



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

The Year Past 2016



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Front cover: A photograph, probably taken in the early 1930s shortly after the opening of the new Power Building, 428 Portage Avenue at Kennedy Street. (M. Peterson Collection)



2016 ANNUAL REPORT OF THE CITY OF WINNIPEG HISTORICAL BUILDINGS AND RESOURCES COMMITTEE

JANUARY 1, 2016 TO DECEMBER 31, 2016

The Year Past 2016 is the Annual Report of the City of Winnipeg Historical Buildings and Resources Committee (HBRC) for the period January 1 to December 31, 2016.

VISION AND MISSION

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

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



*The old neon sign on the Bell Hotel,
662 Main Street*

The Committee's mission is to:

- Maintain a commitment to excellence in research, evaluation and designation of heritage resources.
- Ensure the long-term conservation of heritage resources in Winnipeg through the implementation of new incentives, integrated planning, district/area designation, regulatory reforms, well-established design standards and principled design review.
- 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 its Standing Policy Committee.

THE HISTORICAL BUILDINGS AND RESOURCES COMMITTEE

The City of Winnipeg’s commitment to protect heritage resources and promote their long-term conservation and adaptive reuse is set out in By-law No. 55/2014, “A By-law of the City of Winnipeg to protect and conserve buildings, land, elements of a building or land, or areas of special architectural or historic interest” commonly referred to as the Historical Resources By-law. The HBRC assists City Council with by-law implementation and its advisory and operational responsibilities include:

- Maintaining the List of Historical Buildings and Resources, the Nominated List and the Commemorative List.
- Researching, assessing and evaluating heritage structures and making recommendations about designation to City Council’s Standing Policy Committee.
- Regulating and approving suitable alterations, repairs and additions to designated structures (design review).
- Administering heritage incentive programs.
- 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.



HBRC members visiting 370 Donald Street

THE COMMITTEE MEMBERS

The Historical Buildings and Resources Committee is composed of appointed City Councillors and volunteer members, appointed to 3-year terms, from the federal and provincial governments, Manitoba Association of Architects, Manitoba Association of Landscape Architects, Association of Professional Engineers and Geoscientists of the Province of Manitoba and interested/knowledgeable members of the public.

In 2016, the members of the Committee were:

- Councillor Jenny Gerbasi, Chairperson
- Councillor Devi Sharma
- Councillor Jeff Browaty
- Jim Wagner, Government of Canada, member
- Sandra Hollender, Government of Canada, member
- Neil Einarson, Province of Manitoba, member
- Jeff Gauley, Province of Manitoba, member
- David Kressock, MAA, member
- Glen Gross, MAA, member
- Christine Wilson-MacLeod, Manitoba Association of Landscape Architects
- John Wells, Association of Professional Engineers and Geoscientists of the Province of Manitoba
- Ashleigh Drewett-Laird, member-at-large (until December)



HBRC members at Forth, located in the renovated Dawson Richardson Building, 171 McDermot Avenue

Councillor Jenny Gerbasi was first elected to Council in October 1998 and was appointed to the Historical Buildings Committee and elected its Chairperson in the fall of 1999. She has continuously served as Chairperson since that time, the longest Chair in the Committee's history. **Councillor Devi Sharma** (Old Kildonan) was first elected in 2010 and has served on the HBRC since 2014. **Councillor Jeff Browaty** (North Kildonan) has represented his ward since 2006 and was appointed to the HBRC in November 2015.

In December, Ashleigh Drewett-Laird Worth retired from the Committee after 15 years as one of its Members-At-Large. Ashleigh was a valuable member of the Committee and made considerable contribution to heritage in the City of Winnipeg.

STAFF SUPPORT

In 2016, the City staff members assisting the HBRC were Rina Ricci, Heritage Planner, Murray Peterson, Historical Buildings Officer and Thalia Andreoglou, Historical Buildings Officer.

HERITAGE LISTS

The HBRC, under the Heritage Resources By-law, is responsible for three lists which, as of December 31, 2016, were as follows:



Main Street, west side north of Alexander Avenue

1. List of Historical Resources (269 resources)

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

2. Nominated List (101 resources)

- owners notified of nomination
- will be evaluated by 2020; owner can request an expedited hearing for a fee
- demolition not permitted, alterations are allowed through a Heritage Permit
- not eligible for financial assistance
- list posted on City's website



Thomas R. Deacon House, 144 Yale Avenue, Commemorative List

3. Commemorative List (338 resources)

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

BUILDINGS EVALUATED BY THE COMMITTEE IN 2016

The Committee's work included the evaluation of a number of structures. Out of twenty-three structures evaluated for possible addition to the List of Historical Resources, twelve were designated by City Council and eleven were recommended for designation and were pending a decision by the Standing Policy Committee on Property and Development, Heritage and Downtown Development. Four buildings evaluated in 2015 were designated in 2016. The Committee conducted site tours of 17 buildings in 2016 as part of the evaluation process.

Twelve evaluated buildings were designated by City Council.

Corbett Block

611 Main Street

List of Historical Resources (April 12, 2016)

With the following heritage elements:

Exterior:

- Two-storey brick and stone building with a flat roof located mid-block on the east side of Main Street between Logan Avenue and Disraeli Freeway, its main façade facing west onto Main Street, its south façade hidden by the neighbouring building, its north façade facing an empty lot (surface parking) and the rear (east) façade facing onto a back lane;
- The red brick front (west) with recessed ground floor entrances flanked by large display windows in rectilinear openings and a



611 Main Street, Corbett Block

centrally-located entrance to the upper floor, second storey windows in rectilinear openings with sandstone lug sills, radiating brick heads, brick pilasters that finish with ornamental heads above the roofline finished with corbelled brick and a sandstone date stone; and

- Exposed portion of the original rear (east) façade (south end) with its windows and doors in arched and rectilinear openings.
- south section with main (west) façade with date stone in the southwest corner with “1963” and wheat sheaves engraved, ground floor openings divided into thin windows by vertical stone bands, upper floors divided by wide pilasters into five sections further divided into four window bays with wide stone panels at the top floor;

Interior:

- None

One of a group of modest, brick and stone mixed retail/residential structures built in the pre-World War One era on both sides of Main Street south of the Canadian Pacific Railway Station/subway. Built in 1901 of solid red brick, it was originally owned by Ontario-trained physician Dr. Samuel C. Corbett (1846-1915). Besides a private practice, Corbett was also hired by the federal government to examine arriving immigrants and was the Dominion Health Officer from 1901-1911.

Both the main floor commercial space and the upper floor residential space have seen significant alteration as businesses and residents have upgraded the interior. The Main Street (west façade) exterior has not been severely altered: the unique angled recessed entrances and large display windows of the ground floor and modest upper floor design remain intact.



Interior brick wall on the main floor of the Corbett Block

Bell Hotel

662 Main Street

List of Historical Resources (April 12, 2016)

With the following heritage elements:

Exterior:

- Four-storey common clay brick building with flat roof located mid-block on the west side of Main Street between Logan and Higgins avenues, its main façades facing east onto Main Street and south onto a lane, its north façade partially hidden by a neighbouring building and its west façade facing the back lane;
- Original elements of the front (east) façade, the centrally-located main entrance, metal entablature above the ground floor openings, upper storey windows in rectilinear openings with lug sills, radiating heads and keystones, metal balconies, complete entablature with heavy overhanging metal cornice and neon sign;
- The south façade with its raised rusticated stone base, ground floor brick walls, upper storey windows in rectilinear openings with lug sills, radiating heads and keystones and complete entablature with heavy overhanging metal cornice;
- The visible portion of the north façade with angled window wells; and
- The rear (west) façade with its window and doors in rectilinear openings.



662 Main Street, Bell Hotel



This 1928 picture shows the refurbished beer parlour at the Bell Hotel after the lifting of prohibition. (*The Hotel News*, Volume 1, No. 4 [March 1928], p. 15)

Interior:

- None

This modest Main Street hotel, one of many constructed in the early 1900s to take advantage of the steady stream of visitors de-training from the nearby Canadian Pacific Railway Station on Higgins Avenue, was opened in early 1907 by European-born brothers Joseph and Antoine Bernhart (also spelt Bernhardt). The pair had a long history of operating hotels in Quebec and Winnipeg prior to opening the Bell. But these brothers sold the property shortly after its opening to another pair of brothers, Thomas and Harry Bell, who had no experience operating a hotel and sold it the next year to local brewer Patrick “Pat” Shea.



Healing Room, Bell Hotel

The hotel operated for many decades and interior alterations were completed to a number of spaces, although much of the exterior remained virtually unchanged. In 2009, the then-vacant structure was converted into a supportive housing complex with café, offices, common rooms and counselling space on the ground floor and 14 suites on each of the upper three floors.

Aldous Building Annex

374 Donald Street

List of Historical Resources (May 10, 2016)

With the following heritage elements:

Exterior:

- Five-storey common clay brick building with flat roof located mid-block on the west side of Donald Street between Notre Dame and Cumberland Avenues, its main façade facing east onto Donald Street, its north and south façades hidden by neighbouring buildings and its west façade facing onto a back lane/parking lot;
- Original elements of the front (east) façade, the rusticated stone base, large basement and ground floor windows in rectilinear openings, raised entrance at north end of façade, small window in rectilinear opening above the entrance, modest



374 Donald Street, Aldous Building Annex

stone belt course, upper floors divided into four bays with windows in arched openings with stone lug sills and raised brick heads, small window in arched opening on second floor above the entrance and metal-clad entablature with heavy overhanging cornice; and

- The rear (west) façade with raised loading doors, windows in arched openings on all upper storeys and a metal fire escape (shared with the building to the north).

Interior:

- Heavy timber mill structural system and cast iron posts on ground floor;
- Tin ceiling on the ground floor; and
- Wood and tin detailing of the staircase.



