



# ROUNDHOUSE AT BAYVIEW PLACE

## BUILDING A COMMUNITY BUILDING A CITY

### Canadian and International Roundhouse Research Summary

May 2021



**FOCUS  
EQUITIES**

KW MARIASH SR.  
MASTER PLAN COMMUNITY



# Introduction

This survey of existing Roundhouses reveals the unique opportunity to reset the historic buildings and rail infrastructure at the Roundhouse at Bayview Place in a new context as a fully functioninal centre-piece of a vibrant neighbourhood. There are no other examples of successful instances where historic buildings and rail infrastructure have been revived and restored as the character-defining elements of an entire urban neighbourhood.

The following survey tells us that apart from publicly funded initiatives such as community centres and museums, there are few examples of successful commercial or private re-developments that have the potential to achieve the outcomes currently proposed for the Roundhouse at Bayview Place.

Some have been re-purposed as commercial venues such as office, retail, and restaurant, but have forgone the opportunity of retaining the functionality of the rail infrastructure as a curated and active element, a living history.

The scarcity of examples and precedents relevant to the concept of an integrated mix of commercial, residential, retail, and active rail uses that are proposed at the Roundhouse at Bayview Place is largely due to the lack of ability to create an economically viable development framework that supports such heritage and urban design aspirations, particularly as a privately owned and funded initiative.

The overall form of development proposed at the Roundhouse at Bayview achieves the required critical mass of development to support the remediation of the site and restoration of historic assets, as well as the range of uses, public and community benefits that are essential to success.

This survey provides important context to understand the truly exceptional opportunity to restore and retain the rail history of the Roundhouse at Bayview site, as a place of habitation and community that spans thousands of years, and to do so as a privately driven act of city building.

*This research is limited to historic roundhouses and does not include modern reproductions.*

