

Winter Edition 2019

# POINT *to* POINT

ARMSTRONG'S POINT COMMUNITY NEWSLETTER

## The Best of the Season to You, Armstrong's Point!



*Armstrong's Point*  
THE HERITAGE REPORT

On October 17 AP made its debut on the main stage, hosting visitors from the annual meeting of our National Trust, whose delegates were here from across the country to see Winnipeg's first Heritage Conservation District.

Sandy Butterfield took visitors on a walk through the neighbourhood, stopping in for discussion of our heritage designation process at Ralph Connor House, the Thomson home at 34 Middle Gate, and 134 West Gate, home of Christine Common.

"My visit to Armstrong's Point was memorable both for the magnificent early fall weather and for the discovery of an interesting mix of heritage buildings set in a mature green environment. In fact, a haven within the city.

Also, I was impressed by the richness of the architecture of the houses we visited.

Finally, what remains with me is the determination of this close-knit community that inhabits the Point which, to my eyes, has been pivotal in the fruitful conclusion of the Heritage Conservation District endeavour."

- Nathalie Jodoin, Urban Planner  
Westmount, Québec

Thanks to HTFC Planning and Design, historian Giles Bugailiskis and all in AP who represented us so well! - Editor

# Down but Not Out

AP has seen a lot of history but residents couldn't recall a storm like the one of October 10, 2019

**Day One:** downed wires and branches forced street closures.



**Day Two:** the aftermath was a shock. We saw some property damage...



... but our trees were the worst hit.



Residents didn't wait to start clearing the roads...



...and to take their own steps to prevent further damage.

**Day Eleven:** Hydro and City crews arrived.



"One street at a time!"



...and looking ahead, we predict that "can-do" AP will rebound.



Some residents remained without power days after the storm.



# Before and After

This issue, we give you 115 and 123 Middle Gate together - before and after...and after that.

To truly grasp the changes made to 115 Middle Gate, we must consider 123, right next door to the south. Believe it or not, these two houses were built identically in 1882!



*115 Middle Gate, early 1960s*



*123 Middle Gate (the Daniel McIntyre residence) seen here circa 1910*

When the Greer family moved to 115 in 1965, their home had already been extensively altered, and a low sweeping roof added to one side.

Larry and Sue continued, matching that roofline on the opposite side. The home's arched front entrance was cleverly repurposed as a gazebo and relocated to the yard, while the newest roof extension became a carport and side entrance for the house.

The Greers worked with architects in their transformation, but we have to believe that Larry's career as an engineer had a lot to do with the balance and symmetry of the finished facade...



...and to bring us full circle, enjoy 123 Middle Gate as it is today and the contrast in modern / traditional treatments of these former twin buildings - old meets new, meets newer, the evolving story of Armstrong's Point itself.

*UPDATE: Larry Greer's gazebo suffered a lot of damage during the storm. As an engineer would, Larry intends to rebuild.*

## What APA has done for our community

The results of APA's Spring neighbourhood survey are in. We love the quiet, the beautiful natural setting, the social fabric of Armstrong's Point. So close to downtown yet so peaceful and green. Such a connected community.

We also created a long list for APA's future attention. As this year draws to an end, let's look back on just some of what APA has already accomplished for the community:

### The Top 10:

1. Opposed inappropriate development of non-residential (business) and multi-family uses.
2. Appealed property taxes for the area to detach them from rates charged for Wellington Crescent.
3. Prevented public green spaces in the area from being bought by private interests and, with the help of the City, developed East and West Blanchard Parks. Work is ongoing on a third green space at the river end of Middle Gate.
4. Raised funds through highly successful Heritage House Tours.
5. Developed a strategy to protect our urban forest, and spent a significant sum on boulevard and park trees.
6. Helped save Cornish Library from closing, initiated its nomination as a Historical Resource and supported its current renovation project.
7. Supported the wider community and liaised with Neighbourhood Watch and the Bear Clan Patrol through a Safety and Security Committee.
8. Published a community newsletter called "Point to Point".
9. Promoted the designation of Armstrong's Point as Winnipeg's first Heritage Conservation District (achieved April, 2019).
10. Sponsored, built and installed Bat Houses (for wildlife habitat and insect control) situated in the three green spaces, and the Little Free Library kiosk located on Middle Gate.

## Random Acts of Do-it-Yourself

Middle Gate Repair  
September 6, 2019

Few of us were aware that years ago a major piece of stonework fell from one of the Middle Gate columns. It was taken away to sit on a storeroom shelf deep in the Exchange, gathering cobwebs in the dark, but residents were not about to forget. Thanks to Sheri Blake, April Kassum and Kelly Van Camp for persisting to bring the stone back home and finally accomplishing the restoration.



Art by Julian Antonation

## Armstrong's Point Association Holiday Party

Whether you're nine or ninety, or somewhere in between - we'd love to see you all at this year's Armstrong's Point Association Holiday Party, 5 East Gate, Saturday, December 7, 2-5 P.M.

## APA Board Members:

Diamond Kassum - *President*  
Sandy Butterfield - *Vice President*  
Marvin Tiller - *Treasurer*  
April Kassum - *Secretary*  
Kym Antonation  
Scott Antonation  
Peter Firlotte  
Jocelyne Hullen  
Ash Raichura  
Wayne Ryzniczuk  
Ivan Sabesky  
Kelly Van Camp  
Dawn Zifarelli  
Lino Zifarelli

## APA Committees:

### Heritage Committee:

April Kassum

### Safety and Security

### Maintenance and Repairs:

Lino Zifarelli

### Zoning Committee:

Scott Antonation

April Kassum

Wayne Ryzniczuk

Kelly Van Camp

### Newsletter:

**Editor:** Darlene Irwin

**Design:** Randy Butterfield

### Social Committee:

Peter Firlotte

### Tree Committee:

Ivan Sabesky

*Point to Point: Armstrong's Point Community Newsletter Send contributions, suggestions to: d.irwin@mymts.net*

## Winter in Armstrong's Point never puts a freeze on fun



Photo and sculpture by Ash Raichura

## The Gallery ...



Garden in Negative Space - Barbara Tiller

Designer and artist Barbara Tiller often looks to landscape for subject matter. She painted this scene during the bright cold days of winter 2016. With her characteristic bold brushwork and use of paint to build texture, she has created flowers that vibrate with life, and that bloom even in winter.