



Annual Report of the City of Winnipeg
Historical Buildings Committee

The Year Past 2008



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2008 ANNUAL REPORT

JANUARY 1, 2008 TO DECEMBER 31, 2008

VISION AND MISSION

The Year Past 2008 is the Annual Report of the City of Winnipeg Historical Buildings Committee (HBC) for the period January 1 to December 31, 2008.

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; and
- 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; and
- 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 HBC 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 and the Heritage Conservation Tax Credit Program;
- Providing expert advice to City Council; and
- Working with heritage property owners, architects, engineers, contractors, realtors, heritage, government and business organizations, students and the general public on a variety of education, outreach and communications initiatives.

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 2008, the Committee members were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Daniel Vandal, member
- Councillor Harvey Smith, alternate

- Greg Thomas, Government of Canada, member
- David Hems, Government of Canada, alternate

- Neil Einarson, Province of Manitoba, member
- David Firman, Province of Manitoba, alternate

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

- Tim Worth, MHS, member
- Ashleigh Drewett-Laird, alternate

Councillor Jenny Gerbasi was first elected to Council in October 1998 and was appointed to the HBC and elected its Chairperson in the fall of 1999. She has continuously served as Chairperson since that time. **Councillor Daniel Vandal** was elected to Council in 2006 and was appointed to the Historical Buildings Committee in January 2008. **Councillor Harvey Smith** serves as the alternate.

STAFF SUPPORT

In 2008, the City staff who assisted the HBC were Giles Bugailiskis, Senior Planner (Heritage), Jennifer Hansell, Historical Buildings Officer, Murray Peterson, Historical Buildings Officer and Maria Fajardo, Recording Secretary.



Christmas Luncheon, Granite Curling Club

On November 12, 2008, the Committee held its annual Christmas Volunteer Luncheon in the second floor dining room of the Granite Curling Club, 22 Mostyn Place – a designated heritage structure. Committee members were thanked for their diligence and time by Councillor Gerbasi, who was re-elected Chairperson. Councillor Gerbasi will begin her 10th year as the Committee's chair, making her the longest-serving Chairperson in the Committee's history.

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; and
- 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 2008

The HBC evaluated nine structures for possible addition to the Buildings Conservation List. Of those structures, three have been designated, one has had its heritage status confirmed, four are pending a decision from the owner or were evaluated for information only and one did not receive sufficient points to designate. One building was de-listed and five buildings were removed from the Historical Buildings Inventory. Five buildings evaluated by the Committee in 2007 were designated by City Council.

Three buildings were designated by City Council:

Holy Trinity Anglican Church

256 Smith Street

Grade II (June 24, 2008) with the following heritage elements:

Exterior:

- The west-facing church with its four lively architecturally significant façades and complex massing;
- Roughly-dressed and smooth-cut stone superstructure with elaborate detailing, including gothic motifs, turrets, buttresses, High Crosses, etc.;
- Pointed-arch windows throughout with fine tracery and hood moulding, save the clerestory windows; and
- Wood detailing on the bell tower in southwest corner, spire at the southeast corner and dormers on the north and south roof slopes, as well as around the west entrance.



Holy Trinity Anglican Church, 256 Smith Street

Interior:

- Volume of space and cruciform plan;
- Commanding ceiling featuring wood planking and hammer beams, with a wagon roof ceiling in the chancel;
- 1920s era lighting, some wooden pews and the oak pulpit; and
- Details including pointed arch accenting, marble and stone columns, wainscoting, stained glass, period grilles and hardware, etc.

The Holy Trinity Anglican congregation organized in 1867 and built a modest church in the late 1860s in what would become downtown Winnipeg. As the congregation grew, an addition was built and then in the mid-1870s, a larger structure was completed. This too was soon outgrown and in 1879, People's Warden R.H. Hunter announced he had purchased land at the corner of Donald Street and Graham Avenue that some in the congregation openly asked, "Why did you go so far out?" It wasn't long before the land was in the middle of Winnipeg's expanding downtown. The magnificent new church, built large enough to ensure that it would serve the needs of the congregation for many years, took more than a year to complete, the first service was held on July 25, 1884.

Holy Trinity Church is one of Canada's finest examples of a 19th century Gothic Revival (also known as High Victorian Gothic) style, popular from the 1850s until approximately 1900. The style is discernable by the use of pointed arches



Magnificent stone and wood interior of Holy Trinity Church

as well as the expressive use of buttresses, spires, pinnacles and other carved ornamentation. Roofs are usually steeply pitched and complex and tracery and embellished mouldings often highlight windows. At the style's height, these buildings were extremely picturesque with a wealth of ornamentation.

The main body of the church measures approximately 45.8 x 17.1 metres and also includes a church hall/office, attached to the east side in 1966. The original design called for a 56.7-metre bell tower at the southwest corner, although a much reduced element was finally completed. Construction material includes both Stony Mountain and Selkirk limestone, as well as Ohio limestone for many of the exterior ornaments.

The architect's design shows an inventive use of the building material, an imaginative interpretation of the cruciform plan and a creative use of elements such as dormer clerestory windows, buttresses, pinnacles, turrets, finials and cresting. The entrance (narthex) originally included three doorways (now reduced to a single opening), with a pointed arch doorway, carved heads used as label stops and stepped buttresses and pinnacles at the corners of the porch. Above the narthex is a large pointed arch stained glass window with delicate tracery. The gable end is finished by turret pinnacles and a stone Celtic cross at its peak. The south elevation is asymmetrical – with a porch and rector's vestry attached. The elevation is divided into bays by means of stepped buttresses with turret pinnacles topped by Ohio stone-carved capitals with acanthus leaf motifs. Paired lancet windows with hood moulds are used in the south porch. Five dormer windows are used in the clerestory topped by Ohio stone Celtic crosses. The stained glass windows in these dormers were designed by the architect himself and represent the only original windows remaining in the church. Turret pinnacles are found at the corner of the transepts, the nave and the west entrance. At the southeast corner of the building is the octagonal rector's vestry with baptistery. This extremely ornate element features both pointed arch and square head openings and is topped by an embellished frame spire with metal finials as accenting. The north façade is similar to the south elevation, with projecting transept. The rear or east façade was originally completely visible and included a large pointed arch stained glass window.

Like the exterior, the interior of the church is richly ornamented, with a variety of finishes and ornamental details. The basic cruciform shape is based on an English parish church and at Holy Trinity it includes a central nave, lower side aisles, lower apse and two transept arms. The sombre effect of the dark wooden pews and ceilings is softened by the lightly coloured limestone walls

and accenting and the multi-hued light provided by the numerous stained glass windows. One of the most spectacular features is the hammerbeam ceiling, a Gothic-inspired interior truss system used to replace columns to support the ceiling. The ceiling of the chancel is a wagon roof style completed in dark wood. Steps in the sanctuary and chancel are finished in marble. The nave features 13 pillars, each with a different face or faces. Other unique elements include the oak pulpit designed by the architect and the lectern with its carved eagle. Alterations on the interior have been modest, the present lighting was added in 1929.

The architect chosen, after a lengthy and sometimes bitter competition process, was Charles H. Wheeler (1838-1917), British born and trained, who came to Winnipeg in 1882 and established himself as one of Western Canada's renowned early designers. He designed all types of buildings – homes, terraces, offices, churches and warehouse. Dalnavert Museum, originally the Sir H.J. Macdonald House, 61 Carlton Street (built 1895), is one of his best-known designs.

John Duncan McArthur House

159 Mayfair Avenue

Grade III (October 2, 2008) with the following heritage elements:

Exterior:

- The south-facing brick building resting on a raised, rough-cut stone foundation located mid-block on Mayfair Avenue;
- Ornate wrap-around porch with paired wooden columns on tall stone bases and robust limestone steps;
- The rounded, two-storey bay windows topped by deep, curved eaves and rough-cut stone accenting of the front (south) façade; and
- Raised section between the bay windows with its modified Swan's Neck pediment
- West-facing stained-glass piano window



*Brick and stone J.D. McArthur House,
159 Mayfair Avenue*

This 2½-storey, brick building rests on a raised stone foundation and when it was completed in 1903, it took its place among the other luxurious single-

family homes in one of Winnipeg's expanding residential neighbourhoods – Fort Rouge.

