



212 McDERMOT AVENUE

LAKE OF THE WOODS BUILDING

City of Winnipeg
Historical Buildings Committee

April 2003

212 McDERMOT AVENUE – LAKE OF THE WOODS BUILDING

Winnipeg's evolution into a major city in the late 19th and early 20th centuries was based on wheat. The area was occupied for thousands of years by migrant native bands, and for decades by fur traders and their posts, but it was the coming of the railway and the development of the Western Canadian wheat economy that gave impetus to Winnipeg's rise as a modern city. Every immigrant farmer travelling west to a homestead, every grain elevator built, every railway branch line running to newly occupied territory, every bushel of wheat traded on the exchange, and every shipment of wheat sent to eastern and overseas markets, reinforced Winnipeg's supremacy in the agricultural economy.

In 1814, the Selkirk Settlers harvested the first wheat on the western prairies, 23 10-gallon kegs. Expansion over the next half century was slow but steady, as more and more acreage came under cultivation. In 1868, Red Fife wheat was introduced to Manitoba and when the first shipment was sent to Great Britain in 1877,¹ its success led, over the following decades, to the creation of the essential infrastructure in Winnipeg (a Grain Exchange for trading, banks for capital and rail yards for transportation) and across the West (grain elevators, branch rail lines and regional communities to serve the needs of the farmers).

In 1901, the Lake of the Woods Milling Company, one of the largest flour-producing establishments of its kind in the world, initiated the construction of a new office building in the middle of downtown Winnipeg, giving itself a more permanent, eloquent headquarters.

STYLE

The solid, heavy appearance, low-profile ornamentation, rough surfaces and arched windows of the Lake of the Woods Building are all elements of the Romanesque Revival style, in vogue in Winnipeg from the late 1880s until World War I (Plate 1). From small homes to massive public structures, the style was an offshoot of the earlier Gothic Revival. In its later stages, particularly

¹ "Agriculture in the Prairie Provinces," in Archives of the Agricultural Experience, University of Manitoba Archives, 1998.

the 1880s and beyond, the Romanesque style was heavily influenced by American designer H.H. Richardson (1836-86) and was often referred to as Richardsonian Romanesque (Plates 2-5).²

Examples in Winnipeg's Exchange District are plentiful (Plates 6 and 7), although the reduced scale of the Lake of the Woods Building allowed for more ornamentation than seen on most of the district's warehouses.

CONSTRUCTION

Most interesting and unique in the construction of this office building was the use of Twin City brown sandstone as accents around the McDermot Avenue door and rising approximately 1.2 metres (4 feet) above grade on the east façade. Dark brick was used for the balance of the exterior front and east walls (measuring 53.3 centimetres (21 inches) thick); clay brick was used for the rear section; the west wall was built abutting the Criterion Hotel next door; all on a stone foundation of 61.0 centimetres (24 inches).³ Steel I-beams were used on the ground floor to allow for unencumbered interior office space.⁴

The original building was irregularly shaped, with a small, one-storey section at the south end (Plate 8). Work done on this area in 1911 increased its size and added a second floor (Plate 9).

Built on the south side of McDermot Avenue west of Main Street, the building now measures approximately 7.9 x 31.3 x 11.9 metres (26 x 102½ x 39 feet) – over 3,000 cubic metres (over 120,000 cubic feet) of interior space.⁵

² L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough: Broadview Press, 1992), pp. 84-5.

³ City of Winnipeg Assessment Records, Roll No. 608700-12-2. Below as AR.

⁴ Architect's Plans #961/1901, courtesy of City of Winnipeg Archives.

⁵ AR.

DESIGN

The front (north) façade is symmetrically designed. The ground floor rises from grade with a base of brown sandstone – interrupted by small rectangular basement windows (on both the front and east façades). The first floor features two large arched openings – the eastern element holds a show window with a sandstone lug sill, while the western opening contains the main door. The door surround is highly ornamental (Plate 10), including a pair of attached, flat, unfluted columns on either side of the entrance. These elements are finished with plain bases and acanthus-leaf capitals, indicative of the Corinthian Order (Plate 11).

Separating the doors from the arched window above is a large unadorned panel of sandstone. The sandstone arch includes the words “The Lake of the Woods Milling Co. Ltd.” (Plate 12) and the curved window is graced with a leaded glass panel complete with the company’s logo (Plate 13).

A brick belt course runs along the front and east façades, embellished with egg and dart moulding (Plate 14). Above is a sandstone band that acts as a continuous sill for the upper-storey windows (Plate 15). The second storey is punctuated by large rectangular windows framed in delicate raised brick bands (Plate 16). Above these openings is a second brick belt course topped by a complete entablature with an overhanging metal cornice. The upper floor is embellished at the northeast corner with a rounded decorative element, a subtle representation of the rounded tower common to many of the larger Richardsonian Romanesque structures (Plate 17).

The east façade, for many decades partially hidden by the large Dominion Bank Building constructed two years earlier (Plates 18 and 19), is a continuation of the elements of the north elevation – sandstone base with basement windows, arched openings on the ground floor, brick belt course, continuous sandstone sills under the rectangular second-storey windows and belt course and entablature above.

The rear of the building is finished in common clay brick and does not include the same ornamentation found on the more public façades, although the windows are arched and accented with rough-cut lug stone sills (Plates 20 and 21).

Although not of the same scale as many of the buildings in the Exchange District, the Lake of the Woods Building boasts one of the area's most striking exteriors due to its colouring, wealth of ornamentation and distinctive materials.

INTERIOR

As originally built, the basement of this structure held a pair of washrooms, the boiler room, a large 1.8 x 4.2-metre (6' x 13'8") vault (still in existence) and coal and wood rooms (Plate 22).

The ground floor (Plate 8) featured a large entrance vestibule with slate steps up to floor level. Inside the main office, the visitor was greeted by high, decorative ceilings and wood panelling. A curved counter was situated to the east of the door; a set of stairs to the second floor on the west side of the building. At the rear of the space was a private office, a stenographer's office, a sample room and another large vault. A circular metal staircase led from the stenographer's office to the second-floor hallway.

Plans for the second floor (Plate 23) featured a hallway from which one could access one of the three bedrooms, a storeroom, a bathroom and separate toilet and a large board room at the front (north) portion of the space. It is unclear why this structure would have been designed with residential space, although there are many examples of this type of layout for banks to house staff. It is also unclear whether this space was intact in 1911.

The work in 1911 entailed an addition at the rear of the building, as well as a reorganization of the interior. The new ground floor (Plate 9) was much more open than the original, access to the main office space was limited by a smaller counter and gate and a new office was built in the northeast corner. The circular metal staircase was replaced by a wooden set at the extreme

southwest corner of the building. A new office was located at the top of these stairs on the second floor (Plate 24).

City of Winnipeg records outline the extensive work that has been completed on the interior over the years. New partitioning, walnut panelling and plasterboard were added to the ground floor in 1960 (Plate 25).⁶ More partitioning was added in 1963, followed by major work in 1973, including wiring, heating and air conditioning units. At the same time, a new acoustic tile ceiling and fluorescent lighting were added to the ground floor and an overhead walkway was completed to the Newmac Building (Bank of British North America), 436 Main Street (Plate 26).

In 1975 and 1992, the interior was once again renovated, then in 2002, the building became an art gallery and all non-load-bearing walls on the first and second floors were removed in order to open up the interior as a gallery (Plates 27 and 28).

Although layout changes have been significant, there are still many interior elements that date to the original construction of the building, including the hardwood floors, wood panelling, doors and frames (Plate 29), the fireplace on the second floor (Plate 30), and the main staircase (Plate 31). The basement is presently used as a lunchroom for employees and a workroom for the gallery. The ground and second floors are used as exhibition space.

INTEGRITY

The building stands on its original location. A visual inspection of the exterior showed several signs of deterioration of the sandstone (Plate 32).

