



1991

THE YEAR PAST

REPORT OF THE CITY OF WINNIPEG HISTORICAL BUILDINGS COMMITTEE

Publications by the Historical Buildings Committee:

A. ANNUAL REPORTS - THE YEAR PAST

1979 - 1982	Out of Print
1983 - 1985	\$5.00
1986 - 1991	\$7.50

B. BROCHURES

Historical Buildings By-law 1474/77	No Change
Heritage Conservation Series	No Charge
1. Regulatory Overview	
2. The Buildings Conservation List	
3. Design Approval Procedures	

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Cover/Opposite:

Front elevation of the R. R. Scott residence from an original drawing by architect John N. Semmens.

1991: The Year Past is designed and produced by the Planning Department, City of Winnipeg.

1. PREFACE



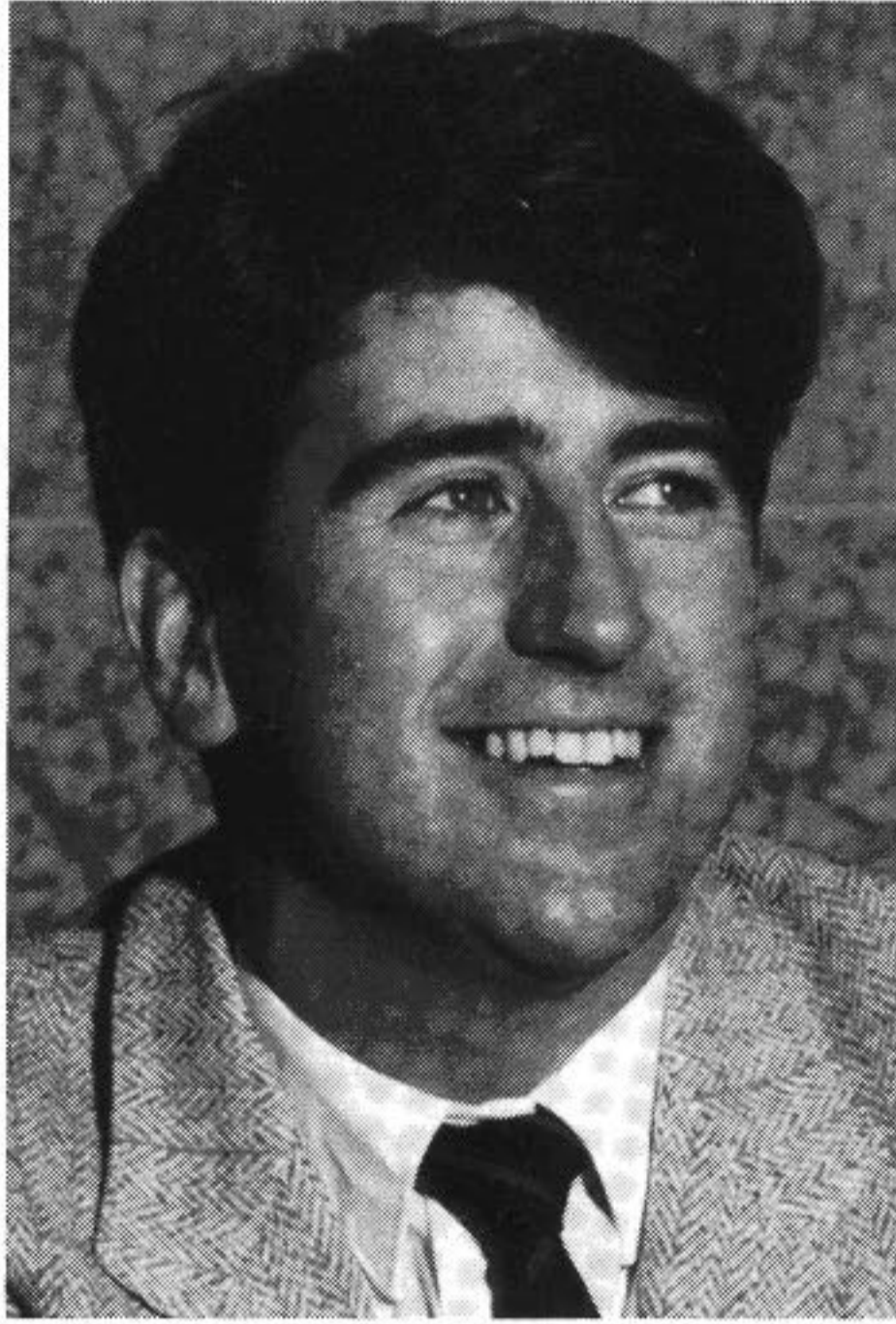
The conservation and preservation of our architectural heritage provides a vital link with the past and a familiar bridge to the future. Appreciation and respect for the past are essential in order to maintain Winnipeg's unique identity and sense of place. The protection and rehabilitation of individual buildings and districts are tangible ways to recognize the past; to explore and understand where we came from and who we are; and to provide a foundation for future change.

The City of Winnipeg's Historical Buildings By-law 1474/77, passed in February, 1977, and amending By-law 2032/78, passed in August, 1978, established the Historical Buildings Committee, enabled it to draw up a list of buildings or structures of significant architectural or historic interest, and established the criteria, priorities, and procedures for placing buildings on the Buildings Conservation List. This designation represents the legal protection placed upon heritage buildings by City Council.

The goal of heritage conservation is to retain, where possible, the original character of a building while encouraging those changes which will make it useful. Heritage conservation is an increasingly important factor in the development of Winnipeg as an interesting, attractive, and cosmopolitan city.

WILLIAM NORRIE, Q.C.
MAYOR

2. CHAIRMAN'S INTRODUCTION



The year past was a productive and rewarding one for the Historical Buildings Committee.

Our volunteer members met more than 19 times, either as a full group or in subcommittees, to evaluate structures for potential historical designation and to review proposals for repair or alteration of facilities on the Buildings Conservation List.

We also actively pursued our role as an advisor to City Council on heritage matters. It was in this regard that 1991 marked a significant turning point for heritage conservation policy in Winnipeg.

The Committee initially focussed on the issue of building maintenance. Our immediate concern was the number of older downtown structures vulnerable to accelerated deterioration because they have not been

converted to alternative energy systems since the closure of Winnipeg Hydro's steam plant, their former heating source. Beyond this specific event, however, we identified many other pressures that can have a negative impact on the level of owner investment in basic upkeep and repair of older properties.

Our review of the existing legal framework confirmed that the City has very limited authority to establish minimum maintenance and anti-neglect requirements for heritage structures. To address this gap, the Province of Manitoba could be asked to amend the *City of Winnipeg Act* to provide stronger enabling legislation for building maintenance. Alternatively, the City could seek authority to designate structures under Manitoba's *Heritage Resources Act*, which contains some provisions for maintenance and enforcement.

The Committee recognized, however, that regulation alone would not necessarily achieve desired objectives. An integrated approach is needed — one that combines incentives ("carrots") with controls ("sticks") to encourage owners to preserve and re-use heritage buildings, rather than abandon them or allow them to deteriorate to a point where there is no option but demolition.

Our work lent impetus to the Ad Hoc Committee on Heritage Buildings, a joint public- and private-sector task force established by City Council's Committee on Planning and Community Services to assess the state of heritage conservation in Winnipeg and make recommendations on future policy. This important initiative holds the promise that by 1992 the City will develop a long-needed, comprehensive strategy, not only to preserve heritage structures, but also to promote their continued use and economic viability.

With respect to the Committee's ongoing review responsibilities, we evaluated 11 structures in 1991 and recommended that seven be included on the Buildings Conservation List. City Council concurred in four cases. In the other three instances, our proposals either were rejected or remained under discussion at year's end. Council also acted on pre-1991 work by the Committee, approving the designation of another five heritage properties.

In summary, 161 structures have been placed on the Buildings Conservation List since its inception in 1979. Of this total, 12 sites have been lost to fire, delisting and/or demolition, leaving a net 149 structures under the protection of the Historical Buildings By-law.

Among the 1991 designations, the Committee was particularly pleased to see Upper Fort Garry Gate recognized as a Grade I structure. Although this site has been in City hands for nearly a century, its fate hung in tenuous balance for several decades. Since the early 1980s, however, the Gate has undergone major restoration; as well, appreciation of its significance as a pre-Confederation landmark has grown.

The Committee also notes that the former Klinik Community Health Centre (Wilson House) on Broadway and Somerset School on Sherbrook Street were listed as heritage facilities despite the objections of their respective owners. Two other newly-designated buildings — the Rothesay Apartments on Preston Avenue and the R.R. Scott House on Ruskin Row — became eligible for conservation assistance under the provincial government's Municipally Designated Heritage Building Grants Programme.

In another encouraging development, adaptive re-use projects proceeded in two listed inner city buildings that have long stood vacant. The Provincial Normal School on William Avenue was converted to a 29-suite housing co-operative for Filipino immigrants, while the Scandinavian Mission Church at Logan and Ellen was transformed into offices by Intrepid Forme.

The Committee welcomed three new appointees for 1991 — Councillor Gloria Mendelson, Councillor Peter Diamant (alternate), and Susan Algie representing the Canadian Parks Service. David Henderson from the Province of Manitoba (Urban Affairs) had to leave the Committee for medical reasons. Urban Affairs subsequently advised that a representative could no longer be sent due to staff shortages. The Committee will hold a place for a future appointment.

It was with much regret that the Committee lost the services of its secretary, Mae Morgan. For more than 10 of the past 13 years of operation, Mae's discretion and recollection of procedure were invaluable in ensuring that process and protocol were always followed carefully by the Committee. We wish Mae continued success at Winnipeg Hydro.



GLEN MURRAY,
COUNCILLOR AND CHAIRMAN,
HISTORICAL BUILDINGS COMMITTEE



Members of the Historical Buildings Committee reviewing drawings for the alteration of the Walker Theatre. From left to right, David Firman, Randy Gilbert, Giovanni Geremia, Bruce Rasmussen (applicant), Neil Einarson. *City of Winnipeg*

3. THE HISTORICAL BUILDINGS BY-LAW

A. BACKGROUND

Heritage conservation in Winnipeg is the result of diligence on the part of many individuals and groups, both public and private. The public sector has contributed protective legislation and funding programs. Since the late 1970s the City of Winnipeg, through capital programming, has been responsible for many of the streetscaping improvements in the Exchange District. Beginning in 1983, the Winnipeg Core Area Initiative (funded by all three levels of government) has provided incentives to help revitalize the Exchange District. In 1986, the Province of Manitoba implemented a program offering financial assistance to owners of designated heritage buildings throughout the city.

On February 2, 1977, City Council adopted the **Historical Buildings By-law 1474/77**. The By-law established the Buildings Conservation List which offered protection to buildings placed on the list as a result of their architectural and/or historical significance by prohibiting demolition and unsuitable alterations. The By-law also created an advisory committee, the Historical Buildings Committee, which reports to City Council's Standing Committee on Planning and Community Services. The Historical Buildings Committee consists of seven members appointed or nominated as follows:

- (a) One Member of the Historical and Scientific Society of Manitoba;
- (b) One Member from the Manitoba Association of Architects;
- (c) Two Members from The City of Winnipeg;
- (d) Two Members from The Province of Manitoba;
and
- (e) One Member from the Government of Canada.

In August, 1978, amending **By-law 2032/78** was adopted by Council and set forth in detail the criteria for determining buildings of heritage significance. Priority ratings (grades) of listed buildings, listing procedures, appeal provisions and requirements for obtaining a Certificate of Suitability were outlined in this legislation.

In October, 1982, amending **By-law 3284/82** was adopted by Council. It incorporated amendments to the City of Winnipeg Act which enabled the City to regulate and prohibit the issuance of demolition permits and established the Historical Buildings Inventory. By-law 3284/82 streamlined listing procedures and simplified many components of the Historical Buildings By-law.

In June, 1986, amending **By-law 4339/86** was adopted by Council. The amendment enabled the Committee on Planning and Community Services to address the issue of the economic viability of heritage buildings.

B. THE HISTORICAL BUILDINGS INVENTORY

In order to assess the overall scope of heritage conservation in Winnipeg, an Historical Buildings Inventory has been compiled consisting of approximately 1,000 buildings including commercial, educational, financial, public, religious, residential, and miscellaneous structures. The Inventory is a tabulation of buildings which have not been formally researched and evaluated, but which may have architectural or historical significance. These buildings carry no restrictions other than a delay in the issuance of a demolition permit to determine whether or not a building warrants preservation.

C. CRITERIA FOR LISTING

Under the Historical Buildings By-law 1474/77 (as amended), the Historical Buildings Committee may choose on its own to evaluate the heritage significance of a particular structure. As well, the Committee may decide to undertake an evaluation based on a request by an owner or other party, or on notification that an application has been made to demolish a building included on the Historical Buildings Inventory.

In deciding whether or not a building is worthy of being listed, the Historical Buildings Committee researches and evaluates the building taking the following criteria into account:

1. Significance in illustrating or interpreting history in the City;
2. Association with important historic persons or events;
3. Illustration of the architectural history of the City; and,
4. Distinguishing architectural characteristics of a style or method of construction.

Following these criteria, the heritage value of a building is evaluated and, if listing is warranted, the building is assigned a priority grade which also indicates the degree of alteration which may be considered acceptable.

D. PRIORITY RATINGS

The Historical Buildings Committee has adopted the following grading system for listed buildings:

Grade I buildings are Winnipeg's outstanding examples of architectural and historical merit which are to be preserved in perpetuity. Restoration and maintenance of the entire interior and exterior of these structures are the only types of work permitted. In general, alterations, deletions and additions to these buildings are considered unacceptable.

Grade II buildings include the majority of Winnipeg's heritage stock. Sympathetic alterations and additions to the exterior and listed interior elements of these buildings may be allowed in order to maintain the economic viability of the structure. In certain instances, the adaptive re-use of listed interior elements may be permitted.

Grade III buildings have been identified as moderately significant heritage examples worthy of listing. Exterior alterations and modifications may be permitted where deemed suitable. There is usually no restriction on the design of interior alterations.

E. LISTING, NOTICE AND APPEAL PROCEDURES

There are two methods by which a building may be included on the Buildings Conservation List:

1. Listing by City Council

The Historical Buildings Committee recommends to the Committee on Planning and Community Services (a Standing Committee of City Council) that a building be placed on the Buildings Conservation List.

The Committee on Planning and Community Services then notifies the owner of the proposed listing, affording him/her the opportunity to object by delivering a letter to the City Clerk. If no letter of objection is received within fourteen days of the notification, the building is considered to be listed by Council.

If a letter of objection is received, the Committee on Planning and Community Services holds a hearing as part of its regular business, then forwards its recommendation to City Council.

After again notifying the owner, Council hears representations on the matter and then may include the structure on the Buildings Conservation List under the grade recommended or any other grade, or may reject the listing.

This procedure holds true for Grade I and Grade II listings. The only change in the case of Grade III listings is that prior to notifying the owner of the proposed listing the Committee on Planning and Community Services will seek the advice of the Community Committee representing the district in which the building is located.

2. Listing by the Commissioner

The Commissioner of Planning and Community Services is empowered under the By-law to list buildings on the Buildings Conservation List, with or without the recommendation of the Historical Buildings Committee. Upon listing a building, the Commissioner notifies the owner, and, in the case of a Grade III building, the Community Committee as well. The Committee on Planning and Community Services then holds a hearing as part of its regular business. The same procedures as those outlined in Method 1 then apply.

