



**139 TUXEDO AVENUE
MANITOBA AGRICULTURAL
COLLEGE**

**ADMINISTRATION BUILDING/POWER
HOUSE/GATES**

City of Winnipeg
Historical Buildings & Resources Committee
Researcher: M. Peterson
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In 2018, the property of the old Agricultural College was subdivided to allow for the development of an apartment block on its southwest corner. This new block will be known as 139 Tuxedo Avenue and the property will include the Agricultural College's gates. Asper Jewish Community Campus will be known as 123 Doncaster Street.

This building embodies the following heritage values as described in the *Historical Resources By-law, 55/2014* (consolidated update July 13, 2016):

- (a) These structures officially opened in 1906 as the Manitoba Agricultural College, a crucial institution for the development and evolution of agriculture on the prairies;
- (b) It was used as the College until 1914, as the School for the Deaf until 1917, as the Fort Osborne Barracks into the 1950s and since 1997 as the Asper Jewish Community Campus;
- (c) All three structures are designed with classical detailing, the Administration Building, because of its highly public use, is the most complex with elements of the Italian Palazzo style, and all were designed by Manitoba's Provincial Architect, Samuel Hooper;
- (d) The Administration Building and Powerhouse are built of brick and stone, the gates of stone and wrought iron, all typical of the era;
- (e) The structures are conspicuous in their campus setting; and
- (f) The Administration Building and the Gates have suffered little alteration and the Powerhouse has seen some modification and additions.

139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE ADMINISTRATION BUILDING/POWER HOUSE/GATES

By 1900, Manitoba was in the midst of an unprecedented settlement and development boom based on a rapidly expanding agricultural economy. To further encourage productivity and diversification, government officials recognized the need to support agricultural research and education.

Beyond individual farmers sharing their experience, agricultural societies organized to increase the success of local members through sharing of information and crops (Plate 1). By the mid- to late-1800s, this was supplemented by government directed agricultural colleges and institutes, first in the United States and then, in 1880, in Ontario.¹ This was augmented by the establishment of five experimental farms across the country in 1887-1888 in Ottawa, ON; Nappan, NS; Brandon, MB (Plate 2); Indian Head, NWT; and Agassiz, BC. Among their key functions was the study and testing of crops and livestock housing, management and nutrition.²

In 1894, the Manitoba Department of Agriculture began a dairy school and in 1901 a provincial commission into agricultural education advised the provincial government to organize a college. In 1903-1904, the Manitoba Agricultural College was established to provide a broad range of courses in crop and livestock production, farm management and, eventually, home economics. Two undeveloped river lots (47 hectares) were selected for this purpose south of the Assiniboine River and west of Winnipeg in an area later incorporated as the Town of Tuxedo.

When the College officially opened in November 1906, it was the first of its type in the West and only the third such institution in Canada (Plate 3). Full-time and short-course enrolment from

¹ J.M. Taylor, "Professionalism, Intellectual Practice, and the Educational State Structure in Manitoba Agriculture, 1890-1925," in *Manitoba History*, No. 18 (Autumn 1989), online edition.

² "Agricultural Research Stations," in *Canadian Encyclopedia*, online edition (<http://www.thecanadianencyclopedia.ca/en/article/agricultural-research-stations/>), Historica Canada, no date. The first three Canadian experimental farms were all connected with the Selkirk Settlers: an 1821 dairy farm; an equipment demonstration farm in 1831; and a sheep production farm in 1838. All were "abandoned shortly after their establishment."

across the Prairies grew quickly – from 85 students in 1906 to over 200 by 1909³ – resulting in the need for additional teachers, departments and land for expansion (Plate 4). The site filled quickly with a range of buildings: a dormitory (Roblin Hall), Dairy & Science, Engineering & Mechanics and Horticulture (Plate 5).

In less than five years, the college had outgrown its Tuxedo facility and by the early 1910s relocated to a nearly 250-hectare site in Fort Garry, now the University of Manitoba (Plate 6).

After the departure of the Agricultural College, the Tuxedo site took on various roles, the site saw many of the original structures demolished and new buildings completed. Today, there are three structures⁴ that remain from the original development: the Administration Building – the headquarters of the site (Plate 7); the Power House – supplying steam heat to the campus (Plate 8); and the gates – the formal street entrance to the site (Plate 9).

STYLE

The three structures all feature Classic Revival detailing, the Administration Building, given its importance, was the most ornamentally complex. It is an excellent example of the Italian Palazzo style, an expression of the Classical Revival movement of the early 20th century that sought to simplify the heavily ornamented picturesque designs of the late 19th century. In Winnipeg, examples of the style range from small homes and commercial structures to large public buildings such as the Legislative Building. It became a popular style for government buildings throughout the province.

³ J.H. Ellis, *The Ministry of Agriculture in Manitoba* (Winnipeg, MB: Economics and Publications Branch, Manitoba Department of Agriculture, 1971), p. 197.

⁴ D. Butterfield, “Fort Osborne Barracks, Formerly Manitoba Agricultural College,” report for the Manitoba Department of Culture, Heritage and Recreation, Historic Resources Branch, 1988. The other pre-World War I structure, the Dairy Science Building, was built in 1910-1911 after the original structure was destroyed by fire in 1909.

The Power House, because of its industrial use, was much more subdued ornamentally, classic detailing, however, was found on the original 1906 structure. The gates are also classically detailed.

CONSTRUCTION

The 3½-storey Administration Building was built in 1905 and 1906 at a cost of \$102,000, the solid brick superstructure resting on a heavy, raised stone foundation.

The west portion of the Power House was also built in 1905-1906, a one-storey solid brick structure resting on a stone foundation with gable roof. The brick and stone addition on the northeast corner (boiler room and laundry) was also one-storey in height, had a low-pitched gable roof and was completed in 1921. The buildings' large smokestacks were visible from a great distance and have been removed (Plate 10).

The stone and wrought iron gates located at the south end of the site were originally placed on both sides of Tuxedo Avenue (originally Piper Boulevard – Plate 11); only those on the north side of Tuxedo Avenue remain. The taller pillars measure approximately 0.72 metres square and were constructed of “bush-hammered” limestone blocks set in cement mortar. A pair of stone pillars without iron fencing is located at the northwest corner of Tuxedo Avenue and Doncaster Street (Plate 12) and another set with an iron gate is found at the northeast corner of Tuxedo Avenue and Edgeland Boulevard (Plate 13).

DESIGN

The Administration Building is symmetrically designed, the front (south) façade facing the open field. Rusticated stone clads the raised basement topped by a band of smooth-cut stone and then the smooth-cut stone continuous sill of the ground floor windows (Plate 14). The light coloured brick of the ground floor is laid with deep grooves. A wide stone cornice separates the second and third floors and a stone belt course acts as continuous sills for the third storey windows which are topped

by complete entablature with metal cornice. Window openings throughout the façade are rectilinear.

The most ornate feature is the centrally placed double-tiered stone portico (Plate 15). It includes Ionic order column on the lower tier supporting a curved b supporting a curved pediment with carved stone detailing (vines and Province of Manitoba shield – Plate 16) and more dominant Doric order columns under a classically-detailed metal pediment. A stone balustrade is found on the second-floor balcony, while the pediment is adorned with a circular opening, running moulds and scrollwork. The low-pitched roof is highlighted by a cupola (Plate 17).

The rear (north) façade is designed similarly to the front, although because of major additions, the raised basement and main floor are now interior elements. The upper floors remain uncovered (Plates 18 and 19).

Visible portions of the east and west sides show similar design features and materials to the main façades (Plates 20 and 21).

