



510 MAIN STREET

WINNIPEG CITY HALL

City of Winnipeg
Historical Buildings Committee
Researcher: M. Peterson
April 2014

510 MAIN STREET – WINNIPEG CITY HALL

Winnipeg's first City Hall was officially opened in March 1876, the brick structure costing nearly \$40,000 to complete (Plate 1), one of only a few substantial structures in the City that had incorporated two-and-a-half years earlier.¹ But the structure had been built over a poorly filled Brown's Creek. The fill could not hold the weight of the building and cracks began to appear shortly after it opened. An addition was completed in the winter of 1882-1883 but it too was poorly built. The entire structure had to be propped up because of these structural problems, ultimately being torn down in April 1883.²

The second City Hall, the famous "Gingerbread" building, was erected amid controversy between 1884 and 1886. Debate over location, construction materials, architect fees and other problems kept the building in the local papers throughout its construction. However, the completed structure was well-built and served the civic government and the citizens of Winnipeg for nearly 80 years (Plates 2 and 3).³ Three years later the City Market Building was completed to the west of City Hall adding a major retail element to the area (Plate 4).

In 1913, a City of Winnipeg committee recommended replacing this City Hall, a competition was held and a winner from Regina, Saskatchewan, architects Clemesha and Portnall, was declared (Plate 5). But global economic downturn and the escalation of conflict leading to World War I halted any major construction plans and this new city hall building was never built.

It would be nearly a half century before the City entertained thoughts of building a new City Hall and it took nearly two decades to complete the project due to a combination of political events and personalities.

¹ Alexander Begg and Walter R. Nursey, Ten Years in Winnipeg (Winnipeg, MB: Times Printing and Publishing House, 1879), pp. 127-128.

² Alan F.J. Artibise, "Winnipeg's City Halls 1876-1965," in Manitoba Pageant, Volume 22, Number 3 (Spring 1977), online version, October 13, 2012.

³ Loc. cit.

The push for a new civic centre came, as did the 1913 plan, from a rise in population and the desire by city leaders to provide modern facilities for the growing civic government and its expanding services. A Special Committee was struck in 1947 to take charge of the planning and construction of a new City Hall. After a two-year study, the Committee recommended locating the new centre at either the northeast corner of Broadway and Osborne Street or near its present Main Street location. No action was taken on this recommendation or a similar one made in 1954 that suggested the Main Street site for the new building.⁴

In June of 1956, Mayor George Sharpe wrote to Premier Douglas Campbell, asking for a gift of land at Broadway and Osborne Street for a new city hall complex. The Premier agreed in October 1956 just as the citizens of Winnipeg elected their first “immigrant” mayor, Stephen Juba. The charismatic Juba championed many projects and events to heighten Winnipeg’s international exposure and to modernize its facilities.⁵ After taking office in early 1957, Juba launched a campaign to get support from Council and then ratepayers for a new city hall, to be part of a \$31.2 million, 10-project public works plan to be financed through a money by-law.⁶

To prove his point that a new city hall was necessary, Mayor Juba took local reporters on a tour of the deteriorating City Hall, prompting one writer to describe it as “a nightmare of decrepitude – a place where rust and rot have been gathering and amassing for over 70 years.”⁷

Over the next month, Mayor Juba negotiated with the Provincial government (he maintained his seat in the Manitoba Legislature until 1959)⁸ and in July 1957, it was announced that the citizens of Winnipeg would vote to decide their preferred location for a new facility between the Broadway

⁴ Western Construction and Building, September 1964, p. 13.

⁵ J.M. Bumsted, Dictionary of Manitoba Biography (Winnipeg, MB: University of Manitoba Press, 1999).

⁶ Winnipeg Free Press (below as WFP), January 29, 1957, p. 3, March 20, 1957, p. 3 and July 12, 1957, p. 3. WFP, May 4, 1957, p. 3 – from February to May, Juba also negotiated with Great West Life Assurance Company for the lease/purchase of its three buildings on Lombard Avenue, #177, 185 and 191. The cost of converting them into council and administration space proved too high and the scheme was abandoned.

⁷ WFP, May 17, 1957, pp. 1 & 4. The reporter went on to quote City Engineer W.D. Hurst’s 1951 report in which he stated, “I must advise council that the continued occupation of this building must be at council’s risk.”

⁸ J.M. Bumsted, *op. cit.*

and Main Street sites. The final price, including a new building and associated costs, was reported to be \$6.4 million at the Broadway site and just over \$7 million on Main Street.⁹ The announcement from the mayor also came with an unnamed architect's "conception of what a new city hall would look like"¹⁰ (Plate 6).

In October, a \$6 million money by-law was passed by 79% of Winnipeg voters to build the new City Hall and slightly over 60% voted in favour of the Broadway site. It is interesting to note that during the next 3½ years of often heated debate by politicians, citizen, business groups and individuals, questions over the cost of the new complex rarely arose.

A national competition was announced for the final design in 1958, with over 200 submissions received.¹¹ In the meantime, the provincial election saw the governing Liberals defeated and the Conservatives under Dufferin "Duff" Roblin form a minority government who were not as anxious to have the new City Hall built near the Legislative Building. Premier Roblin's government began to push for a massive urban renewal project in downtown Winnipeg, specifically the Point Douglas area and sought to have the new City Hall as part of this larger scheme. The design competition announced its six finalists in early January 1959, asking for final submissions by June for the Broadway site.¹²

Just weeks later, Premier Roblin met with City Councillors and promised extra money for the new civic centre if it were built as part of his Point Douglas redevelopment, although also stating that the Broadway site was still available.¹³ City Council agreed to spend \$10,000 to study the Point

⁹ WFP, July 19, 1957, pp. 1 & 2.

¹⁰ WFP, July 19, 1957, p. 3.

¹¹ Western Construction and Building, Vol. 10, No. 6 (June 1958), p. 9; and Winnipeg Architecture Foundation website, 2013. Judges for the competition were: Pietro Belluschi, Dean of Architecture at the Massachusetts Institute of Technology; Ralph Rapson, head of the school of architecture at the University of Minnesota; Alfred Roth, Dean of Architecture at the Federal Institute of Technology in Zurich; Peter M. Thornton, associate of the Royal Institute of British Architects; and Eric W. Thrift, director of the Metropolitan Planning Commission for Greater Winnipeg.

¹² WFP, January 6, 1959, p. 3. The six firms/individuals chosen as finalists included 10 University of Manitoba graduates, two Winnipeg firms, three from Ontario and one from B.C.

¹³ WFP, January 19, 1959, p.3, February 6, 1959, p. 3. Roblin admitted that the Broadway site as still available.

Douglas renewal project and postponed the deadline for final design submissions until after the report was completed.¹⁴

Late April of 1959 saw Roblin's minority government defeated and then two weeks later win a majority in the Legislature strengthening his mandate and power. In June, a panel comprised of local architect B.H.G. Moody, E.W. Thrift, director of the Metropolitan Planning Commission and Toronto architect Anthony Adamson, suggested that neither Main Street nor Broadway were the best location for the new civic centre, publishing a new scheme that saw City Hall built on King Street with a plaza running east to the riverbank which became known popularly as the "Adamson Plan" (Plate 7). The plan was immediately supported by the provincial government.¹⁵

It was also in June that Premier Roblin first introduced the idea of an arts and culture centre for the City, a grouping of modern structures housing the ballet, symphony orchestra, Manitoba Theatre Centre and museum.¹⁶ For the remainder of 1959 and much of 1960, this development became intertwined with the debate over the location of the new City Hall complex. The Premier promised to pay for a \$1.5 million arts complex in 1960 if the City would agree to build their new civic centre on Main Street. Mayor Juba was unsuccessful in getting this offer in writing from the Premier's office and from this point, the two developments progressed separately; the arts complex became Manitoba and Canadian centennial projects in the years following.¹⁷

In July 1959, weighing all its options, political and financial, City Council unanimously approved the Broadway site for the new city hall and requested designs from its six design finalists by year's end. But the Winnipeg Downtown Business Association went public with its opposition to this decision, arguing the Main Street site as better for the redevelopment of downtown. Even more

¹⁴ WFP, February 24, 1959, p. 2 and March 4, 1959, p. 4; and Western Construction and Building, Vol. 11, No. 6 (June 1959), p. 114.

¹⁵ WFP, June 15, 1959, pp. 1 and 4.

¹⁶ WFP, June 26, 1959, p. 3.

¹⁷ WFP, June 7, 1960, pp. 1 and 5 and June 11, 1960, p. 6.

troubling for the Broadway site was the Canadian Legion's opposition, the group wanting to create a Memorial Park from Broadway to its York Avenue Cenotaph.¹⁸

Despite this, in December 1959, the City announced with great fanfare the winning design by Green Blankstein Russell and Associates for the new City Hall complex on Broadway. The plan called for a two-building complex with a taller administration structure and a two-storey building with a rolling concrete roof for council and space for the public to access staff (Plates 8 and 9).¹⁹ Once again, a major announcement "finalizing" the plan for a new complex was followed by several months of public debate over its location. But this was further complicated by the passing of Provincial Bill 62 establishing the Metropolitan Corporation of Greater Winnipeg in March.