F. REGULATION OF ALTERATIONS AND REPAIRS

Certificate of Suitability

Except for ordinary maintenance, no permit will be issued for the exterior alteration, repair, demolition or removal of any building on the Buildings Conservation List, located in the City of Winnipeg outside of the Exchange District, without prior issuance of an approval form called a Certificate of Suitability. A Certificate of Suitability is also required for changes to the interior of Grade I buildings and for listed interior components of Grade II buildings on the Buildings Conservation List. Application forms for Certificates of Suitability are available through the Planning Department, 3rd floor, 395 Main Street.

A Sub-committee of the Historical Buildings Committee meets as required to consider design proposals for listed buildings. The Sub-committee hears the applicant's proposal, asks questions, and discusses possible changes. This open forum encourages negotiation and allows for compromises to be worked out.

The Sub-committee then makes a recommendation to the full Historical Buildings Committee which issues the Certificate of Suitability provided the applicant agrees in writing with its recommendations.

Where the Historical Buildings Committee recommends to the Committee on Planning and Community Services that a Certificate be refused, the reasons for that refusal are forwarded to the owner, who then has the right to appear at a hearing of the Committee on Planning and Community Services as part of its regular business. (The Committee meets regularly every three

weeks.) The decision of the Committee on Planning and Community Services is final.

Certificate of Ordinary Maintenance

A Certificate of Suitability is not required for ordinary maintenance or repair of a building where the work does not involve a change in any element of design which affects the appearance of the building or its architectural or historical interest. In such cases a Certificate of Ordinary Maintenance is required. Applications for these certificates may be made through the Planning Department, 3rd floor, 395 Main Street.

Sandblasting

Sandblasting or other abrasive processes are unacceptable methods for cleaning wood and masonry surfaces of structures included on the Buildings Conservation List.

If, however, it is established to the satisfaction of the Historical Buildings Committee that the masonry or wood surface can be cleaned in this manner without damage to the building, the Committee may issue a Certificate of Suitability for the work.

G. DELISTING, CHANGE OF GRADE AND DEMOLITION

An owner or the Commissioner of Planning and Community Services may apply to the City Clerk to have a structure removed from the Buildings Conservation List, or to have it listed under a different grade. A procedure similar to that involved in listing the building then applies.

In considering a proposed delisting or change of grade of any building, the Committee on Planning and Community Services and City Council may consider the economic viability of the building where circumstances warrant. Depending on those individual circumstances, the Committee may deny applications for the demolition of listed buildings where it is deemed unnecessary.

A Grade III building may be demolished once a Certificate of Suitability has been issued for the work. However, in order for a Grade I or II building to be demolished, it must first be delisted or be relisted as a Grade III structure. Where a demolition is approved, the manner in which the building is dismantled may be regulated; that is, a photographic recording of the building or the preservation of specific building components may be required prior to a demolition permit being issued.

When a demolition permit application is made for a building that is not yet listed but is included on the Historical Buildings Inventory, the permit is withheld until the Historical Buildings Committee has had the opportunity to evaluate the structure. The Committee then may recommend that the building be placed on the Buildings Conservation List or that the building be thoroughly photographed prior to clearance being granted for demolition.

H. PENALTIES

Any person who contravenes or disobeys, or refuses or neglects to obey any provision of the Historical Buildings By-law is guilty of an offence and liable on summary conviction to the penalties provided in Section 138 of The City of Winnipeg Act.

Further information on the Historical Buildings By-law may be obtained from:

Planning Department
City of Winnipeg
3rd Floor
395 Main Street
Winnipeg, Manitoba
R3B 3E1

Historical Buildings Officer
Ph: (204) 986-5390
Fax: (204) 942-2008

Historic Projects Co-ordinator
Ph: (204) 986-5102

4. THE HISTORICAL BUILDINGS COMMITTEE - 1991

ORGANIZATION	MEMBER	ALTERNATE MEMBER
City of Winnipeg	Councillor G. Murray (Chairman) Councillor G. Mendelson	Councillor P. Diamant
Province of Manitoba	Mr. N. Einarson	Mr. D. Firman
Manitoba Historical Society	Mr. J. White	Mr. P. Haese
Canadian Parks Service	Ms G. Hammerquist	Ms S. Algie
Manitoba Association of Architects	Mr. R. Gilbert	Mr. G. Geremia

THE HISTORICAL BUILDINGS COMMITTEE - 1992

ORGANIZATION	MEMBER	ALTERNATE MEMBER
City of Winnipeg	Councillor G. Murray (Chairman) Councillor P. Kaufmann	Councillor S. Hyman
Province of Manitoba	Mr. N. Einarson	Mr. D. Firman
Manitoba Historical Society	Mr. J. White	Mr. P. Haese
Canadian Parks Service	Ms G. Hammerquist	Ms S. Algie
Manitoba Association of Architects	Mr. R. Gilbert	Mr. G. Geremia

Staff Advisors	Mr. G. Bugailiskis Mr. B. Yanchyshyn	Secretary	Mrs. C. Pellan	Research Consultants	Ms D. Lyon Mr. M. Peterson Mr. R. Rostecki
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5. SUMMARY OF RECOMMENDATIONS

A. DESIGNATED HISTORICAL BUILDINGS - 1991

ADDRESS	NAME	GRADE	PAGE
545 Broadway	Wilson House (Klinic)	III	<i>See 1990 Annual Report</i>
313 Donald Street	Capitol Theatre	II	<i>See 1990 Annual Report</i>
104 King Street	Ryan Block (King Building)	II *	<i>See 1990 Annual Report</i>
130 Main Street	Upper Fort Garry Gate	I	37
56 Maple Street	Fire Hall No. 3	II	<i>See 1990 Annual Report</i>
828 Preston Avenue	Rothesay Apartments	III	53
775 Sherbrook Street	Somerset School	III	<i>See 1989 Annual Report</i>
364 Smith Street	Walker Theatre	I	<i>See 1990 Annual Report</i>
442 William Avenue	Provincial Normal School	II *	<i>See 1982 Annual Report</i>

* An asterisk following a classification signifies that the building is of particular importance as a component of a streetscape.

B. RECOMMENDATIONS - 1991

In addition to the designated buildings listed in 1991, the Historical Buildings Committee also evaluated the following and recommended some for consideration by the Committee on Planning and Community Services:

ADDRESS	NAME	COMMENTS	PAGE
405 Burrows Avenue	St. John's Telephone Exchange	Pending	25
125 Euclid Avenue	James H. Taylor House	No Recommendation (Demolished)	29
549 Gertrude Avenue	Trinity Baptist Church	Evaluation Only	31
175 - 181 Logan Avenue	Salvation Army Men's Social Service Centre	No Recommendation	33
276 Portage Avenue	Y.M.C.A. (Birks Building)	Pending	43
287 - 295 Portage Avenue	Genser's Building	No Recommendation (Demolished)	49
29 Ruskin Row	R. R. Scott House	Pending	55

C. BUILDINGS CONSERVATION LIST - 1979-1990

The following buildings were designated between the years 1979 and 1990 (see 1979-1990 Annual Reports for respective building summaries):

ADDRESS	NAME	GRADE	YEAR LISTED
394 Academy Road	Uptown Theatre	III	1986
88 Adelaide Street	Kelly Residence	III	1982
48 Albert Street	Royal Albert Arms Hotel	III *	1981
52-54-56 Albert Street	Gregg Building	III	1986
62 Albert Street	Dingwall Building	III	1985
63 Albert Street	Hammond Building	III *	1980
70 Albert Street	Telegram Building	II *	1980
86 Albert Street	Albert Block (227 - 237 McDermot Avenue)	II *	1984
90 Albert Street	Western Building	III *	1985
91 Albert Street	Imperial Dry Goods Block (Trend Interiors)	III *	1980
184 Alexander Avenue	The Bible House (Ukrainian Cultural Centre)	III	1980
836 Arlington Street	St. Edward's Church	II	1987
92 Arthur Street	Gault Annex	II	1987
104 Arthur Street	Gault Building	II	1982
351 Assiniboine Avenue	Kerr House (formerly 453 Qu'Appelle Avenue)	III	1989
Assiniboine Park	Assiniboine Park Pavilion	II	1982
56 Balmoral Street	H. E. Sharpe House	III	1990

ADDRESS	NAME	GRADE	YEAR LISTED
115 Bannatyne Avenue	Donald H. Bain Warehouse (The Brokerage)	II *	1980
123 Bannatyne Avenue	Marshall-Wells Warehouse	II *	1983
137 Bannatyne Avenue	Swiss Building	III	1986
167 Bannatyne Avenue	Ashdown's Warehouse	II *	1985
168 Bannatyne Avenue	Franklin Press Building (Chatfield Distributors)	III	1983
185 Bannatyne Avenue	McClary Building	III	1987
283 Bannatyne Avenue	Travellers' Building	II	1979
291 Bannatyne Avenue	a) Sanford Building (Old Spaghetti Factory) b) Maw's Garage (Old Spaghetti Factory)	II * III *	1979
251 Bannerman Avenue	St. John's Presbyterian Church	III	1989
222 Broadway	Hotel Fort Garry	II	1980
61 Carlton Street	Macdonald House (Dalnavert)	II	1980
50 Cass Street	Caron House (formerly 71 Xavier Drive)	III	1981
250 Cathedral Avenue	St. John's Presbyterian (United) Church	III	1988
Central Park	Waddell Fountain	II	1988
200 Charles Street	North End Police Substation	III	1990
340 Cockburn Street	Earl Grey School	III	1981

ADDRESS	NAME	GRADE	YEAR LISTED
198 Colony Street	Scott House	III	1987 <i>(Damaged by Fire, Demolished 1988)</i>
Cornish Avenue	Armstrong's Point Gates	II	1988
375 Rue Deschambault	Maison Roy	III	1982
1055 Dorchester Avenue	No. 12 Firehall	III	1983
212 Rue Dumoulin	St. Boniface Firehall No. 1	II	1987
368-370 Edmonton Street	Duplex	III	1984
454 Edmonton Street	Benard House	III	1986
268 Ellen Street	Scandinavian Mission Church	III	1987
99 Euclid Avenue	Barber House	II	1990
25 Forks Market Road	Johnston Terminal Building	III	1988
222 Furby Street	Young United Church	II	1986 <i>(Damaged by Fire 1987)</i>
290 Garry Street	Garry Block	III	1988
296-298 Garry Street	Canada Permanent Building	II	1985
55 Hargrave Street	Glines House	III	1989
379 Hargrave Street	Ambassador Apartments	III	1986
400 Hargrave Street	Calvary Temple (Tower and Portals only)	III	1985

ADDRESS	NAME	GRADE	YEAR LISTED
425 Henry Avenue	Turner-Walker Block	III	1988
220 Hugo Street North	Pasadena Apartments	III	1988
300 Hugo Street North	St. Michaels and All Angels Anglican Church	III	1989
109 James Avenue	James Avenue Pumping Station	II *	1982
223 James Avenue	Winnipeg Police Court	II	1983 <i>(Delisted 1986)</i>
121 Kate Street	William Ashdown House	II	1988
87 King Street	Blue Ribbon Building (Anne Building)	III *	1983
120 King Street	A. Carruthers and Co. Building	II *	1983
185 King Street	Winnipeg Police Court Annex	II	1983 <i>(Delisted 1986)</i>
165 Rue La Vérendrye	Maison Kittson	III	1983
444 Logan Avenue	Penrose House (formerly 232 Bell Avenue)	III	1987
177 Lombard Avenue	Great-West Life Building (Lombard Commerce Building)	II	1983
191 Lombard Avenue	Union Trust Building (Union Tower)	II *	1983
551 Magnus Avenue	Lubavitcher Synagogue	III	1983 <i>(Damaged by Fire, Delisted 1987)</i>
171 Main Street	Empire Hotel	III *	1979 <i>(Demolished 1982)</i>

ADDRESS	NAME	GRADE	YEAR LISTED
335 Main Street	Bank of Montreal	II *	1980
389 Main Street	Bank of Commerce	I	1978
395 Main Street	Bank of Hamilton	I	1978
455 Main Street	Confederation Life Building	II *	1980
456 Main Street	Bank of Toronto	II	1984
466 Main Street	Woodbine Hotel	III	1986
468 Main Street	Baker Block (Birt's Saddlery)	III	1984
491 Main Street	Macpherson Block	III	1989 <i>(Demolished 1989)</i>
499 Main Street	Thomson Block	III	1989 <i>(Demolished 1989)</i>
667 Main Street	Alloway and Champion Building	III	1986
669 Main Street	Lighthouse Mission	II	1986
1386 Main Street	Merchants' Bank	III	1985
1637 Main Street	Inkster House	II	1980
112 - 114 Market Avenue	Great West Saddlery Factory/Warehouse	III	1990
113 Market Avenue	Great West Saddlery	II	1985
136 Market Avenue	Marshall-Wells Warehouse	III	1987

ADDRESS	NAME	GRADE	YEAR LISTED
180 Market Avenue	Playhouse Theatre	II	1981
60 Maryland Street	Woodsworth House	III	1981 <i>(Destroyed by Fire 1984)</i>
210 Rue Masson	St. Boniface Normal School	II	1989
31 McBeth Street	McBeth House (formerly Lot 33, Red River Blvd.)	III	1985
165 McDermot Avenue	Galpern Building	III	1985
171 McDermot Avenue	Dawson Richardson Building	III	1985
173 McDermot Avenue	Grange Building	III	1985
175 McDermot Avenue	Toronto Type Foundry	III *	1988
177 McDermot Avenue	T.W. Taylor Building	III	1985
179 McDermot Avenue	W.F. Alloway Building	III	1985
214 McDermot Avenue	Criterion Hotel	II *	1981
217-223 McDermot Avenue	Lyon Block (Bate Building)	II *	1981
246-248 McDermot Avenue	Thompson, Codville Co. Building (Sures Building)	III *	1983
281 McDermot Avenue	Stobart's Building (Bedford Building)	III	1983
288 McDermot Avenue	Wilson Building (Allen Building)	III *	1987
290 McDermot Avenue	Glengarry Block	III *	1987
296 McDermot Avenue	Daylite Building	II *	1987

ADDRESS	NAME	GRADE	YEAR LISTED
321 McDermot Avenue	Finnie Murray Block	III	1987
140 Meade Street	Ross House (formerly 176 Higgins Avenue)	I	1980
1 Morley Avenue	Nurses' Residence	III	1981 <i>(Delisted 1985, Demolished 1990)</i>
22 Mostyn Place	Granite Curling Club	III	1986
160 Newton Avenue	Fraser House	II	1982
213 Notre Dame Avenue	Electric Railway Chambers	II *	1987
228 Notre Dame Avenue	Lindsay Building	II *	1988
235 Notre Dame Avenue	St. Charles Hotel	III	1986
265 Notre Dame Avenue	Canadian General Electric Building	III	1988
3514 Pembina Highway	a) House (formerly 932 Rue de l'Eglise)	III	1984
	b) McDougall House	III	1988
169 Pioneer Avenue	Commercial Building	III	1980 <i>(Delisted 1985, Demolished 1991)</i>
259 Portage Avenue	Paris Building	II	1981
384 Portage Avenue	Boyd Building	III	1981
426 Portage Avenue	Bank of Montreal	III	1989
33 Princess Street	Peck Building	II *	1984