The varied use of materials and the elements such as the large wrap-around porch and curved two-storey bay windows and heavy overhanging eaves give this home its picturesque appearance. These features are elements of the Queen Anne style and this home is one of many examples of the style in Winnipeg. This style was particularly popular for the design of opulent homes throughout North America and is identified by its use of a variety of elements and materials to reduce the amount of flat wall surface. The McArthur House includes a corner porch with delicate wood columns set on tall stone bases, rounded bay windows with stone accenting around the plain rectangular window openings and an unusual and complex roof line that includes a raised section completed by a modified Swan's Neck pediment. The side and rear façades are less ornamentally complex. Changes to the exterior have been fairly extensive, including a metal staircase built on the building's southeast corner and two additions to the rear façade, a one-storey addition built in the 1960s and a three-storey structure completed in the late 1990s.

The interior has been severely altered; most of the original materials have been removed or replaced. Original features include some wood finishes around doors and windows, two open fireplaces on the ground floor and a piano window with stained-glass on the building's west side.

The home was for many years the residence of John Duncan McArthur (1854-1927) and his wife Mary M. McArthur. J.D. McArthur arrived in Winnipeg in 1879 and after several years as a lumberman west of the city, he began a long career as a railway builder and is generally considered to have built more railway line in Canada than any other Canadian contractor. He also had extensive interests in lumber mills, real estate, finance, mining and pulp and paper and was one of the City's wealthiest citizens. After his death in 1927, J.D. McArthur's widow remained the owner and occupant of the Mayfair Avenue property until 1950. By 1959, the home was owned and operated as the Sir Hugh John Macdonald Memorial Hostel. This organization was named in honour of Winnipeg Police Magistrate Hugh John Macdonald (1850-1929), well known locally for his compassion and advocacy for young offenders. After his death, a group of citizens organized the hostel to continue this effort and in 1931 purchased its first house at 175 Mayfair Avenue. The organization, now known as Macdonald Youth Services, presently operates out of four buildings on Mayfair Avenue (175, 163, 161 and 159).

159 Mayfair Avenue is now used by Macdonald Youth Services to deliver its Life Training Program that focuses on teaching life skills and employment skills to disadvantaged youth between the ages of 18 to 29. The upper floors are used as offices and living space for five 12- to 17-year-olds and is operated by the Youth Addictions Stabilization Unit of Marymount Incorporated.

Hample Building

271 Portage Avenue

Grade III (November 25, 2008) with the following heritage elements:

Exterior:

- The south-facing three-storey brick-faced building located mid-block on Portage Avenue;
- The (south) façade with three bays; the second floor featuring three-lite square-head windows, and the third floor featuring three-lite segmental-arched windows, all with top lights and decorative spandrels;
- Brick detailing including decorative window surrounds, medallions inset in decorative panels along the roofline and quoined edges; and
- Painted signage on the rear (north) façade



Hample Building, 271 Portage Avenue

For history, see [The Year Past, 2006](#)

One building had its heritage status confirmed:

First Church of Christ, Scientist

511 River Avenue

Heritage Status (Grade II) confirmed with the following heritage elements:

Exterior:

- The south-facing church located on the northeast corner of River Avenue and Nassau Street North;
- Symmetrical and complex Greek cross plan;
- Monumental, richly-hued buff brick walls atop a raised base, with smoothly-dressed limestone detailing and staircases;
- South façade with three stone-framed and pedimented entrances, stone belt courses, three large second storey round arched windows with stone frames and keystones, complete stone entablature topped by an arched brick parapet highlighted by a centrally placed, carved stone medallion and stone coping;
- East and west façades similarly detailed except with a smooth-cut stone base;
- Rectangular openings throughout save the monumental arched windows; and
- Details including stone framed entrance on the west façade, stone porch on the north side, quoined base on the south façade, wooden doors



First Church of Christ, Scientist, 511 River Avenue

with intricately detailed leaded glass inserts and transoms, stone tablets flanking the south entrances reading, "FIRST CHURCH OF CHRIST, SCIENTIST", and "DEDICATED DECEMBER 1924", etc.

Interior:

- Volume of space of the leaded glass accented entrance vestibule, coat check room and marble faced fireplace in the west side foyer;
- South foyer at entrance and auditorium level with its pair of staircases with elegantly carved wood spindles and banisters, wrapping around simple columns, leading to the auditorium and balconies;
- Volume of space of the main auditorium with its high domed and dropped-beam ceiling, surrounded with a cornice, sloping wood floor, wood pews, south end balcony, raised north end platform with colonnade and open grille paneling, egg-and-dart plaster banding, panels and cornice, pilasters, etc.; and
- Details including stained and leaded glass windows throughout, original metal and glass door and window hardware throughout, decorative plaster work, wood moulding, stepped wooden platforms built into the balcony, etc.

For history, see [The Year Past, 2006](#)

Four buildings were evaluated and are pending a decision from the owner or were evaluated for information only:

Grain Exchange Building Annex

153 Lombard Avenue

Evaluated as a Grade III building with the following heritage elements:

Exterior:

- The south-facing office building located on Lombard Avenue, adjoining its parent Grain Exchange Building to the west via a second floor bridge;
- Simple, elongated rectangular plan;
- South (front) elevation with smoothly-dressed limestone base with buff brick walls above; a centrally-located entrance framed by smoothly-dressed limestone accenting; symmetrical and grid-like arrangement of windows on all floors with limestone sills on the second floor and continuous sills on the third floor; an ornamental cornice and capped brick parapet;



The modest, 3-storey annex with the much larger Grain Exchange Building behind it, Lombard Avenue

- Ample and grid-like arrangement of fenestration on the east façade; and
- West, east and north elevations with simple clay brick and modest detailing

This small, three-storey office building set beside and attached to a towering structure to its west, is an important building as a tangible reminder of the expansion of Winnipeg's important grain and commodities trading role during and after World War I. It is a rare downtown example of 1920s architecture and, as the 20th century progressed and needs within the grain sector changed, the building adapted to other uses and tenants.

In 1906-07, the colossal Grain Exchange Building (167 Lombard Avenue), on the northeast corner of Rorie Street was completed – at the time one of the British Empire's largest office buildings. The new tower's modern offices were filled with grain dealers, elevator and seed companies, farmers' co-operatives, government officials and other agriculture-related businesses. On the sixth floor was the large trading room, separated into two pits for the buying and selling of wheat and other grains on the futures market and on a cash basis.

British demand for Canadian wheat during World War I caused prairie farmers to boost production to new levels, while the Canadian government regulated prices through a temporary Wheat Board. During the 1920s, grain production continued to increase along with Canada's reputation as a major exporting nation. The 1920s were the most exciting at the Winnipeg Grain Exchange. The expansion of the business carried on by the Exchange was mirrored in the expansion of its building – major additions were built in 1913, 1914, 1916, 1922 and 1928 to bring the Grain Exchange Building to its present height and dimensions.

In 1920, the Annex was constructed to the east of the main building, connected by a second storey overhead bridge. It was intended to give additional office space for grain-related businesses and it quickly filled with companies such as Great West Grain, Erie Grain Company, Gillespie Terminal Grain, Canadian Government Elevators, Northwest Grain Dealers Association and the executive offices of the Board Grain Commissioners.

Architecturally, the Annex is an important transitional design – a modern translation of the historic architectural language of the neighbouring Grain Exchange Building. The use of classically-based ornamentation – the stone base, centrally-located entrance with stone accenting and flat roofline embellished with a modest cornice and capped brick parapet – is part of the early 20th century architectural styles. The cleaner lines, minimalized front façade and the grid-like arrangement of the plain rectangular windows on all four elevations is based in the more modern approach to architecture that would gain in popularity worldwide after 1930. The Annex is a perfect blend of old and new and is one of the few remaining structures of this type in Winnipeg.

