

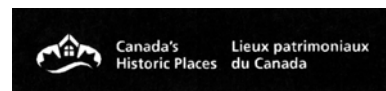
MAKE

HISTORY.

Preserve Manitoba's Past.

SPECIAL PLACES

Loni Beach Cottage Neighbourhood Statement of Significance





SPECIAL PLACES

Loni Beach Cottage Neighbourhood

Introduction

Over the summer and fall of 2007, the Gimli Municipal Heritage Advisory Committee (responsible for reporting to Gimli Council on local heritage issues) undertook Part 1 of an inventory project to identify and record those buildings and sites that make up Gimli's stock of historic places.

Besides the information gathered on the individual buildings, the Committee observed that there were several distinct Gimli neighbourhoods, two of which consisted of historic cottage developments – the Gimli Park Cottage Neighbourhood and the Loni Beach Cottage Neighbourhood.

Because of recent development pressures in the Loni Beach Cottage Neighbourhood, the Committee has undertaken to produce a Statement of Significance for the neighbourhood. A Statement of Significance is a short and effective document that has been developed by the Historic Places Initiative, a pan-Canadian project lead by Parks Canada, and involving all provinces and territories in a major new heritage initiative. The Loni Beach Cottage Neighbourhood Statement of Significance is a succinct description of the heritage qualities that describe the area.

In order to provide Gimli Council with as full a background to this project as possible, this report consists of the following four sections:

- Heritage Districts
- Value-Based Management and the Statement of Significance
- Loni Beach Cottage Neighbourhood Statement of Significance
- Photographic Record



SPECIAL PLACES

Loni Beach Cottage Neighbourhood

Heritage Districts

The following information has been drawn from material provided by the Historic Places Initiative in Manitoba, which is housed in Manitoba Culture, Heritage Tourism and Sport.

What is a Historic Place?

For the purposes of the Historic Places Initiative (HPI), a historic place is any structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been recognized for its heritage value.

What is a Heritage District?

Different Canadian jurisdictions use different terms to identify this type of historic place, including: “historic area,” “historic district,” “heritage precinct,” “cultural landscape,” “heritage conservation area,” “secteur patrimonial” and “arrondissement historique” (French). Each jurisdiction provides its own definition of what constitutes this type of historic place. HPI has adopted the generic terms “heritage district” (English) and “secteur patrimonial” (French) to describe all these places.

For the purposes of HPI, a heritage district is more specifically defined as: a place comprising a group of buildings, structures, landscapes and/or archaeological sites and their spatial relationships where built forms are often the major defining features and where the collective identity has heritage value for a community, province, territory or the nation.

Heritage districts resonate with memory and tradition. They form an integral part of our cultural heritage. They contribute to our appreciation and understanding of the past and assist in establishing a sense of place and cultural identity. Heritage districts reflect some level of human settlement, occupation or use. As a consequence, they are recognizable for their concentration of built forms. However, the significance of heritage districts goes beyond their buildings, and includes other aspects of the environment such as view planes, streetscapes, gardens, landscape features and patterns of activity and use. Although natural landscapes tend to play a secondary role in districts, the interplay between cultural and natural resources can form an essential part of a district’s heritage character.

Heritage districts vary in size. They may comprise only a few buildings or an entire community. Examples of heritage districts can include: a small grouping of buildings or structures on a site, such as an industrial complex, a railway yard, a harbour or a canal; a portion of an urban setting, such as a streetscape, a city block, a neighbourhood, or a downtown core; an entire community, such as a village, town or planned community; or scattered groups of buildings and their settings, linked by common heritage values.



SPECIAL PLACES

Loni Beach Cottage Neighbourhood

Value-Based Management and the Statement of Significance

Heritage buildings and collections of heritage buildings—districts—are rich, even complicated, repositories for anyone interested in our history. They connect us to our forebears, to their ideas, their ways of life, their hopes and dreams and even their disappointments. Some of these buildings and districts also help tell major stories about our past, about the currents and torrents of history — settlement, economic growth (and decline), political conflicts, cultural and scientific advances, social change.

All of the subjects that can be attributed to a heritage building or district can be called **values**. And for anyone involved in the conservation of a heritage site, it is imperative that the values for their building or district be clearly articulated and understood. In Manitoba, various governments have protected nearly 700 sites (mostly individual buildings) that are understood to have value to the community or the province. Most of these have been recognized for their cultural heritage values, which through the Historic Places Initiative (HPI) are analyzed with review of the following three broad categories:

Physical Values

Those technical issues (style/tradition, material, function, craftsmanship) that typically are associated with the architecture of a building

Associative Values

Those broad historical issues (historical theme, social/community, cultural, spiritual, scientific, educational) that often are connected with a person, group or event associated with a building

Environmental Values

Those contextual issues (relational of historic place to site/setting, contribution of historic place to greater context) that help make a building a significant part of a whole

Each designated building in Manitoba possesses its own distinct constellation of values. A clear and concise expression of these values is a key goal of HPI in Manitoba. Indeed, HPI has based its work on this foundation, with the understanding that a clear expression of a building's core

values will ensure that decisions made about it — maintenance, research, interpretation, promotion, repairs, conservation — are directed at the right places. In short, value-based management will be a tool that can be used by owners to clarify purpose, focus resources and interpretation, avoid mistakes and protect their investment.

The first element in the value-based management approach is called the **Statement of Significance**, the primary document that describes a building's core values. The Statement of Significance has three primary purposes: 1) to explain the heritage value of a historic place (or district) to anyone interested in the place, 2) to provide guidance about heritage value to property owners, planners, architects, etc., and 3) to help guide the preparation of conservation plans when work is required to a heritage building or district.