Second floor space, Aldous Building Annex

This large brick and stone block was built in two stages, the lower three storeys completed in 1905 and the upper two levels built six years later. It was designed by local architect Herbert E. Matthews and today is an important contributor to a pre-World War I streetscape on Donald Street.

The building was originally known as #12 Princess Street and was owned by Frank C. Bell, a real estate agent. By 1918, this building and its similar neighbour to the north (376 Donald Street) were both owned by the Bate Family, who maintained this ownership until the 1950s. The buildings included interior connecting doors. Today, they are owned and operated separately and there are several original spaces on the interior of the Aldous Building Annex, including the main staircase and ornamental tin ceilings.

Tenancy in the block has including a number of small-scale businesses, occupying space in the building for a short time.



Aldous Building Annex (left) and Aldous Building (right)

Aldous Building

376 Donald Street

List of Historical Resources (May 10, 2016)

With the following heritage elements:

Exterior:

- Five-storey common clay brick building with flat roof located mid-block on the west side of Donald Street between Notre Dame and Cumberland Avenues, its main façade facing east onto Donald Street, its north façade facing a side lane, its south façade hidden by neighbouring buildings and its west façade facing onto a back lane/parking lot;
- Original elements of the front (east) façade, the rusticated stone base, large basement and ground floor windows in rectilinear openings, raised entrance at north end of façade, small window in rectilinear opening above the entrance, modest stone belt course, upper floors divided into four bays with windows in rectilinear openings with stone lug sills and heads and metal-clad entablature with heavy overhanging cornice;
- The north façade with rusticated stone base, basement and upper floor windows in arched openings (upper storey windows with stone lug sills) and angled northwest corner with raised loading dock nearby; and
- The rear (west) façade with raised loading door, windows in arched openings on all upper storeys and a metal fire escape (shared with the building to the south).



376 Donald Street, Aldous Building



4th floor artist's space, Aldous Building

Interior:

- Heavy timber mill structural system;
- Tin ceiling on the ground floor;
- Horizontal radiator piping on second floor; and
- Wood and tin detailing and tile flooring of the staircase.

Similar to its neighbour to the south, this building was completed in two sections: the lower three storeys in 1905 and the upper two in 1909. Both were designed by Herbert H. Matthews, local architect responsible for the neighbouring structure and many fine building in Winnipeg.



Upper storeys of the Aldous Building Annex (left) and Aldous Building (right)

The structure, known as #14-16 Princess Street in 1905, was originally owned by William Weld, publisher of the Farmer's Advocate and Home Magazine. An influential Eastern Canadian publication, Weld had this structure built to provide space for the printing of the Western edition for its 20,000 subscribers. In 1911, the company moved out of the downtown and ceased publication in 1965.

In the 1930s, the building was renamed the Aldous Building and was headquarters for a wide variety of businesses and professionals.

Phoenix Block

388 Donald Street

List of Historical Resources (May 18, 2016)

With the following heritage elements:

Exterior:

- Three-storey brick and stone building with a flat roof located at the southwest corner of Donald Street and Notre Dame Avenue, its main façades facing east onto Donald Street and north onto Notre Dame Avenue, its south façade facing a back lane and its rear (west) façade facing a back lane/parking lot;
- The north façade with its recessed entrances, large display windows and metal-clad cornice on the ground floor and upper floors with windows in rectilinear openings with concrete lug sills, belt course and entablature with cornice;
- The rounded northeast corner with entrance door and windows in rectilinear openings on the upper floors;



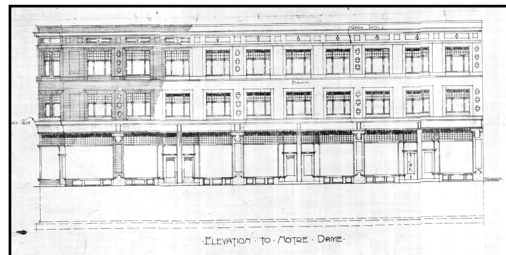
388 Donald Street, Phoenix Block

- The east façade with central entrance, brick panels topped by glass block filled openings to the north, upper floors windows in rectilinear openings with concrete lug sills, belt course, entablature with cornice and raised parapet with the words “PHOENIX BLOCK”; and
- The rear (west) façades with numerous entrances and windows in rectilinear openings on all floors.

Interior:

- Tin ceilings; and
- Wood accented main staircase.

This building’s unique curved main façade allows it to wrap around the corner of Notre Dame Avenue and Donald Street, providing retail space on both streets. The building cost \$70,000 to complete in 1910 and its solid, dark-hued brick walls are supported by a stone foundation and accented with stone and concrete elements.



Architect's original plans for the Notre Dame façade, Phoenix Block, Plan No. 835/1910. (City of Winnipeg)

The ground floor on the east side originally featured two recessed shop entrances and a centrally-placed door to the upper floors and a recessed entrance in the rounded corner. The north façade was designed with three recessed entrances, each with a pair of doors and large display windows. The upper floors were designed with large windows in rectilinear openings and modest ornamentation. The original window units have all been replaced.

Alterations have left much of the retail space of the east façade altered and while upgrading has also occurred to the north façade, the original recessed entrances remain.

The building was designed by well-known local architect George W. Northwood (1876-1959) and the contractors were Thomas Kelly and Sons Limited.

The structure was originally owned by Joseph C. McGreevy a contractor and real estate agent who owned a number of downtown Winnipeg properties in the 1910s but was convicted of a number of fraud offenses in the 1920s and 1930s.



Recessed entrance on the Notre Dame Avenue façade, Phoenix Block

Vendome Hotel

308 Fort Street

List of Historical Resources (September 20, 2016)

With the following heritage elements:

Exterior:

- Four-storey brick building with flat roof located on the west side of Fort Street, its main façade facing east onto Fort Street, its south façade partially hidden by neighbouring building, and its west and north facades facing the back lane; and
- The front (east) façade with ground floor openings with arched transoms with leaded glass, the upper floors with ornamental brickwork and windows in arched openings and flag pole.

Interior:

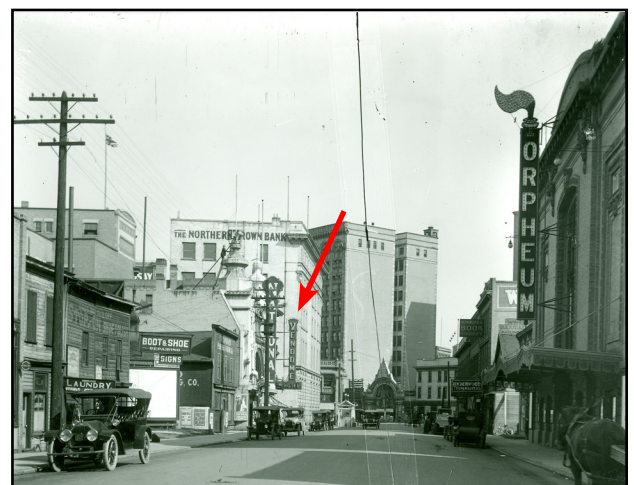
- Wood finishes of the main (south) staircase including the handrail on the north side.



308 Fort Street, Vendome Hotel

Another of the modest downtown Winnipeg hotels, the Vendome was opened late in 1898 by recent Ontario arrival David Murray, costing \$14,000. It was obviously a successful venture as four years later a fourth floor was added and then in 1904, a large four-storey addition was completed on the west side of the building. It is unknown who designed the original structure but the 1902 and 1904 work was completed by local architect Henry S. Griffith (1865-1943).

The Vendome took its place on Fort Street just south of Portage Avenue as part of a block of entertainment and hospitality venues that included movie theatres and dance halls. The hotel was very popular and Murray's two sons, William and Ira, took over the operations ca.1910. One of the University of Manitoba's first professors, Reginald Buller (1874-1944), lived in the hotel from 1905-1912.



Looking north down Fort Street towards Portage Avenue, 1918. The Vendome Hotel sign at arrow. (Archives of Manitoba, L.B. Foote Collection No. 1598)

The main façade of the building features raised entrances atop a short flight of stairs topped by the original panes of stained glass that also graces one of the two large windows on either side of the doors. A shallow canopy protects these entrances from the elements and the upper storeys feature windows in arched openings with ornamental brickwork and a conspicuous flagpole on the roof. The original front is today missing two key elements: shallow balconies with metal railing on the second and third floors and a heavy overhanging metal cornice, curved in the centre with oversized and lit brackets, dentils and festooned friezes.



The Vendome Hotel with its ornate metal cornice intact, July 2015.

Today, the building still functions as a residential enterprise with diner and beverage room on the ground floor.

Argyle Block

224 Notre Dame Avenue

List of Historical Resources (September 20, 2016)

With the following heritage elements:

Exterior:

- Four-storey brick and stone building with flat roof located mid-block on the south side of Notre Dame Avenue, its main facades facing north onto Notre Dame Avenue and south onto Garry Street and its east and west facades hidden by the neighbouring buildings;
- The Notre Dame façade with its upper floors divided into two bays by single and paired brick pilasters with carved stone heads and bases, rectilinear window openings with stone sills and heads on the second and third floors and arched openings on the fourth floor topped by arched brickwork and large metal bracket-like keystones, a complete metal entablature engraved



224 Notre Dame Avenue, Argyle Block

- with the word “ARGYLE” and a heavy overhanging cornice;
- The Garry Street façade with its upper storeys divided into three bays, the east bay holding doors for the open metal fire escape, the other bays with paired windows, rectilinear on the second and third floors and arched on the fourth floor,, oversized metal keystones, a complete metal entablature engraved with the word “ARGYLE” and a heavy overhanging cornice; and
- Light wells in the west wall.



Detail of the upper floors, Garry Street façade, Argyle Block

Interior:

- The third and fourth floors with side hallways with doors and transoms, glass/wood fire escape vestibules, suites, common bathrooms, murphy beds and decorative wood finishes.