Coming out of World War II, the Province began to study Winnipeg and the surrounding jurisdictions in an attempt to modernize their relationships and foster more planned and area-wide development and growth. The 1960 legislation created a new level of government (only the second of its type in North America) and was comprised of 10 pie-shaped divisions, each division including part of the old City of Winnipeg and one or more of the surrounding municipalities. The elected representative of each division sat on its Council and the chairman was appointed by the Provincial Government. The new "Metro Government" as it became known, had jurisdiction over a wide range of services including water supply & distribution, public transportation, airport facilities, hydro, sewage disposal, arterial streets, civil defence, flood control, mosquitos, courts, jails, welfare, regional planning, zoning, parks, river pollution and area-wide assessment.²⁰

The idea, in a time of urban expansion, was an equalization of costs and revenues between Winnipeg and the suburbs – a sharing of services that affected the entire region. Unfortunately, while the Metro government succeeded in bringing about this amalgamation of services, it was

¹⁸ WFP, August 31, 1959, p. 3.

¹⁹ WFP, December 16, 1959, pp. 1 and 10.

²⁰ D. Waddell, "The Origins and Development of Metro Winnipeg," in P.H. Wichern, Jr., ed., The Development of Urban Government in the Winnipeg Area. Volume One, Background Papers on Winnipeg Government and Politics (Winnipeg, MB: Manitoba Department of Urban Affairs, ca.1973), pp. 23-41; and KA. Choy, "Structural Change and Citizen Participation: The Case of Winnipeg," M.A. Thesis, University of Brandon, 1991, pp. 74-77.

unpopular with many citizens.²¹ The early years were difficult as municipal officials, employees and the new Metro government transitioned into this new centralized plan. It was also hotly opposed by many of the established councils, especially Mayor Juba in Winnipeg.

The Metro government, by virtue of some of its new responsibilities (streets, surveys and planning, for example), was brought into the City Hall location debate, much to the chagrin of Mayor Juba and many Winnipeg councillors. Winnipeg City Council re-affirmed its choice of the Broadway site in July 1960 but with the growing opposition from so many fronts, it fell to Mayor Juba to attempt to get the best deal he could for moving the complex. It was finally agreed in September that the province would pay the City \$800,000 to abandon its plans for the Broadway site (Plate 10). Shortly after, City Council hired Professor John Russell, Director of the Planning Research Centre of the School of Architecture at the University of Manitoba, to restudy the issue of location and in the words of the report's author, "...appraise the whole fabric of the City and thereby to search for an ideal location for the new City Hall."²²

Over the next four months, Russell's team studied seven sites: historic site, Main Street; Portage Avenue at Sherbrook Street; Elmwood riverbank; St. James Park, Portage Avenue; St. John's Park, north Main Street; railway property on Water Avenue and the St. Paul's College site (north side of Ellice Avenue east of Balmoral Street). The Broadway site was not included in the study. The final recommendation, submitted in February 1961, was for the St. Paul's College site (Plate 11) with the Main Street location the second choice.²³ Winnipeg's City Council rejected this recommendation and approved the second choice, at which point the new Metro Council, its chair and committee members again entered the debate, resulting in a three-month discussion over Metro's role in the process and whether it would share space in the new complex. Metro Councillor Bernie Wolfe compared sharing space in a new building to having a "built-in mother-in-law" (referring to having offices near Mayor Juba).²⁴

²¹ Ibid., pp. 29-31.

²² Letter from John A. Russell to The Special Committee on the new City Hall, City of Winnipeg, dated February 13, 1961. Thanks to G. Bugailiskis, historyworks, for sharing this document.

²³ Loc. cit.

²⁴ WFP, June 25, 1961, p. 3.

At the end of May 1961, Council Chambers on the second floor of City Hall were closed as a result of an architect's assessment that the clock tower was structurally unsound. Council met at the Legislative Building. It was, in effect, the final straw and in mid-June, the citizens of Winnipeg were shown the preliminary drawing for the new Main Street City Hall which also included setting aside the two blocks on the west side of King Street for "other buildings in a civic centre" which, according to the article, could include a Metro Building, library and/or a new police station.²⁵

In preparation for the move, the old civic offices building west of City Hall (Plate 12) was upgraded and employees began vacating the "Gingerbread" City Hall Building in March of 1962. Shortly afterward, demolition began on Winnipeg's 1880s-era City Hall (Plates 13 and 14). Once this work was completed, the new complex began to take shape through 1963 and early 1964 (Plates 15 and 16). Employees began moving into their new spaces in August 1964 as City Council voted 9 to 7 in favour of calling the new structures "Council Building" and "Administration Building."²⁶ On a cold and windy day, October 5, 1964, the formal ceremonies were held to officially open Winnipeg's new City Hall (Plate 17).

STYLE

The Modern era was...considered to encompass the years from about 1930 to about 1975; that is, from the period when a faith in a better future *independent* of the past began to take hold and find expression in a significant number of buildings, to the period when Canadians' faith in a better future untethered to the past began to fade, replaced by the *rooted* architecture of the heritage conservation and post-Modernist movements.²⁷

The City Hall complex is one of the more famous structures built in the International Style in downtown Winnipeg. Although the style dates to the early 1930s, its widespread popularity

²⁵ WFP, June 17, 1961, p. 2. The Public Safety Building and Civic Parkade were built on this property.

²⁶ WFP, August 21, 1964, p. 3 and September 15, 1964, p. 24. Council rejected the names "Legislative Building", which the new Council Building had been regularly referred to as, and "Executive Building".

²⁷ National Historic Sites of Canada System Plan: Commemorating Canada's Built Heritage of the Modern Era (Ottawa: Parks Canada, 2001), p. 4.

throughout Europe and North America did not occur until after 1950. The style is seen as a reaction to the historically based styles of the late 19th and early 20th centuries. The age of machines created a desire for a new aesthetic, one that fully utilized the new construction materials and technologies, especially steel framing and reinforced concrete.²⁸ Architects could design buildings without the need for load-bearing exterior walls – these elements became “curtains” covering the steel/concrete structural system and could be constructed almost entirely of glass, if desired. Through its use of hard, angular edges, severely plain surfaces, large areas of glass and square or rectangular modules, the style stressed material and proportionality over ornamentation. The extensive use of glass gave the style a sleek, light appearance that would, in later decades, be contrasted by the roughness and bulkiness of the Brutalist Style.

For Winnipeg, the post-World War II expansion era coincided with the rise of the University of Manitoba’s School of Architecture, which by the 1950s was graduating some of the finest young practitioners in Canada, many of whom stayed in the City to form partnerships with other graduates. This combined with the growth of Winnipeg as a regional centre and a heightened demand for modern office space. A need for headquarter buildings, an expanding economy and talented architects and firms led to the design and construction of many internationally acclaimed buildings in downtown Winnipeg, pushing the limits of the modern style.

CONSTRUCTION

The City Hall complex is comprised of two steel framed buildings connected by an underground tunnel and separated by a wide open plaza (Plate 18). Limestone from the Garson, Manitoba quarries was used for exterior cladding and other construction materials include bronze, glass block and Quebec granite.

²⁸ Identifying Architectural Styles in Manitoba (Winnipeg: Manitoba Department of Culture, Heritage and Citizenship, 1991), pp. 34-35; and L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough, ON: Broadview Press, 1992), p. 178.

Constructed from 1962-1964,²⁹ the project cost an estimated \$8.2 million and was completed 2½ months ahead of schedule. As built, it housed 4,000 civic employees in 10 departments and \$325,000 worth of new furniture was purchased, including \$83,000 for kitchen equipment.³⁰

DESIGN

The Council Building is a 2½-storey, limestone clad structure resting on a base of dark, polished granite which includes built-in benches. The north side features a centrally-placed recessed grand entrance framed by two large limestone walls interrupted by second storey window openings (Plate 19). Limestone wall of the south façade, facing William Avenue is interrupted by doorways fitted with bronze grating and full-height window openings utilizing the green-hued glass block found in openings on the west and east elevations (Plate 20).

The east and west façades are similarly designed with colonnades of unadorned columns creating three bays, the upper levels filled with the bronze screens to shade the large second storey window openings within (Plates 21 and 22). The building's ground floor window openings are partially filled with the green-hued glass block (Plates 23 and 24). The building finishes with a narrow belt of glass encircling the structure between the ceiling of the colonnade and the building, increasing the natural lighting of the interior. The roof is flat.

The Administrative Building is a seven-storey structure that features a dark, polished granite base. The main (south) façade faces the Council Building, its ground and second floor walls recessed to minimize their visual impact – a common feature of modernist design (Plate 25). The upper storeys feature a grid of wide horizontal limestone bands intersected by thinner vertical elements. The spaces created are emphasized with charcoal-coloured stone features and thin windows set in the familiar green glass block (Plate 26). The north side of the tower matches this design (Plate 27) and

²⁹ WPF, November 26, 1963, p. 3. The City decided to continue building over the winter of 1963-1964, spending \$8,300 to keep the steam heat running. Because of this decision, the project was eligible for an \$180,000 federal Winter Works Grant.