Tenancy in the building began to slowly change in the 1930s, several horse racing related groups, including the Winnipeg and Manitoba Jockey clubs and the Prairie Thoroughbred Breeders Racing Association, occupied space in the building. During World War II, the federal government took space in several downtown office buildings as part of the war effort; the Annex was headquarters for the Veterans Land Act and the Department of Veterans Affairs. By the 1960s, grain companies were again in the building, although it was not as concentrated as before – credit unions, chartered accountants and other professionals were renting space – part of the consolidation of grain companies and the evolution of the grain sector away from individuals and the subsequent reduction in amount of office space required.

Allman Block

594 Main Street

Evaluated as a Grade III building with the following heritage elements:

Exterior:

- The east-facing building located mid-block on Main Street and part of an historic streetscape of five buildings; 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

Clothier Daniel F. Allman was one of numerous small investors who responded to rising demand for rental space during Winnipeg's pre-World War I economic boom by erecting modest commercial buildings in the central business district.



Allman Block, 594 Main Street

Allman opened his retail business in 1899 in the Cheapside Block on Main Street just south of Alexander Avenue. This location was part of a commercial area between City Hall and the Canadian Pacific Railway Station that teemed with shops, hotels, billiard halls, liquor dealers, land and ticket agents, pawnbrokers, employment agencies and many other services catering to both residents and transient populations.

By 1904, Allman's financial success translated into his commissioning prominent local architect J.H.G. Russell to design a new, three-storey, mixed-use building on the west side of Main between Alexander and Logan avenues. Numbered 592-594, this solid brick block on a stone foundation was constructed in the versatile, two-part commercial style popular during the period because it allowed owners to combine ground-floor retail space with office, residential or storage space above. The design of such buildings reflected these differences in use by horizontally dividing the front façade, usually just above the first floor. The resulting lower and upper sections of the façade could be harmoniously connected or display little visual continuity.

In the case of the Allman Block, symmetry of Russell's design remains evident on the upper floors. Each level has a set of paired windows placed within a slightly recessed part of the wall which ends under a segmental brick arch. Narrow vertical recesses in the adjacent masonry give the appearance of partial pilasters rising up the sides of the façade to the arch and to a large, classically-designed metal cornice. This latter, triangular-shaped element, which partly conceals a plain parapet, is highlighted by modillions and return eaves that are supported by two pairs of scrolled brackets.

Other façade ornamentation is provided by a large carved keystone in the arch; continuous rough-stone sills under the windows; a metal name plate; and a metal relief mounted between the second and third storeys (a second relief is now missing). Openings on all levels now feature newer windows and the ground floor has been altered by the addition of an overhead garage door to give access and light to the ground floor space.

On the interior, the main floor has been converted into a showroom and workroom with much of the original ornamental tin ceiling still visible. A wide staircase in the southeast corner, accented in dark wood and featuring ornamental tin ceilings, leads to the second floor. This level also exhibits dark wood accenting in the hallways, including the ornate wood banister and landing, and tin ceilings. Like the second floor, the third floor is a mixture of original spaces and finishes (the staircase, wood framed skylight, some of the hallway and offices) and renovated space.



The ornate pediment of the Allman Block

The project was one of many downtown commercial structures designed during this period by the Toronto-born Russell who began practicing architecture in Winnipeg in the mid-1890s. He was a strong influence on the visual character of the warehouse district. His impressive portfolio also included office, church and residential buildings that today continue to be among the city's landmarks.

Early occupants of the Allman Block included Shamrock Pool Rooms; Bently Portrait Company; Max Steinkopf, solicitor; and S.C. Wilson, real estate. Allman's own business continued in the ground-floor retail space until his retirement in 1924.

Hester F. Peterson Duplex

260 Wellington Crescent

Evaluated as a Grade III building with the following heritage elements:

Exterior:

- The north-facing multi-family residential structure clad in brick and wood shakes;
- Wood columns and window detailing and decorative panels of the front-facing glazed porch;
- Round-headed dormers with wood accenting;
- Wood framing around windows and main entrance in northeast corner;
- Two-storey bay window on the west façade; and
- Two-storey porch on south elevation with decorative wood columns

Interior:

- Open fireplaces in the basement, first and second floors;
- Built-in dining room cabinetry on the second floor;
- Quarter-cut oak moulding on the second floor;
- Volume of space and wood detailing of the main staircase, ground to second floor;
- Interior windows and doors on the first and second floors of the front porch; and
- Basement ceiling with exposed beams and ceiling-mounted radiators

This is one of the more unique residential structures in Winnipeg because of its original interior layout hidden behind a subdued exterior. Built in 1908 in the up-scale neighbourhood of Fort Rouge, it joined many other residential

structures ranging from modest single-family dwellings to mansions to massive luxury apartments.

This structure was designed as a duplex; interior elements suggest that it was originally laid out with one suite occupying the ground floor and basement and the other suite occupying the upper two levels. This design was very popular in Europe in the late nineteenth century where it was known as a maisonette. However, only a few examples of the building-type are known to have been built in Winnipeg, with the best example, the Chelsea Courts on Assiniboine Avenue, recently demolished.

The exterior is modestly ornamented, its design not based on any of the popular residential styles of the period. The raised basement wall is clad in brick; the upper floors in wood shakes. The front (north) façade includes a large two-storey glazed porch with ornamental attached wood columns. Round headed dormer windows grace all four slopes of the roof, a two-storey bay window is attached to the west façade, an open two-storey porch is located on the rear elevation and a wood fire escape is found on the east elevation. The main entrance is set back from the northeast corner of the building and there are entrances on the west and south façades as well.



Peterson Duplex, 260 Wellington Crescent

On the interior, the basement includes an open fireplace, wood beam ceiling and radiators attached to the ceiling. The ground floor includes a large kitchen, dining room and living room with open fireplace and wood doors leading to the glazed porch. Off the long hallway are several bedrooms and a bathroom. The second floor is similar in layout; the wood mouldings around doors and windows and at the ceiling and floor are much more intact than those of the ground floor. An ornate fireplace is also found in the living room. An intricately designed wood and leaded glass built-in china cabinet graces the dining room of the second floor. The top floor includes the long hallway

of the lower two levels as well as kitchen, dining room and living room space, several bedrooms and a bathroom all with dramatically coved ceilings.

John Danley Atchison (1870-1959), one of the city's leading architects, designed this structure. Atchison came to the city in 1905 after having trained in Chicago, Illinois. After rising to the top of his field in Western Canada, he left in 1923 to practice in Pasadena, California where he remained for the rest of his life. Some of his most prominent local buildings include the Wardlaw Apartments, 544 Wardlaw Ave. (1905) – Grade II, N.W.C.T.A. Building, 291 Garry St. (1908) – Grade III, Oldfield, Kirby and Gardner Building, 234 Portage Avenue (1909) – Grade II, Canada Permanent Building, 296-98 Garry St. (1909) – Grade II, Chamber of Commerce Building (Great-West Life Building), 177 Lombard Ave. (1911) – Grade II, Boyd Building, 384 Portage Ave. (1912) – Grade III, Union Tower, 191 Lombard Ave. (1912-13) – Grade II, Curry Building, 233 Portage Ave. (1915) – Grade II, and Bank of Hamilton Building, 395 Main St. (1916-18) – Grade I.

The dwelling was owned and occupied by a number of people throughout its history, the most noteworthy being tenant William J. Boyd and his wife in the 1940s. Boyd (1862-1943) was one of Winnipeg's leading bakers and candy makers of the early 20th century and used part of his earnings to finance the construction of the Boyd Building, 384 Portage Avenue in 1913. Boyd's widow was still listed in the duplex in 1950.