This unique building, completed in 1908, features two main façades, similarly designed, facing two busy downtown Winnipeg streets, Notre Dame Avenue and Garry Street. Both are clad in dark, “Twin City” brick, both feature heavily altered ground floors and more original upper storeys. Elements of the upper floors include limestone accenting, arched and rectilinear window openings, ornamental brickwork, metal clad keystones and complete metal entablatures engraved with the word “ARGYLE” and a heavy overhanging cornice. The Garry Street façade includes three window bays and an open metal fire escape, the Notre Dame Avenue façade was designed with only two window bays and no fire escape.



Fourth floor hallway and window well, Argyle Block

The interior, much like the exterior, has seen significant alteration on the main and second floors while the upper floors are much more original. Narrow hallways run along the north side of the building, with nine 2-room suites on each of the top two floors. A common toilet/bath room is found on each floor. Wood accenting around windows and doors, hardware and other elements are original to the building. The south façade of the building abuts the neighbouring structure but features four angled window wells to increase the natural light and ventilation to the suites.

The building was designed by Icelandic-born architect Paul M. Clemens who worked as a local designer and builder from the 1890s to the mid-1910s. Clemens professional office was located in the Argyle Block for many years.

The second owner of the block, beginning in 1909 was Frank Lindsay (1854-1940), businessman and developer who built the terra cotta clad Lindsay Building beside the Argyle in 1911. Lindsay sold the Argyle Block and the Oxford Hotel to James Richardson, influential grain dealer, in 1923. Both the retail space and the residential suites were occupied by a wide range of businesses and citizens, the suites were closed in the 1970s and now several are used by artists and musicians as workspace.



This undated post card shows the Lindsay Building with the two sides of the Argyle Block behind and on either side.

Bell Block

370 Donald Street

List of Historical Resources (October 11, 2016)

With the following heritage elements:

Exterior:

- Five-storey brick and stone building with a flat roof on the west side of Donald Street near the intersection of Cumberland Avenue, its main facade facing east onto Donald Street, its south facade facing Cumberland Avenue, its north facade hidden by the neighbouring building and its rear (west) facade facing a back lane/parking lot;
- The front (east) facade with rusticated stone base wrapping around the southeast corner with large basement windows in rectilinear openings, entrance at north end, metal cornice above the main floor windows, upper storeys with windows in rectilinear openings with stone lug sills, metal cornice



370 Donald Street, Bell Block

below the fourth floor windows and flat roofline with corbelled brick and complete entablature with heaving overhanging metal-clad cornice;

- The south facade with its ground floor stone cladding, second and fourth floor metal cornices, windows in rectilinear openings with stone lug sills and flat roofline with corbelled brick and complete entablature with heaving overhanging metal-clad cornice; and
- The rear (west) facade with its windows in arched openings on the first three floors, windows in rectilinear openings on the top two floors all with stone lug sills and an open metal fire escape.



South façade of the Bell Block

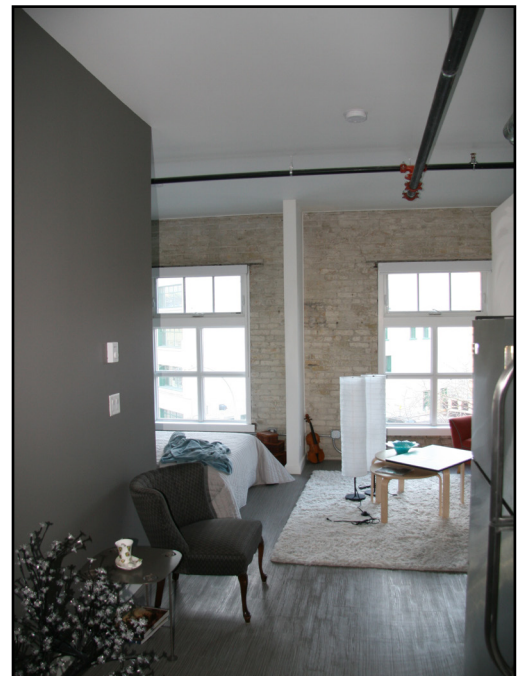
Interior:

- Heavy timber mill structural system; and
- Ornamental tin ceilings.

The first three storeys of the Bell Block were completed in 1905, costing nearly \$27,000 to build – the solid brick superstructure resting on a raised stone foundation on concrete footings. Square wood beams and posts were used to support the exterior walls and floors. In 1909, the top two storeys were added at a cost of \$12,000, the brick walls of the new floors were 33.0 centimetres thick.

The main (east) façade features unusually large basement windows, important for light and ventilation of the basement work space. The ground floor is clad in rough-cut stone to 2.4 metres leading to the common clay brick superstructure. The entrance is located in the northern most bay and a metal cornice separates this level with the upper storeys. Wide, regularly spaced rectilinear window openings are found on all of the upper floors and the third floor shows brick and stone remnants of the original entablature. A complete entablature with heavy overhanging metal cornice embellished the flat roof.

Much of this design and materials are carried over to the south elevation, facing Cumberland



Fourth floor residential suite, Bell Block

Avenue, including the ground floor stone cladding (first four bays), third floor belt course and roof treatment.

Victor W. Horwood (1878-1939) provided the plans for the original building and Herbert E. Matthews (1867-1941) designed the top two floors.

The building's original owner was William Moore, who built the structure to house his business, Moore Printing Company, although he sold the company and the building in 1906. The new owner was local real estate agent Frank C. Bell, an American-born speculator who financed the two-storey addition and then sold the property.

Maycock Block

586 Main Street

List of Historical Resources (October 11, 2016)

With the following heritage elements:

Exterior:

- Three-storey brick and stone building with a flat roof located on the northwest corner of Alexander Avenue, its main facades facing east onto Main Street and south onto Alexander Avenue, its north facade partially hidden by the neighbouring building and the rear (west) facade facing onto a parking lot;
- The lightly-hued common clay brick clad front (east) and south facades with the original stone framing of the entrance in the angled southeast corner, windows in arched openings (second floor) and rectilinear openings (third floor) with pressed tin hood moulding and stone accenting, pair of thin metal bands between the second and third floors, band of brick corbelling and metal-clad entablature; and
- Rear (west) facade with arched and rectilinear window openings.



586 Main Street, Maycock Block

Interior:

- Wood handrail and volume of the main (west) staircase; and
- Central main level vault.

In 1885, successful merchants Edward and Annie E. Maycock used profits to build one of the City's finest mixed-use structures at the time, the Maycock Block, on the northwest corner of Main Street and Alexander Avenue. The primary tenants for the new structure were D.R. Dingwall, a well-known local jeweller, who occupied space on the ground floor, and the Young Men's Christian Association on the second floor.

The building wraps around its corner lot, main façades facing east onto Main Street and south onto Alexander Avenue. Originally, a stone framed doorway graced the angled corner, this element partially bricked in and converted to a window.

Stylistically, the building's design and ornamentation are part of the High Victorian Italianate style, popular in the late 19th century for both commercial and residential structures. Known for its picturesque elevations, its buildings displayed a wealth of ornamental details and accents. Because of Winnipeg's frenetic growth in the early 1880s and the availability of capital, many Victorian Italianate structures were built and today a handful remain, although the Maycock Block is one of the few remaining of the style outside the boundaries of the warehouse district.

Many of the original elements of the building's main façades have remain intact, stone accenting around windows and doors, ornate metal hood moulding, metal sills, ornamental brickwork and a metal-clad entablature. All original window units on these two elevations have been replaced.

Well-known local architect James Chisholm (1840-1920) designed the building, one of his many contracts completed before and after 1900.

Changes in use over the years, including the 1902 conversion of the upper floors into residential suites, have meant the redesign of the interior layout and the removal or covering of most of the original finishing materials. The Canadian Bank of Commerce occupied a portion of the block from 1906 until the late 1970s.



Alexander Avenue with the Maycock Block on the right, 1903. (Reproduced from Illustrated Souvenir of Winnipeg [Winnipeg, MB: Wm. A. Martel & Sons, 1903], p. 132)



The Maycock Block at the far end of a block of nearly intact pre-1910 structures on Main Street.

Guest Block

596-598 Main Street

List of Historical Resources (October 11, 2016)

With the following heritage elements:

Exterior:

- Three-storey common clay brick building with flat roof located mid-block on the west side of Main Street north of Alexander Avenue, its main facade facing east onto Main Street, its north and south facades hidden by neighbouring buildings and its west facade facing the back lane;
- The front (east) facade with brick pilasters on the second and third floors, second storey windows in rectilinear openings with continuous stone sills and stone heads, third storey windows in arched openings with stone lug sills and keystones and brick drip moulding, brick accenting in spandrels between second and third floor openings and corbelled brick, rusticated stone band and raised stone capped parapet at the roofline; and
- The visible portion of the rear (west) facade with windows in arched openings.



596-598 Main Street, Guest Block

Interior:

- Volume and finishes of central staircase;
- Metal-clad sliding fire doors on the second and third floors; and
- Skylights.

Commercial fishing was an important enterprise in southern Manitoba beginning in the 1880s as settlement increased and transportation and storage technology improved. William John Guest, an Ontarian-born businessman who had left school at the age of twelve to be a sailor, began a modest fishing business in the early 1890s, catching fish in Lake Winnipeg and bringing it to market in Winnipeg. In the spring of 1901, Guest and five others formed the Northern Fish Company, an extremely successful venture that led to the



Skylight in the Guest Block

construction of several large warehouses, a large fleet of boats and this brick and stone block on Main Street for the retail side of his business.

The north side of this three-storey building was completed first, in 1902, 21.4 metres deep and 6.7 metres wide. A year later, a one-storey rear addition was completed and then, in 1909, the south two bays of the building were added, at a cost of \$5,500.

The structure is designed with the round arches, rough textures and minimal ornamentation of the Romanesque Revival Style, very popular in Winnipeg's warehouse district from the late 19th century beyond World War I.

