

1989

THE YEAR PAST

REPORT OF THE CITY OF WINNIPEG HISTORICAL BUILDINGS COMMITTEE

Publications by the Historical Buildings Committee:

A. ANNUAL REPORTS

1979: The Year Past	Out of Print
1980: The Year Past	Out of Print
1981: The Year Past	Out of Print
1982: The Year Past	\$5.00
1983: The Year Past	\$5.00
1984: The Year Past	\$5.00
1985: The Year Past	\$5.00
1986: The Year Past	\$7.50
1987: The Year Past	\$7.50
1988: The Year Past	\$7.50
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B. RESEARCH REPORTS

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Monuments to Finance: <i>Volume II</i> <i>Early Bank Architecture in Winnipeg</i>	Out of Print

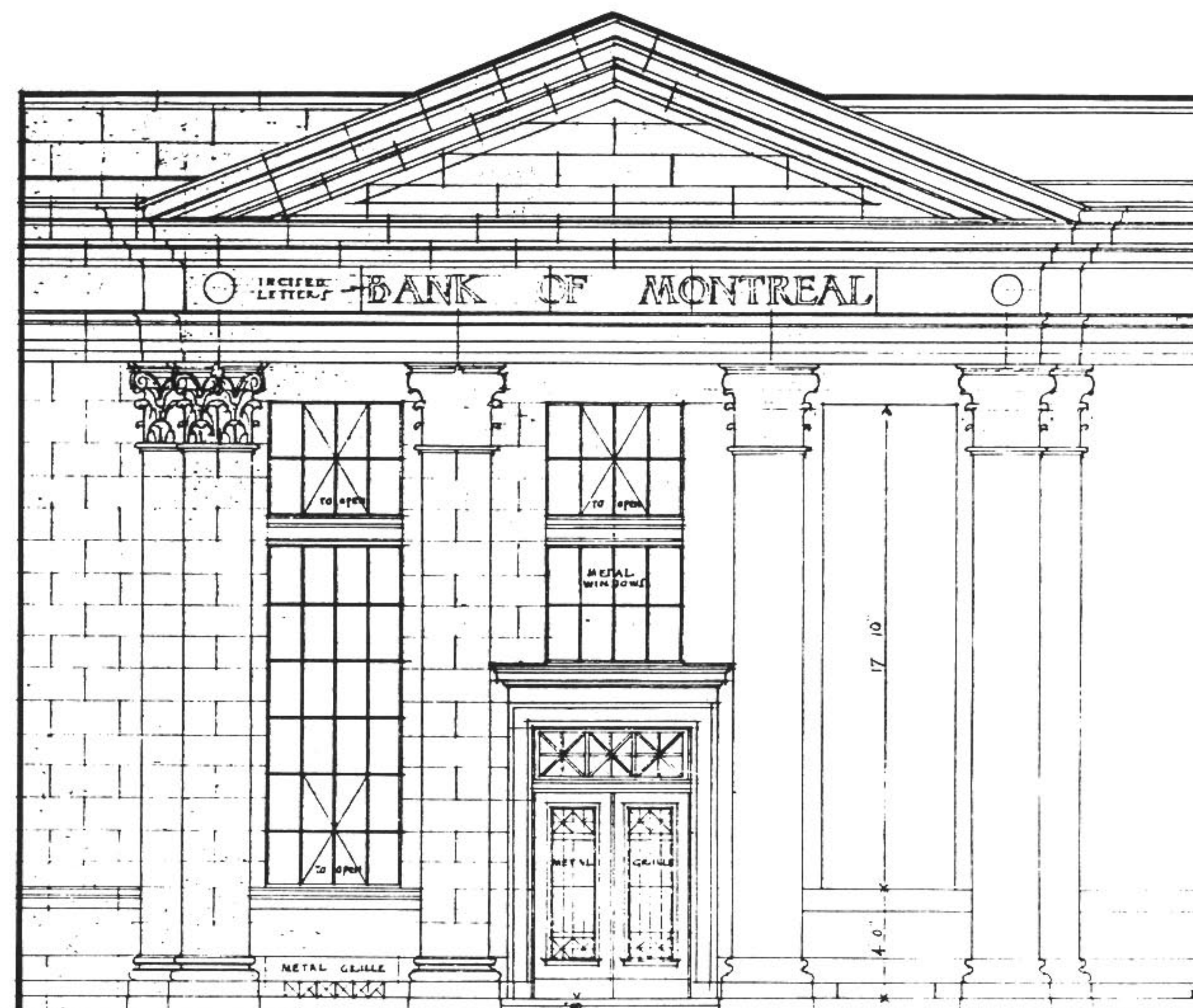
C. PAMPHLETS AND BROCHURES

Historical Buildings By-law 1474/77	N/C
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Cover/Opposite:

*Front elevation of the Bank of Montreal (Portage Avenue Branch)
from an original drawing by architect Kenneth Rea.*

*1989: The Year Past is designed and produced by the
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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.

A handwritten signature in black ink, reading "Bill Norrie". The signature is written in a cursive, flowing style.

WILLIAM NORRIE, Q.C.
MAYOR

2. CHAIRMAN'S INTRODUCTION



I have the pleasure to present the annual report — the eleventh — of the Historical Buildings Committee, covering the year 1989.

The Committee's procedures have been described extensively in earlier reports, but for new readers who may not have access to those reports, a brief review of our procedures may be helpful.

The Committee maintains an extensive inventory of buildings judged to be of historical or architectural significance, which may merit or require future assessment. In any given year, most of the buildings assessed by the Committee will be drawn from this inventory. Inevitably others will be considered by the Committee as well, to cater to owners' requests, to guard against imminent loss or to consider other new and significant

factors. Once a decision is made by the Committee to assess a building, the following process is undertaken. First, a research historian is assigned to prepare a building report. Second, an on-site building inspection by the Committee takes place. Finally, the classification of the building is determined by Committee consensus using a points grading system based on specific historical and architectural criteria. The designation procedures are outlined in Chapter 3.