## Table of Contents

### Existing Canadian Roundhouses

**Existing Canadian Roundhouses . . . . . 6**

Canadian Northern Station and Roundhouse . . . . . 6

Hanna Roundhouse. . . . . 6

Strathcona CPR Roundhouse . . . . . 6

CPR Roundhouse (Yaletown Roundhouse) . . . . . 7

Pacific Roundhouse . . . . . 7

Dauphin Roundhouse. . . . . 7

Reston Roundhouse . . . . . 8

The Pas Roundhouse . . . . . 8

Former Gibson Roundhouse . . . . . 8

Carleton Place Roundhouse . . . . . 9

CN Roundhouse. . . . . 9

Former Canadian National Railway Station . . . . . 9

John Street Roundhouse (CP). . . . . 10

Michigan Central Roundhouse . . . . . 10

Sarnia Roundhouse . . . . . 10

Trenton Roundhouse . . . . . 11

Arvida Roundhouse . . . . . 11

Joffre Roundhouse . . . . . 11

Roundhouse at Vallee-Jonction . . . . . 12

St-Luc Roundhouse. . . . . 12

Assiniboia Roundhouse . . . . . 12

Prince Albert Roundhouse. . . . . 13

Weyburn Roundhouse . . . . . 13

Wynyard Roundhouse. . . . . 13

### Select International Roundhouses

**USA—Select Active Examples . . . . . 16**

Belt Railroad Engine House and Sandhouse. . . . . 16

Railtown 1897 State Historic Park. . . . . 16

Como Roundhouse . . . . . 16

Midland Terminal Railroad Roundhouse . . . . . 17

Central of Georgia Roundhouse. . . . . 17

Southern Railway North Avenue Yards . . . . . 17

Beardstown Roundhouse. . . . . 18

Chicago, Burlington, & Quincy Roundhouse . . . . . 18

Milwaukee Railroad Shops . . . . . 18

Phillips Roundhouse . . . . . 19

Baltimore Roundhouse. . . . . 19

Hancock Roundhouse . . . . . 19

Jackson Street Roundhouse . . . . . 20

Kansas City Roundhouse . . . . . 20

Bob Julien Roundhouse. . . . . 20

Steamtown National Historic Site. . . . . 21

Martinsburg Roundhouse. . . . . 21

Evanston Roundhouse and Railyards. . . . . 21

**Asia and Europe—Select Active Examples. . . . . 22**

Kyoto Roundhouse . . . . . 22

Changhua Roundhouse . . . . . 22

Roundhouse in Wolsztyn . . . . . 22

Uster Roundhouse and Engineshop. . . . . 23

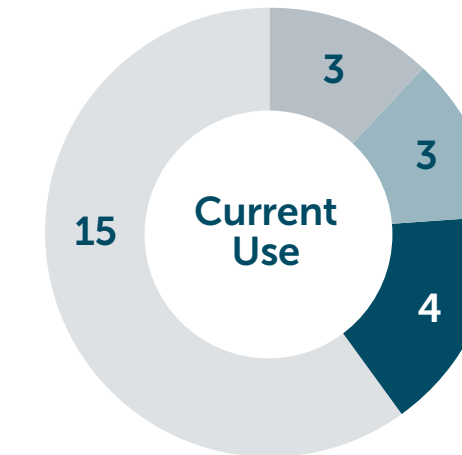
North Midland Railway Roundhouse . . . . . 23

The Roundhouse . . . . . 23

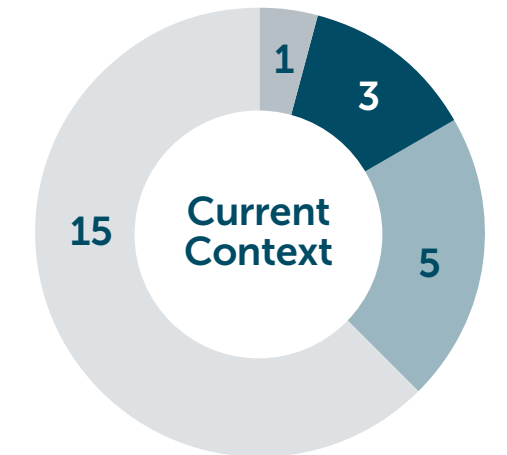




# Existing Canadian Roundhouses



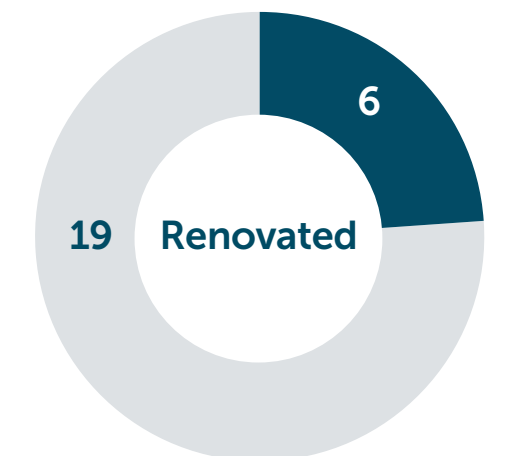
● Abandoned ● Interpretive/Community  
● Commercial ● Industrial



● Inaccessible ● Urban/Mixed-Use  
● Industrial ● Rural/Small Community



● No ● Yes



● No ● Complete/In Progress



Existing Canadian Roundhouses

Canadian Northern Station and Roundhouse



**City:** Big Valley  
**Province:** AB  
**Heritage designation:** Yes  
**Date of construction:** 1912-1918  
**Renovated?** No  
**Context:** Rural  
**Current use:** Railway Station and Roundhouse Interpretive Park  
**Complex description:**

- 1.5 storey wooden rail station
- Roundhouse complex is a collection of ruins, pits, foundation, turntable

**Relevant links:** [National historic places registry](#)  
[Canadian Northern Society](#)

Hanna Roundhouse



**City:** Hanna  
**Province:** AB  
**Heritage designation:** Yes  
**Date of construction:** 1913  
**Renovated?** In progress  
**Context:** Rural / small community  
**Current use:** Interpretive + community events  
**Complex description:**

- Designation includes the roundhouse, turntable, other separate but associated elements
- Rectangular building containing boiler room and machine shop projects from rear of roundhouse

**Relevant links:** [Provincial designation](#)  
[Hanna roundhouse society](#)

Strathcona CPR Roundhouse



**City:** Strathcona  
**Province:** AB  
**Heritage designation:** None  
**Date of construction:** 1906  
**Renovated?** No  
**Context:** Industrial  
**Current use:** Industrial / mechanical repairs  
**Complex description:** Roundhouse with wye track  
**Relevant links:** [2008 Waymarking blog entry](#)