ADDRESS	NAME	GRADE	YEAR LISTED
72-74 Princess Street	I.O.O.F. Hall	III	1986
92-100 Princess Street	Campbell Brothers and Wilson Building (Adelman Building)	II *	1983
104-108 Princess Street	Warehouse	III	1984
110-118 Princess Street	Fairchild Building (Sterling Cloak Building)	II	1985
146 Princess Street	Benson Block (Drake Hotel)	III *	1979
150 Princess Street	Bawlf Block (House of Comoy)	III *	1979
154 Princess Street	Harris Building (Hochman Building)	III *	1979
160 Princess Street	Exchange Building	II *	1979
164 Princess Street	Utility Building	II *	1979
219 Boulevard Provencher	St. Boniface City Hall	II *	1981
265 Boulevard Provencher	Maison Bernier	III	1989
366 Qu'Appelle Avenue	Warwick Apartments	II	1983
141 Regent Avenue	Toronto Dominion Bank (Transcona Municipal Offices)	III	1980
171 River Avenue	House	III	1981 <i>(Demolished 1989)</i>
300 River Avenue	Boylston Apartments	II	1988
65 Rorie Street	Northern Electric Building	III	1985

ADDRESS	NAME	GRADE	YEAR LISTED
6 Roslyn Road	Lilly Apartments	III	1987
166 Roslyn Road	R.M. Dennistown House	III	1984
229 Roslyn Road	Nanton Estate Gates	II	1981
221 Rupert Avenue	Salvation Army Citadel	III	1983
310 St. Charles Street	St. Charles Novitiate	III	1980 <i>(Delisted 1982)</i>
729 St. Joseph Avenue	Leveque House	II	1980 <i>(Delisted 1987)</i>
596 St. Mary's Road	Firehall	III	1982
St. Norbert	Trappist Monastery	II	1980 <i>(Destroyed by Fire 1983)</i>
137 Scott Street	John C. Graham House	III	1989
325 Talbot Avenue	No. 8 Firehall	III	1984
66 The Promenade	Odd Fellows' Temple (formerly 293 Kennedy Street)	III	1985
301 Vaughan Street	Y.M.C.A.	II	1985
310 Vaughan Street	Isbister School	II	1982
393 Wellington Crescent	M. Fortune Residence	III	1984
529 Wellington Crescent	J.H. Ashdown House (Khartum Temple)	II	1983
54 West Gate	Ralph Connor House (University Women's Club)	II *	1983

ADDRESS	NAME	GRADE	YEAR LISTED
218 William Avenue	Leland Hotel	III	1985
294-296 William Avenue	Massey Building	II	1983
380 William Avenue	Carnegie Library	II	1984
838 Wolseley Avenue	Residence	III	1986
960 Wolseley Avenue	Laura Secord School	II	1985
200 Woodlawn Street	Women's Tribute Memorial Lodge	II	1987



RESEARCH SUMMARIES

GLOSSARY

BEAUX-ARTS CLASSICISM -

a style developed at the Ecole des beaux-arts in Paris that uses Greek and Roman motifs combined with a Renaissance palace tradition.

BRACKET -

a small supporting piece of wood or stone to carry a projecting weight.

CAPITAL -

the upper-most part of a column or pilaster.

CARTOUCHE -

an ornamental panel in the form of a scroll or sheet of paper with curling edges.

CLASSICISM -

a revival of or return to the principles of Greek or (more often) Roman art and architecture. Neo-classical buildings are solid and rather severe. Decoration, including classical enrichments, is restrained.

CORBEL -

a projecting block, usually of stone, supporting a beam or other horizontal member.

CORNICE -

the top projecting section of an entablature (see below). Also any projecting ornamental moulding along the top of a building, wall, arch, etc. finishing or crowning it.

CUPOLA -

a small dome on a circular or polygonal base crowning a roof or turret.

DENTIL -

a small square block used in series in cornices.

ENTABLATURE -

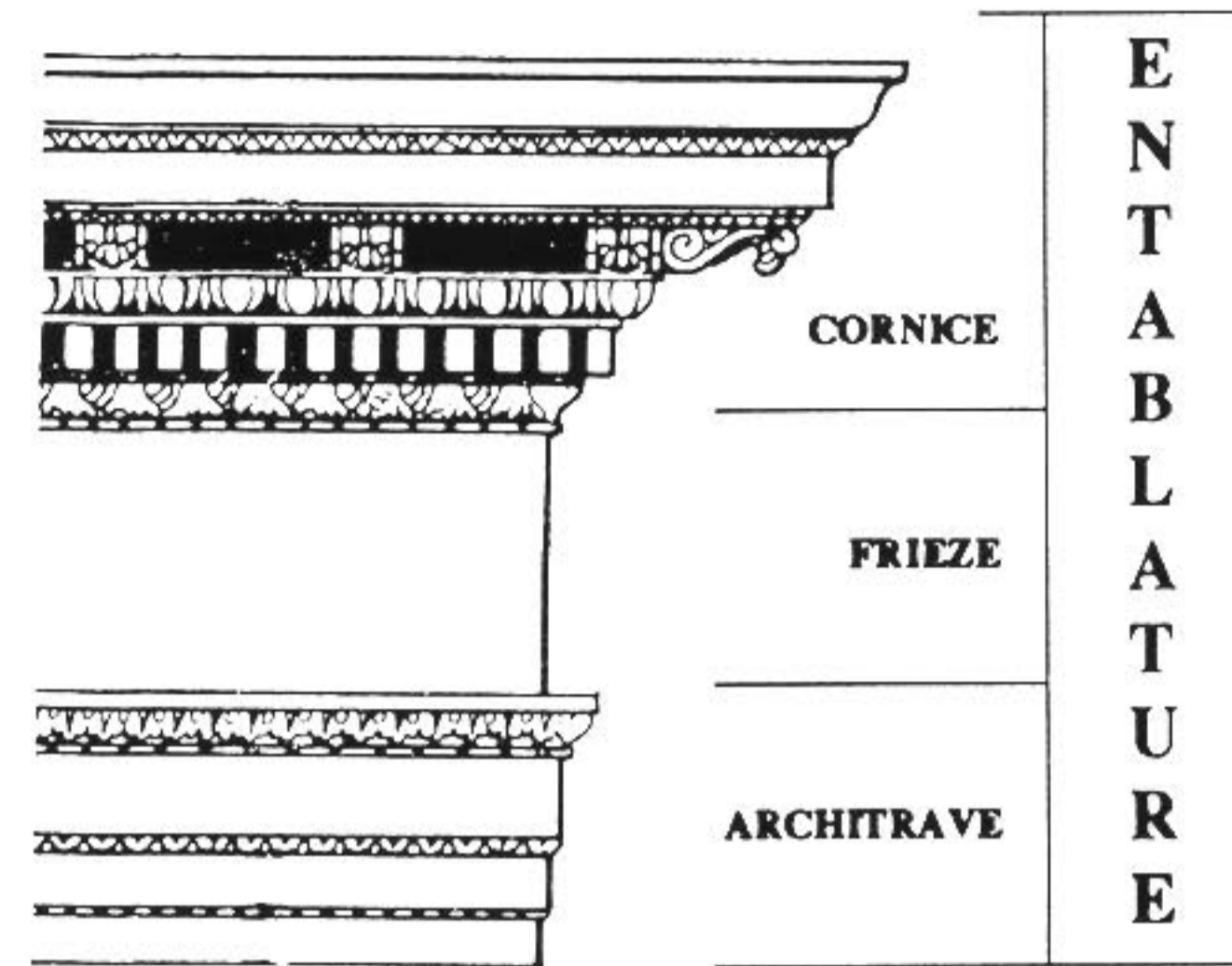
the upper part of an "order" (in classical architecture, a column with base, shaft, and capital).

FINIAL -

a formal ornament at the top of a canopy, gable, pinnacle, etc.

FRIEZE -

the middle division of an ENTABLATURE (see illustration above).



GAMBREL ROOF -

a roof terminating in a small gable at the ridge.

GIANT ORDER -

an order with columns or pilasters that run through more than one storey of a building.

HOOD MOULDING -

a decorative band projecting from the surface of a wall to deflect rainwater.

ITALIANATE STYLE -

although not a special revival of one style, it is tied to the romantic idea of towered castles as seen in Italian 16th and 17th Century painting.

LINTEL -

a horizontal beam or stone bridging an opening.

MANSARD ROOF -

roof having a double slope, the lower being longer and steeper than the upper.

MULLION -

a thin upright member within a window or between adjacent windows.

PALLADIAN -

an archway or window with three openings, the central one arched and wider than the others.

PEDIMENT -

a low-pitched gable above a roofed space forming the entrance and centrepiece of the facade.

PILASTER -

a shallow vertical representation of a column that is in relief against a wall.

PORTICO -

a roofed space forming the entrance and centrepiece of the facade, often with detached or attached columns and a pediment.

QUOINS-

the dressed stones at the corner of buildings, usually laid so that their faces are alternately large and small.

RICHARDSONIAN ROMANESQUE STYLE -

based on Romanesque architecture of medieval Europe, this was a style developed by American architect H.H. Richardson which features large round headed arches, heavy massive forms and coarse textures.

RUSTICATION -

masonry cut in massive blocks separated from each other by deep joints, employed to give a rich and bold texture to an exterior wall and normally reserved for the lower part of it.

SEGMENTAL ARCH -

an arch whose profile comprises an arc smaller than a semi-circle.

SPANDREL -

the portion of a wall that appears between adjacent vertical supports directly below a window.

TERRA COTTA -

fired but unglazed clay, used mainly for wall covering and ornamentation, as it can be fired into moulds.

VOUSSOIR -

a brick or wedge-shaped stone forming one of the units of an arch.

405 BURROWS AVENUE
ST. JOHN'S TELEPHONE EXCHANGE
Samuel Hooper, 1910



St. John's Telephone Exchange shortly after opening, c. 1912. *Provincial Archives of Manitoba*

For many years after its introduction to Winnipeg, the telephone remained the preserve of businesses and relatively affluent citizens who could afford the annual rental fee. Demand for the service nonetheless expanded, spurred by the city's rapid growth prior to World War I.

The St. John's Telephone Exchange at the northeast corner of Burrows Avenue and Salter Street was the

fifth such facility built in Winnipeg and the third constructed by the recently established Manitoba Government Telephones.

Winnipeggers were initially exposed to this communications technology in 1877 when Horace F. McDougall installed two sets in the telegraph office. His franchise underwent modest development before being acquired by the Bell Telephone Company of Canada in 1881.

"The Bell" subsequently opened the city's first telephone exchange in rented quarters on Main Street, then in 1896 relocated to its own building at 166 Thistle Street (now Portage Avenue East). This Main Exchange was twice expanded (1900, 1904-05) before the firm set up its first suburban satellite in Fort Rouge (1907-09). Property also was obtained for future development on Burrows Avenue in the North End.

The Manitoba government purchased the Bell interests in 1908 as part of plans to consolidate all telephone services in the province under one public monopoly. To relieve the over-worked Main Exchange, utility managers soon added three new facilities – the downtown Garry Exchange, the Sherbrook Exchange in the West End, and St. John's.

All were designed by Provincial Architect Samuel Hooper and built by the James M. and John J. Kelly Co. St. John's, which was cut into service in November 1911, was the least imposing and ornamental of the three. Nonetheless, this \$39,778 building was a visually distinctive addition to an otherwise lower-middle class residential neighbourhood.

Hooper (1851-1911) studied with his architect-uncle in England before emigrating to London, Ontario in 1869 where he worked as a hairdresser and stonemason. After a return sojourn overseas, he relocated to Emerson, Manitoba in 1880 and Winnipeg in 1881. He joined monument-maker David Ede, later assumed sole management of this business, then in 1895 began an architectural practice. He was appointed Provincial Architect in 1904, the first position of its type in western Canada. He subsequently oversaw an ambitious public building program across southern Manitoba, while also retaining a private practice with three successive partners, including son Samuel Lawrence Hooper.

Contractors James Michael and John Joseph Kelly formed their company in c.1907, possibly as a subsidiary of the prominent Kelly Brothers and Mitchell (later Thomas Kelly and Sons) begun in 1880 by their uncle Thomas and father Michael Kelly. In 1910, Michael retired from this association and a year later co-founded the Kelly-Simpson Construction Co., later National Construction, with James and John. This firm undertook the provincial Law Courts and Central Power House projects in 1913-16, then passed out of existence. In the process, it managed to avoid the 1915-16 Legislative Building scandal which brought down Thomas's business empire and caused him to serve a jail term.

The St. John's Telephone Exchange is a two-storey, reinforced concrete and wood frame hybrid structure executed in a stripped Classical Revival style. Its load-bearing red brick walls rest on concrete footings and a raised, bush-hammered stone foundation. They extend up to a galvanized sheet metal cornice with modillions, a brick parapet outlined by stone coping, and a galvanized metal roof. Detailing is provided by belt courses, emphasized second-storey window surrounds, and other three-dimensional wall effects. Twelve steps lead from street level to the consoled, deep-set, stone entrance with carved provincial crest and name plate, and double-glazed glass doors topped by a transom.

The original interior was utilitarian in organization and finish. The first floor was divided into a vestibule and lobby, large terminal room, public rotunda and business office, retiring rooms for supervisors and switchboard operators, a buffet, kitchen, and washrooms. Oak and spiral metal staircases led to a large, horseshoe-shaped switchboard on the second floor. The basement contained telephone and mechanical equipment.



The rear elevation, c. 1912. *Western Canada Pictorial Index*



The vacant building in 1991. *City of Winnipeg*

In 1922, St. John's was one of the first two Winnipeg telephone exchanges converted to automatic user dialing. Some \$9,000 were expended at 405 Burrows for associated first-floor alterations and development of a two-storey addition to accommodate a new stairway and arched entrance with prominent keystone on the building's west (Salter) side. Although the addition somewhat disturbed the structure's initial symmetry, architect John Manuel's overall design faithfully followed Hooper's original. J. and J. McDiarmid Co. was the contractor.

During World War II, training classrooms were established at St. John's for employees returning from active service. Then in 1946-47, a sympathetic, one-bay-wide, two-storey addition was attached to the structure's east side and substantial alterations were made to the interior to accommodate more central office equipment. A skylight, the original staircases and remaining switchboards were removed, and new fixed, double-glazed windows were installed. George W. Northwood and Cyril W.U. Chivers were architects of this \$63,000 project; Malcom Construction Co. was the contractor.

Prosperity and physical expansion in the post-war period reversed the soft consumer demand for telephone service that had occurred during the Great Depression and early 1940s. In 1954-55, the Edison Exchange was built at 1935 Main Street to take over St. John's former territory in West and Old Kildonan. Other new North Winnipeg exchanges followed, including one built across from St. John's on Salter Street in 1989-90.



The women's lounge area in the St. John's Telephone Exchange, c. 1914. *Western Canada Pictorial Index*

**125 EUCLID AVENUE
JAMES H. TAYLOR HOUSE**

Architect Unknown, 1889-90

Demolished 1991



The James H. Taylor House prior to demolition, 1991. *City of Winnipeg*

During Winnipeg's early development, real estate investment was a principal avenue by which people of relatively modest means could attempt to expand their wealth.

James H. Taylor, a Canadian Pacific Railway clerk, and his wife Mary were among the couples in the 1880s who managed to parlay their income into property holdings.