There are three sections of a Statement of Significance (SoS):

Description of Historic Place which describes what has been designated

Heritage Value, which describes why the historic place is important

Character-Defining Elements, which describe the key physical qualities of the building speak directly to the heritage value and must be protected in order to preserve value

In terms of HPI's value-based management approach, it is the Heritage Value section that assumes key importance. The creation of a good, and useful, Heritage Value section addresses the following issues:

- It will identify and effectively describe the core heritage values of a historic place.
- It will ensure that the principal area of heritage value is emphasized (i.e., one of either architecture; person, group, event; or context).
- It will identify secondary values and place them in a hierarchy after the primary value. Values that are interesting, but not deemed significant, will not be identified in the SoS.
- It will guide the identification of character-defining elements.

The Character Defining Elements section identifies, in point form, the major materials, forms, spatial configurations, uses, and cultural associations or meanings that together comprise the heritage value of the historic place, and which must be retained in order to preserve its heritage value. The Character Defining Elements section should answer the question: "What are the key elements of the historic place that must be protected in order to preserve the heritage value of the site?"



SPECIAL PLACES

Loni Beach Cottage Neighbourhood

Loni Beach Cottage Neighbourhood Statement of Significance

Description of Historic Place

The Loni Beach Cottage Neighbourhood is a distinct residential area in the Rural Municipality of Gimli, bounded on the west by Lake Winnipeg, on the north by Loni Street and on the south by North Fifth Avenue (soon to be Suzanne E Avenue).

Heritage Value

The Loni Beach Cottage Neighbourhood is valued as an important and distinct cottage area in Gimli. Dating to the turn of the 20th century, when the first cottages were built just over the municipal boundary with what was then the town of Gimli, the Loni Beach Cottage Neighbourhood has a rich history and distinct physical quality that makes it a vital part of Gimli's heritage fabric.

Character-defining Elements

Key elements that define the overall heritage character of the Loni Beach Cottage Neighbourhood include:

- its location on the northern edge of Gimli, adjacent on its eastern boundary to the Lake Winnipeg shoreline, on flat, low-lying land
- its division into two distinct sub-neighbourhoods: east and west of Loni Street
- the absence of through-streets and thus the promotion of pedestrian-friendly thoroughfares and a traditional aura of cottage ambience: quiet, slow, etc.
- the trees that define property lines and screen views between cottages (trees are between 50 and 100 years old, and consist mostly of local species of ash, elm and white spruce)
- street views ending in collections of trees due to curving nature of streets
- sand beaches on the shoreline
- shoreline protection from north from Loni Point
- absence of commercial, retail or industrial development

Key elements that define the overall heritage character of the east side of the Loni Beach Cottage Neighbourhood include:

- curved streets that follow the shape of the Lake Winnipeg shoreline, paved and typically six (6) metres wide and lined with ditches spanned by pedestrian bridges, and additionally without sidewalks
- cottages oriented towards the lake, on long, narrow lots
- cottages along public access routes more densely arranged than along North Lake Avenue and Loni Street
- public beach access lanes (Comber Avenue, Vaughan Street and Howell Street) typically grassed and fenced, ending with stairs to the beach

Key elements that define the overall heritage character of the west side of the Loni Beach Cottage Neighbourhood include:

- traditional grid layout mirroring layout of the town of Gimli, with streets running east-west, and with cottages facing north or south, and also featuring short lots and back lanes

Key elements that define the heritage character of the lots of the Loni Beach Cottage Neighbourhood include:

- most driveways made with permeable surfaces (gravel or packed earth, sometimes grassed)
- moderate landscaping and few gardens
- many with a variety of outbuildings, such as playhouses, sheds and privies, but not vehicle garages; and often informally placed behind cottages
- some with fences, typically wire but also a few with wood used as decorative elements

Key elements that define the heritage character of the cottages of the Loni Beach Cottage Neighbourhood include:

- many surviving early 20th century examples which retain partial or complete elements of their original form
- mostly one storey, seasonal, modest in form and construction with informality of placement on lots
- most with limited colour palettes (white, brown, black, blue) and many with windows facing the streets
- many with screened seasonal additions such as porches, decks, sunrooms, etc.
- some with decorative and light-hearted accoutrements, like flags, wind chimes, decorative signs and street numbers, etc.



SPECIAL PLACES

Loni Beach Cottage Neighbourhood

Photographic Record



View of a Loni Beach Neighbourhood cottage, showing the area's typical cottage-lot character.



View of a typical groin feature on a Loni Beach Neighbourhood beach.



View of the Goodman Cottage, showing the typical character of a Loni Beach yard (from the shoreline) and the kind of concrete steps that once graced some of these places.



View of the Loni Beach
Neighbourhod beacfront.



View of a groin and moveable stairs on a Loni Beach beachfront.



View of a rail fence and yard, typical of some Loni Beach yards.



View of a 1960s cottage in
Loni Beach.



A Loni Beach viewscape.



View of a Loni Beach public access path to the beach.



View to the lake, with typical
staris.



View of the beach, showing typical retaining wall.



View from the beach, back along a public access route.



View from the beach, back along a public access route.



A typical early 20th century cottage, viewed from the back.



A typical early 20th century cottage, viewed from the back.



A typical Loni Beach outbuilding.



A typical Loni Beach outbuilding.



Typical Loni Beach cottage details.



Typical Loni Beach cottage details.