CPR Roundhouse (Yaletown Roundhouse)



**City:** Vancouver  
**Province:** BC  
**Heritage designation:** Yes  
**Date of construction:** 1988  
**Renovated?** Yes  
**Context:** Urban / mixed-use  
**Current use:** Leisure / recreation centre with interpretive elements  
**Complex description:**

- Semicircular brick and wood industrial building w/ large bay doors facing a round plaza and former turntable
- Historic rail lines and switches in grounds
- Includes modern glass and brick additions to north and east facades

**Relevant links:** <https://www.roundhouse.ca/>  
[National historic places registry](#)

Pacific Roundhouse



*\*Included due to heritage designation.*  
**City:** Pacific (35km NE of Terrace)  
**Province:** BC  
**Heritage designation:** Yes  
**Date of construction:** 1915  
**Renovated?** No  
**Context:** Inaccessible wilderness  
**Current use:** None  
**Complex description:** Concrete foundation with associated discarded brick piles and railway track remnants  
**Relevant links:** [National historic places registry](#)

Dauphin Roundhouse



**City:** Dauphin  
**Province:** MB  
**Heritage designation:** None  
**Date of construction:** 1906  
**Renovated?** No  
**Context:** Rural / small community  
**Current use:** Industrial - currently used by Dauphin Public Works department  
**Complex description:**

- Roundhouse with turntable
- Station preserved as rail museum

**Relevant links:** [Train web entry - Dauphin](#)



Reston Roundhouse



**City:** Reston  
**Province:** MB  
**Heritage designation:** None  
**Date of construction:** 1906  
**Renovated?** No  
**Context:** Rural / small community  
**Current use:** Industrial - storage  
**Complex description:** Roundhouse (additional elements appear to have been removed)  
**Relevant links:** [Manitoba Historical Society](#)

The Pas Roundhouse



**City:** The Pas  
**Province:** MB  
**Heritage designation:** None  
**Date of construction:** 1926  
**Renovated?** No  
**Context:** Rural / small community  
**Current use:** Industrial - appears to be a working roundhouse operated by Hudson Bay Railway  
**Complex description:** Roundhouse and turntable  
**Relevant links:** [Manitoba Historical Society](#)

Former Gibson Roundhouse



**City:** Fredericton  
**Province:** NB  
**Heritage designation:** Yes  
**Date of construction:** 1885  
**Renovated?** Yes  
**Context:** Small community  
**Current use:** Brewery  
**Complex description:** Roundhouse  
**Relevant links:** [National historic places registry](#)

Carleton Place Roundhouse



**City:** Carleton Place  
**Province:** ON  
**Heritage designation:** None  
**Date of construction:** 1872  
**Renovated?** No  
**Context:** Rural / small community  
**Current use:** Industrial - wool storage by Canadian Co-operative Wool Growers  
**Complex description:** Stone roundhouse  
**Relevant links:** [Train Web entry](#)

CN Roundhouse



**City:** Capreol  
**Province:** ON  
**Heritage designation:** None  
**Date of construction:** 1915  
**Renovated?** No  
**Context:** Rural / small community  
**Current use:** Industrial - mechanical repairs  
**Complex description:** Roundhouse (turntable removed) with utility buildings and car shops  
**Relevant links:** [Railway station report](#)

Former Canadian National Railway Station



**City:** Hornepayne  
**Province:** ON  
**Heritage designation:** None  
**Date of construction:** 1921  
**Renovated?** No  
**Context:** Rural / small community  
**Current use:** Abandoned (some additional structures used for industrial purposes)  
**Complex description:**

- Roundhouse (train station demolished in 2020)
- Complex includes small tool houses, storage sheds, coal dock

**Relevant links:** [Railway station report](#)



John Street Roundhouse (CP)



City:	Toronto
Province:	ON
Heritage designation:	Yes
Date of construction:	1929-1931
Renovated?	Yes
Context:	Urban
Current use:	Leisure, commercial, and interpretive site
Complex description:	Official recognition refers to the roundhouse, its machine shop annex, turntable pit, coaling and sanding tower, water tower
Relevant links:	<a href="#">National historic places registry</a>