The Taylors acquired a pair of Point Douglas lots, formerly part of the Sutherland Estate, in 1886. Three years later, they began construction of two modest houses, eventually numbered 123 and 125 Euclid Avenue. The Taylors occupied #123 until 1899, then sold the house, staying only for a short period as tenants. They maintained #125 as a rental unit until it was transferred to a new owner in 1900.

Both two-storey houses, erected at an estimated total cost of \$800, were of wood frame construction in the Second Empire style. Each had a front bay window and mansard roof with round-topped dormer openings. The architect(s) and builder(s) are unknown, although it is possible the Taylors relied on a plan-book. Such publications were common and would have featured Second Empire plans given the style's popularity in North America during the 1860s and 1870s.

Winnipeg's exposure to this design began with some institutional projects in the 1870s, then extended to the residential and commercial sectors. Its application peaked in the mid-1880s, but subsequently reappeared among the French-speaking population, becoming a trade-mark of convents and seminaries from 1900 to 1920.

Speculative builders were attracted to the Second Empire style because it offered an economical way to erect a two-storey house without installing an attic to provide the more common gable or pitch roof. The design's appeal waned, however, after it was found that flat-topped mansard roofs were vulnerable during nearby fires because they readily collected burning debris.

There are few surviving examples of pre-1900 Second Empire houses in the city, partly because the structures often were poorly built and maintained, and partly because they were located in older areas subject to redevelopment or clearance. Until demolition of 125 Euclid, the Taylor houses comprised a rare, relatively intact matching pair.

Alexander Lemon, a clerk with the Manitoba Cartage Co. and the second owner of #125, placed a stone basement under the dwelling and completed other unspecified improvements in 1902. He sold the property the following year, remaining only briefly as a tenant. His successor, furniture dealer Isaac Fieldman, subsequently rented the premises to Joseph Amantea, a railway contractor and restaurateur, among others. Fieldman used day labourers to build a one-storey, rear summer kitchen in 1909.

A wood shed was added to the house during the tenure of poultry dealer Morris (or Mandel) Shnere and his wife Bluma from 1917 to 1935. The building subsequently returned to rental housing until purchased by John and Annie PidhayECKi in 1950. About this same time, the original wood siding was covered with insulbrick. The PidhayECKi family remained until c.1983 when the neighbouring Church of the Open Door acquired the property to provide post-alcohol treatment accommodations for families.



The twin houses as they appeared in 1970. *Provincial Archives of Manitoba*

549 GERTRUDE AVENUE (NW Nassau Street)
TRINITY BAPTIST CHURCH
 (Formerly Nassau Street Baptist Church)
G. G. Teeter, 1907 - 09



Trinity Baptist Church, 1991. *City of Winnipeg*

The Gertrude Avenue-Nassau Street site secured in 1904 by Winnipeg Baptists for their first church south of the Assiniboine River was soon something more than a quiet corner in residential Fort Rouge.

Not only did the new ministry led by Reverend J.B. Warnicker quickly develop into a hub of Baptist activity, but it also became an integral part of the bustling

'street of churches' that arose on Nassau between River and Corydon avenues. No less than five places of worship were established along this street by 1910, including First Church of Christ Scientist; St. Luke's Anglican; Fort Rouge Methodist (now Crescent-Fort Rouge); Nassau Street Baptist; and St. Ignatius Roman Catholic Church.

The relationship between the Baptists and Roman Catholics extended beyond a common physical location. In 1908, after the Baptists had outgrown their original one-storey frame building, the newly formed St. Ignatius congregation acquired the structure and moved it one-and-a-half blocks south to 232 Nassau. Though now substantially altered, this facility still houses religious functions under the Gospel Mennonite Church.

Upon its opening in 1904, it was thought that the first Nassau Street Baptist Church had ample room for growth, given that its membership was 35 and its seating capacity was 250. However, a Winnipeg building boom, including rapid expansion of Fort Rouge, combined with Rev. Warnicker's popularity to attract many more new members than the structure could comfortably hold.

By 1907, the congregation had hired George Gaspar Teeter (1880-1949) to design a larger and more substantial edifice. The basement phase of the project proceeded under stonemasons Gillis, Fraser and MacDonald. Further work was delayed, however, pending stabilization of both the church's finances and Fort Rouge's pace of development. Services were held in the basement from 1908 until mid-1909 when Fraser and MacDonald, joined by carpentry contractor James Henry Neil, began erecting the superstructure.

Completed and furnished for about \$40,000, the second Nassau Street Baptist Church was dedicated in January 1910 under a new pastor, Rev. A.M. McDonald. It was one of four Baptist churches designed in Winnipeg by George Teeter between 1906 and 1909.

Born in St. Ann's, Ontario and educated in Toronto, Teeter became a junior partner in an architectural firm at North Bay, Ontario. After relocating to Winnipeg in early 1906, he was commissioned to design houses for the Riverview Realty Company and a church (now demolished) for the Tabernacle Baptist congregation. Plans followed for the Nassau Street, First German Baptist and Salem Reformed churches (all still standing), plus several apartment blocks, factories, warehouses, and King Edward Memorial Hospital. Teeter, a member of the Nassau Street congregation, served as chief draughtsman with the provincial Good Roads Board from 1920 to 1930. He then resumed private practice, participating in projects such as the Christie-Brown Biscuit Works and Bryce Bakery stables.

His eclectically styled Nassau Street church is dominated by Romanesque Revival detailing, including heavy stonework, round-topped openings and three rose windows. Traces of Gothic and Baroque Revival styling also are apparent. The building is of load-bearing construction, a common technique in Winnipeg, with stone foundation and high peaked roof. The all-stone walls are unusual since most of the city's load-bearing facilities have been executed in wood frame or brick.

Teeter's front (east or Nassau Street) elevation features a large rose window, an elevated and pedimented main entrance porch, and two end towers. To the south is the 18.3-metre (60-foot) central tower topped by corner bartizans, a distinctively shaped green tile roof and wrought-iron finial. Other ornamentation includes stone corbelling, buttresses, belt courses, round-topped tripartite windows, and an elevated arched entrance off Gertrude. The smaller, north-end tower incorporates a round-topped doorway, flat roof and corbelling.



*Nassau Street and Presbyterian Church, Fort Rouge.
Winnipeg, Man. Canada.*

Nassau, the street of churches, c. 1912. *Provincial Archives of Manitoba*

A Gothic-style dormer frames a rose window on the south (Gertrude) facing. This and other elements are replicated on the building's north side, with the addition of a small office wing toward the rear. A five-sided parlour wing and high chimney appear on the west (lane) elevation.

Renamed in 1930 as Trinity Baptist Church, this facility at Gertrude and Nassau currently finds its capacity again pressed by a large and youthful congregation – one that also has been active in outreach to the surrounding neighbourhood.

**175 - 181 LOGAN AVENUE
SALVATION ARMY MEN'S SOCIAL SERVICE
CENTRE**

Darling and Pearson, 1905; John D. Atchison, 1908-09

of cheap hotels, liquor stores, prostitution, cut-rate businesses, billiard halls, and other places of amusement to cater to the idle, the fun-seekers, and those living on the margin.

Winnipeg's not-so-distant frontier days had made its citizens familiar with rowdiness and fisticuffs. However, with the collapse of the 1881-82 land boom, the community got its first real exposure to the more serious social problems that can accompany large-scale transiency and unemployment. In response, there was an attempt in the winter of 1882-83 to found a series of coffee houses. It appears to have been another decade, however, before the first men's shelter was opened by Holy Trinity Church on Smith Street north of Portage Avenue.

This initiative was followed by a series of other missions and settlement houses, mostly under the auspices of religious or ethnic groups and often with a strong moral mandate to assimilate or reform the clients. Between 1905 and 1909, two charities – the Winnipeg Lodging and Coffee House Association and Men's Own of the City of Winnipeg – built adjacent facilities on the north side of Logan Avenue between Main and Martha streets in an area frequented by transients.

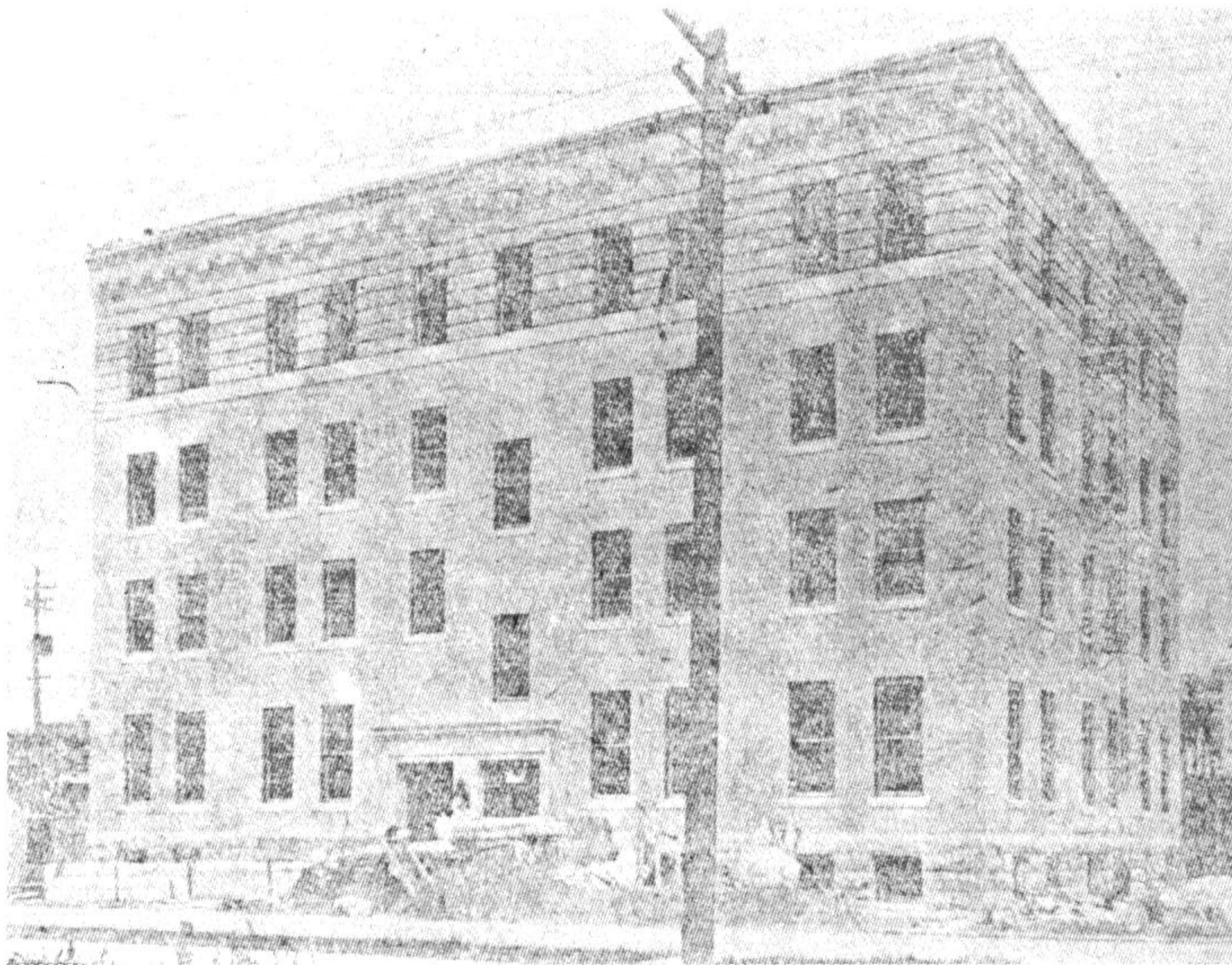
This part of Main between City Hall (William Avenue) and the Canadian Pacific Railway (CPR) Station (Higgins Avenue) had developed quickly into a secondary retail/service strip during 1881-82. On its fringes were working-class residential districts interspersed with various industrial and commercial land uses. Although more substantial buildings and some long-standing local businesses subsequently appeared on the thoroughfare, they had to co-exist with hotels, bars, pawn shops and other enterprises that attracted a tran-



A view of Main Street and Logan Avenue in 1918. The shelter is located across the street from the brewery wagon and "Comfort Station". *Provincial Archives of Manitoba*

In the four decades that followed its incorporation, the City of Winnipeg was a magnet for large 'floating' populations of itinerant workers, newly arrived immigrants, and other types of risk-takers eager to share in the opportunities offered by prairie development.

The city's ability to cope with the influxes of mainly unattached young men often was strained by insufficient accommodations, a seasonally fluctuating employment market, and few social services. The private sector filled some of the gaps, but it also was associated with the darker side of urban life, providing a potent mix



The Winnipeg Lodging and Coffee House under construction, 1905. *Provincial Archives of Manitoba*

sient clientele and maintained the area's peripheral status.

The two Logan Avenue shelters were designed by noted contemporary architects, but they both presented a nondescript, utilitarian face to passers-by. With a

combined capacity to house up to 800 persons, the facilities remained very active until the pre-World-War-I building boom ended and subsequent military recruitment and prohibition sharply reduced demand for their services. In 1919-20, the Salvation Army purchased the buildings and, with modest adjustments,

reopened them as the Sir Douglas Haig Hostel for returning soldiers.

The Army began "fighting the Devil" in Winnipeg in 1886 and soon built up several local corps with responsibilities for various charitable programs, including a workingmen's hotel, labour department and women's rescue home that evolved into Grace General Hospital. With its Citadel and barracks located just west of Main on Rupert Avenue (later converted to the Harbour Light Centre) and its hostel on Logan, the Army remained well placed to respond to a progressive deterioration of conditions along North Main Street, especially after World War II.