In 1989, the Committee evaluated twenty-one buildings and recommended seven for historic designation. City Council listed thirteen structures (including several carryovers from 1988), bringing to 137 the number of buildings protected under the Historical Buildings By-law.

The range of buildings evaluated included some residential dwellings, several churches, and a number of commercial buildings. As examples, the Committee listed Bernier House on Provencher Boulevard, the former Bank of Montreal on Portage Avenue and Kerr House, originally located at 453 Qu'Appelle Avenue. This structure was acquired by architect Giovanni Geremia and moved to a new location on Assiniboine Avenue. Without his interest and intervention, this rare Second Empire residence would almost certainly have been demolished.

Modest heritage buildings on Main Street within the City Hall precinct are slowly disappearing. The Foulds Block recommended for listing in 1988 was demolished. The Thomson and Macpherson Blocks, which were listed this year, could not be incorporated into the redevelopment of the surrounding site and no longer

stand. As a result, the century-old Main Street facade is being incrementally lost forever.

Amongst happier developments, the old St. Boniface City Hall was officially opened by dignitaries from all three levels of government — a fine example of historical preservation through co-operation with the City, the Province and Parks Canada. The City had earlier won the Heritage Winnipeg award because of the Historical Buildings Committee's stewardship of the renovations review of this building. Our Committee also responded to a request from the Province of Manitoba for an evaluation of the Fort Osborne complex, which is to be proposed for redevelopment. Moreover, the provincial grant program for the renovation and rehabilitation of municipally designated buildings motivated a variety of building owners to evaluate and recommend the listing of certain buildings.

Through a system of voting and non-voting alternate representatives, the Committee is structured to maintain continuity despite some changes in its composition. Nonetheless, the departure of individual members is a matter for regret.

I am pleased to recognize the contribution made to the Committee by its individual members. All are volunteers appointed by City Council. Els Kavanagh, a dedicated member representing the Manitoba Historical Society since 1985, retired from the Committee. John White moved up to representative, and Phil Haese joined as the new alternate. David Lettner stepped down as the representative from the Department of Urban Affairs, as did Bob Gregoire of the Manitoba Association of Architects who moved to Toronto.