Smart Bag Company Building

145 Pacific Avenue

Evaluated as a Grade II building with the following heritage elements:

Three-Storey Section (built 1884 & 1906):

Exterior-

- The three masonry walls (north, south and west) of the three-storey, north facing structure;
- The metal decorative cornice of the main façade;
- The paired and arched second and third storey windows with continuous stone sills and brick accenting;
- Other main façade details including pilasters with decorative metal caps and decorative brick panels; and
- The railway track lintels on the ground floor windows and the original windows on the third floor of the west façade

Interior-

- The structural elements (wood beams and posts) and wood floors of the second and third floors

Five-Storey Section (built 1913)-
(unless otherwise noted, all elements pertain to all three main elevations, north, south and east):

Exterior-

- The north, south and east facing reinforced concrete warehouse;
- The rusticated stone-clad base and dark brick upper floor cladding with stone accenting;
- The stone belt course above the fourth floor windows and the stone copping;
- Original industrial sash windows on all levels including raised, square-headed basement openings, large ground floor elements and arched fourth floor windows with stone keystones;
- Main entrances (two on the north façade and one on the south façade) featuring bull's eye windows above doors recessed in rusticated and smooth-cut ashlar, prominent surrounds and keystones; and
- The deeply recessed square-headed loading bays on the south façade



The 1884-1906 portion of the complex with the 1913 addition in the background



The 1913 portion with the older section just visible behind

Interior-

- The columns with mushroom capitals on all levels

This warehouse/factory complex was built in three sections, the earliest dating to just after Winnipeg's early 1880s real estate boom, the second portion during the city's pre-World War I growth phase and the third just prior to the War when Winnipeg was at the zenith of its growth.

The original building, the northwest portion, was completed in 1884 in the Romanesque Revival style popular in North American warehouse districts from the 1880s well into the 20th century. The round arches, brick walls with stone accents, finely crafted metal ornamentation and overall bulkiness of the block are all element of this style. Originally built two-storeys in height, the block featured two retail shops on the ground floor and warehouse space on the second floor. It was built by James Robertson and Company, a Montreal-based wholesale metal firm, his company's local manager, James Tees, and leased by the wholesale hardware firm of George D. Wood & Company. Wood was born in Hamilton, Canada West (Ontario) on July 26, 1858 and came to Winnipeg in 1880 to open a branch of his father's company. It was extremely successful and to keep pace with its growing business, a third storey was added to the Alexander Avenue block prior to 1900. Wood and Company moved out of this block after the 1898 completion of its large new warehouse at 250 McDermot Avenue.

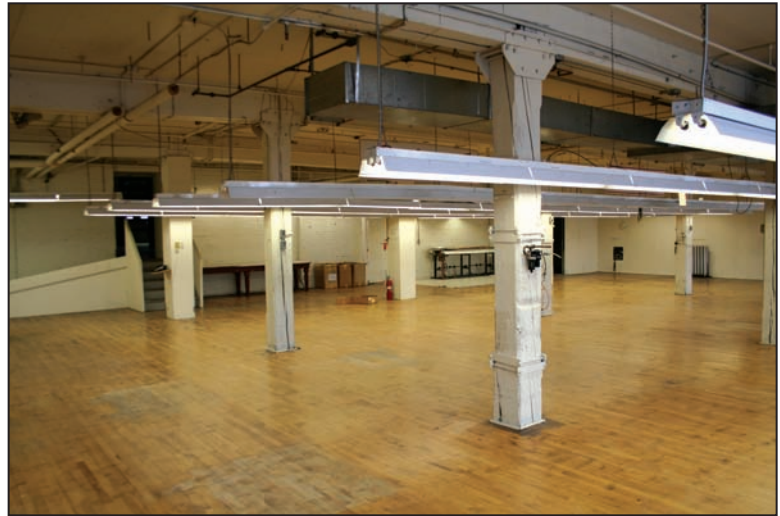
Replacing Wood and Company on Alexander Avenue in 1898 was the bag-making firm Dick (John) and Ridout (George), which became John Dick Limited in 1900. The Smart Bag Company of Montreal in turn bought out this company in 1906 and also bought the Alexander Avenue property from the estate of James Robertson. Shortly after purchasing the block, the new owner built a three-storey addition on the south end of the original block, completed in 1906. This block did not feature the same ornamental detailing as the original; there were no arched windows or tinwork. It featured a single entrance on its main (south) façade and several raised loading doors on its west elevation.

In 1913, Smart Bag Company merged with Woods Manufacturing Company, a contractors' and lumbermen's supply house headquartered in Hull, PQ to form Smart-Woods Limited (which became Woods Manufacturing Company Limited in 1918). To serve its growing markets, the company decided to build a massive new factory on the east side of the original building, with Romanesque Revival elements. Five storeys in height, it is a massively constructed reinforced concrete structure with brick cladding and stone accenting. It has three public elevations (north, south and east) and all three façades feature the same design, materials and ornamentation – deeply grooved stone-clad ground floors, square headed basement and ground floor windows and dark brick cladding on the superstructure. Multi-paned industrial sash windows are found on all floors with square headed openings except for the arched openings with stone keystones of the fourth floor. The

fourth and fifth storeys are separated by a stone belt course and the flat roof is finished with stone copping. The north façade includes two public entrances both topped by bull's eye windows. The east façade includes a raised loading door at the north end and a larger loading door at grade at the south end (closed in). The south façade includes two large loading doors and a public entrance with bull's eye window at the west end.

The exterior of the building has seen numerous alterations, including the removal of the original recessed entrances on the ground floor of the 1884 section, the use of glass block infill in window openings on the north and west façades and the replacement of many windows on the east façade.

Much of the interior of the building has remained unchanged over the years; original open warehouse space can be found in all areas. The original wood beams and posts in the 1884 section have been replaced by steel elements, the ground floor now operates as one connected space and some partitioning has been added.



Intact and well-maintained original warehouse space found on the second floor of the 1906 building

The 1906 section is very original, especially the second and third floors. The 1913 building is virtually unaltered on the interior.

Architects for the three portions of the building are: Charles Wheeler, British-trained architect who would grow to prominence throughout Western Canada, designed the 1884 section; Daniel Smith, a modestly successful designer drew the plans for the 1906 addition; and the well-known local partnership of Woodman and Carey designed the 1913 structure.

In 1920, stationary wholesaler McAllister Company took over Section A, with Globelite Battery Company in Section B. Other owner/tenants associated with the building were Woods-Dryden Paper Bags Limited (1950s-1970s), Woods Bag and Canvas Company (1960s-1970s) and Lloyd Bag Company (1970s and 1980s). Also in the 1980s, the building followed the trend found

elsewhere in the Exchange and was taken over by the needle trade, with Prosperity Knitwear Limited and Modern Headwear Limited being the main tenants. The downturn in this manufacturing sector in Winnipeg and across Canada meant an end to most of the garment industry and most of these firms have closed their doors in Winnipeg. The building is now virtually empty.

One building was evaluated, did not receive sufficient points to be designated and was removed from the Historical Buildings Inventory:

Alan Joseph Adamson House

161 Mayfair Avenue

This two-and-a-half storey single-family dwelling was built in 1903, is clad in dark red face brick and rests on a stone foundation, although many changes have been made to its exterior elements, including additions and recladding. It is a good example of the Queen Anne Style of residential architecture because of its varied use of materials and the exterior elements, such as porches, bay windows and unusual roof design that give the façade an animated and picturesque quality. It was a very popular style in Winnipeg before and after 1900 and can be found in neighbourhoods throughout the city.



Adamson House, 161 Mayfair Avenue

The structure was designed by James Chisholm, who set up his architectural practice in the city in 1900, although he had come west from Ontario in 1877 before spending time working in railway construction in eastern Manitoba and as a Methodist preacher in Wisconsin in the late 1890s. As an architect, Chisholm was well known throughout the province and further west and designed a number of fine buildings and in later years partnered with his son Colin Campbell Chisholm.

This house was once part of an extensive residential neighbourhood that stretched west from Main Street to beyond Osborne Street, developing early in the 20th century with large single-family homes, many on extensive grounds,

several boasting large stables at the rear. Mayfair Avenue has changed drastically since the early 20th century and this block now includes only five of its pre-1915 structures. It is also cut off from the western section of the old neighbourhood by a major traffic bridge.