The building's main façade facing east onto Main Street has suffered extensive alteration over the years, but the upper two floors have remained virtually untouched, with windows in rectilinear openings on the second floor, arched openings on the upper floor, stone accenting, ornamental brickwork and a stone capped parapet with raised elements.

On the interior, the ground floor was used for retail, the upper floors for residential space. Because the upper floors have been vacant for an extended period of time, many of the original finishes are deteriorating, although the basic layout is unaltered.

When Guest chose to concentrate on the wholesale side of his business, he closed the Main Street store and it was then occupied by a variety of companies, including photographers and restaurants.



Hallway and suites in the Guest Block

McKerchar Block

600 Main Street

List of Historical Resources (October 11, 2016)

With the following heritage elements:

Exterior:

- Three-storey common clay brick building with flat roof located mid-block on the west side of Main Street north of Alexander Avenue, its main facade facing east onto Main Street, its south facade hidden by a neighbouring building, its north facade facing a surface parking lot and its west facade facing the back lane;
- Its main (east) facade with second storey with paired and attached columns with brick bases and heads and paired windows in rectilinear openings with continuous stone sills and stone heads, third storey windows in arched openings and stone lug sills and the spandrels with ornamental brickwork and the flat roof with corbelled brick and stone accenting and a flagpole;
- The north facade with third storey windows in arched openings; and
- The rear (west) facade with arched window openings on all floors, loading and entrance doors and open metal fire escape.

Interior:

- Volume, finishes and skylight of north side staircase;
- Wood and glass finishes of central hallways; and
- Ornamental tin ceilings on ground and second floor.

As the 20th century began, much of Winnipeg's downtown streets began to fill with modern, mixed-use blocks. Usually built of solid brick on a stone foundation, these modest buildings were often built by a successful local business owner, converting



600 Main Street, McKerchar Block



John Archibald McKerchar, 1930. (Archives of Manitoba, C.E. Simonite Collection No. 8 [Winnipeg City Council])

extra capital into an excellent, long-term investment. The business often occupied one of the ground floor shop spaces with other businesses renting space and the upper floors filling with the offices of small-scale companies, lawyers and medical practitioners, business and real estate agents or one-room residential suites, often with shared bath and toilet facilities.

This modest block was built in 1902-1903 by successful local grocer J.A. McKerchar, who had come to Winnipeg from Ontario with his family as a 17-year-old in 1879. He began his grocery business three years later, operating out of a number of small Main Street locations until he built his modern store at 600 Main Street. McKerchar would retire in 1918 and went on to serve on City Council for many years.



Second floor hallway in the McKerchar Block

The common clay brick building features a Main Street ground floor severely altered from its original in terms of cladding and design. The upper floors, however, are much more original, featuring rectilinear and arched window openings, rough-cut stone accenting, attached squared pillars, ornamental brickwork and a flat, modestly ornamented roofline.

Cost of construction was \$15,000 and the building was designed by renowned local architect John H.G. Russell (1862-1946). It appears that considerable funds were spent on the interior finishes: dark wood, skylights, ornamental pressed tin and glass partitioning. While this building's long-term vacancy has led to deterioration, the quality of the interior arrangement is still evident.

Clark Brothers Warehouse

448 Hargrave Street

List of Historical Resources (December 5, 2016)

With the following heritage elements:

Exterior:

- Five-storey brick and stone building with flat roof located mid-block on the west side of Hargrave Street, its main façade facing east onto Hargrave Street, its north façade partially hidden by neighbouring building, its south and west façades facing parking lots;
- The main (east) façade divided into three bays by brick pilasters, ground floor with a centrally-placed display window in a rectilinear opening framed by two entrances in arched openings with stone keystones, upper floors with banks of large windows in rectilinear openings finished on the top storey by stylized brickwork on the outer two bays and a brick cornice including corbelled bands and raised and curved pilaster capitals;
- The north façade hidden on the ground floor by the neighbouring building, the visible portion with exposed reinforced concrete frame; and
- The south facade with irregularly spaced windows in rectilinear openings in the front section and a regular grid of openings in the rear section.



448 Hargrave Street, Clark Brothers Warehouse



Top floor residential suite in the Clark Brothers Warehouse

Interior:

- Concrete structural system.

This is one of the warehouse district's more sturdily built structures, featuring a system of large reinforced concrete posts supporting thick concrete floors and resting on a concrete foundation. The main (east) façade is clad in dark menomini brick and the five storey building cost \$55,000 to complete in 1912. John Woodman and Raymond Carey, a successful local architectural partnership of the early 20th century, designed the building. John Gunn and Sons built the structure.

It was originally home to Clark Brothers and Company, a wholesale paper business run by Douglas Alexander and John H.A. Clark that was founded in 1898 and incorporated in 1904. The company expanded rapidly with the West in the early 20th century, establishing branches across the region. The building on Hargrave Street functioned as its business headquarters and main shipping/receiving space. The ground floor held an interior loading bay and rear shipping room, the second floor the general offices and the upper three floors were all used for stock.

After Clark Brothers vacated the property in the 1950s and it was then occupied by Moser Manufacturing Company as well as several other small firms. In the early 2000s, several photography-related ventures were headquartered in the building and by the mid-2000s, the building was renovated into office and retail space on the lower levels and residential suites on the top floors.



New rear staircase/balcony system for the renovated Clark Brothers Warehouse

Eleven buildings recommended for designation were pending a decision by the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

St. Mary's Roman Catholic Cathedral

353 St. Mary Avenue

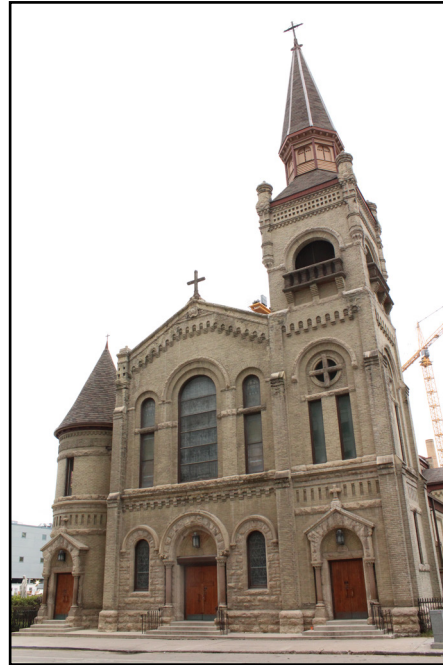
Recommendation to be put on the List of Historical Resources (City Council decision pending)

One of Winnipeg's oldest church buildings, construction on St. Mary's Cathedral began in 1880, the cornerstone was laid in August and services were held in partially completed building by September 1881. The congregation had been formed by Bishop Alexandre-Antonin Taché in June 1869 to serve the growing English-speaking Catholic population on the west side of the Red River.

The church was consecrated in September 1887 but less than a decade later, with a steadily growing congregation, church officials chose to enlarge the building to its present size, including the highly decorative front entrance section. Cost of the 1896 work was reported to be \$18,000.

The new front was designed in the Romanesque Revival Style, popular in the city for warehouses and to a lesser degree, commercial blocks. The style utilized arched openings, rough textures – brick and stone – corbelled brick, towers and a variety of ornamental details. Many pre-1900 churches utilized elements of the style in their design; St. Mary's Cathedral is one of last standing churches of this style in downtown Winnipeg today.

Design elements of the front façade include corner towers, shallow stone gabled porticos with smooth columns, arched window openings, buttresses,



353 St. Mary Avenue, St. Mary's Roman Catholic Cathedral



The original St. Mary's Church, ca.1882. (Courtesy of the Archives of Manitoba, "Winnipeg- Churches- St. Mary's Cathedral 5-1, c1882")

drip moulding, bracketing and balustrades. The east and west elevations of the main building to the north include one-storey sections with thin, arched window openings flanking the two storey central area with circular openings. Projecting two-storey entrances are located at the north end of both the east and west elevations. The rear of the building is partially hidden by a large addition.

On the interior, alterations have occurred periodically including after a serious fire in 1919. Original elements of the cruciform shaped space include some original panes of stained glass. It continues to be one of the City's magnificent church interiors.



Interior of St. Mary's Cathedral

Sterling Bank Building

283 Portage Avenue

Recommendation to be put on the List of Historical Resources (City Council decision pending)

The Sterling Bank of Canada was incorporated in Toronto in 1905, choosing to remain in southern Ontario except for a few branches in Western Canada in the early 1910s. It chose to locate its regional headquarters in Winnipeg, then the leading financial and economic centre of the West. And in Winnipeg, Portage Avenue after 1905 was evolving into the commercial hub, prompting the Sterling Bank to purchase property at the corner of Portage Avenue and Smith Street at the then-record price of \$3,500 per foot in 1909. Construction on their new banking hall/office tower waited until 1911, but the appropriateness of its choice of locations was underlined by the fact that before it was completed, a large addition on the north side was planned and begun.



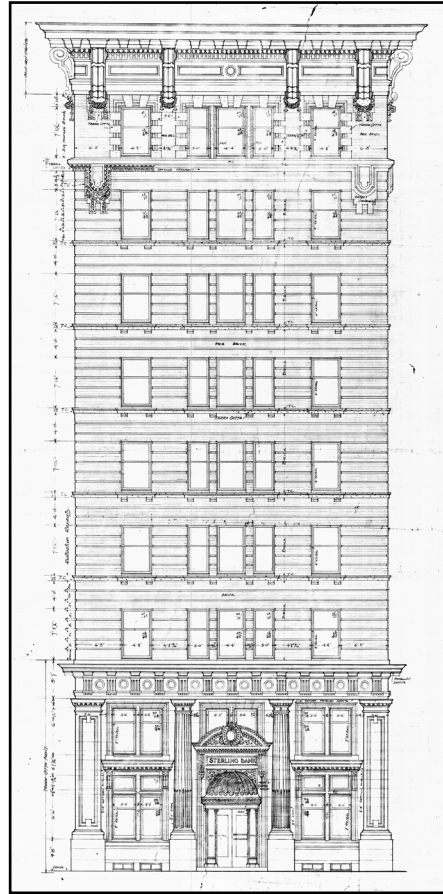
283 Portage Avenue, Sterling Bank Building

The building is one of the downtown's excellent examples of the Chicago School style of architecture – so-called because of its development in the skyscrapers of Chicago, Illinois. It gained popularity in the late 1890s and continued to be used to the 1920s. Buildings were tall with heavily ornamented ground and top floors, usually carried out in stone or terra cotta. The middle floors were usually plain details with a grid-like organization of windows. Ornamentation could take many forms including Classical, Gothic, Romanesque, Renaissance, Sullivanesque or Art Nouveau.