In 1989, my colleague Councillor Bill Neville left the Committee, and indeed, left City Council itself. His leadership and dedication over ten years provides a model for and leaves a legacy to future committees. His judgment and pertinent advice were crucial to the Committee and its work. Moreover, his political acumen, and the genuine respect he had earned from his fellow councillors, were decisive in achieving both the attention of and the necessary approvals at City Hall. Senior Councillor Mike O'Shaughnessy moved from alternate to the chair at year's end. Councillor Glen Murray was appointed as member. Although new to Council, he brings to the Committee both a sense of history and a sense of purpose.

Changes notwithstanding the Committee continues to benefit from the commitment of its ongoing members and staff, some of whom have been associated with its work for a long time. Their efforts and especially those of our staff — Giles Bugailiskis and Mae Morgan — are inadequately acknowledged in a report such as this. The city and the cause of heritage preservation continue to be in their debt, as does their deeply appreciative chairman.

I feel confident that the historical perspective, too often lost in the swirl of marketplace and private ownership forces, will continue to find both voice and effect in this Committee. Part of that test in the very near future will surely be the consideration and the ultimate disposition of those three grand theatres — the Metropolitan, the Capitol and the Walker. Indeed, these architectural gems will challenge our very sense of our own history.

The city's historical development over the years is

prone to judgment by each generation in turn — and so it should be, for the city belongs to those who live in it now. To lose our past is one thing — to lose our past without even considering its being lost is quite another. Our role, then, is to present to those who contemplate the future, the essence of our past. To present what we are and what we have been to those who contemplate what we will be, is to speak for those who have been silenced — except for the legacy of their work. I leave personally enriched by the challenge, and in particular, enriched by those dedicated Winnipeggers who have joined with me in that challenge. Here, then, are today's voyagers. Bon voyage et bonne chance!



George E. Marshall,
Councillor and Chairman,
Historical Buildings Committee



Members of the Historical Buildings Committee evaluating Aberdeen School. *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.

There are two methods by which a building may be

E. LISTING, NOTICE AND APPEAL PROCEDURES

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 Urban Design Branch of 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 Urban Design Branch of 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:

Urban Design Branch
Department of Environmental Planning
City of Winnipeg
3rd Floor
395 Main Street
Winnipeg, Manitoba
R3B 3E1

Historic Projects Co-ordinator
Ph: 986-5102

Historical Buildings Officer
Ph: 986-5390

4. HISTORICAL BUILDINGS COMMITTEE - 1989

ORGANIZATION	MEMBER	ALTERNATE MEMBER
City of Winnipeg	Councillor G. Marshall (Chairman) Councillor W. F. W. Neville	Councillor M. O'Shaughnessy
Province of Manitoba	Mr. D. Lettner Mr. N. Einarson	Mr. D. Firman
Manitoba Historical Society	Mrs. K. Kavanaugh	Mr. J. White
Parks Canada	Mr. L. Dick	Ms. G. Hammerquist
Manitoba Association of Architects	Mr. R. Gregoire	Mr. R. Gilbert

THE HISTORICAL BUILDINGS COMMITTEE - 1990

ORGANIZATION	MEMBER	ALTERNATE MEMBER
City of Winnipeg	Councillor M. O'Shaughnessy (Chairman) Councillor G. Murray	Councillor E. Reese
Province of Manitoba	Mr. D. Henderson Mr. N. Einarson	Ms. C. Toupin Mr. D. Firman
Manitoba Historical Society	Mr. J. White	Mr. P. Haese
Parks Canada	Mr. L. Dick	Ms. G. Hammerquist
Manitoba Association of Architects	Mr. R. Gilbert	Mr. G. Geremia