Michigan Central Roundhouse



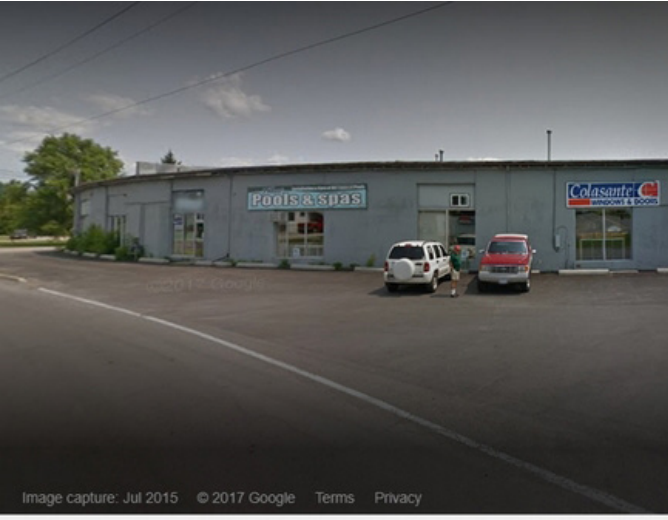
City:	London
Province:	ON
Heritage designation:	None
Date of construction:	1887
Renovated?	Yes (Nicholson Sheffield Architects Inc.)
Context:	Urban
Current use:	Office + community events
Complex description:	Roundhouse
Relevant links:	<a href="#">London Roundhouse Project</a>

Sarnia Roundhouse



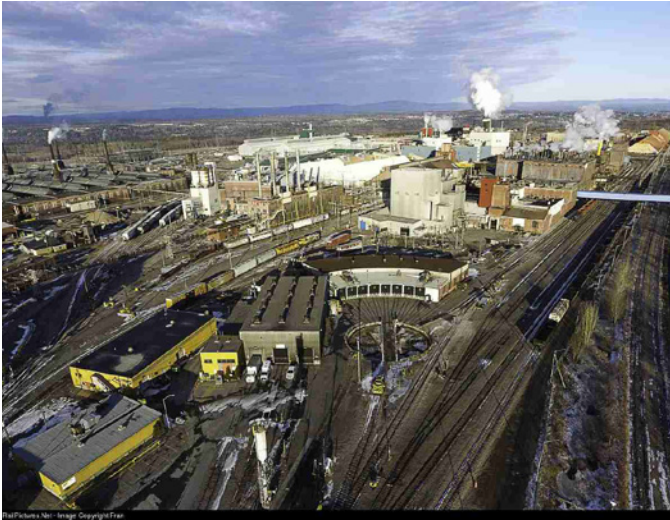
City:	Sarnia
Province:	ON
Heritage designation:	None
Date of construction:	Unclear - likely between 1890-1920
Renovated?	No
Context:	Urban / industrial
Current use:	Industrial
Complex description:	Roundhouse
Relevant links:	<a href="#">Train web entry</a>

Trenton Roundhouse



City:	Trenton
Province:	ON
Heritage designation:	None
Date of construction:	1913
Renovated?	No
Context:	Commercial / small community
Current use:	Commercial - various businesses
Complex description:	Roundhouse
Relevant links:	<a href="#">Toronto Railway Historical Association</a>

Arvida Roundhouse



City:	Arvida
Province:	QC
Heritage designation:	None
Date of construction:	1923
Renovated?	No
Context:	Industrial
Current use:	Industrial - rail
Complex description:	Roundhouse and associated industrial rail uses
Relevant links:	<a href="#">Train web entry</a>

Joffre Roundhouse



City:	Charny
Province:	QC
Heritage designation:	Yes
Date of construction:	1880
Renovated?	No
Context:	Rural / small community
Current use:	Industrial - active rail site, roundhouse used for maintenance and repair of railway structures
Complex description:	<ul style="list-style-type: none"><li>Railway engine repair facility situated in Canadian National Railway Company yards</li><li>Recognition for roundhouse, machine shop, entry</li></ul>
Relevant links:	<a href="#">National historic places registry</a>



Roundhouse at Vallee-Jonction



City:	Vallee-Jonction
Province:	QC
Heritage designation:	Yes
Date of construction:	1917?
Renovated?	No
Context:	Rural / small community
Current use:	Industrial or none (building is in need of repairs)
Complex description:	Roundhouse, turntable, and station
Relevant links:	<a href="#">Quebec Ministry of Culture</a>