The eight-storey building with mezzanine, is supported by a steel skeleton with reinforced concrete foundation and solid brick walls. The two sections cost nearly \$300,000 to complete, were designed by the local firm James Chisholm and Son and built by the Carter-Halls-Aldinger Company.

The building features two main façades, south and east, similarly designed. The ground floor of the Portage Avenue façade has seen extensive alteration, while the Smith Street side is more original. Above the lower levels, however, much of the building remains as it was built, with grooved brick walls, windows in rectilinear openings on each floor and richly detailed terra cotta on the floor leading to the ornate entablature with oversized brackets and heavy overhanging cornice. The west elevation features painted signage and a deep window well, the rear elevation includes an open metal fire escape.

The interior originally provided vaults and storage in the basement, an opulent ground floor banking hall with managers' offices, tellers' counters, a mezzanine at both the north and south ends with offices and storage space, offices on the third to eighth floors with marble and granite walls and terrazzo flooring in the hallways and a two-bedroom penthouse on the roof – a common feature of bank buildings at the time to supply residential space for security staff. Much of the interior has been renovated over time.



"Portage Avenue Elevation," architect's plans #2580/1911

Reliable Service Station

98 Albert Street

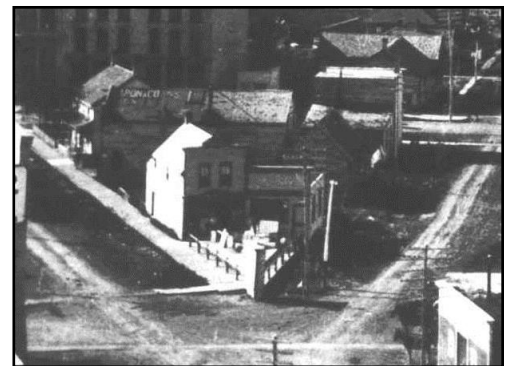
Recommendation to be put on the List of Historical Resources (City Council decision pending)



98 Albert Street, Reliable Service Station

Located in the heart of Winnipeg's Exchange District National Historic Site, the Reliable Service Station was built at the south end of an unusual, pie-shaped city lot created by the vagaries of the original system of land surveying, river lots, long, thin strips of property running back from the river banks up and down the Red and Assiniboine Rivers. In rural settings, it provided for crucial access to the water and closeness to neighbours for settlers. In Winnipeg, because of the meandering rivers, it meant unusually laid-out streets, this pointed intersection being the best example.

The block from McDermot Avenue to Bannatyne Avenue was first developed with residential property in the 1880s, filling much of it by the 1890s, although some of the homes had been converted for commercial use. The point featured fencing and a substantial post. A decade later, a large hotel had been built at the south end of the block, a large brick building was located to the north and a small brick block was built further north, on the land now occupied by this building.



Albert and Arthur streets, 1895. (Archives of Manitoba)

It wasn't until 1925 that the older residential/commercial property was demolished and replaced by the Reliable Service Station, with its pair of gasoline pumps and open space to the point.

The station featured a large garage door on its west side, windows on both the east and north sides, two entrances on the front (north) façade and an overhanging tile roof with electric lights in the wooden soffits.



Albert and Arthur streets, ca.1974

The original owner of the business and building was Frank Watson of Watson Tire Company, who occupied the site during World War I, converting some of the older buildings into an automobile tire repair and retail shop. The new facility continued to serve downtown motorists into the 1970s, when it was converted into the home of the State Window and Building Cleaning Company. In the 1990s, it was converted into a restaurant, its use today.

Garrick (Wellington) Hotel

287 Garry Street

Recommendation to be put on the List of Historical Resources (City Council decision pending)

This is one of downtown Winnipeg's many modestly sized pre-World War I hotels, built in 1907 at a cost of \$50,000. Its level of ornamentation, however, sets it apart- the five storey brick and stone structure features a wealth of detailing. The dark, rust-coloured brick walls of its front (west) façade are accented with cream-coloured stone and terra cotta in the forms of quoins, window sills, arched and pedimented heads, keystones, oversized brackets and enriched window frames. The deeply grooved terra cotta of the ground floor is now painted but much of the front elevation remains unaltered. The façade is finished by a heavy overhanging cornice and parapet.



287 Garry Street, Garrick (Wellington) Hotel

On the interior, the original building included an electric elevator (uncommon for the period), central hallways, shared bathrooms on each floor, 12 suites with their own bathrooms and sitting rooms and 35 single apartments. Ornamental finishes were apparently kept to a minimum. Today, the building continues to operate as a hotel.

The hotel, originally known as the Mount Royal, was owned by Italian immigrant Olivo John Biollo (1883-?). He arrived in Canada in 1902 and Winnipeg two years later, becoming part owner of a Main Street hotel, the Savoy. He and two brothers opened the Mount Royal as a temperance hotel but when he was denied a liquor license by the government, he lost the hotel. It was opened by the new owners as the Wellington Hotel. Over the next decade, however, the hotel changed hands a number of times and eventually, in 1922, it was redecorated and opened as the Garrick Hotel.



Wedding portrait of Olivo and Annie Biollo, September 10, 1907. (Reproduced from Italian Canadians as Enemy Aliens: Memories of WWII, online version [www.italiancanadianww2.ca], Columbus Centre of Toronto, 2012, picture courtesy of Mary Biollo Doyle)

Thomas Black Building

80 Lombard Avenue

Recommendation to be put on the List of Historical Resources (City Council decision pending)

This modest building located at the east end of Lombard Avenue was actually completed in three separate stages – the northeast portion was built in 1896, the southern section in 1898 and the east building in 1907.



80 Lombard Avenue, Thomas Black Building

In 1896, the recently incorporated Union Shoe and Leather Company built a new warehouse near the same spot that their original headquarters had stood before being destroyed by fire. It was two storeys in height, built of solid brick on a raised rubblestone foundation and was modestly ornamented with stone accenting, brickwork and a brick cornice with raised central area, corbelling and open geometric shapes. The building's east side is a continuation of the basic design of the main façade. This section of the complex has not seen significant exterior alteration.

The 1898 building stretches the entire width of the complex on its south side. It too is plainly adorned, with large windows in rectilinear openings on its three visible elevations. Several raised loading doors are located on the west and south façades. Painted signage is also found on the upper storeys of these elevations. It was originally built as a three-storey building; a fourth floor was added at a later date.



Second floor of the 1898 section of the Thomas Black Building

The 1907 portion is the most ornate, the front (north) façade features a centrally-placed entrance set in an ornate smooth-cut carved stone frame with pediment. The rough stone cladding of the ground floor ends at the smooth stone cornice leading to the upper brick walls. Another modest cornice separates the third and fourth floors and the top floor boasts attached, unfluted brick columns and a flat roof (the original metal clad cornice was removed). Painted signage is found on the west elevation.

On the interior, much of the space remains as it was originally designed – open warehouse space with high ceilings, exposed wood beams and post and wood flooring. Many of the original metal clad fire doors that allowed for separating the various sections of the building are still extant.

Toronto Hide & Wool Company Building

200 Princess Street

Recommendation to be put on the List of Historical Resources (City Council decision pending)

Now partially hidden by a modern addition, this one-storey brick and stone warehouse was built in 1893, just as Winnipeg's economy was about to see nearly two decades of sometimes frenzied growth.



200 Princess Street, Toronto Hide and Wool Company Building

It was originally home to the Toronto Hide and Wool Company, one of Western Canada's largest dealers in fur and wool in the late 19th century, founded by John Hallam. The Winnipeg branch was run by Harry A. Leadlay and the building was known for many years as 298 Ross Avenue.

The Ross Street façade features a rough stone base, common clay brick walls with stone accenting, ornamental brickwork above the window openings

formed by brick pilasters with raised pyramidal shaped stone caps. Windows and the door have been replaced with newer units. Unfortunately, this façade was recently painted, hiding the fine detailing of the original design.

A large addition was added to the east side of this building in 1947 to Princess Street and a smaller addition was completed on its west side in 1994.



Detail of north façade of the Toronto Hide and Wool Company Building

Keewayden Block (Jacob-Crowley Building)

138 Portage Avenue

Recommendation to be put on the List of Historical Resources (City Council decision pending)

The Keewayden Block was built in 1909, seven storeys in height, of reinforced concrete beam and slab, clad in clay brick with cut stone accenting and resting on a 78.7-centimetre concrete foundation. Costing \$70,000, it was one of a number of large office building developments completed before World War I along Winnipeg's rising commercial centre along Portage Avenue.



138 Portage Avenue, Keewayden Block (Jacob-Crowley Building)

The building was designed in the Chicago Style, named for the Illinois centre where the style was developed. It evolved as skyscrapers rose to prominence in downtowns, the skeletal steel and reinforced concrete structural system allowing for taller buildings, skyscrapers, and an architectural style suited to this construction method. Based on the column, these buildings had ornate ground and top floors and plainer middle sections. The Keewayden Block is a reduced example of the style, more ornate versions are found further west on Portage Avenue – the Boyd Building at 384 Portage Avenue (built in 1912) and the Paris Building, 259 Portage Avenue (1915-1917) are two examples.