The list of City of Winnipeg Building Permits taken out against the building in Appendix I is extensive. However, the building's exterior remains in fairly original condition.

⁶ Architect's Plans, #1849/1960, courtesy of the City of Winnipeg Archives.

STREETSCAPE

The Lake of the Woods Building continues to contribute to the historical makeup of McDermot Avenue. As part of the Exchange District building stock, this structure receives 60 points from the Historical Buildings Committee.

ARCHITECT/CONTRACTOR

John Hamilton Gordon Russell (1862-1946) was the architect responsible for this building. Schooled in Toronto and trained in the United States, Russell began his Winnipeg practice in the mid-1890s and went on to become one of the province's most prolific designers (see Appendix II for biographical information). He has received 20 points from the Historical Buildings Committee.

Local contractor Edward Cass was responsible for the construction of the building. Cass, like Russell, had been in the city for several decades. He was a founder of the Winnipeg Builders' Association and its first vice-president and became the president of the Winnipeg Builders' Exchange in 1904 (Plate 33).⁷ For many years he worked as a partner in Rourke and Cass. Among his larger local projects were the Manitoba Hotel, Main Street at Water Avenue (1890), Masonic Temple, 335 Donald Street (1895), University of Manitoba, Broadway (1900) and St. Mary's Academy, Wellington Crescent (1902).

INSTITUTION

The Lake of the Woods Milling Company was founded on May 21, 1887 by a group of Montreal entrepreneurs (Alexander Mitchell, John Mather, Robert Turnbull, William Cassils and Robert Meighen) in an attempt to increase traffic along the Canadian Pacific Railway (CPR) and thereby increase their profits on this investment.⁸ In order to take advantage of the growing prairie wheat harvests, the built a large flour mill, utilizing the newly completed railway connection to

⁷ Canadian Architect and Builder, Vol. 1 (1888), Issue 1, p. 6, and Vol. 17 (1904), Issue 5, p. 86.

⁸ A. Ernest Epp, "The Lake of the Woods Milling Company: An Early Western Industry," in H.C. Klassen, The Canadian West (Calgary: University of Calgary, 1977), p. 147.

transport the wheat and the raw power of the Winnipeg River at Keewatin (near Kenora) to turn their millstones. Their plant was officially put into operation in the fall of 1888,⁹ the same time that a 49,339.2-hectolitre (140,000-bushel) grain elevator was completed on the site.¹⁰

The new mill was a tremendous success and by 1896, it had a capacity of 2,200 barrels daily, believed to be the largest facility of its kind in Canada. The company's exclusive use of Manitoba wheat at this mill and its small mill in Portage la Prairie made the move of its regional business offices to Winnipeg in ca.1892 a natural choice (the corporate headquarters always remained in Montreal).¹¹ Locating on Main Street, the company soon outgrew its space and looked to build a grander home.

The company continued to expand. Mills were opened in Medicine Hat, Alberta, and Brantford, Ontario, and the company owned and operated a series of grain elevators throughout the West, 61 by 1903.¹² In 1915, the company produced its first cookbook utilizing the "Five Roses Flour" brand name. It was estimated that every second Canadian household owned one (Plate 34).¹³

Through a series of takeovers, the company ultimately grew to control major urban bakeries, bag factories and rival mills throughout Canada. The Great Depression severely reduced the price of grain and it was not until the Second World War, when Canadian mills were pressed into service to supply the Allied forces that the price of wheat rebounded and the demand for flour jumped sharply. But the company could not maintain this pace in the post-war period and on November 12, 1954, its major rival, Ogilvie Flour Mills Company, purchased 98% of the Lake of the Woods shares.¹⁴ The Keewatin mill was destroyed by fire in the 1960s and was not rebuilt.

⁹ Manitoba Free Press, April 18, 1890.

¹⁰ University of Manitoba Archives, Ogilvie Flour Mills Collection. Below as Ogilvie Collection.

¹¹ S. Carrington, "212 McDermot Avenue – Lake of the Woods Building," in Early Building in Winnipeg (Ottawa: Parks Canada, 1974-77), Vol. V, p. 24.

¹² Ogilvie Collection.

¹³ Information from Charles Rupert at www.charles-rupert.com, 2000.

¹⁴ Ogilvie Collection.

After the milling company vacated its Winnipeg office, the building housed various tenants including chartered accountants, jewellers, civic offices, Legal Aid Manitoba and, most recently, an the Mayberry Art Gallery.¹⁵

EVENT

There is no known significant event connected with this building.

CONTEXT

This office building is an excellent example of the type of commercial expansion witnessed in Winnipeg before and after 1900. Like so many other cases, the Lake of the Woods Milling Company, an Eastern Canadian firm, profited from the growth of Western Canadian markets and agricultural economy. Needing to be near the political and financial centre of the West, the company opened an office in Winnipeg to oversee their western business.

Typically, the first branch offices of such businesses were located in an existing building, one of the early business blocks constructed during or shortly after the real estate boom of the early 1880s or in the early 1890s. By 1900, many of these early businesses were seeing tremendous growth, adding staff both in the field and in the office. With extra capital, an air of optimism and the skills necessary to design and build almost anything, it was no wonder that so many magnificent office buildings, warehouses and banks were constructed between 1900 and 1914.

The Lake of the Woods Building, designed by a renowned local architect, located on a prime downtown lot and luxuriously finished, illustrates this moving up by one of the important businesses of the wheat economy.

LANDMARK

Its colouring, use of a unique building material and location on a busy downtown street, and the vacant lot immediately east all combine to heighten the conspicuousness of this structure.

¹⁵ Henderson's Directory, 1950-2000.



APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Date: February 1999
Prepared By: L. Thompson

Building Address: 212 McDermot Avenue

Building Name: Lake of the Woods Building

Original Use: offices

Current Use: art gallery

Roll No. (Old): 608700 (10068)

R.S.N.: 154399

Municipality: 12

Ward: 2

Property or Occupancy Code: 40

Legal Description: 5/6 St. John, Plan 33006, Lot 19 (Original: 5/6^W St. John, Plan 586, Lot A)

Location: south side between Main & Albert streets

Date of Construction: 1901

Storeys: 2

Construction Type: brick & sandstone

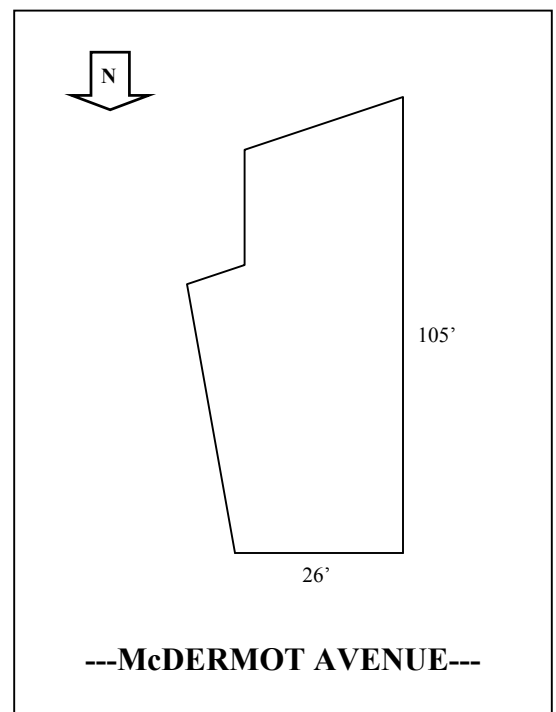
HERITAGE STATUS: ON INVENTORY

Building Permits (Plans available: [A] Archives; [4th] 4th floor, 65 Garry Street):