³⁰ WFP, July 15, 1964, p. 3.

there is another entrance and a loading ramp with access to the basement on this side of the building.

The building's side elevations, east and west, feature similarly designed window openings, centrally placed on each floor (Plate 28).

The other main feature of the Administration Building are the two one-storey wings located on the east and west sides of the building that run south and partially enclose the courtyard. The interior or courtyard elevations of the two wings feature peristyle colonnades (Plate 29) which originally were to feature stairways at their north ends to access public gardens on the wing's rooftops.³¹ The street side façades of the wings feature smooth dark granite bases and large openings filled with thin clear windows set in the green glass block elements and topped by modest limestone balustrades (Plate 30).

The original courtyard featured a large, centrally placed fountain and several planters. When Unicity amalgamated the surrounding municipalities in the early 1970s, ceramic crests of each of the jurisdictions were installed (Plate 31). In 2003, the firm Scatliff Miller Murray redesigned the courtyard with a smaller, off-centre fountain.³²

INTERIOR

As originally laid-out, the Council Building was finished in limestone with terrazzo floors and wood and bronze accenting. On the ground floor were the law department and city clerk's offices. The main staircase leads up to the entrance of the council chamber, a two-storey space that boasts a 200-seat gallery. The mayor's office, committee rooms and alderman's lounge were found on the second floor. The basement included a tunnel to the Administration Building (and ultimately to

³¹ Architect's plans, #7434/1962, courtesy of the City of Winnipeg.

³² Winnipeg Architecture Foundation website, 2013.

the parkade and the Centennial Concert Hall) and originally held a press room, voting tabulation rooms and a small museum.³³ The museum was never built.

Today, the basement holds the printing department as well as meeting rooms, the ground floor includes councillors' offices located on the west side and the second floor has maintained much of its original layout (Plates 32-35).

In the Administration Building, the ground floor offices located in the two wings housed the taxation and welfare departments. Today, a restaurant and public service counter are found on the west side and the clerk's department has been recently relocated to the east side (Plates 36 and 37).

INTEGRITY

The buildings stand in their original location, appear to be in good structural condition and have not suffered extensive exterior alteration.

STREETSCAPE

The City Hall complex occupies a full city block in the heart of Winnipeg's downtown on one of its busiest streets. It has, together with the modern entertainment complex across Main Street, defined this area for over 50 years. The civic government complex was expanded with the construction of the Public Safety Building and Parkade across King Street, 1965-1966 (Plate 38).

ARCHITECT/CONTRACTORS

Local partnership Green Blankstein Russell and Associates – and principal designers Bernard Brown and David Thordarson – were responsible for the design of the City Hall complex. This firm had been established in 1932 and grew to be one of the most influential designers in

³³ Architect's plans, #7434/1962, op. cit.

Winnipeg. It now operates as Stantec (see Appendix II for biographical information). The firm has received 20 points from the Historical Buildings Committee.

Bernard Peter Brown was born in Romford, Essex, Britain in 1931. After obtaining his architectural degree, he moved to Toronto to work in the office of John B. Parkin. Brown came to Winnipeg for a short time in 1958 to work on Green Blankstein and Russell Associates airport project and then moved to Winnipeg permanently to lead its design development. Brown left the firm in 1973 to work for the Manitoba Department of Public Works & Urban Affairs as its Senior Urban Project Coordinator for the Provincial Core Area Initiative. He died in 2012.³⁴

David F. Thordarson was born in Winnipeg in 1926 and graduated from the University of Manitoba Architecture Department in 1949, reportedly the first graduate of the program with an Icelandic background. Upon graduation, he went to work for Green Blankstein Russell Associates and continued there until his retirement in 1990. He died in Winnipeg in 2003.³⁵

The list of contractors and suppliers, mostly local, who worked on the complex is large and includes:³⁶

- G.A. Baert Construction (1960) Ltd. – general contractors
- Hudson’s Bay Company – carpets, drapes and furniture
- Valley City Manufacturing (Dundas, ON) – woodwork
- Cowin Steel Co. – various steel elements
- Subterranean (Canada) Ltd. – foundations, piles and caissons
- General Machine and Welding Ltd. – architectural metalwork
- Garson Limestone Co. – limestone
- Dominion Bridge – structural steel
- Anaconda Copper and Brass – architectural coppermetals
- Dowse Sash & Door Co. – architectural woodwork
- Melnyk Brothers – electrical contractors
- Shopost Iron Works – penthouse screens and other iron works
- Semans Plumbing and Heating Ltd. – mechanical contract
- Dominion Sound Equipment Ltd. – acoustic ceilings

³⁴ Winnipeg Architecture Foundation website, 2013.

³⁵ WFP, 16 December 2003, page 21

³⁶ WFP, October 5, 1964, pp. 8-13; and Western Construction and Building, September 1964, pp. 17-30.

PERSON/INSTITUTION

The City Hall complex is the seat of Winnipeg's civic government as well as the home to several important departments and their personnel. It would be difficult to find a more significant institution so intimately connected to its building.

EVENT

As the seat of civic government over the past 50+ years, many important events have been hosted or have occurred in these buildings or their courtyard.

CONTEXT

The construction of Winnipeg's new City Hall occurred during a complex economic and political period during which Winnipeg was to build, with help from both the provincial and federal governments, many of its modern structures and services that are used to the present day. It was also a time of expansion – the population grew, the local and provincial economies expanded and Winnipeg saw a sustained period of growth it had not encountered for half a century. And as with that earlier time, citizens, business leaders and politicians looked to the future with optimism and sought to make the city and its facilities as modern as possible.

The idea of a new city hall complex was never in question, despite the years of bitter dispute over its location. It was a logical step to take for a city of Winnipeg's stature, to keep it on equal footing with other mayor centres across Canada and the U.S. As the politicians and citizens rightly expected, it was the type of facility needed to take the city into the 21st century.

LANDMARK

Winnipeg's City Hall complex is one of the city's most conspicuous and well-known structures.



APPENDIX I

CITY OF WINNIPEG - Preliminary Report Assessment Record

Building Address: 510 Main Street

Building Name: City Hall & Administration Building

Original Use: government/offices

Current Use: government/offices

Roll No. (Old): 13096114900 ()

RSN: 154159

Legal Description: 8^W St. John, Plan 8086, Part Parcels 4/5

Location: west side from James Avenue to William Avenue

Date of Construction: 1962

Storeys: 2 and 7

Heritage Status: **NONE**

Construction Type: Reinforced concrete, steel, limestone

Building Permits: -SEE NEXT PAGE-

CITY OF WINNIPEG BUILDING PERMITS
510 MAIN STREET

YEAR	NO.	AMOUNT	DESCRIPTION
1962	7434		Construct new (Microfiche & plans in Storage)
1967	1052		Construct tunnel connecting City Hall complex and Centennial Concert Hall (Microfilm Roll 403)
1968	5937		Interior alterations – data centre relocation to 7 th floor, Administration Building (Microfilm Roll 158)
1974	833		Interior alterations – replace basement doors, Council Building (Microfilm Roll 603)
1977	1751		Interior alterations
1979	7385		Interior alterations (Microfilm Roll 13)
1980	7523		Interior alterations
1981	5492		Interior alterations (Plans in Storage)
1982	2031		Interior alterations (Plans in Storage)
1983	8401	\$462,000	Interior alterations (Plans in Storage)
1985	1867	\$20,000	Exterior alterations (Microfiche)
1986	5023	\$55,000	Interior alterations (Microfiche)
1987	4529	\$10,000	Interior alterations (Microfiche)
1987	7610	\$27,000	Interior alterations (Microfiche)
1987	11435	\$129,000	Interior alterations (Microfiche)
1989	2664	\$81,000	Structural framing (Microfiche)
1989	10087	\$10,000	Interior alterations (Microfiche)
1990	5005	\$67,000	Alterations
1990	9547	\$13,000	Interior alterations – basement (Microfiche)
1991	1125	\$258,000	Interior alterations (Microfiche)
1991	1809	\$11,000	Interior alterations (Microfiche)
1991	7569	\$16,000	Interior alterations (Microfiche)
1991	7721	\$4,000	Interior alterations (Microfiche)
1993	515	\$120,000	Interior alterations (Microfiche)
1995	731	\$1,500	Interior alterations
1995	4140	\$3,000	Interior alterations (Microfiche)
1995	5377	\$35,000	Interior alterations (Microfiche)
1996	4456	\$17,000	Interior alterations (Microfiche)
1996	5844	\$2,500	Interior alterations (Microfiche)
1996	6406	\$42,000	Interior alterations – basement (Microfiche)
1997	763	\$130,000	Interior alterations (Microfiche)
1998	107244	\$4,000	Interior alterations – Council Chambers
2002	234218	\$85,000	Interior alterations – add washroom to 2 nd floor, renovate 4 main floor washrooms (Plans in Storage)
2002	271110	\$207,900	Interior alterations – new elevator (Plans in Storage)
2002	281583	\$30,000	Partial permit – structural framing, elevator shaft (Plans in Storage)
2003	292174	\$215,000	Interior alterations – new multi-purpose room in basement (Plans in Storage)

