



**55 HARGRAVE STREET**

**GLINES HOUSE**  
**(TREMBLAY APARTMENTS)**

City of Winnipeg  
Historical Buildings Committee

July 1989

## **55 HARGRAVE STREET – GLINES HOUSE (TREMBLAY APARTMENTS)**

One of Winnipeg's earliest and finest residential districts was the Hudson's Bay Reserve (Plate 1). This area, given to the Company under the terms of its surrender of Rupert's Land, was located around the Upper Fort: south of Notre Dame Avenue, east of Colony Creek and north and west of Assiniboine and Red rivers.<sup>1</sup> Cottages and other structures appeared as early as 1873 and, until the turn of the century, many of Winnipeg's most prestigious houses were found in the area.<sup>2</sup> In fact, over half of the 22 dwellings listed by Rostecki as the city's houses in 1886 were located in the Reserve.<sup>3</sup>

As new areas of exclusive residential property were organized further away from the downtown, construction of smaller homes and business blocks became more prevalent in the Reserve. The south end of Hargrave Street, in the heart of the Reserve slowly redeveloped with more modest single-family homes, apartment blocks and retail buildings. In 1906, however, one of the area's last "mansions" was built by Winnipeg real estate entrepreneur G.A. Glines on Hargrave near the Assiniboine River.

### **STYLE**

The original Glines house is an example of the half-timbered Queen Ann Style. English architect Richard Norman Shaw is widely considered the style's creator, the popularity of which in North America spanned the three decades following 1880.<sup>4</sup> Asymmetrically arranged, this building type often included huge chimneys, corner turrets, and gabled and/or hipped roofs. To accentuate the lack of symmetry, architects often utilized a number of different building finishes. Verandas and open porches also were common features. It is estimated that only five percent of

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<sup>1</sup> R.R. Rostecki, "The Growth of Winnipeg, 1870-1886" (M.A. Thesis, University of Manitoba, 1980), p. 11.

<sup>2</sup> Ibid., p. 12.

<sup>3</sup> Ibid., p. 101.

<sup>4</sup> V. and L. McAlester, A Field Guide to American Houses (New York-1984), pp. 263, 268.

all Queen Anne houses were half-timbered, displaying accents from earlier Tudor homes. In these cases, groupings of three or more windows also were common.<sup>5</sup>

## CONSTRUCTION

This building is on land legally described as 1 St. John, Plan 129, Block 2, Lot 92, on the east side of Hargrave Street between Broadway and Assiniboine Avenue.<sup>6</sup> The red brick structure rests on a 38.1 cm (15”) stone foundation and cost \$9,000 to build.<sup>7</sup> The two-and-a-half storey home measures approximately 10.4 x 10.7 x 11.0 m (34 x 35 x 36’). Walls are 33.0 cm (13”) throughout and ceilings range from 2.3 m (7.6’) in the basement to 3.0 m (8.6’) and 2.4 m (8’) on the first, second and top floors.<sup>8</sup>

## DESIGN

The original home has a rough stone base and raised basement. The evenly coursed, cut stone foundation runs up the full height of the two-storey tower at the building’s northwest corner (Plate 2). The other side of the front façade holds a two-storey bay (Plate 3). Windows display continuous rough stone sills that act as a belt course running along the front and two sides of the house. Large stone lintels grace the main door and windows. The entrance features patterned brick within a semi-circular arch, topped by a projecting keystone.

The truncated hip roof ends in overhanging eaves with wooden brackets. The tower’s conical roof is finished with a small wooden finial. The half-timbering occurs on the gable end above the bay window and on the front-facing gable dormer in the middle of the roof. Both areas exhibit small triple window groupings, with round-headed openings in the dormer and rectangular windows in the gable end.

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<sup>5</sup> Ibid., pp. 263-4.

<sup>6</sup> Assessment Record, #925590 (Old Number 16603), Ward 1, PC 19. Below as AR.

<sup>7</sup> Ibid.; and City of Winnipeg Building Permit (below as BP), #852/1905.

<sup>8</sup> Ibid.

