

Abandoned Temple: Rehabilitation of Masonic Temple in Winnipeg

by

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ABANDONED TEMPLE
REHABILITATION OF
MASONIC TEMPLE IN WINNIPEG

ABSTRACT

The Masonic Temple is a vital Winnipeg building that has been vacant and exposed to deterioration for over a decade.

This thesis will explore strategies for rescuing this building and intervening in the heritage site such that the building becomes involved with the city once again.

The thesis will explore the cultural value of the Masonic Temple, its history, and its current condition. It will propose ways to preserve the façade as a container whilst opening the interior of the building to host another 'building' and program.

This proposal will reflect on the symbolism, strict architectural principles, and lasting secrecy of the Free Masons. These ideas will be a tool that shapes the program and will include an inventive series of spaces for various functions related to local art and architecture.

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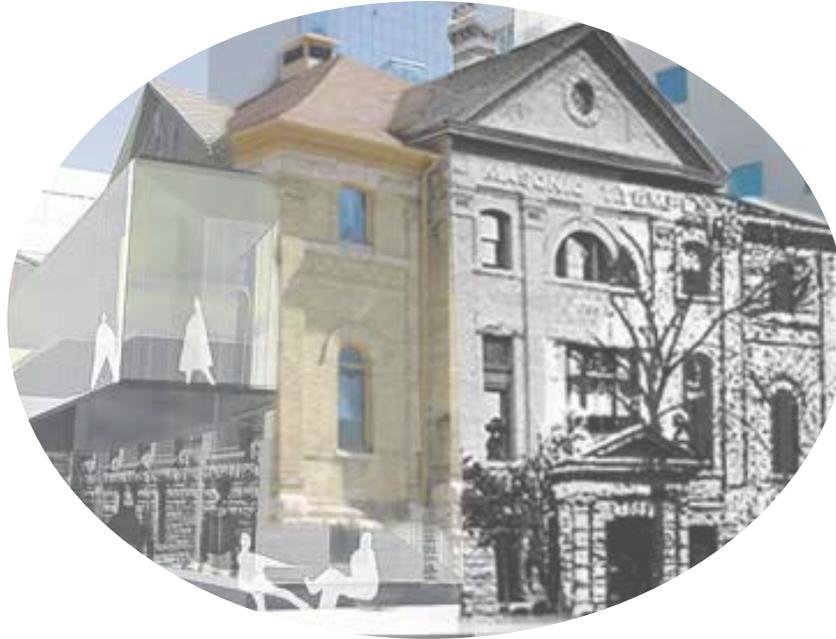
PROLOGUE

I grew up in Iran and only immigrated to Canada at the age of 19. Iran is a country with a rich history partially depicted through surviving structures and architecture. Now every time I visit a historical building I am immersed in more than just the physical environment. For me, this experience of visiting an “ordinary” old building has always been far more fascinating than experiencing a remarkable modern building.

Old structures inspired me to think about what it was like years ago when the building was just built. How were the structures made and what techniques were used? How were things built compared to the way we build today? The smell of dust and aging material evokes the feeling of submission to nature. Or perhaps this aging takes us closer to our roots.

Historical buildings narrate their previous lives. Materials, joinery techniques, detailed colors and the smell of the rooms all tell the story of the intelligence, creativity and taste of the creators and the life of previous generations. This is a novel and physical depiction of what was once a necessity or perhaps a shelter. This can also tell us a great deal about geographical locations, the material used, beliefs, values and habits held.

Moving to Winnipeg, a much newer settlement, I would often pass by the Masonic Temple in the Downtown area. This building would always draw my attention. Its design and the apparent stability of the structure compared to its age provokes a re-imagining of the past, signified by the Manitoba Tyndall stone, the brick and the word plaque on the building. I was also intrigued as to why it has been vacant for such a long time and the risk of significant damage from this neglect.



Meanwhile, my architectural education in Canada has given me an even more profound appreciation for historic architecture. Admiring material, structural stability and the building components of a different era plus the integration and adaptability with contemporary materials and methods has always been something I wished to investigate.

The basis of this thesis and subsequent project will be different strategies of rehabilitation and intervention of this heritage building, The Masonic Temple in Winnipeg.

INTRODUCTION

The Masonic Temple on Donald was designed and built for Masons over one hundred years ago in Winnipeg. This was one of the first buildings in Canada that was solely designed for Masonic purposes.¹ This building is located in downtown Winnipeg in close proximity to most cultural events. It is also only a block away from the historic site of the Exchange District.^{1*}



^{1*} Exchange District will be defined and further discussed in Chapter four

There are a few strong characteristics about this specific building that draw one in. At first glance, what makes it stand out the most is its overall outdated style and shape in relation to its context. The contrast with the surrounding commercial, modern, high rises



is rather striking.

Although the building does not follow any specific style ², there is a very restrictive geometry and symmetry apparent in the façade. There are also signs of symbolism and clues about Masonic ideas in the façade. These signs and symbols are permanent and are constructed from the same material as the exterior structure. These details and overall profile of the façade are an attractive feature of this structure and draw the public's attention toward

it.^{2*}

This building spent the majority of its life being occupied by Freemasons. Masons were an exclusive group who were well known for their secrecy. Therefore, the majority of building's life was behind closed doors, exclusive and far from public involvement. This exclusivity and secrecy sparked some rumors and stories about the building being haunted which will be further discussed in the following chapter.

2* An analysis of the facade is illustrated in a diagram in Chapter Four

Multiple factors including the "out of context" general appearance, and the symbols and clues on the facade all differentiate it from its surroundings. The "Secret" reputation of the original inhabitants as well as haunted rumors and stories, all contribute to this "mysterious" reputation and cause it to be a unique vital historic structure worthy of further investigation.

The main focus of this thesis is as follows: The author will investigate the importance of such architecture with special relation to the historic background and characteristics that influenced the previous life of this building. The author will then look at enhancing and bringing back those characteristics in different forms or ways that are more suitable to the current condition and the updated

site. The author will discuss what inhabitation of this architecture meant a hundred years ago versus what it will mean in the future and a potential dialogue between the two worlds. Overall this will create an opportunity to transform this once secretive building with rigid symmetry and geometrical order (an exclusive and secluded architecture) into a space that will be more inviting and public.

Various methods and means of exploration were used to test out author's ideas and to create an improved architecture that is pleasing for users. The effects of this breaking away from, while simultaneously pulling back towards its rich past will be further studied.

The idea of an existing historic shell hosting a new contemporary contradictory structure and its transformation to an open and more public space will be tested out during the course of this research. The clash of this duality of time and structure will create opportunities that will satisfy both worlds in one unique space.

These ideas will be further examined and tested as this thesis develops. The new space will host and exhibit the art work of the

architectural community in the City of Winnipeg.

This modern proposal will provide spaces that the architectural community lack within the City.

The educational and cultural space will be an inviting place for involvement of the public and will promote collaboration between the architectural community and people of Winnipeg.

This thesis begins by looking at the history of the building. A brief description and narration of the architect's work will be discussed. The transition of the building from initial construction up to the current time will be studied as well as the myths and haunted stories revolving around this building and its effect on the life of this structure.

Chapter two will discuss Freemasonry as an organization and what this organization was in the context of Winnipeg. Chapter two also includes a further analysis of Freemasonry's secrecy, symbolism, rituals and beliefs as they were the main inhabitants of the building for around seventy years. The final aspect of chapter two is a deeper analysis of the relationship between architecture and Masonry by a comparison of the Masonic Temple to the Legislative building which is another Masonic building in Manitoba.

Chapter three will discuss the narrative that shapes the program of the inhabited building. Chapter four will look at the heritage value of the building. A detailed analysis of the façade of the building and a conservation approach and restoration method that is appropriate for this structure will be discussed.

Further analysis of the physical site, history and context will be discussed in Chapter five.

Chapter six is comprised of a proposed architecture based on a narrative that defines the program along with a postscript to conclude this thesis.

INTRODUCTION END NOTES

1. One Hundred Years of Freemasonry in Manitoba (MHS Transactions:) Retrieved September 24, 2015
<http://www.mhs.mb.ca/docs/transactions/3/freemasonry.shtml>
12. Murray Peterson, 335 Donald Street – Mother Tucker’s Restaurant (Former Masonic Temple), City of Winnipeg Historical Building Committee, May 1993

CHAPTER ONE - BUILDING HISTORY

OVERVIEW

This chapter begins with a deeper analysis of the history of this building. Since the conservation of the existing shell of the structure is involved, it is important to have a better understanding of how the building was built at the time and a profound review of the historic events that affected the building. All the additions, subtractions and the proposals for improvements that failed will be reviewed.

Chapter one starts with the building's architect. A discussion of his style and work will be followed by the life of the building and events during the time since it was first built. The public's impression of the building and site will also be discussed. Finally, an analysis of previous reconfiguration ideas and failed attempts at revival will conclude this chapter.

ARCHITECT

George Creeford Browne was the architect of the Masonic Temple on Donald Street. He was born in Montreal in 1852.

His father George Browne was also an architect and landowner. George Creeford Browne finished his high school education in Montreal and worked at his father's office until he was eighteen years old. After turning 18 he moved to New York to practice architecture at the office of Russell Sturgis.¹ At the age of 21, he moved to Europe and studied architecture for three years. While in Europe, he studied architecture in England, Ireland, France, Italy, and Switzerland. After Europe he moved

back to Montreal and practiced architecture for two years. In 1879 he gave up architecture and moved to Manitoba to begin farming.

In 1882 after three years of farming, Browne moved to Winnipeg to start his own private architectural practice. ²

Through his architecture, he became one of the most prolific contributors to the growth of Winnipeg in its early days. He officially changed his name from George Browne to George Creeford Browne in 1907.

In 1910 he left Winnipeg and moved to New York where he died in March 1919.

His work varied from small residential homes to larger scale offices and warehouse designs. Some of his works in Winnipeg are as follows ¹:



1891



Mackenzie and Powis Warehouse
78-84 Princess Street, Winnipeg
Photo: June 2011 by Gordon Goldsborough
This three-storey brick structure was built in 1891 for the wholesale grocery firm of Mackenzie and Powis

1892



Norquay School
Lusted Avenue, Winnipeg
This building fully replaced W. T. Dalton's building after a fire destroyed the original school. The three-storey building was expanded in 1902, and further renovations were made in 1911. The school building was demolished around 1956 and replaced with the present structure.

1893



Aberdeen School
444 Flora Avenue, Winnipeg
The brick structure consisted of eight classrooms and an assembly hall. Six additional rooms were added in 1906.

1899



University of Manitoba, Broadway Campus
A 120 foot by 70 foot three-storey brick structure was constructed in 1900 and opened for lectures in January 1901. The complex was demolished in 1962 as operations moved to the Fort Garry Campus.

1902



Carberry Bank of Montreal
33 Main Street, Carberry
Built originally as a Union Bank in 1902, this is Carberry's most architecturally impressive building. It later became a Bank of Montreal.
Photo:
April 2010) by Gordon Goldsborough

There is no specific style associated with Browne's work and his work is a mixture of different styles. In general, the use of classically inspired ornamental detailing is a style that Browne is known for ².

The Masonic Temple does not fit into any of the major styles. However, it has elements and parts associated with popular styles built during that time within the city. For instance, partial use of the Romanesque style is apparent on the exterior façade with the use of semi-circular windows and door openings.



West Facade of Masonic Temple,
Image by Author



North Facade of Masonic Temple,
Image by Author

While there are no remaining drawings of the interior, there are some records which point to a particular style. The use of classically ornamented detailing for the interior of the building was apparent. This is according to articles and descriptions published in the late 1800's (appendix A)^{1*} when the building was first built.

..... 1* As this may not be clear in the Appendix, the date for this article is December 21,1895

Unfortunately as noted above, there are no records of the original interior detailing since the original drawings were destroyed during the flood of 1950 in the city of Winnipeg. However, based on the descriptions, the interior was more elaborate and ornamental compared to the exterior. The use of formal ordered geometry and ornamentation made the space more exclusive and tailored to the original inhabitants. It also made a statement about the wealth of the Masons and demonstrated the financial resources of the membership.

The following drawing is an imaginary comprehensive reconstruction of the interior of the building according to descriptions (appendix A) and also a study of the architect's style and work.

This drawing of an unfolded space narrates the story of the



Imaginary reconstruction of past, drawn by Author

Masons' occupation of the building along with a depiction of interior detailing, materials and special functions of the past. Along with the geometrical order of the spaces there is an openness to the space with a focus on the exhibition of symbolism. This notion will be studied more in depth in the following chapter.

From the day that the construction of the building completed in 1895 until the late sixties the building was occupied by Freemasons. As the city grew, the number of lodges in the city increased along with the number of the members of the organization. Eventually the Masons relocated to a new temple on Corydon Avenue in 1969. Shortly after the Masons moved the building was purchased to be converted into a night club called "Rec Room". Interior modifications were done such as an addition of a dining room, a bar, and a lounge. A plexi-glass dance floor was also added. Despite the commencement of interior renovation the club proposal never went ahead and instead "Mother Tucker's Restaurant" opened up shortly after in April 1974. ³

This was the first time that building was open to the public since the occupation by the Masons when entrance was solely for members and their guests.



Current Masonic Temple on Corydon Avenue (Image by author)

MOTHER TUCKER'S AND HAUNTED STORIES

Mother Tucker's was a chain restaurant and they succeeded in occupying the building for almost a decade. It was around this time that some rumors about the building being haunted were formed^{2*}. These rumors were associated with Masonic rituals and there are multiple reports from restaurant workers of paranormal activities. There are also multiple articles, interviews and reports regarding the matter in the media.⁴

2*. These rumors gained strength when restaurant workers found objects related to Masons such as a child sized coffin and head cast in the attic of the building. Paranormal activities reported by the workers included hearing footsteps without explanations, movement of cutlery and napkins, phone line crossing and electricity malfunctions with no explanation.⁵

Whether these rumors were formed as an attempt to increase the business potential is unclear. Regardless, this reputation of the building being "haunted" did not help the success of the business and shortly after the restaurant closed.⁵



Formerly Mother Tucker's Restaurant

Citation: Park, Kip. Historic Winnipeg restoration area: an illustrated guide to Winnipeg's historic warehouse district. Winnipeg: Heritage Winnipeg, 1983.

FAILED PROPOSALS

There were attempts at reopening the building after Mother Tucker's closed down. Chris Walby's Hog City Bar and Grill did not last more than six months and the "Blue Agave Restaurant and Tequilaria" couldn't bring the building back on its feet despite the \$200,000 spent on converting the building into a night club.⁴

In 2004 two new owners purchased the building and spent half a million dollars on renovations. The renovation excluded any structural modifications to the building.



Formerly Blue Agave Restaurant and Tequilaria
Cite: City of Winnipeg, 2004

Another proposal for the Masonic Lodge came from Dan Wolfrom. Wolfrom has a structural engineering consulting firm in Winnipeg. He had the intention of purchasing the building in 2009. He had the plan of moving his Engineering office to the building and dividing the space into a hybrid multifunctional redevelopment. He spent 2.5 years trying to bring the building back to life and make his proposal work. He spent the time on “power-washing and repainting the exterior, installing new windows and gutting the interior”.⁶



Architectural Concept by Wolfrom Engineering
Cite: Winnipeg Free Press 2009

His vision was to add a glass atrium to the second and third floors on the north side of the building. This glass atrium was envisioned to run across the length of the property and over the sidewalk to provide additional space for locating his offices. This opened up opportunities for changing the exterior form into a more modern design by addition of the atrium.

According to the Winnipeg Free Press, his business plan was to lease out the main floor to retail tenants while converting the third floor into five 700 sq.f loft style apartments and one 1,200 sq.f loft.

This proposal was encouraged by the City of Winnipeg because of a program which focused on the re-population of downtown Winnipeg.^{3*}

However no further development occurred since it was economically unfeasible. The building required too many costly modifications to bring it up to date with the current code requirements.

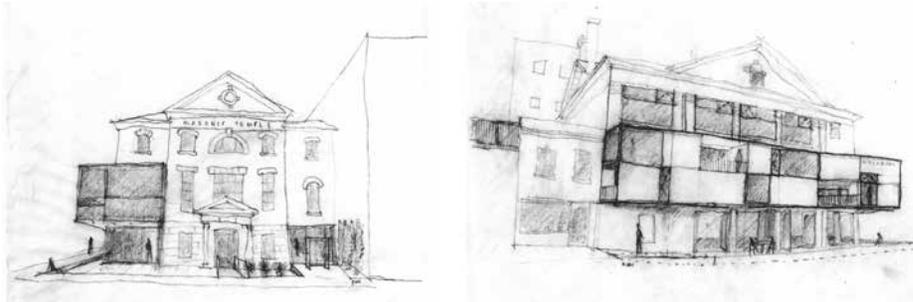
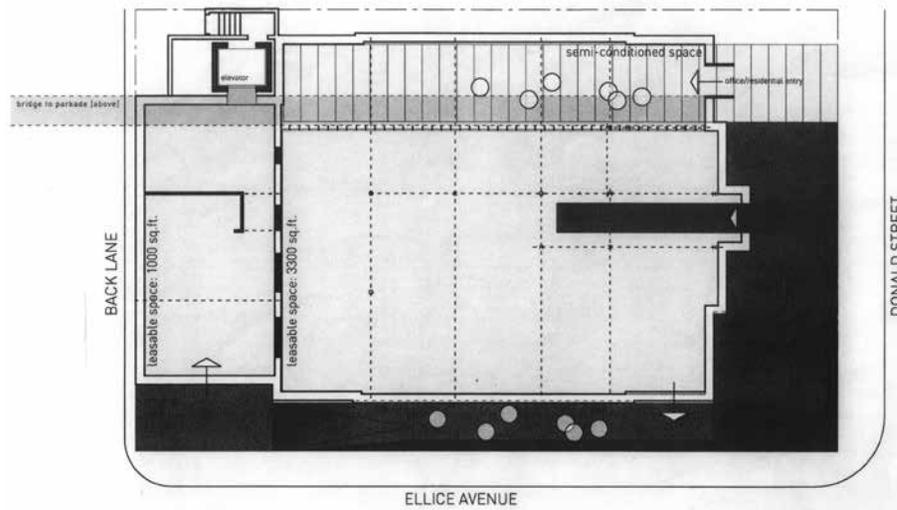
During some of the conservation work extra trusses were added to the existing roof. The base of the building is gravel and there is almost a two foot drop from street level. All interior structures and the roof structure are made out of wood with the accompanying risk of combustibility. The exterior structure of the building is very solid and there are no issues with the foundation or leakage.

^{3*}This was through the City of Winnipeg Downtown Re-population Program by the Housing Development Division that was trying to increase the residential population of downtown Winnipeg.

Currently there are no mechanical and electrical services in the building and that contributes to the infrastructure costs to get the building in working order. 4* Consequently, the building remains vacant up to now.

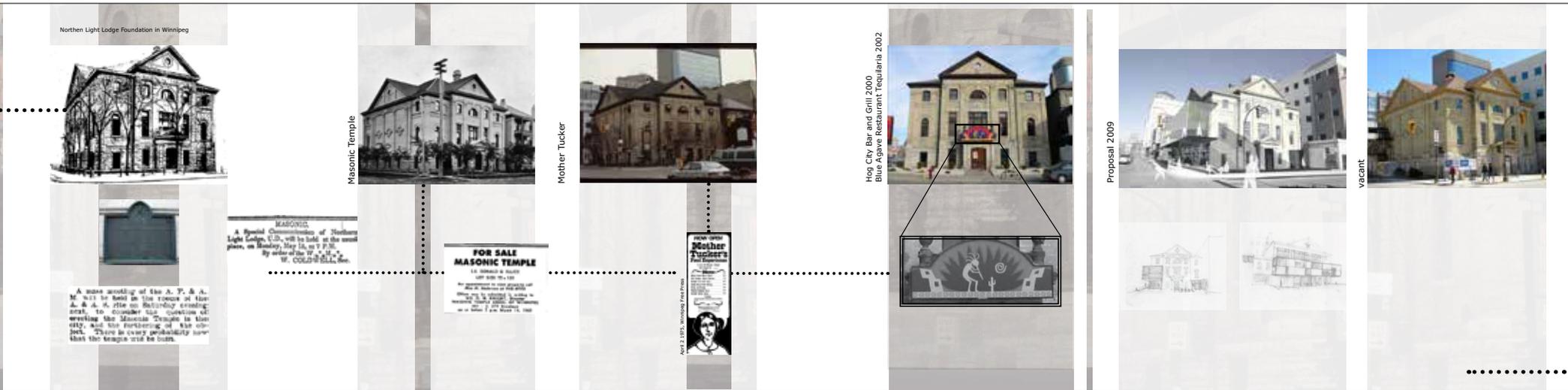


4*. "The Masonic Temple is back on the market, but a local engineer hasn't given up on his plan to bring the historic Donald Street building back to life. Restaurateur Peter Ginakes and business partner Bob Harris have re-listed the three-story building for sale or rent after engineer Dan Wolfrom of Wolfrom Engineering failed to exercise his 2 1/2-year-old option to purchase the property." Free press 2010



Architectural Concept (plan and sketches by Wolfrom Engineering
Cite: Provided by Building Owner

This concludes the modern saga of the Masonic Temple and the multiple failed attempts at rehabilitation. The next chapter will focus on its longest inhabitants and their influence on the building; The Freemasons of Manitoba. Their history, beliefs and architecture will be examined in detail.



Building transition and timeline

CHAPTER ONE END NOTES

1. Memorable Manitobans: George Browne (1852-1919) http://www.mhs.mb.ca/docs/people/browne_g.shtml
2. Murray Peterson, 335 Donald Street – Mother Tucker’s Restaurant (Former Masonic Temple), City of Winnipeg Historical Building Committee, May 1993
3. “Winnipeg Downtown Places.” : 335 Donald Street. Web. 30 Mar. 2016.
4. “Former Restaurant Worker Remembers Her Ghostly Experiences at Winnipeg’s Old Masonic Temple - CBC Manitoba.” CBCnews. CBC/Radio Canada, 2013. Web. 30 Mar. 2016.
5. Matt Komus , Haunted Winnipeg: Ghost stories from the heart of the continent, Great Plains Publications 2014, pp 159- 169
6. Murray McNeill. “Downtown buildings getting some far-reaching facelifts” (Commercial Real Estate, Winnipeg Free Press 2009).

CHAPTER TWO - MASONIC WORLD

OVERVIEW

This chapter will look into Freemasonry in more detail. It is important to have a closer study and understanding of how freemasonry came to be in the Manitoba area since this building was specifically designed by and built for Freemasons. This was one of the first buildings in Canada that was designed for Masonic purposes only.¹

An understanding of Freemason beliefs and practices is also important as the building spent the majority of its life being occupied by Masons.

This chapter discusses Freemasonry as an organization and will look into the symbolism, beliefs and secrecy of the Masons. The close relationship between architecture and Freemasonry will also be discussed since these aspects become the foundation and main inspirational element in developing the program for the new proposed architecture presented in chapter three.

ORIGINS OF FREEMASONRY

Freemasonry is the world's largest and most well-known fraternal organization.² The origin of freemasonry goes all the way back to the stonemason guilds in fourteenth century Europe. Canadian Freemasonry has its origins in Britain. It was originally formed as a volunteer association of stone masons but quickly gained royal protection and was granted privileges similar to other guilds which restricted non members from practicing the craft of stone masonry.³

At this time there was little to differentiate it from other craft guilds. Members were differentiated from "rough-masons" by their superior ability to "hew and set freestones"⁴ The quality of their craftsmanship was the core of their organization.

Over time the Masons began to accept members from other profession besides their namesake such as literate gentleman, clergy, merchants or members of government who joined due to having no other guild with which to associate. The oldest recorded specific meeting place was a Masonic Lodge that was formed in Scotland in 1598. ⁵

From the 15th to 18th centuries freemasonry fell into decline due to the decreased protection all craft guilds were receiving from the state. By the beginning of the 18th century there was no general organization of freemasonry.

“Lodges” were formed whenever a large building needed to be completed and then they either disbanded or small groups of freemasons continued their activities independently.

The first Grand Lodge was formed in London in 1717 as a concerted effort to consolidate the multiple independent lodges in Britain and expand the society and its principles throughout the world.⁶

After this physical and intellectual structuring, the Masons started to expand with a rapid speed all over the world as new lodges were formed under the principles of the original Grand Master and Grand lodge formed in England.³

As the members from outside stonemasonry increased, the organization increasingly focused on becoming a moral and fraternal organization to the point where today, their description lacks any specific reference to architecture.

Improving the character of the members and the brotherhood between them is a main focus of the organization. Freemasons still use the tools of the stonemason in their symbols and ceremonies.

Masons are not a religious organization. However, one needs to have a belief in a supreme being in order to join the organization. A lot of Masons' activities revolve around charitable actions for their community in addition to their ceremonies and meetings.²

The clarification of their purpose reads as a "fraternal group who have dedicated their lives to becoming better men, helping others, and making their community a better place" ⁷.

Some of many famous characters that were Masons are: Benjamin Franklin and George Washington, Paul Revere, General Lafayette, Voltaire, Mozart, Churchill and Roosevelt. There are claims that the sign on the American dollar bill is a Masonic symbol.⁸

In spite of this shift, many of the Mason's principles are illustrated in their architecture and this will be investigated later.