YEAR	NO.	AMOUNT	DESCRIPTION
2003	292852	\$43,180	Exterior alterations – replace glass blocks, main floor, west wing, east side (Plans in Storage)
2003	293294	\$883,933	Exterior alterations – redevelop courtyard (Plans in Storage)
2003	343073	\$65,000	Interior alterations – front reception counter, Council Building (Plans in Storage)
2003	343408	\$890,000	Structural alterations – replace cooling tower on roof (Plans in Storage)
2004	107913	\$397,400	Interior alterations – renovations to restaurant space (Plans in Storage)
2005	143005	\$290,769	Interior alterations – 2 nd floor, Administration Building (Plans in Storage)
2006	108873	\$273,000	Interior alterations – 2 nd floor, Administration Building (Plans in Storage)
2006	120291	\$2,227	Interior alterations – 7 th floor, Administration Building (Plans in Storage)
2006	132139	\$5,000	Interior alterations – 2 nd floor Council Building
2007	164479	\$12,000	Interior alterations – lobby (Plans in Storage)
2008	105848	\$250,000	Interior alterations – main floor, Administration Building (Plans in Storage)
2009	105406	\$300,000	Interior alterations – 2 nd floor, Administration Building (Plans in Storage)
2009	140878	\$20,000	Exterior alterations – handrails on ramps in courtyard (Plans in Storage)
2009	148821	\$273,800	Interior alterations – 7 th floor, Administration Building, new sprinkler system (Plans in Storage)
2009	152612	\$800,000	Interior alterations – 7 th floor, Administration Building
2010	143791	\$30,000	Exterior alterations – courtyard upgrade (Plans in Storage)
2010	153335	\$700,000	Interior alterations – main floor, Administration Building, east wing (Plans in Storage)
2010	164229	\$20,000	Interior alterations – 5 th floor, Administration Building (Plans in Storage)
2012	110837	\$30,000	Interior alterations – basement, Council Building (Plans in Storage)
2012	154015	\$400,000	Interior alterations – City Clerks’ Office relocation from Council Building to Administration Building
2012	172817	\$350,000	Interior alterations – 6 th floor, Administration Building (Plans in Storage)
2013	107944	\$500,000	Interior alterations
2014	110341	\$112,250	Interior alterations – repairs to loading dock area, Administration Building (Plans in Storage)

APPENDIX II

Green Blankstein Russell Associates

This Winnipeg firm was formed in 1932 as Green and Blankstein, its principals being two Winnipeg-born and University of Manitoba Architecture graduates Lawrence John Green (1899-1969) and Cecil Nathan Blankstein (1908-1989). They were joined in 1934 by two other University of Manitoba graduates, G. Leslie Russell (1901-1977) and Ralph C. Ham 1902-1942) and became Green Blankstein Russell Ham. With Ham's death in 1942, they renamed the firm Green Blankstein and Russell, later GBR Architects, before being acquired by Stantec in 2004.

The firm started slowly, given the economic realities of the time, design modest structures in Winnipeg and Manitoba. It came to the fore in the 1940s with their design of the Wildwood Park subdivision, the first planned residential garden suburb in Western Canada.¹ Other larger commissions followed, the Shaarey Zedek Synagogue, 561 Wellington Crescent (1949) and Elizabeth Dafoe Library, University of Manitoba (1951) being two of the notable designs. The library would be one of many modern structures designed by the firm to grace the Fort Garry campus of the university.

The firm's submission in 1954 in a national competition for Ottawa's National Gallery of Canada won first place and although the structure was never built, it did underline the talent of GBR's architects and led to many large contracts – the Norquay Building (Plate 39), 401 York Avenue (1959) and the Great West Life Building, 60 Osborne Street (1959) being two of the best examples.

The company's influence continued to grow, with the design of the now demolished Winnipeg International Airport, 2000 Wellington Avenue (1964) and the joint work on the Manitoba Cultural Centre (Centennial Concert Hall, the Museum of Man and Nature and the Planetarium) in 1968.

¹ Winnipeg Architecture Foundation website, 2013.

A partial list of important buildings designed by the firm includes:

Winnipeg Auditorium (Manitoba Archives Building), 200 Vaughan Street (1932 as part of a consortium of architects)
Park Theatre, 698 Osborne Street (1936)
McKenzie Seed Warehouse, Brandon, MB (1944)
Wildewood Park and residential development (1946)
Norwood United Church, 160 St. Mary's Road (1947)
Mall Medical Building, 300 Memorial Boulevard (1948)
Shaarey Zedek Synagogue, 561 Wellington Crescent (1949)
St. Boniface Hospital addition, Tache Avenue (1950)
Nordale School, Birchdale Avenue (1952)
Main Post Office, 266 Graham Avenue (1954)
Shaarey Zedek School, Lanark Street (1955)
Dayton Building, 323 Portage Avenue (1955)
Transcona Collegiate, 1305 Winona Street (1955)
Marymound School, 442 Scotia Street (1957)
Campbell's Soup Plant, Portage la Prairie (1958)
St. George's Anglican Church, 168 Wilton Street (1958)
Polo Park Shopping Centre, Portage Avenue (1958)
Assiniboia Downs, 3975 Portage Avenue (1958)
University of Manitoba, Allen Physics Laboratory Building, Parker Chemistry Laboratory Building and Armes Lecture Building (1958-1961)
St. Paul's College and Chapel, 70 Dysart Road, University of Manitoba (1958)
Norquay Building, 401 York Avenue (1959)
University of Winnipeg (Ashdown Hall, Graham Hall and Manitoba Hall), 515 Portage Avenue (1960s)
Wheat Board Building, Main Street (1960)
Mutual Life of Canada Building (Red Cross Building), Portage Avenue (1960)
Windsor Park Collegiate, 1015 Cottonwood Road (ca.1961)
Winnipeg City Hall and Administration Building, 510 Main Street (1962-1965)
St. Andrew's College, 29 Dysart Road, University of Manitoba (1963)
Franciscan Fathers Monastery, 211 Edmonton Street (1963)
Winnipeg Winter Club, 200 River Avenue (1964)
Winnipeg International Airport, 2000 Wellington Avenue (1964) – demolished
Grace Hospital, 300 Booth Drive (1964-1967)
National Trust Building, 250 Portage Avenue (1965)
St. Nicholas Ukrainian Catholic Church, 737 Bannerman Avenue (1966)
Holy Rosary Roman Catholic Church, 510 River Avenue (1967)
Centennial Cultural Centre, 555 Main Street (1967-1968 as part of consortium of architects)
St. George Romanian Orthodox Church, 121 Harvard Avenue East (1978-1983)
Riverview Health Centre, 1 Morley Avenue (1983-1995)
Pantages Theatre, 180 Market Avenue (1991 expansion)
Winnipeg Hydro Substation No. 2, 263 York Avenue (1991)

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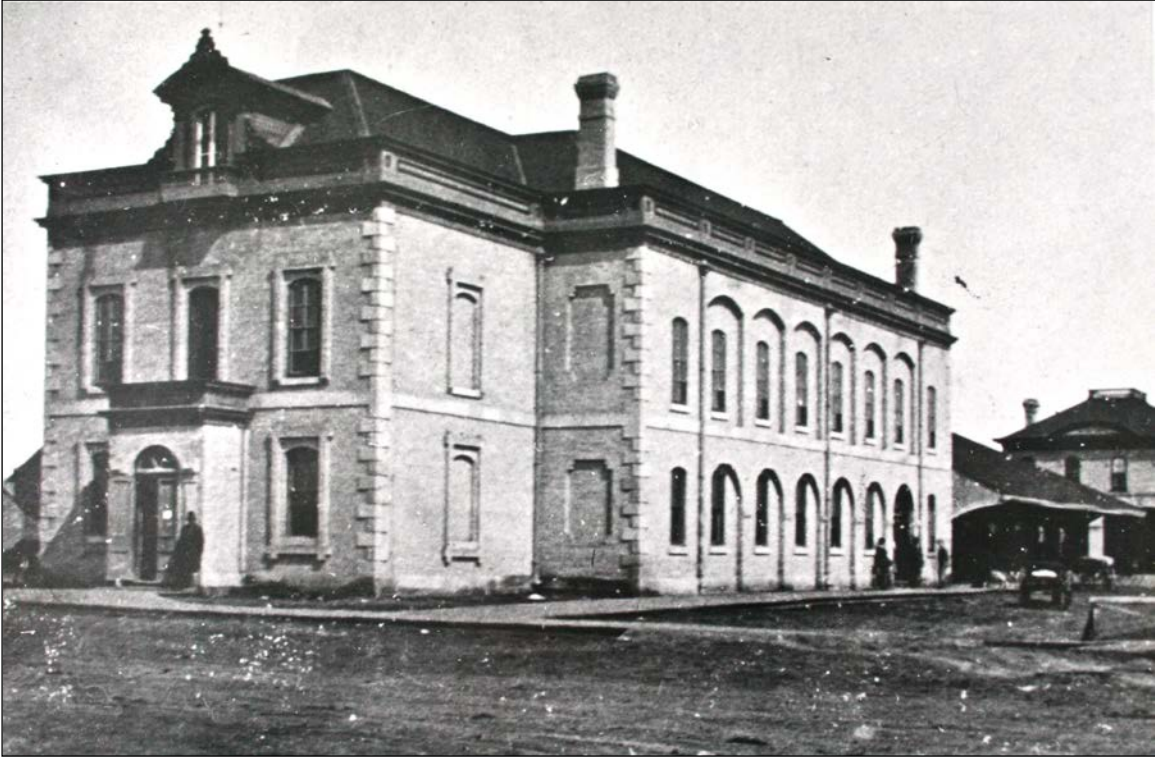