The Power House is located immediately to the east of the Administration Building, its front (west) façade features a central, projecting gable area with fluted Doric pilasters, a plain entablature and carved stone door head with the year “1905” (Plates 22-24). The roof includes gable dormers and floriated stone scrolls at the four corners. Windows throughout the building are large and set in rectilinear openings. The 1921 addition is also plainly designed with windows in arched openings, a low-pitched gable roof with overhanging eaves and oversized wooden brackets (Plates 25-27).

The main ornamental stone and wrought iron gates are comprised of taller pillars with triangular elements and egg-and-dart moulding and smooth-cut stone spheres. These elements also feature smaller, attached pillars (Plate 28). To the outside of these two large pillars are smaller, less ornate pillars with low-pitched pyramidal caps attached to the larger pillars by wrought iron fencing (Plate 29). Smaller paired pillars are located at the east and west ends of the property.

Changes to all three structures have occurred over time. The Administration Building (Plate 30) has seen large additions which have covered large sections of its exterior. The Power House (Plate 31) has had its smoke stacks removed and other upgrades and the main gates (Plate 32) have had the centre iron elements removed.

INTERIOR

Alterations to the interior of the Administration Building and the Power House (Plates 33 and 34) have been extensive as their uses on the site have changed.

Today, the 1906 section of the Power House is used for meeting space and as the main entrance for the campus (Plate 35), the 1921 addition now operates as the Berney Theatre (Plate 36) and the Administration is now used as a library (basement – Plate 37) and classrooms (Plate 38). A coved ceiling on the main floor is one of the only original elements remaining (Plate 39).

INTEGRITY

The Administration Building stands on its original site and appears to be in good structural condition. In spite of its varied uses since its construction, alterations to the exterior have been minimal, much of the original design and materials remain intact.

The Power House stands on its original site and appears to be in good structural condition. Additions and alterations have been completed on the exterior, although the original design and much of the original material remains.

The main gates stand on their original site and appear to be in good structural condition, although the stone is showing signs of aging and weathering. They have not been altered, although some of the iron gating has been removed.

STREETSCAPE

The complex initially had five structures – a main building with classrooms, offices, assembly room and dormitory; a dairy building; stock judging amphitheatre and stables; power house and residence for Principal W.J. Black (Plate 3). Construction began in 1905, followed in 1906-1911 by work on a horticulture building, an engineering and mechanical facility, a new dormitory known as Roblin Hall and reconstruction of the Dairy Science Building after a 1909 fire.

These facilities were placed in a formal Edwardian setting on the northerly six hectares of fenced College property overlooking the river. Turning north off Piper Boulevard (later Tuxedo Avenue), visitors entered the southern end of the campus through stone gate posts and travelled along a lozenge-shaped gravel driveway to the Administration Building at the opposite end. The driveway enclosed spacious open grounds and was flanked by ancillary buildings. To the south of Piper, a second set of gates marked access to the stock judging pavilion, barns and farmer's cottage (demolished in the mid-1920s).

Today, while most of the college buildings have been removed and newer development completed, the large open space beyond the main gates still gives visitors a sense of the original layout of the site (Plate 40).

ARCHITECT/CONTRACTORS

Samuel Hooper, the province's newly appointed architect, designed the three structures. A British born and trained architect and mason, Hooper moved to Winnipeg in 1881 and set up a successful statues and monuments company, Hooper Marble and Granite Company. Over the next 30 years, Hooper was responsible for many of the province's finest buildings. He has been given 20 points by the Historical Buildings and Resources Committee.

PERSON/INSTITUTION

Unable to secure sufficient property in Tuxedo, the Province opted in 1910 to acquire 243 hectares for a second campus in St. Vital (later known as Fort Garry) and the move was completed in 1913. A decade later, legislation was passed to merge the College with the University of Manitoba, followed in the 1930s to 1960s by relocation of various university faculties and affiliated colleges from central Winnipeg to the Fort Garry campus.

The Agricultural College was succeeded at the Tuxedo site in 1914 by the Manitoba School for the Deaf. However, its tenure was unexpectedly short-lived. By 1917, the facilities had been acquired by the Dominion government for use as a convalescent and rehabilitation centre for World War I veterans. This military hospital was later re-established across the river at Deer Lodge, enabling the campus to be converted to the army's main Winnipeg area base, first called Tuxedo Cavalry Barracks and then Fort Osborne Barracks (Plates 41 and 42).

The army had outgrown Fort Osborne by the 1950s. Development of a new base (Kapyong Barracks) began on property to the south of the original complex. Several provincial government services moved to Fort Osborne as buildings were vacated by the military. The Province regained full occupancy of the site in 1968. Roblin Hall, the College's engineering and mechanical building and most military structures subsequently were demolished. Ten buildings were retained, five each from the College and military eras. The demolitions enabled restoration of the campus layout by re-opening the central grounds.

In 1988-1989, the Province sought proposals from the private sector for alternative long-term uses of the property. In 1997, the complex reopened as the Asper Jewish Community Campus, a \$28-million redevelopment that brought together many Jewish groups and organizations including: Gray Academy of Jewish Education, accommodating over 600 students from Kindergarten to Grade 12, the Rose and Max Rady Jewish Community Centre featuring a double gymnasium, aquatic centre, cardiovascular area, 3-lane running track, aerobics and wellness centres and more,

Jewish Child and Family Services, the Jewish Federation of Winnipeg/Combined Jewish Appeal, Winnipeg Jewish Theatre and the Jewish Heritage Centre of Western Canada (Plate 43).⁵

EVENT

There is no known important historical event connected with this building.

CONTEXT

These buildings are an important reminder of the provincial government's early move to improve agricultural training and education in Manitoba and Winnipeg's central role in the delivery of this program. Its abandonment for a larger site underlines the popularity of this program in the pre-World War I era. Its subsequent reuse as a military base and then back to an educational facility are also contextually important in the City's development.

LANDMARK

Set on a large open site and historically used for public purposes, these buildings are well-known in the City. It was designated a Manitoba Provincial Heritage Site (No. 89) on June 22, 1995.

⁵ Campus information from <http://www.asperfoundation.com/site/canada/community/aspercampus.html>.



APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 139 Tuxedo Avenue

Building Name: Manitoba Agricultural College
(Asper Jewish Community Campus of Winnipeg)

Original Use: education

Current Use: education

Roll No. (Old): 12097515000 (---)

RSN: 144131

Municipality: 12

Ward: 1

Property or Occupancy Code: ---

Legal Description: Parts of 1/2 and 3/4 St. Charles and parts of 63 St. Boniface

Location: Between Wellington Crescent and Tuxedo Avenue and Doncaster Street and Edgeland Boulevard

Date of Construction: 1905-1906

Storeys: ---

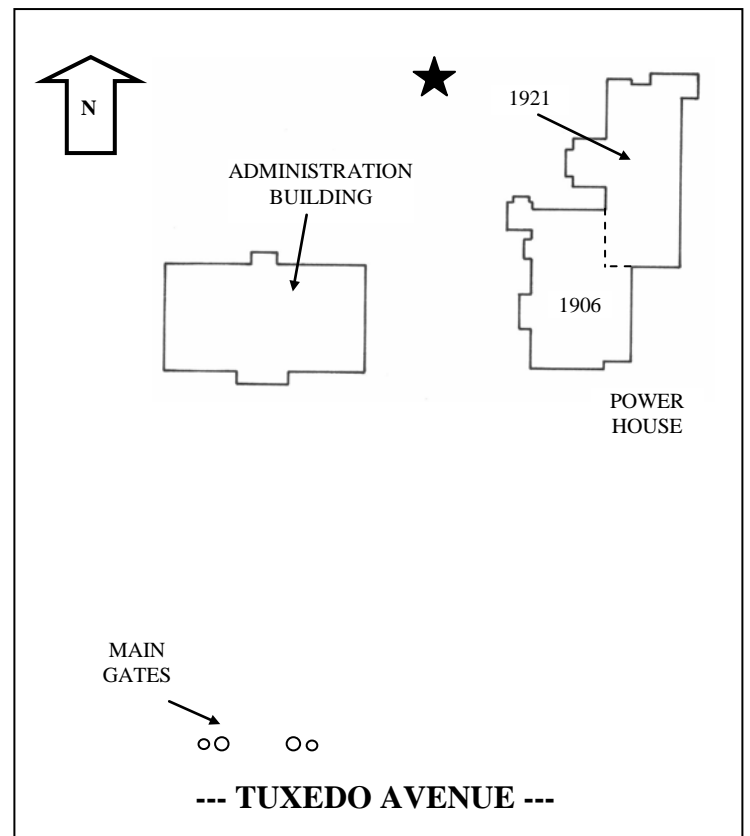
Heritage Status: NOMINATED LIST

Construction Type: brick and stone foundation

Building Permits (Plans available: [CS] City Storage; [M] Microfilm):