- 961/1901 \$20,000 (original- 26 x 75); 808/1911 [A] \$8,000 (addition 26 x 27½); 52/1957 \$900 (washroom); 541/1959 [4th- V02A05] \$3,500 (roof repairs); 1849/1960 [4th- V03B10] \$2,000 (interior alterations); 8364/1963 \$1,200 (interior alterations); 401/1972 \$2,000 (partitions); 3682/1973 \$63,000 (main-floor renovations); 1089/1975 \$4,000 (interior alterations); 189/1987 \$900 (alterations); 6738/1992 \$15,000 (alterations); 201901/2002 \$5,000 (removing some interior partitioning walls); 239942/2002 \$5,000 (interior alterations); 256452/2002 \$3,000 (interior alterations)

Information:

- 26 x 102½ x 39+ = 121,134 cu. ft
- Front – Twin City brown sandstone doorway; east wall- Twin City brown sandstone 4'; rear- clay brick
- Wall thickness 21" brick, stone wall thickness – 24"
- Vestibule – ceramic tile floor, marble wainscoting 7'
- 1941 Assessment – building in "good condition"
- Permit 1849/1960 – new partitions 1st floor
- 1962 Assessment – "structurally sound"
- Permit 8364/1963 – new partitions
- 1973 Alterations – rewired, H.W. heat replaced by roof unit for F.A. heating and A/C, 2nd floor renovations – partitions, acoustic tile ceiling, fluorescent lighting; overhead walkway to 436 Main Street
- Permit 1089/1975 – building fully renovated - new ceiling, lighting, floors and partitions
- Permit 239942/2002 – remove all non-load-bearing interior partition walls on 1st & 2nd floors



APPENDIX II

John Hamilton Gordon Russell

J.H.G. Russell was born in Toronto, Canada West (Ontario) in 1862, the son of a dry goods dealer. After attending school in that city, he went to work for H.B. Gordon, a prominent area architect. Russell was with Gordon from 1878 until his departure for Winnipeg in 1882.¹ From 1886 to 1893, Russell travelled throughout the United States, learning civil engineering, surveying and architecture in centres such as Chicago, Illinois, Spokane and Tacoma, Washington, and Sioux City, Iowa.²

In 1895, two years after returning to Winnipeg, he set up his private practice, coinciding with the city's period of unbridled growth. His designs were (and are) scattered throughout the city, province and Western Canada, covering a variety of building types, sizes, costs and uses. His business continued to be steady during World War I and after, when many architects struggled to find commissions.

Russell was president of the Manitoba Association of Architects (1925) and served for three terms as the president of the Royal Architectural Institute of Canada (1912-15). His chairmanship of the Presbyterian Church Board of Managers³ and his devotion to Presbyterianism partially explain the large number of churches he designed for the denomination in Winnipeg and Western Canada. Russell died in 1946.

¹ G. Bryce, A History of Manitoba (Toronto: The Canada History Company, 1906), p. 480.

² Ibid., p. 480; and M. Peterson, "The Wilson House (Klinic), 545 Broadway," report to the Historical Buildings Committee, May 1990, Appendix I, n.p.

³ M. Peterson, op. cit., n.p.

A complete list of his designs would be lengthy indeed. Many of his earlier works have been demolished and therefore usually are no longer included in inventories of his portfolio. Among his projects were:

Outside Manitoba-

Knox Presbyterian - Prince Albert, Sask.
Knox Presbyterian - Kenora, Ont.
St. Andrew's Church - Moose Jaw, Sask.

Manitoba-

Starbuck Presbyterian (United) - 1904
Treherne Presbyterian (United) - 1907-08 (originally Chambers Presbyterian)
Pilot Mound Public School
Killarney Public School
Foxwarren Public School

Winnipeg-

Churches- Augustine Presbyterian (United), 444 River Avenue, 1903-4
Crescent-Fort Rouge Methodist (United), 525 Wardlaw Avenue, 1906-11
Westminster Presbyterian (United), 745 Westminster Avenue, 1910-12
(Grade II)
Robertson Memorial Presbyterian (United), 648 Burrows Avenue, 1911
Robertson Memorial Presbyterian Institute, Burrows Avenue, 1911
Knox Presbyterian (United), 400 Edmonton Street, 1914-17
Home Street Presbyterian (United), 318 Home Street, 1920
St. John's Presbyterian (United), 250 Cathedral Avenue, 1923 (Grade III)
Riverview Presbyterian (United), 360 Oakwood Avenue, 1925

Residences- J.H.G. Russell, 237 Wellington Crescent (demolished)
R.R. Wilson, 545 Broadway, 1904 (Grade III)
H. Archibald, 176 Roslyn Road, 1909
Ormsby, 119 Campbell Street, 1910
J.H. Ashdown, 529 Wellington Crescent, 1913 (Grade II)
R.R. Wilson, 680 Wellington Crescent, 1925

Commercial- Addition to J.H. Ashdown Warehouse, 157-179 Bannatyne Avenue, 1899-
1911 (Grade II)
Lake of the Woods Building, 212 McDermot Avenue, 1901
Hammond Building, 63 Albert Street, 1902 (Grade III)
Porter and Company Building, 368 Main Street, 1902-03 (demolished)
McKerchar Block, 600-02 Main Street, 1902-03

Winnipeg-

Commercial- (continued)

Additions to McClary Building, 185 Bannatyne Avenue, 1903 & 1904
(Grade III)
Thomson Block, 499 Main Street, 1903 (demolished)
Adelman Building, 92-100 Princess Street, 1903 (Grade II)
Bole Warehouse, 70 Princess Street, 1903
Additions to the Bright and Johnston Building, 141 Bannatyne Avenue,
1903 & 1907 (Grade III)
Silvester and Willson Building, 73 Albert Street, 1904
Green and Litster Block, 235-7 Fort Street, 1904 (demolished)
Franklin Press, 168 Bannatyne Avenue, 1904 (Grade III)
Addition to Daylite Building, 296 McDermot Avenue, 1904 (Grade II)
J.H. Ashdown Store, 211 Bannatyne Avenue, 1904 (Grade III)
Allman Block, 592-4 Main Street, 1904
Porter Building, 165 McDermot Avenue, 1906 (Grade III)
Child's (McArthur) Building, Portage Avenue, 1909 (demolished)
Glengarry Block, 290 McDermot Avenue, 1910 (Grade III)
Dingwall Building, 62 Albert Street, 1911 (Grade III)
Great West Permanent Loan Company Building, 356 Main Street, 1912
(demolished)
Eastman Kodak Building, 287 Portage Avenue, 1930 (demolished)

Other- Gladstone School, Pembina Street, 1898 (demolished)
Casa Loma Block, Portage Avenue, 1909
Chatsworth Apartments, 535 McMillan Avenue, 1911
YMCA, Selkirk Avenue, 1911
YMCA, 301 Vaughan Street, 1911-13, with Jackson and Rosencrans of New
York (Grade II)
Guelph Apartments, 778 McMillan Avenue, 1912
Addition to the Marlborough (Olympia) Hotel, 321 Smith Street, 1921-23
(Grade II)
Odd Fellows Home, 4025 Roblin Boulevard, 1922
Canadian National Institute for the Blind, Portage Avenue, 1928
Hugh John Macdonald School, William Avenue, 1929
Aurora Court Apartments, 543 Ellice Avenue, n.d.
Central Park Block, 389 Cumberland Avenue, n.d.
Johnson Apartment Block, 524 Sargent Avenue, n.d.

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Plate 1 – Lake of the Woods Building, 212 McDermot Avenue, front (north) and east façades.
(M. Peterson, 2003.)

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Plate 2 – Trinity Church, Boston, MA, n.d. Built 1872-77, H.H. Richardson, architect.
(Reproduced from Boston College website: www.bc.edu/bc_org/avp/cas/fnart/fa267/hhr.html.)



Plate 3 – Crane Library, Quincy, MA, n.d. Built in 1881, H.H. Richardson, architect.
(Reproduced from Boston College website: www.bc.edu/bc_org/avp/cas/fnart/fa267/hhr.html, copyright Prof. Jeffery Howe.)