Plate 1 – Winnipeg's first City Hall, Main Street, ca.1877. ([Archives of Manitoba-Winnipeg-Buildings-Municipal-City Hall \(1875\)-1 N118.](#))

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Plate 2 – Winnipeg’s second City Hall, Main Street, ca.1902. ([Archives of Manitoba-Winnipeg-Buildings-Municipal-City Hall \(1886\)-7, N9088.](#))

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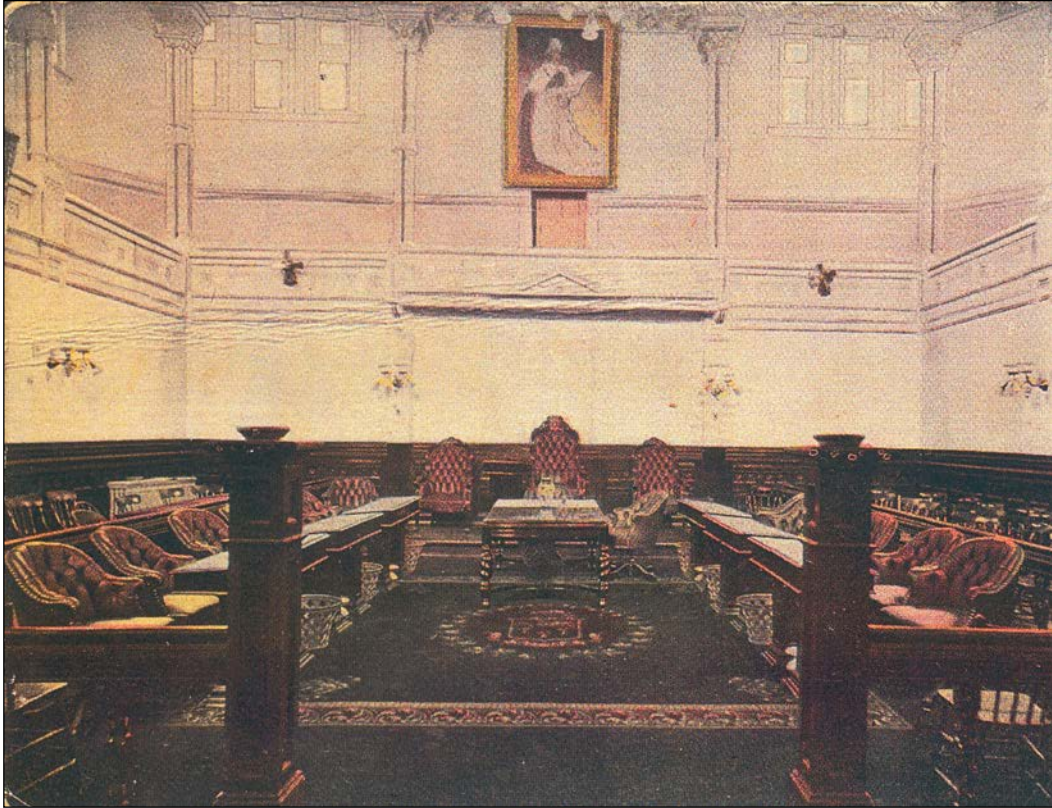


Plate 3 – Council Chambers, Winnipeg's second City Hall, Main Street, no date. (Winnipeg Public Library, Rob McInnes Collection.)

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Plate 4 – City Market Building, with City Hall to the right (east), ca.1900. (Reproduced from William H. Carre, Art Work on Winnipeg, Manitoba, Canada [W.H. Carre & Co., 1900], Part 9, p.5.)

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Plate 5 – The winning design for Winnipeg’s new City Hall, Clemesha and Portnall, Regina, SA, architects. Built of granite, the structure was estimated to cost nearly \$2.5 million but was never built. ([Archives of Manitoba](#).)

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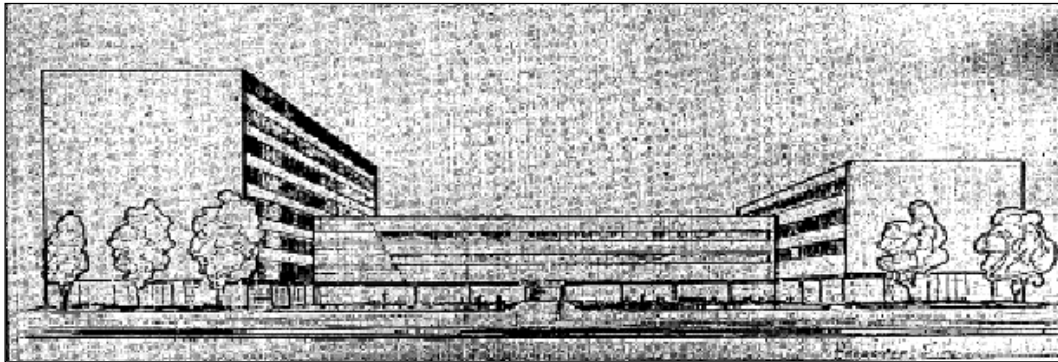
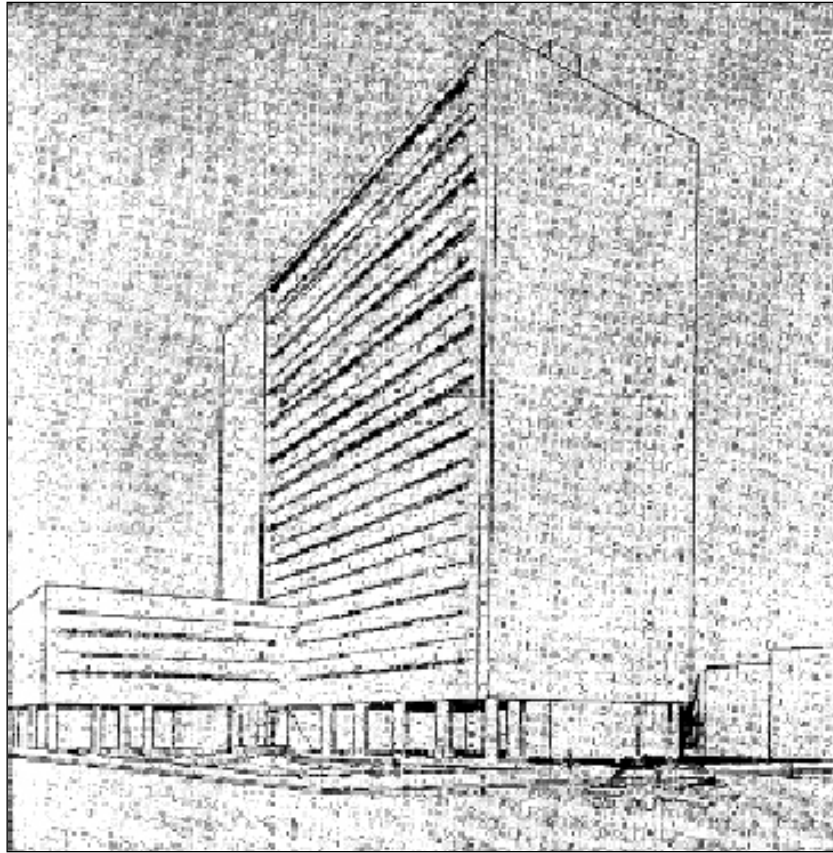


Plate 6 – Architect's conception drawing of the two proposed city hall buildings. Top: Main Street site; bottom: Broadway site. (Reproduced from the Winnipeg Free Press, July 19, 1957, p. 3.)