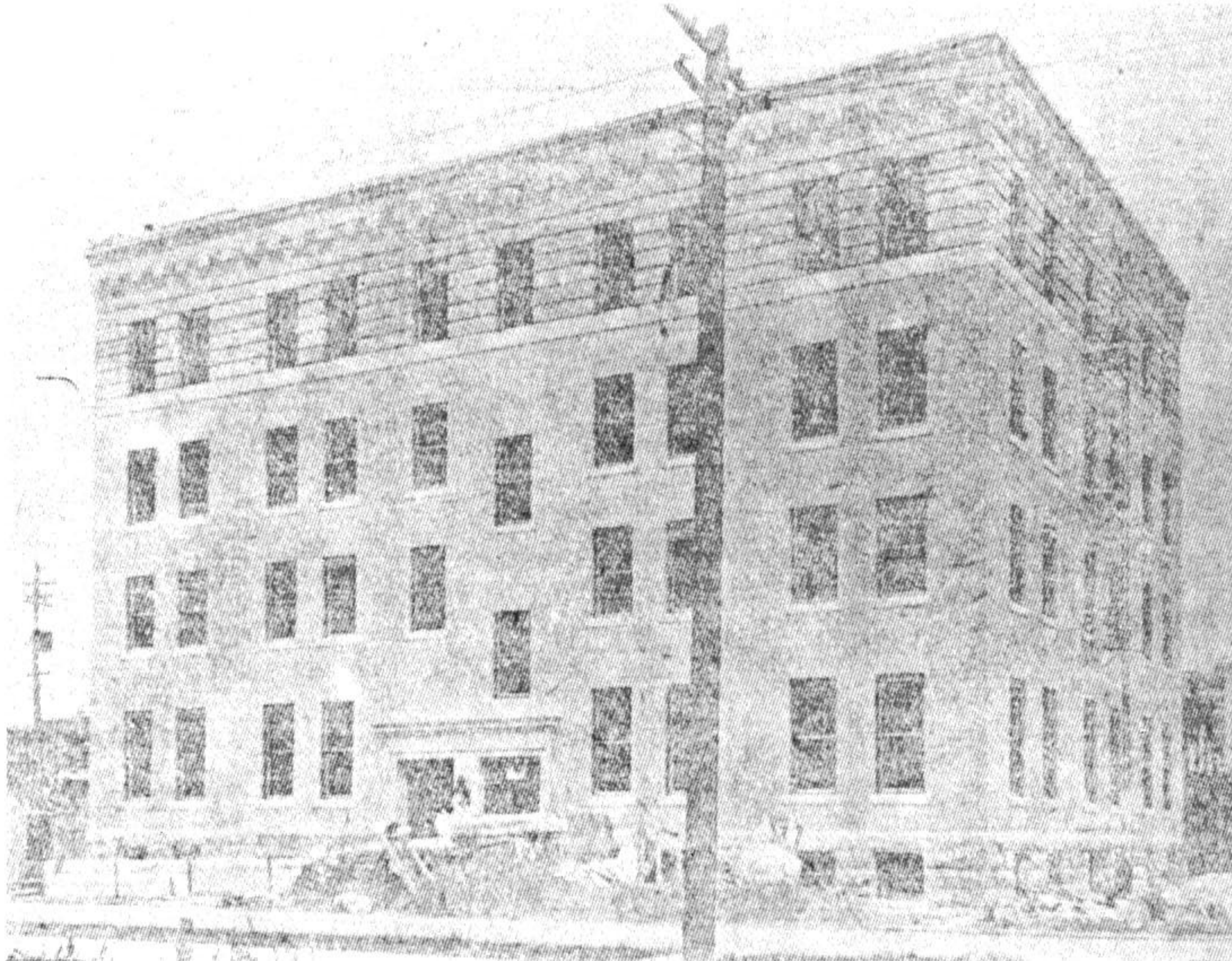
In the latter 1980s, the organization embarked on a substantial rebuilding program, including relocation of its hostel and related social services one block north to the new Booth Centre at 180 Henry Avenue. The Logan buildings have remained vacant since 1989.

Winnipeg Lodging and Coffee House

Darling and Pearson, Toronto and Winnipeg, 1905

When Holy Trinity Church (Anglican) started its lodge in 1893, it intended only to provide a winter shelter. However, the service soon was relocated to Thistle Street (now Portage Avenue East) and expanded on a year-round basis to include cheap meals, a wood-cutting operation and weekly religious programs.

In 1898, the mission was incorporated as the Winnipeg Lodging and Coffee House Association and moved to a new facility on Lombard Avenue. Commercial redevelopment pressures in the area encouraged the association in 1905 to acquire and build on a previously vacant



The Winnipeg Lodging and Coffee House under construction, 1905. *Provincial Archives of Manitoba*

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Men's Own of the City of Winnipeg Shelter Mission
John D. Atchison, 1908-09

Organized by concerned citizens in 1902, the Men's Own of Winnipeg initially worked with discharged prisoners and operated a free labour bureau, reading room and gospel program out of leased premises on Main Street near the CPR Station and, later, at Alexander Avenue and King Street.

In 1905, one of the association's members, investor A.M. Fraser, and an anonymous party donated land for a new building at 181 Logan on the west side of the Coffee House site. Start of construction was delayed until late 1908 pending fund-raising and organizational activities.

The five-storey facility, completed in early 1910 at an estimated cost of \$38,000, was designed to hold up to 400 persons per night. Modelled on the Mills Hotel of New York City, an advanced mission house for the period, the Men's Own included accommodation in a temperance setting for those who could afford to pay. This revenue from the "St. James Rooms" helped to subsidize the association's social services.

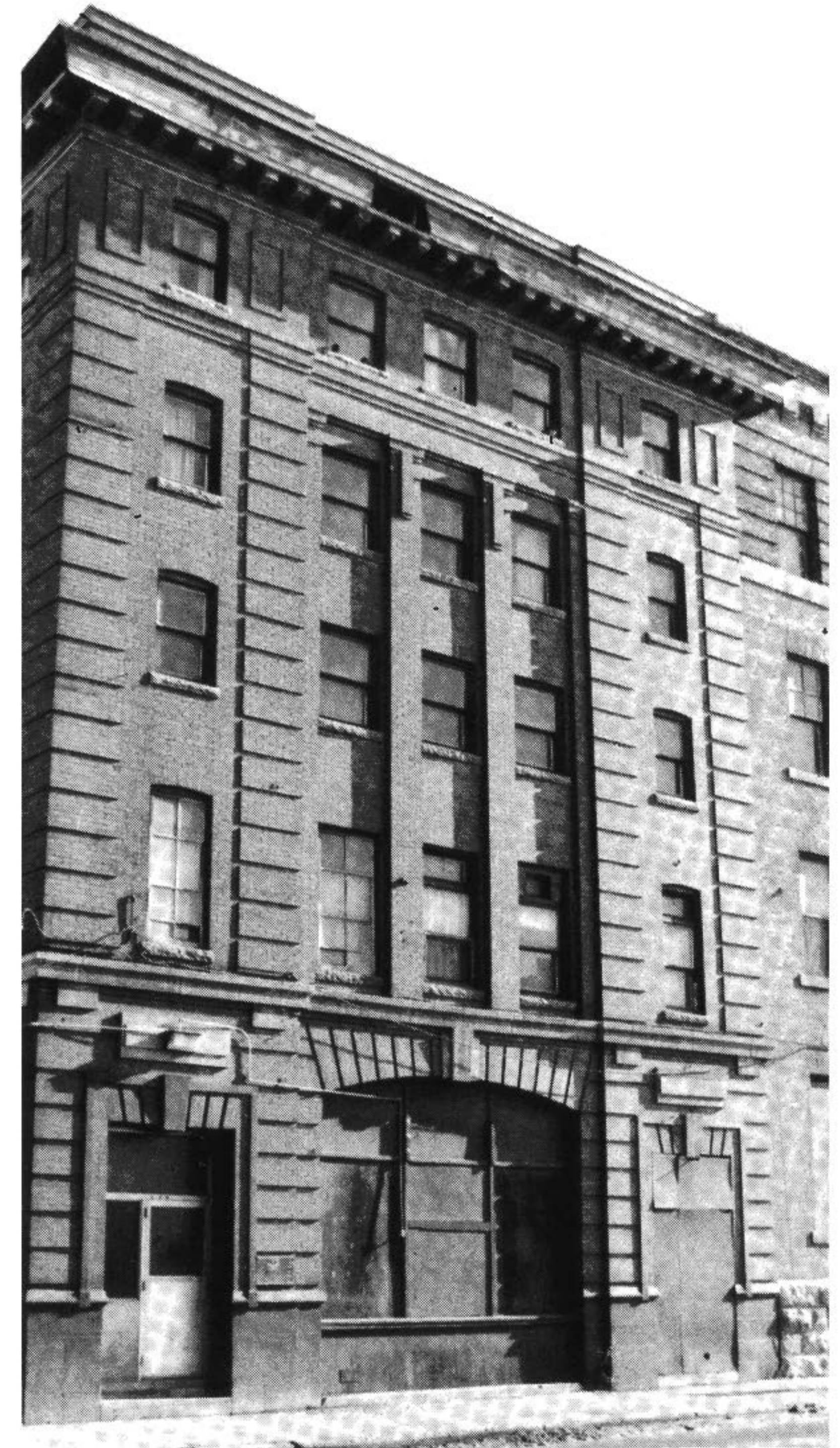
The reinforced concrete and brick structure displays a stripped Italian palazzo style common to commercial buildings of the time. The symmetrical main facade is sheathed in brown brick with limestone trim, including a main-floor cornice and stone panels and keystones over the original entrances. Other ornamentation is provided by a modest modillioned cornice at the top of the building and by brick quoins, panels, belts, shallow pilasters, and flat and segmental arches above ground-floor openings.

The doorway at the facade's east end originally led to the St. James Rooms on the upper three floors, while the west entrance provided access to the lower levels. The building was equipped with a laundry; shower and fumigation rooms; a first-night dormitory; two padded cells for inebriates; reading, recreation and meeting rooms; a gospel hall; lunch counter; savings bank; labour bureau; industrial department; and staff quarters.

The project was designed by John Danley Atchison and constructed by Thomas Kelly and Sons, then the largest general contracting firm in Manitoba.

Atchison (1870-1959), an Illinois native, received his professional preparation at the Chicago Art Institute and Chicago Manual Training School. After a period with the prestigious firm of Jenney and Mundie, Atchison opened his own Chicago practice, gaining expertise in skyscraper design and reinforced concrete and brick construction. He relocated to Winnipeg in 1905 and quickly garnered apartment, office, warehouse and other business projects worth some \$200,000.

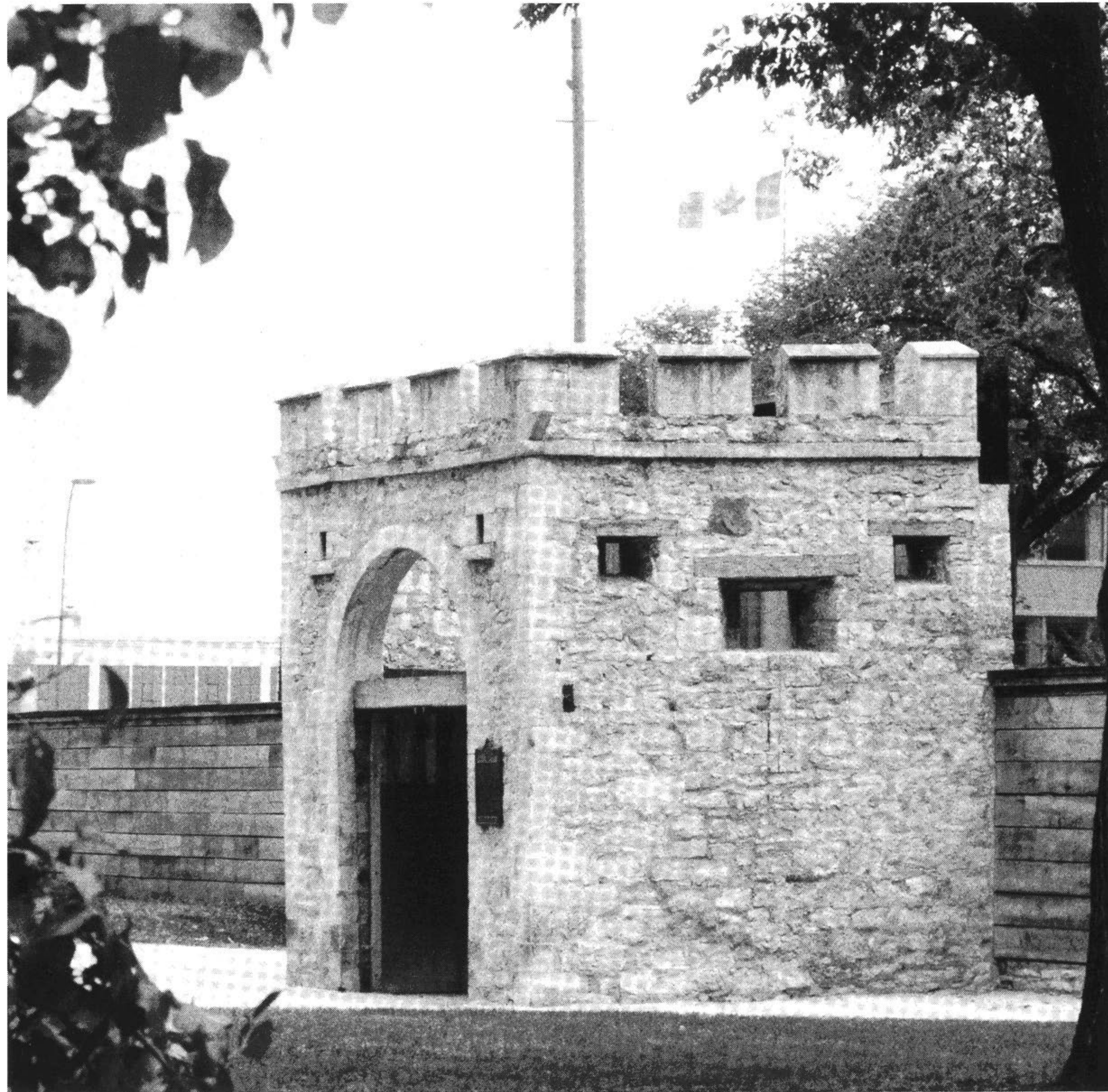
Among his commissions were A.M. Fraser's Bon Accord Block at the northeast corner of Main and Logan (across the back lane from the Men's Own shelter); the Maltese Cross, Great-West Life Assurance, Oldfield Kirby Gardner, Union Trust, and Bank of Hamilton buildings; and the court house and town hall in Emerson, Manitoba. Atchison moved to Pasadena, California in 1923 and remained active in his profession until the early 1940s.



The facade of the Men's Own Building, 1991.
City of Winnipeg

**130 MAIN STREET
UPPER FORT GARRY GATE**

A. H. Murray, c. 1853



For more than a century, Upper Fort Garry Gate has withstood neglect and threats of removal to remain a symbol of Manitoba's pre-Confederation fur trade, settlement and political history.