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Plate 4 – Converse Memorial Library, Malden, MA, n.d. Built in 1885, H.H. Richardson, architect. (Reproduced from Boston College website: www.bc.edu/bc_org/avp/cas/fnart/fa267/hhr.html, copyright Prof. Jeffery Howe.)

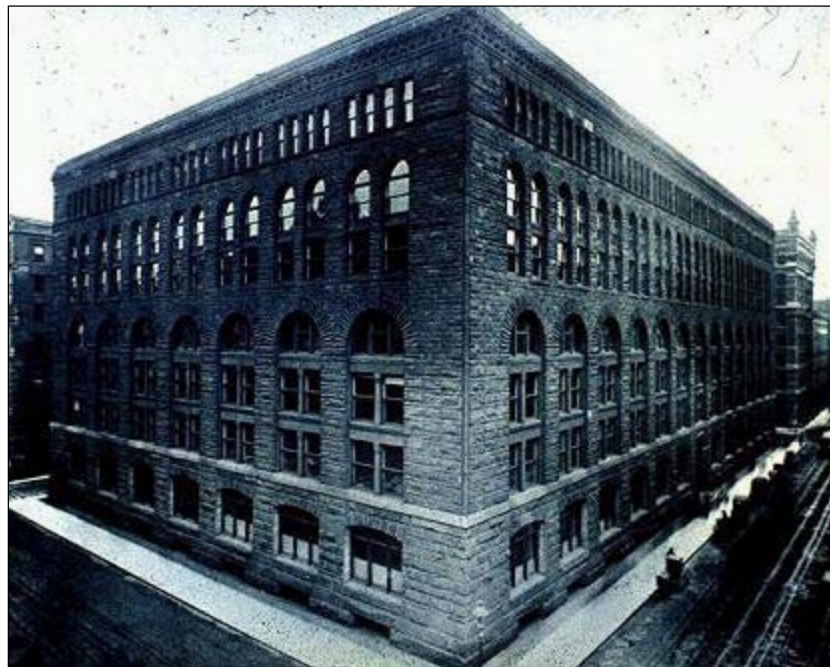


Plate 5 – Marshall Field Wholesale Building, Chicago, IL, n.d. Built 1885-87, it was one of Richardson's most important works. Demolished 1930. (Photograph reproduced from <http://www.archinform.net>.)

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Plate 6 – Whitla Building, 54 Arthur Street, 2002. Built in 1903, it was designed by J.H Cadham and built by the Manitoba Construction Company. (M. Peterson, 2002.)



Plate 7 – Gault Building, 100 Arthur Street, 2002. Architect of the 1899 warehouse was G. Browne. (M. Peterson, 2002.)

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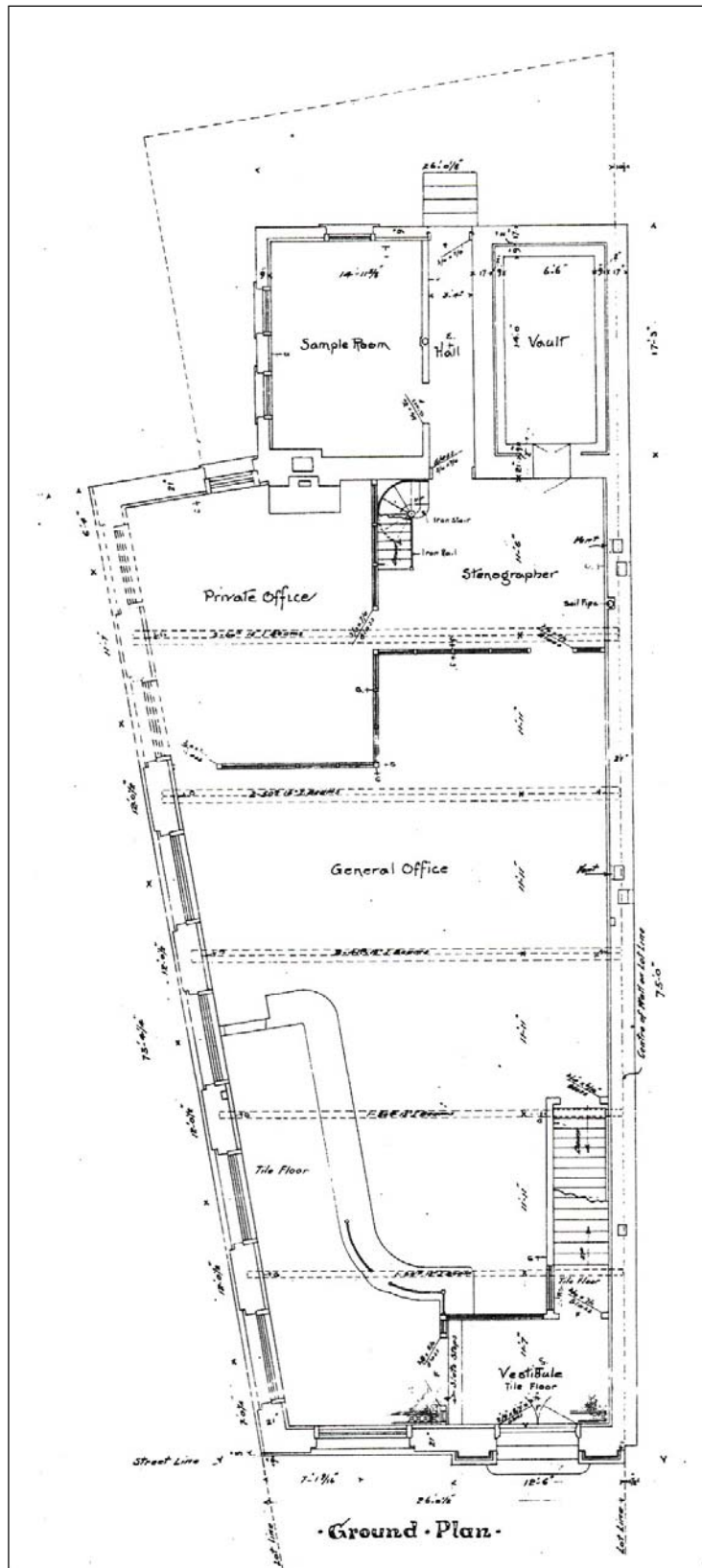


Plate 8 – Architect’s Plans, “Ground Plan,” 1901. The rear section is small and only one storey high. The broken line at the rear of the building indicates the lot boundary. (Courtesy of the City of Winnipeg Archives, Plan #961/1901.)