St-Luc Roundhouse



City:	Cote Saint-Luc
Province:	QC
Heritage designation:	None
Date of construction:	1949
Renovated?	No
Context:	Industrial
Current use:	Industrial - rail maintenance
Complex description:	37-stall roundhouse (now reduced to 9 stalls)
Relevant links:	<a href="#">Train Web entry</a> <a href="#">Montreal Gazette article on study to redevelop railyards</a>

Assiniboia Roundhouse



City:	Assiniboia
Province:	SK
Heritage designation:	None
Date of construction:	1912
Renovated?	No
Context:	Rural
Current use:	Industrial - cattle auction mart
Complex description:	Roundhouse
Relevant links:	<a href="#">Rail blog entry</a>

Prince Albert Roundhouse



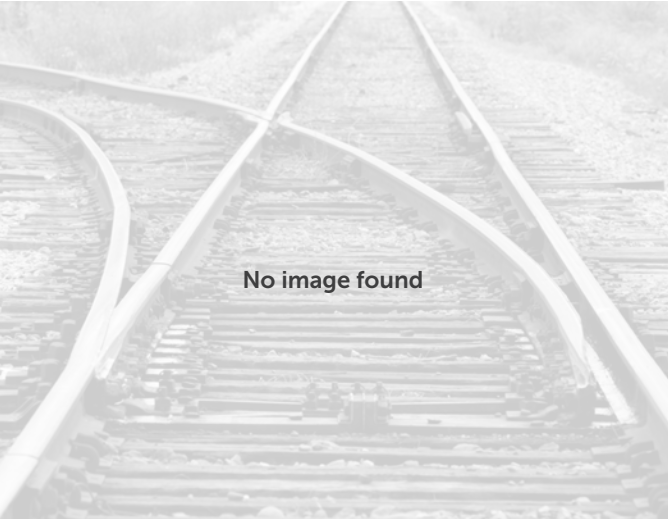
City:	Prince Albert
Province:	SK
Heritage designation:	None
Date of construction:	1952
Renovated?	No
Context:	Industrial
Current use:	Industrial - used by Carlton Trail Railway for rail storage
Complex description:	Roundhouse with functioning turntable
Relevant links:	<a href="#">Carlton Trail Railway</a>

Weyburn Roundhouse



City:	Weyburn
Province:	SK
Heritage designation:	None
Date of construction:	1920s
Renovated?	No
Context:	Rural / small community
Current use:	Industrial - recently used as storage for Weyburn Public Works department
Complex description:	Roundhouse (building is currently failing)
Relevant links:	<a href="#">Article: City looking at options for roundhouse</a>

