several administrative site visits with owner to review progress of project	Approved
10-2006	Union Bank Tower	504 Main Street	Administrative site visit with Parks Canada to inspect cleaning patches and to consider a tenant improvement	In progress
11-2006	Grey Nuns Convent	494 avenue Tache	Administrative site visit for project planning	Approved

## Site Visits

Number	Building	Address	Purpose	Outcome
12-2006	Wesley Hall	515 Portage Avenue	Several administrative and Committee site visits to discuss restoration of Convocation Hall	In progress
19-2006	Seven Oaks	115 Rupertsland Boulevard	Administrative site visit with project team to review scope	Approved
25-2006	Raleigh Apartments	340 Vaughan Street	Several administrative site visits to discuss exterior maintenance	Approved
29-2006	Marlborough Hotel	331 Smith Street	Administrative site visit with owner to review proposal for a new restaurant	In progress
30-2006	Roslyn Court	40 Osborne Street	Administrative site visit with applicant and CHPIF to review scope of work	In progress
31-2006	Pantages Theatre	180 Market Avenue	Administrative site visit with applicant to discuss relighting the auditorium	In progress
32-2006	Oddfellows	72 Princess Street	Administrative site visit with owner to review exterior maintenance	Approved
33-2006	Electric Railway Chambers	214 Notre Dame Avenue	Administrative site visit with interior designer to review repainting the main floor space	Approved
35-2006	Northern Electric Building	65 Rorie Street	Administrative site visit with tenant and signage installer to discuss proposal	In progress
36-2006	Dominion Bank Building	468 Main Street	Administrative site visit to review scope and phasing	In Progress
39-2004	Free Press Building	300 Carlton Street	Administrative site visit to review scope and approach with the applicant	In progress



## Applications Reviewed From January 1, 2006 to December 31, 2006 Certificates of Ordinary Maintenance

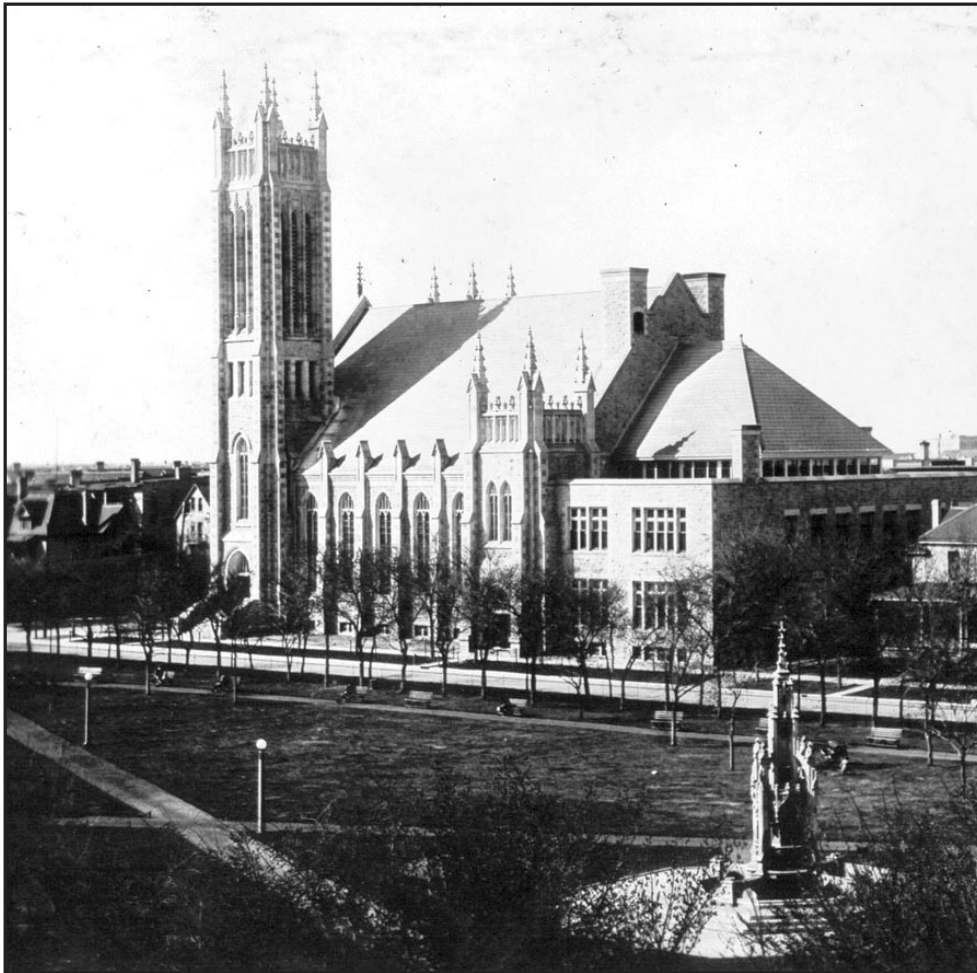
Anticipating new processes associated with the revised Historic Buildings By-law, Certificates of Ordinary Maintenance were not issued in 2006. Instead, all design review applications were issued a Certificate of Suitability upon approval.

### Historical Buildings Sub-Committee Meetings, 2006

<b>Date</b>	<b>Certificate of Suitability No./Building/Address</b>	
January 26, 2006	28-2005	James Avenue Pumping Station, 109 James Avenue
	2-2006	Fort Garry Hotel, 222 Broadway
February 27, 2006	Various proposals for the International Mural Festival	
March 7, 2006	23-2005	Henderson Building, 332 Bannatyne Avenue
	2-2006	Fort Garry Hotel, 222 Broadway
May 8, 2006	10-2006	Union Bank Tower, 504 Main Street
May 11, 2006	33-2005	Porter Building, 165 McDermot Avenue
May 18, 2006	20-2006	Adelman Building, 100 Princess Street
	17-2004	Fairchild Building, 110 Princess Street
	33-2005	Porter Building, 165 McDermot Avenue
May 29, 2006	9-2005	Earn International, 78 Princess Street
	17-2005	Fairchild Building, 100 Princess Street
August 3, 2006	18-2005	Fire Hall No. 7, 180 Sinclair Street
	28-2006	Thelma Apartments, 272 Home Street
August 16, 2006	12-2006	Wesley Hall, 515 Portage Avenue
September 21, 2006	10-2006	Union Bank Tower, 504 Main Street
November 15, 2006	36-2006	Dominion Bank, 468 Main Street

In 2006 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>.



*Central Park, Waddell Fountain and Knox United Church, ca.1928 (Courtesy of the Archives of Manitoba, NS169)*





Planning, Property and Development Department

Planning and Land Use Division

Heritage Unit

15 - 30 Fort Street

Winnipeg, Manitoba

R3C 4X5

Office: 204-986-5390

Fax: 204-986-7524

[www.winnipeg.ca/historicalbuildings](http://www.winnipeg.ca/historicalbuildings)