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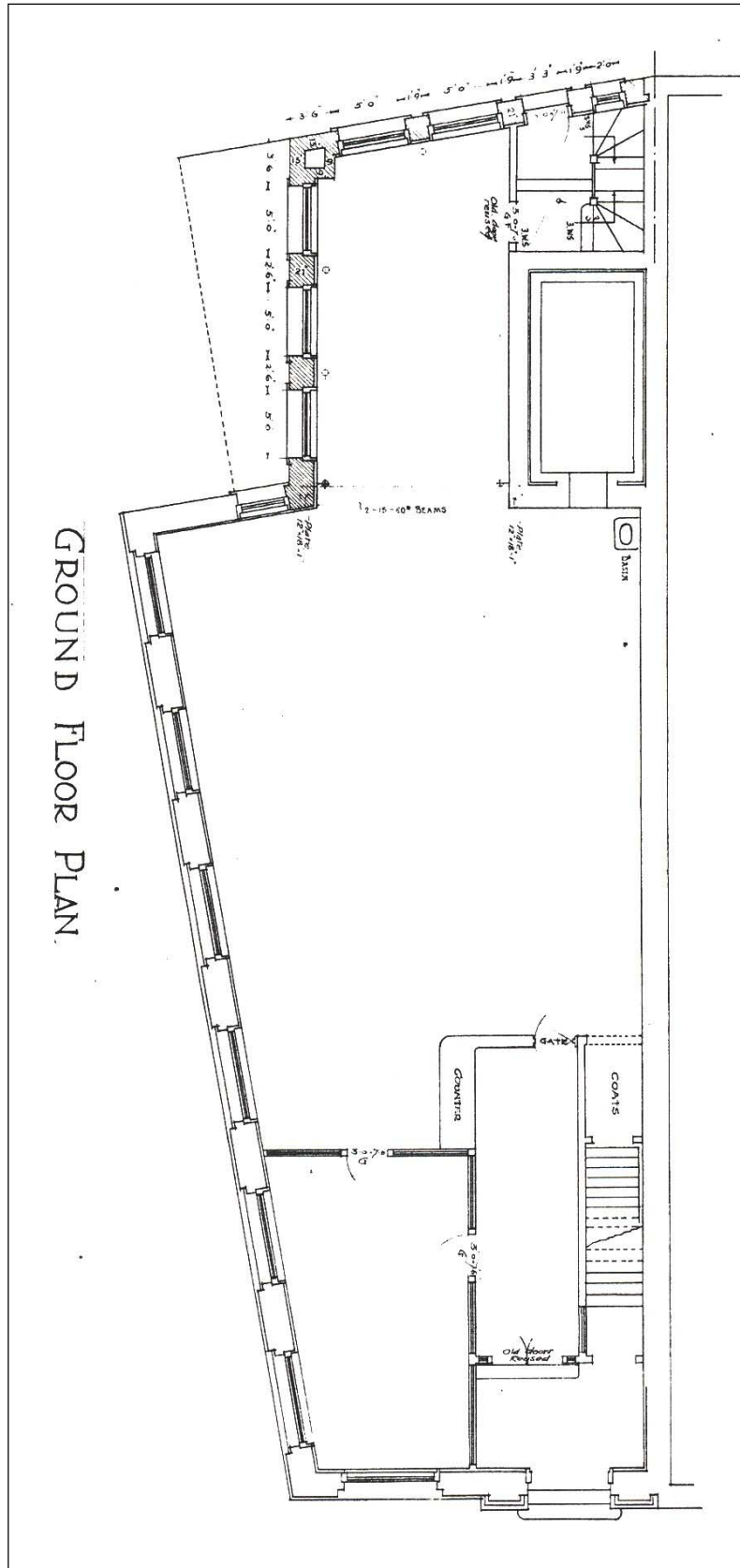


Plate 9 – Architect’s Plans, “Ground Floor Plan,” 1911. The rear section now runs to the lot line and extends to the second floor. (Courtesy of the City of Winnipeg Archives, Plan #808/1911.)

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Plate 10 – Main doorway, Lake of the Woods Building. (M. Peterson, 2003.)



Plate 11 – Door ornamentation and detail. (M. Peterson, 2003.)

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Plate 12 – Door arch. (M. Peterson, 2003.)



Plate 13 – Leaded glass. (M. Peterson, 2003.)

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Plate 14 – Belt course. (M. Peterson, 2003.)



Plate 15 – Brick belt course and sandstone band that forms a continuous sill for second-floor. (M. Peterson, 2003.)

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Plate 16 – Second-storey window detail. (M. Peterson, 2003.)

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Plate 17 – Corner ornament. (M. Peterson, 2003.)

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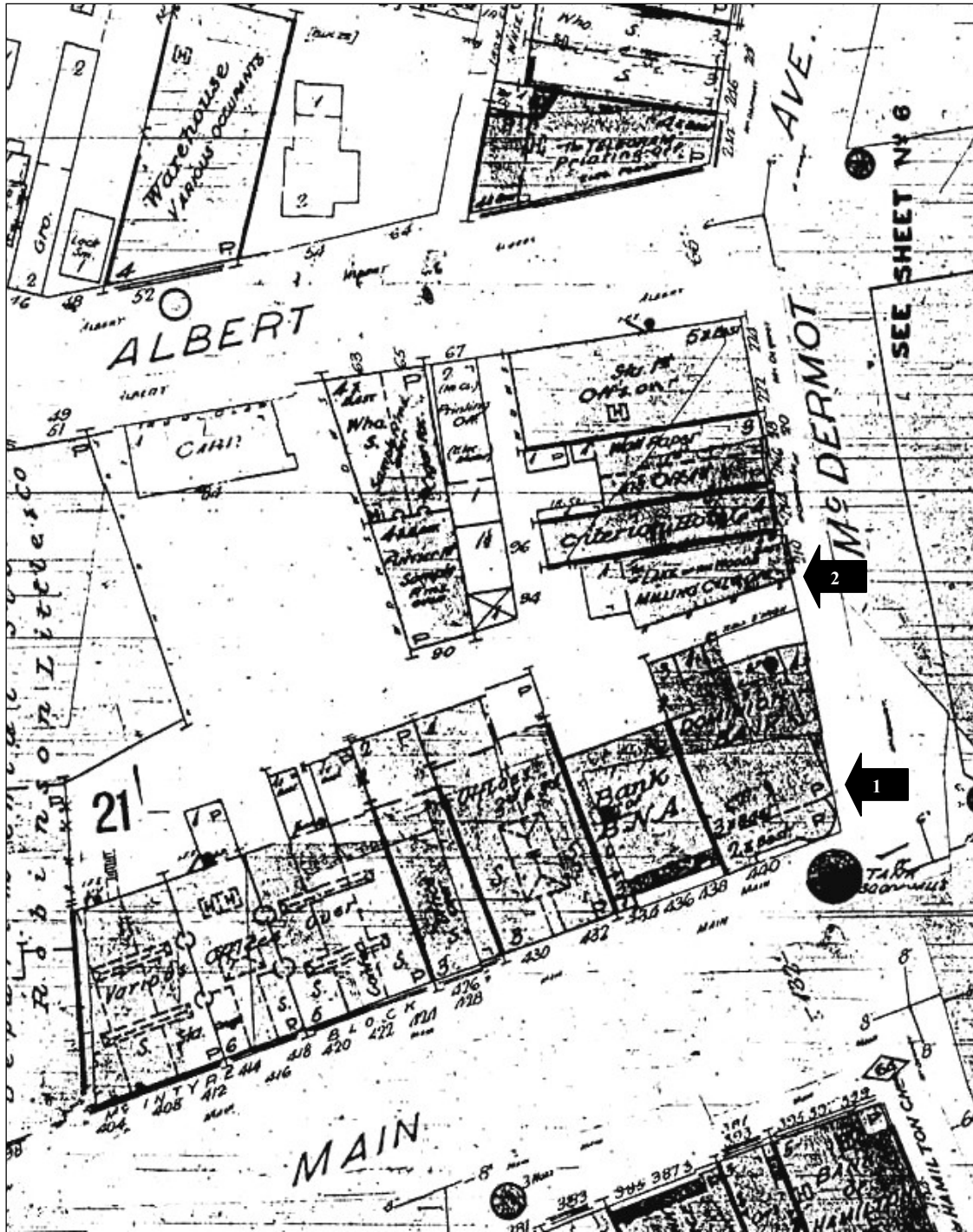


Plate 18 – Goad’s Fire Atlas, Sheet 5, 1905, showing the southwest corner of McDermot Avenue and Main Street, the Dominion Bank Building (#1), some vacant land and the Lake of the Woods Building (#2).