Information:

- ★ - this plan does not include new buildings located to the north of the Administration Building and Power House



ARCHITECT – SAMUEL HOOPER

CONTRACTOR - VARIOUS

APPENDIX II

Samuel Hooper

One of Manitoba's most prolific and well-known architects, Samuel Hooper, was born in Hatherleigh, County Devon, England, in 1851. After attending school, he became an apprentice architect for his uncle. In 1869 the Hooper family immigrated to Canada, settling in London, Ontario. After nine years, the entire family returned to their native England but the 27-year old Samuel came back to Canada the next year, choosing Emerson, Manitoba, as his new home. The lure of opportunities in the big city prompted his move in 1881 to Winnipeg.

Together with Winnipegger David Ede he set up the Hooper Marble and Granite Company that created many statues and monuments. Hooper remained as president of the company for many years (Ede left in 1883), while his son, John S. Hooper, managed the business. Works designed and carved by the firm included the decorative Tyndall stone ornaments on the Merchants' Bank (1903), since demolished; a bust of Queen Victoria for the 1898 Jubilee Fountain in Assiniboine Park; and a commemorative monument of the Hon. John Norquay in St. John's Cemetery. Probably the most famous work was a monument to the fallen soldiers of the 1885 Riel Rebellion. This piece was originally placed in front of City Hall but later moved.¹

In 1893, Hooper became an architect in the public works department of the provincial government. Together with this employment and the presidency of the granite company, he began a private architectural practice in ca.1905 with Albert Lee Houkes (Hooper and Houkes). Shortly after, this partnership was dissolved and Samuel created his most successful partnership – that of Hooper and Walker (Charles H.). Hooper's final partnership was with his son, Samuel Lawrence Hooper (Hooper and Hooper). S.L. Hooper was born in Winnipeg in 1888. After his father's death, Samuel L. became president of the granite company and formed the architectural firm of Hooper and Davis (William T.).² He died during the influenza epidemic in January 1919.³

¹ Manitoba Free Press, October 20, 1911; and Winnipeg Tribune, June 10, 1967.

² Henderson's Directory.

³ Manitoba Free Press, January 9, 1919, pp. 5 and 12.

In 1904 the provincial government created the office of provincial architect to oversee design of numerous public buildings being planned in the province. Samuel Hooper was appointed to this position and held it until his death of bronchitis and asthma in England in 1911.

A list of work completed by Hooper and his various partnerships includes:⁴

Samuel Hooper-

St. Mary's Roman Catholic Cathedral, new front façade, 353 St. Mary Avenue (1896)
Grain Exchange Building II, 156 Princess Street (1898) – Grade II
Isbister School, 310 Vaughan Street (1898) – Grade II
Provincial Deaf and Dumb Institute, Portage Avenue (1900) – demolished
Western Building (Schmidt Foundry), 90 Albert Street (1901) – Grade III
Provincial Gaol, 444 York Avenue (1901)
M. McMannus House, Edmonton Street (1902)
Icelandic Lutheran Church, Sargent Avenue (1902)
Thomas Scott Memorial Orange Hall, 216 Princess Street (1902)
St. Mary's Academy, 550 Wellington Crescent (1902)
Holman Meat Company Abattoir, Logan Avenue (1903) – demolished
St. Mary's Roman Catholic School, St. Mary Avenue (1903) – demolished
Carnegie Library, 380 William Avenue (1903-1905) – Grade II
Knox Presbyterian Church, Selkirk, MB (1904)
Avoca Apartments, 329 Sargent Avenue (1905) – demolished

Hooper and Walker-

Winnipeg General Hospital, Bannatyne Avenue, veranda addition (1905)
R.C. McDonald House, 26 Amherst (now Avonherst) Street (1905)⁵
Marshall-Wells Warehouse, 136 Market Avenue (1905-1906) – Grade III
Icelandic Good Templars Lodge, 635 McGee Street (1906)
St. Joseph's Orphanage, Portage Avenue (1906) – demolished
Sherwin-Williams Warehouse, Catharine Avenue (1906)

⁴ Building list compiled from the following sources. Photo Archives at Manitoba Archives; Manitoba Free Press, November 14, 1903; Winnipeg Telegram September 12, 1906, p. 55; Manitoba Free Press, September 12, 1906; Construction, III (December 1909), p. 68; F.H. Schofield, The Story of Manitoba, (Winnipeg, MB: S. J. Clarke Publishing Company, 1913), pp. 601-2; D. Spector, Apartment House Architecture in Winnipeg to 1915 (Winnipeg: 1980), p. 52; and HBC and author's files.

⁵ R.R. Rostecki, Crescentwood. A History (Winnipeg, MB: Crescentwood Home Owners Association, 1993), p. 113. Considered to be the first house built in the new subdivision of Crescentwood.

Hooper and Walker (continued)-

Central Police Station, Rupert Avenue (1906) – demolished
St. Jude's Church, Wellington Avenue (1906) – demolished
Adelaide Block, 107 Osborne Street (1906)
Black Warehouse addition, 80 Lombard Avenue (1907)
George Maxwell House, McMillan Avenue (1908)
Carnegie Library addition, 380 William Avenue (1908) – Grade II
Hon. Robert Rogers House, 197 Roslyn Road (1908) – demolished

Provincial Architect's Department-

Provincial Land Titles Building, 433 Broadway (1903-1904)
Neepawa Land Titles Office, 329 Hamilton Street, Neepawa, MB (1905)
Manitoba Agricultural College (1905-1907), 139 Tuxedo Avenue
Provincial Normal School, 442 William Avenue (1906) – Grade II
Provincial Telephone Building (Freed Building), 474 Hargrave Street (1907-1909)
Brandon Court House, 1104 Princess Avenue, Brandon, MB (1908-1911)
Minnedosa Court House, Minnedosa, MB (1909)
St. John's Telephone Exchange, 405 Burrows Avenue (1910)
Provincial Law Courts Building (with V.W. Horwood), 411 Broadway (1911-1916)
University of Manitoba, Administration Building (1911-1913)
University of Manitoba, Taché Hall Men's Residence (1911-1913)

Hooper and Hooper-

McClary Building, 185 Bannatyne Avenue, addition (1909) – Grade III
St. Vital Municipal Hall, St. Mary's Road (1911) – demolished
Assiniboia Municipal Hall, 3180 Portage Avenue (1911)
Cycl Court Apartments, 195 Furby Street (1911)
Stores, 837-847½ Main Street (1911)
Winnipeg Garage Company Garage, 253 Edmonton Street (1912)
Panama Court Apartments, 785 Dorchester Avenue (1912)
Pasadena Apartments, 220 Hugo Street North (1912) – Grade III
Canada Paint Company Warehouse, Sutherland Avenue, southwest corner May Street
(1912)
Carman Apartments, 423 Burrows Avenue (1913)

Hooper and Davis-

Midtown Building, 267 Edmonton Street (1912)
Garrick Hotel addition, 287 Garry Street (1913)
H. Hirsch House, Manitoba Avenue (1913)
Rivera Court, 161 Cathedral Avenue (1914)
Maple Leaf Apartments, 915 Corydon Avenue (1914)
St. George's Hall Building, 1575 Alexander Avenue (1914)
Stores, 161-169 Lilac Street (1914)
Public Press Building addition, 275 Sherbrook Street (1914)
Empress Hotel, Winnipeg Beach

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Plate 1 – The St. Vital Agricultural Society, formed in 1909 and still active today, proudly displaying its member's produce at the Winnipeg Amphitheatre, 1915. (Archives of Manitoba, Foote Collection No. 516.)