Wynyard Roundhouse

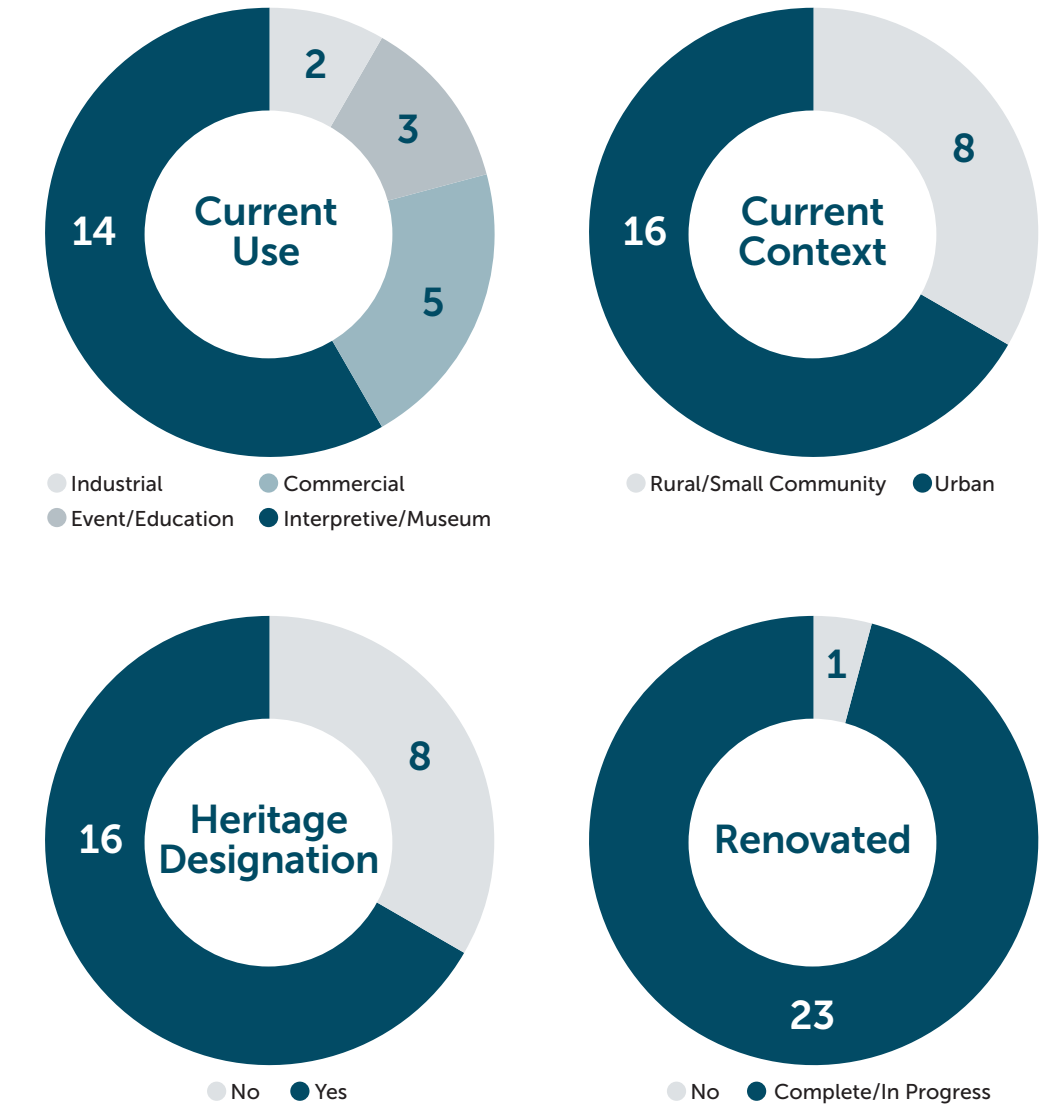


City:	Wynyard
Province:	SK
Heritage designation:	None (rail station is nationally designated)
Date of construction:	1909
Renovated?	No
Context:	Rural / small community
Current use:	Industrial - houses trucking operation involved in poultry transport
Complex description:	Roundhouse with wye track and retained 1.5 storey clapboard station
Relevant links:	<a href="#">Wynyard Rail Station national designation</a>





# Select International Roundhouses





USA—Select Active Examples

Belt Railroad Engine House and Sandhouse



**City:** San Francisco  
**State:** California  
**Heritage designation:** Yes  
**Date of construction:** 1913  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Commercial - office space  
**Complex description:** Roundhouse and auxiliary building  
**Relevant links:** [Belt Railroad Engine House and Sandhouse](#)

Railtown 1897 State Historic Park



**City:** Jamestown  
**State:** California  
**Heritage designation:** Yes  
**Date of construction:** 1910  
**Renovated?** Yes  
**Context:** Rural / small community  
**Current use:** Interpretive - historic park  
**Complex description:** Locomotive and rolling stock maintenance facilities  
**Relevant links:** [Railtown 1897 State Historic Park](#)

Como Roundhouse



**City:** Como  
**State:** Colorado  
**Heritage designation:** Yes  
**Date of construction:** 1881  
**Renovated?** In progress  
**Context:** Rural / small community  
**Current use:** Interpretive - future museum  
**Complex description:** Train Depot, Railway Hotel and Stone Roundhouse together with original bunk houses and track car sheds  
**Relevant links:** [The Como Project](#)

Midland Terminal Railroad Roundhouse



**City:** Colorado Springs  
**State:** Colorado  
**Heritage designation:** Yes  
**Date of construction:** 1888  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Commercial - business park  
**Complex description:** Roundhouse  
**Relevant links:** [Midland Roundhouse Article](#)