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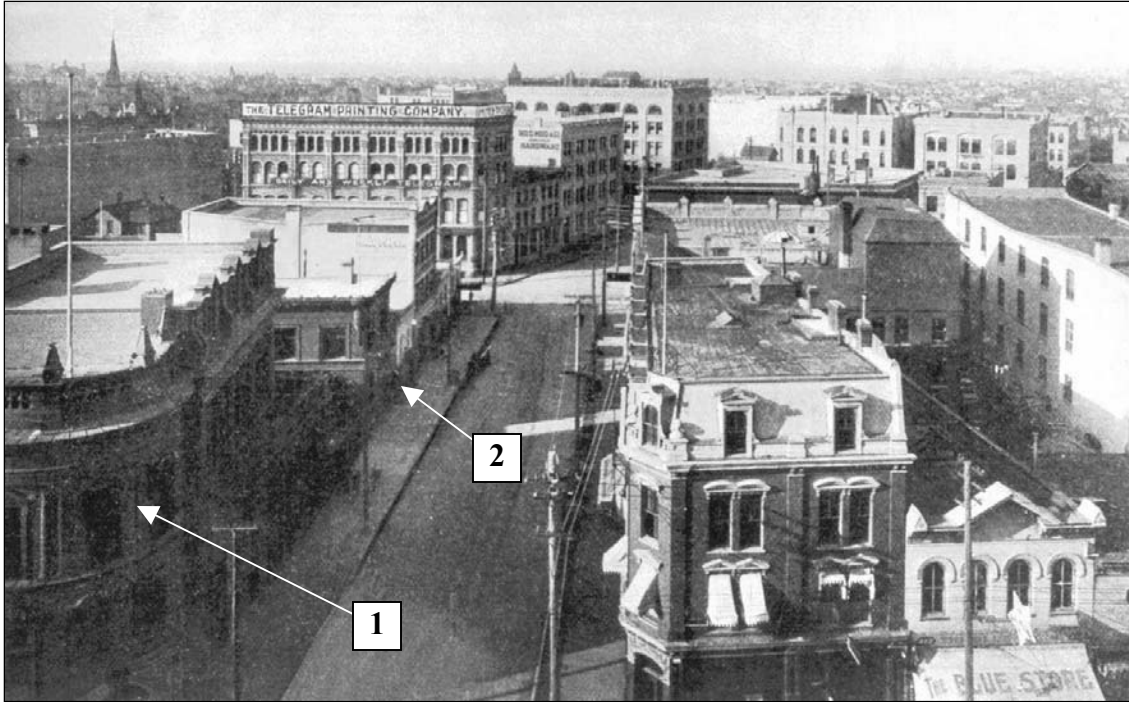


Plate 19 – Looking west along McDermot Avenue from Main Street, ca.1903, showing the Dominion Bank Building (#1) and the Lake of the Woods Building (#2). (Courtesy of the Provincial Archives of Manitoba.)

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Plate 20 – Rear of east side. (M. Peterson, 2003.)



Plate 21 – Rear (south) façade. (M. Peterson, 2003.)

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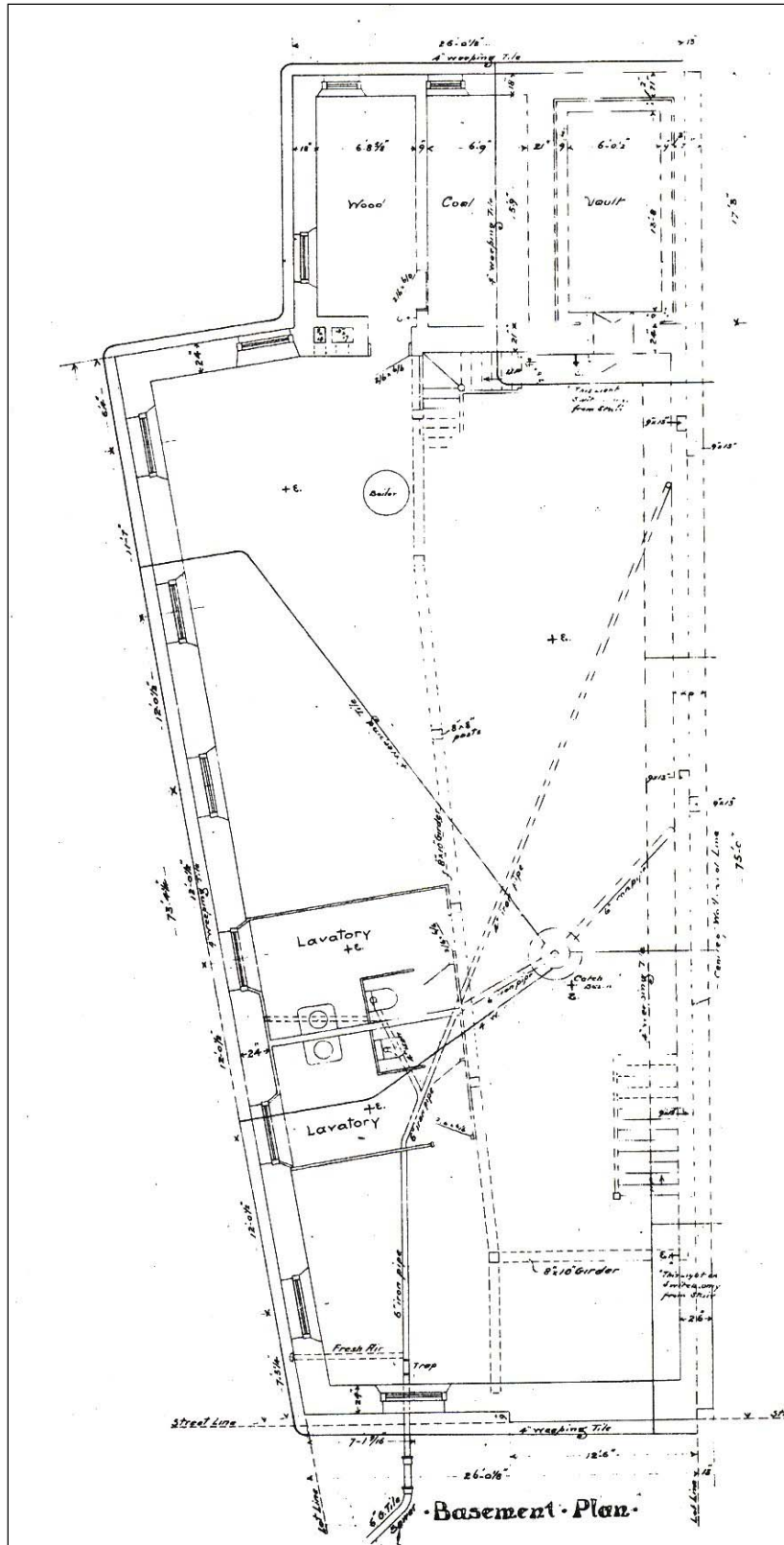


Plate 22 – Architect’s Plans, “Basement Plan,” 1901. The rear section is small and only one storey high. The broken line at the rear of the building indicates the lot boundary. (Courtesy of the City of Winnipeg Archives, Plan #961/1901.)