The 1928 addition of an apartment block to the rear of the house was sympathetically created and blends well with the older belt course, stone sills and lintels of the original home are replicated through use of a light brick. The rear of the addition is symmetrically designed and includes a large, round-headed window on the second floor to light the interior hallway (Plates 4 and 5).

## **INTERIOR**

Due to the structure's conversion to separate suites, most of the home's original materials have been removed and the floor plan has been severely altered. Little or none of the Glines House has been left unaltered in the interior.

## **INTEGRITY**

The building stands on its original site.

The major structural changes in 1928 were undertaken by then owner, J.A. Tremblay, a Winnipeg contractor, who spent \$26,000 to create the 15-suite block.<sup>9</sup> The two-storey addition measures 13.4 x 32.0 m (44 x 105') and is built of brick on a concrete foundation. Some 100,000 bricks were used, along with approximately 2,400 superficial sq. m. (3,000 sq. yd.) of plaster and 107.0 cu. m. (140 cu. ft.) of concrete.<sup>10</sup> Another alteration to the 1906 section was the removal of a marquee-style front entrance porch. Other Building Permits listed against the property are for minor repairs and the construction of a metal fire-escape on the building's south side.

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<sup>9</sup> BP #244/1928.

<sup>10</sup> Ibid.

## **STREETSCAPE**

The 1928 alterations are not as noticeable as might be expected because the addition is to the rear of the old house, it is constructed of like materials, and neighbouring buildings effectively cut off the view of this rear portion from Hargrave Street. As it now stands, the structure continues to contribute to the historical character of the area.

## **ARCHITECT**

The architects of the 1906 building were brothers Alexander D. and William N. Melville. Their Winnipeg firm planned buildings throughout the province for many years but was best known for its design of firehalls, many of which still stand today (see Appendix I for a complete biography). The Melvilles have received 10 points from the Historical Buildings Committee. Contractors for the original house were Hudson and Davidson.<sup>11</sup>

## **PERSON**

The first owner and resident was George A. Glines (Plate 6) who was born in October 1849 in Lachute, Quebec and moved to Montreal at the age of fourteen to become a Clerk.<sup>12</sup> After six years in a retail grocery business, he took a position with a grocery company in Rome, New York. By 1874 Glines was back in Montreal as part owner of one of that city's largest tea importers. With this business background, he made his first investment in Winnipeg's real estate sector, buying lots in 1874.<sup>13</sup>

In 1877 Glines took up land near Morris. Over the next several years, he was influential in organizing the area and bringing settlers from the east. He opened the first general store in Morris, became its first postmaster and its first mayor (by acclamation).<sup>14</sup> Among other achievements was his principal interest in the Manitoba Central Railway Company, a company

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<sup>11</sup> BP #244/1928.

<sup>12</sup> G. Bryce, A History of Manitoba (Toronto-1906), p. 442.

<sup>13</sup> Ibid., p. 443.

<sup>14</sup> Ibid., p. 444; and Manitoba Free Press, February 25, 1919, p. 12.

organized in 1884 to break the C.P.R. monopoly by running lines from Morris to Portage la Prairie and beyond. The charter was later disallowed.<sup>15</sup>

At the close of the North-West Rebellion, in which he raised a company of Morris volunteers, Glines settled in Winnipeg and opened a real estate firm. He was one of the first to build a large business block on Portage Avenue, contending that this thoroughfare would become a retail centre. He retired from his many business interests in the city in 1906.<sup>16</sup> He owned and stayed at 55 Hargrave Street for only two years<sup>17</sup> but this is not surprising. Henderson's Directory from 1906-14 shows no less than five different residences for Glines.

He was followed at 55 Hargrave by Gideon Miller, manager of the Union Tailoring Company (351 Main Street) and H.J. Hipscomb, manager of the British America Assurance Company.<sup>18</sup> From 1912-15, the owner/resident of the house was William B. Herbert, part owner of The Locators, a brokerage firm.