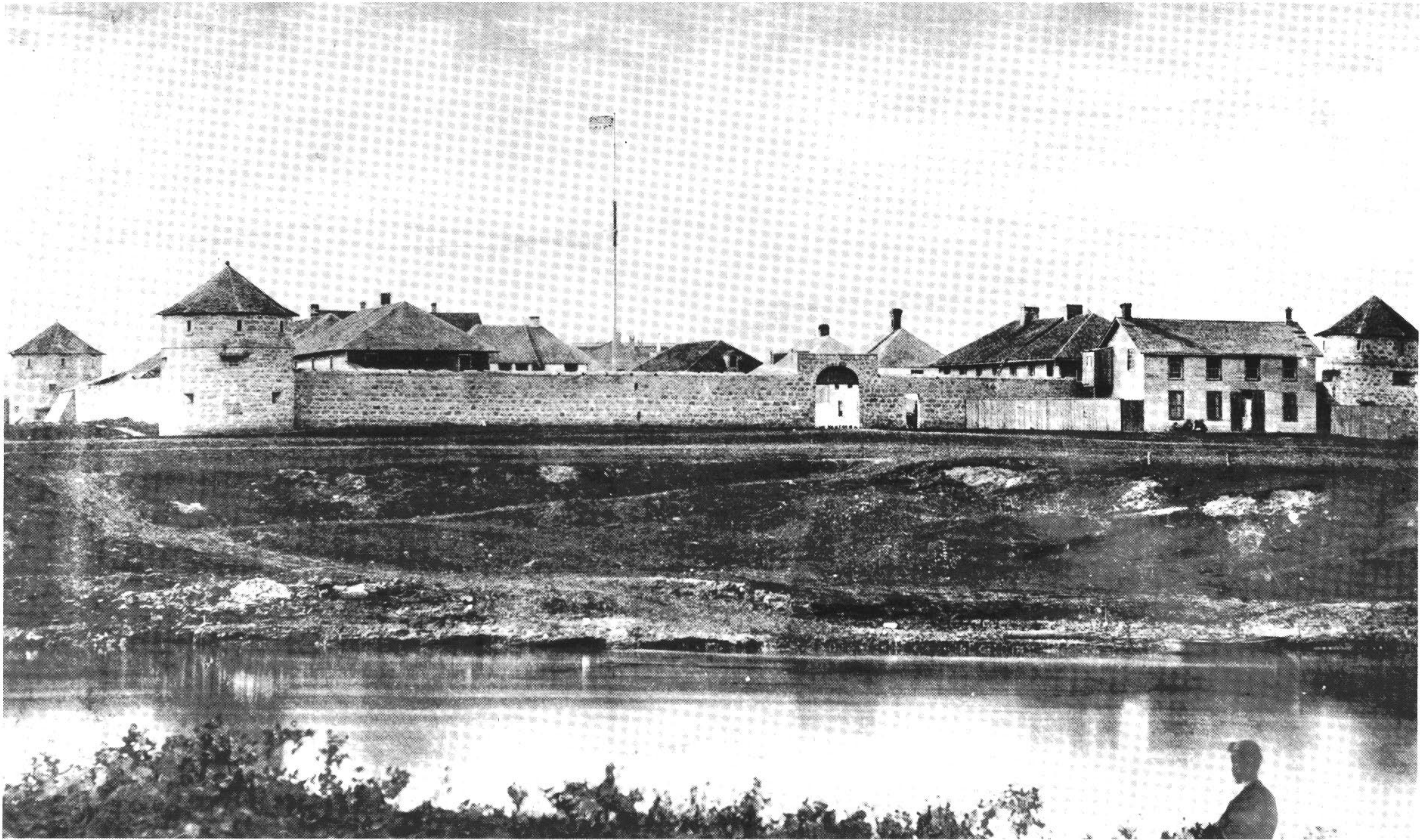
The gate originally marked the northwestern end of the Hudson's Bay Company's (HBC's) most important inland post, located at the junction of the Red and Assiniboine rivers (i.e., the Forks). Founded in 1670 under a British royal charter, the HBC held sweeping commercial and government powers over the part of North America known as Rupert's Land.

Upper Fort Garry was among a series of posts built at the Forks since 1810 by the HBC and North West Company (NWCo). The first Fort Garry was a converted NWCo post (Fort Gibraltar) over which the HBC assumed control following amalgamation of the two trade rivals in 1821. The facility was renamed in honour of Nicholas Garry, the HBC deputy-governor responsible for the merger.

Badly damaged in an 1826 flood, Fort Garry was in a dilapidated state by 1830. Governor George Simpson opted to construct a new post, called Lower Fort Garry, on the Red River some 32 kilometres to the north. This complex was completed in 1839, but never fulfilled Simpson's intent to be the centre of the Red River Settlement.

That role went instead to Upper Fort Garry II, initially built in 1835-37 on higher ground at the Forks facing the Assiniboine River. The post's 4.57-metre stone walls and corner bastions soon enclosed an assortment of buildings related to the fur trade and the work of the Council of Assiniboia, the governing body of the period.

The north gate, also known as the Governor's Gate, 1991. *City of Winnipeg*



Upper Fort Garry, view from the south, on the eve of the removal of its walls, c. 1874. *Provincial Archives of Manitoba*



Governor's Gateway, Upper Fort Garry, Main Street south, c. 1875. *Provincial Archives of Manitoba*

In 1852-54, the fort was more than doubled in size when a large extension was constructed at its northwest end. The new walls were of oak planks filled with earth. The new north gate was a shell structure consisting of cut limestone blocks and limestone rubble, at least some of which had come from the fort's original north wall.

Vernacular in style and largely without ornamentation, the entrance featured a large, rounded, central archway reminiscent of 16th century Italian Renaissance forms and crenellated battlements suggestive of Norman architecture. The gate had a double-leaf, centre-opening wooden doorway and a small second-storey gallery, complete with loopholes, to accommodate a guard and a flag-pole. The gallery was partially screened from the south by a log wall or embrasure, originally of Red River Frame construction.

Once known as the Governor's Gate, this entrance was intended to convey a sense of dignity to the portion of the fort which housed the Governor of Assiniboia. The gate's ceremonial nature was reflected in the fact that its heavily fortified appearance was not extended to the neighbouring wooden walls.

Available information indicates that this element was designed by Alexander Hunter Murray (1818-1874) and built by day labourers, perhaps Chelsea Pensioners who had been brought from England to the Red River Settlement for defensive purposes.

The Scottish-born Murray originally emigrated to the United States where he was employed by the American Fur Company. In 1845, he joined the HBC as senior clerk for the Mackenzie River District. Between 1847 and 1851, he established Fort Yukon at the junction of the Yukon and Porcupine rivers. Failing health subse-



Upper Fort Garry Gate in 1888. *Provincial Archives of Manitoba*

quently brought him to Fort Garry. Murray later took charge of various HBC posts until his retirement in 1865.

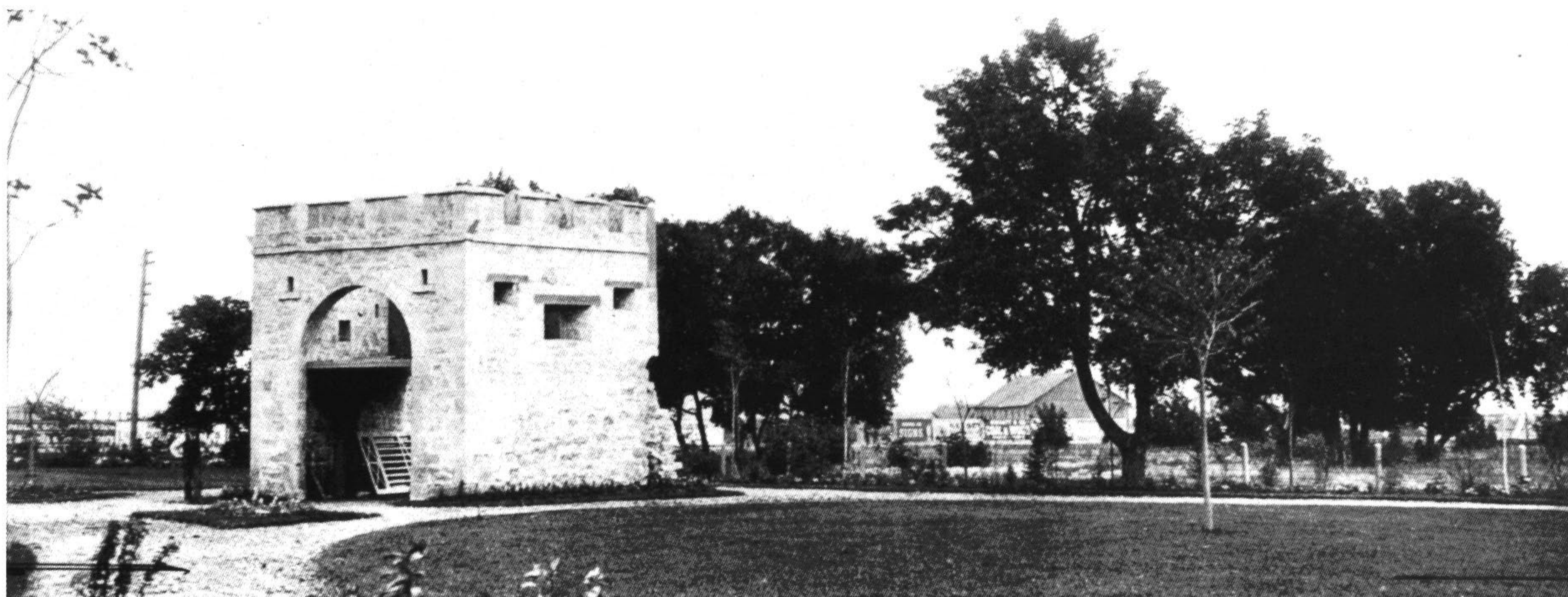
Upper Fort Garry Gate's functional role was short-lived. Erosion of the HBC's fur trade monopoly, transfer of its territory to Canada in 1870, and subsequent agricultural settlement across the Prairies lessened the post's importance in the Company's changing operations. The fort served as headquarters for Louis Riel's provisional government in 1869-70. It later

housed Manitoba's lieutenant-governors from 1872 to 1883. However, as early as 1871, portions of the fort began to be dismantled.

Under the pressure of increasing urbanization, all of the original stone walls and bastions were gone by 1880, their material recycled into several building foundations in downtown Winnipeg. The wooden walls and north gate surrounding the former Governor's House remained in place chiefly because of this building's temporary vice-regal function. When that occupancy

ended, the fort's remaining structures were either demolished or left derelict. Final clearance occurred in 1888 when four buildings were sold by auction.

The HBC offered the north gate to the provincial government free of charge, provided that the structure was dismantled and re-erected elsewhere. This proposal was countered by the Manitoba Historical Society and others who wanted the gate preserved *in situ*. They gained the support of a special City Council committee which recommended retention of the gate and acquisi-



Fort Garry Gateway Park, c. 1902. *Provincial Archives of Manitoba*

tion of surrounding lots for park purposes. No action resulted, however, despite various appeals to the HBC.

The issue resurfaced in 1893. The gate was again saved from removal, but nothing was done about its physical deterioration. Four years later, a proposal for a nearby athletic facility again endangered the site. Following a City Council petition, the HBC in August 1897 agreed to donate the gate and the lots on which it stood to the City “as a public park forever”.

Steps were taken immediately to stabilize the structure, followed in ensuing years by landscaping of the adjacent grounds, called Fort Garry Gateway Park. A commemorative plaque was placed on the site by the Canadian Club of Winnipeg in 1909. Another tablet from the Dominion Historic Sites and Monuments Board followed in 1926.

The gateway remained intact despite at least two plans (in 1902 and 1912) to convert the area to an historic park; unsympathetic adjacent development of athletic and commercial buildings; disappearance of its inner

and outer gates in the 1930s; and a 1953 proposal for its relocation to a recreation centre on Pembina Highway.

In 1949, the City renovated the structure, rebuilding its gates. This was followed by some redevelopment of the park grounds in the early 1960s. However, major restoration did not occur until 1982-83 when, under the auspices of a federal-provincial conservation agreement, the gate received a major face-lift, a replica wooden fence was erected, and a mural and various interpretive panels were added to the site.



Buffalo Bill and his troupe at the Fort Garry Gate, 22 August 1910. *Provincial Archives of Manitoba*

276 PORTAGE AVENUE
 YOUNG MEN'S CHRISTIAN ASSOCIATION
 BUILDING (BIRKS BUILDING)
George Browne, 1900; Percy E. Nobbs, Montreal, 1910-14



The former Birks Building, with only a beauty salon on the second floor in 1991. *City of Winnipeg*

Such was the pace of change at the turn of the century that in less than a decade after its construction this four-storey, solid brick building outlived its usefulness as Winnipeg's first 'permanent' facility for the Young Men's Christian Association (YMCA).

However, the best was yet to come. Henry Birks and

Sons, a jeweller, was anxious to relocate from Main Street to larger premises in the growing Portage Avenue retail district. The YMCA Building at the southeast corner of Portage and Smith Street offered that opportunity. Birks agreed to buy the site in 1909 and soon had the structure transformed architecturally and functionally into one of the city's most exclusive shops.

The YMCA, organized in England in 1844 as an educational, recreational and social agency with evangelical roots, set up a Winnipeg branch in 1879 in rented space on Main. It obtained the Portage property in 1890, but devoted several years to planning and fund-raising before opening one of the best outfitted YMCAs in Canada in early 1901. The building was designed by



George Browne's YMCA Building shortly after opening, 1903. *Provincial Archives of Manitoba*

George Browne and constructed by J.A. Girvin and P. Burnett at a cost of \$68,500 with another \$20,000 for land and furnishings.

Browne (c. 1852-1919) was born in Montreal and worked briefly with his architect-father and namesake before joining Russell Sturgis, one of New York City's leading designers. Browne subsequently spent more than three years in Europe, including a stint at the South Kensington School of Art. By 1879, he was homesteading in Manitoba's Tiger Hills area, but later moved to Winnipeg where he resumed his architectural career.

His symmetrically designed YMCA Building featured elements of the Romanesque style, particularly its round-headed entrance and window arches and rusticated stone accents. The Portage facade was dominated by a central tower containing the main doorway, a two-storey bay window, and a Palladian-style opening on the fourth floor. The entire elevation was divided horizontally into three parts – rental space with large display windows at ground level; single rectangular and round-headed openings with rusticated keystones set between two-storey pilasters on the second and third floors, respectively; followed by a dentilled cornice, continuous trios of small rectangular openings along the fourth storey, and a second plain cornice and parapet. The Smith facade, including a rear, three-storey portion of the building, was similarly designed and had a second, smaller tower.

The interior held YMCA offices, a public reading room, a 150-seat lecture hall and 600-seat auditorium, a library, meeting and classrooms, boys' quarters (with reading room and parlour), a number of furnished



Portage Avenue looking west, the YMCA is in the centre, c.1909. *Provincial Archives of Manitoba*



A view of the Birks Building with the new ground-floor alterations, c. 1912. *Provincial Archives of Manitoba*

bedrooms throughout the upper levels, and 29 dormitories on the fourth floor. The gymnasium with padded running track and various equipment was in the lower rear section, along with Winnipeg's first indoor pool (or 'plunge bath') and two bowling alleys.

The new YMCA was so popular that there soon was pressure to secure larger premises. Operating expenses for the building also encouraged the association to consider another downtown location. In 1903, an artesian well was dug and a basement lighting plant installed to alleviate some costs, but the YMCA could do little about escalating property taxes on Portage frontage. After more planning and fund-raising, a site was purchased in 1909 on Vaughan Street, just north of Portage. Construction followed in 1911-12.

Part of the capital for the new project came from the sale of the Portage building to Birks for \$290,000. Henry Birks established his firm in Montreal in 1879, following a long family tradition in silver work. Three sons also became involved and eventually spearheaded the company's expansion to Ottawa (1901), Winnipeg (1903) and other Canadian cities.

Birks immediately occupied part of the ground-floor retail space in the YMCA structure, gaining full control of the building in 1913-14. The jeweller engaged Nobbs and Hyde, principally architect Percy Erskine Nobbs, a Montreal firm with which it had a long business association, to convert the facility into a delicate, yet ornately rich show-piece with Italian Renaissance elements.

Some \$90,000 worth of alterations occurred between 1910 and 1914, including installation of a rear mezzanine; various other interior changes; and the addition of solid bronze and terra-cotta fronts on Portage and

Smith, highlighted by elaborately designed medallions and a detailed frieze depicting a meeting between King Solomon and the Queen of Sheba.

On the Portage facade, the pilasters, cornices and tower with its bay windows were removed. Openings were made uniform with continuous terra-cotta sills. Seven rectangular windows set in frames of raised quoins and projecting heads were placed along the second storey, while seven round-headed, third-floor openings were enclosed by drip moulding. Six coloured terra-cotta medallions depicting the sources of materials used by jewellers (e.g., an elephant for ivory and a man diving for pearls) were installed between the third and fourth floors. The top storey was lit by seven groups of small rectangular openings arranged in triplets with each trio outlined by moulded columns. Completing the design were the striking frieze mosaic and heavy wooden eaves with decorative brackets.