The original interior of the building has all but disappeared due to its reconfiguration initially as a boarding house and then as part of a child and family support and treatment facility. Because of its use by more than one agency, parts of the building are accessed separately. Layout, interior finishes and original ornamental details are gone, the only visible exceptions are original wood doors at the main entrance and the wood staircase. Today, the building includes dormitories, offices, meeting rooms and other related spaces.

Although originally owned by C.A. Young, the house was purchased in 1906 by Alan Joseph Adamson and his large family. Adamson was born in the County of Galway, Ireland in 1857 and came to Manitoba in 1874. He engaged in a number of businesses, mostly in what would become the province of Saskatchewan and in 1904, he became Member of Parliament (M.P.) for the newly created constituency of Humboldt, Northwest Territories (it became Saskatchewan in 1905). He served in this capacity until 1908 when he did not seek re-election. Although an M.P. from Saskatchewan, he chose Winnipeg to raise his large family – Canada Census records for 1906 list Adamson and his wife Julia (nee. Turiff, 1857-1925, sister of Adamson's business partner J.G. Turiff) at the Mayfair Avenue address along with six sons and two daughters ranging in age from 5 to 21 and two domestic servants. Mrs. Adamson died in 1925, Mr. Adamson on April 4, 1928, at which point it appears that the home was used as a boarding house or rental property, City records show 10 residents in the home in 1932 and Western Trust Company the owner. This would be the use for the home through the next several decades until the 1960s when it was purchase and became the Sir Hugh John Macdonald Memorial Hostel. Since November 1992, 161 Mayfair Avenue has operated as the Youth Resource Centre/Shelter, offering short-term emergency shelter and referral, advocacy and information for youth 12-20 years of age 24 hours a day. At any time, there are approximately 20 staff members working out of the building.

One building was de-listed:

Rex Theatre

646 Main Street

De-listed and demolished

For history, see [The Year Past, 1992-1993](#)



The Rex Theatre, 646 Main Street, shortly before its demolition, May 2008

Five buildings were removed from the Historical Buildings Inventory:

Jack's Place

652 Main Street

Removed from the Inventory and demolished

Originally the Club Hotel, this North Main facility was built in 1913 – another of the small-scale hotels serving this stretch of Main Street near the Canadian Pacific Railway Station on Higgins Avenue.

According to the original Plans for this building, the Club Hotel featured one of the more unique interior layouts in the City. The basement originally held a large pool room in the front (east) end of



Jack's Place, 652 Main Street, shortly before its 2008 demolition

the space, with a boiler room and storage space for beer, wine and vegetables to the back. Through the Ladies' entrance, female visitors moved along a lengthy corridor to the back of the ground floor where a small dining room was located. It kept them away from the vices of the large Men's Only Bar located to the rear of a small lobby and front desk area on the building's north side. The bar was partially lit by skylights. A small kitchen was found at the rear of the space and a staircase on the south side of the lobby led to the second floor or the basement pool room. The second floor featured a central hallway giving access to the 18 single-room suites and one two-room suite (southeast corner), common bathing and toilet facilities and a rear fire escape. Eight light wells divide the third floor interior, the depth of the recesses allows for only the narrow hallway where the wells align. Originally there were 15 single rooms and two common washroom facilities on the floor. There were 18 single rooms and two common washrooms on the fourth floor.

In the 1940s, the hotel was renamed Jack's, continuing the tradition of the men's-only beer parlour on the ground floor. When the hotel finally closed its doors for good in 1975, the building was sold and its contents auctioned off. Two years later, it was opened as a residence for single pensioners who were increasingly being displaced by demolitions and closures of other like facilities in the area. In 2003, the building was being used as an emergency overnight shelter for the homeless, operated by an Aboriginal group. Open seven days a week from 7:00 p.m. to 11:00 a.m., the facility was allowed to house a maximum of 40 people per night – 20 on mattresses on the main floor in an open area and 20 on the second floor. The building was vacated in October-November 2007 and demolished in May 2008.

Starland Theatre

626 Main Street

Removed from the Inventory and demolished

North Main Street between Market and Higgins avenues became a bustling secondary commercial district from the 1880s onward. One of its roles was as an entertainment centre. Here were found a number of the city's bars, billiard halls and amusement parlours.

When the motion picture emerged as a new medium at the turn of the nineteenth century, it was on North Main near Logan Avenue that the first public screenings were held in a tent. The city's earliest movie theatres

followed in 1902 at 606 Main and in 1903 at 529 Main. As the number of outlets multiplied over the next decade, three competitors appeared on the west side of Main north of Logan – the Starland at #626-32 Main, the Colonial at #634-38 and the Rex at #642-46.

The Starland began its life as the Royal Theatre which opened in 1908 in converted retail space. The New Starland was built on adjoining land in 1911. Those premises, in turn, were expanded and upgraded in 1921 to bring the theatre to its final form. All three projects occurred under the auspices of landowner Andrew Robert McNichol (1861-1931), an Ontarian drawn to Winnipeg during the 1881-82 speculative boom. He worked for many years as a locally based executive with the Mutual Reserve Fund Life Association of New York. He also invested extensively in real estate. By c.1909, he was devoting full time to the management of his property. He also became an independent theatre operator in an industry increasingly dominated by a few international corporations.



The Starland Theatre, 626 Main Street prior to its 2008 demolition

McNichol leased the Starland in its early years to a company which ran a small circuit of movie houses in the United States and Western Canada. After that firm disappeared from the local scene in the mid-1910s, the Starland was managed by various individuals until its 1921 upgrade. A new lessee, Winnipeg Amusements Ltd., then took over.

Both the 1911 and 1921 versions of the Starland were designed as upscale theatres to counter public concerns about the safety and propriety of such facilities.

The 1911 structure was planned by brothers Alexander R. and William Noble Melville who worked on eight other city theatres and dance halls between 1905 and 1912. The 1921 building extended the width, height and depth of its predecessor. It was designed by George MacPherson (also spelled McPherson), an architect who spent only a brief period in Winnipeg and whose only other known project, also for McNichol, was the College Theatre (1921) at 1296 Main Street.

The Melvilles gave their Starland a boldly decorative Coney Island front. In contrast, MacPherson's building conveys the orderliness and restraint of the Neoclassical Revival (also called Modern Classical) style of architecture. In both cases, brightly lit marquees were used to advertise the theatre.

The main floor of the 1921 building originally was divided by stone columns into four storefronts and a centre entrance marked by a slightly curved canopy. Alterations have changed the appearance of this area, although the stone columns remain.

The upper façade is more intact. It has a finish of light brown brick with red brick and stone detailing, two moulded metal cornices and a pedimented parapet. Its five bays feature inset panels with two-tone, checkerboard-patterned brickwork. The wide centre panel holds a trio of narrow round arches framed in stone. Each arch has a casement window in its lowest part, a stone panel with a torch relief in the centre and plain brick infill at the top. The windows are set in wooden sashes and their panes are decoratively divided by wooden glazing bars. The outer two panels are similarly detailed. Each has a single casement opening framed by stone, plus a blind stone and brick oculus.

The theatre's rotunda was appointed with mosaic flooring, marble wainscoting and a decorative plaster cornice. Its large double box office enabled quick processing of patrons. Inside was a foyer that was separated from the 1,200-seat auditorium by a marble-clad part wall topped with plush cloth hung on heavy brass rods.

Auditorium walls were finished with ornate plaster panels, pilasters and a cornice. The ceiling featured moulded plaster. There was a large proscenium arch, fully equipped stage, electrically operated velour and velvet curtains hand-painted by R.H. Vankirk of Winnipeg, and stage sets designed by the theatre's general manager, Oral Cloakey. The original leather seats were organized in three sections on a sloped floor.

A mezzanine across the front of the building was accessed via stairways off the lobby. It had a half-circle ceiling and was furnished with ivory-coloured wicker upholstered with light cretonne. This level included an office, ladies' room and men's smoking room. Archways led to the balcony and loge seats.