In 1916 the house was bought by J.A. Tremblay. He and his wife, Jeannie, owned this property until 1934. Their conversion of the building into an apartment block likely saved it from later demolition. A review of the tenants of the block over the last 60 years uncovers an interesting fact. At least half of the suites consistently were rented by either single or married women who mostly worked in the downtown area as stenographers, retail clerks, cashiers and maids.<sup>19</sup>

## **EVENT**

There is no known event connected with this building.

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<sup>15</sup> G. Bryce, op. cit., p. 444.

<sup>16</sup> Ibid., p. 444.

<sup>17</sup> AR; and Henderson's Directory, 1906-20.

<sup>18</sup> AR.

<sup>19</sup> Henderson's Directory, 1928-83.

**CONTEXT**

The Glines House was built at the end of the era of prominence for this area of Winnipeg. A list of the region's earlier residents read like a "Who's Who" of the city. Numerous managers and owners, an M.P.P., doctors, dentists, barristers, and many other leading citizens lived along Broadway and its cross streets. Emergence of Armstrong's Point, Wellington Crescent and River Heights as even more desirable residential areas contributed to the decline of the Reserve. Gradually, apartment blocks, small homes and retail buildings replaced the fine houses and once park-like grounds. As a home, 55 Hargrave offers a glimpse at an earlier time when fine dwellings lined the streets of this part of Winnipeg.

**LANDMARK**

The Glines House is not situated on a busy street and is partially hidden due to the crowding of adjacent buildings. However, because it has retained the outer appearance of being a single-family home and is surrounded by few other homes, it tends to attract attention.

## APPENDIX I

### Alexander D. and William N. Melville

Alexander Melville was born in Fraserburgh, Scotland in 1873 and received his architectural and civil engineering degrees in Aberdeen. In 1903 he settled in Winnipeg and immediately set up a private practice. He was a member of the Manitoba Association of Architects for many years and one of its early council members from 1919 to 1920.<sup>1</sup> His brother, William N., preceded Alexander to the city by a year and is listed in Henderson's Directory as an architect. In 1903 the firm of A. and W. Melville, architects and civil engineers, began operation. This company was responsible for numerous buildings in and around the city. By 1915 William was no longer listed as being in the city and the company's listing lacked the bold face print of earlier years. Alexander died on March 31, 1949.<sup>2</sup>

An incomplete list of works includes:<sup>3</sup>

Winnipeg Fire Halls:	349 Burrows Avenue	66 Pearl Avenue
	410 Cathedral Avenue	596 St. Mary's Road
	1055 Dorchester Street	825 Sargent Avenue
	470 Gertrude Avenue	354 Sherbrook Street
	161 Lipton Street	180 Sinclair Avenue
	56 Maple Street	325 Talbot Avenue
	542 Osborne Street	1470 William Avenue

Ashford Apartments, 381 Balmoral Street (demolished)  
Broadway Court Apartments, 251 Broadway (demolished)  
Empire Hotel, 171 Main Street (demolished)  
G.A. Glines House, 55 Hargrave Avenue (1905-06)  
The Touraine Apartments, 410 Ellice Avenue (demolished)  
The Coliseum Dance Hall, 225 Fort Street (demolished)  
Canadian Film Exchange Theatre, 646 Main Street (1912)  
The Colonial Theatre, Main Street (1912)

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<sup>1</sup> File – “Alex Melville” at the Manitoba Association of Architects office.

<sup>2</sup> Ibid.

<sup>3</sup> Compiled from D. Spector, The Architecture of Functionality (Winnipeg-1981); City of Winnipeg Building Permits; and R.R. Rostecki.