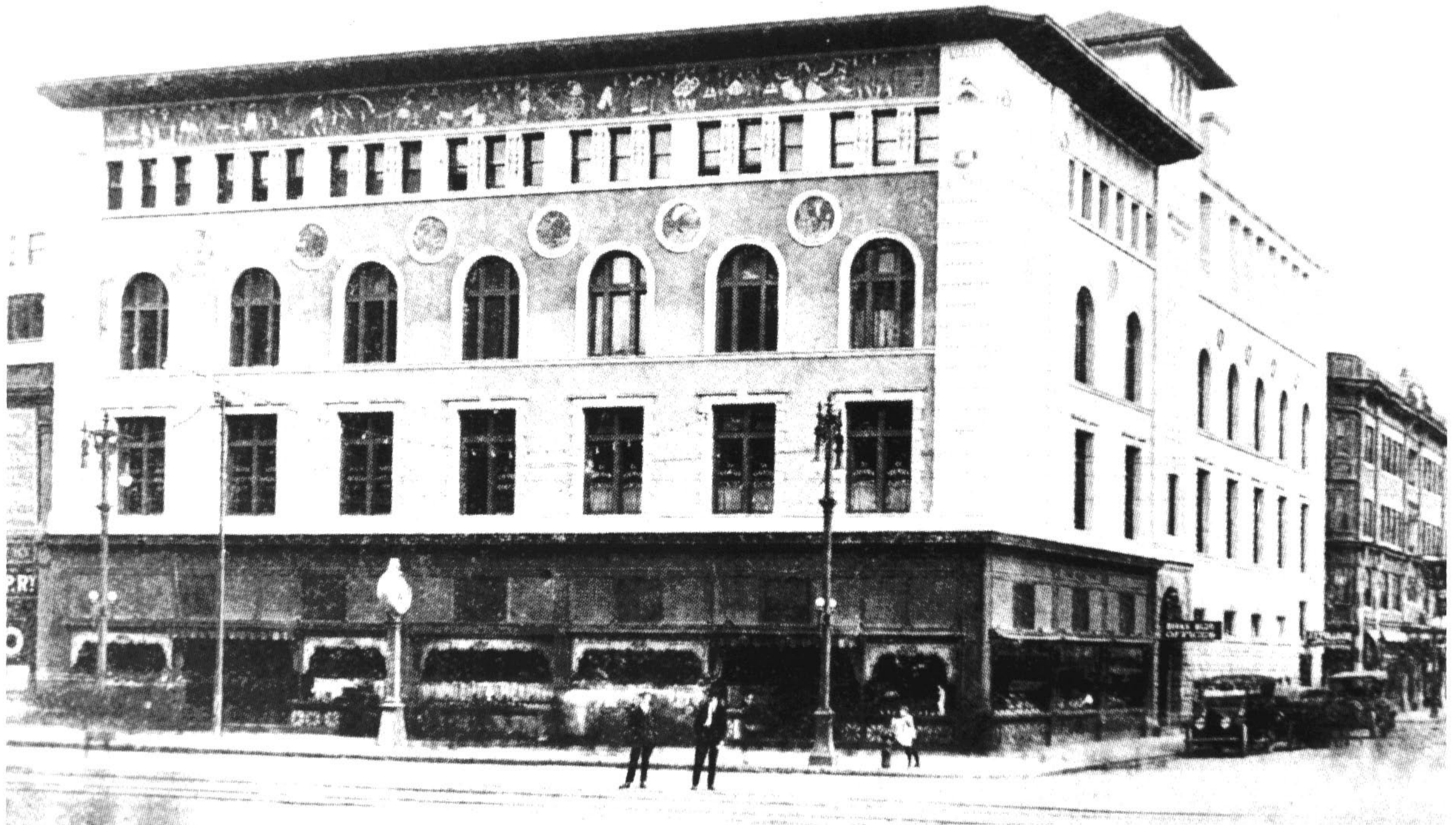
The coloured frieze was prepared in half-size by Nobbs and Professor Ramsay Traquair of McGill University, then photographed and enlarged to scale. It portrays King Solomon, accompanied by three wise men and guards, presenting a pearl necklace to the Queen of Sheba upon her arrival at Jerusalem. Their entourages are shown in various stages of ceremony and celebration. A ship rests in the Harbour of Tyre, while the King of Tyre and his customs officials take toll.

The frieze wraps around to the Smith Street facade where it contains simple fruit and floral designs. This facing's northern end features a seventh medallion, along with the Birks symbol, date (1914) and a terra-cotta design at the fourth-floor level. The tower was retained on this elevation; it holds a side entrance and a mix of narrow vertical, rectangular and round-headed

windows.

The inspiration for the changes, Percy Nobbs (1875-1964), was born in Scotland, but spent much of his childhood in St. Petersburg, Russia. After studies at Edinburgh University, he became a pupil of the Scottish architect Robert Lorimer, a leading advocate of the arts and crafts movement. Nobbs subsequently travelled in Italy, then worked for various architectural firms in London before emigrating to Montreal at age 28 to teach at McGill University. He coupled this with private practice, forming a partnership in 1909 with George Taylor Hyde which lasted until the latter's death in 1944. Their firm was well-known for its residential designs, work for McGill University and Birks, various schools and religious buildings in Montreal, and a master plan for the University of Alberta. Nobbs also was an Olympic medallist (foils, 1908), active in professional associations, and an author.

Major changes again were made to the Birks Building in 1928, 1951-52, the late 1960s and mid-1970s. The 1951 work included installation of a granite base and Tyndall stone facings around solid bronze show windows on the ground floor. Corner columns and vestibule walls were lined with Travertine marble. Over the years, various interior changes were made to provide storage space, opulent showrooms, offices and work areas for the jeweller. However, the fourth-floor dormitories remain largely intact from the YMCA era. Birks continued in this building until the latter 1980s when it became a key tenant in Portage Place.



Percy Nobbs's redesigned exterior facade, c. 1920. *Provincial Archives of Manitoba*

287-295 PORTAGE AVENUE

GENSER'S FURNITURE BUILDING

Formerly: 287 Kodak (Eastman) Building, J.H.G. Russell, 1929 - 30

289-291 Fit-Reform Block, J.H. Cadham, 1905

291 1/2-295 Manitoba Hall, J. McDiarmid, 1903

Masked in this process were two neoclassical buildings, Manitoba Hall and the Fit-Reform Block, that were part of the avenue's early conversion to a commercial thoroughfare, plus a less common example of an Art Deco retail/office structure from the inter-war period, known as the Kodak (later Eastman) Building.

Of the three, Manitoba Hall was the most significant landmark. It was built in 1903 as a speculative venture by Mark Fortune on land owned by Lieutenant-Governor Daniel H. McMillan.

Fortune had been active in the realty business since the mid-1870s and was one of the few local agents to weather the collapse of Winnipeg's 1881-82 land boom. He also was among the first to capitalize on Portage Avenue holdings, correctly speculating that this would become the city's second major business district. During the early 1900s, Fortune was involved in at least two other projects on the thoroughfare – the Avenue Building (1904) and Manitoba Hall's neighbour, the Fit-Reform Block (1905).

Manitoba Hall was a three-storey, solid brick structure with wooden floor framing and a rubble stone foundation. The symmetrical front originally contained two shops at ground level, plus a stair entrance to the upper floors. Above, the facade was six bays wide with a pedimented and classically ornamented cornice (probably finished with sheet metal), supported by pilasters that were crowned with urns.

The second storey held offices, a kitchen, dining room, pantries, and cloak room, while the entire third level was occupied by an elegant assembly room with hardwood floors, pilasters, decorated walls, and a heavily corniced, 5.2-metre-high, pressed tin ceiling. The hall



A view of the three buildings that later made up the Genser Building – the Capitol Theatre entrance (Manitoba Hall), the Fit-Reform Block, and the Kodak (Eastman) Building, c. 1935. *Provincial Archives of Manitoba*

Several private and public-sector initiatives were undertaken in the 1960s to modernize Winnipeg's downtown. As a result, many commercial buildings from the city's pre-World-War-1 development boom were demolished or substantially altered.

One such project involved the visual transformation of the north side of Portage Avenue between Donald and Smith streets when a local family business – Genser's Furniture – recycled three existing facilities into an integrated retail outlet. Some \$500,000 were spent by Genser's in 1965-66 to unify 287-295 Portage through installation of a common aluminum false front and extensive interior renovations.



The Genser Building prior to demolition, 1991. *City of Winnipeg*



toba Legislative Building, among other projects.

Daniel McMillan shared ownership of Manitoba Hall with Mark Fortune from 1910 until the latter's death during the sinking of the *Titanic* in 1912. Fortune's estate subsequently obtained full control of the property, then in 1919 sold the western half to Famous Players Canadian Corporation. This section was substantially altered to create a Portage Avenue entrance for the new Capitol Theatre on Donald Street.

Famous Players eventually owned the entire site. It retained the western half as the Capitol's main entrance until 1965, leasing the other part of the building to a dance hall and various drug, shoe, and clothing stores. It appears Genser's may have occupied the upper floors by 1955 for storage or display purposes. This firm purchased the building in 1965.

Genser's main outlet was in the adjacent Fit-Reform Block. That structure was designed by James H. Cadham (1850-1907) who, like McDiarmid, initially worked as a contractor after arriving in Winnipeg from London, Ontario in 1870.

Much of Cadham's work was in the Richardsonian Romanesque style, but he also produced utilitarian designs with minimal ornamentation. His three-storey block at 289-291 Portage fit the latter model. Two retail outlets on the main floor originally gave way to a rather plain, but imposing, four-bay facade above. The main detailing was provided by pilasters and corbelled brickwork at the cornice. The block was constructed of solid brick on a stone foundation by Saul and Irish for \$35,000 and originally included a mezzanine.

Fit-Reform Wardrobe was the main retail tenant through to the late 1910s. Various shoe stores and a

The Capitol Theatre entrance in 1964. *Western Canada Pictorial Index*

and dining room were popular for banquets, dances, and other social functions.

Designed by James McDiarmid (1855-1934), Manitoba Hall was built by Fischer and Co. at a cost of \$25,000. The Scottish-born McDiarmid entered the Winnipeg construction industry in 1882, then began practising architecture during the 1890s. His portfolio included

St. Andrew's Presbyterian Church, the Cumberland (now Nokomis) Block, St. Stephen's Church (now Elim Chapel), warehouses, and golf course clubhouses. Nonetheless, McDiarmid remained better known for his activities in the contracting and building supply fields. His firm constructed Winnipeg's Pantages Theatre, the Canada Building, CPR Weston Shops, University of Manitoba Science Building, and portions of the Mani-

men's clothier occupied the block's other shop. Genser's opened at 291 Portage in 1940. This firm was founded as a music store by Morris Genser in the 1920s. Along with his sons Percy and Lawrence, Morris gradually expanded the business to include phonographs, radios, and furniture. Family members also were prominent patrons of the performing arts. By 1950, Genser's had become the principal occupant of the Fit-Reform Block and had undertaken a substantial exterior remodelling that turned the 1905 facade into a cool, contemporary box.

The third building to be incorporated in the Genser complex was designed in 1929-30 for Eastman Kodak Stores Ltd. by John H.G. Russell (1862-1946) near the end of his impressive career. A contemporary of Cadham's and McDiarmid's, this Toronto-born architect developed a wide-ranging portfolio of major warehouse, office, church, and residential projects after opening his Winnipeg practice in the mid-1890s.

Use of the Art Deco style was unusual for Russell as his commercial and warehouse work more commonly displayed the influence of architects such as H.H. Richardson and L.H. Sullivan of Chicago. The design also was a marked departure for this section of Portage Avenue which consisted mainly of neoclassical commercial buildings from the 1900-12 period, including another Russell design, the McDonald-Wright Block (1904) immediately west of Manitoba Hall.

The two-storey Kodak Building rose from a concrete foundation to a concrete and brick superstructure. The original facade consisted of a single retail outlet with large display windows on the main floor and a smooth-cut stone finish on the upper level. Three recessed window bays were highlighted above by carved stone,



The demolition of 287 - 295 Portage Avenue, 1991. *City of Winnipeg*

a large inscription of the building's name, and a modestly ornamented cornice. The \$72,500 facility was erected by Fraser and MacDonald. An Eastman Kodak retail outlet remained until the mid-1950s, then was succeeded by the Mardi Gras Restaurant.

After gaining ownership of 287-295 Portage, Genser's commissioned the Winnipeg architectural firm of Duncan, Rattray, Peters and Searle to combine the three disparate structures into one modern building. At Manitoba Hall, the Capitol Theatre entrance was converted back to a store, the adjacent rental space was retained, and an overhead rear walkway to the theatre

was closed. Both there and in the Fit-Reform Block, the upper levels were gutted and renovated to provide additional showrooms and space for Genser's interior design department. During installation of the new unified facade, the Capitol's large marquee and signs were removed, as were portions, if not all, of Manitoba Hall's original pediment.

Genser's store closed in 1972. Various retail/service outlets subsequently occupied the main-floor rental spaces, while the upper levels of the complex held facilities for the Royal Winnipeg Ballet School until that organization relocated to new premises in 1987.

828 PRESTON AVENUE
ROTHESAY APARTMENTS
H.E. Matthews, 1912



Although Winnipeg's boundaries were extended west from Maryland Street to St. James Street in 1882, it was the turn of the century before development began in earnest in various West End districts.

By 1912, the pace of activity was hectic. In that year alone, 266 buildings valued at \$2,000 or more were erected in the Wolseley area south of Portage Avenue between Maryland and Omand's Creek. The structures, costing nearly \$1.72 million in total, included five apartment blocks, a church, two schools and 258 houses.

Wolseley's proximity to the Assiniboine River and the exclusive neighbourhood of Armstrong's Point attracted middle-to-upper-income residents. While building lots generally were small, the area's houses tended to be large and more expensive than the average 1912 home. Similarly, blocks such as the Rothesay were designed for tenants who demanded and could afford more amenities than were offered in contemporary 'efficiency' apartments.

Located at the southeast corner of Preston Avenue and Home Street, the Rothesay had the additional advantage of overlooking St. James (now Vimy Ridge) Park. This formally designed greenspace, with landscaped groups of trees and shrubs, curvilinear walkways and open lawns, was one of eight sites acquired in 1893-94 to become the City's first designated parks.

The Rothesay reflects several design imperatives from its era. Its three-storey plan was a common, economical response to a Winnipeg by-law which required taller blocks to be constructed solely of fireproof materials. Its H-shape maximized access to natural lighting and ventilation, while its numerous external stairways and

The recessed main entrance with an elaborate stone door surround, 1991. *City of Winnipeg*

entrances were used to enhance tenants' privacy.

Built and owned by local contractors Peter Smith and George H. Kirkpatrick, the structure has a raised and rusticated stone foundation, solid brick walls, street facades in two tones of St. Louis brown brick, and rich detailing.

The symmetrical front (north) facade is dominated by pairs of three-storey balconies which rise from stone piers to a full entablature, including bracketed metal cornice, and a balustrade at the roof-line. The enclosed balconies have decorative wooden panels and glazing set in wooden surrounds.