In structural terms, the upgraded Starland had a concrete foundation with additional pile support, a reinforced concrete superstructure, concrete floors, and brick walls. Early promotional material emphasized the building's modern ventilation system which could provide a constant supply of fresh air and also could cool the interior by passing air over ice.

In 1923, McNichol consolidated his investments in one corporate entity, A.R. McNichol Ltd. A bachelor with no dependants, he began to distribute some of his wealth to local charities. After his death, his company continued to own the Starland until c.1941 when the property was taken over by Western Theatres Ltd. The latter operated a group of movie houses in partnership with another local industry pioneer, Samuel Weiner, and the Famous Players Corp.

The Starland ceased operations in the mid-1960s. After the interior was damaged by fire in 1967, the building was converted to the Starland Department Store. A soup kitchen and outreach program operated by the Mission House Community Ministries Inc. followed in the 1990s. It stood vacant for many years before being demolished in May 2008.

Trick Block

972-976 Main Street

Removed from the Inventory

The Trick Block, a mixed-use retail and apartment block complex, was built in 1903 for physician Dr. Charles Walter Trick. Trick was born in Ontario on June 18, 1875, although Canada Census records for 1881 have him in Dufferin, Manitoba with his parents. Trick became a medical doctor before the turn-of-the-century and in 1901 he was located in Emerson, Manitoba, although he must have moved to Winnipeg shortly after. He married Alice Young (born February 18, 1879) in Winnipeg on June 26, 1912. Trick is known to have had built and owned two other large residential/retail blocks in the North End during the pre-World War 1 period. He died in Winnipeg on May 29, 1919. After his death, the ownership of the block transferred to his mother, Jane Trick, who was listed in the 1906 Henderson's Directory as residing in the Trick Block with Dr. Trick. She remained the owner and a resident of the building until her own death ca.1926.



Trick Block, 972-976 Main Street

The exterior is minimally ornamented, with stone accenting around windows (heads and sills), plain brick pilasters dividing the upper floors, corbelled brick elements above the heads of the third storey windows and a brick parapet with raised portions above the pilasters and at the corners. The ground floor has been significantly altered; it would have originally featured three recessed entrances with large display windows for the three retail shops as well as the large entrance to the upper storeys located off-centre in the southern-most bay. The north and south walls are plainly designed, with only a few window openings to interrupt the common clay brick walls on the north elevation and no openings on the south. The rear features a metal fire escape and numerous windows. As with the north elevation, many of these openings have been filled in.

On the interior, almost nothing remains of the original layout and materials – the space having been altered on several occasions as its use changed and most recently much of the upper floors have been joined into larger combined areas.

It has had a varied list of tenants, both residential and commercial and has stood vacant for several years.

Jacob Goldin House

562 Burrows Avenue

Removed from the Inventory

George Neil, contractor, is listed as the original owner, architect and contractor of this house, which was completed in 1910. Neil owned the home until its sale in 1914 to J.A. Tormey, broker, of Spokane, Washington, who owned it until 1918 when he sold it to Gertrude M. Puttee, another non-resident owner. Tenants during this period included John Nisbet (carpenter, 1915) and Maurice Golden, printer with Voice Publications, 1920.



Goldin House, 562 Burrows Avenue

From 1920-1926, Bessie Heaps owned the property (c/o A.A. Heaps, 1929 strike leader and Member of Parliament) and rented it to various tenants. From 1929-1939, pedlar Jacob Goldin owned and lived in the house, his representatives sold the property in 1942 (he died ca.1940) to Sophie and Max Goldin, who lived in the home until its sale in 1947 to John Porturnak, Canadian National Railways employee and his wife Helen.

Joseph Gilhuly House

72 Isabel Street

Removed from the Inventory

Joseph Gilhuly is listed as the original owner of this house, which was built in 1890. By 1898 it was owned by Arthur J. Ferguson, clerk, who continued to live there into the 1920s.



Gilhuly House, 72 Isabel Street

Five buildings evaluated by the Committee in 2007 were designated by City Council:

Robinson, Little and Company Building

54 Arthur Street

Grade II (February 26, 2008)

For history, see [The Year Past, 2007](#)**R.J. Whitla and Company Building**

70 Arthur Street

Grade II (February 26, 2008)

For history, see [The Year Past, 2007](#)**Merchants Building**

250 McDermot Avenue

Grade II (February 26, 2008)

For history, see [The Year Past, 2007](#)**St. Michael Ukrainian Orthodox Church**

110 Disraeli Street

Grade III (March 25, 2008)

For history, see [The Year Past, 2007](#)**Augustine United Church**

444 River Avenue

Grade II (October 2, 2008)

For history, see [The Year Past, 2007](#)

SUMMARY OF 2008 EVALUATIONS, RECOMMENDATIONS & DESIGNATIONS

ADDRESS	NAME	RECOMMENDATION	STATUS	DATE LISTED
511 River Avenue	First Church of Christ, Scientist	Keep as Grade II	Request withdrawn by owner	
153 Lombard Avenue	Grain Exchange	To list as Grade III Building Annex	Pending	
256 Smith Street	Holy Trinity Anglican Church	To list as Grade II	Designated	June 24, 2008
594 Main Street	Allman Block	To list as Grade III	Pending	
159 Mayfair Avenue	John Duncan McArthur House	To list as Grade III	Designated	October 2, 2008
271 Portage Avenue	Hample Building	To list as Grade III	Designated	November 25, 2008
260 Wellington Crescent	Hester F. Peterson Duplex	To list as Grade III	Pending	
145 Pacific Avenue	Smart Bag Company Building	To list as Grade II	Pending	
110 Disraeli Street	St. Michael Ukrainian Orthodox Church	To list as Grade III	Designated	March 25, 2008
444 River Avenue	Augustine United Church	To list as Grade II	Designated	October 2, 2008
54 Arthur Street	Robinson, Little & Co. Building	To list as Grade II	Designated	February 26, 2008
70 Arthur Street	R.J. Whitla & Co. Building	To list as Grade II	Designated	February 26, 2008
250 McDermot Avenue	Merchants Building	To list as Grade II	Designated	February 26, 2008

SUMMARY OF 2008 REQUESTS TO DE-LIST AND DEMOLISH OR REMOVE FROM THE INVENTORY OF BUILDINGS

ADDRESS	NAME	RECOMMENDATION	STATUS
626 Main Street	Starland Theatre	Remove from Inventory	Demolished
652 Main Street	Jack's Place	Remove from Inventory	Demolished
646 Main Street	Rex Theatre	De-list	Demolished
972-976 Main Street	Trick Block	Remove from Inventory	
562 Burrows Avenue	Jacob Goldin House	Remove from Inventory	
161 Mayfair Avenue	Alan Joseph Adamson House	Remove from Inventory	
72 Isabel Street	Joseph Gilhuly House	Remove from Inventory	

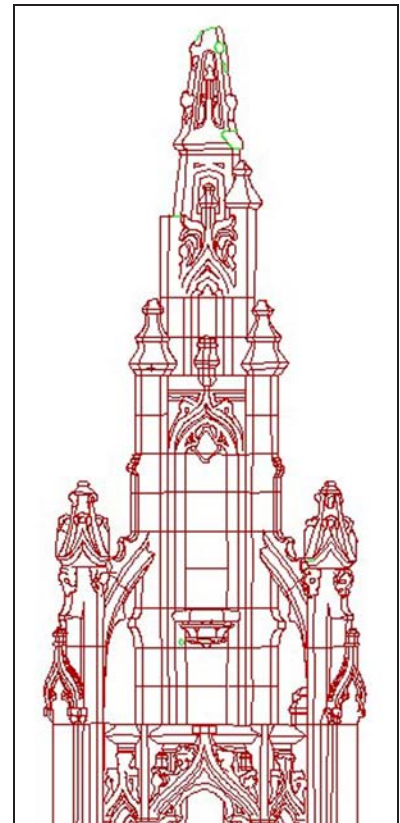
DESIGN REVIEW PROJECTS

During 2008, the HBC provided design review and input on a number of projects (also refer to Appendix A). The highlights include:

The major project for the Sub-committee this year was the Waddell Fountain reconstruction. As part of the overall redevelopment of Central Park, the fountain is being completely restored to working condition. After carefully debating the scope for months with various consultants, the project began in earnest in September when the fountain was deconstructed, each piece inventoried, and the old foundation demolished. A new structural system with piles was constructed, and the concrete base reformed. Over the winter the stone is being cleaned to have the cementitious coating removed, and damaged or missing stone is being repaired or replaced. The work is ongoing and is scheduled to be completed in summer 2009 when the fountain's water will again run.