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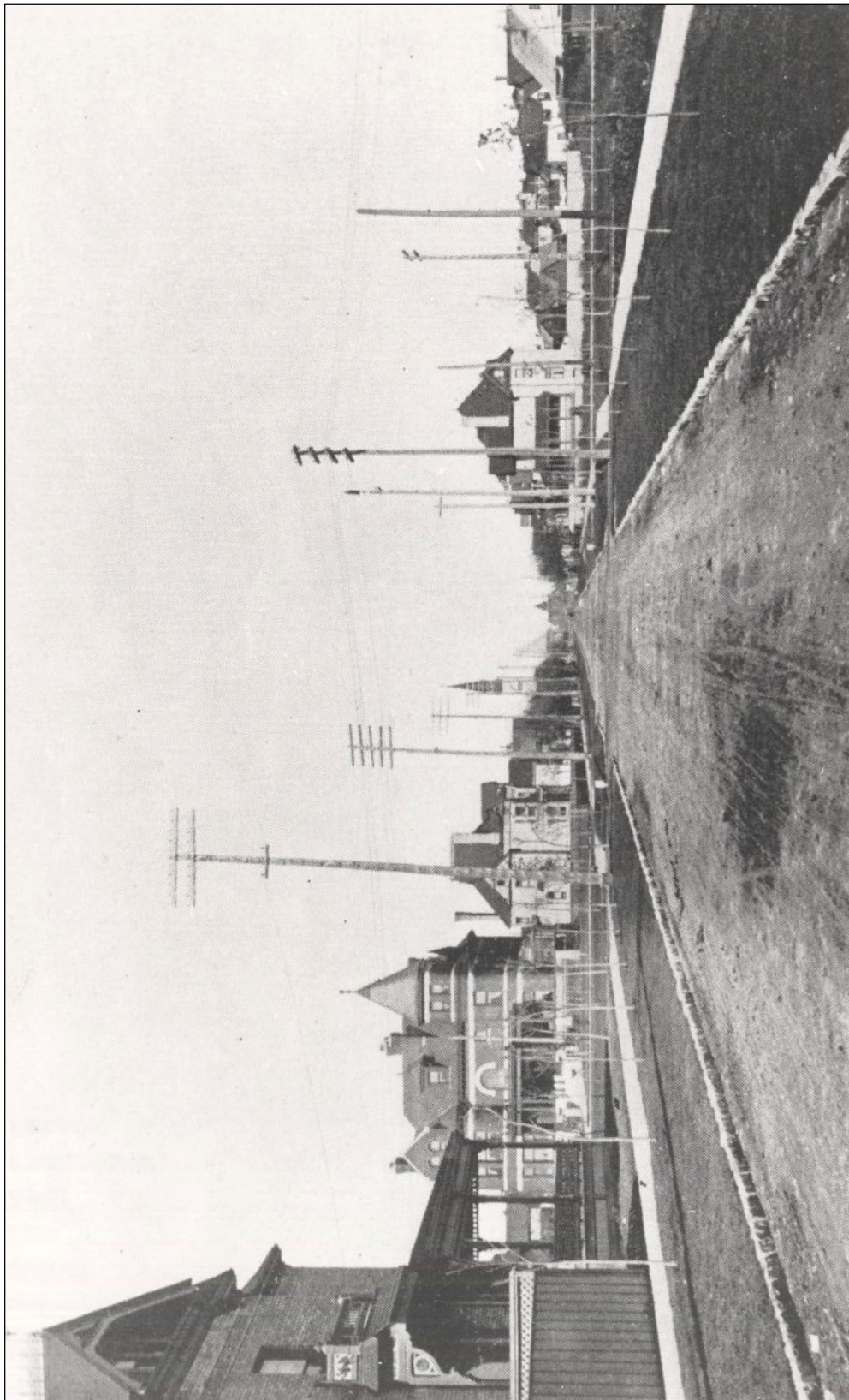


Plate 1 – Hargrave Street, looking north from Broadway, 1899. The large homes and property is evident. (Provincial Archives of Manitoba.)

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Plate 2 – Tower, northwest corner. (M. Peterson, 1989.)

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Plate 3 – Bay window on east end of front façade. (M. Peterson, 1989.)



Plate 4 – Rear addition. (M. Peterson, 1989.)

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Plate 5 – Rear addition. (M. Peterson, 1989.)

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Plate 6 – George A. Glines, ca.1906. (Reproduced from G. Bryce, A History of Manitoba: Its Resources and People [Toronto:1906], p. 441.)