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Plate 2 – Brandon Experimental Farm, ca.1905. (Archives of Manitoba, “Brandon Collection-
Experimental Farm- 6, N3869.”)

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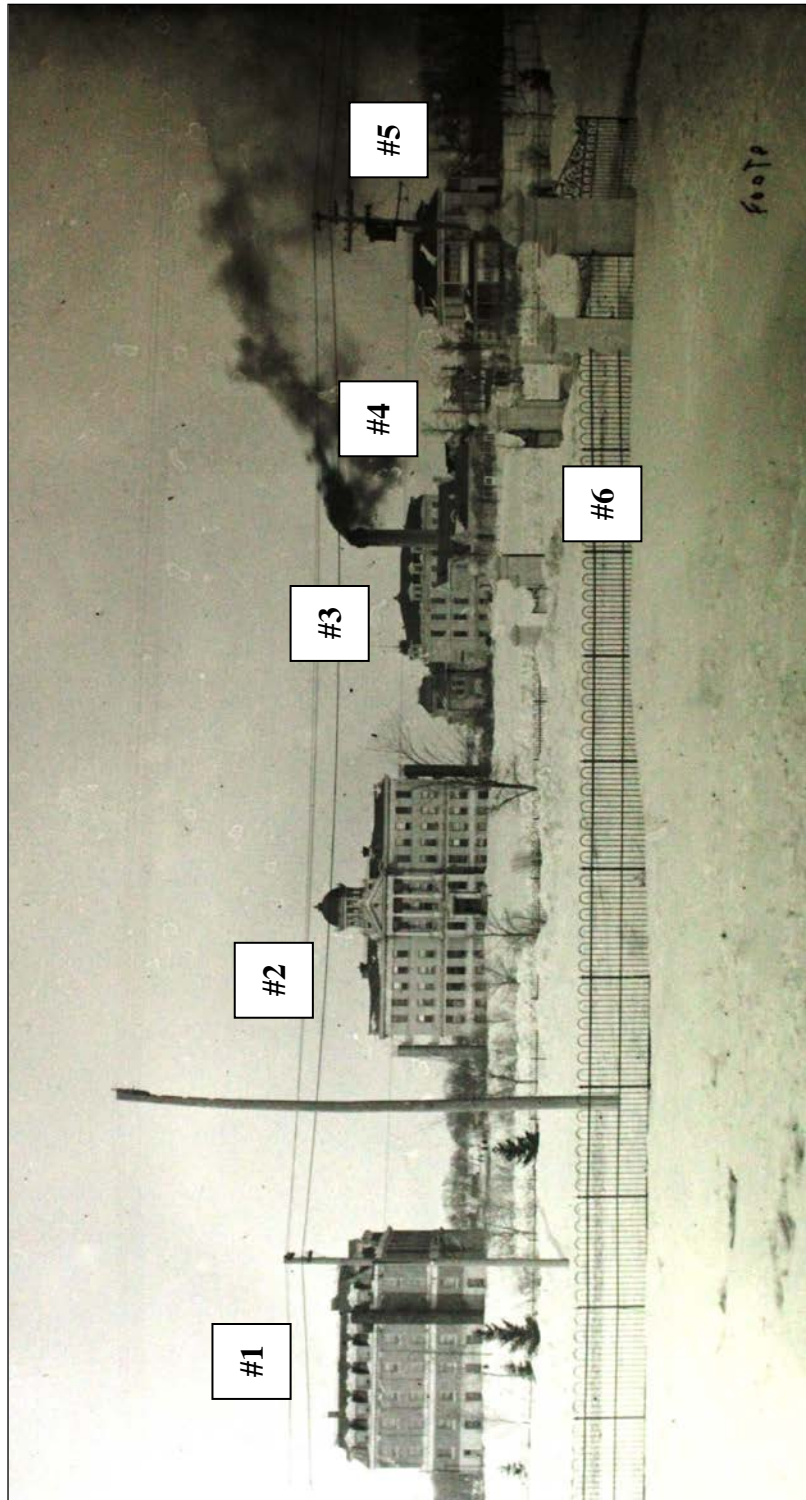


Plate 3 – Manitoba Agricultural College, Tuxedo site, ca.1912, looking from south of Piper (Tuxedo) Avenue. Buildings pictured are: #1 – Roblin Hall; #2 – Administration Building; #3 – Dairy Science Building; #4 – Power House; #5 – Principal’s Residence; #6 - Gates. (Archives of Manitoba, Foote Collection #1328, N2251.)

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Plate 4 – Manitoba Agricultural College students, ca.1912. (Archives of Manitoba, Foote Collection #22, N1622.)

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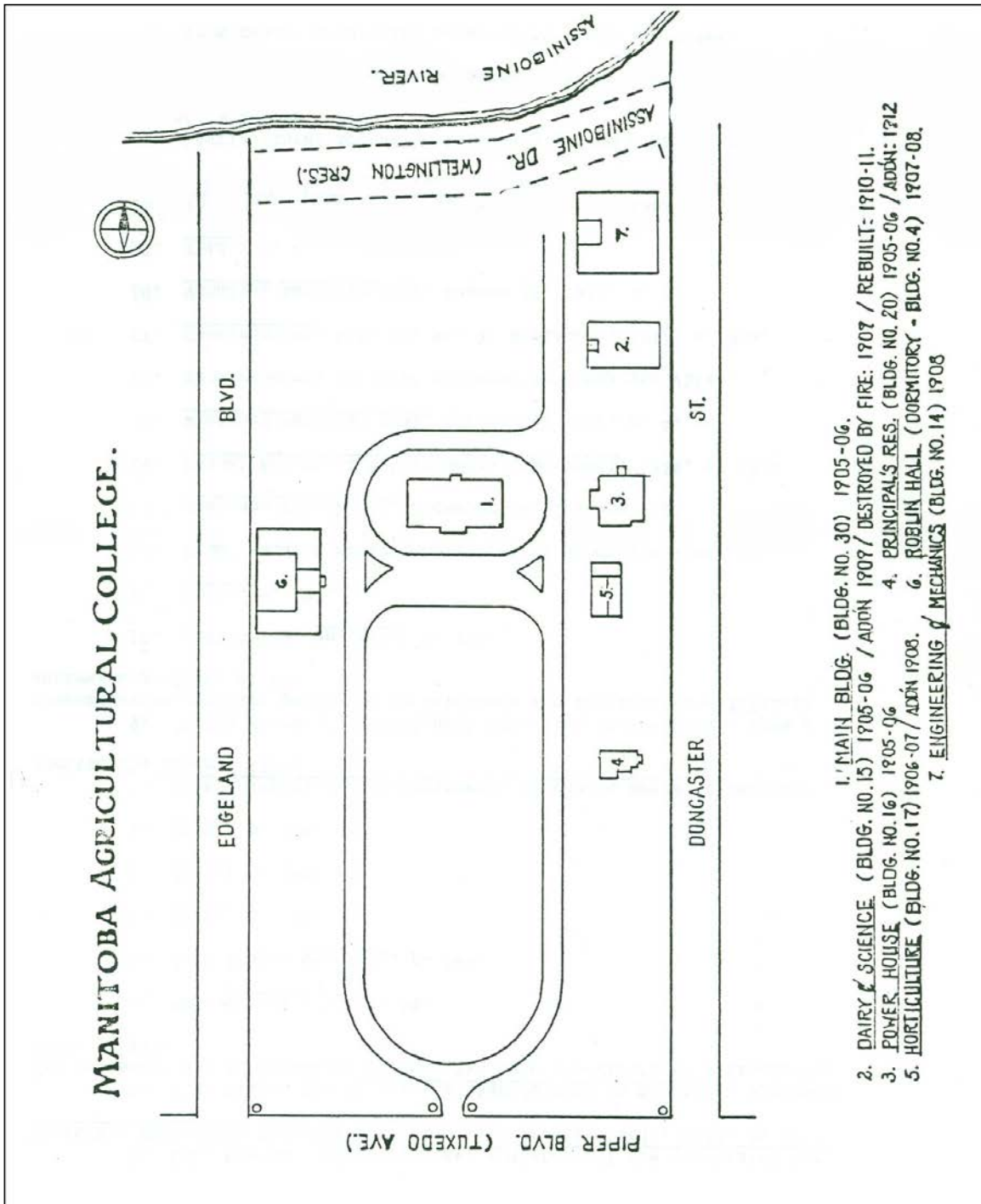