The Hample Block, 271 Portage Avenue, became a designated structure, and plans for redevelopment are gradually evolving. New windows will soon be installed, and plans to return the façade to its original double storefront design are also being worked on.

The complex at 54/70 Arthur Street, the Robinson Little & Co. Building, and its sister structure, the Merchant's Building at 250 McDermot, are two more newly designated-structures receiving considerable rehabilitation and conservation work. Both buildings were approved for envelope upgrades over the summer, with extensive cleaning, repointing and repair to the masonry. The Montreal-based Canadian Masonry Corporation was contracted, hiring



Part of the Photogrammetric Recording used to restore Waddell Fountain (Heritage Recording and Technical Data Services Branch of Public Works Canada, 1992)

Scaffolding used during exterior cleaning and repairs on the Merchant's Building, 250 McDermot Avenue, July 2008



local masons, and introducing them to new techniques not used in Winnipeg thus far.



Part of the opulent interior of the Birks Jewellers Store, Union Trust Building, 191 Lombard Avenue

The Ryan Block, 104 King Street, was subject to ongoing design review by the committee as various proposals came forward in an attempt to finalize the redevelopment of the building and adjacent parking lot.

Design review was completed on the new Birks Jewellers branch in the Union Trust Building, main floor, 191 Lombard Avenue. The jeweller moved back into the Downtown on a prominent corner into a fitting space. The existing decorative plaster and woodwork ceiling, marble floors, brass doors and old bank vaults were all integrated into the design. Contemporary upgrades include some new finishes and displays.

Rehabilitation of the Frost and Wood Warehouse, 230 Princess Street, centred around a main floor commercial showroom for Jeldwen Windows, and the upper floors being converted to housing. The formerly vacant structure received new windows, numerous infrastructure upgrades, and will have a rooftop penthouse. The redevelopment scheme respected the timber post and beam structure, the wood floors, as well as the unique sloped wood ceiling on the top floor. The project promises to bring activity and new residents to the northwestern edge of the downtown.



Jeldwen Windows showroom in the renovated ground floor of the Frost and Wood Warehouse, 230 Princess Street

Two structures receiving funding under the CHPIF (Commercial Heritage Properties Incentive Fund) program received their final certifications, signalling the completion of rehabilitation. The Casa Loma Building, 644 Portage Avenue, and the Scott Fruit Warehouse, 319 Elgin Avenue, both successfully fulfilled the requirements set forth in redevelopment. Along with Parks

Canada Certification Agents, the Historical Buildings Committee was called upon to monitor and verify the work was completed properly. Both buildings are now fully occupied with upgrades including new windows, masonry repointing, cornice repairs, infrastructure and accessibility upgrades.

2008 HIGHLIGHTS

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings Committee was involved in a number of other initiatives in 2008.

The Committee continued its efforts on a new Heritage Buildings By-law, updating the original 1977 document. Consultation with groups, associations, City Councillors and others will ensure that the new By-law is widely understood and effective.

A consultant was hired to complete a Movie Theatre Inventory in Winnipeg. Reports on nearly 70 theatres and drive-ins across the city were completed, information on owners, the types of movies presented and approximate dates of closure were included. The consultant also examined topics such as how many theatres remain in Winnipeg and their condition, etc. The Inventory will allow the Committee to better understand and protect Winnipeg's valuable theatre building stock.

The Committee worked with various consultants/City staff on a variety of exciting projects in the Exchange District National Historic Site including the initiation of an Exchange District Secondary Plan, an important tool in the planning of development within the District. The redevelopment of Old Market Square in the heart of the Exchange District is also underway, the Committee has lent its support to the designers of the project to ensure that heritage issues are dealt with appropriately. A South Point Douglas Secondary Plan is also underway and will include staff input.

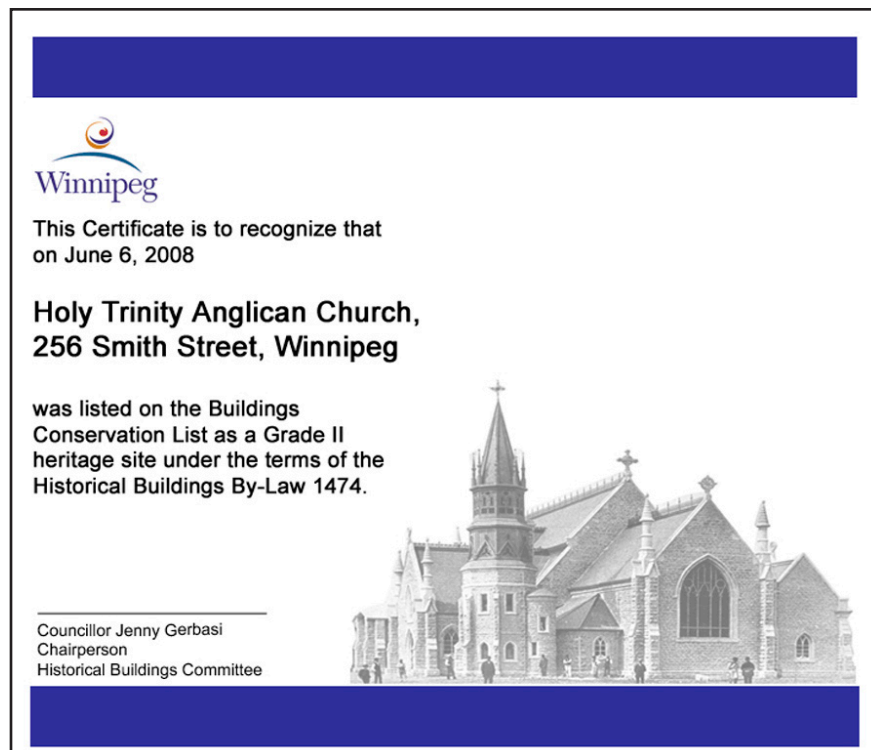
An Archaeology Subcommittee was formed with Mr. D. Hems and Mr. T. Worth to study the issue of archaeology as it pertains to land development in Winnipeg. The key subcommittee recommendations were that: the City Planning Department work directly with the Provincial Archaeologist to develop a process to ensure that development plans as well as permit and licensing applications are submitted for provincial archaeological screening as part of the regular approval process; the Provincial Historic Resources Branch provide an

updated database of known archaeological sites; and a brief training session related to provincial heritage legislation be provided by Historic Resources staff to City staff.

Also in 2008, the Committee began a Designation Certificate program to create Certificates for building owners. The Certificates include a description of designated interior and exterior elements for the owner's reference and are suitable for framing.

The City of Winnipeg and the Province of Manitoba (through its Heritage Grants Program) will jointly fund the final two phases of the Inventory Update Project, begun in 2005. When completed in the spring of 2010, all buildings on the Inventory, approximately 700, will have been researched and photographed. A subcommittee will then review the information and determine whether buildings should remain on the Inventory or be removed.

A new Municipal Heritage Designation application form has been designed to simplify the designation process and allow building owners and staff a reference tool. It will eventually be readily available on the City's website.