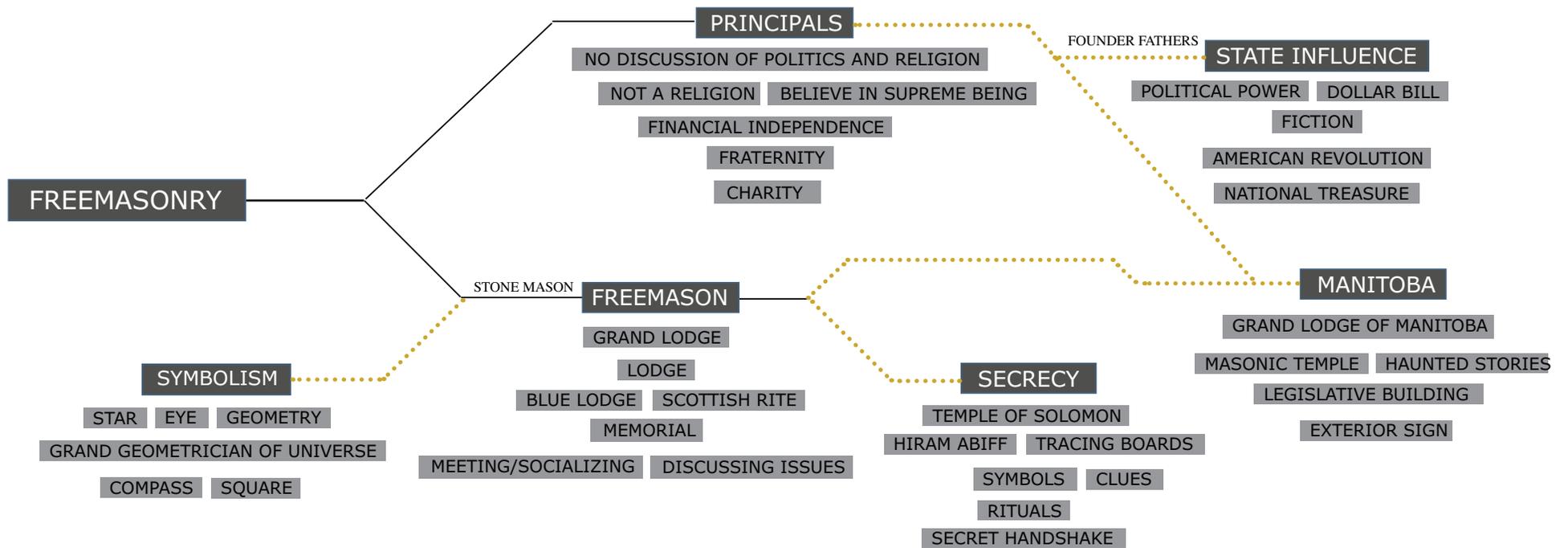


Diagram of some Freemasonry key terms
 Cite: by Building Author



A. G. B. Bannatyne's store in the Red River Settlement, the site of the first meeting of the Northern Light Lodge in November of 1864
Source: Manitoba Historical Society. Archives of Manitoba,

FREEMASONRY IN MANITOBA

The first evidence of Freemasons in Manitoba was in 1733. The Hudson's Bay Company built the Fort Prince of Wales at Churchill, Manitoba on Hudson Bay. The fortress was built by experienced stonemason J. Robson, along with some other Scottish masons. Massive blocks of stones were used in this fortress. There are clear marks, names and places of origin of the Operative Masons who cut the stone. This suggests that they were remained members of a "craft" and had a strong connection to their architectural roots.¹

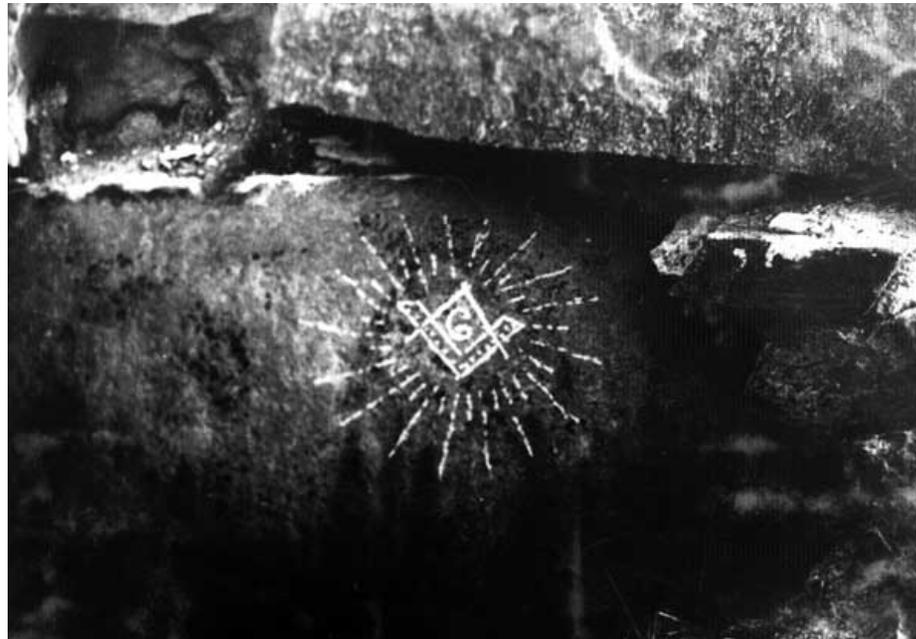
The first Masonic lodge, or group, in Manitoba was Northern Light Lodge formed in November 1864. Supported by Masons from Minnesota, the meeting was held at Red River settlement. Some of the early leaders of the organization were Thomas Bunn, Dr. C.J. Bird, Andrew Bannatyne, John Schultz and William Inkster. The first meeting was held on November 8, 1864 in the second storey of A.G.B Bannatyne's business block at the corner of Main Street and Post Office Street. Bunn became a Member of Provincial Parliament (MPP) during the election of 1870 and he continued to represent Manitoba until he died in 1875. Bannatyne was a prominent merchant who was elected to represent the riding of Provencher in the Federal House of Commons in 1875 and continued his political activities until 1878. ⁹

In 1868 this lodge was granted a charter but due to the 1869-70 Riel confrontations, it was disbanded. ¹⁰

Eleven years after the formation of Northern Light lodge, the Grand Lodge of Freemasons in Manitoba was formed in May 12th, 1875. Elected Grand Master was William C. Clark and William N. Kennedy was elected as Deputy Grand Master. At that point there was no specific building designed for Freemasonry and there were only three lodges in the entire jurisdiction with less than 200 Masons as members.

The growth of the organization was slow at that point due to lack of population in newly settled Manitoba, great territorial expanses, transportation, and communications difficulties.

There was also a temporary set back in 1878 due to a break with Grand Lodge on Ritual differences. However this was resolved shortly after. ¹



'The oldest Masonic symbol in Manitoba can still be seen at Prince of Wales Fort near Churchill. Located at the mouth of the Churchill River, the fort was constructed by Hudson's Bay Company stonemasons between 1731 and 1772'
Cite: Manitoba Historical Society -Archives of Manitoba, Hudson's Bay Company Archives

MASONIC LODGE MEETING LOCATIONS PRIOR DONALD STREET

Price Rupert's Lodge was the City of Winnipeg's first lodge which was organized in 1870.

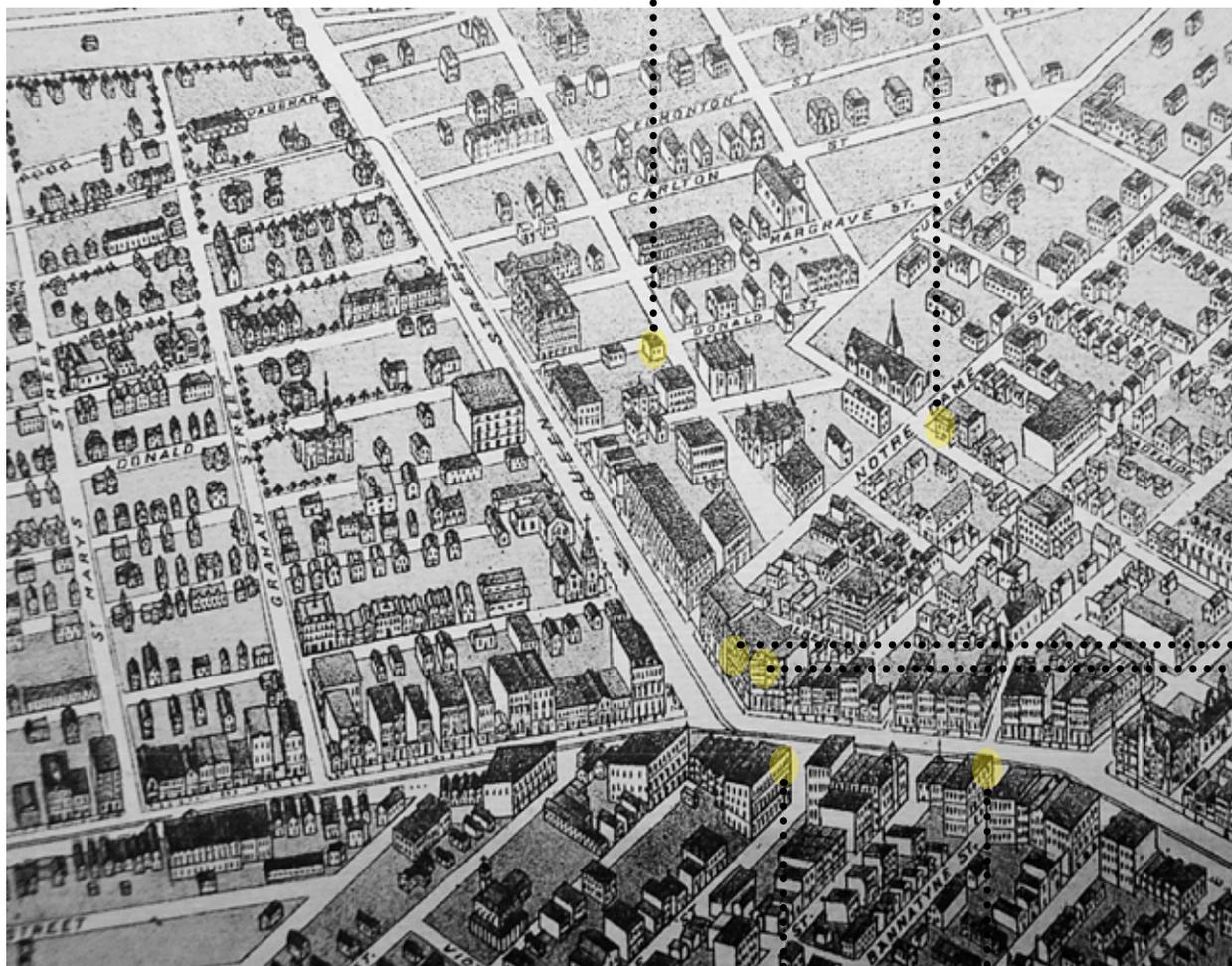
Meetings were held in Drever House at the corner of Notre Dame Avenue East and Victoria Street. A year later the lodge moved to the upper storey of the McKenney building which was located on northwest corner of Main Street and what is currently Portage Avenue. After several relocations, illustrated in the following diagram, a roof collapse, and a fire in 1894 that destroyed a lot of the Mason's records, they finally came together and decided to build their own building solely for Masonic purposes.

The first corner stone of this new temple was laid by Grand Master N. Bell on August 15, 1895 on the corner of Donald and Ellice which is still standing still today. ¹⁰

Desire for a building specific to their needs shows how important the architectural space was to their fraternity. The symbolism of Masonic architecture and the relationship to their history and philosophy are discussed next with consideration of the Masonic Temple specifically in chapter 3.

Donald Masonic
Temple 1896

Prince Rupert
Lodge 1870



Western Canada
Loan and Savings
Company 1888

McKenney
Building 1871

MAP OF WINNIPEG 1884

Enlarged detail of W. G. Fonseca's Map "Winnipeg 1884, prepared for Parliament of Canada,
Office of Minister of Agriculture

Mason's Relocation Prior
Donald Street Location

Ashtown Building
1872

Bannatyne Building
1864, 1883, 1894,

SYMBOLISM AND ARCHITECTURE IN FREEMASONRY

The Freemasons of Manitoba currently describe themselves as a “system of morality, veiled in allegory and illustrated by symbols”⁷.

This description seems a far stretch from their origins as a craft guild of stone workers but there are strong connections between each of these ideas and their architecture.

The reference to allegory and symbolism has been evident to scholars of their buildings. Frank Albo is a Manitoban architectural historian educated at Cambridge. In his *The Hermetic Code: Unlocking Manitoba’s Greatest Secret* he made a comparison of the architecture at Manitoba’s Legislative building with the

architecture of the Temple of Solomon.

The architect of the Legislative Building was a Mason. Albo claims that a lot of architectural elements in that building are representational of elements used within the architecture of Solomon's Temple.

For instance, the grand entrance of the legislative building has one bison statue on each side of the stairs going up to the main hall. The Temple of Solomon is also described as having "two pillars of brass, eighteen cubits high apiece . . ." ⁴ leading up to the entrance to the temple.

In the legislative building this is the only room in the building with no public access and represents the threshold of entering a



Manitoba Legislative Building
Cite: Image by author



Manitoba Legislative Building Interior Stair
Cite: "Sinister Sites - The Manitoba Legislative Building | Conspiracy Theories." Before It's News. Web. 26 Mar. 2016.

different world of "power" (in this case political).

This is similar to the construction of the Temple of Solomon that has a "sacred" room (also a source of power in this case religious and spiritual).

The connection is even more emphasized by the sacred room in Solomon's temple having the exact same dimensions as the room of power at the Manitoba Legislature. ¹¹

The Freemasons claim to have descended from the principles and tradition of Solomon's great architect Hiram and this is represented through the symbolic similarities in their design. They also have a symbolic connection through the organization's fierce secrecy which is a direct reference to the legend of Hiram being murdered by lesser stone workers who wanted to obtain the knowledge of a "master mason".

For the Masons, symbolism through architecture is absolutely integral to their organization.⁴

Another example of the draw towards symbolism was the fine craftsmanship inherent within Masonic Tracing boards.

Similar to other aspects of freemasonry they went through a transformation. Initially used by operative masons these consisted of floor cloths with complex drawings or painted illustrations that

Operative Freemason:
stonemason who
practices craft by
working with stone

were used to plan large building projects or illustrate rituals. As the organization moved toward speculative freemasonry these boards represented different lodges and the rituals inherent within them.

Speculative Freemason: symbolic meaning to the original operative aspects of freemasonry which builds a moral and social framework for members' lives

Throughout this time, the Mason's still put great emphasis on this design exhibition to their members while maintaining absolute secrecy from the public. Even though many of the members no longer had any association with stone masonry they still made symbolic claim to this history of craftsmanship and excellence through their exclusive membership within the Masons. ¹²

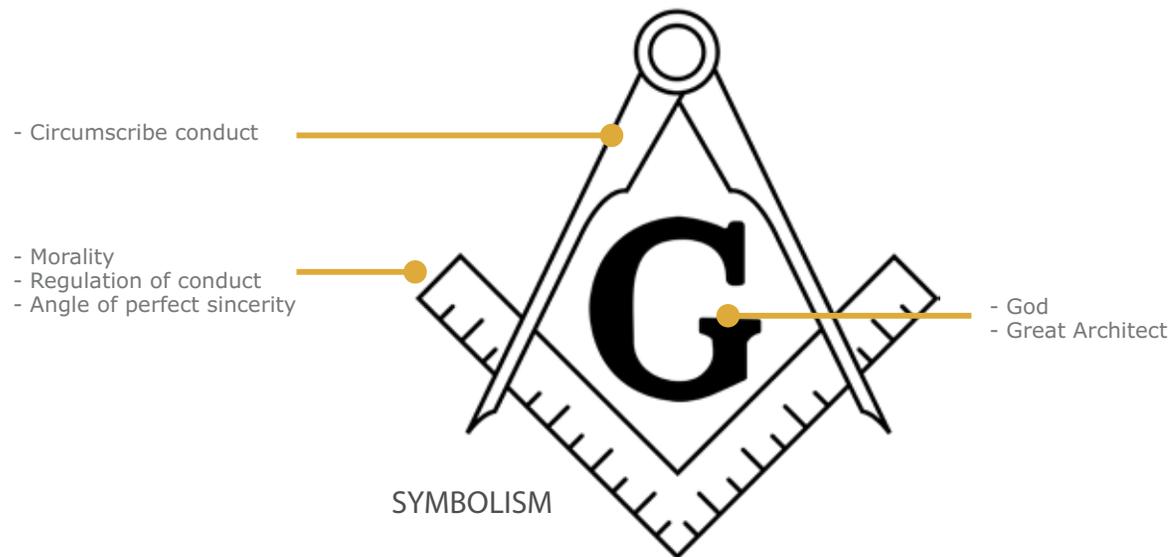
The Masonic buildings also have many "geometrical creations and clues" that are exclusive to Masons and might not have much meaning to public.

One of the symbols in the emblem of the Masons crest is the square. This was a tool used to accurately cut stones at right angles and in speculative masonry came to mean morality. For Masons morality meant a strict "regulation of conduct" and thus the "angle of perfect sincerity" that was 90 degrees was felt to be the perfect symbol to represent this. ¹³

The compass is also one of the main symbols and is meant to "circumscribe conduct" just as it would circumscribe an area if

used in its functional form by an operative mason. Finally, the G so commonly associated with Masons can represent God but has also represented geometry.

This connection originated with the central role geometric knowledge and precise measurements played in operative stone masonry. Eventually this came to mean the precise way of living that could bring about a moral existence so much so that it was even willing to be associated concurrently representing God or "Great Architect".⁴



Given how much moral significance Masons gave to these ancient symbols of operative Freemasonry, it comes as no surprise that they are represented in their more recent architecture.

These principles are quite apparent in their architecture including the Masonic Temple, which will be discussed in detail in chapter three, and has been continued in the facility currently used by the Masons in Manitoba.

The current Manitoba Masonic Temple in Winnipeg, the Memorial Temple, is meant to facilitate events related to Freemasonry in the province.

It is located at 420 Corydon Avenue. The space consists of three main rooms for rituals, a library, offices and an event center with a kitchen attached.

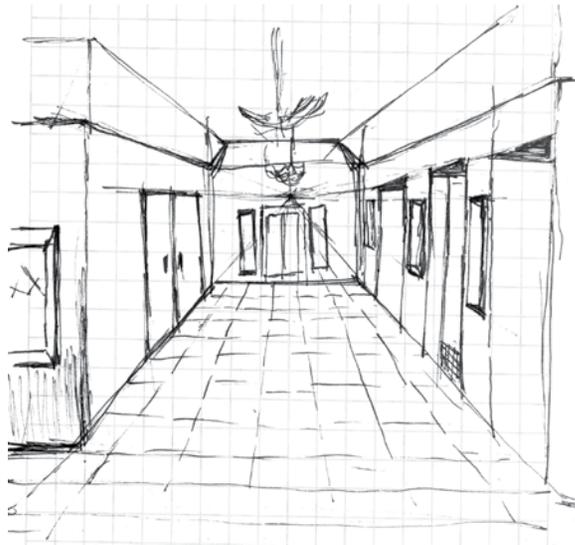
The main rooms are called the "Winnipeg Room", "Manitoba Room" and "Canada Room", each having the exact same configuration of seats and exact same decoration. The Winnipeg Room is the smallest room with the least numbers of seats and the Canada Room is the largest in dimension and number of seats.

All three rooms were perfectly square with heavy double wooden doors. There is a "G" symbol hanging from the ceiling that slopes

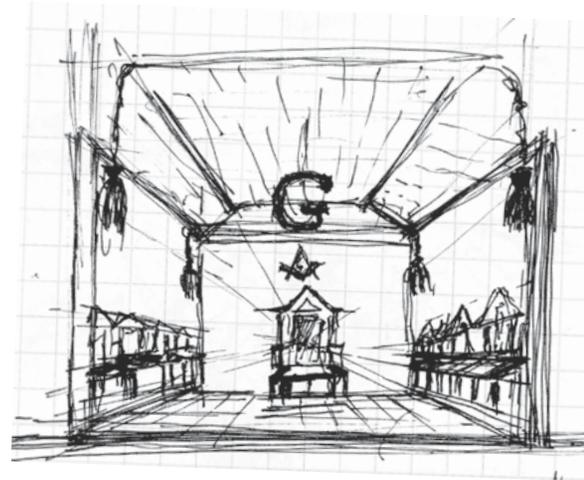
down from four sides towards center of the room.

Depending on the nature of the meetings, some were held in the Winnipeg Room and some in the Canada Room. U.S. meetings were held in the Canada Room.

The current owner of the original Masonic temple (335 Donald) tried to sell the old Masonic temple to current masons but grand master B. L. was not interested in purchasing it and stated that their current building is sufficient for their purposes. ¹⁴

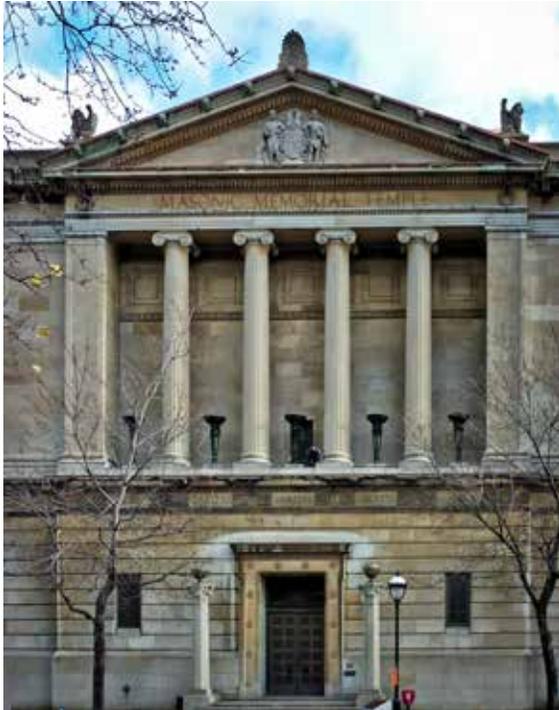


420 Corydon Temple
Main Hall Spatial Sketch



420 Corydon Temple
Winnipeg Room Spatial Sketch

SIMILAR MASONIC TEMPLES IN CANADA



Montreal Masonic Memorial Temple
Cite: Wikimedia Commons



Similar to Masonic Temple in Winnipeg there is an apparent consistency with exhibition of symbolism and emphasize on geometry and materiality

Masonic Temple (St. John's, Newfoundland and Labrador)
Cite: 1998 Heritage Foundation of Newfoundland and Labrador -

Modified by Author

CHAPTER TWO END NOTES

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4. Curl, James Stevens. The Art and Architecture of Freemasonry: An Introductory Study. Woodstock, NY: Overlook, 1993. Print. P.19-32
5. Stevenson, David The Origins of Freemasonry. Cambridge University Press. 1988
6. Christopher Hoddap, Solomon's Builders: Freemasons, Founding Fathers and the Secrets of Washington D.C. Ulysses Press 2007
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10. Murray Peterson, 335 Donald Street – Mother Tucker's Restaurant (Former Masonic Temple), City of Winnipeg Historical Building Committee, May 1993.
11. Frank Albo, The Hermetic Code: Unlocking Manitoba's Greatest Secret. Winnipeg: Winnipeg Free Press, 2007.
12. Curl, James Stevens. The Art and Architecture of Freemasonry: An Introductory Study. Woodstock, NY: Overlook, 1993. Print. P.60-61
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CHAPTER THREE - METHODOLOGY/PROGRAM

OVERVIEW

In this chapter a narrative that will become the basis of the proposed program will be developed.

This narrative is inspired by the history of the building itself, as well as the events happening around the current site. Discussion of the Masonic influence on this narrative will be studied as well.

As the narrative unfolds, the program for proposed architecture will develop.

NARRATIVE

The current narrative stems from a combination of the past and present functions of the building with relation to both its history and the surrounding area. The narrative is based on the duality of two worlds. It tries to reconcile the past and present of the Masonic Temple. It is a story of Masons occupying the same building that the modern architectural community will occupy in the present time.

This duality takes place in both the activities that will take place in the proposed architecture and the physical environment itself. This narrative addresses and identifies current activities within the architectural community that this building hopes to facilitate. The narrative will link to the past while still developing a story congruent with the present in order to best create solutions for the current building's challenges.

PAST PART OF THE NARRATIVE

Since the envelope and skin of the building is remaining, the story is partially developed based on activities and events in the previous life of the building.

SITE: when the building was built in 1896, the site was located in a residential area.¹

Group: The character group for the early portion of the story are the Masons. The Masonic Temple was designed and built for this exclusive club and the building access was limited to



Masonic Temple Winnipeg, Postcard 1912

Cite: Provided by Wolfrom Engineering

members and their guests. The building lacked any meaningful interaction with the public and remained this way till the late sixties. The structure, activities, and environment were all directly related to Masonic beliefs and events.

Activities:

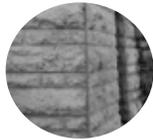
As discussed previously, the Masons put great emphasis on exhibition of symbols and objects related to the rituals. However these symbols and exhibitions, such as tracing boards, remained invisible to the public. These complex exhibits that were only available to a few individuals is an important aspect of the narrative of the past history of the building.

The close connection between the Masons and architecture is shown in chapter two. This connection is apparent in the design of the Masonic Temple which exhibits the Masons focus on stone work and rigid geometrical arrangements. This symmetry and geometry is apparent in the façade of this building.

The defining elements that link the façade to Masonic history and tradition are highlighted and demonstrated in the following diagram:

Two triangles, a sub dominant triangle above the entrance over the pillars and a dominant triangle, gives the facade a temple feeling inspired by Hiram's architecture as discussed in Chapter two. This is further evidence of the connection of Speculative Freemasons to Operative Masonic Architecture.