 Staff Advisors

 Mr. G. Bugailiskis
 Mr. B. Yanchyshyn

Secretary

Ms. M. Morgan

Research Consultants

 Ms. D. Lyon
 Mr. M. Peterson

5. SUMMARY OF RECOMMENDATIONS

A. DESIGNATED HISTORICAL BUILDINGS - 1989

ADDRESS	NAME	GRADE	PAGE
351 Assiniboine Avenue	Kerr House	III	<i>See 1987 Annual Report under 453 Qu'Appelle Avenue</i>
251 Bannerman Avenue	St. John's Presbyterian Church	III	25
55 Hargrave Street	Glines House	III	31
300 Hugo Street North	St. Michaels and All Angels Anglican Church	III	33
491 Main Street	McPherson Block	III	<i>See 1988 Annual Report</i>
499 Main Street	Thomson Block	III	<i>See 1988 Annual Report</i>
210 Rue Masson	St. Boniface Normal School	II	37
426 Portage Avenue	Bank of Montreal	III	39
265 Boulevard Provencher	Bernier House	III	43
137 Scott Street	John C. Graham House	III	47

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

B. RECOMMENDATIONS - 1989

In addition to the designated buildings listed in 1989, 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
600 Bannatyne Street	Sacred Heart Church	Evaluation Only	23
444 Flora Avenue	Aberdeen School No. 2	Recommendation Rejected	27
235 Fort Street	Green and Litster Block	No Recommendation	29
1741 Main Street	Scarfe Block	No Recommendation	35
775 Sherbrook Street	J.B. Somerset School	Evaluation Only	49
139 Tuxedo Avenue	Fort Osborne Complex Building No. 30 - Administration Building Building No. 15 - Dairy and Science Building Building No. 16 - Power House Building No. 17 - Horticultural Building Building No. 20 - Principal's Residence Building No. 19 - Red Cross Lodge Building No. 21 - Officers' Quarters Main Gate and Wrought Iron	See Note	51
86 West Gate	Kaye/Wood House	No Recommendation	61

Note: The Fort Osborne Complex was evaluated at the request of the Province of Manitoba.

C. BUILDINGS CONSERVATION LIST - 1979-1988

The following buildings were designated between the years 1979 and 1988 (see 1979-1988 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
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
Assiniboine Park	Assiniboine Park Pavilion	II	1982
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

ADDRESS	NAME	GRADE	YEAR LISTED
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	Traveller's Building	II	1979
291 Bannatyne Avenue	a) Sanford Building (Old Spaghetti Factory) b) Maw's Garage (Old Spaghetti Factory)	II * III *	1979
222 Broadway	Hotel Fort Garry	II	1980
61 Carlton Street	Macdonald House (Dalnavert)	II	1980
250 Cathedral Avenue	St. John's Presbyterian Church	III	1988
Central Park	Waddell Fountain	II	1988
C.N.R. East Yards	National Cartage Building	III	1988
270 Cockburn Street	Earl Grey School	III	1981
198 Colony Street	Scott House	III	1987 <i>(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

ADDRESS	NAME	GRADE	YEAR LISTED
368-370 Edmonton Street	Duplex	III	1984
454 Edmonton Street	Benard House	III	1986
268 Ellen Street	Scandinavian Mission Church	III	1987
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
379 Hargrave Street	Ambassador Apartments	III	1986
400 Hargrave Street	Calvary Temple (Tower and Portals only)	III	1985
425 Henry Avenue	Turner-Walker Block	III	1988
220 Hugo Street North	Pasadena Apartments	III	1988
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
293 Kennedy Street	Odd Fellows' Temple	III	1985
87 King Street	Blue Ribbon Building (Anne Building)	III *	1983

ADDRESS	NAME	GRADE	YEAR LISTED
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 (former 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>
335 Main Street	Bank of Montreal	II *	1980
389 Main Street	Bank of Commerce	I	1978
395 Main Street	Bank of Hamilton	I	1978
456 Main Street	Bank of Toronto	II	1984
457 Main Street	Confederation Life Building	II *	1980
466 Main Street	Woodbine Hotel	III	1986
470 Main Street	Baker Block (Birt's Saddlery)	III	1984