Plate 5 – Map of the Manitoba Agricultural College, Tuxedo site, no date. (Reproduced from D. Butterfield, “Fort Osborne Barracks, Formerly Manitoba Agricultural College,” report for the Manitoba Department of Culture, Heritage and Recreation, Historic Resources Branch, 1988, Plate 1.)

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Plate 6 – A view of the Manitoba Agricultural College, Fort Garry campus, ca.1919.
(Photography by C.I. Meyers, Gordon Goldsborough Collection, 2014-0294.)



Plate 7 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, 2018.
(M. Peterson, 2018.)

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Plate 8 – Power House, Manitoba Agricultural College, 139 Tuxedo Avenue, 2018. Pictured are the original building, 1906 (#1), 1997 entrance (#2) and 1921 addition (#3). (M. Peterson, 2018.)



Plate 9 – Main Gates, Manitoba Agricultural College, 139 Tuxedo Avenue, 2016. (M. Peterson, 2016.)

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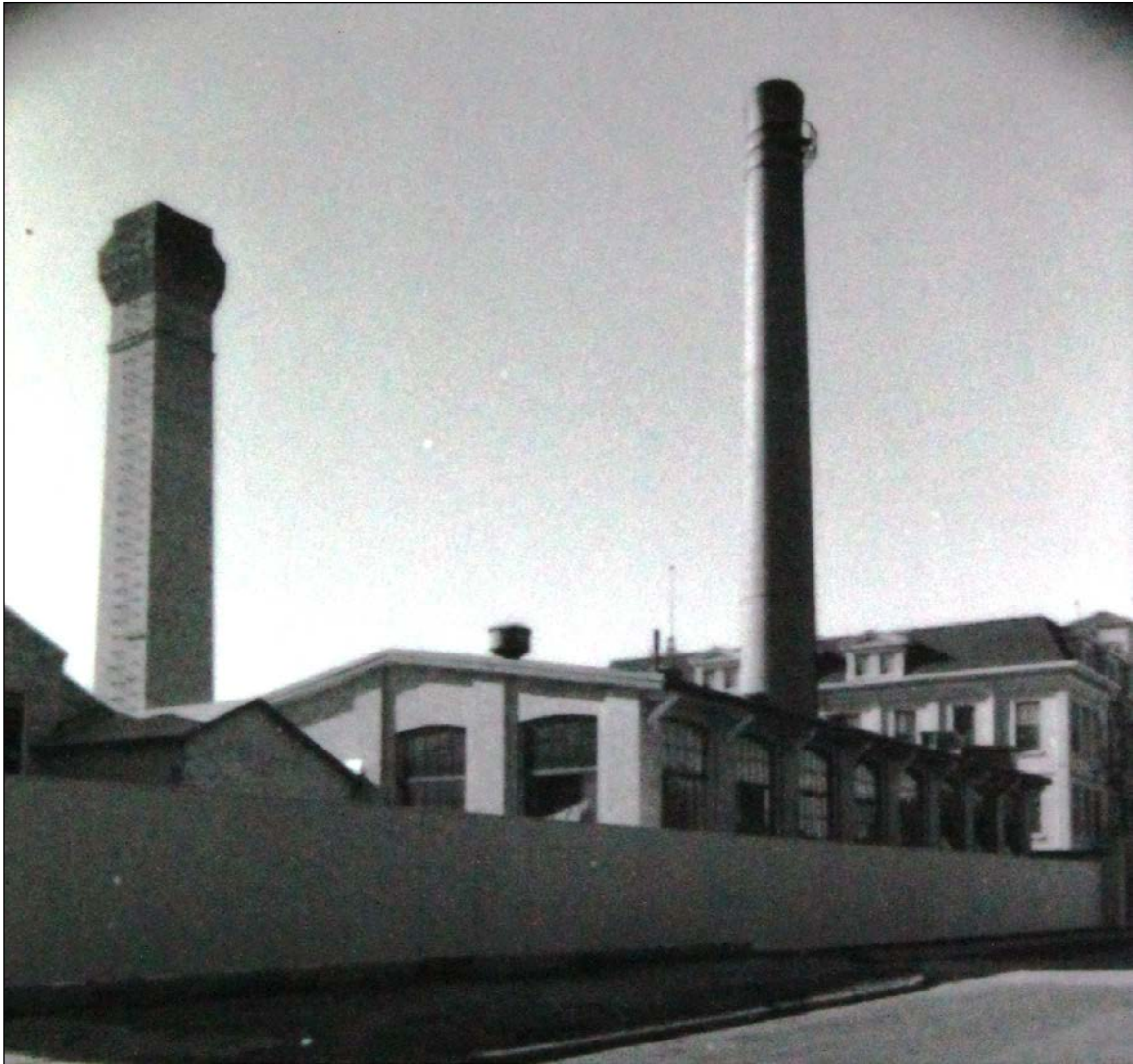


Plate 10 – Power House, Manitoba Agricultural College, 139 Tuxedo Avenue, ca.1970.
(Archives of Manitoba, Architectural Survey.)