Apparent symmetry and rigid geometry and order is another evidence of Masons' obsession with architecture of the past. All the openings are rectangular in shape. Some completed with a half circle top. There is also the use of a full circle at the top of the facade. Materials also reflect Masons' traditions. The building rests on a Tyndal stone foundation believed to be stolen from the Legislative Building. The superstructure is built out of cream colored brick with Selkirk Limestone accents.



Symmetry and Mirroring

Permanent stone carved letters and the year of build is the mark that Masons left on the building that has been standing for years. "Square and Compass" symbols were 'exhibited' originally as part of the building.



Pillars are common elements of Masonic buildings. As discussed in Chapter two, pillars mimic and represent the Temple of Solomon which has considerable importance to both Operative Masons and Speculative Freemasons.

CHARACTER DEFINING ELEMENT ANALYSIS OF WEST FAÇADE

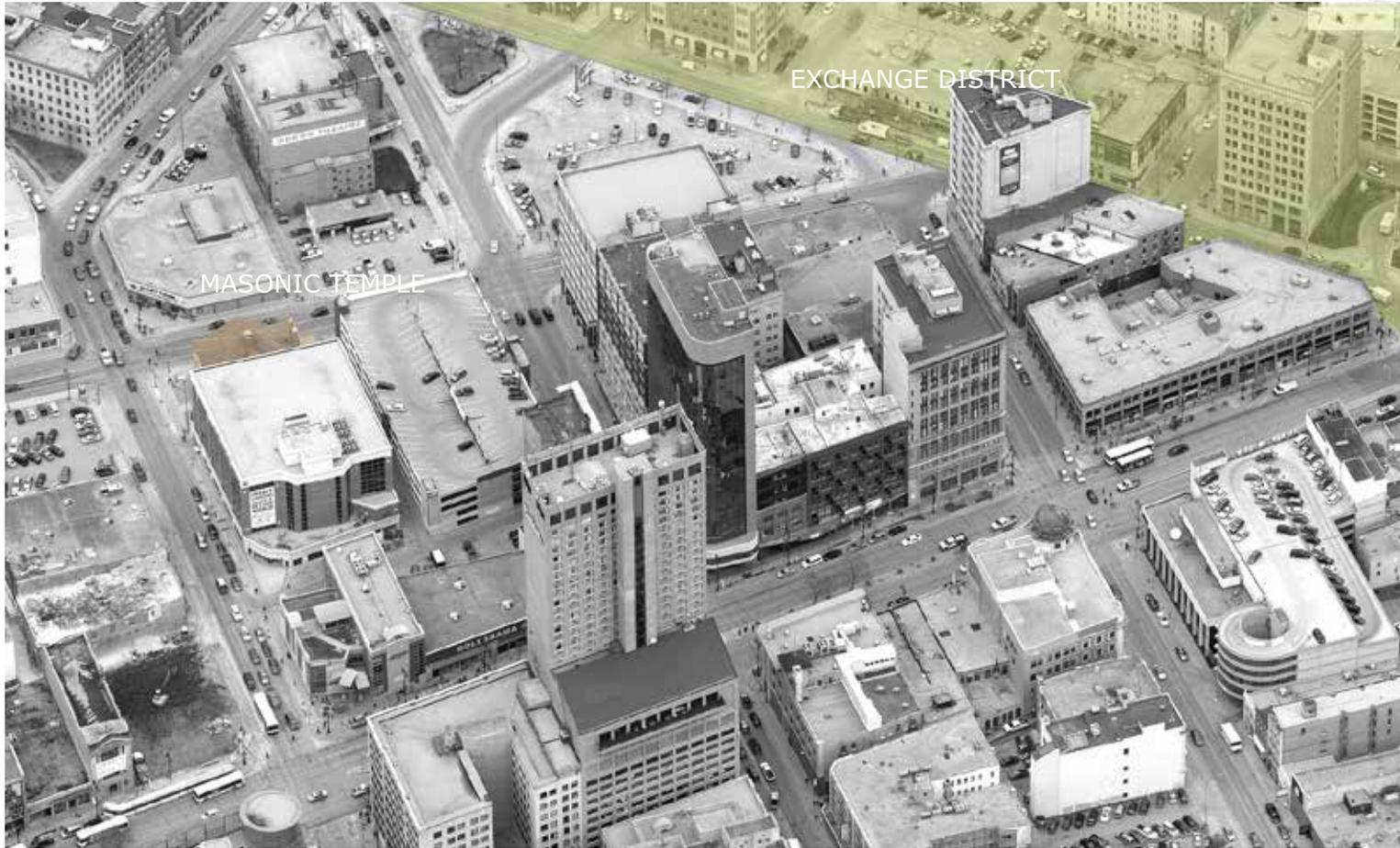
Masons in Winnipeg moved through multiple buildings until they built their own building. This movement and habitation of different locations prior the occupancy of the Masonic Temple on Donald became an important and inspiring aspect to give direction to this narrative. (Refer to "Mason`s relocation prior Donald Street location " on Chapter two, Page 42)

PRESENT PART OF THE NARRATIVE

Site:

As the city grew, the site of the Masonic Temple became part of the heart of downtown Winnipeg. It is a much busier setting with lots of offices, commercial buildings and businesses.

The building has been disconnected from its original surroundings due to the passage of time. Connecting architecture with its surroundings is a part of the definition of architectural success and the Masonic Temple has to date not successfully integrated as shown in chapter one.



Map of the site in current time (Image from City of Winnipeg modified by Author)

Proposed Group:

The proposed inhabitants of the building are mainly from the architectural community and any public interested in architecture. This has been driven from the close relation between architecture and Freemasonry.

Mirroring the Masons' multiple relocations the architecture community and architectural artists have been relocated many times within the city.

There are very few exhibition spaces designated for their purposes in Winnipeg. The last temporary gallery that was dedicated to such activities was called Raw Gallery located in downtown Winnipeg (Exchange District) and that has been closed recently (a mapping of surrounding galleries follows).

Another similarity is the desire of the architectural community to exhibit works just as the Masons did in the past.



MAPPING OF SURROUNDING GALLERIES AND RAW GALLERY (Image by Author)

Activities

Currently there are multiple architectural events held in the exchange district area and downtown Winnipeg. They are hosted at libraries, bookstores, small architectural firms, art galleries, or theater venues. For instance "On the board" is a bi-weekly event (by Storefront Manitoba) ² which is hosted by different architectural firms throughout the year.

The event consists of presentations of new ideas in a diverse range of architectural fields, projects and concepts. Currently there are no central buildings specific to architectural events and festivals in downtown Winnipeg and these events are entirely dependent on the motivation and resources of individual firms to host.

Often at these venues other events are concurrently running and the author has personally experienced challenges with scheduling as well as interruption of the desired experience. The venues are also designed for other fields of the arts without thought to the specific requirements of architectural presentations. There are also festivals like Winnipeg Design Festival (WDF) that require space for different activities for the architectural community to present their work.

There are also multiple architectural firms near that area (Mapping Diagram below) in need of display spaces and services such as 3D printing, laser-cutting, architectural print and model making.

This thesis program is an attempt to preserve and value the past,



MAPPING OF SURROUNDING ARCHITECTURE FIRMS (Image by Author)

facilitate and address the current issues regarding the present site, and connect the building to the present in a way that reintegrates it into downtown Winnipeg.

The shift of the site over time from a quiet residential area to a commercial, busy, and active downtown have created a disconnect between the building and its environment. The new proposed updated architecture preserves the narrative of the building's past whilst addressing current issues that the site and architectural community lacks.



Bird's eye view of Winnipeg 1884³

Cite: Provided by Wolfrom Engineering

BUILDING CONCEPT

The concept of a building within a building is inspired by “Matryoshkas”. The dialogue in the narrative is the language of past and present.

Two separate entities yet connected by the continuity of time. Architecturally, the idea of a new structure inhabiting the old envelope and skin is proposed.

The new building, free standing and its own separate entity, speaks about and represents the “present” side of the narrative. This present narrative speaks of openness to interaction with the public both socially and with a more inviting and modern design.^{1*}

The existing envelope is preserved to host this new modern structure and provide continuity with the past.

The past represents the rigid history of the building with regard to both architectural design and the social situation of the Masons who inhabited it.

The physical space between the walls of these two separate entities emphasizes the detached identity of these two units in one site.

Formal configuration of spaces will also highlight this notion of duality. The envelope of the building belongs to the past Masonic

1* These ideas will be architecturally explored more profoundly in Chapter six.

world, showcasing the symmetry and geometry that was a crucial aspect of the previous inhabitants (Refer to Chapter two).

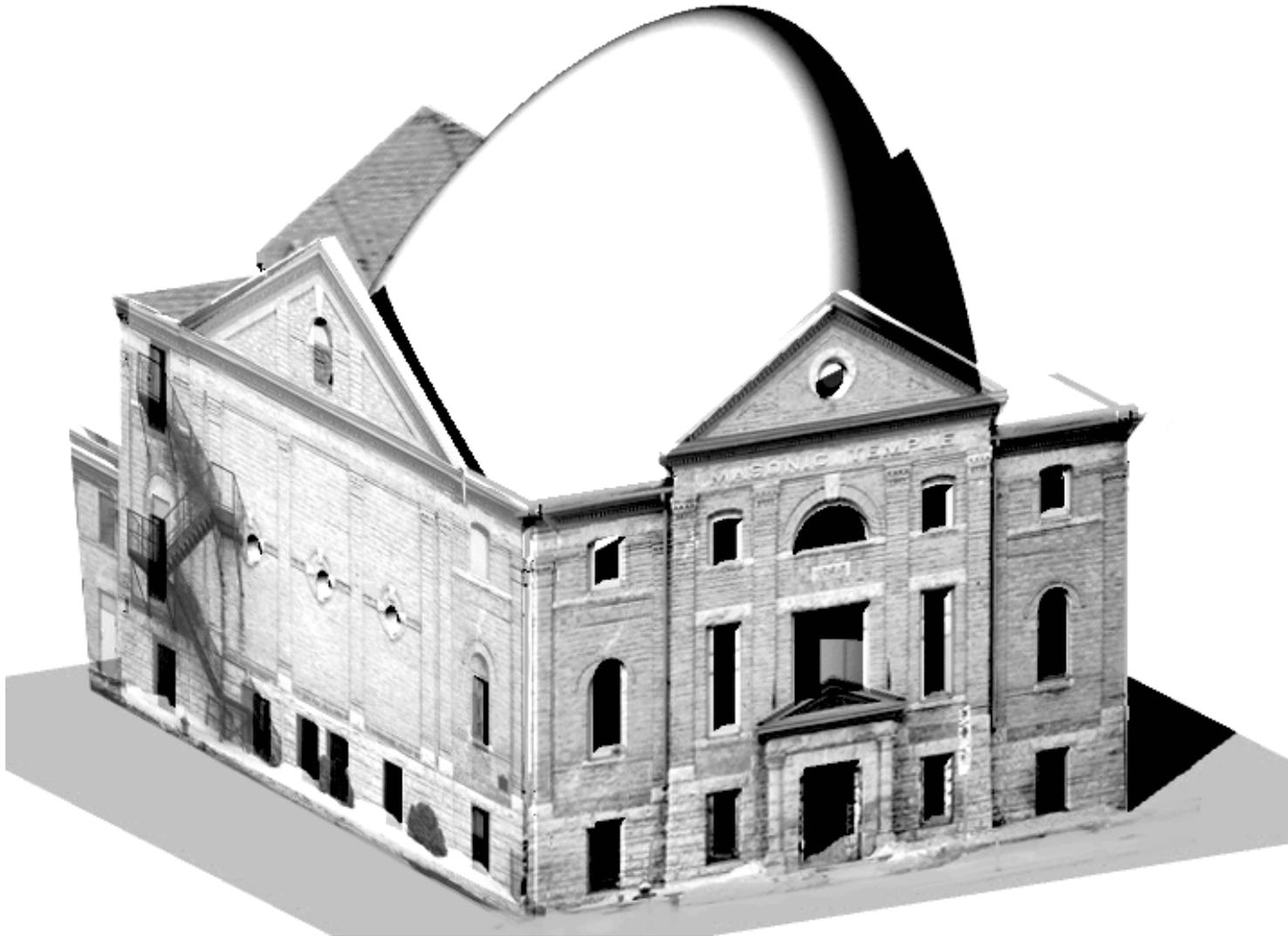
This architecture speaks to the secrecy and exclusivity of the Masons. The new proposed structure represents the modern or “present” side of this narrative.

This egg shaped modern structure has a distinct geometry far from the existing envelope’s restrictive geometry and symmetry. This distinction talks about the present side of this narrative and represents and highlights the duality of these different periods. Materiality and tectonics of the new structure will also be in contrast to the existing Tyndall stone shell and more modern materials such as concrete, glass and glue laminate will be proposed as a contrast to give the recent side of the story more definition and strength.



Experimental models of modern entity inhabiting the existing shell

Cite: Image by Author



Primary Concept of a modern entity inhabiting the existing shell

Cite: Image by Author

PROGRAM

The proposed program is an Architectural Community Centre. This idea derives from the strong Masonic connection to architecture as well as their nomadic existence prior to erecting this building. This nomadic existence is echoed in the current architectural community in Winnipeg.

These elements are highlighted and developed into the proposed architecture. The organization will be non-profit which echoes the Masonic ethos of improving and helping fellow associates as well as the community.

This building's intention will be to spread architectural art and culture to the architectural community as well as the public. Given

the close relationship between freemasonry and architecture, this program has a strong symbolic connection between past and present as the building starts to serve the new group of inhabitants as well as encouraging public involvement in the field of architecture.

The focus and style of the service work may be different but still has strong connections to the charitable attitude of the previous inhabitants.

As discussed in the narrative, the architectural community requires spaces that the city currently fails to provide^{2*} and this new proposal will address those spaces in the most effective way.

2* A deeper analysis of this issue will be discussed in Chapter Five.

In contrast to the seclusion of the building during the Masonic past, the new proposed building will be opened up for public involvement. Parts of the existing shell will be modified to compensate for this proposed aspect. Spatial configuration and analysis of these spaces will be further demonstrated on Chapter 6.

CHAPTER THREE END NOTES

1. Murray Peterson, 335 Donald Street – Mother Tucker’s Restaurant (Former Masonic Temple), City of Winnipeg Historical Building Committee, May 1993
2. “StorefrontMB - Storefront for Architecture, Design, & Urbanism Winnipeg Manitoba.” StorefrontMB. Web. 30 Mar. 2016
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CHAPTER FOUR - CONSERVATION APPROACH

OVERVIEW

This chapter will discuss the site in relation to the historic Exchange District. Building classification and heritage value of the building will be presented.

This chapter will also begin a detailed analysis of the building envelope to highlight possible conservation strategies.

The methodology for conservation of the façade in preparation for contemporary architecture's inhabitation will be discussed.

EXCHANGE DISTRICT

The Exchange District in Downtown Winnipeg is an area consisting of 20 city blocks with roughly 150 Heritage buildings. The Federal Minister of Canadian Heritage recognized this area as a National Historic Site in September 1997.

There are restrictions on new additions and structures that can be built within this urban area and there is legal protection of designated buildings in this boundary. ¹

The Masonic Temple on Donald is located only one block away from this heritage district.

The building is on a nomination list to become a heritage site for the City of Winnipeg municipality. This would give more reasons to preserve this historic facade which adds to the character and the feel of downtown Winnipeg.

The City of Winnipeg also emphasizes the importance of conserving our heritage in a program called “It’s Our City, It’s Our Plan, It’s Our Time” which is a vision and direction for Winnipeg’s city planning. This program encourages “procedures and incentives that promote the long-term conservation of heritage buildings, sites and interpretive programs”.²



CONSERVATION APPROACH

The conservation approach for this project is through rehabilitation of the external structure.

This rehabilitation process will also allow for additions to the current structure. As described in the program in chapter three, the goal is to preserve the exterior facade and tie it into the new interior structure.

This heritage facade will provide a connection to the surrounding buildings in the historic Exchange District and project the characteristic aspects of the site throughout the neighbourhood.

A wall of constructed masonry can stand for well over a century even in a harsh climate if it is properly protected against moisture. Since brick is a naturally porous material, moisture penetration can occur in many ways such as damp environments or rain. With subsequent evaporation, salt crystals form in the brick that can cause significant damage.

Other factors contributing to the deterioration of masonry brick is neglect, metal insert corrosion, failure of arches, lintels or supports as well as poor workmanship.

The most effective and crucial step in conservation of brick masonry is protection against moisture. ³

The author was able to speak with the structural engineer currently overseeing the building. According to him as well as author's personal assessments of the site, the overall facade is in a very good shape structurally.

On the other hand, the interior of the building was mostly gutted in 2007 and would not be salvageable.



Current interior Condition of
Masonic Temple on Donald

Cite: Image by Author

The proposed structure would inhabit the shell of the building as a separate entity. The proposal includes a gap of approximately four feet between the interior faces of the existing preserved exterior wall and the exterior side of the new structure.

As per "Standards and Guidelines for the Conservation of Historic Places in Canada" the requirement for initial work screening has been done already and the external structural is secure and the site is safe for the public. ⁴

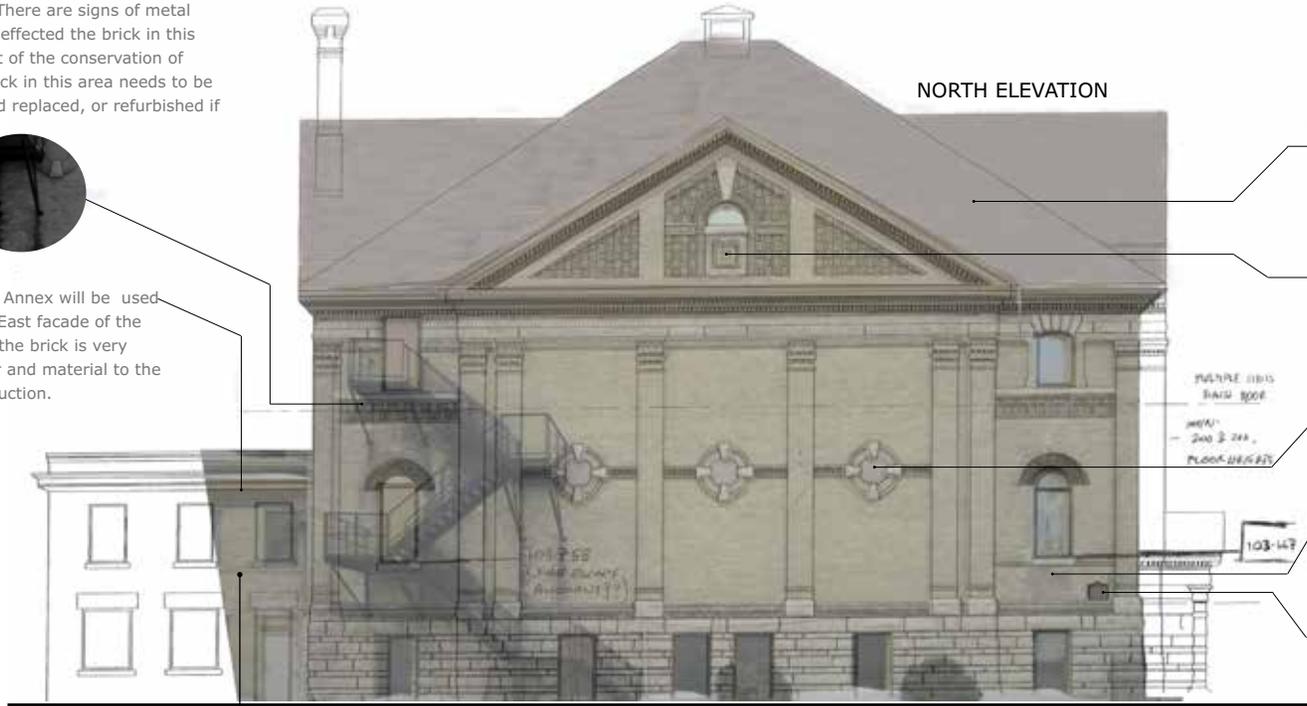
Visual assessments of the façade do not give rise to any new concerns in the time since the preservation work was done in 2010 by Wolfrom Engineering.

The following diagram analyzes the existing exterior condition and identifies the work that need to be done to the facade of the building.

Exterior stairs were added later on as part of bringing the building up to the code standards during the renovation done in the 1970s. There are signs of metal corrosion that effected the brick in this area. As a part of the conservation of the facade, brick in this area needs to be cleaned off and replaced, or refurbished if needed.



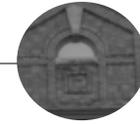
Brick from the Annex will be used to rebuild the East facade of the building since the brick is very similar in color and material to the original construction.



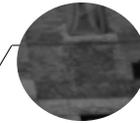
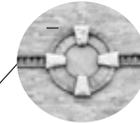
As discussed in Chapter three, the roof is not a character defining element and will be replaced to suit the new program and proposed architecture.



There is evidence of step cracking and vertical cracking. Cracked and chipped stone and general pointing failure is apparent. These issues need to be fixed prior internal bracing



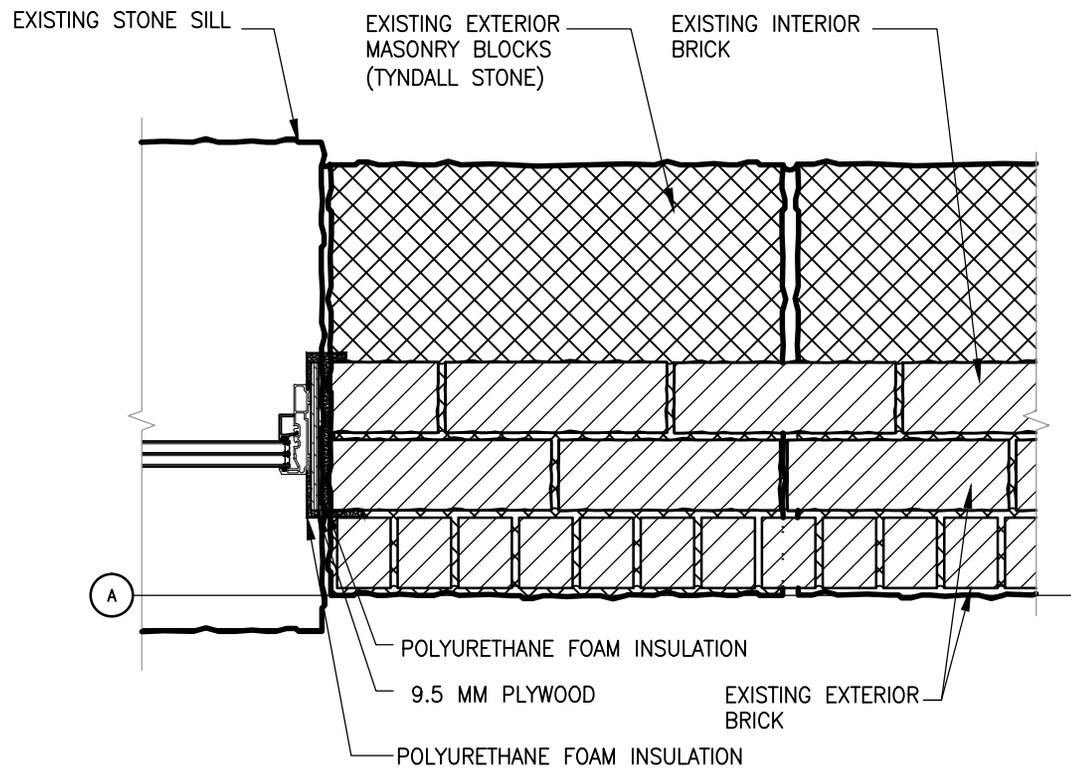
Masonry requires cleaning and repointing of the masonry partially over the full height. Parts of the north elevation require finish pointing with a mortar that matches the existing finish mortar.



In 1918 a two-storey annex was added, designed by local architects Jordan and Over. In the basement was the boiler room and storage space. The first floor held the kitchen, secretary's office, committee room and an extension of the banquet room, while the top floor was a two bedroom apartment.