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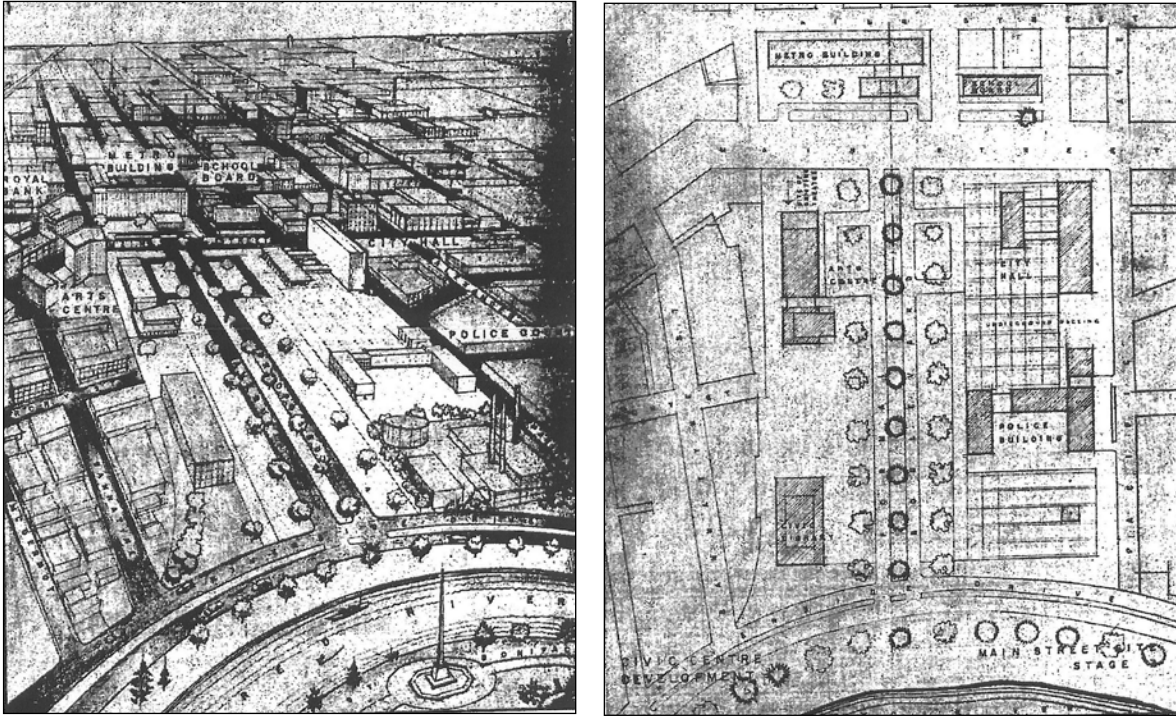


Plate 7 – A sketch of the “Adamson Plan” for the redevelopment of property east of Main Street around Market Avenue. The plan, as it evolved, included space for a new police headquarters, civic library, an arts centre and even a Metro Building. (Reproduced from Winnipeg Free Press, May 3, 1960, p. 8.)

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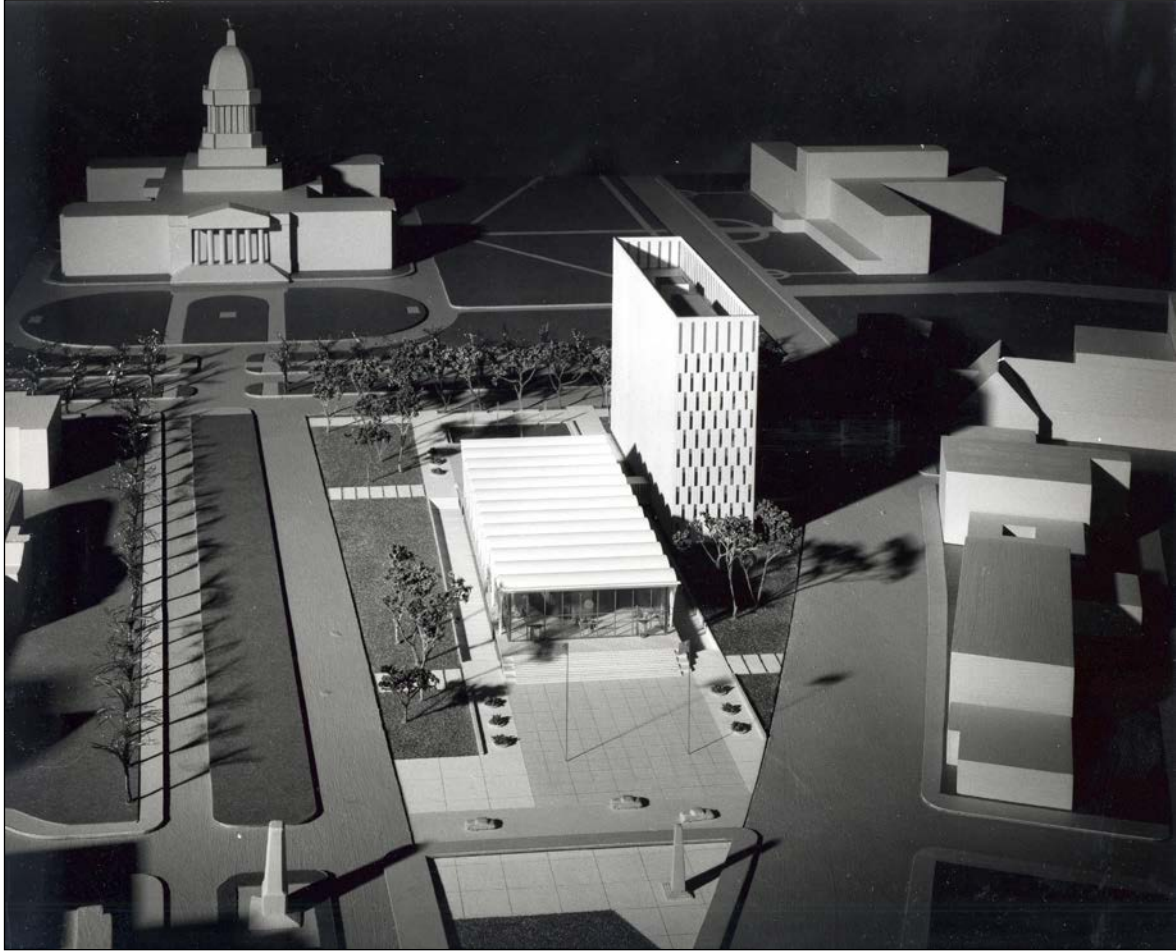


Plate 8 – The model for the new City Hall, Broadway at Osborne Street, 1959. ([Winnipeg Architecture Foundation website, 2013.](#))

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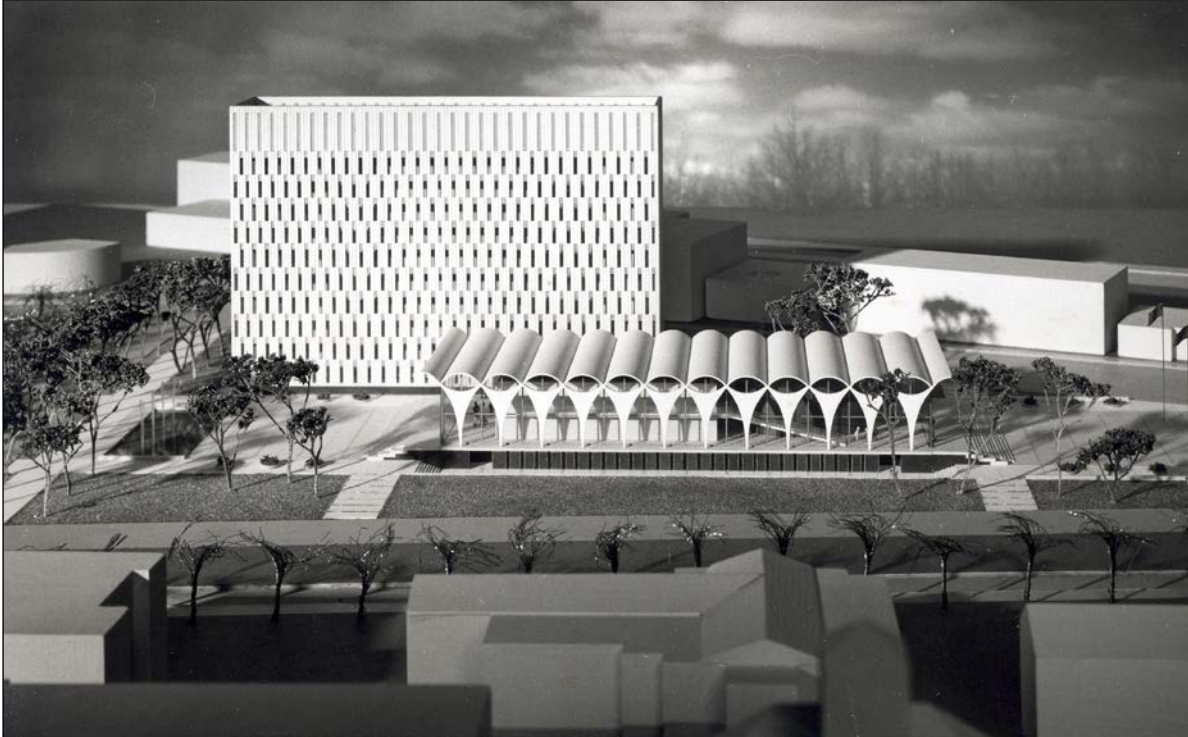


Plate 9 – Close-up of the model for the new City Hall, Broadway at Osborne Street, showing the rolling concrete roof of the Council Building, 1959. ([Winnipeg Architecture Foundation website, 2013.](#))

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Plate 10 – Premier D. Roblin handing over a cheque for \$800,000 to Mayor S. Juba to abandon Broadway as the site of the new City Hall complex. (Reproduced from Winnipeg Free Press, April 16, 1961, p. 1.)