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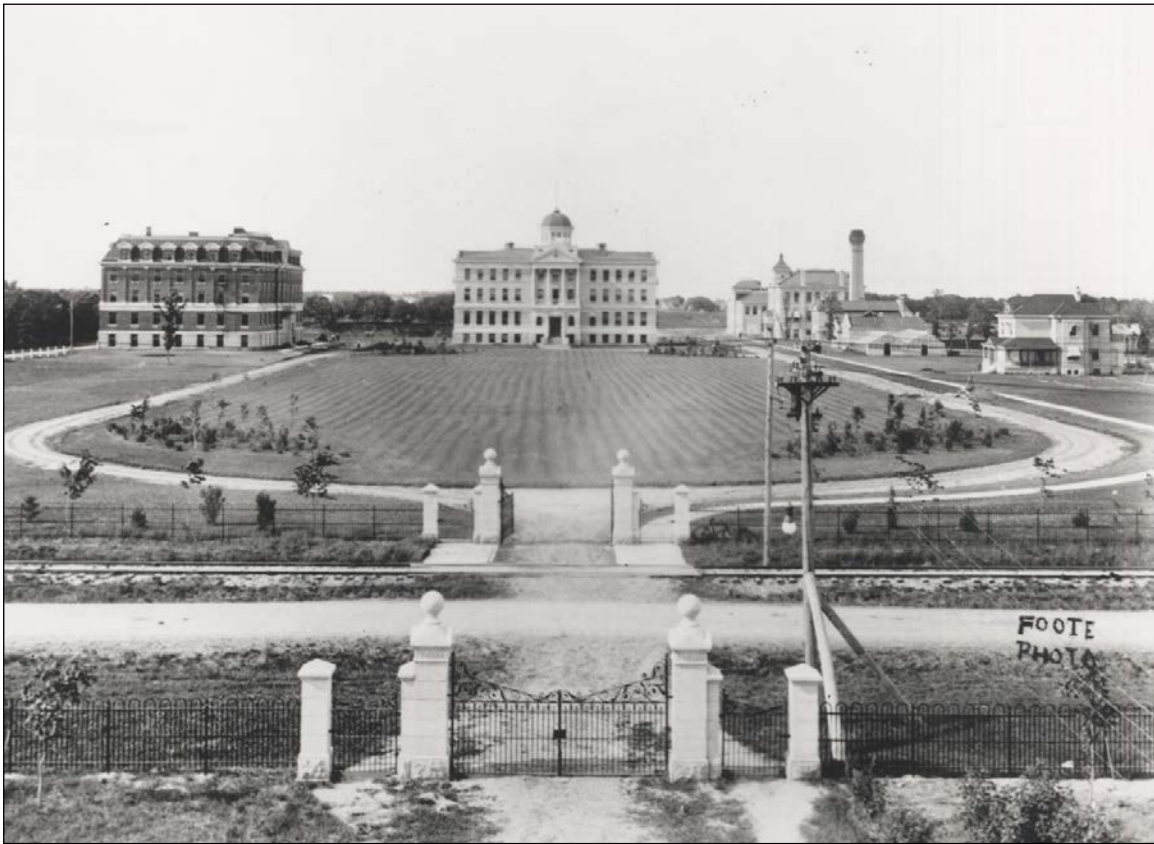


Plate 11 – Manitoba Agricultural College, 139 Tuxedo Avenue, 1911. This picture is taken from the Stock Judging Pavilion, south of Piper Avenue (now Tuxedo Avenue) and shows the two sets of formal gates. ([Archives of Manitoba, Foote Collection #1327, N2250.](#))

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Plate 12 – Manitoba Agricultural College, pillars at the corner of Tuxedo Avenue and Doncaster Street, 2016. (M. Peterson, 2016.)

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Plate 13 – Manitoba Agricultural College, pillars at the corner of Tuxedo Avenue and Edgeland Boulevard Street, 2018. (M. Peterson, 2018.)

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Plate 14 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, front (south) façade, 2018. (M. Peterson, 2018.)

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Plate 15 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, detail of front (south) entrance, 2016. (M. Peterson, 2016.)

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Plate 16 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, detail of front (south) entrance, 2018. (M. Peterson, 2018.)



Plate 17 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, detail of roof of front (south) façade, 2016. (M. Peterson, 2016.)

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Plate 18 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, north façade (now interior), 2018. (M. Peterson, 2018.)

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Plate 19 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, upper storeys of north façade, 2018. (M. Peterson, 2018.)

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Plate 20 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, west façade, 2016. (M. Peterson, 2016.)

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Plate 21 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, east façade, 2018. (M. Peterson, 2018.)

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Plate 22 – Power House, Manitoba Agricultural College, 139 Tuxedo Avenue, front (west) and south façades, 1995. (M. Peterson, 1995.)



Plate 23 – Power House (1906 section), Manitoba Agricultural College, 139 Tuxedo Avenue, rear (east) and south façades, 2016. (M. Peterson, 2016.)

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Plate 24 – Power House (1906 section), Manitoba Agricultural College, 139 Tuxedo Avenue, west façade, 2018. (M. Peterson, 2018.)



Plate 25 – Power House (1921 section), Manitoba Agricultural College, 139 Tuxedo Avenue, south and east façades, 2016. (M. Peterson, 2016.)

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Plate 26 – Power House (1921 section), Manitoba Agricultural College, 139 Tuxedo Avenue, north and east façades, 2018. (M. Peterson, 2018.)



Plate 27 – Power House (1921 section), Manitoba Agricultural College, 139 Tuxedo Avenue, west façade (arrow), 1995. (M. Peterson, 1995.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
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Plate 28 – Gates, Manitoba Agricultural College, 139 Tuxedo Avenue, 2016. (M. Peterson, 2016.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
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Plate 29 – Gates, Manitoba Agricultural College, 139 Tuxedo Avenue, 2016. (M. Peterson, 2016.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
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Plate 30 – Administration Building, Manitoba Agricultural College, 139 Tuxedo Avenue, 1906.
(Archives of Manitoba, Manitoba Agricultural College-Tuxedo Site 1, N889.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
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Plate 31 – Power House, Manitoba Agricultural College, 139 Tuxedo Avenue, 1906. (Archives of Manitoba, Manitoba Agricultural College-Tuxedo Site 12, N8687.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
ADMINISTRATION BUILDING/POWER HOUSE/GATES**

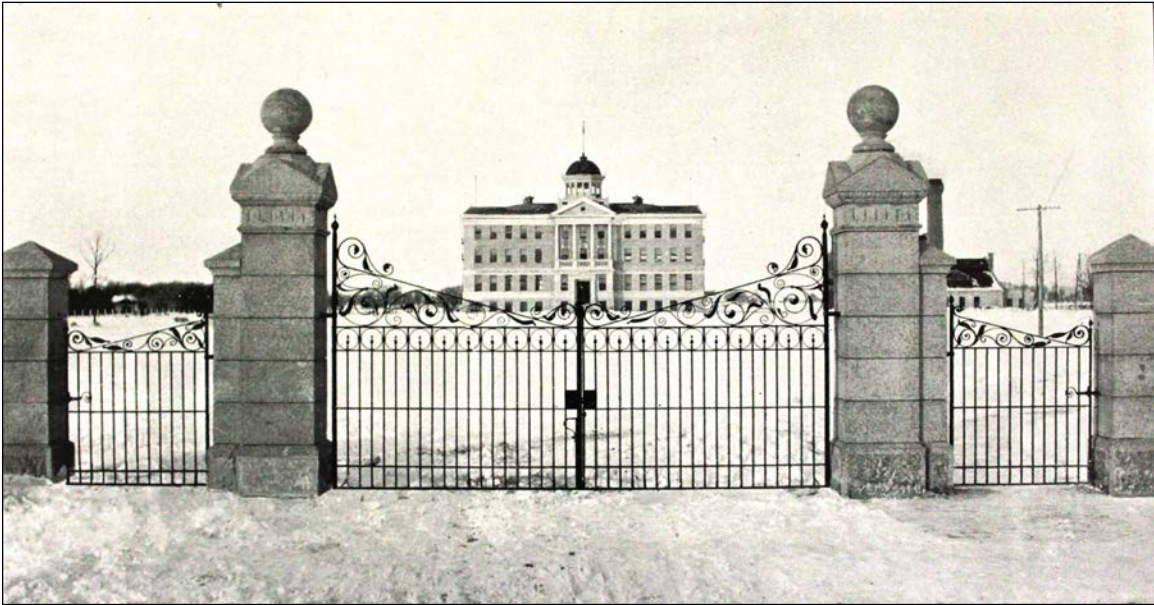


Plate 32 – Entrance Gates, Manitoba Agricultural College, 139 Tuxedo Avenue, 1906.
([Archives of Manitoba, Manitoba Agricultural College-Tuxedo Site 1.](#))