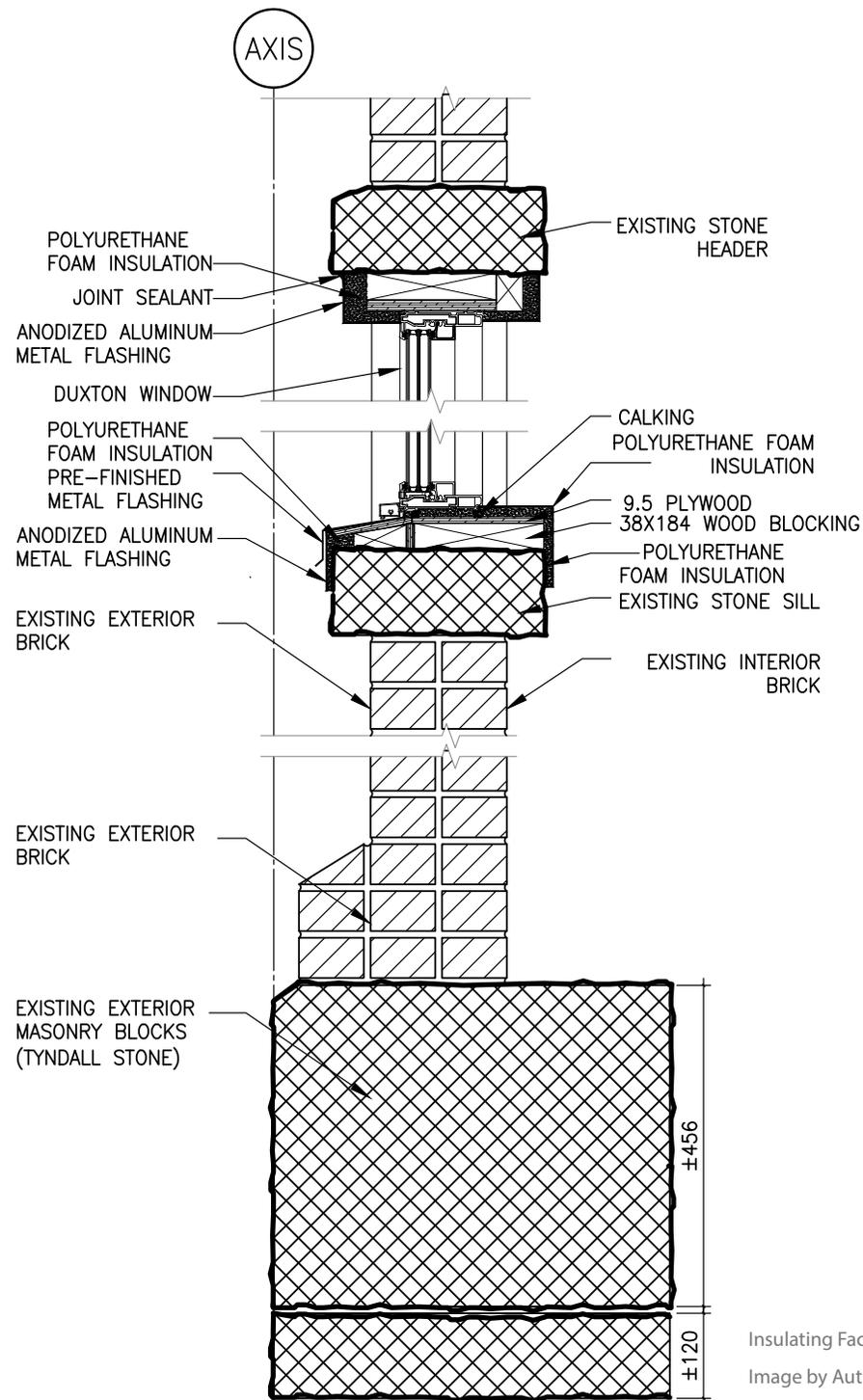
Since the proposed structure is hosted within this existing building the exterior façade needs to be insulated to some extent. More specifically the openings and windows require more insulation and water resistant materials.

The following drawing demonstrates the method proposed for insulating these openings.



Insulating Facade Openings - Plan View

Image by Author



Insulating Facade Openings - Section View
 Image by Author

The roof of the Masonic Temple is not a character defining element included in the conservation approach to this building. Most of character defining elements are located on North side facade and West side façades. These two sides are the two main facades to be preserved.

The South façade will remain as it currently exists. On the east side, an existing two storey annex will be demolished. This part was an addition to the building in 1918 and has no contribution to the original structure and masonic side of the story. This annex is also currently in poor condition. Once this annex is demolished, salvaging and using existing masonry from the annex will repair the east façade. The brick from this annex is similar in material and colour to the rest of the building.

The roof of the building will be removed and the interior is getting fully gutted. The proposed interior structure is not attached to the façade and thus these masonry walls will require metal bracing from inside to provide structural support.

The proposed roof will be supported by these steel supports around the perimeter of the existing facade.

The east façade will be demolished which will allow the construction

of the new proposed structure.

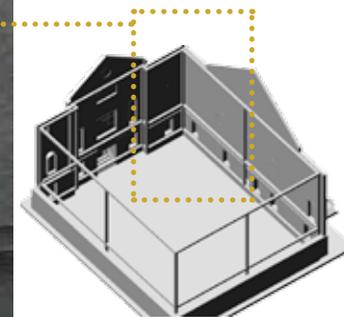
A temporary exterior steel bracing will be required for the temporary support of the structure. An example of a temporary exterior bracing is demonstrated in the following images:

The interior brick will be sand blasted and cleaned off prior to



this project is "Our Lady's School Building Envelope Screening" 2015 in Ottawa done by John G. Cooke & Associate LTD. Consulting Engineers
Images by Author

internal bracing. After the interior structure is done the east side will be completed and the temporary exterior bracing will be removed. The diagram below shows the bracing support of the façade and how it will function.



Structural bracing of the facade
Images by Author.

CHAPTER FOUR END NOTES

1. The Exchange District National Historic Site, City of Winnipeg, Retrieved December 2, 2015
2. City of Winnipeg - Our Winnipeg: It`s Our City, It`s Our Plan, It`s Our Time <http://www.winnipeg.ca/interhom/CityHall/OurWinnipeg/pdf/CallToAction.pdf>
3. Brick Masonry, Conservation Bulletin Series, Saskatchewan Heritage Foundation.
4. Standards and Guidelines for the Conservation of Historic Places in Canada: A Federal, Provincial and Territorial Collaboration , Second Edition
5. Standards and Guidelines: For the Conservation of Historic Buildings in Saskatchewan, Conservation Bulletin Series, January 08, 2010

CHAPTER FIVE- SITE ANALYSIS

OVERVIEW

This chapter will delve deeper into an analysis of the site. It will include both the past and present aspects of the narrative. The site will also be assessed in relation to the proposed program and concept.

SITE

OLD WINNIPEG /PAST WINNIPEG

The building was originally surrounded by residential buildings consisting mostly of single-family detached houses with terraces. There were also numerous churches which have all since vanished. As the warehouse district was developing and moving toward the building, it caused the residential buildings along north side to be removed.

Office and retail development along Notre Dame, Portage and Ellice Avenue removed most of the remaining housing and residential building structures. ^{1*}

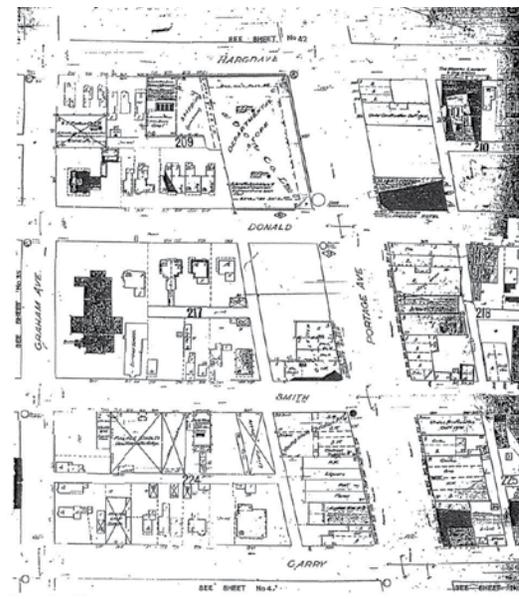
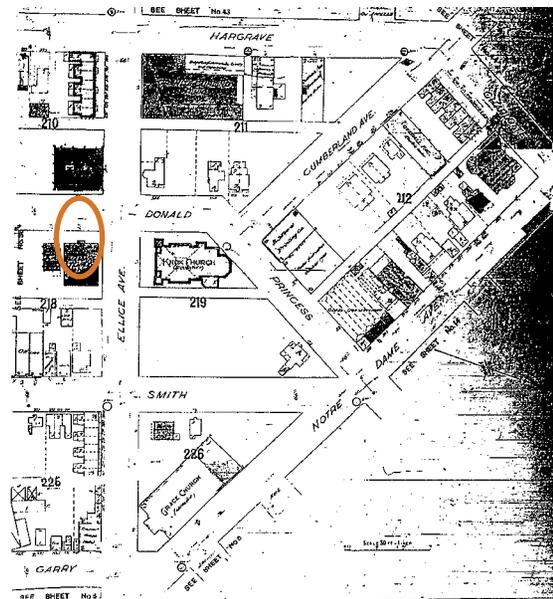
1* "Since much of the redevelopment in the immediate vicinity took place long after the construction of the Temple there is no longer the same continuity in type and design of buildings that existed in 1895."¹



City of Winnipeg, Main Street Looking South from City Hall 1882
Image: Provided by Wolfrom Engineering

Shortly after construction of the Masonic Temple western Canada had significant growth which continued over the next two decades. Winnipeg's population boom in the early 1900's was related to the grain market and this trade helped Winnipeg enter the top five cities in Canada with a population comparable to Chicago at that time. ²

The railway lines started to cross through the city bringing thousands of immigrants and changing the economy of the region. Winnipeg was the center of this western growth and the residential neighborhood surrounding the temple transformed into warehouses, retail stores, and mixed district offices. ¹



Partial Map of Winnipeg 1895
Cite: City of Winnipeg, Fire Atlas, 1895 P.37 Courtesy of R.R. Rosetecki

WINNIPEG TODAY /PRESENT WINNIPEG

DOWNTOWN WINNIPEG

Between 2005 and 2015 Winnipeg's downtown has experienced substantial development and improvement. The city's downtown population increased by 2.8% per year between 2006 and 2011. In the downtown area, the population has jumped from a low of 9000 people to over 16,000.

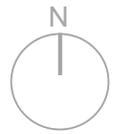
This growing population has had a positive impact on the physical and economic growth of the downtown district. There are several elements that contributed to this growth of population and improvements to downtown Winnipeg.

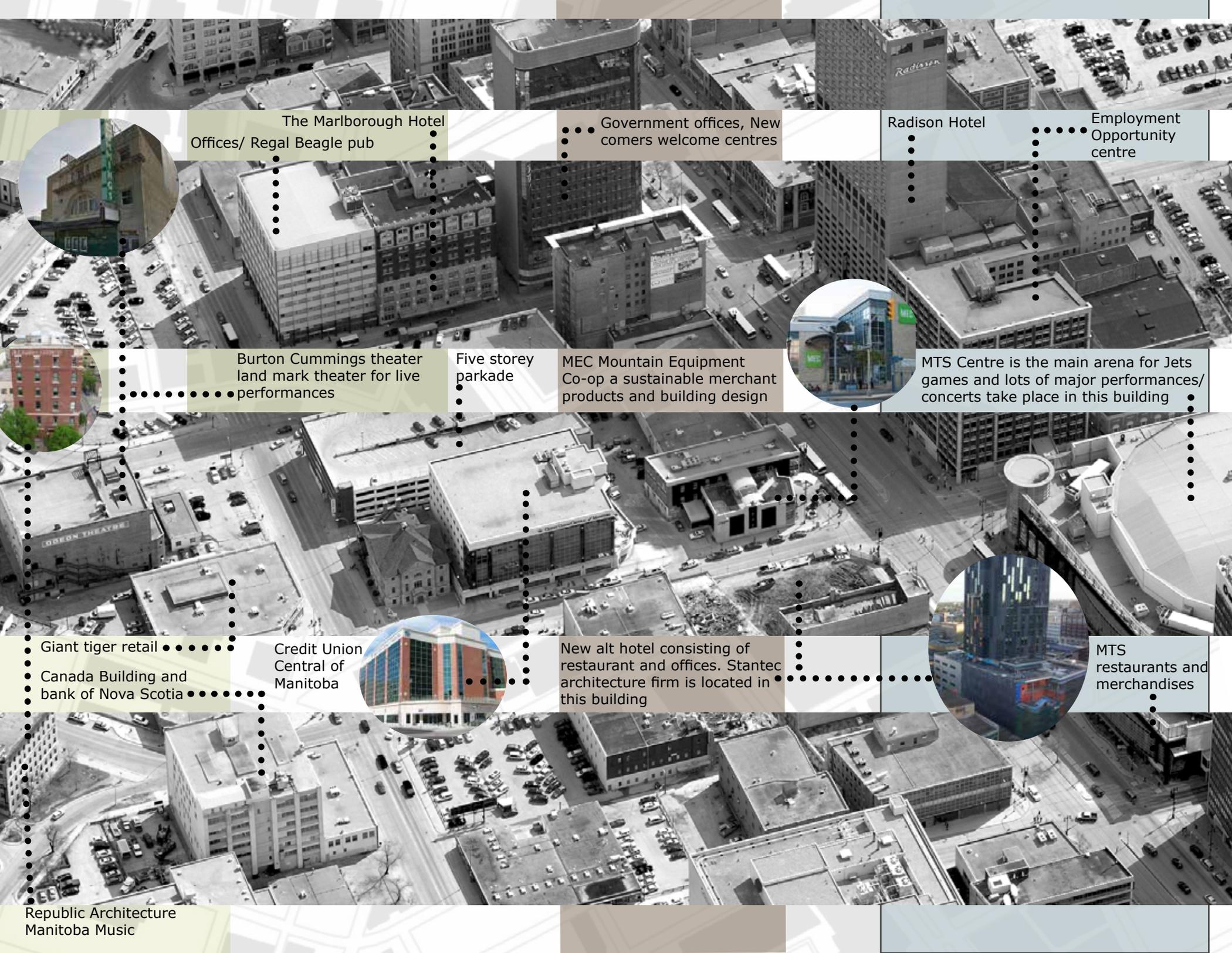
The investments and strategies include government interventions, big commercial developments, residential development programs, improved downtown amenities, investment in education, promotion of diversity and improved parking are a few of these interventions.³

There has also been a shift towards conversion of heritage buildings into mixed use developments contributing to the growth of the downtown and city.²



WINNIPEG





The Marlborough Hotel
Offices/ Regal Beagle pub



Government offices, New
comers welcome centres

Radison Hotel

Employment
Opportunity
centre

Burton Cummings theater
land mark theater for live
performances



Five storey
parkade

MEC Mountain Equipment
Co-op a sustainable merchant
products and building design



MTS Centre is the main arena for Jets
games and lots of major performances/
concerts take place in this building

Giant tiger retail
Canada Building and
bank of Nova Scotia

Credit Union
Central of
Manitoba



New alt hotel consisting of
restaurant and offices. Stantec
architecture firm is located in
this building



MTS
restaurants and
merchandises

Republic Architecture
Manitoba Music

Winnipeg is reputed as a “city of the arts.” The extraordinary art and culture is a strong part of the city’s identity. The City of Winnipeg also promotes this Art Policy to build the identity of the community. In 2010, the Department of Canadian Heritage designated Winnipeg as “The Cultural Capital of Canada”. A major focus of the local government is to maintain this reputation and promote this aspect as it provides benefits both culturally and economically which will allow sustainability of the downtown community.

According to research done by the Winnipeg Arts Council, arts and creative industries make up 4% of the city’s total GDP of \$948.6 million.

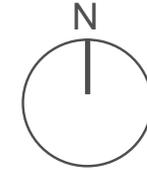
Despite these beneficial aspects of Winnipeg’s arts and culture, many major venues in the city are in poor condition. The city currently faces significant infrastructural challenges. ⁴

As discussed earlier in chapter three, the proposal for this architectural community building could be beneficial and reduce this infrastructural challenge for the arts.

This proposal will also help with the reputation of the city as an art and cultural center and will promote economic benefits to the community in the long run.

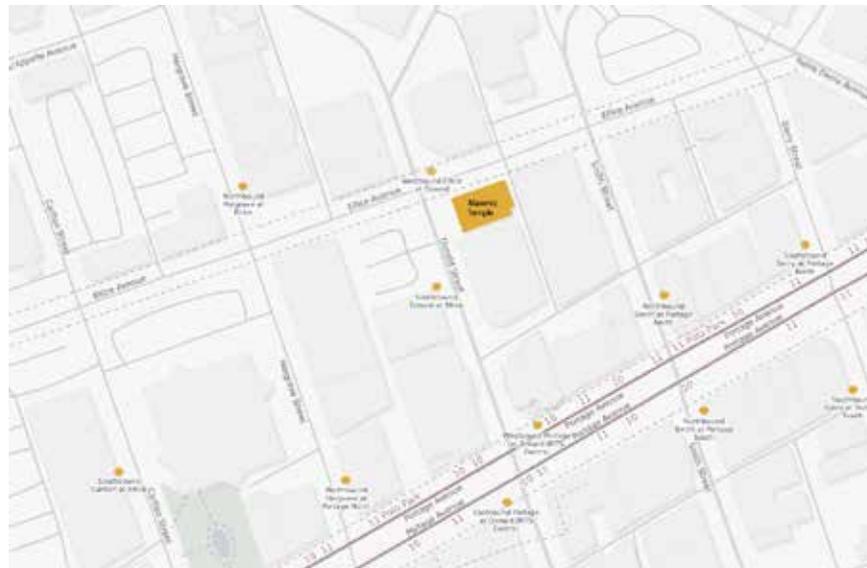
The following drawings and diagrams show a general analysis of the current site.

CIRCULATION/PARKING & TRANSPORTATION



LEGEND

- MASONIC TEMPLE
- PARKING
- STREET DIRECTION



LEGEND

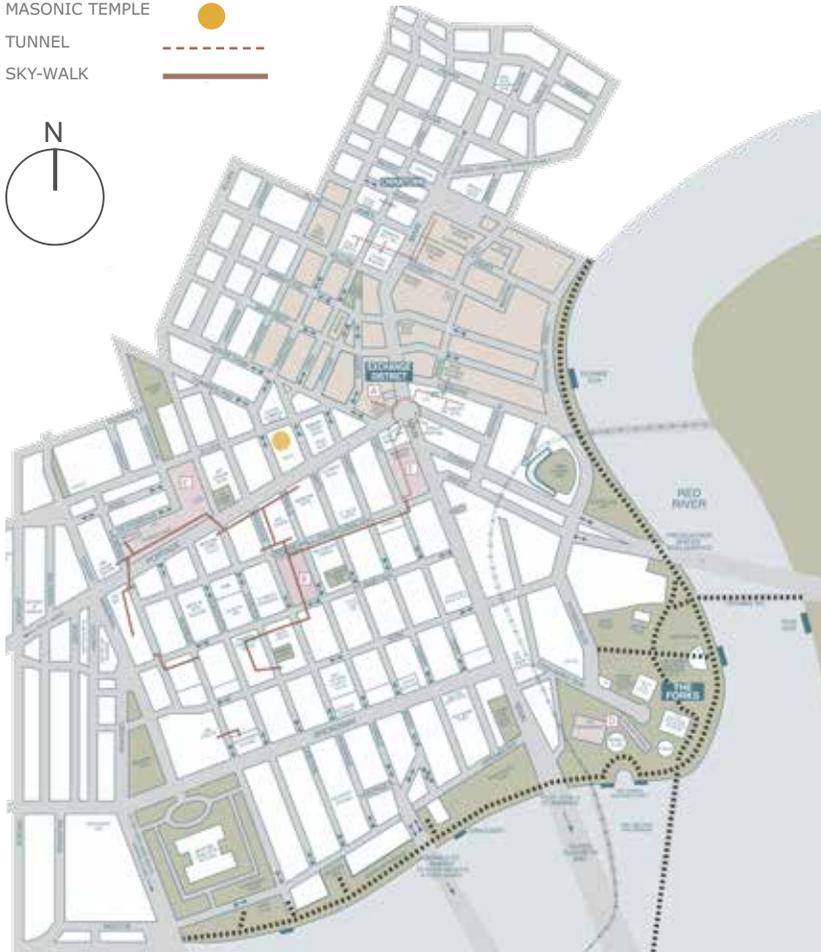
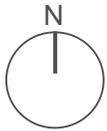
- MASONIC TEMPLE
- BUS STOP



"OpenStreetMap." OpenStreetMap. Web. 02 Dec 2015.
Modified by Author

LEGEND

- MASONIC TEMPLE 
- TUNNEL 
- SKY-WALK 



LEGEND

- MASONIC TEMPLE 
- BIKE PARKING 
- INDOOR LOCATION 



TUNNEL/SKY-WALK & BIKE PATH

Downtown Winnipeg BIZ
www.downtownwinnipegbiz.com
Images modified by Author

CHAPTER FIVE END NOTES

1. Murray Peterson, 335 Donald Street – Mother Tucker’s Restaurant (Former Masonic Temple), City of Winnipeg Historical Building Committee, May 1993
2. Jino Distasio and Scott McCullough, Downtown Winnipeg, Developments and Investments, 2005-2013. The University of Winnipeg. Institute of Urban Studies
3. Jino Distasio and Scott McCullough, Downtown Winnipeg, Developments and Investments, 2005-2015. The University of Winnipeg. Institute of Urban Studies, 2015
4. City of Winnipeg - Our Winnipeg: It`s Our City, It`s Our Plan, It`s Our Time
<http://www.winnipeg.ca/interhom/CityHall/OurWinnipeg/pdf/CallToAction.pdf>
5. Downtown Winnipeg BIZ - www.downtownwinnipegbiz.com retrieved Dec 02, 2015
6. "OpenStreetMap." OpenStreetMap. Web. Dec 02, 2015.

CHAPTER SIX - PROPOSED ARCHITECTURE

OVERVIEW

This chapter will demonstrate development of the architecture driven by Narrative, Concept and Program discussed in early chapters.

Note: All illustrations in this chapter are by the author unless noted otherwise.