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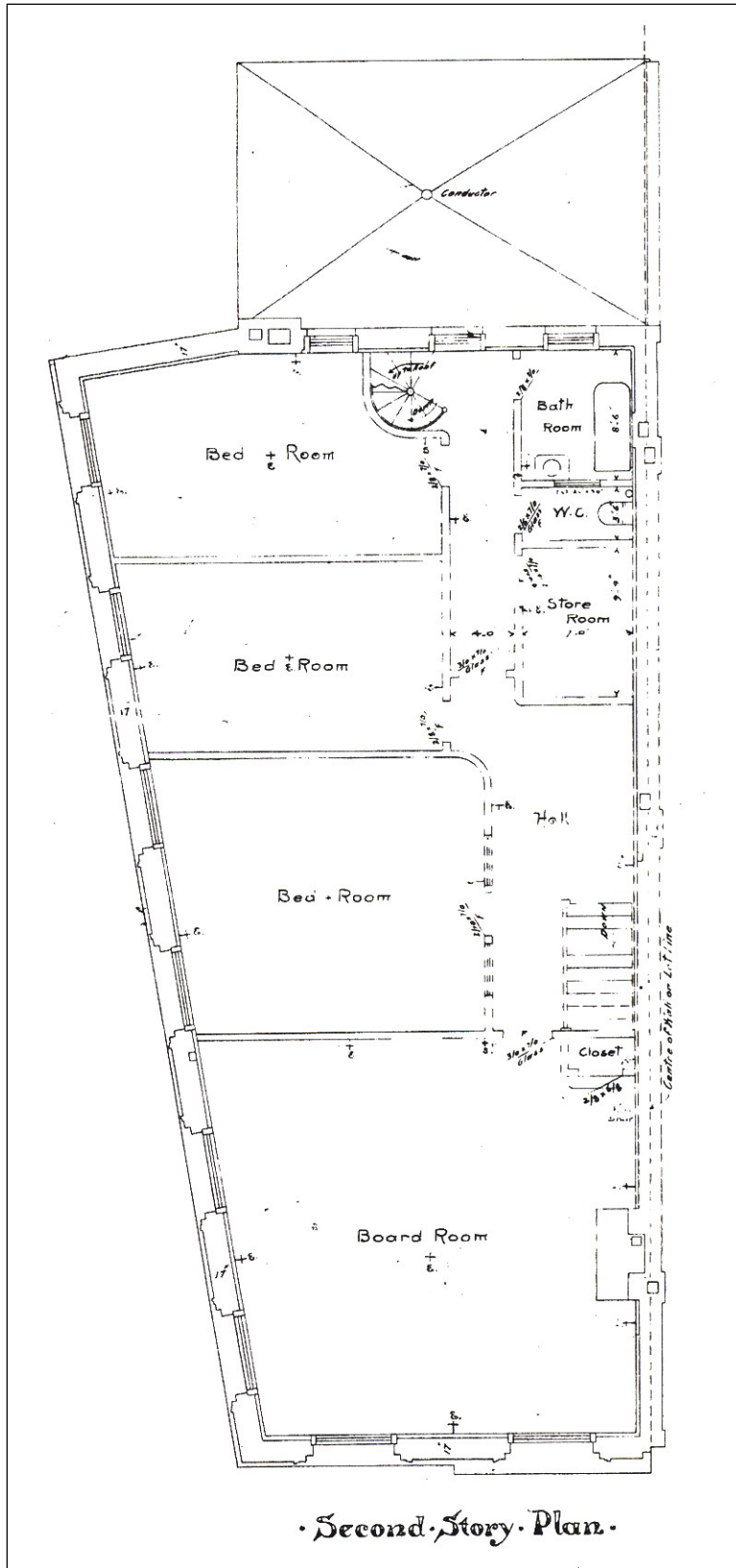


Plate 23 – Architect’s Plans, “Second Story [sic] Plan,” 1901. (Courtesy of the City of Winnipeg Archives, Plan #961/1901.)

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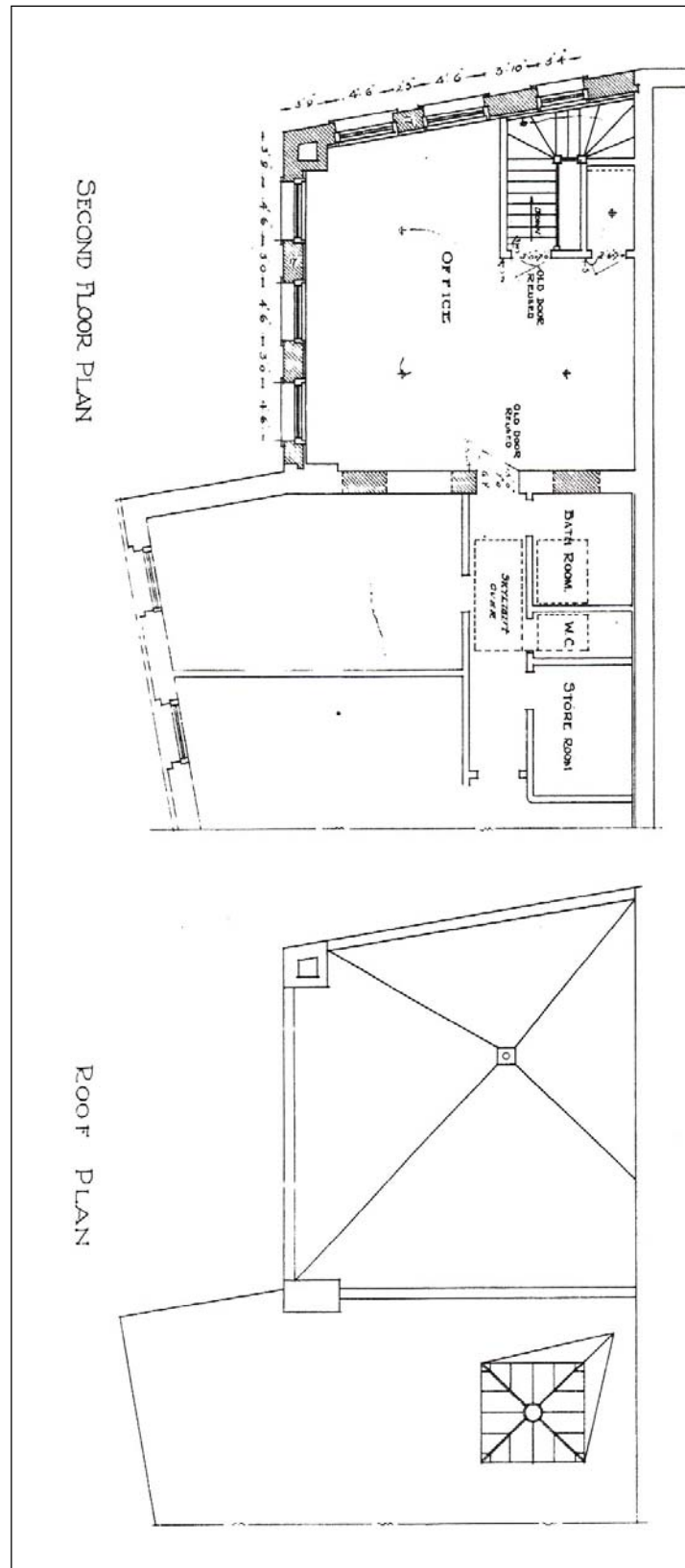


Plate 24 – Architect’s Plans, “Second Floor Plan” and “Roof Plan,” 1911. (Courtesy of the City of Winnipeg Archives, Plan #808/1911.)