The recessed main entrance is highlighted by Tyndall stone steps, a stone landing and railing, and carved door surrounds, including the block's name in raised letters. Bevelled glass is found in the entrance's round transom and sidelights, while two central upper-storey windows feature both stained and bevelled glass. Other ornamentation includes a smooth stone belt between the basement and first floor; stone lug sills beneath single rectangular openings; quoins and window heads in dark brown brick; and a metal-trimmed brick parapet.

The finished facade wraps around to the building's west (Home Street) side and portions of its rear and east walls. The remainder of the structure displays plain, sand-lime brick and windows with cement sills and radiating brick heads. Recessed wooden staircases, providing exterior service entrances to most suites, punctuate the sides and rear.

The interior includes a marble-lined foyer with painted ceiling and small circular wall scenes, an oak staircase partially lit by a skylight, and suites that run off a common hallway on each floor.

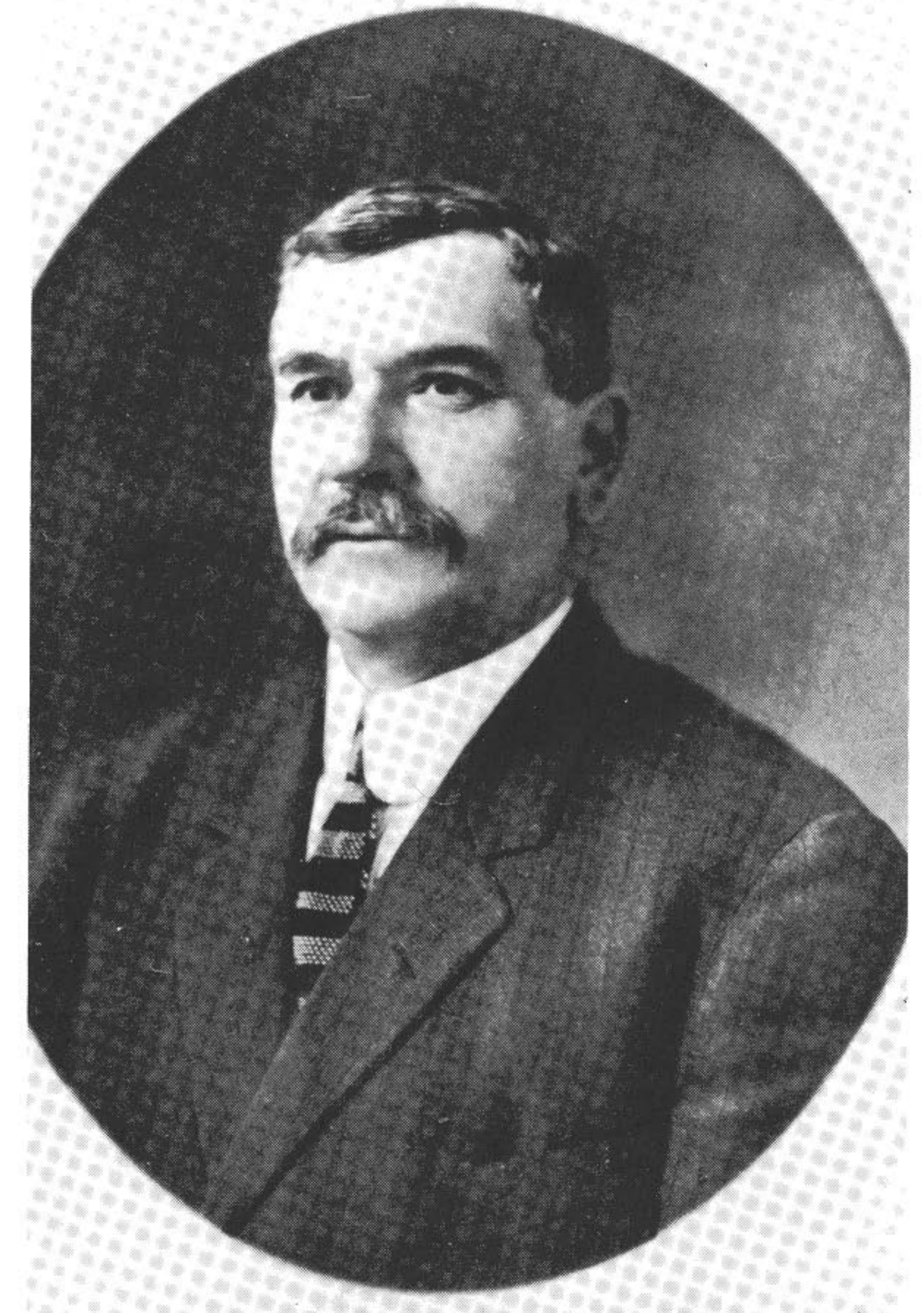


The Rothesay Apartments, 1991. *City of Winnipeg*

The Rothesay was designed by Herbert E. Matthews who opened a Winnipeg practice in 1905, later formed a brief partnership (1910-11) with Fred F. LeMaistre, and eventually served as an architect in the Dominion Department of Public Works from 1921 until his retirement in 1938. His commissions included several residential structures; St. James Park and St. Matthews Episcopal churches in the West End; a drill hall on Machray Avenue; and several stables, warehouses and commercial buildings.

One of the Rothesay's co-owners, George Kirkpatrick, lived in the block until the mid-1940s. Other original tenants included a railway superintendent, T. Eaton Company manager, and other business owners/executives. By the mid-1930s, occupants tended to be more modest clerks, salesmen and bank employees. The building was sold in 1946 to Benjamin Cohen, retired owner of the Manitoba Upholstering Company. It remained in his estate until the latter 1970s when it was again sold to local interests.

29 RUSKIN ROW
R.R. SCOTT HOUSE
J.N. Semmens, 1914



The former R.R. Scott House, now the Wiklund residence, 1991. *City of Winnipeg*

Robert Ross Scott, c. 1914. *Provincial Archives of Manitoba*

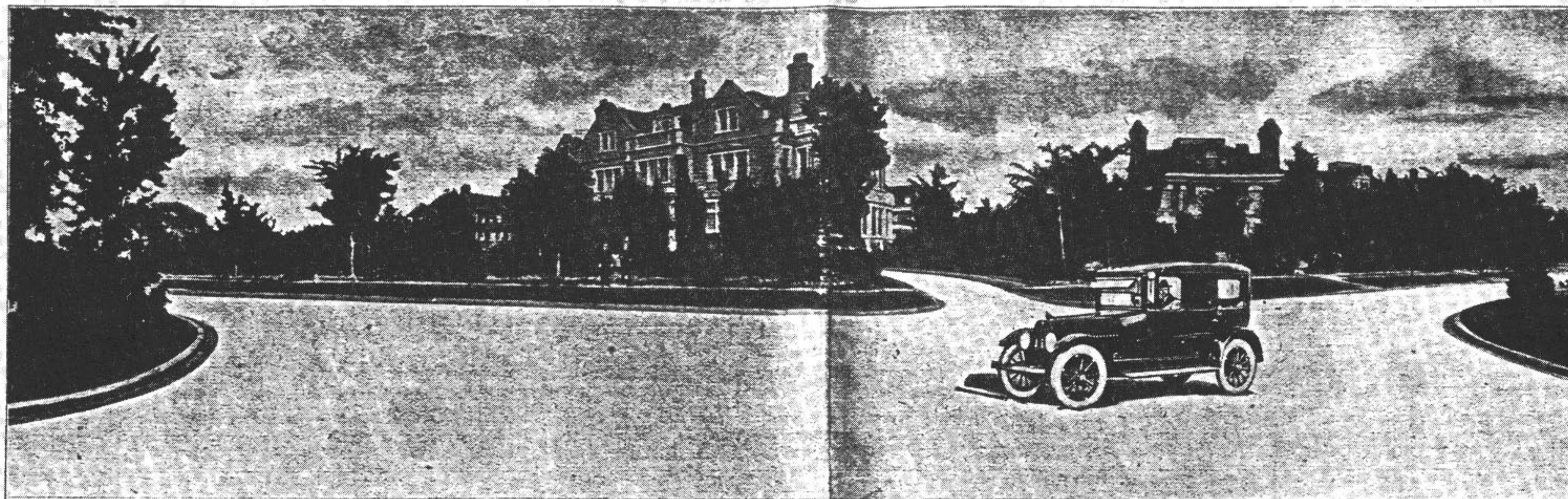
Accompanying Winnipeg's rapid expansion and prosperity from the 1890s to the 1910s was the establishment of prestigious residential districts such as Armstrong's Point, Crescentwood, and portions of Fort Rouge and River Heights.

Here, old and new wealth blended in large, architecturally diverse homes, often nestled in gener-

ously treed and landscaped settings, and occupied by the city's leading business and political families. These neighbourhoods also shared a geographic feature – proximity to the meandering Assiniboine River in the city's south end.

Development of Crescentwood, on the river's south side across from Armstrong's Point, began in the late

1880s. However, the main thrust of activity – and adoption of the district's name – did not occur until the turn of the century under the auspices of the C.H. Enderton realty company. It was during the latter stages of the area's development that fruit wholesaler Robert Ross Scott had a Tudor house built at the southwest corner of Ruskin Row and Kingsway.



VIEW OF RUSKIN ROW FROM CRESCENTWOOD PARK

MAP OF 133 UNSOLD RESIDENCE PLOTS IN CRESCENTWOOD

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Major John N. Semmens, c. 1918.
Provincial Archives of Manitoba

This 2 1/2 - storey dwelling has a concrete and stone foundation, load-bearing brick construction on the main floor, and frame upper levels. Its steeply pitched hip roof is punctuated by paired gable dormers on the east and west sides, and by cross gables forming the building's north and south wings. Common to the

Tudor style, all elevations are finished with brick on the first floor, and decorative half-timbering and stucco infill above. All windows are multi-paned, rectangular, and set in wooden frames underlined by smooth-cut limestone lug sills.

The projecting main entrance on the front (east) facade is topped by a second-storey balcony. The gable dormers overhead are adorned with bargeboards and hip knobs. One dormer contains an oriel window; the other, a plain opening. The builder's rear (west) elevation is similar in design, but lacks an entrance and oriel window. The north side features double gable ends, stone stairs leading to a small entrance door, a large bay window on the first floor, and a balcony above. To the south is an attached, one-storey brick garage.

The main-floor interior includes a sitting room with African mahogany panelling and fireplace; a formal dining room finished in cherry wood; an oak-panelled hallway and main staircase; and a kitchen and servants' stairway which can be closed off from the rest of the house. Three panes of stained glass at the second-floor landing provide light to the main staircase.

Floors throughout are wood, while door and window frames are finished in dark wood. The basement originally included a formal recreation room and open fireplace.

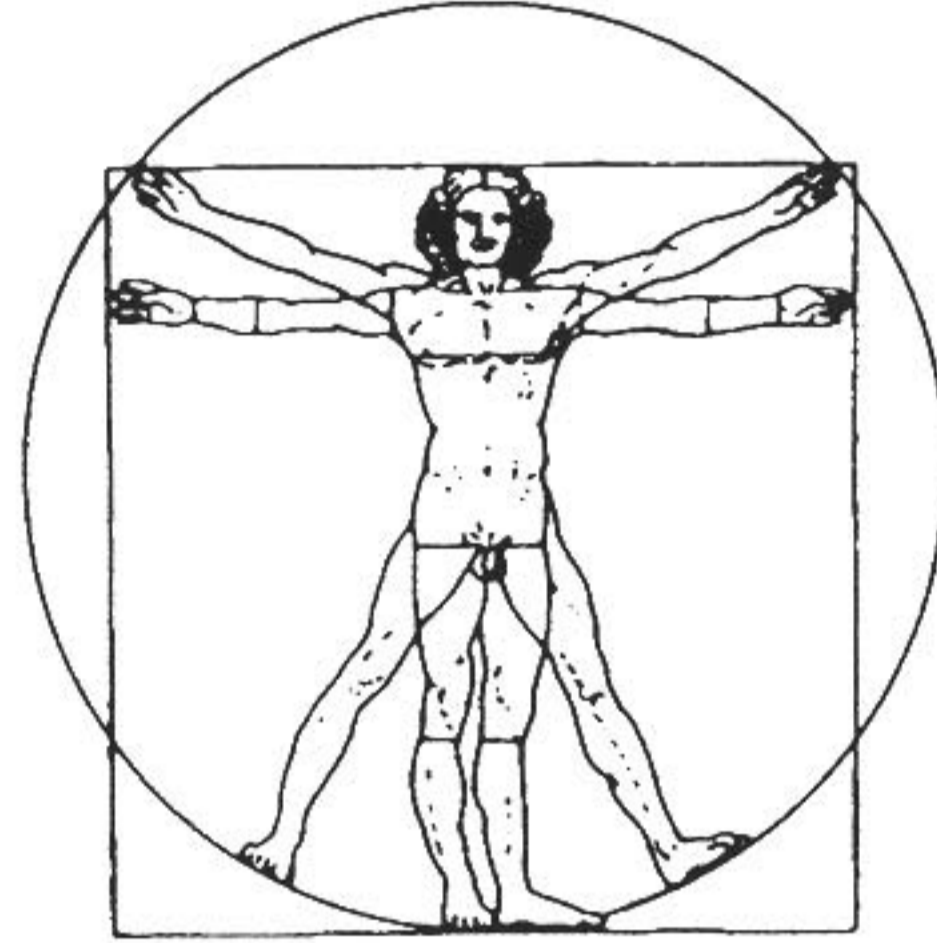
The house was designed by John N. Semmens and built by the J. McDiarmid Co. for \$20,000. Semmens (1880-1961) was born in Toronto, studied at Wesley College and the University of Pennsylvania, then settled in Winnipeg to practise architecture and serve with the Winnipeg Grenadiers. After service overseas during World War I, he returned to his profession and became

progressively involved in design work for the Winnipeg School Division.

His portfolio encompassed a range of building types across western Canada, including Winnipeg's RCMP Barracks, St. Boniface Sanatorium, Grace Maternity Hospital, Turner-Walker warehouse, participation in the main Bank of Montreal and Civic Auditorium projects, and schools such as Daniel McIntyre Collegiate Institute and Isaac Newton Junior High. Semmens also maintained his military linkages, organizing the 2nd Battalion of Grenadiers and commanding Camp Shilo during World War II.

R.R. Scott, a native of Pickering, Ontario, came to Winnipeg in the early 1880s as a buyer and salesman for the Macpherson Fruit Company. By 1896, he was general manager of western operations, holding this post until the company dissolved. With four partners, including prominent local jeweller D.R. Dingwall, Scott organized the Scott Fruit Company Ltd. in 1912. The business expanded quickly, opening branches throughout the Prairies and in Minneapolis. Scott's son, Stewart M., became the firm's vice-president and the president.

R.R. Scott died in 1924. His widow remained at 29 Ruskin Row until 1930 when the property was acquired and occupied by George Russell Ryan, president of Ryan Brothers Limited, a butcher supply business. Subsequent owners included Dr. George W. McIntosh and, from 1966-1991, James E. Coyne, a native of Winnipeg who served as governor of the Bank of Canada from 1955 to 1961, then was associated with the Bank of Western Canada.



Therefore when we build let us think that we build forever - let it not be for present delight nor for present use alone. Let it be such work as our descendants will thank us for and let us think as we lay stone on stone that a time is to come when those stones will be held sacred because our hands have touched them and that men will say as they look upon the labour and the wrought substance of them "See! This our fathers did for us."

John Ruskin