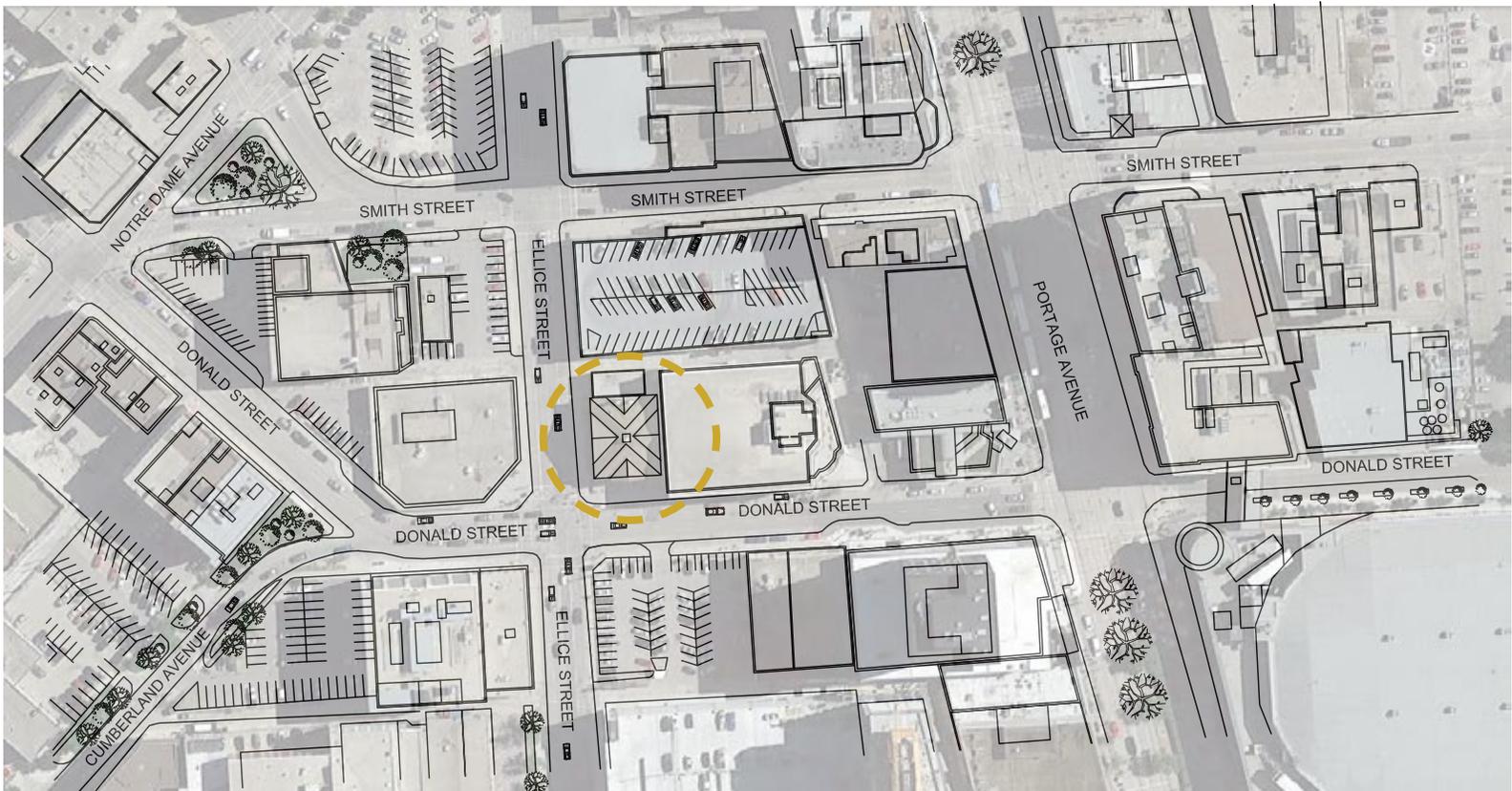


SITE

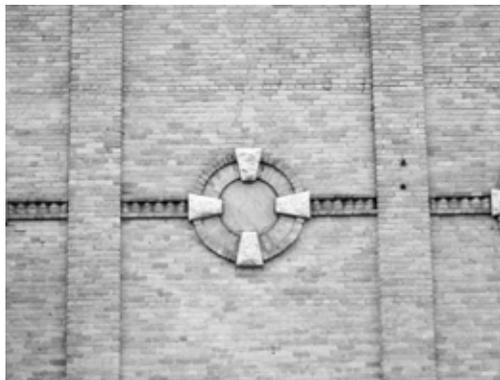


City of Winnipeg Website

N
SITE PLAN
NTS

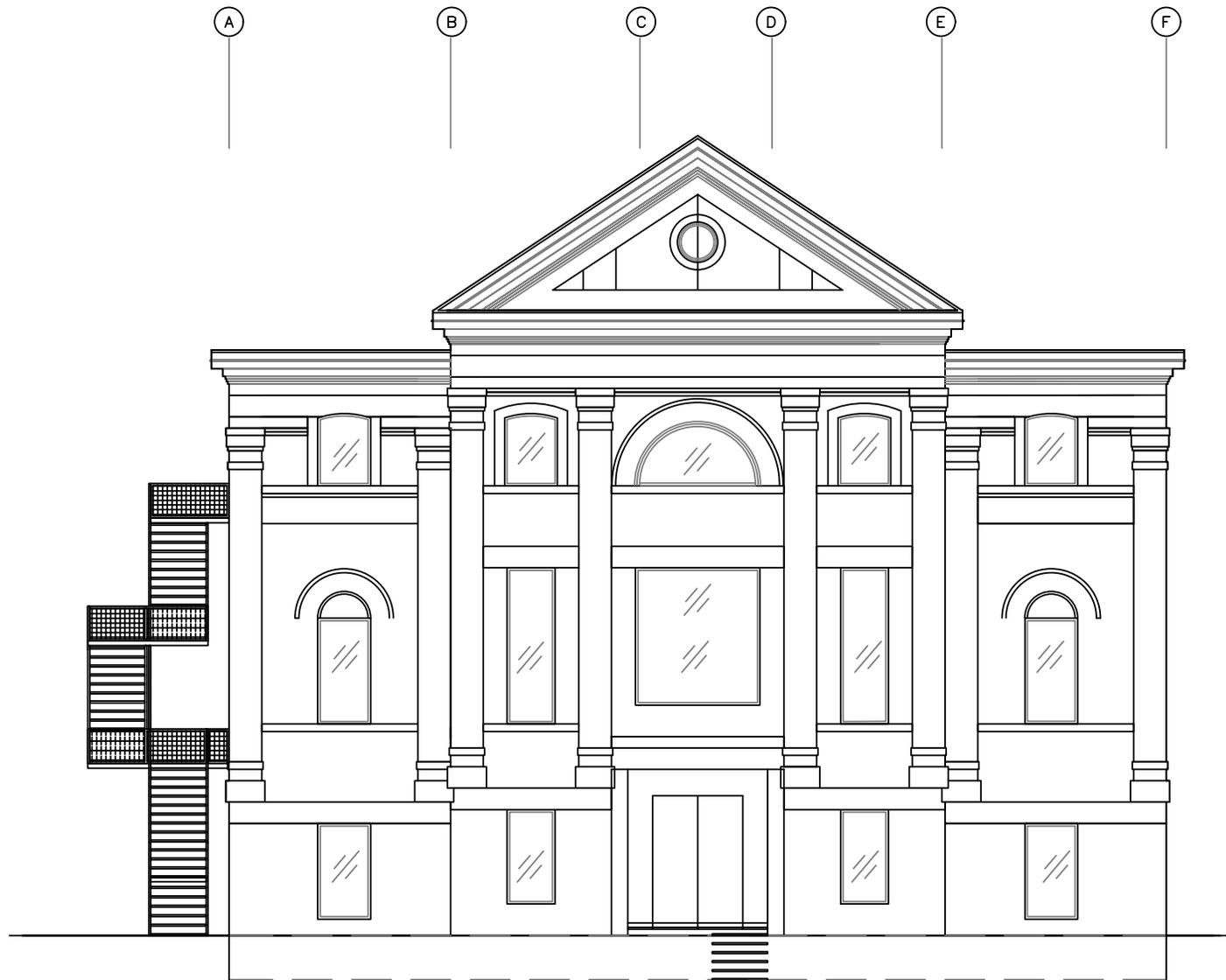


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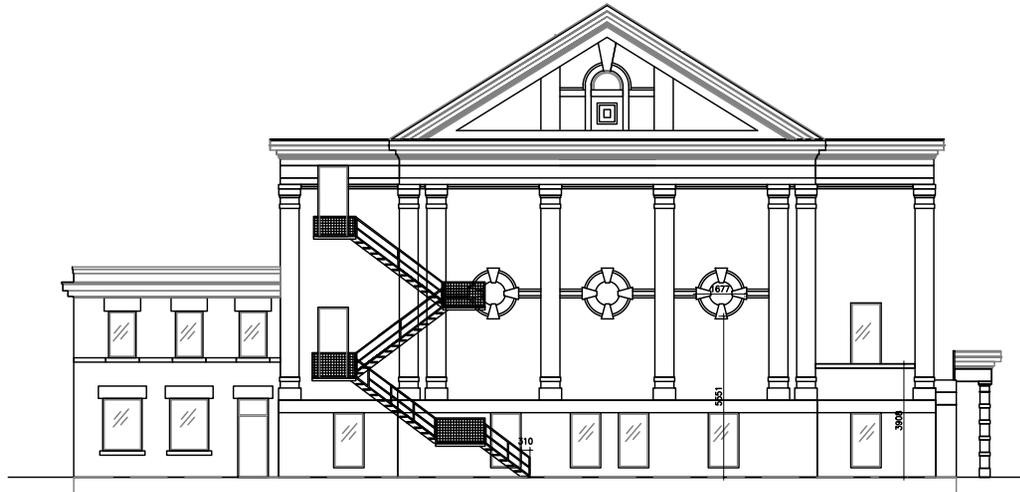


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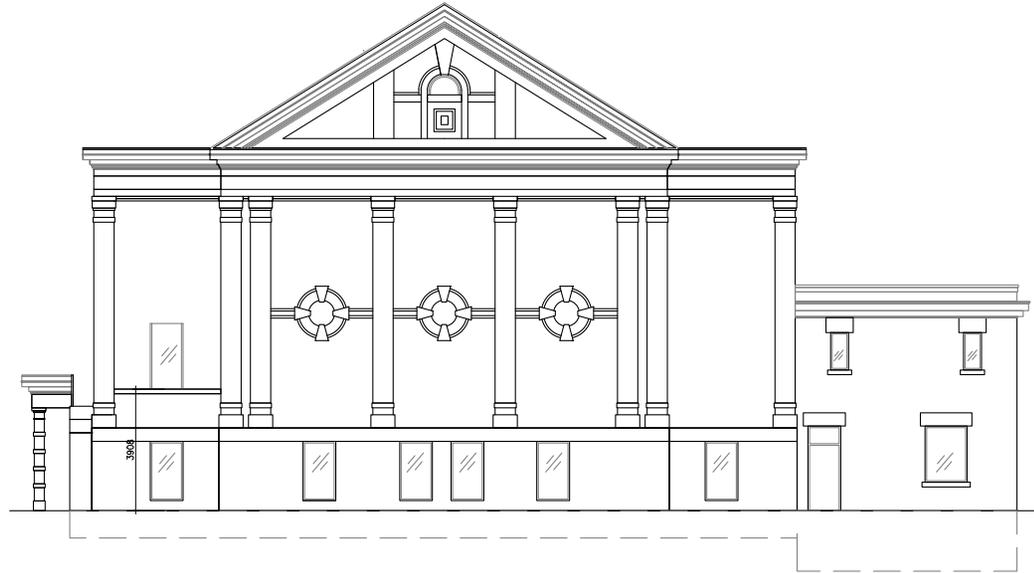




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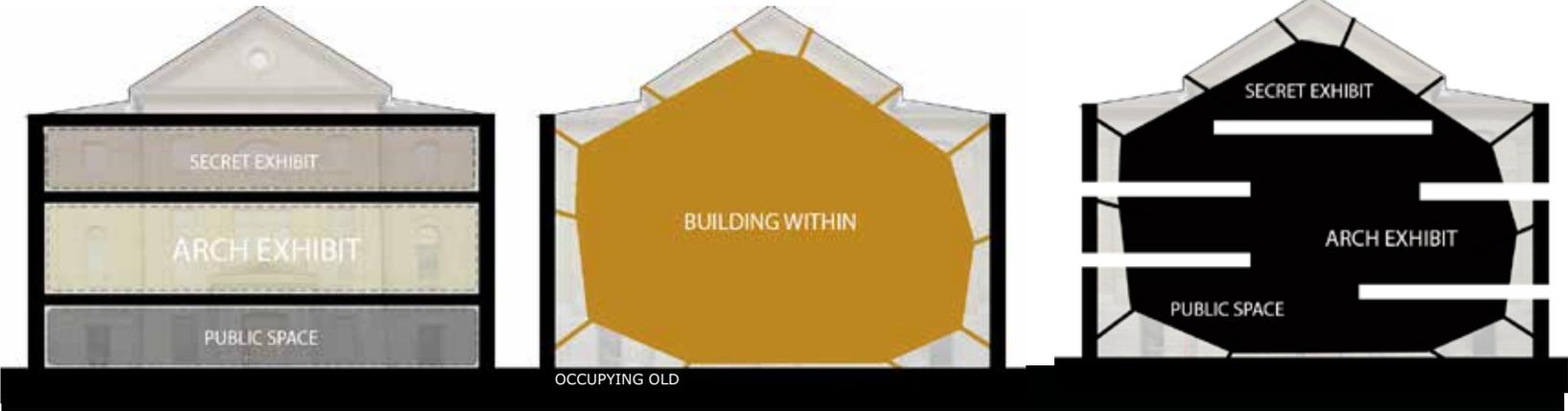


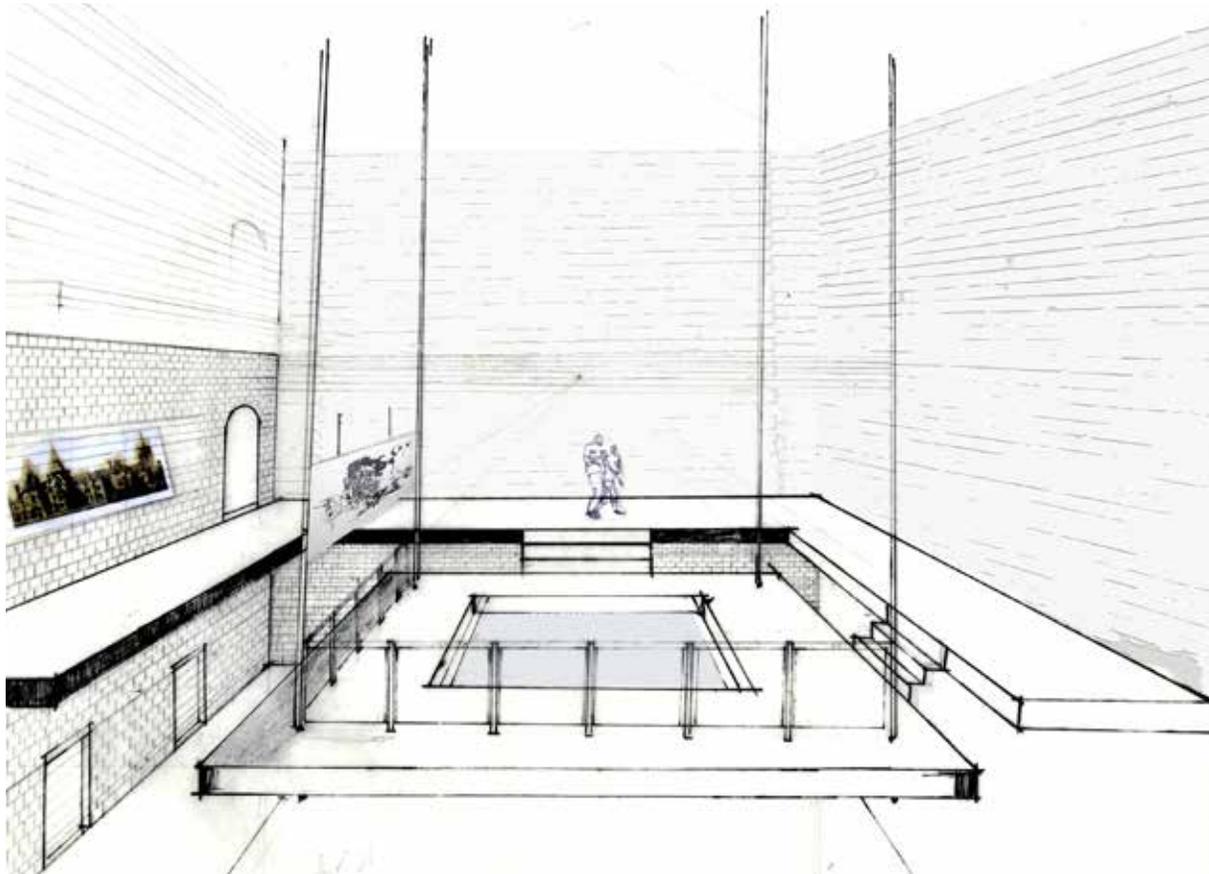
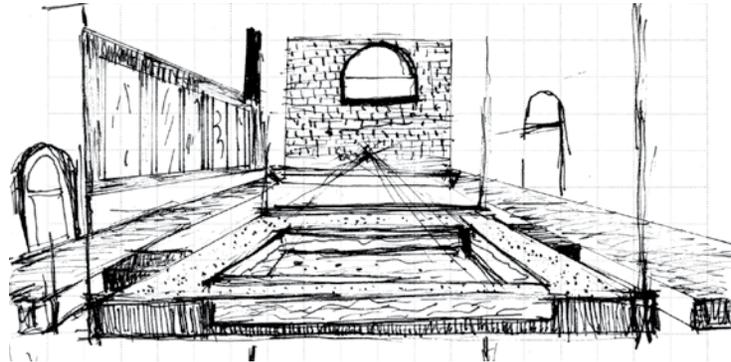
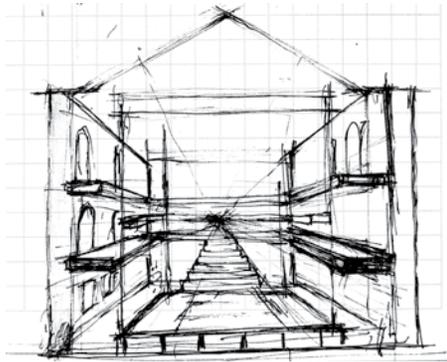
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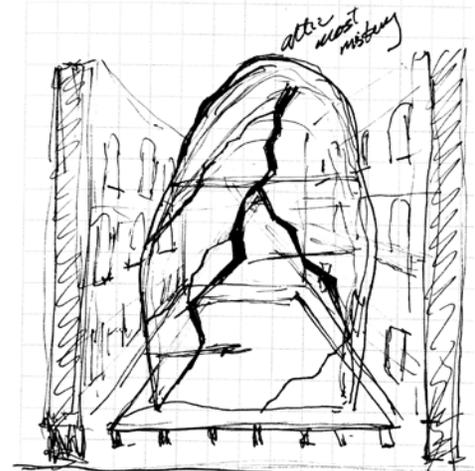
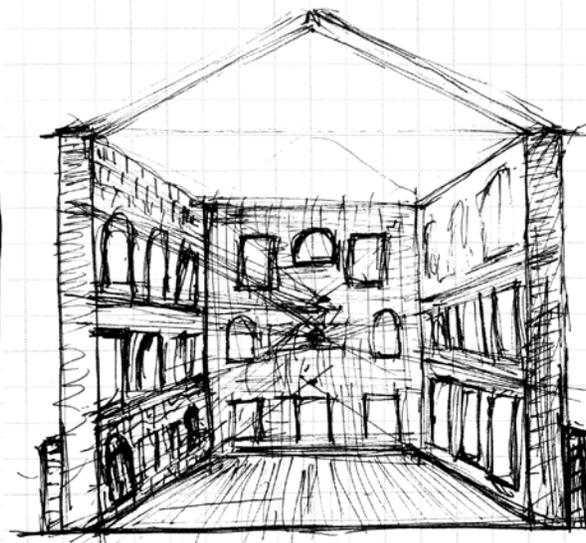
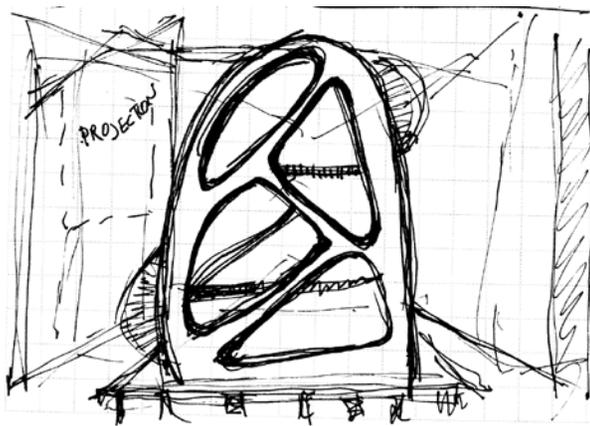
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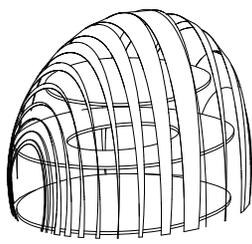
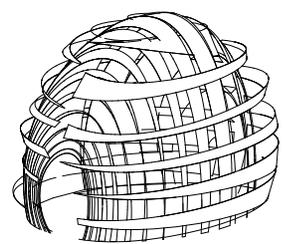
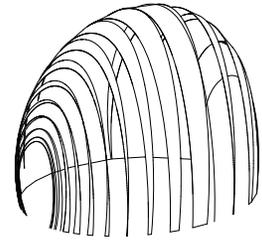
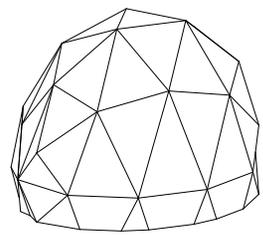
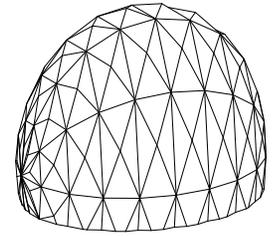
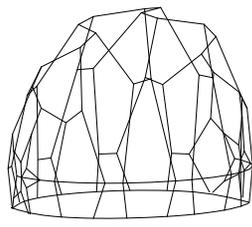
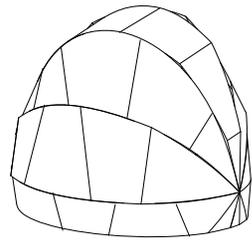
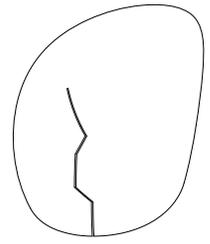
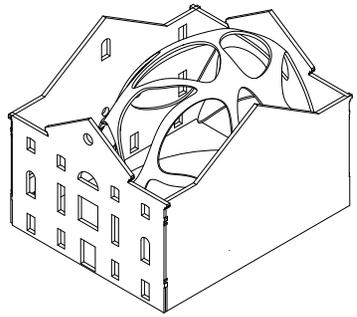
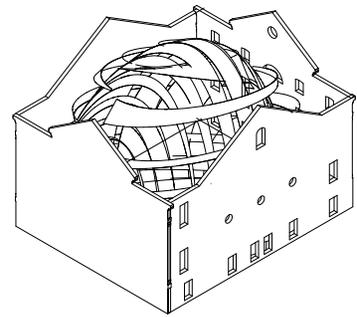
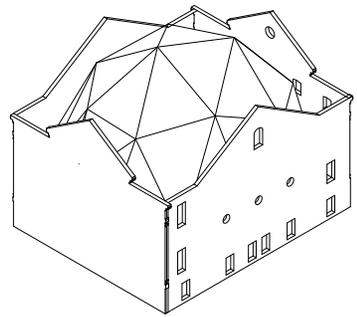
PRIMARY CONCEPT

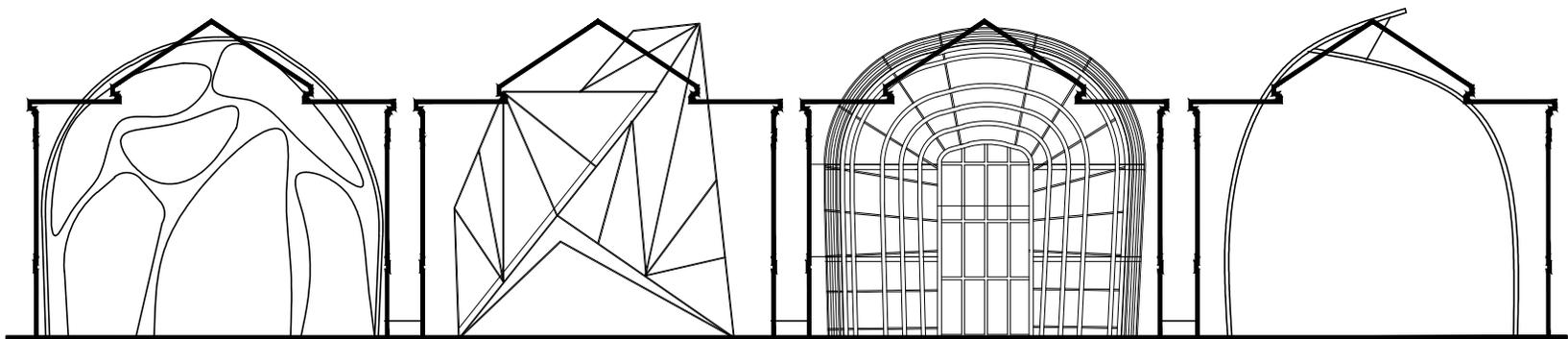




PRIMARY SKETCHES







CONCEPT DEVELOPMENT

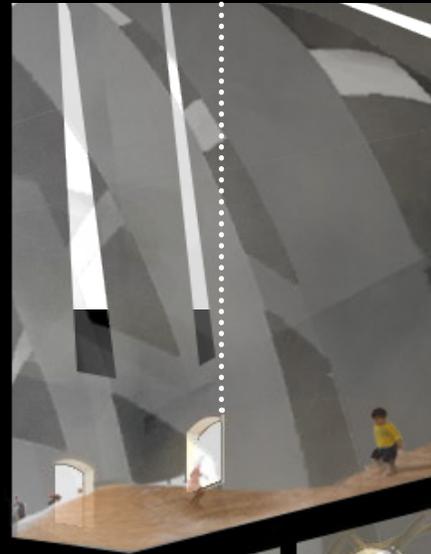


PRINTING
 PLOTTER AREA
 EGRESS
 ACCESS
 MODEL-MAKING
 ROOM
 PHYSICAL MODEL
 EXHIBITION SPACE
 STORAGE
 KIDS
 STORAGE
 DIGITAL FABRICATION
 WOOD
 SHOP
 PERMANENT EXHIBITION SPACE
 CAFFETERIA/ BAR
 TEMPORARY
 EXHIBITION
 MECH/ELEC
 LAB 40
 STORAGE
 PERFORMANCE
 SPACE/ THEATER
 LIBRARY
 LOUNGE 55
 MECH/ELEC/JANITOR
 ROOM/WASHROOM
 MECH/ELEC
 JANITOR
 WASHROOM

PERFORMANCE SPACE
APPROXIMATELY
55 SQM



OFFICES SPACE
APPROXIMATELY
19 SQM



KIDS AREA
APPROXIMATELY
31 SQM



LIBRARY
APPROXIMATELY
47 SQM

LOUNGE AREA
APPROXIMATELY
43 SQM



TEMPORARY
EXHIBITION
APPROXIMATELY
83 SQM

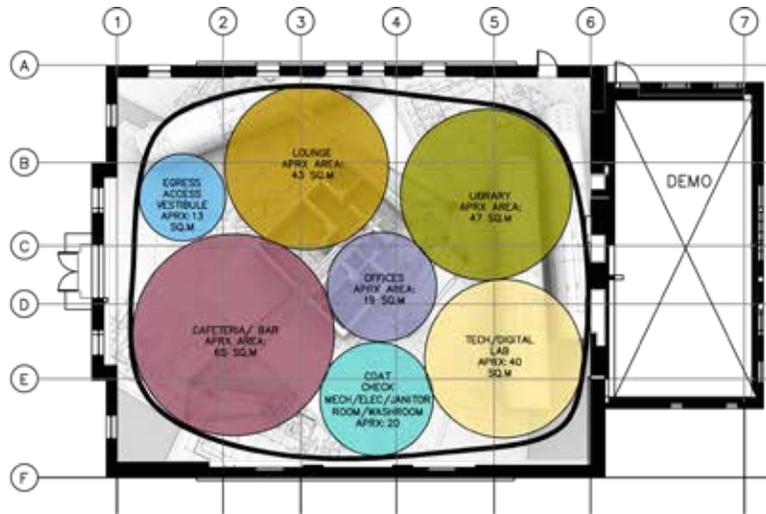
PERMANENT
EXHIBITION
APPROXIMATELY
83 SQM

CAFE/BAR
APPROXIMATELY
65 SQM

DIGITAL/COMPUTER LAB
50 SQM

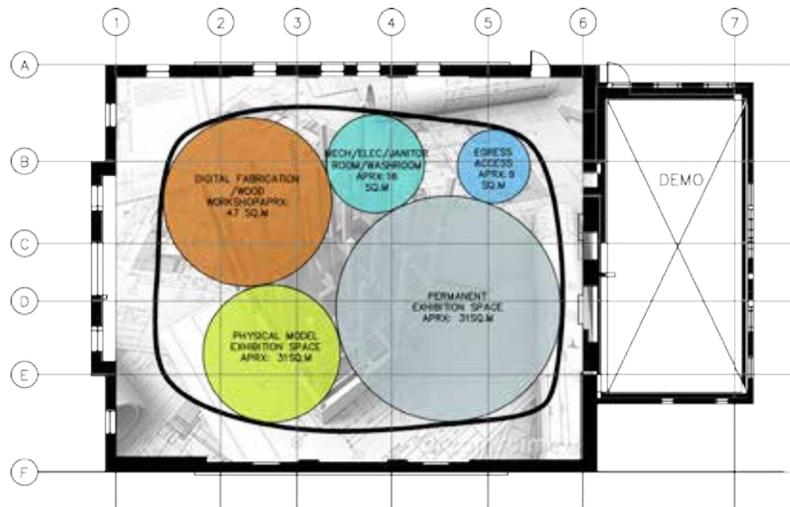
MODEL EXHIBITION
31 SQM



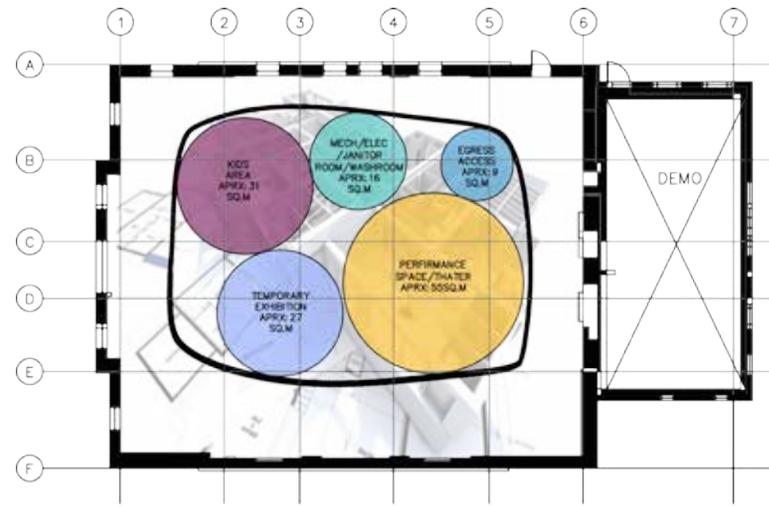


MAIN FLOOR
MORE PUBLIC/(LESS MYSTERY)