The building's main (north) façade includes smooth-cut stone at grade, brick pilasters, wide concrete spandrels, a centrally-located



Concrete supports on the 3rd floor of the Keewayden Block (Jacob-Crowley Building)

raised entrance, rectilinear window openings holding multi-paned units and a flat roof embellished with a complete entablature and a frieze with the word “KEEWAYDEN” inscribed. It is a handsome façade, the side elevations are much plainer, rectilinear window openings interrupting the plain brick walls while the rear (south) façade is a reduced version of the front.

Virtually nothing of the original interior remains.

The building was constructed as a revenue property by local development firm Notre Dame Investment Company and early tenants included architects, insurance companies and retail agents. Most significantly among the tenants was clothing manufacturers Jacob-Crowley Manufacturing, founded in Winnipeg in 1919 by Benjamin Jacob (1892-1975) and John H. Crowley (1879-1963). Its move to the Keewayden Block in the mid-1920s mirrored its expansion into other clothing types and its increased work force. By the early 1950s, steady expansion necessitated a move from this building to a new headquarters on Adelaide Street.

The building was designed by noted Scottish-born and –trained local architect/builder James McDiarmid (1855-1934) who was also responsible for such well-known structures as: Marshall-Wells Warehouse, 123 Bannatyne Avenue, 1900 (Grade II); St. Stephen’s Presbyterian Church (Elim Chapel), 546 Portage Avenue, 1910; Canada Building, 352 Donald Street, 1910 (Grade III); Pantages (Playhouse) Theatre, 180 Market Avenue, 1913-1914, Grade II; Knox Presbyterian (United) Church, 400 Edmonton Street, 1914-1917; and Science Building, University of Manitoba, Fort Garry campus, 1931-1932.



Jacob Crowley Company sewing machine room, 138 Portage Avenue, ca.1940. (Manitoba Museum, in “The Winnipeg Garment Industry, 1900-1955,” [Winnipeg, MB: Manitoba Historic Resources Branch, 1989], p. 187)

Power Building

428 Portage Avenue

Recommendation to be put on the List of Historical Resources (City Council decision pending)

The growth in the electrification of the Province of Manitoba increased dramatically after World War I and one of the major beneficiaries was the Winnipeg Electric Company (WEC), founded in 1892 as the Winnipeg Electric Street Railway Company. Originally organized to provide streetcar service to Winnipeggers, the company became a powerful monopoly in the supply of electrical power.

With the increased use of electrical power in homes across North America in the 1920s, came the invention of new and useful appliances and the WEC sought to take advantage of this growing market by selling appliances. Needing modern retail space, the company leased most of the ground floor of a large retail/office structure built on the southeast corner of Portage Avenue and Vaughan Street in 1928.

The Power Building, as it would be named, is a six storey building designed by local architectural firm Pratt and Ross and built by Carter-Halls-Aldinger Company at a cost of \$345,000. Completed just before the Great Depression, it provided space for the WEC on the ground floor, additional retail space off Vaughan Street and six floors of modern office space occupied by a wide range of tenants and businesses. The WEC vacated the building in the mid-1950s.

The building's design is based on the Modern Gothic or Late Gothic Revival Style, popular in North America beginning in the early 1900s, but refined in the 1920s with the advent of reinforced concrete. The style is noted for its



428 Portage Avenue, Power Building



Portage Avenue, ca. 1932 with (left to right): the Bank of Montreal Building, the Power Building and the Hudson's Bay Company Store (Archives of Manitoba)



428 Portage Avenue, Power Building

vertical emphasis, pointed arches and smooth surfaces. There are only a few examples of the style in Winnipeg's downtown, the Power Building is one of the better designs.

The front (north) façade's main floor has been significantly altered over the years, divided into five bays with the main entrance set beneath stepped, pointed arches. The upper storeys are much more original, stepped stone pilasters divide the elevation into bays, each pilaster embellished with stylized lettering on the fifth and sixth floors. The flat roof is highlighted by raised pilaster heads and parapet for a crenellation effect. The Vaughan Street façade is a continuation of the design of the front.

The interior has been nearly completely renovated over time as changes in tenancy occurred. The rear staircase appears to be original and intact.

Miller, Morse and Company Building

317 McDermot Avenue

Recommendation to be put on the List of Historical Resources (City Council decision pending)

Miller, Morse and Company, wholesale hardware dealers, was founded in 1881 in Winnipeg by Hyman Miller (1856-1913) and Fred W. (1860-1905) and Frank Morton Morse (1861-1931).

Expanding rapidly, the firm soon outgrew its first headquarters and built and then added to new facilities on Princess Street. But once again this proved too small and in 1904, it built a massive, \$105,000 warehouse at the corner of McDermot Avenue and Adelaide Street, five storeys in height and over 36,000 cu. metres of interior space.



317 McDermot Avenue, Miller, Morse and Company Building

The structure is built using the common mill construction system- solid exterior brick walls, wood plank subfloors supported by wood beams and posts and resting on a heavy stone foundation. Stylistically, it features elements of the popular Romanesque Revival style- rough textures of brick and stone, minimal ornamentation, symmetry, arched openings and flat roofs.

The two main façades, south and west, are similarly designed, with raised stone clad foundation walls, common clay brick walls, arched and rectilinear openings on all floors with stone accenting and a roof highlighted by corbelled

brick and raised elements at the southeast, southwest and northwest corners. The multiple personnel and loading entrances on both elevations are set in stone frames. The east façade faces a back lane and the rear of the original building is now hidden by a large concrete addition built in 1954. Although some of the original openings have been altered, much of the exterior is original.

The interior is a mix of original and renovated space, but its use of double beams and multiple post configurations underline the importance given to structural strength by the original owners.

Miller, Morse and Company remained active on McDermot Avenue until its sale to competitor Marshall-Wells Company in 1927. The building was sold soon after to the Manitoba Liquor Control Commission, which used the building as its corporate headquarters and warehouse until 1964. At that time, the building was sold and renamed the Apparel Mart Building, occupied by a number of clothing-related businesses. Today, Richlu Sportswear Manufacturing occupies the building.



Two examples of heavy reinforced construction at the Miller, Morse and Company Building, in the basement (left) and 2nd floor (right)

Manitoba Telephone System- Garry Exchange

474 Hargrave Street

Recommendation to be put on the List of Historical Resources (City Council decision pending)

The Manitoba Telephone System was created in 1908 when the provincial government purchased the interests of the Bell Company and organized the Manitoba Government Telephones, Canada's first provincially-owned system.

In 1910, as the system expanded rapidly, the organization moved to increase its network by constructing several new downtown telephone exchange buildings. On Hargrave Street (then known as Charlotte Street) at McDermot Avenue, the government built a corporate headquarters and telephone exchange building that went into operation on January 8, 1911.

The building is designed in the Neo-Classical or Classical Revival Style, popular from 1900 into the 1930s with its layout and ornamentation based on Greek and Roman examples.

The building has two main façades, north and east, which received similar ornamental treatment. The raised foundation wall is clad in rough-cut stone with smooth-cut stone above leading to the dark red brick walls of the upper floors. The central entrance of the north façade is set in an ornate smooth stone frame with rounded pediment and other carved stone embellishments while the east entrance features an angular pediment and stone detailing. The upper floors feature banks of windows in rectilinear openings accented with stone and a flat roof with complete entablature with heavy overhanging cornice and a swan neck pediment on the north side.

The building has been converted into residential suites, removing or covering original materials and layouts.



474 Hargrave Street, Manitoba Telephone System – Garry Exchange



Garry Telephone Exchange, Charlotte Street, ca.1911. (Archives of Manitoba, "Manitoba Telephone System Collection- I-I")

Bradburn Block

410 Portage Avenue

Recommendation to be put on the List of Historical Resources (City Council decision pending)

The Bradburn Block is another excellent example of the type of mixed use structure built along Winnipeg's premier commercial thoroughfare, Portage Avenue, both before and after World War I and demand for modern retail and office space peaked.

The brick building was completed at a cost of \$68,000 in 1922, designed by well-known local architect William Fingland and built by W.A. Irish. It stands two storeys tall on the southeast corner of Portage Avenue and Kennedy Street and measures approximately 26.4 x 27.1 x 13.4 metres. Although the ground floor has seen extensive renovations, the upper storey has remained unaltered except for newer window units.

It was originally owned by the Bradburn Investment Company, founded by Hector H. Bradburn (1872-1958), which owned the property into the 1950s. Tenancy in both the retail and office space has been varied.



Hector H. Bradburn, ca.1911. (Reproduced from C. W. Parker, ed., Who's Who in Western Canada: A Biographical Dictionary of Notable Living Men and Women of Western Canada, Volume I [Vancouver, B.C.: Canadian Press Association, 1911])



410 Portage Avenue, Bradburn Block

Four buildings evaluated in 2015 were designated in 2016.

Merchants Hotel (Steiman Block)

541 Selkirk Avenue

List of Historical Resources (January 12, 2016)

With the following heritage elements:

Exterior:

- The rectangular three-storey Classical Revival Style building located on a corner lot with two primary facades of Menominee brick;
- The largely original upper floors of the south and east facades featuring symmetrical bays separated by pilasters, each containing a trio of double-hung windows, all topped by a modillioned cornice, decorative entablature and stepped parapet with stone coping;
- The north (rear) and west facades much plainer in design;
- The rectangular window openings throughout, many embellished with stone lug sills; and
- Details including a modest main floor pediment and cornice, south-facing flag pole and limestone accenting throughout.