Central of Georgia Roundhouse



**City:** Savannah  
**State:** Georgia  
**Heritage designation:** Yes  
**Date of construction:** 1926  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Interpretive - Georgia State Railroad Museum  
**Complex description:** Partial roundhouse with operating turntable, partial machine shop, Tender Frame Shop, Blacksmith Shop, Boiler House, Storehouse & Print Shop, Lumber and Planing Sheds, Coach and Paint Shops, and a partial Carpentry Shop  
**Relevant links:** [Georgia State Railroad Museum](#)

Southern Railway North Avenue Yards



**City:** Atlanta  
**State:** Georgia  
**Heritage designation:**  
**Date of construction:** 1911  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Commercial - Northyards Business Park  
**Complex description:** Roundhouse  
**Relevant links:** [Northyards Business Park](#)



Beardstown Roundhouse



**City:** Beardstown  
**State:** Illinois  
**Heritage designation:**  
**Date of construction:** 1905  
**Renovated?:** Yes  
**Context:** Rural / small community  
**Current use:** Roundhouse Event Centre  
**Complex description:** Roundhouse and backshop  
**Relevant links:** [Roundhouse Event Centre](#)

Chicago, Burlington, & Quincy Roundhouse



**City:** Aurora  
**State:** Illinois  
**Heritage designation:** Yes  
**Date of construction:** 1856  
**Renovated?:** Yes  
**Context:** Urban  
**Current use:** Commercial - restaurant and brewery  
**Complex description:** Roundhouse  
**Relevant links:** [Chicago, Burlington, & Quincy Roundhouse and Shops](#)

Milwaukee Railroad Shops



**City:** Sioux City  
**State:** Iowa  
**Heritage designation:** Yes  
**Date of construction:** 1917  
**Renovated?:** Yes  
**Context:** Urban  
**Current use:** Interpretive - Sioux City Railroad Museum  
**Complex description:** Roundhouse and operating turntable, Car Repair Shops Learning Center, Machine Shop, Engineers Tool Shed, Water Closet, and Sand Drying Building  
**Relevant links:** [Sioux City Railroad Museum](#)

Phillips Roundhouse



**City:** Phillips  
**State:** Maine  
**Heritage designation:**  
**Date of construction:** 1890-1920  
**Renovated?:** No  
**Context:** Rural  
**Current use:** Interpretive - Sandy River and Rangeley Lakes RR  
**Complex description:** Small operating rail line and historic collection of tracks, cars, roundhouse  
**Relevant links:** [Museum](#)

Baltimore Roundhouse



**City:** Baltimore  
**State:** Maryland  
**Heritage designation:** Yes  
**Date of construction:** 1884  
**Renovated?:** Yes  
**Context:** Urban  
**Current use:** Interpretive - B&O Railroad Museum  
**Complex description:**

- Station, enclosed roundhouse and shops
- Largest collection of 19th-century locomotives in the U.S.

**Relevant links:** [B&O Railroad Museum](#)

Hancock Roundhouse



**City:** Hancock  
**State:** Michigan  
**Heritage designation:**  
**Date of construction:** 1889  
**Renovated?:** Yes  
**Context:** Rural / small community  
**Current use:** Interpretive - Quincy Mine Museum  
**Complex description:** Roundhouse and steam locomotive  
**Relevant links:** [Quincy Mine Museum](#)



Jackson Street Roundhouse



<b>City:</b>	St. Paul
<b>State:</b>	Minnesota
<b>Heritage designation:</b>	
<b>Date of construction:</b>	1907
<b>Renovated?</b>	Yes
<b>Context:</b>	Urban
<b>Current use:</b>	Interpretive - Minnesota Transportation Museum
<b>Complex description:</b>	Roundhouse, operating turntable, operating equipment, displays
<b>Relevant links:</b>	<a href="#">Minnesota Transportation Museum</a>

Kansas City Roundhouse



<b>City:</b>	Kansas City
<b>State:</b>	Missouri
<b>Heritage designation:</b>	Yes
<b>Date of construction:</b>	1914
<b>Renovated?</b>	Yes
<b>Context:</b>	Urban
<b>Current use:</b>	Commercial - business park
<b>Complex description:</b>	Roundhouse and rail
<b>Relevant links:</b>	<a href="#">Westside Business Park</a>