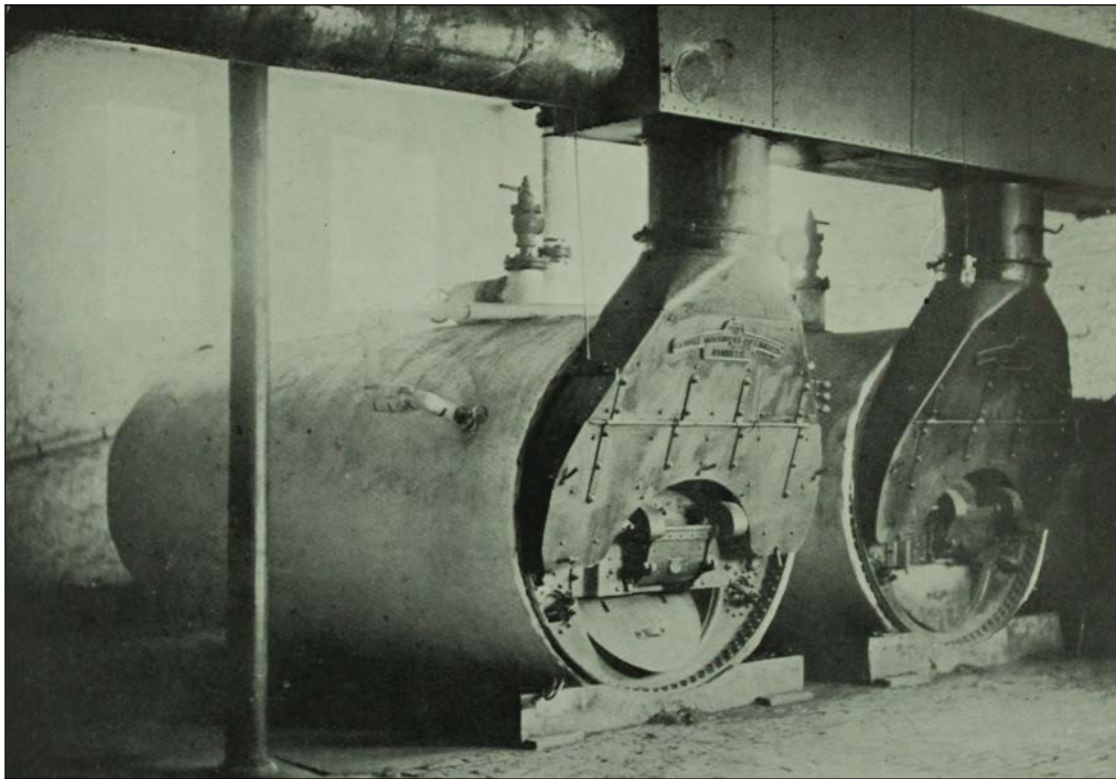


Plate 33 – Power House, Manitoba Agricultural College, 139 Tuxedo Avenue, boilers, 1906.
([Archives of Manitoba, Manitoba Agricultural College-Tuxedo Site 1.](#))

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
ADMINISTRATION BUILDING/POWER HOUSE/GATES**

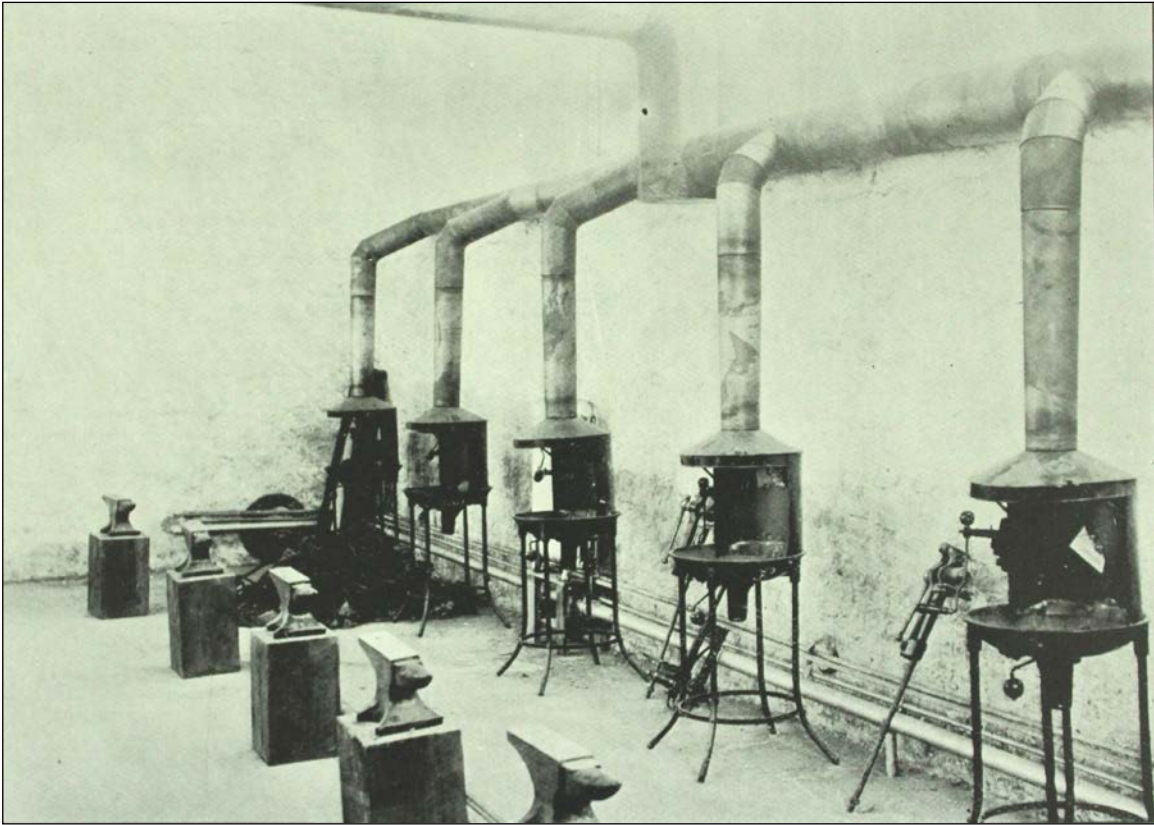


Plate 34 – Power House, Manitoba Agricultural College, 139 Tuxedo Avenue, anvils and forges in the blacksmith department, 1906. ([Archives of Manitoba, Manitoba Agricultural College-Tuxedo Site 1.](#))

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
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Plate 35 – Main entrance, Asper Jewish Community Campus, (former Manitoba Agricultural College Power House [1906]), 123 Doncaster Street, 2018. (M. Peterson, 2018.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
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Plate 36 – Berney Theatre, Asper Jewish Community Campus, (former Manitoba Agricultural College Power House [1921]), 123 Doncaster Street, 2018. (M. Peterson, 2018.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
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Plate 37 – Library, Asper Jewish Community Campus, (former Manitoba Agricultural College Administration Building), 123 Doncaster Street, 2018. (M. Peterson, 2018.)



Plate 38 – Hallway, Asper Jewish Community Campus, (former Manitoba Agricultural College Administration Building), 123 Doncaster Street, 2018. (M. Peterson, 2018.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
ADMINISTRATION BUILDING/POWER HOUSE/GATES**



Plate 39 – Coved ceiling, main floor, Asper Jewish Community Campus, (former Manitoba Agricultural College Administration Building), 123 Doncaster Street, 2018. (M. Peterson, 2018.)