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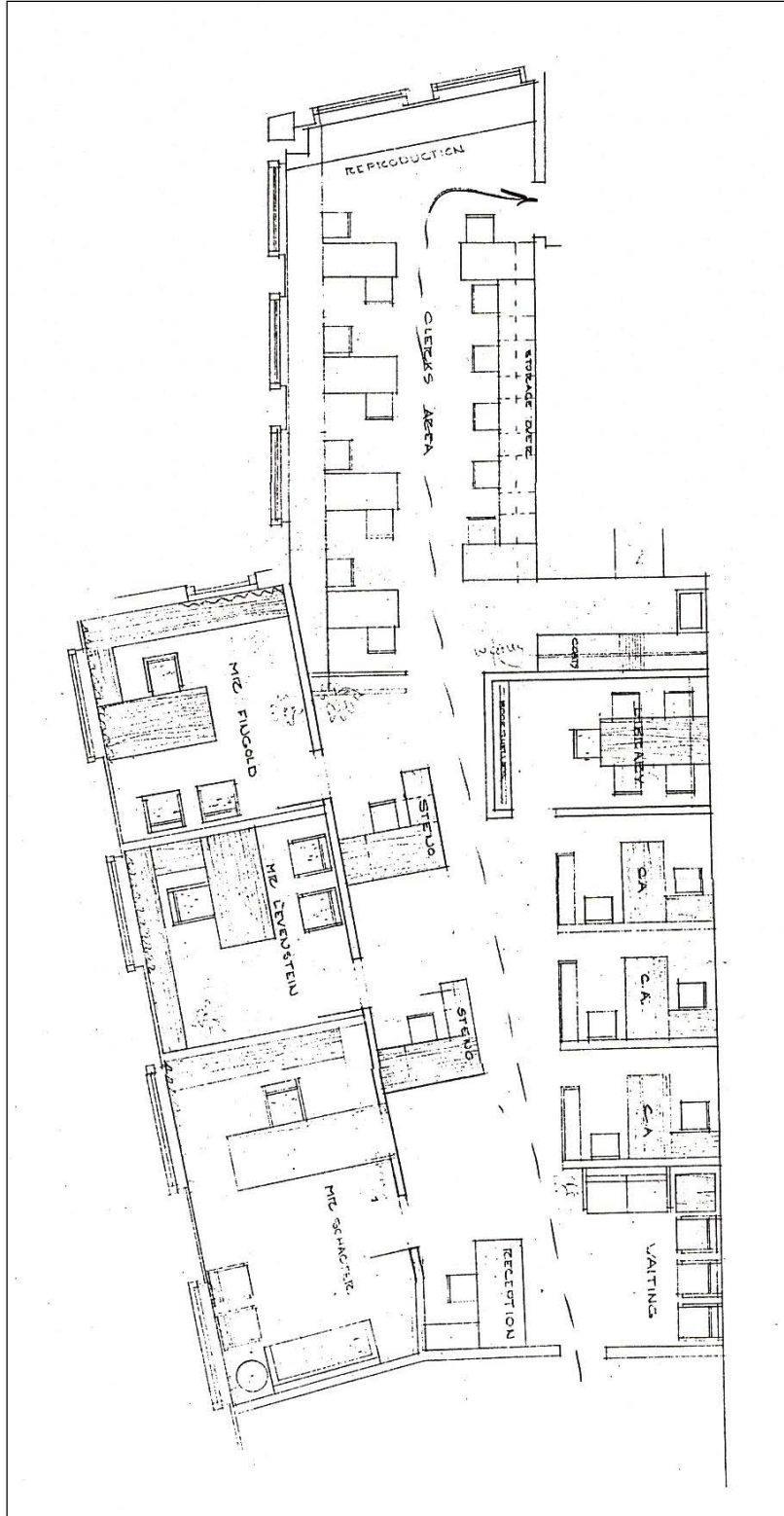


Plate 25 - Architect's Plans, "Proposed office design" for ground floor, 1960. (Courtesy of the City of Winnipeg Archives, Plan #1849/1960.)

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Plate 26 – Overhead walkway between the Lake of the Woods Building and Newmac Building.
(M. Peterson, 2003.)



Plate 27 – Ground floor. (M. Peterson, 2003.)

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Plate 28 – Second floor. (M. Peterson, 2003.)



Plate 29 – Second-floor woodwork. (M. Peterson, 2003.)

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Plate 30 – Second-floor fireplace. (M. Peterson, 2003.)

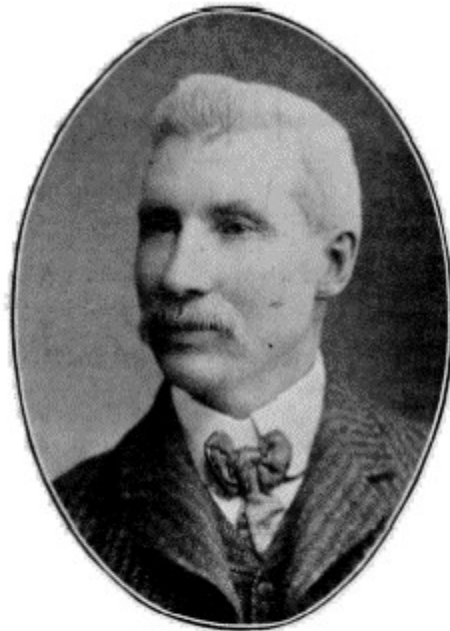


Plate 31 – Main staircase. (M. Peterson, 2003.)

212 McDERMOT AVENUE – LAKE OF THE WOODS BUILDING



Plate 32 – Deterioration of the sandstone at grade, east side of building. (M. Peterson, 2003.)



MR. E. CASS,
President Winnipeg Builders' Exchange.

Plate 33 – Edward Cass, ca.1904. (Reproduced from Canadian Architect and Builder, Vol. 17 (1904), Issue 5, p. 86.)

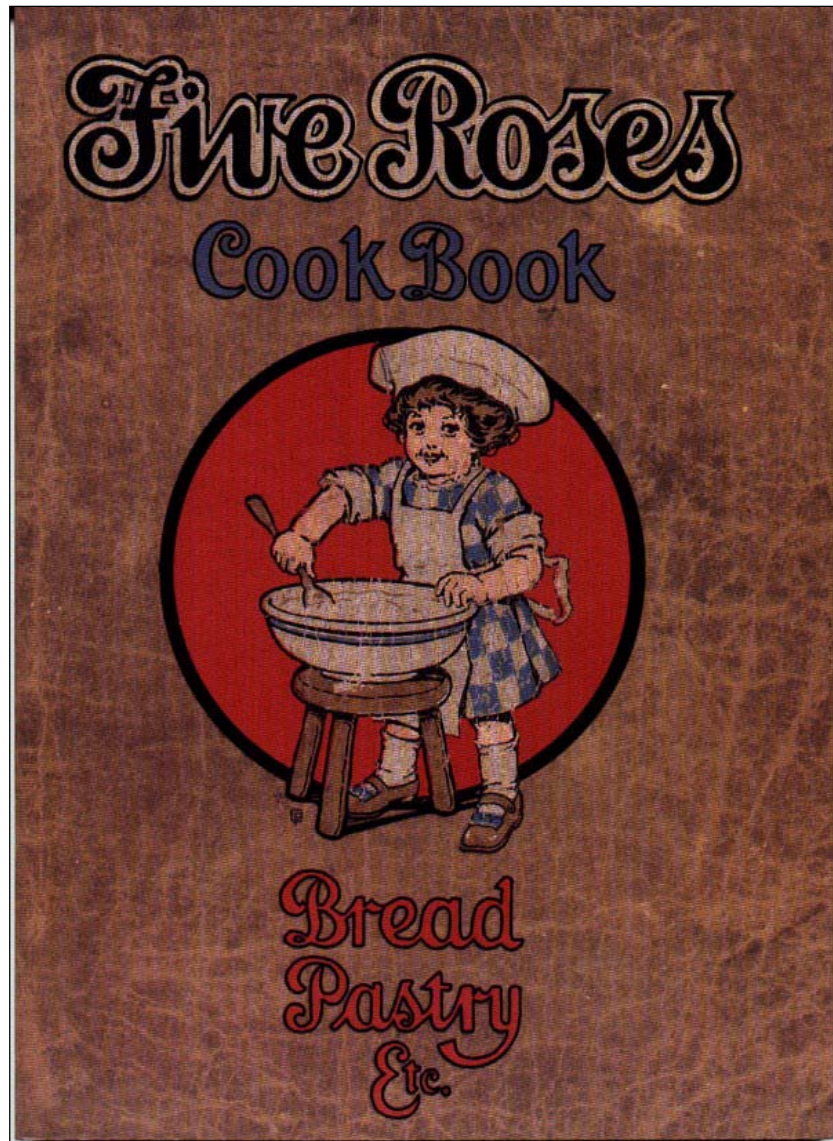


Plate 34 – Front cover the 1915 “Five Roses Cook Book,” published by the Lake of the Woods Milling Company. (Reproduced from www.charles-rupert.com © 2000 Charles Rupert Designs Limited.)