541 Selkirk Avenue, Merchants Hotel (Steiman Block)

Interior:

- None

For history, see *The Year Past, 2015*

Winnipeg Hotel

214 Main Street

List of Historical Resources (January 27, 2016)

With the following heritage elements:

Exterior:

- Three-storey brick and stone building with flat roof located midblock on the west side of Main Street south of St. Mary Avenue, its main façades facing east onto Main Street, its south façade facing a large building, its north



214 Main Street, Winnipeg Hotel

façade facing a vacant lot/parking lot and its rear (west) façade facing a back lane;

- The front (east) façade with its centrally located, raised main entrance topped by a large arched window, second storey windows in arched openings with stone lug sills, pilasters with stone capitals at either end and a stone belt course, third storey windows in rectilinear openings with stone lug sills, the central opening framed by paired attached columns leading to bracketing for the pediment at roof level and a roofline highlighted by an ornate metal entablature with bracketing, floral embellishments and the words “THE WINNIPEG”;
- The common clay brick walls with windows in rectilinear and arched openings and stone and wood sills of the south and north façades; and
- The rear (west) façade with its rusticated stone base, common clay brick wall with windows and doors in arched openings with stone lug sills.

Interior:

- Third floor leaded glass.

For history, see *The Year Past*, 2015

MacDonald Block (Commercial Hotel)

226 Main Street

List of Historical Resources (January 27, 2016)

With the following heritage elements:

Exterior:

- Three-storey brick building with flat roof located mid-block on the west side of Main Street south of St. Mary Avenue, its main façade facing east onto Main Street, its south façade facing a vacant lot, its north façade hidden by the neighbouring building and its rear (west) façade facing a back lane;
- Its main (east) façade with its upper storeys clad in polychromatic brick, divided into two bays by a centrally-place brick pilaster, a second brick pilasters at the south end and windows in thin roundheaded openings under larger segmental brick arches (some with patterned brickwork) on the second floor and windows in pointed headed openings with layered brick arches on the top floor, a metal fire



224 Main Street, MacDonald Block (Commercial Hotel)

escape along the south end and an ornate metal cornice at the roofline;
and

- Its uninterrupted common clay brick south façade.

Interior:

- Ornamental tin clad light well.

For history, see *The Year Past*, 2015

Fortune Block

232 Main Street

List of Historical Resources (January 27, 2016)

With the following heritage elements:

Exterior:

- Three-storey brick building with flat roof located on the southwest corner of Main Street and St. Mary Avenue, its main façades facing east onto Main Street and north onto St. Mary Avenue, its south façade hidden by the neighbouring buildings and its west façade facing a back lane;
- Its main facades (east and north) with entrance and display windows along the east façade and wrapping around the northeast corner, the upper floors with their windows in round-headed openings (some paired) under larger segmental brick arches on the second floor and pointed headed, either single or triple openings, with layered brick arches on the top floor, polychromatic brick accenting, raised brick pilasters, metal fire escape (north) and an unadorned brick parapet;
- The small paired windows on the ground floor of the north façade; and
- Its rear (west) façade partially covered by a one-storey addition with metal fire escape.



232 Main Street, Fortune Block

Interior:

- Ornamental tin ceiling;
- Coffered ceiling of third floor skylight;
- Primary staircase on the south side from the ground floor to the third floor; and
- Ornamental moulding in hallways and around windows and doors.

For history, see *The Year Past*, 2015

The Committee conducted site tours of 17 buildings in 2016:

- 661 Main St. – Calder (Kaplan) Building
- 308 Fort St. – Vendome Hotel
- 224 Notre Dame Ave. – Argyle Block
- 428 Portage Ave. – Power Building
- 287 Garry Street – Garrick Hotel
- 317 McDermot Avenue – Miller, Morse & Company Building
- 200 Princess Street – Toronto Hide & Wood Company Building
- 474 Hargrave Street – Manitoba Telephone System – Garry Exchange
- 448 Hargrave Street – Clark Brothers Warehouse
- 166 Portage Avenue – Manitoba Telephone System Building
- 410 Portage Avenue – Bradburn Block
- 306 Ross Avenue – Leadlay Building
- 80 Lombard Avenue – Thomas Black Building
- 55 Princess Street – Winnipeg Hydro Showroom
- 138 Portage Avenue – Keewayden Building
- 283 Portage Avenue, Sterling Bank Building
- 353 St. Mary Avenue, St. Mary’s Roman Catholic Cathedral



Part of the front façade of the Maycock Block, 586 Main Street

SUMMARY OF 2016 EVALUATIONS, RECOMMENDATIONS & DESIGNATIONS

ADDRESS	NAME	RECOMMENDATION	STATUS	DATE LISTED
611 Main Street	Corbett Block	To add to the List of Historical Resources	Designated	April 12, 2016
662 Main Street	Bell Hotel	To add to the List of Historical Resources	Designated	April 12, 2016
374 Donald Street	Aldous Building Annex	To add to the List of Historical Resources	Designated	May 10, 2016
376 Donald Street	Aldous Building	To add to the List of Historical Resources	Designated	May 10, 2016
388 Donald Street	Phoenix Block	To add to the List of Historical Resources	Designated	May 18, 2016
308 Fort Street	Vendome Hotel	To add to the List of Historical Resources	Designated	Sept. 20, 2016
224 Notre Dame Avenue	Argyle Block	To add to the List of Historical Resources	Designated	Sept. 20, 2016
370 Donald Street	Bell Block	To add to the List of Historical Resources	Designated	Oct. 11, 2016
586 Main Street	Maycock Block	To add to the List of Historical Resources	Designated	Oct. 11, 2016
596-598 Main Street	Guest Block	To add to the List of Historical Resources	Designated	Oct. 11, 2016
600 Main Street	McKerchar Block	To add to the List of Historical Resources	Designated	Oct. 11, 2016
448 Hargrave Street	Clark Brothers Warehouse	To add to the List of Historical Resources	Designated	Dec. 5, 2016
353 St. Mary Avenue	St. Mary's Roman Catholic Cathedral	To add to the List of Historical Resources	Pending	
283 Portage Avenue	Sterling Bank Building	To add to the List of Historical Resources	Pending	
98 Albert Street	Reliable Service Station	To add to the List of Historical Resources	Pending	
287 Garry Street	Garrick (Wellington) Hotel	To add to the List of Historical Resources	Pending	
80 Lombard Avenue	Thomas Black Building	To add to the List of Historical Resources	Pending	
200 Princess Street	Toronto Hide and Wool Company Building	To add to the List of Historical Resources	Pending	
138 Portage Avenue	Keewayden Block (Jacob-Crowley Building)	To add to the List of Historical Resources	Pending	
428 Portage Avenue	Power Building	To add to the List of Historical Resources	Pending	
317 McDermot Avenue	Miller, Morse and Company Building	To add to the List of Historical Resources	Pending	
474 Hargrave Street	Manitoba Telephone System – Garry Exchange	To add to the List of Historical Resources	Pending	
410 Portage Avenue	Bradburn Block	To add to the List of Historical Resources	Pending	

SUMMARY OF 2016 REQUESTS TO DE-LIST AND DEMOLISH

None

DESIGN REVIEW PROJECTS

In 2016 the Committee was involved in the review and support of a number of projects involving heritage resources throughout the City (see Appendix A for a complete list of projects).

Highlights for this year include:

William Milner Residence, 51 Balmoral Street – This adaptive reuse project converted a 1909 historic home into a daycare centre and involved the retention and temporary raising the house above its existing foundation in order to demolish the foundation and construct a new one in order to reduce the original elevation of the house. The front west facing porch and a portion of the masonry cladding were also deconstructed during this process to be salvaged and reinstalled.



51 Balmoral Street, Milner Residence, raised off its original foundation, July 2016

Scott Block, 272 Main Street – Various interior and exterior alterations were undergone for the rehabilitation of this existing 5-storey office building into main floor commercial and above floor residential use. Work included new mechanical system, repointed masonry exterior and the installation of replacement windows and new skylight.



55 Pavilion Crescent, Assiniboine Park Pavilion, gutted 3rd floor

Assiniboine Park Pavilion, 55 Pavilion Crescent – Roof alterations, building envelope upgrades, and an entire redesign of the building's 3rd floor interior assisted the rejuvenation of the gallery space after some unfortunate water damage was discovered in the building. The work also involved the repair and restoration of windows that were covered during a 1998 restoration which are now open to allow for natural light in the space.

Wesley Hall at the University of Winnipeg, 515 Portage Ave – Tucked in behind Wesley Hall, this new addition to the north façade of the historic building involved altering existing windows in Convocation Hall into new doorways in order to adjoin the two buildings. The addition envelopes a portion of the exterior masonry wall of Wesley Hall which has been left exposed on the interior.



381 Sherbrook Street, Sherbrook Pool with its newly renovated interior

Sherbrook Pool, 381 Sherbrook Street – Functioning as it was originally intended after various interior alterations, this City-owned historical building is now open to the public.

Smart Bag Co. Building, 145 Pacific Ave – A new 4-story addition to an existing resource was built to accommodate a new Sport for Life Centre. Alterations to the historic building included selective demolition to the exterior west wall to adjoin the new addition and masonry repointing.



Architect's rendering of the Sport for Life Building, 145 Pacific Avenue

2016 HIGHLIGHTS

Beyond evaluating buildings and reviewing proposed alterations the Historical Buildings and Resources Committee was involved in a number of other initiatives in 2016.



Neglected houses in the 300 block of Langside Street just prior to demolition, 2007

The Committee, along with personnel from a number of City departments, has been working to create a system prevent “Demolition by Neglect.” In May 2016, Council enacted amendments to the Vacant Buildings By-law No. 1/2008 and the Neighbourhood Liveability By-law No. 79/2010 that strengthen maintenance standards for heritage resources and other vacant or occupied buildings. Demolition by neglect is an on-going concern for our city’s heritage resources. In some cases, a lack of general maintenance by building owners causes irreversible damage that leads to no other viable option but demolition, and as a result, a depletion of our heritage resources.