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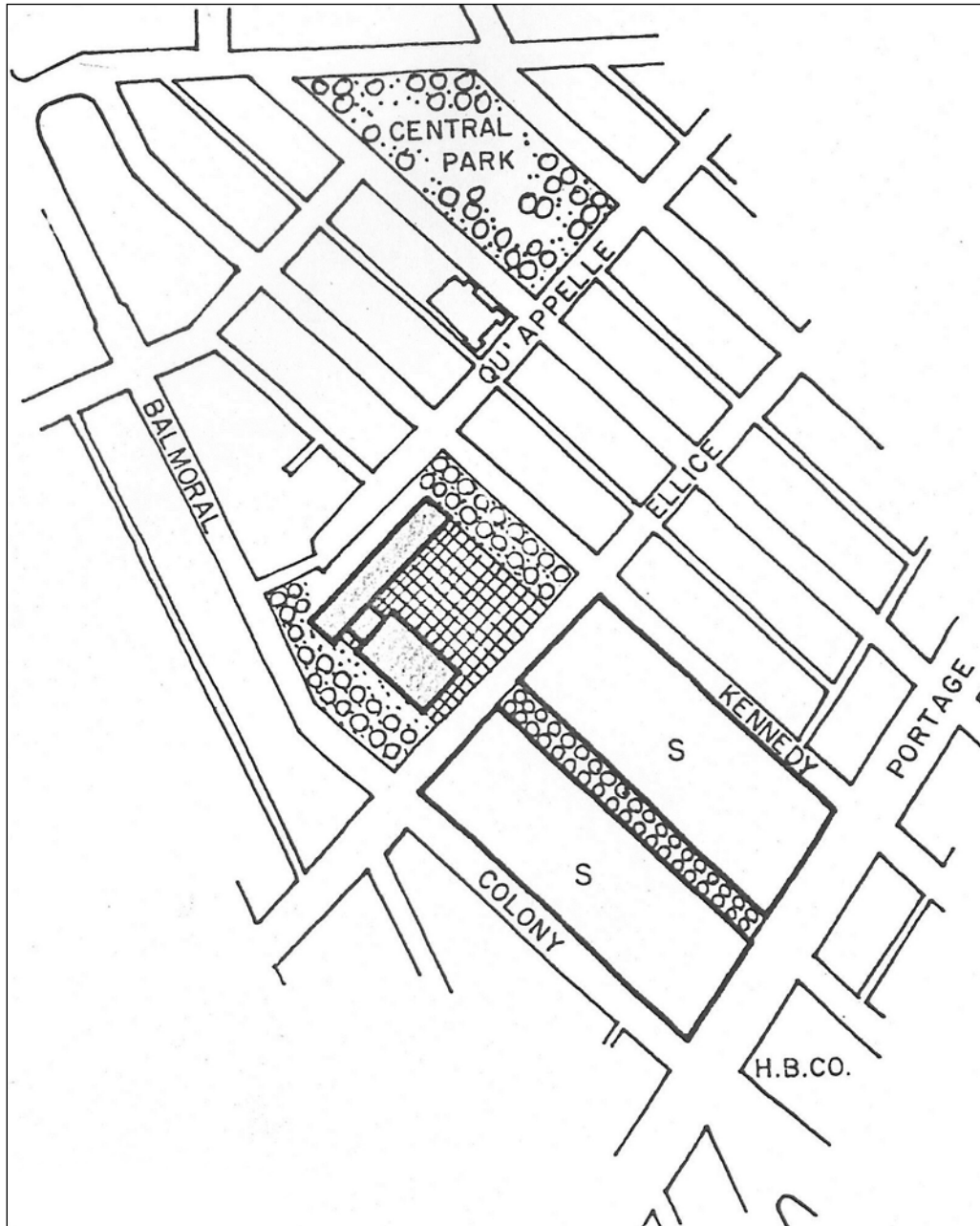


Plate 11 – Sketch of possible City Hall on the former St. Paul’s College Site, Ellice Avenue. It is interesting to note the plaza area south of the new complex, which the report’s author observed was necessary “in order to establish the right environment for the City Hall.” (Reproduced from John A. Russell Report to The Special Committee on the new City Hall, City of Winnipeg, dated February 13, 1961.)

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Plate 12 – Civic Office Building, Princess Street, during the 1962 demolition of the “Gingerbread” City Hall. (City of Winnipeg.)

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Plate 13 – Demolition of Winnipeg City Hall, 1962. Top: A crowd gathers on Main Street to watch the demolition work; Below: Clock tower removed. (City of Winnipeg.)

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Plate 14 – Demolition of Winnipeg City Hall, 1962. Top: Demolition work continues; Below: A view from James Avenue. ([City of Winnipeg.](#))

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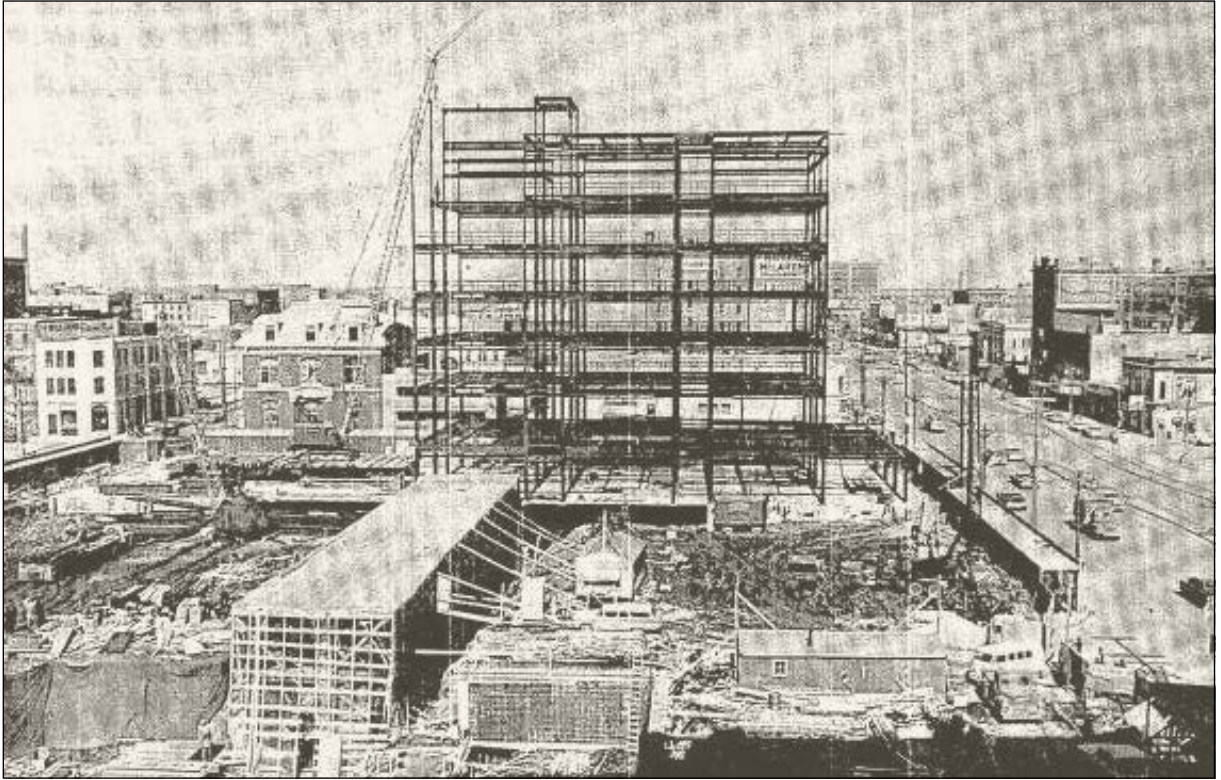


Plate 15 – Steelwork on the Administration Building well underway, spring 1963. (Reproduced from Winnipeg Free Press, April 2, 1963, p. 72.)

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Plate 16 – Mayor Juba and Winnipeg City Councillors touring the City Hall construction site, June 11, 1963. (Reproduced from the Winnipeg Tribune Collection, University of Manitoba Archives, PC 18-1587-001.)

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Plate 17 – City Hall, shortly after completion in 1964. (Photograph by Henry Kalen, 460L2.1-12, reproduced from Serena Keshavjee (ed.), Winnipeg Modern: Architecture 1945-1975 [Winnipeg, MB: University of Manitoba Press, 2006], p. 47.)