SPATIAL BUBBLE DIAGRAM

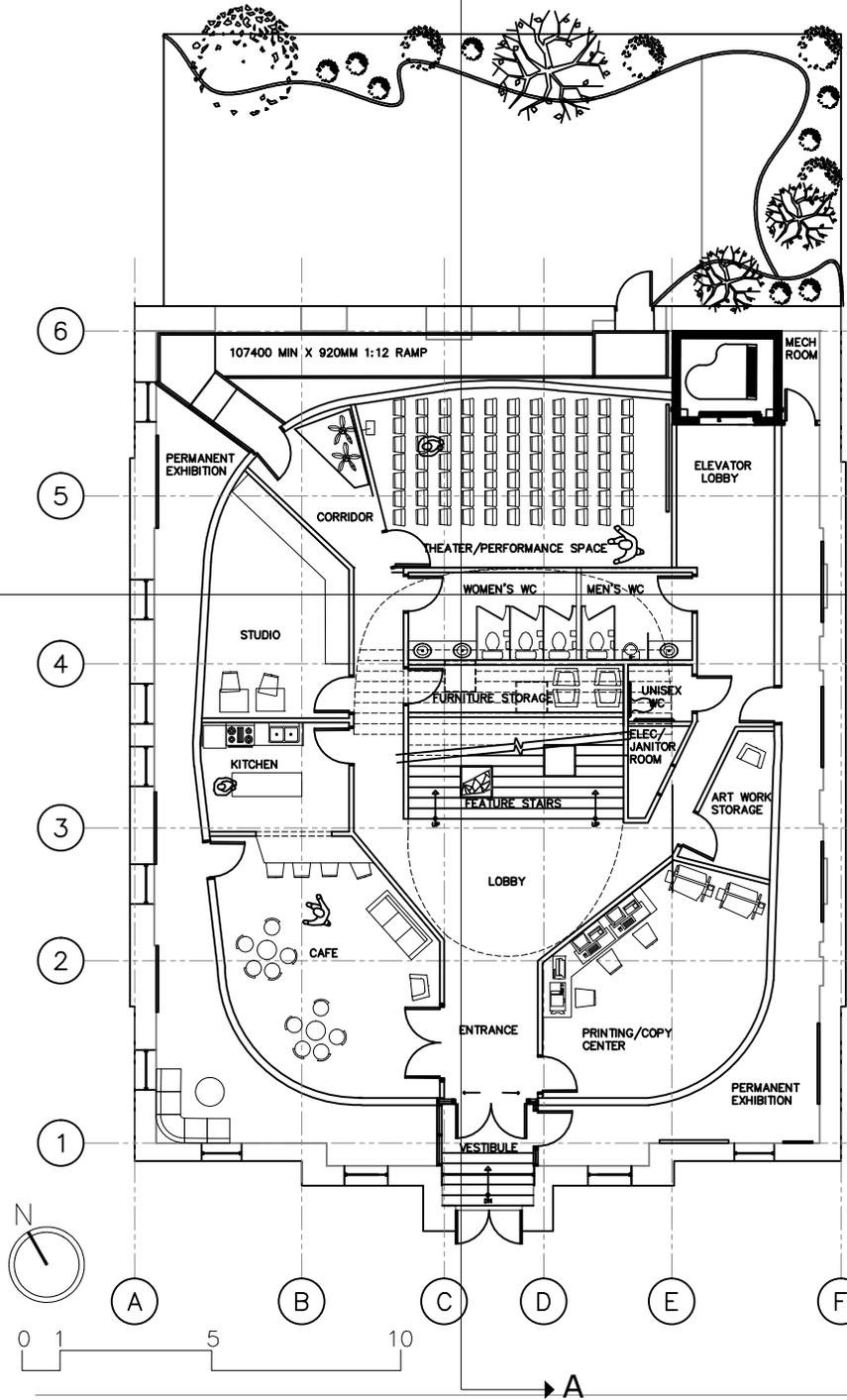


SECOND FLOOR
SEM-PUBLIC
APRX FLOOR AREA 241 SQ.M

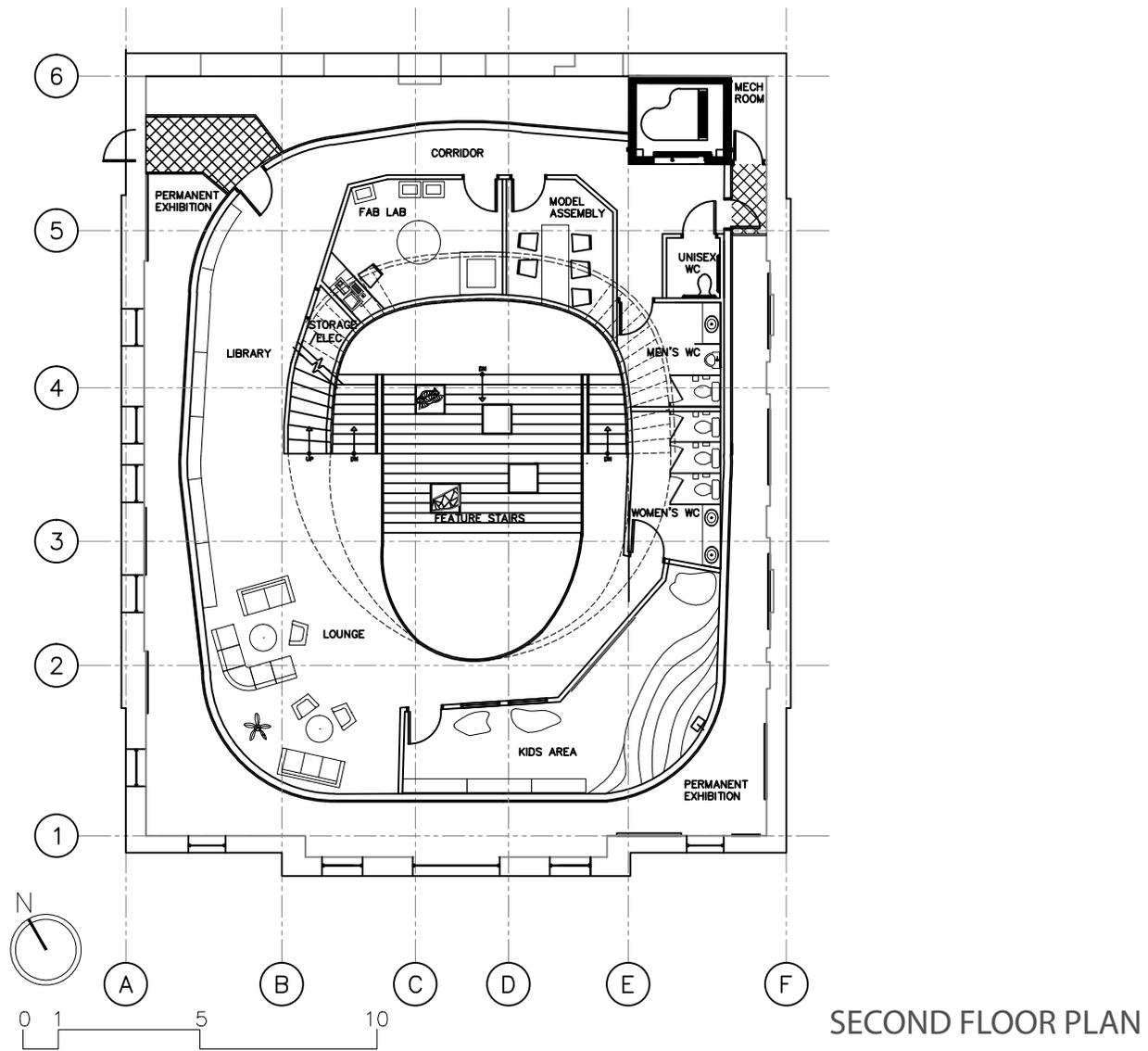


THIRD FLOOR
MYSTERY LEVEL
APRX FLOOR AREA 187 SQ.M

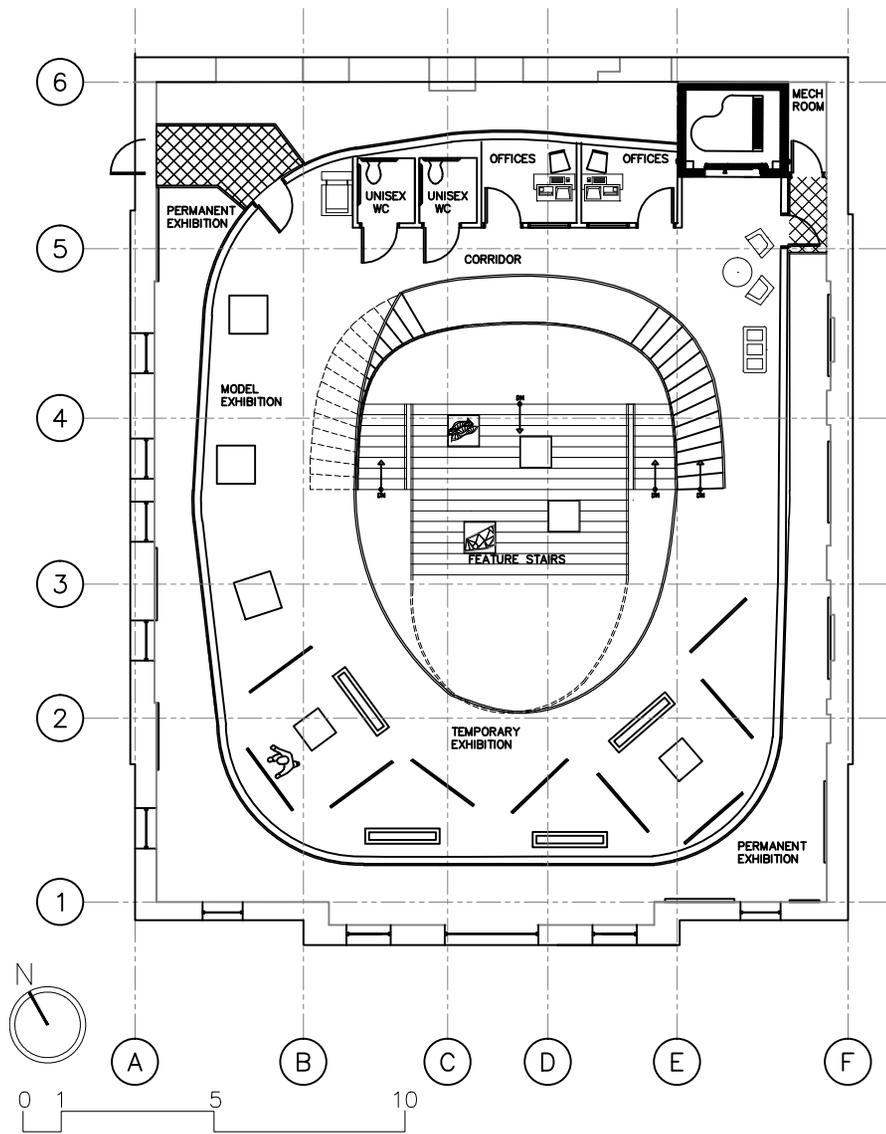
3.1.17.1 NBC BUILDING OCCUPANCY: GROUP A ASSEMBLY				BUILDING OCCUPANCY: GROUP A ASSEMBLY			
TYPE OF USE	APRX FLOOR AREA M ²	AREA/ PERSON, M ²	# PERSON	TYPE OF USE	APRX FLOOR AREA M ²	AREA/ PERSON, M ²	# PERSON
PHYSICAL MODEL EXHIBITION SPACE	31	0.95	32	PRINTING PLOTTER AREA	30	4.60	6
STORAGE SPACE	45	46	1	DIGITAL FAB/ WOOD WORKSHOP	47	9.30	5
LOUNGE AREA	55	1.85	29	TECH/DIGITAL LAB	40	4.60	5
OFFICES	19	9.30	2	KIDS AREA	31	4.60	6
LIBRARY	46	1.85	25	PERFORMANCE SPACE/THATER	50	0.75	66
COAT CHECK	15	46	1	CAFETERIA/ BAR	58	1.20	48
TEMPORARY EXHIBITION	27	0.75	36	MODEL MAKING ROOM	20	9.30	3
PERMANENT EXHIBITION SPACE	83	0.75	110	TOTAL			383
3.7.2.2.A WATER CLOSETS							
NUMBER OF PERSONS OF EACH SEX	MALE	FEMALE					
351-400	6	12					