The Committee has continued its work with the Province of Manitoba’s Historic Resources Branch to develop and share information regarding archaeological sites within the City of Winnipeg. This will assist in future development and the protection of the City’s historical artefacts.

In 2016, the Committee improved the administration and delivery of its main heritage funding program, the Gail Parvin-Hammerquist Fund. This year, the Fund was able to financially assist several important heritage initiatives:

- Bate Building (221 McDermot Avenue) – funds were approved for the repair and restoration of the buildings windows and cornice;
- St. Edward’s Roman Catholic Church (836 Arlington Street) – funds were approved for work to restore the building envelope;

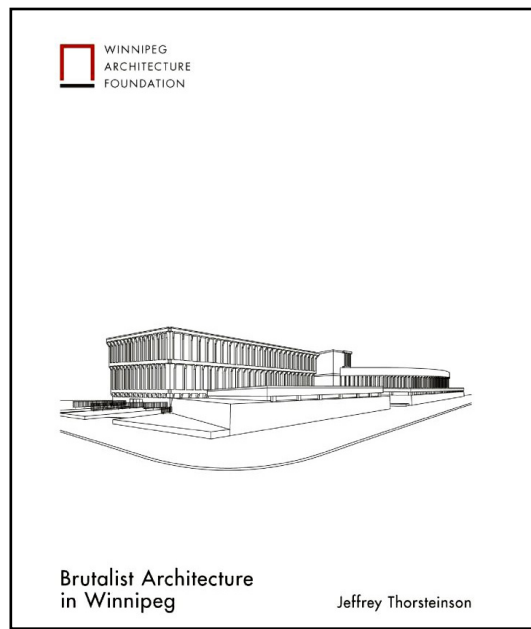
- Kilgour Block (181 Bannatyne Avenue) – funds were approved to assist in the exterior masonry repairs;
- Confederation Life Building (457 Main Street) – funds were approved for work to restore the masonry walls;
- Swiss Building (137 Bannatyne Avenue) – funds were approved to assist the foundation assessment and restoration of select masonry walls;
- Telegram Building (70 Albert Street) – funds were approved for the repair and restoration of existing windows;
- St. Boniface Museum (494 Tache Avenue) – funds were approved for a structural assessment report on the building’s roof;
- Bank of Commerce (389 Main Street) – funds were approved for work to preserve and rehabilitate the tapestry wall covering in the Tapestry Room;
- E.J. Blaise House (315 Victoria Avenue E, Transcona) – funds were approved for work to preserve the exterior cladding and restore selected storm windows;
- Doors Open Winnipeg, 2016 – funds towards Heritage Winnipeg’s “Doors Open Winnipeg”, a free weekend event showcasing approximately 80 heritage buildings and sites;
- Winnipeg Architecture Foundation – WAF will use the grant money to complete studies on Winnipeg’s architectural history and programming throughout the city; and
- Friends of Dalnavert Museum Inc. – Funding for the travelling exhibition, “Sir John A. MacDonald: Rare and Intriguing Treasures”



181 Bannatyne Avenue, Kilgour Block, repaired masonry on the front (south) façade



494 Tache Avenue, St. Boniface Museum



One of the Winnipeg Architecture Foundation’s many fine publications on the City’s architectural history

APPENDIX A

2016 PERMITS REVIEWS

The Historical Buildings and Resources Committee issued 37 Heritage Permits in 2016.

HP No.	Building Name	Address	Work	Date Issued
1-2016	Chamber of Commerce Building	177 Lombard Avenue	Ext signage	January 6, 2016
2-2016	Toronto Type Foundry Building	175 McDermot Avenue	Signage installed without a permit	N/A
3-2016	Galpern (Porter) Building	165 McDermot Avenue	Exterior alterations – replacement of main floor windows and new openings for new window installations	January 21, 2017
4-2016	Princess St Warehouse	104 Princess Street	Window glazing repairs and repainting	February 3, 2016
5-2016	Assiniboine Park Pavilion	55 Pavilion Crescent	Exterior alterations – window repairs	February 4, 2016
6-2016	Canadian Fairbanks-Morse Co. Warehouse	300 Princess Street	Heritage review for phased exterior alterations	February 29, 2016
7-2016	Wesley Hall, University of Winnipeg	515 Portage Avenue	New 2-storey addition	March 11, 2016
8-2016	Carnegie Library	380 William Avenue	Exterior conduit installation	March 22, 2016
9-2016	Milner Residence	51 Balmoral Street	Rehabilitation – involving demo of exist foundation only and salvaging of specified building materials for reinstallation	April 5, 2016
10-2016	C.P.R. Station	181 Higgins Avenue	Main floor window repair and restoration	April 28, 2016
11-2016	Ashdown's Hardware Store	211 Bannatyne Avenue	Lead abatement	May 3, 2016
12-2016	Macdonald Shoe Store	492 Main Street	Approval in-principle for exterior alterations	May 3, 2016
13-2016	Glengary Block	290 McDermot Avenue	New signage	May 9, 2016
14-2016	Laura Secord School	960 Wolseley Avenue	New 2-storey addition	May 13, 2016
15-2016	Ashdown's Hardware Store	211 Bannatyne Avenue	Lead abatement	May 24, 2016
16-2016	C.P.R. Station	181 Higgins Avenue	Entry door restoration	May 27, 2016

17-2016	Kildonan Presbyterian Church	201 John Black Avenue	Re-roofing	June 2, 2016
18-2016	Scott Block	272 Main Street	Rehabilitation	June 27, 2016
19-2016	Walker Theatre	364 Smith Street	Mechanical alterations	June 17, 2016
20-2016	James Avenue Pumping Station	109 James Avenue	Approval in-principle for a conceptual rehabilitation proposal	June 27, 2016
21-2016	Merchant's Building	250 McDermot Avenue	Mechanical alterations	June 21, 2016
22-2016	Ross House Museum	140 Meade Street	Log chinking, window and door repairs	June 21, 2016
23-2016	Sir J.A.M. Aikins House	630 Westminster Avenue	Porch and stair restoration	June 23, 2016
24-2016	Assiniboine Park Pavilion	55 Pavilion Crescent	Mechanical upgrades	July 4, 2016
25-2016	Galpern (Porter) Building	165 McDermot Avenue	Installation of entry devices	Withdrawn
26-2016	Milner Residence	51 Balmoral Street	Rehabilitation	July 15, 2016
27-2016	Ashdown's Store Warehouse	211 Bannatyne Avenue	Lead abatement	July 22, 2016
28-2016	St. Vital Library	6 Fermor Avenue	Approval in-principle building envelope and accessibility upgrades	July 19, 2016
29-2016	Galpern (Porter) Building	165 McDermot Avenue	New signage	July 25, 2016
30-2016	Smart Bag Co. Building	145 Pacific Avenue	Work to remove an existing areaway	August 11, 2016
31-2016	Public Press Building	290 Vaughan Street	Exterior masonry repairs	August 11, 2016
32-2016	Kilgour Block	181 Bannatyne Avenue	Exterior masonry repairs	August 11, 2016
33-2016	Earl Grey School	340 Cockburn Street	Mechanical alterations	August 11, 2016
34-2016	Travellers Building	283 Bannatyne Avenue	Rooftop alterations	November 29, 2016
35-2016	Rothsay Apartments	828 Preston Avenue	Structural repairs to an exterior stone-clad column	August 22, 2016
36-2016	EJ Blaise House	315 Victoria Avenue E	Exterior painting and new storm windows	August 30, 2016
37-2016	Fortune Block	232 Main Street	Roof repairs and new skylight	September 7, 2016

38-2016	West Gate	0 Cornish Avenue	Cleaning and repainting of the iron gate portions	September 19, 2016
39-2016	Winnipeg City Hall, Council Building	510 Main Street	Interior main and second floor alterations	September 23, 2016
40-2016	Cornish Library	20 West Gate	Refinishing of the exterior entry door	September 26, 2016
41-2016	Peck Building	33 Princess Street	Masonry and cornice repairs	September 20, 2016
42-2016	Sherbrook Pool	381 Sherbrook Street	New signage	November 30, 2016
43-2016	Ross House Museum	140 Meade Street	Roof repairs	December 2, 2016
44-2016	Assiniboine Park Pavilion	55 Pavilion Crescent	Building envelope upgrades	December 10, 2016
45-2016	Steiman Block (Merchant's Hotel)	541 Selkirk Avenue	New 3-storey addition to the west facade	October 25, 2016
46-2016	Bathgate Block	242 Princess Street	Exterior masonry and roof repairs	October 27, 2016
47-2016	St. Boniface Cathedral	180 Avenue De La Cathedrale	New mechanical system integration	November 25, 2016
48-2016	Ashdown's Hardware Store	211 Bannatyne Avenue	Mechanical alterations	November 15, 2016
49-2016	McBeth House	31 McBeth Street	New exterior doors	November 9, 2016
50-2016	Bradburn Block	410 Portage Avenue	Approval in-principle for a conceptual proposal for alterations	November 26, 2016
51-2016	Arthur Building	88 Arthur Street	Approval in-principle for new interior storm windows	November 25, 2016
52-2016	EP Leacock House	442 Scotia Street	Structural investigative work	December 12, 2016
53-2016	Scott Block	272 Main Street	Rooftop alterations	December 16, 2016
54-2016	RJ Whitla and Co. Building	70 Arthur Street	Main floor lobby upgrades	December 21, 2016
55-2016	Seven Oaks Museum	115 Rupertsland Blvd	Maintenance work	December 18, 2016
56-2016	James Avenue Pumping Station	109 James Avenue	Replacement windows	December 22, 2016

In 2016, the Historical Buildings and Resources Committee continued developing the content of the Heritage Conservation component of the City of Winnipeg's web site. Users can search the Heritage Conservation pages for a specific architect, building or street address, as well as reference program objectives.

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



A World War I-era postcard showing streetscapes and buildings in Winnipeg.



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 Planning and Land Use Division
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