Bob Julien Roundhouse



<b>City:</b>	Spencer
<b>State:</b>	North Carolina
<b>Heritage designation:</b>	
<b>Date of construction:</b>	1924
<b>Renovated?</b>	Yes
<b>Context:</b>	Rural / small community
<b>Current use:</b>	North Carolina Transportation Museum
<b>Complex description:</b>	Largest roundhouse in North America
<b>Relevant links:</b>	<a href="#">Museum</a>

Steamtown National Historic Site



<b>City:</b>	Scranton
<b>State:</b>	Pennsylvania
<b>Heritage designation:</b>	Yes
<b>Date of construction:</b>	1937
<b>Renovated?</b>	Yes
<b>Context:</b>	Urban
<b>Current use:</b>	Interpretive
<b>Complex description:</b>	Steamtown NHS is located within a working railroad yard and incorporates the surviving elements of the 1902 DL&W Scranton roundhouse and locomotive repair shops
<b>Relevant links:</b>	<a href="#">National Historic Site</a>

Martinsburg Roundhouse



<b>City:</b>	Martinsburg
<b>State:</b>	West Virginia
<b>Heritage designation:</b>	Yes
<b>Date of construction:</b>	1866
<b>Renovated?</b>	Yes
<b>Context:</b>	Small community
<b>Current use:</b>	Interpretive - museum and event space
<b>Complex description:</b>	Enclosed roundhouse with turntable
<b>Relevant links:</b>	<a href="#">Website</a>

Evanston Roundhouse and Railyards



<b>City:</b>	Evanston
<b>State:</b>	Wyoming
<b>Heritage designation:</b>	Yes
<b>Date of construction:</b>	1912
<b>Renovated?</b>	Yes
<b>Context:</b>	Small community
<b>Current use:</b>	Interpretive (historic site and event centre)
<b>Complex description:</b>	Roundhouse, turntable, machine shop and associated structures
<b>Relevant links:</b>	<a href="#">Roundhouse and Railyards Brochure</a>



Asia and Europe—Select Active Examples

Kyoto Roundhouse



**City:** Kyoto  
**Country:** Japan  
**Heritage designation:** Yes  
**Date of construction:** 1914  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Interpretive - Kyoto Railway Museum  
**Complex description:**

- Promenade
- Main Hall
- Twilight Plaza
- Roundhouse
- Former Nijō Station

**Relevant links:** [Kyoto Railway Museum](#)

Changhua Roundhouse



**City:** Changhua  
**Country:** Taiwan  
**Heritage designation:**  
**Date of construction:** 1922  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Interpretive / industrial - museum and active maintenance depot  
**Complex description:** Turntable, roundhouse, 2 steam engines  
**Relevant links:** [Changhua Railway Roundhouse](#)

Roundhouse in Wolsztyn



**City:** Wolsztyn  
**Country:** Poland  
**Heritage designation:**  
**Date of construction:** 1907  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Interpretive / industrial - services steam engines that haul regular daily passenger trains over a mainline rail network ("living shed")  
**Complex description:** Roundhouse, turntable, associated buildings  
**Relevant links:** [The Roundhouse at Wolsztyn](#)

Uster Roundhouse and Engineshop



**City:** Uster  
**Country:** Switzerland  
**Heritage designation:** Yes  
**Date of construction:** 1857  
**Renovated?** Yes  
**Context:** Small city  
**Current use:** Transportation / industrial - maintenance of historic stock  
**Complex description:** Shed, partial roundhouse, turntable, 2 houses  
**Relevant links:** [North Midland Railway Roundhouse](#)

North Midland Railway Roundhouse



**City:** Derby  
**Country:** United Kingdom  
**Heritage designation:** Yes  
**Date of construction:** 1839  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Education - Derby College  
**Complex description:** Original North Midland roundhouse, with the original Midland Railway offices and the original Midland Counties workshop  
**Relevant links:** [Derby Works](#)

The Roundhouse



**City:** London  
**Country:** United Kingdom  
**Heritage designation:** Yes  
**Date of construction:** 1846  
**Renovated?** Yes  
**Context:** Urban  
**Current use:** Performing arts centre  
**Complex description:** Enclosed roundhouse  
**Relevant links:** [The Roundhouse](#)





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