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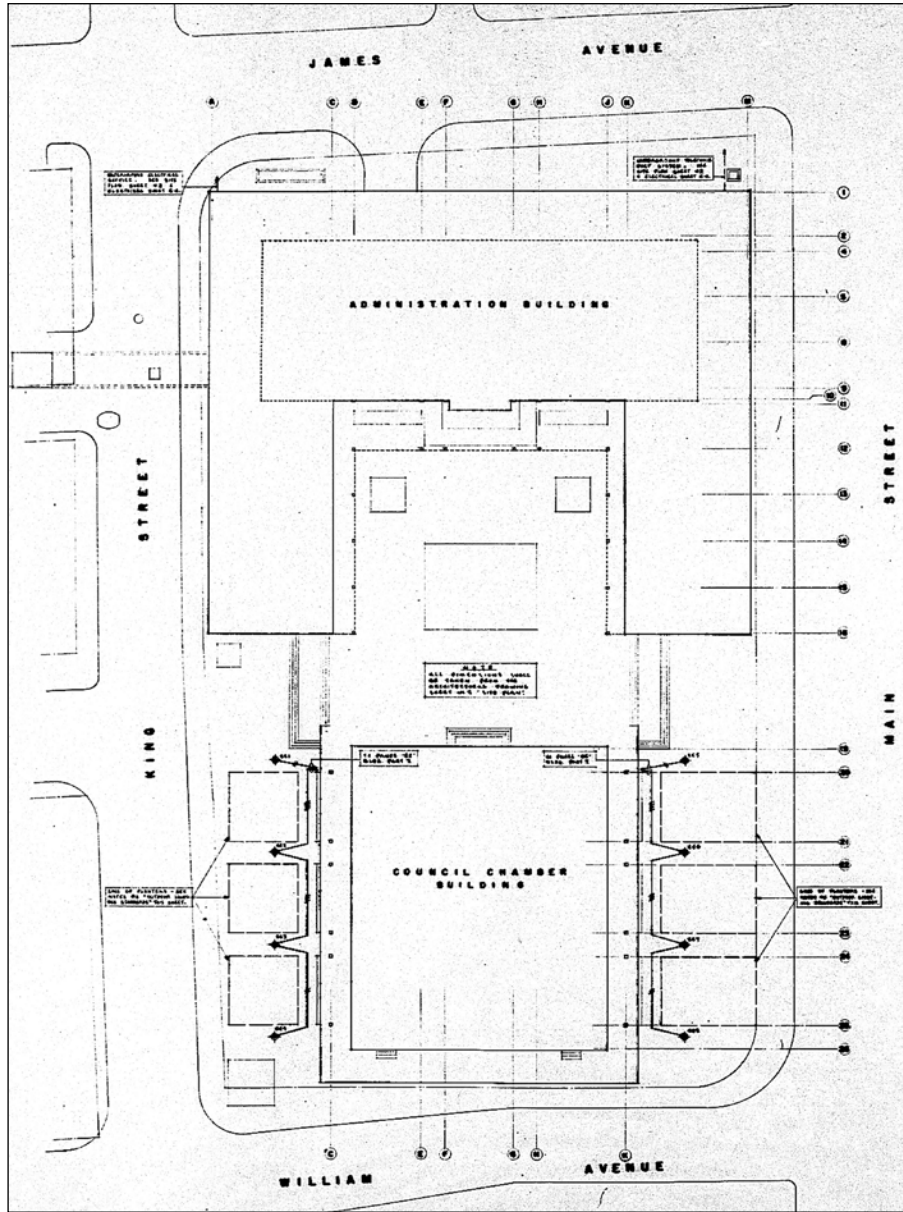


Plate 18 – Architects’ drawing, “Site Plan Electrical,” 1962. (City of Winnipeg.)

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Plate 19 – City Hall, Council Building, 510 Main Street, north side, 2014. (M. Peterson, 2014.)



Plate 20 – City Hall, Council Building, 510 Main Street, south façade, 2014. (M. Peterson, 2014.)

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Plate 21 – City Hall, Council Building, 510 Main Street, east façade, 2014. (M. Peterson, 2014.)



Plate 22 – City Hall, Council Building, 510 Main Street, west façade, 2014. (M. Peterson, 2014.)

510 MAIN STREET – WINNIPEG CITY HALL

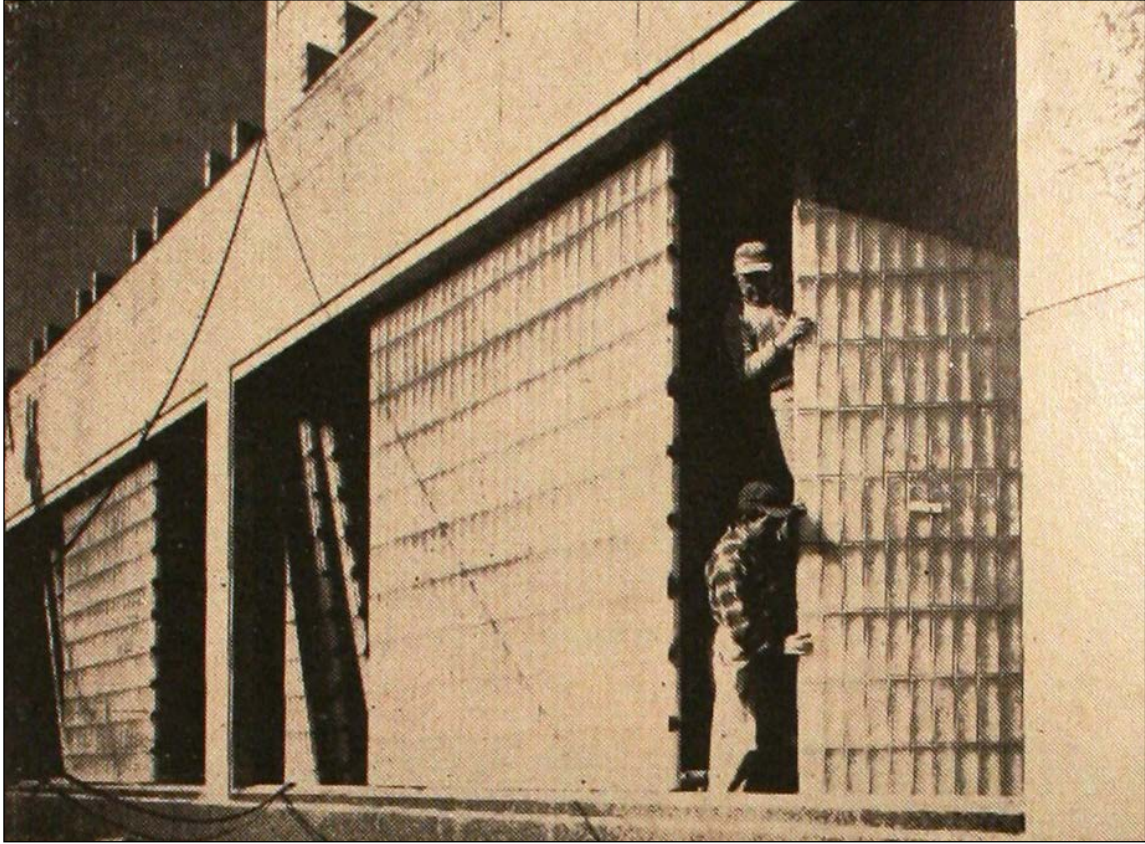


Plate 23 – City Hall, Council Building, 510 Main Street, glass block walls being lifted into place, 1964. (Reproduced from Western Construction & Building, September 1964, p. 18.)

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Plate 24 – City Hall, Council Building, 510 Main Street, detail of west side, 2014. (M. Peterson, 2014.)

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Plate 25 – City Hall, Administration Building, 510 Main Street, main (south) façade, 2014. (M. Peterson, 2014.)



Plate 26 – City Hall, Administration Building, 510 Main Street, detail of south façade, 2014. (M. Peterson, 2014.)

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Plate 27 – City Hall, Administration Building, 510 Main Street, north and east façades, 2014.
(M. Peterson, 2014.)



Plate 28 – City Hall, Administration Building, 510 Main Street, north and west façades, 2014.
(M. Peterson, 2014.)

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Plate 29 – City Hall, Administration Building, 510 Main Street, north façade, 2014. (M. Peterson, 2014.)



Plate 30 – City Hall, Administration Building, 510 Main Street, east façade, 2014. (M. Peterson, 2014.)

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Plate 31 – Examples of the ceramic crest found in the courtyard, City Hall, 2014. (M. Peterson, 2014.)

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Plate 32 – City Hall, Council Building, 510 Main Street, council chambers, 2014. (M. Peterson, 2014.)



Plate 33 – City Hall, Council Building, 510 Main Street, main entrance to council chambers, 2014. (M. Peterson, 2014.)

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Plate 34 – City Hall, Council Building, 510 Main Street, main stairs to second floor, 2014. (M. Peterson, 2014.)

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Plate 35 – City Hall, Council Building, 510 Main Street, tunnel to Administration Building, 2014. (M. Peterson, 2014.)



Plate 36 – City Hall, Administration Building, 510 Main Street, counter in northwest corner, 2014. (M. Peterson, 2014.)

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Plate 37 – City Hall, Administration Building, 510 Main Street, office space, fourth floor, 2014.
(M. Peterson, 2014.)

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Plate 38 – Public Safety Building and Civic Parkade, 171 Princess Street, east façades, 2013. (J. Hansell, 2013.)



Plate 39 – Norquay Building, 401 York Avenue, front (south) and east façades, 2011. (M. Peterson, 2011.)