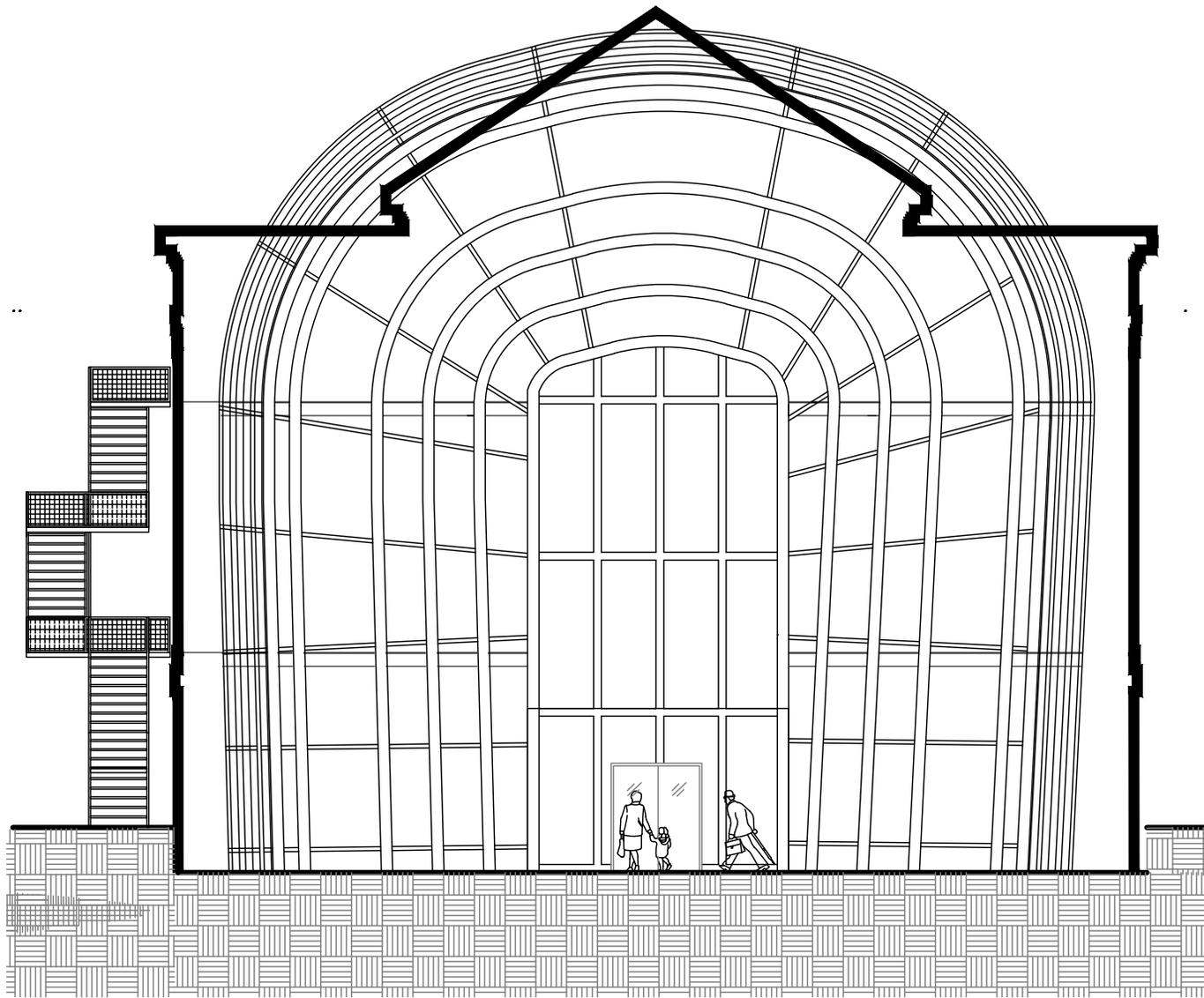
MAIN FLOOR PLAN



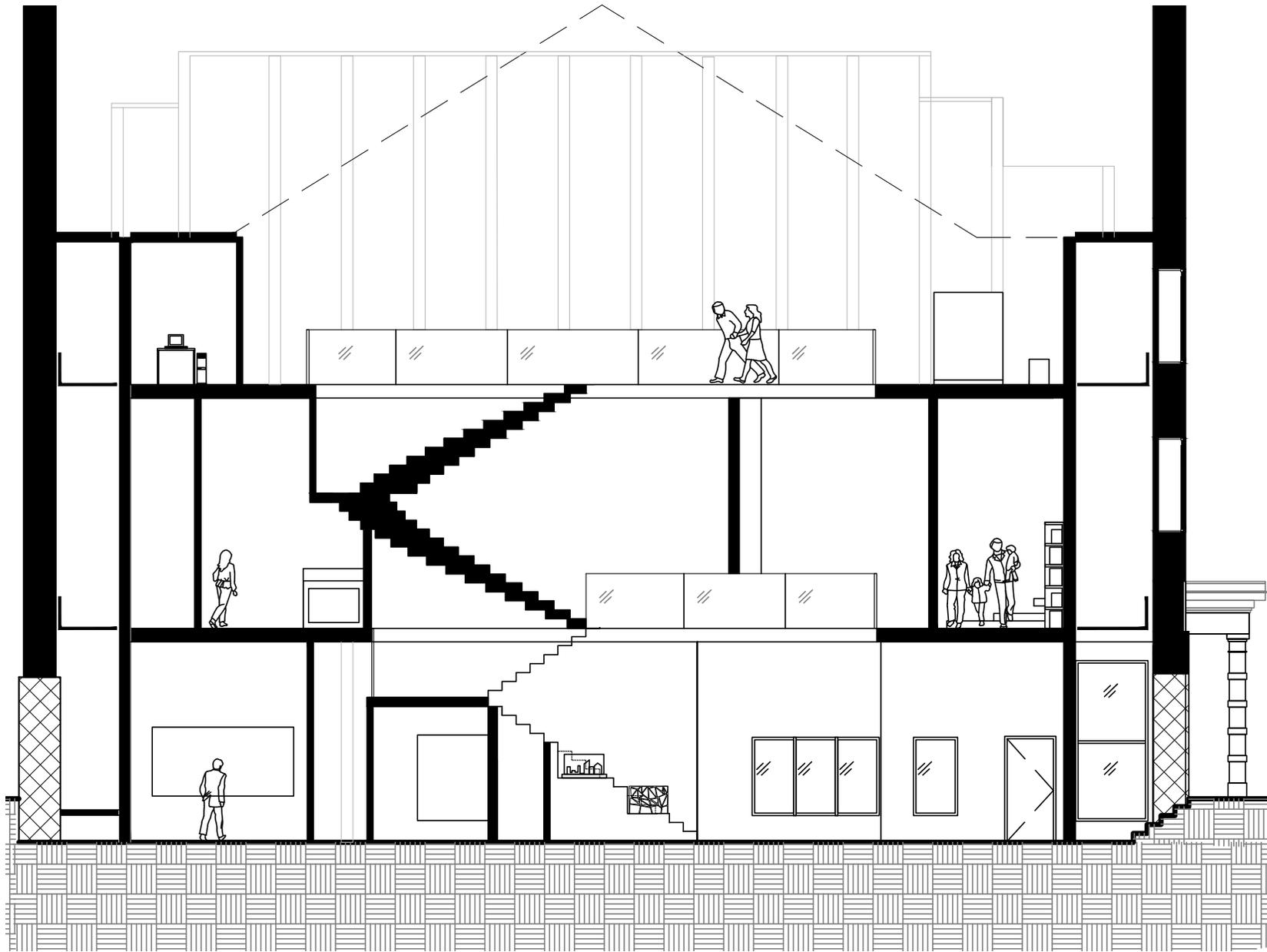
SECOND FLOOR PLAN



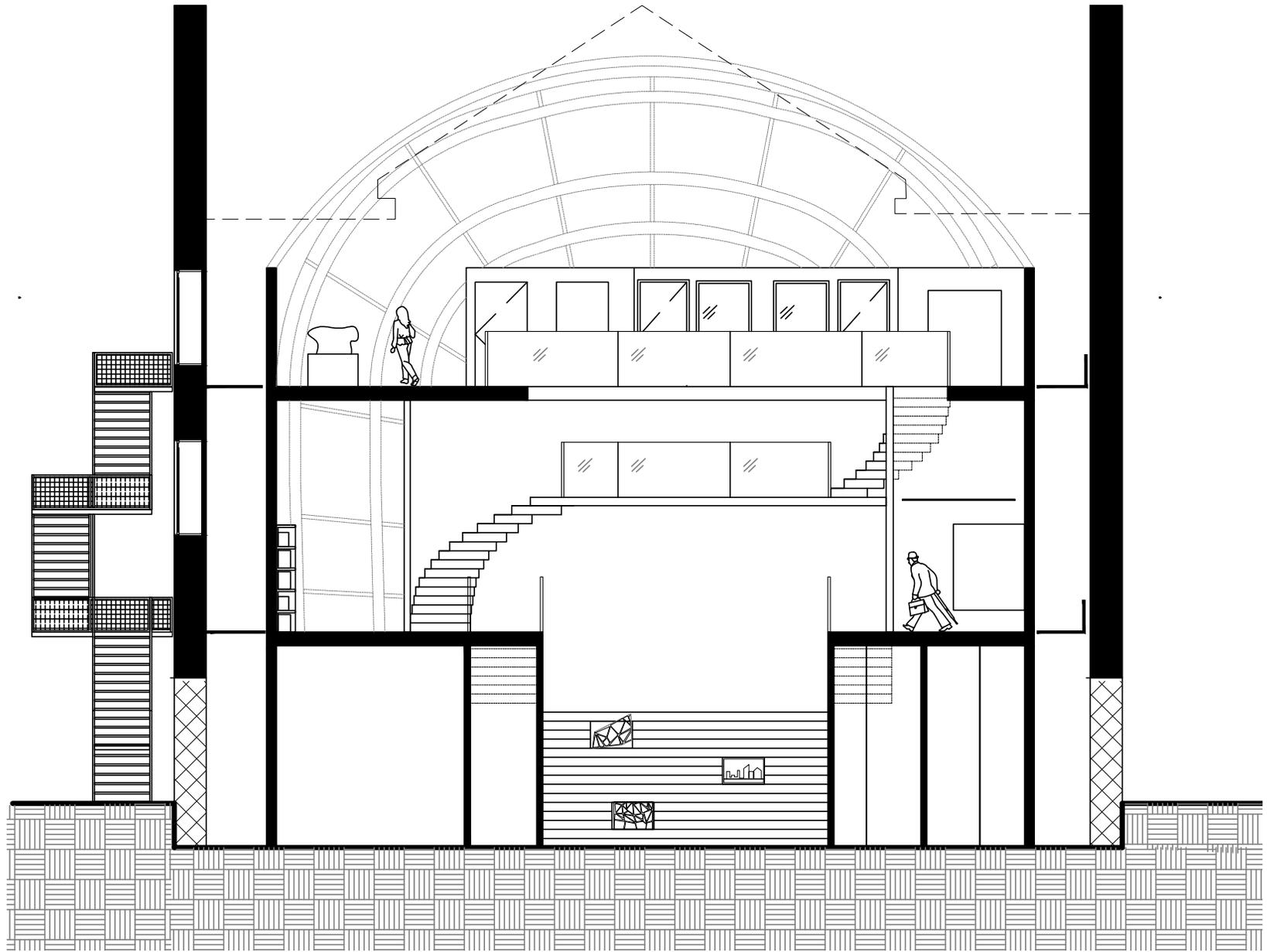
THIRD FLOOR PLAN



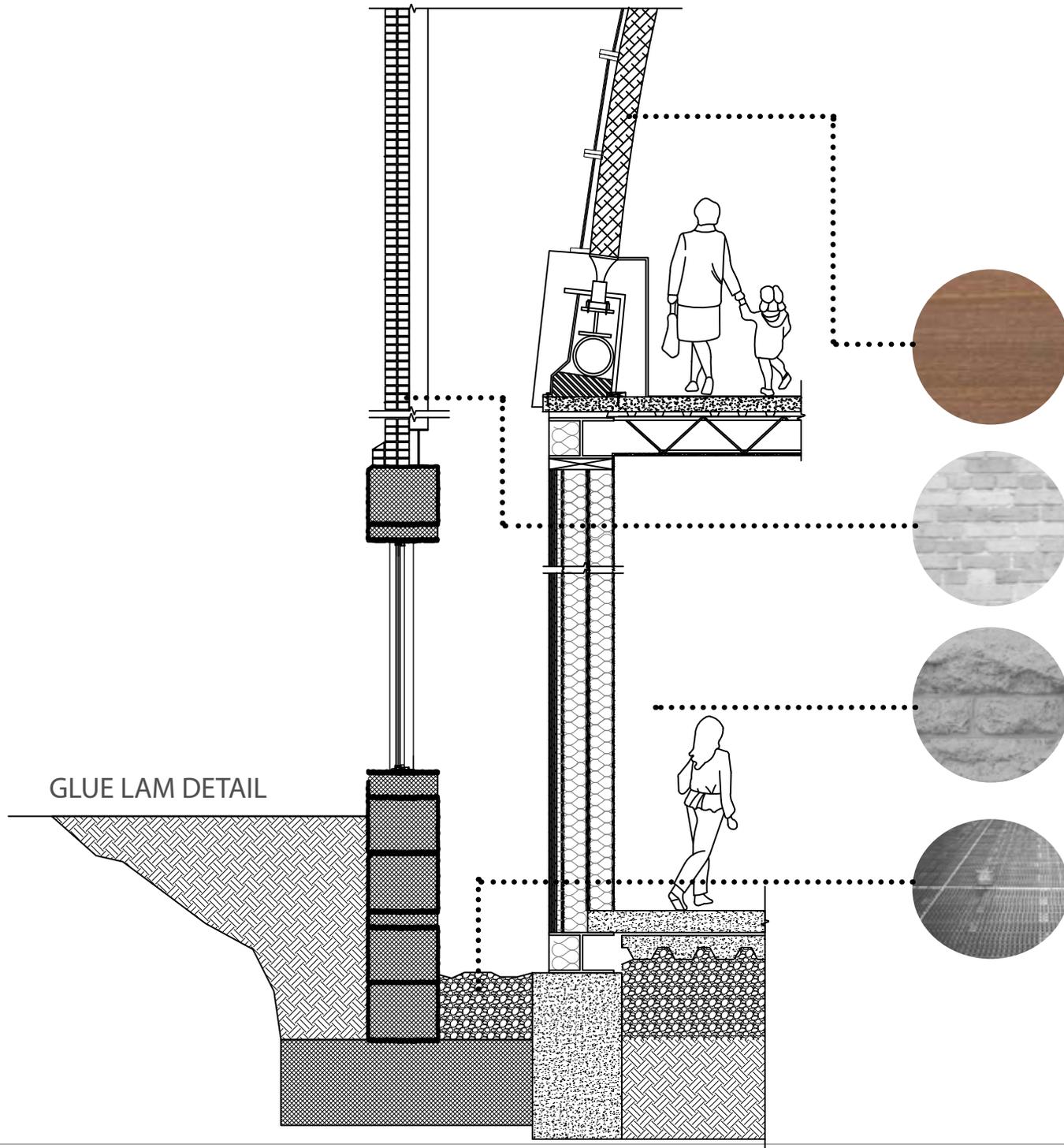
FRONT ELEVATION



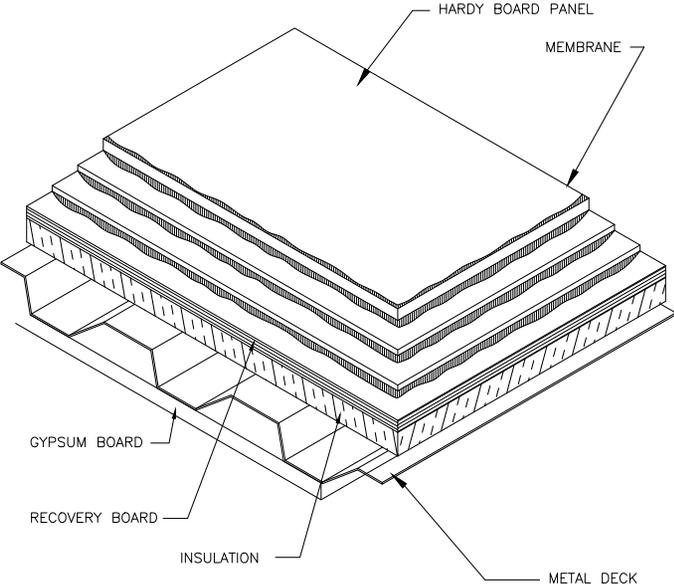
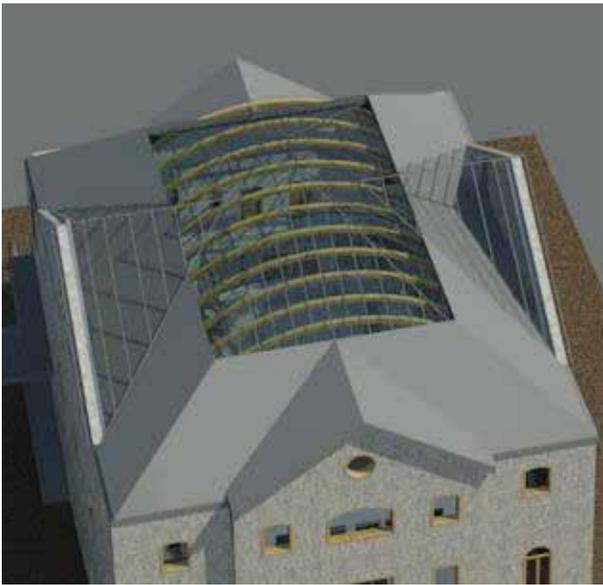
SECTION A



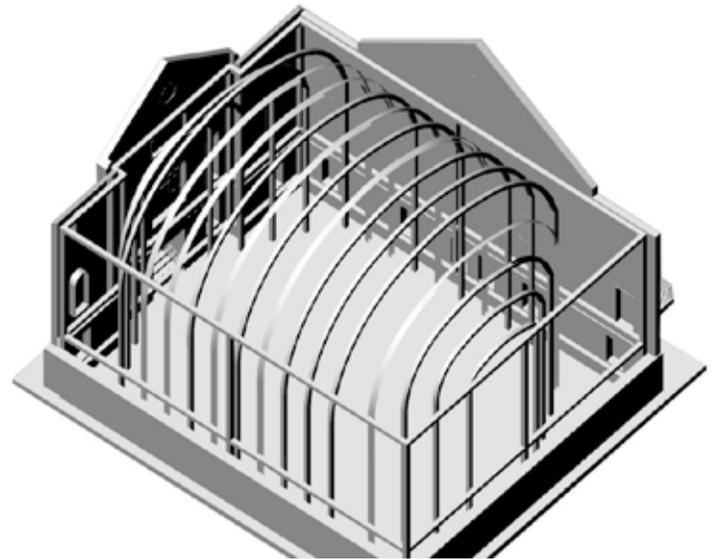
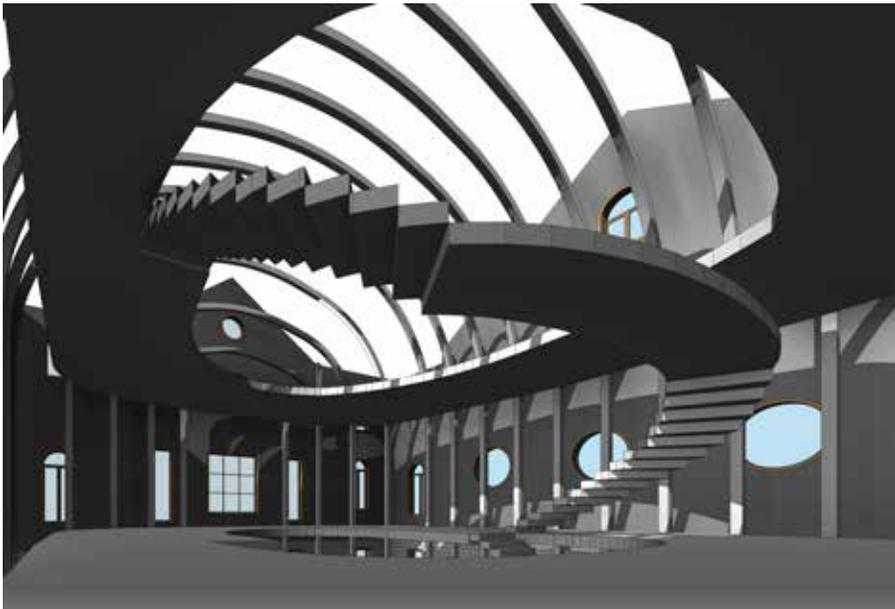
SECTION B



ROOF

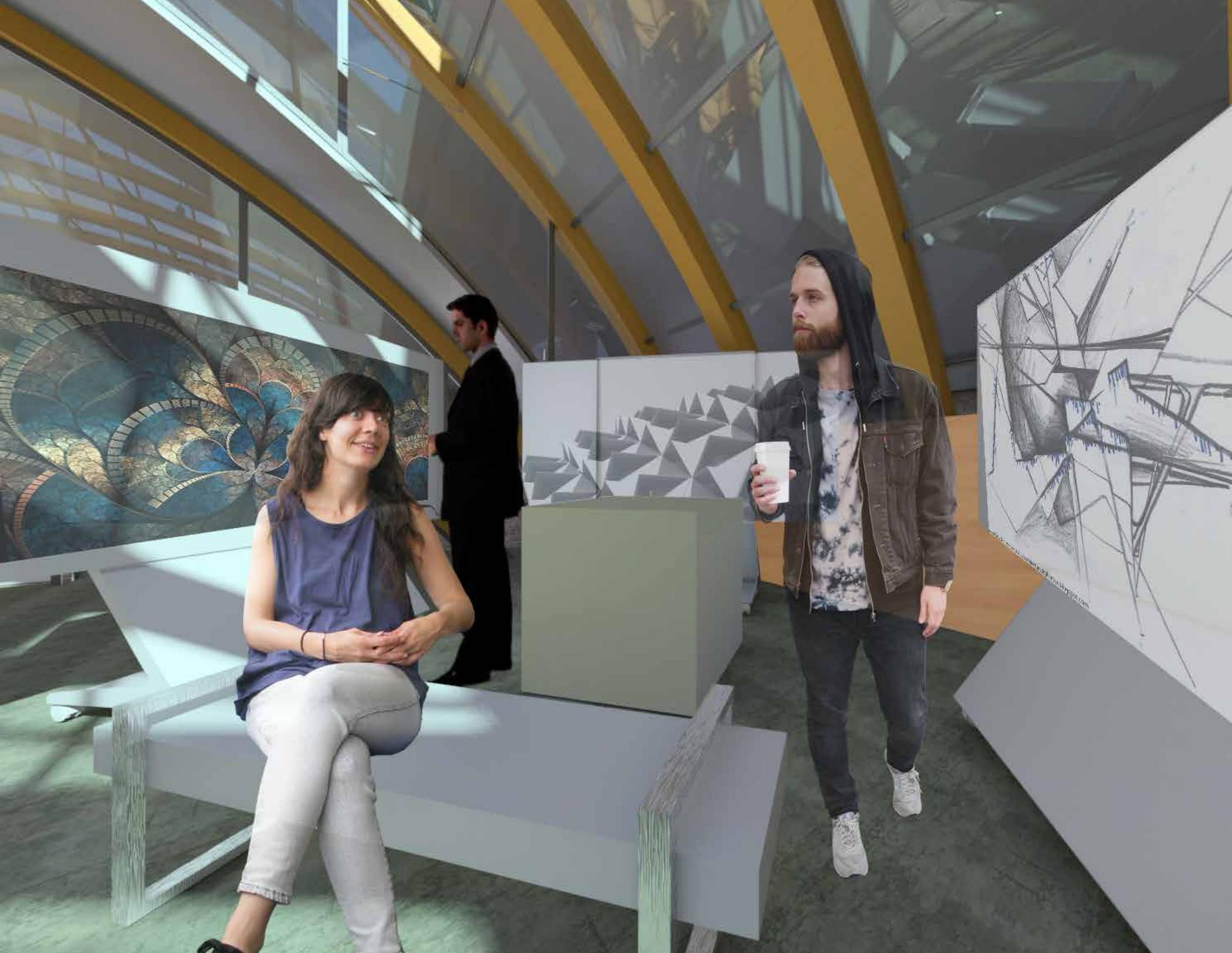


MODEL DEVELOPMENT















POST SCRIPT

-

CONCLUSION

This thesis proposes a revival of the abandoned Masonic Temple on Donald Street. The building is currently exposed to the elements and in danger of deterioration. Architectural interventions and conservation methods were introduced to conserve this structure. The existing façade of the building will be preserved due to its immense heritage value and the contemporary structure that sits

within the existing walls will host the “architectural community” and its functions. It will host architecture related events that the infrastructure of the city currently fails to provide spaces for.

This proposed building hopes to facilitate and addresses some of the issues that the modern architectural community currently is facing. Unlike previous proposals in regard to the building, that had no connection and consideration of the past life of the building, this proposal has a strong connection to the past and is based on the original principles of its design. This balance creates opportunities for the building to succeed in its new context.

This building will facilitate the different needs of the architectural community such as exhibition of their work, hosting communal lectures and presentations, model making, 3D printing, laser cutting, and will also include a print shop.

There are proposed spaces for socializing and public gatherings such as a café, a lounge with a library and exhibition spaces.

The main floor is the general public circulation space. There will be a café and theatre located on this floor. The print shop is also located on this floor for fast and efficient access.

The second floor will include a room for kids’ activities and a workshop. There will be a lounge with a library for adults. Laser cutting, 3D printing and a model assembly room will also be located

on this floor.

Third floor design is an open concept. This floor is easily transformable from exhibition gallery to an open space that could host different public lectures and the presentation of new projects happening in the city.

The conservation method will include removal of the existing cured spray foam off the brick and masonry foundation wall. This will be accomplished by scraping the foam off the surface and sand blasting the exposed brick. After the foam has been cleaned off there will be steel bracing around interior side of the existing structure. A new roof will replace the old damaged roof and the roof will be supported by the steel bracing of the façade. A skylight on the new roof will open up the building and bring light into the three story “hosted” structure. The natural light will create a great atmosphere for different exhibitions of models and architectural drawings. This will be especially true on the third floor of the building where has the most spaces for exhibitions.

This historic site and Masonic Building would be revived and become engaged with the city once more by this proposal. In the broadest sense it would help the City of Winnipeg with its vision of making Winnipeg a reputable cultural capital of Canada.

POSTSCRIPT

The purpose of this thesis was to create a dialogue and connection between the history of a building and its current state. The research mainly focused on finding different methods for bridging those gaps and creating one unified space that is functional yet rooted in its past. The emphasis on the connection between past and present in conservation projects is something that is often ignored. This thesis hopes to draw attention towards this aspect of conservation projects which will hopefully lead to a more successful environmental design.

ACKNOWLEDGMENTS

Many people have helped me with research along the way and for that I am incredibly grateful. Special thanks goes to Nejmark Architect, A49 Winnipeg, Wolfrom Engineering and Mr Peter Ginakes for providing me with the material I needed for this thesis. Throughout this project I received continuous direction and encouragement from my adviser Mr. Roger Connah as well as unconditional love and support from my friends and family. I would not have been able to complete this thesis without their help and am extremely grateful for everything they have done.

APPENDIX

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LIST OF APPENDICES

APPENDIX A - Winnipeg Daily Tribune

APPENDIX B - Structural Drawing Set

APPENDIX C - Modern Proposal

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APPENDIX E - City of Winnipeg Map

APPENDIX F - Storefront Manitoba

APPENDIX G - Precedents

APPENDIX A

WINNIPEG DAILY TRIBUNE

Owner Provided information
Mr Peter Ginakes

MASONIC TEMPLE.

Brilliant Opening Last Night—An immense Turn Out of Free Masons and Their Friends.

Programme of Music Followed by a Ball and Smoking Concert—The New Building.

The Masons of Winnipeg have reason to be proud of the success that attended the festivities in connection with the opening of their new temple building. It is doubtful, indeed, if any event of a similar nature which has ever taken place in the city was attended with more genuine enthusiasm or went off with greater eclat. With such a record as Winnipeg Masons possess, it is not surprising that they should outdo all their previous efforts upon such an occasion as this. The arrangements in every department were perfect, and the choice of amusement was so varied that all found something best suited to their tastes, and the result was that the highest tributes were paid on all hands to the management of the affair. The ball room, tastefully decorated, was in perfect condition for dancing, and with the finest music provided, it is no wonder that the devotees of Terpsichore revelled until the last number on the programme was given. The room was a trifle crowded at first, but after midnight the crowd decreased, so that the enjoyment was excellent. But those who did not care to dance could either play cards, smoke or pass the time chatting in one of the cozy ante rooms, which were all furnished for the occasion.

The supper, which was spread in the basement, was all that could be desired, being in Mrs. Hamble's best style. It is needless to say that it was well patronized. Lemonade and beer tea were the beverages provided upstairs for the dancers. During the earlier part of the evening, under the direction of Mr. C. N. Mitchell, a capital musical programme was given, in which many of the city's best known vocalists took part. Upstairs a capital smoking concert was given in the smoking room, under the direction of Mr. W. G. Bell. A number of well-known male singers took part, the comic songs of Mr. Joe Hill being greatly enjoyed. The games were by the ladies, who were nearly all attractive, and some of them were superb. Among the fair debutantes noticed were Miss Helen MacIntyre, attired in a handsomely made white silk dress, and Miss E. Chambers, dressed in pink silk and wearing handsome ornaments.

DESCRIPTION OF THE HALL.

For the purpose of fully entertaining their hundreds of guests the members of the craft had thrown open the whole of their magnificent new temple, though the use to which the grand apartments were put were of a lighter and less mysterious character than they will be used for in time to come. On entering the building and descending a few steps, to the left is found the theory of the temple, which on the occasion was used for a reception room. This is a large and cheerful room with high

POULTRY ASSOCIATION.

H. A. Chadwick, president of the Poultry and Pet Stock Association, had an interview with Premier Greenway this morning relative to increasing the grant to the association for the next year. The premier promised the matter consideration.

A CIVIC PROPHET.

Ald. McCreary's Propaganda Regarding the Outcome of the Election. A few days before the civic elections Ald. McCreary was discussing the probable vote, and he sized up the situation as follows: Ald. Jameson will have 500 majority in his majority race; Ald. Chaffey, in Ward Three, will poll 100 a majority; W. W. Day, for trustees, 50; Chas. Hilslop, aldermanic candidate, in Ward Four, 100, and Sir Wilson was named as the likely man in Six. The result of the election bore out the worthy alderman's prediction as to who would be the choice of the people, though in almost every instance Mr. McCreary's forecasts were below what was recorded. Nevertheless, from this it may be regarded as a descendant of Moses in the line of prophecy.

Ald. McCreary was at Melita when the news of G. L. Dodd's election as mayor was received. A public meeting was called, the town band was engaged, and Mr. McCreary says that Dodd's election was the greatest triumph a Winnipeg gathering must necessarily take a back seat. When Mr. Dodd mounted the platform, and amid great enthusiasm, he raised his hat and said, "Behold your king." (He is known to many friends as King Dodd.) Melita is a local option town, and instead of the liquid refreshment sometimes served on election day, the successful candidate purchased a barrel of apples. While the specializing was in progress the diabolical small boy discovered his whereabouts, and it was necessary to purchase a second barrel, and in purchase a second barrel, and in the middle was turned bottom-up in the middle of the ball. The scene which followed was beyond description.

BANNER LODGE, A. O. U. W.

Banner Lodge, No. 59, A. O. U. W., elected the following officers at its regular meeting held Thursday evening, Dec. 19: P. M. W. Van Gordon; M. W. C. A. E. McLean; foreman, T. E. Metcalfe; overseer, A. Lowe; guide, Jas. Hankin; recorder, A. A. Allan; elected fourth term; financier, J. B. Rodgers; re-elected fourth term; referee, M. H. Miller; re-elected fourth term; I. W. Bro. Hainday; G. W. John Day; P. M. W. representative, M. St. Gordon; aldermanic representative, J. W. Baker; judge trustee, three regulars; making 108. This lodge has now a membership of 108, having been instituted in July of 1893, with a membership of 52.

"SCORCHING" ON THE SEA.

A Bicycle That Will be Equally Useful on Land and in Water. The "scorcher" marks the earth with ruin, but his control no longer stops with the shore. Dr. Charles Edward Quigley is responsible for this. He has invented a bicycle that will permit the "scorcher" to pursue his destructive career on the banks of the main as well as on the opposite bank. This peculiar bicycle is intended for the use of life-saving stations and the general patrolling of the coast where danger is greatest from shipwreck or of the various summer resorts, where prompt action is sometimes necessary in saving the

REPORTORIAL ROUND.

Citizens' band at the Brydon rink tonight. Tomorrow, Dec. 22, is the shortest day in the year.

Firemen Hopwood and H. T. Gilles, of the brigade, have been granted ten days' leave of absence.

Albert R. Fleming's New Year's Eve has been appointed an issuer of marriage licenses for the province.

During the holidays August's Business college will be at the disposal of the Chess club every evening.

The Christian Guardian has issued a Christmas edition, which is filled with matter in every way reasonable.

The hotel house, by announcement in today's Manitoba Gazette, is further prorogued till Thursday, Jan. 30.

Mr. R. J. White addresses the young men's meeting at the Y. M. C. A. rooms this evening on "A Worthy Profession."

The concert given in the collegiate institute last evening will be repeated tonight. Street cars will be in waiting at the close.

The funeral of the four-year-old son of Mr. Lewis Eppinson, former of Kildonan, took place to St. John's cemetery this afternoon.

A pleasant party was given at the residence of Mr. H. H. Kemp, Ross street, in honor of Mr. Tom Findlay, of the Katie Putnam company.

Mr. Shaw, of Warren & Sons, Toronto, is setting up St. George's church organ, and it is hoped the instrument will be ready for use on Christmas day.

The Talents entrusted to the workers of Holy Trinity parish and the profits therefrom will be received by the meeting on Saturday evening at 8 in the school house.

A meeting of the creditors of H. W. Steep, hardware merchant, will be held at the office of J. H. Ashdown on Dec. 28, at 2 p. m. J. G. F. Clegg, clerk, is the assignee.

There will be an open Christmas session of the St. George's S. S. tomorrow, when all are invited. There will be special music and addresses and all both small and big are invited.

A horse attached to a speeding sulky, bolted yesterday, making things lively for a while. The horse was stopped on Rupert street without any damage to itself but with a badly smashed rig.

Notice is given in today's Manitoba Gazette of the issuance of shares by the Winnipeg Savings & Loan Co., The Manitoba Clothing Co. of Winnipeg, and the Winnipeg Electric Light & Power Co. of Winnipeg.

J. W. Colquhoun, of Hat Portage, who is in town to get fitted for a few days, claims that things are jogging along very nicely at Narahgan. Mining is the great feature of the latest developments there.

The Mr. Ruby injured in the Cauchon buck fire was not Mr. W. W. but his cousin, Mr. V. D. Ruby. The mistake of the initials caused some

lary; Rt. W. Bro. Rev. C. son, chaplain Bro. J. M. P. Rev. J. R. Maul will preach church to-morrow night.

The mothers' meeting of T. U. will be held on Monday noon at 3.30 o'clock in

W. Berde, of Engleau, morning for Britte, when carry on hunting expeditions the winter.

A number of the usurers arrested in the Cauchon are being for an appeal for some competent trial.

The C. P. R. has given agents, shippers and heated car service from Brandon and Intermodal.

The court of revision's court house this morning several matters. Other were considered, but do not.

Mr. Thos. Ryan has re office and warehouse in street to the newly built the corner of Banastre streets.

A gentleman connected the street railway lines the city from the south, (sic) on reaching the accommodation hall to see that riding reporter had made diet while he slept. He ending the congratulatory letter this morning with grace.

At a meeting of the printing and advertising held yesterday afternoon Heubach was authorized with the publishing of a calendar for the purpose of the exhibition, giving to the state, interesting facts. This work has been by Messrs. Dulanian Bros.

The Fairchild Vehicle Co shipped four vehicles a Gladstone wagon, the last St. Paul. This shows their boasted facilities some things in which they are outside by the Club though as in this case are protected by 35 per cent also shows the extent of trade of this small business has grown.

Those who contributed pictures of the residence J. Macdonald, fully decorated, were Contractor plumbing, the Manitoba Co.; painting, J. Carr; engraving, J. Turry. Great credit is due the care they part of the work. In the of the article descriptive of Donald's residence, a entirely foreign to it, was introduced.

High McKellar, chief department of Agriculture Terrace, V. S., returned from a lecture tour up W. railway where they meetings of the local justice. From 40 to 60 seated at each point, and taken in all the subject was most keen. On Nov McKellar and A. P. Meehan the meeting of Little M on Tuesday Dr. Butcher tend with the former Dr. Kasser.