Plate 40 – Former Manitoba Agricultural College, 139 Tuxedo Avenue, looking north from Tuxedo Avenue, 2016. (M. Peterson, 2016.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
ADMINISTRATION BUILDING/POWER HOUSE/GATES**

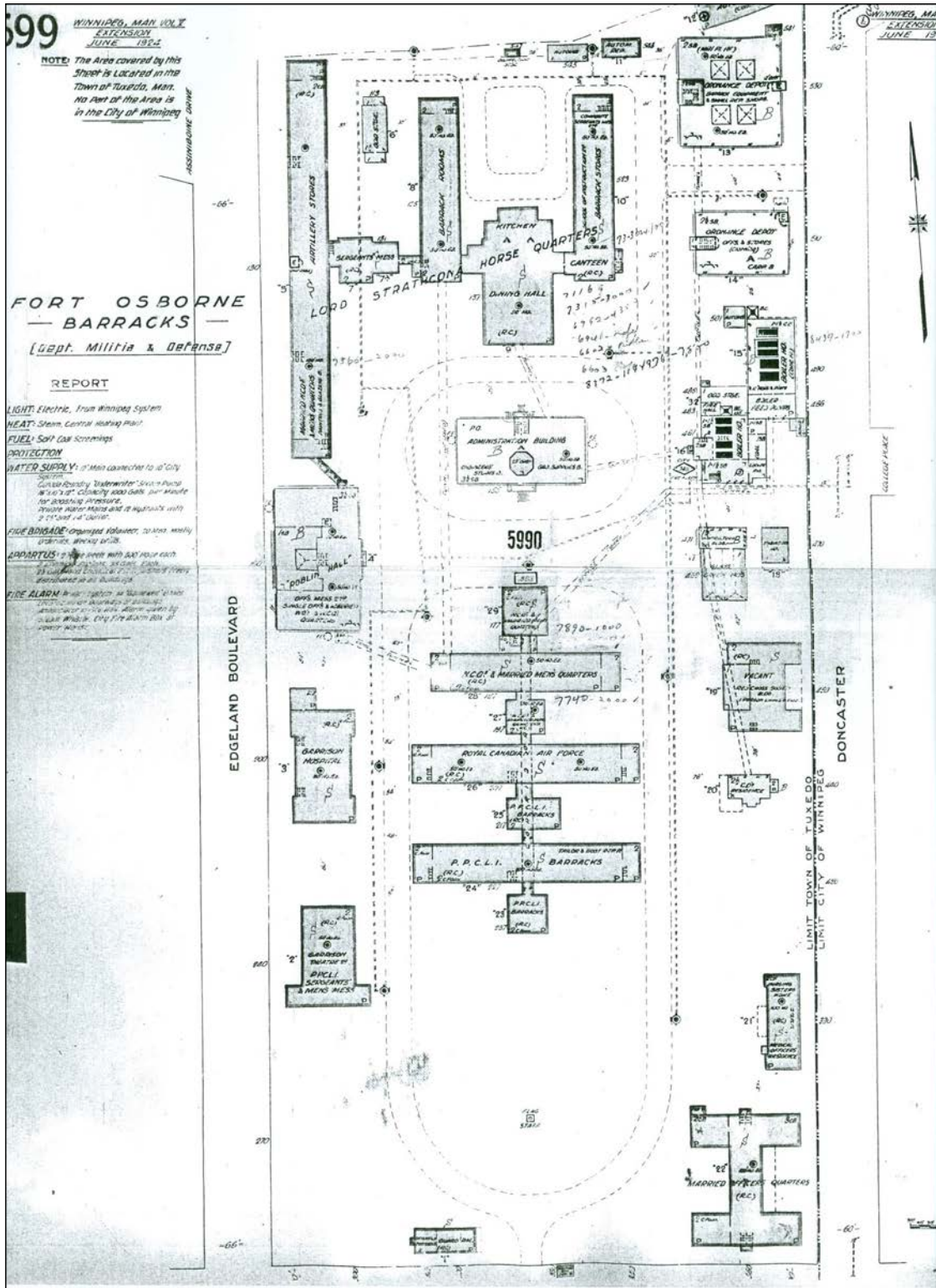


Plate 41 – Fire Atlas sheet showing the Fort Osborne Barracks, June 1924. (City of Winnipeg, Fire Atlas, Vol. 5, Sheet 599, June 1924.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
ADMINSTRATION BUILDING/POWER HOUSE/GATES**

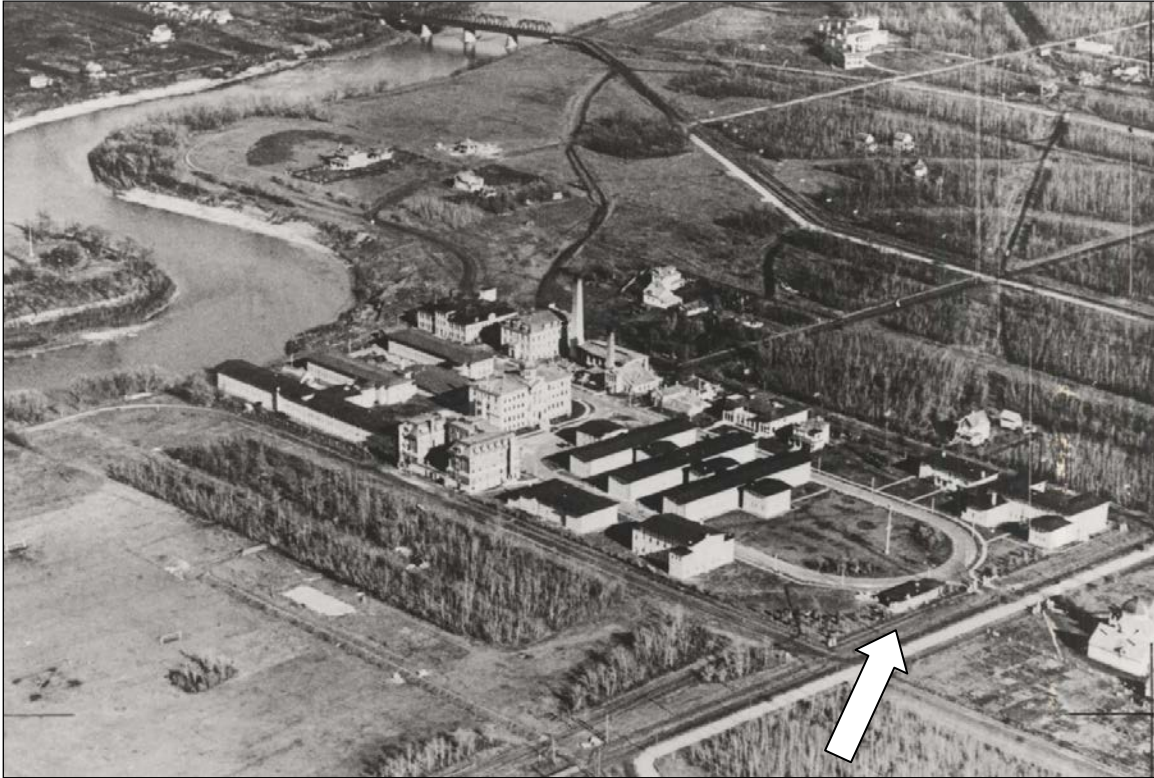


Plate 42 – Aerial photograph, taken in 1921, of the newly created Tuxedo Cavalry Barracks (Fort Osborne Barracks) with the associated barracks and other buildings occupying the central portion of the property. The small structure located beside the gates is the guard building (arrow). (Archives of Manitoba, Fort Osborne Barracks (Tuxedo) 2, N10129.)

**139 TUXEDO AVENUE – MANITOBA AGRICULTURAL COLLEGE
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Plate 43 – Rendering of the newly opening Asper Jewish Community Campus, 1997.
(Reproduced from Asper Jewish Community Campus, “Official Dedication Program,”
September 7, 1997.)