Designation Certificate for Holy Trinity Anglican Church

APPENDIX A

2008 PERMITS

The following permit review data is from the January 1, 2008 to December 31, 2008:

- Building Permits: the HBC reviewed 32 building permit applications in 2008 and approved 21;
- Sign Permits: In 2008, the HBC reviewed 7 and approved 7 sign permits; and
- Site Visits: The HBC conducted 10 site visits, 2 electronic discussions regarding proposals and the administration conducted 8 site visits on behalf of the HBC. Action was approved in 2 cases, 7 received an approval-in-principle and 3 remain in progress

Applications Reviewed From January 1, 2008 to December 31, 2008

Building Permit Review

Number	Building	Address	Type of Work	Outcome
1.2008	Bathgate Block	242 Princess Street	Conversion to condos	Approved
2.2008	Ross House	140 Meade Street	Addition	Withdrawn
3.2008	Free Press Building	300 Carlton Street	Mechanical upgrades	Approved
4.2008	Earn International Building	78 Princess Street	Window upgrades	Approved
5.2008	Principal Sparling School	1150 Sherburn Street	Security cameras	Approved
6.2008	Isbister School	310 Vaughan Street	Plumbing upgrades	Approved
7.2008	McCormick's Ltd.	425 Henry Avenue	Security cameras	Approved
8.2008	North End Police Station	200 Charles Street	Security cameras	Approved
9.2008	Grain Exchange Building	167 Lombard Avenue	Exterior flags	Approved

Building Permit Review (cont'd)

Number	Building	Address	Type of Work	Outcome
10.2008	Westminster United Church	745 Westminster Avenue	Stage expansion	Approved
12.2008	YMCA	301 Vaughan Street	Chimney repairs	Approved
13.2008	Former Bank of British North America	436 Main Street	Interior renovations for cabaret	Approved
14.2008	Robinson, Little Building/Whitla Building	54/70 Arthur Street	Rehabilitation	In progress
15.2008	Merchant's Building	250 McDermot Avenue	Rehabilitation	In progress
16.2008	Frost & Wood Warehouse	230 Princess Street	Rehabilitation/ conversion	In progress
17.2008	St. Charles Hotel	235 Notre Dame Avenue	Rehabilitation	On Hold
18.2008	Wardlow Apartments	544 Wardlaw Avenue	Window repairs	Approved
19.2008	Great West Life Building	177 Lombard Avenue	Rehabilitate second floor	In progress
23.2008	Hample Building	271 Portage Avenue	Rehabilitation/ conversion	In progress
24.2008	Free Press Building	300 Carlton Street	Removal of revolving doors	Approved
25.2008	Ryan Block	44 Princess Street	Replace windows	Approved
26.2008	Ralph Connor House	54 West Gate	Safety/Accessibility upgrades	In progress
28.2008	Union Trust Building	191 Lombard Avenue	Masonry repairs	Approved
29.2008	Carnegie Library	380 William Avenue	Foundation waterproofing	Approved
30.2008	Film Exchange Building	361 Hargrave Street	Security lights	Approved

Building Permit Review (*cont'd*)

Number	Building	Address	Type of Work	Outcome
32.2008	Scott Fruit Warehouse	319 Elgin Avenue	Rooftop penthouses	Approved
33.2008	Swiss Building	137 Bannatyne Avenue	Window upgrades	Withdrawn
34.2008	Traveller's Building	283 Bannatyne Avenue	Enlarge window opening	In progress
35.2008	Guest House, Trappist Monastery	100 Rue des Ruines du Monastere	Repointing/new storm windows	Approved
36.2008	Donald H. Bain Building	115 Bannatyne Avenue	Underpinning of foundation	Approved
37.2008	St. Edward's Church	836 Arlington Street	New roof	Approved
38.2008	Hammond Building	63 Albert Street	Repainting window/ doors	Approved

Sign Permit Review

Number	Name	Address	Type of Work	Outcome
11.2008	Union Trust Building	191 Lombard Avenue	Signage for Birks Jewellers	Approved
20.2008	Pantages Theatre	180 Market Avenue	Banner	Withdrawn
21.2008	Carlton Building	354 Portage Avenue	Signage	Approved
22.2008	Curry Building	245 Portage Avenue	Signage	Approved
27.2008	Exchange Building	160 Princess Street	Signage	Approved
31.2008	Bank of Montreal	426 Portage Avenue	Signage	Approved
39.2008	Albert Block	84 Albert Street	Signage	Approved

Site Visits

Date	Meeting Type	Evaluations/ Site Inspection/ Presentation	Recommendation	Status	Premises for Certificate of Suitability
April 1, 2008	Sub-Committee of Certificates of Suitability	Site visit	Approval in principle for exterior signage for Whiskey Dix	Certificate Pending	C. of S. #13-2008, Bank of British North America, 436 Main Street
April 1, 2008	Sub-Committee of Certificates of Suitability	Site visit	Approval in principle for chimney repairs and repointing	Certificate Pending	C. of S. #12-2008, YMCA Building, 301 Vaughan Street
June 19, 2008	Sub-Committee of Certificates of Suitability	Presentation and review	Approval in principle for rooftop addition	Certificate Pending	C. of S. #16-2008, Frost and Wood Warehouse, 230 Princess Street
July 9, 2008	Sub-Committee of Certificates of Suitability	Site visit	Approval in principle for rehabilitation of second floor	Certificate Pending	C. of S. #19-2008, Great West Life Building, 177 Lombard Avenue
July 30, 2008	Sub-Committee of Certificates of Suitability	Presentation and review	Approval in principle for restoration of fountain	Certificate Pending	C. of S. #17-2007, Waddell Fountain, 410 Cumberland Avenue (Central Park)
August 12, 2008	Sub-Committee of Certificates of Suitability	Site visit	Approval in principle for installation of safety stairs in sun porches	Certificate Pending	C. of S. #26-2008, Ralph Connor House, 54 West Gate
October 17, 2008	Sub-Committee of Certificates of Suitability	Site visit	Site review to ensure pieces of fountain are being stored properly at mason's facility	Certificate Issued	C. of S. #17-2007, Waddell Fountain, 410 Cumberland Avenue (Central Park)
October 17, 2008	Administrative Review	Site visit	Review of test panels for cleaning masonry and repointing	In progress	C. of S. #14-2008, Robinson, Little Building/Whitla Building, 54/70 Arthur Street
October 22, 2008	Sub-Committee of Certificates of Suitability	Site visit	Review of preliminary design	In progress	C. of S. #19-2008, Great West Life Building, 177 Lombard Avenue (second floor only)

Site Visits (*cont'd*)

Date	Meeting Type	Evaluations/ Site Inspection/ Presentation	Recommendation	Status	Premises for Certificate of Suitability
November 14, 2008	Sub-Committee of Certificates of Suitability	Electronic feedback	Review of supplementary exterior signage	In progress	C. of S. #11-2008, Union Trust Building (Birks Jewelers), 191 Lombard Avenue (main floor only)
December 18, 2008	Sub-Committee of Certificates of Suitability	Presentation and review	Approval in principle for shell of rooftop penthouse construction; materials need to be more accurately depicted before approval is given	Certificate pending; awaiting colour renderings	C. of S. #16-2008, Frost and Wood Warehouse, 230 Princess Street
December 22, 2008	Sub-Committee of Certificates of Suitability	Electronic feedback	Review of proposal to remove revolving doors from main entrance of Former Free Press Building	Certificate issued	C. of S. #24-2008, Former Free Press Building, 300 Carlton Street

Applications Reviewed from January 1, 2008 to December 31, 2008**Certificates of Ordinary Maintenance**

Anticipating new processes associated with the revised Historic Buildings By-law, Certificates of Ordinary Maintenance were kept to a minimum in 2008. Instead, most design review applications were issued a Certificate of Suitability upon approval.

Maintenance Permits: The HBC reviewed 1 permit application in 2008 and approved 1.

Number	Name	Address	Type of Work	Outcome
1.2008	Confederation Life Building	457 Main Street	Installing protective railings on roof hatch	Approved

In 2008, the Historical Buildings Committee continued developing the content of the Heritage Conservation component of the City of Winnipeg's website. 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, the Historical Buildings Inventory and individual building histories (in PDF format) can be found at the website www.winnipeg.ca/historicalbuildings.



These two carved stone faces welcome visitors at the west entrance of Holy Trinity Anglican Church



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