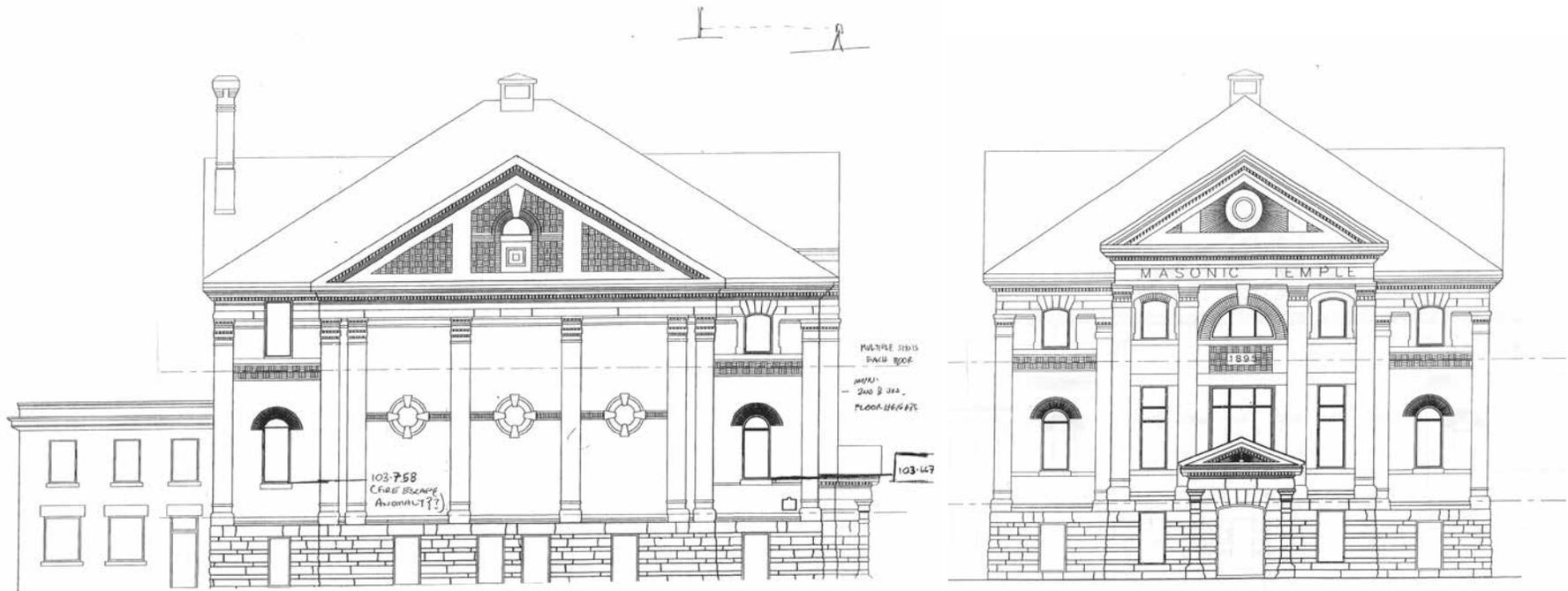
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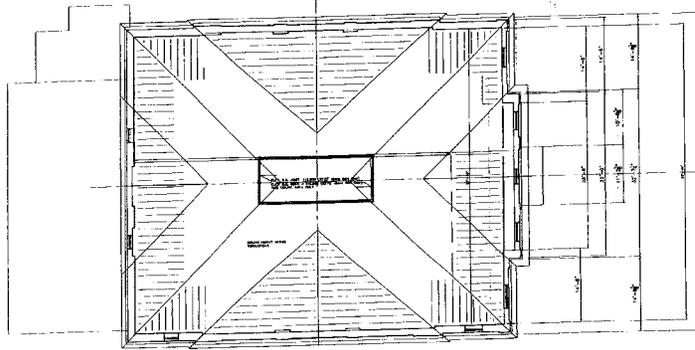
APPENDIX B

STRUCTURAL DRAWING SET BY WOLFROM ENGINEERING

Owner Provided information

Mr Peter Ginakes





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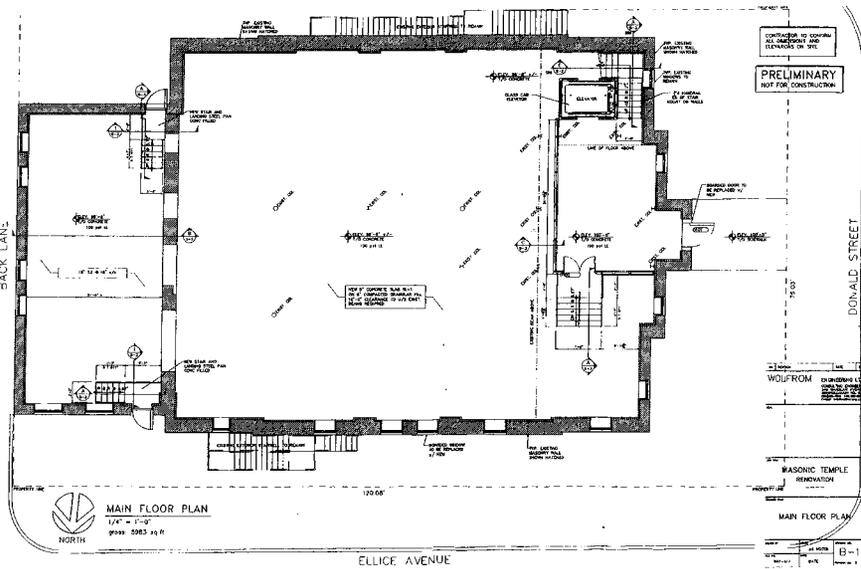


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MASONIC TEMPLE
 RENOVATION

SHEET

DATE: 01-13-11
 SCALE: AS SHOWN



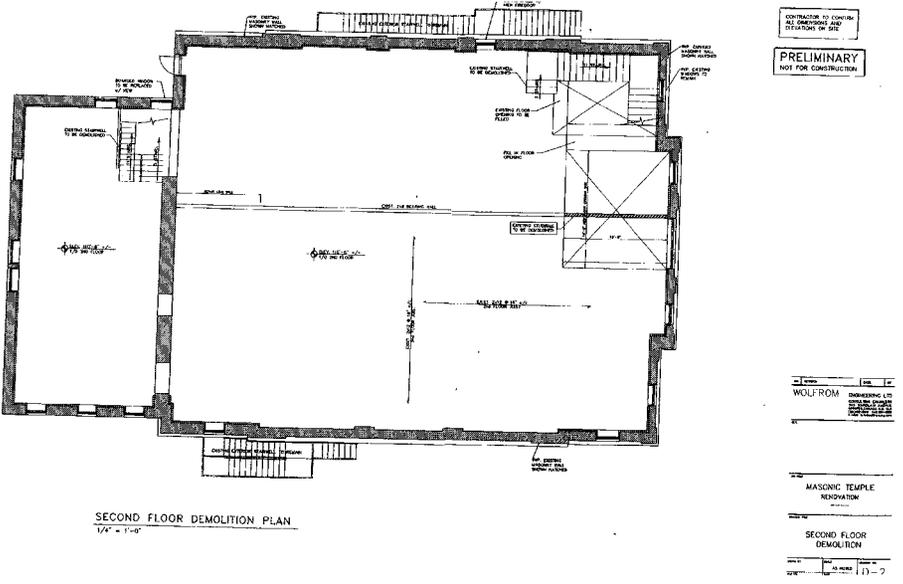
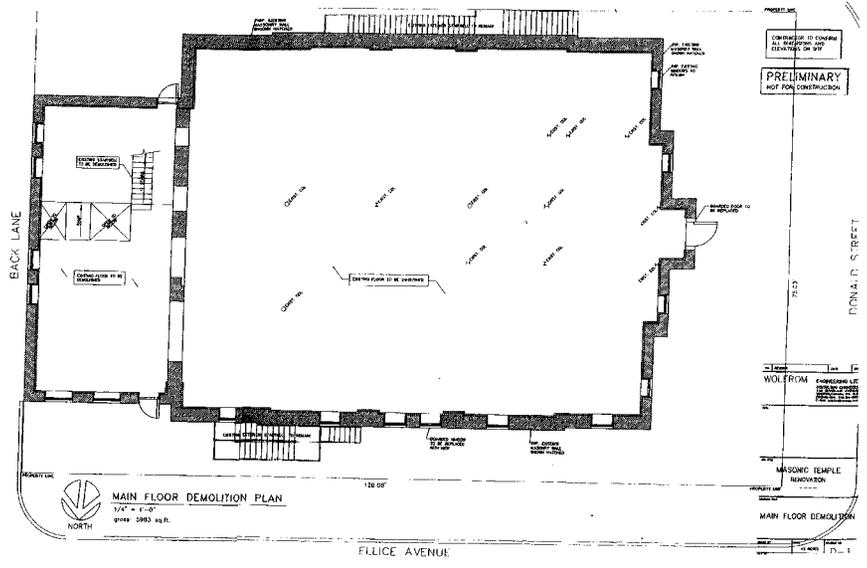
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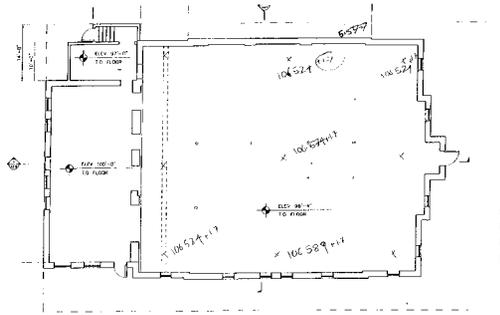
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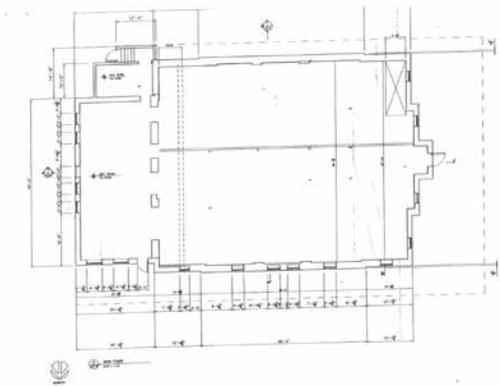
MAIN FLOOR PLAN

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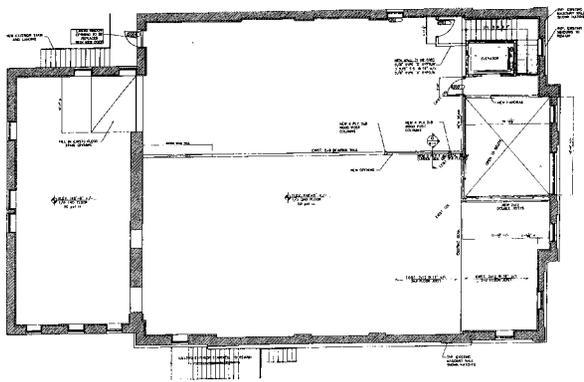




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WOLFSON

MAX

SECOND FLOOR PLAN

APPENDIX C

MODERN PROPOSAL

Owner Provided information

Mr Peter Ginakes

FOR LEASE | COMMERCIAL USE BUILDING
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2ND FLOOR



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3RD FLOOR



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1ST FLOOR



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225 Duane Street / Winoona



PROPERTY

Description:
 Located in the heart of the town, this is an excellent commercial office building and prime location, with easy access to the M85, M86 and the M87. The building is a prime location for a variety of commercial and professional services. The building is a prime location for a variety of commercial and professional services. The building is a prime location for a variety of commercial and professional services.

The property includes a total of 10,000 sqm of office space, with a total of 10,000 sqm of office space. The building is a prime location for a variety of commercial and professional services. The building is a prime location for a variety of commercial and professional services.

The building includes a total of 10,000 sqm of office space, with a total of 10,000 sqm of office space. The building is a prime location for a variety of commercial and professional services. The building is a prime location for a variety of commercial and professional services.

Lease Rates:

Single Floor	\$10.00/sqm/annum
Two Floor (10,000 sqm)	\$10.00/sqm
Three Floor (10,000 sqm)	\$10.00/sqm
Fourth Floor (10,000 sqm)	\$10.00/sqm
Openable Area (10,000 sqm)	\$10.00/sqm

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APPENDIX D

MISCELLANEOUS RELATED ARTICLES

Owner Provided information

Mr Peter Ginakes

A4 WINNIPEG FREE PRESS, THURSDAY, MAY 26, 2011

TOP

Pieces fall together for co.

By Bartley Kives

WINNIPEG'S downtown development agency is close to completing a land-assembly puzzle that should allow a Chipman family-owned commercial complex to rise on the north side of Portage Avenue.

On Tuesday, city council's downtown development committee will consider a CentreVenture plan to close part of a lane running between the MTS Exhibition Centre and the former Wild Planet building on Donald Street.

On its own, it looks like a routine move. But the lane closure represents the end of a two-year-old effort to quietly acquire parcels of land in the city block bounded by Portage Avenue, Donald Street, Ellice Avenue and Hargrave Street.

The Chipman-owned Longboat Development Corp. hopes to transform a chunk of the block into a commercial development that may include a hotel, a new commercial building and a 400-to-450-stall parkade.

"We're getting close," Longboat president Scott Stephanson said Wednesday in an interview. Ten-



The proposed development across from the MTS Centre is not contingent on NHL hockey.

ants still need to be lined up in order to allow the project to proceed, he said. "It's a complicated process and a complicated project."

Longboat already owns three properties on the block: the Wild Planet building, the Alabama Hotel, and the Norlyn office building. The Longboat-Portage Partnership owns two Portage Avenue properties they intend to sell to Longboat as part

Bank buys We

'Handful'

New residences in core?

Longboat says Centrepoint may include apartments or condos

By Murray McNeill

A NEW element — residential units — may be added to one of the most highly anticipated downtown developments in decades. A Longboat Development Corp. official confirmed Thursday the Winnipeg firm is thinking of adding an unspecified number of apartments or condominiums to its Centrepoint development, which will be built on the north side of Portage Avenue across from the MTS Centre.

The \$75-million development will include the construction of a 450-stall parkade and a five-storey office/retail complex, with a 14-storey boutique hotel on top, on the one-square-block site of land bordered by Portage and Ellice avenues and Donald and Hargrave streets.

Longboat's director of commercial development, Doug McKay, said a market study is underway to determine the type of residential units might be appropriate for the site. And talks are also underway with a local developer that has several successful multi-family projects under its belt. He wouldn't say where on the site the apartments or condos might be built, how many there might be. But they wouldn't be added to the top of the hotel.

He said they hope to make a decision within 30 to 45 days.

In the meantime, interior demolition work is already underway in two buildings on the site. Exterior demolition work is set to begin later this month.

At least three buildings — the former B Sound building on Portage, the former Wild Planet building on Donald Street and the Norlyn Building on Hargrave — will be razed to make way for the development.

McKay said Longboat is still determining which building to demolish first. He said the demolition work will take about two months to complete, and crews will begin pouring concrete piles for a new office/retail/hotel complex in the fall. The goal is still to complete the project by the fall of 2013.

The Longboat development will change the face of downtown Portage Avenue and is one of the centrepieces of the CentreVenture Development Corporation's much-talked-about plan



The SHED project (pictured top in artist's conception) will have Longboat's Centrepoint bordered by Portage Avenue.

for creating a new sports, hospitality and entertainment district (SHED) in the heart of downtown Winnipeg.

Although CentreVenture has said it wants to see a combination of office, hotel, retail and residential developments within the SHED, there was no mention of a residential component for the Longboat project when it was first unveiled last summer.

However, McKay said Thursday "it was always something we hoped would be achievable. And as the parkade plans developed, we saw there was the capacity on the site to add the necessary services to support residential use."

He said they still hope to include retail on the ground level of the parkade. Asked if the parkade will be built on the Norlyn Building site, McKay said those plans "are still in development."

He confirmed one restaurant tenant has been signed up for the main floor of the office/retail/hotel complex, and that talks are ongoing with several others. All of them would be new entrants to the Winnipeg market, but McKay declined to disclose their names.

He said the company is still trying to figure out a way to include all or a portion of the historic Mitchell Copp Building on Portage into the design for the

new office/retail/hotel will be built on the Sound and Wild Planet site. "(That) has been through considerable design and work."

And he confirmed they would build either an overpass or an underground tunnel to connect the new complex to the MTS CentreVenture project.

Ross McGowan said he would like to see apartment units included in the Longboat project but that it's not involved in the making process.

2012 Enhanced convenience package

Brant Batters
Bill Anderson

New life for ex-temple?

Engineering firm thinks big

ROSS ROMANIUK
Sun Media

What might be Winnipeg's most well-known restaurant building may be taking its menu of services in an entirely new direction.

The former Masonic Temple, after decades as a Mother Tucker's eatery and in more recent years as a bar-and-grill and even a Mexican restaurant, could be transformed into a residential and commercial structure before opening again in the months ahead.

The extensive interior renovation, to cost about \$2.5 million, has been taken on by Winnipeg's Wolfrom Engineering as the firm has its sights on the downtown three-storey building's second level as its next place of business.

"That's where we're going to have our offices. And a sizable mezzanine within that space. So we'll end up with a storey and a half there," Dan Wolfrom, the company's owner, said while showing the work — well underway — last week.

"And we're going to project out along Ellice Avenue. That will be an extension of our space."

the property at one with the street.

City hall has approved several plans for the building and appears to be poised to green-light others, though the look and feel of the Donald Street structure — built in 1895 — won't see dramatic changes.

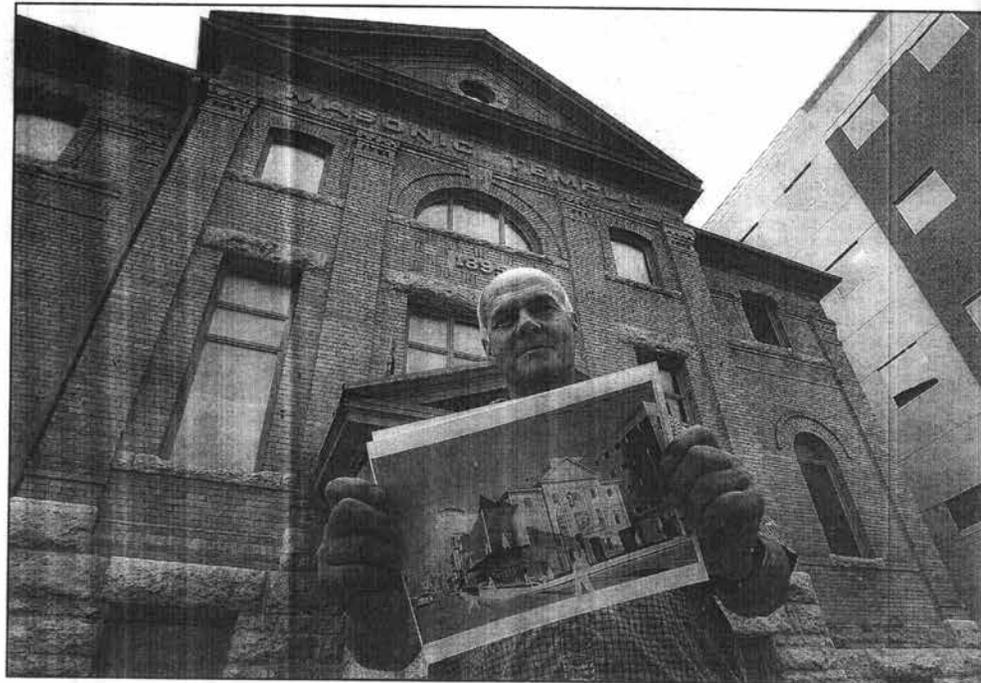
"The building doesn't have a super-rigid historical designation," Wolfrom explained. "We're allowed to do just about anything we want other than demolish it."

Wolfrom's company is aiming to purchase the structure, though he hasn't revealed its likely price tag.

Loft-style apartments

What he does make clear is his vision for the building's loft-style apartments on the top level — perhaps a half-dozen suites — and at least one retailer on the ground floor to become a fit with the Mountain Equipment Co-op store nearby on Portage Avenue.

"I'd like to see either retail or a coffee shop. Possibly a sporting goods store or a bicycle shop. It's in spirit with the people who work at our place, and we're trying to augment MEC just around the corner," Wolfrom said, noting his plan



JASON HALSTEAD/SUN MEDIA

Dan Wolfrom of Wolfrom Engineering displays plans for the former Masonic Temple building located at the corner of Ellice Avenue and Donald Street. Wolfrom hopes to convert the building into a space combining retail, offices and apartments.

It's just gutted right now. The building has gone through so many transformations."

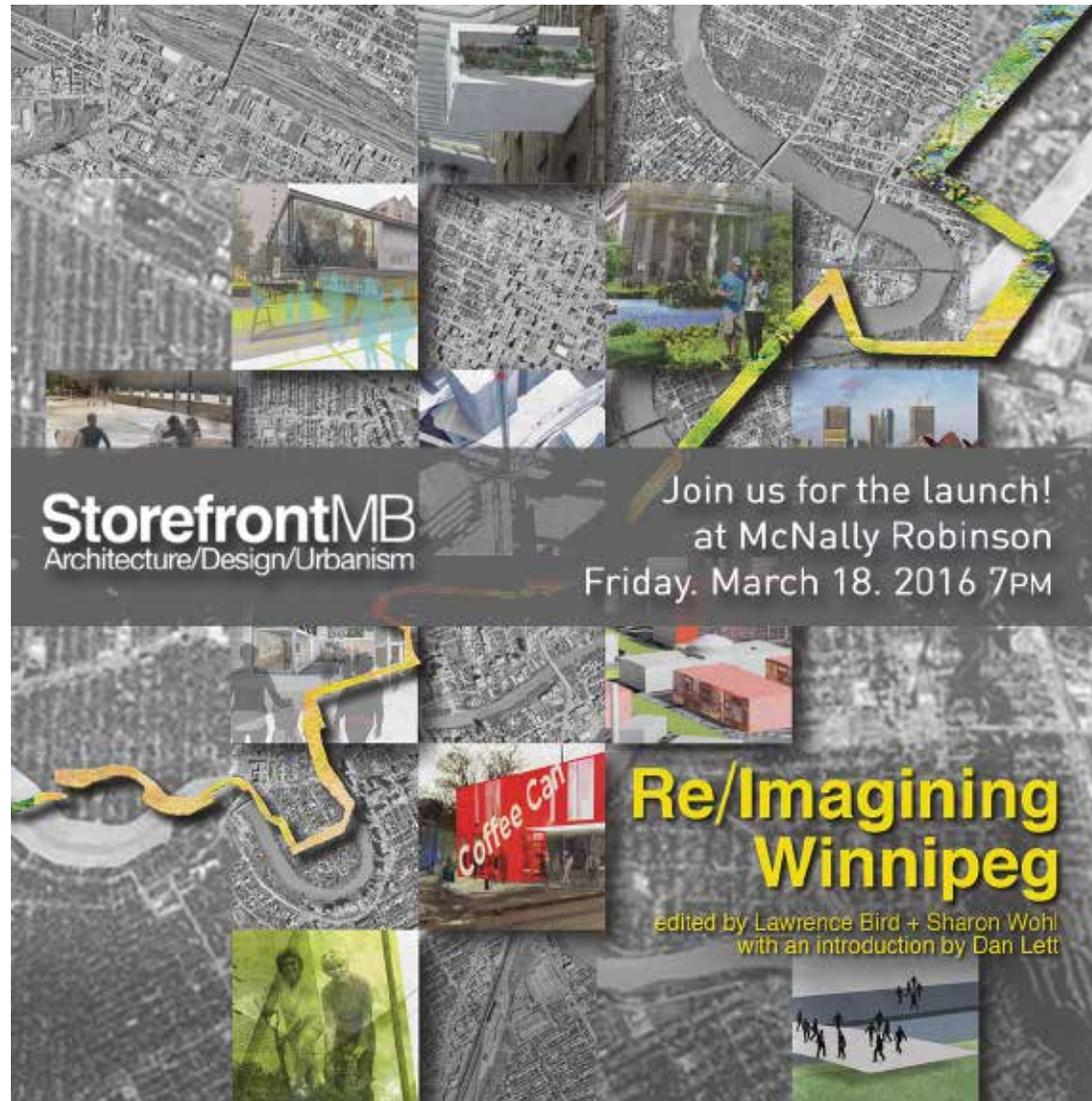
Where a 16-foot ceiling exists

"It will provide access to all levels," he said. "We've got room for lofts, and we'll bring in skylights for the roof and

thing scary doesn't stand a ghost of a chance of chasing him from the project — or from moving his employees in

said of the building's legendary ghosts, adding he's prepared to live with them if they

APPENDIX F - STOREFRONT MANITOBA



"StorefrontMB - Storefront for Architecture, Design, & Urbanism Winnipeg Manitoba." StorefrontMB.
Web. 30 Mar. 2016

APPENDIX G - PRECEDENTS



SHOREHAM STREET

Located at Shoreham England

By Project Orange Architects, 2012

Shoreham Street / Project Orange 192

Shoreham Street by Project Orange 192 is an industrial brick building located at the Area of Sheffield. It is considered locally as significant building. Conservation and this new rehabilitation program makes this warehouse envelope type building to fit in more with the surrounding environment. The building is mixed use building consisting of restaurant/bar and studio office units. The new upward contemporary roof replace the existing pitched roof.

Shoreham Street / Project Orange (ArchDaily) 07 MAR 2012
<http://www.archdaily.com/214007/shoreham-street-project-orange>

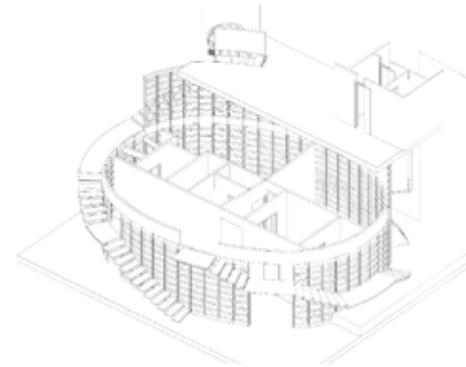
CASA WAGNER VENICE

Located at Venice Italy

By Studio Tam: Michael Carapetian with Raul Pantaleo

This project is a residential loft inhabiting an old Dreher Brewery. This 450 Sqm Project was completed in 2000. The way the new structure is inhabited in the old brick building is what draws me to this project. Then new structure has its own entity and stands in-dependable from the old structure yet work in harmony with existing condition.

"A As Architecture - Discover Architecture." A As Architecture. Web.



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