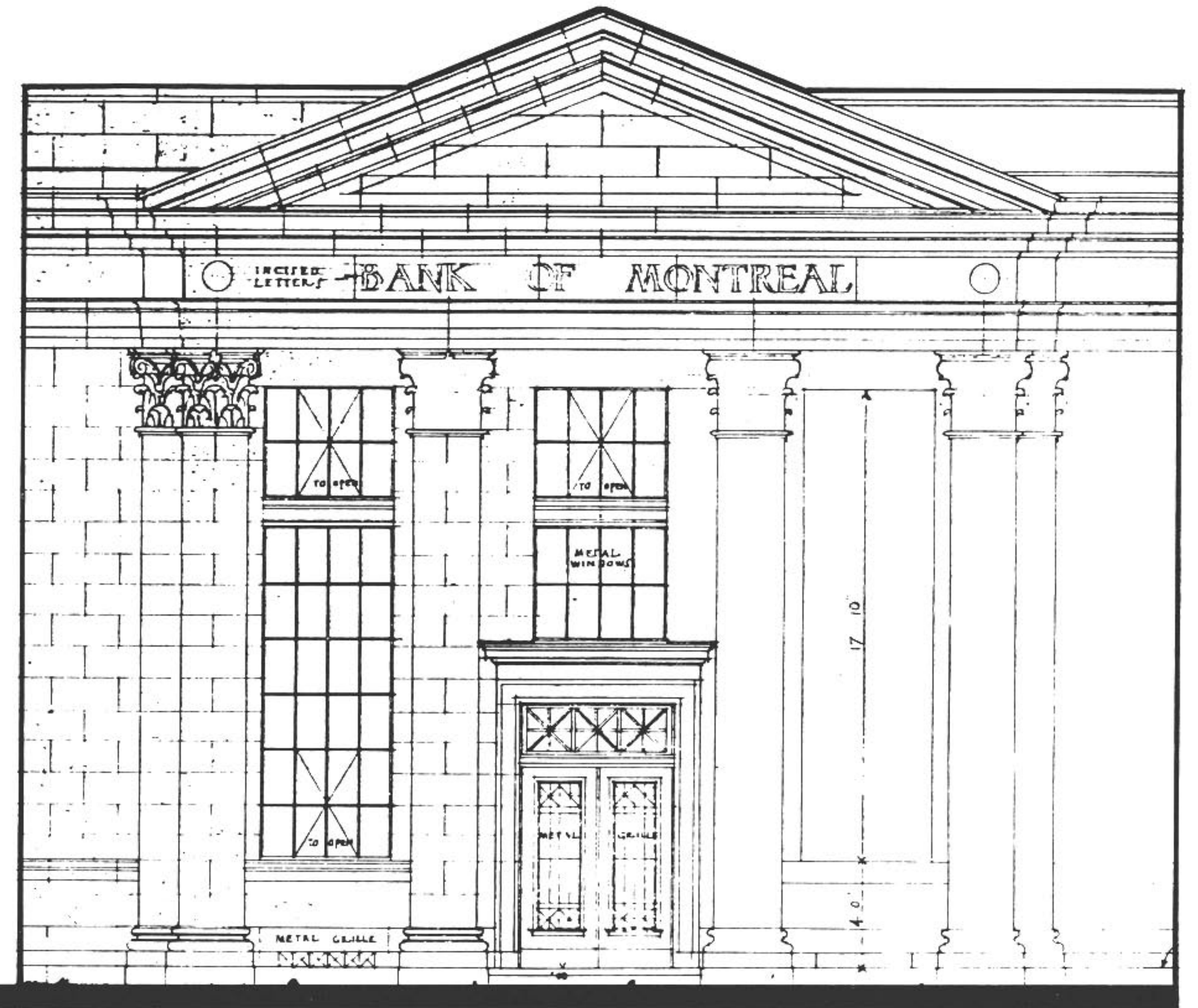
ADDRESS	NAME	GRADE	YEAR LISTED
667 Main Street	Alloway and Champion Building	III	1986
669 Main Street	Lighthouse Mission	II	1986
1386 Main Street	Merchants' Bank	III	1985
1637 Main Street	Inkster House	II	1979
113 Market Avenue	Great West Saddlery	II	1985
136 Market Avenue	Marshall-Wells Warehouse	III	1987
180 Market Avenue	Playhouse Theatre	II	1981
60 Maryland Street	Woodsworth House	III	1981 <i>(Destroyed by Fire 1984)</i>
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

ADDRESS	NAME	GRADE	YEAR LISTED
227-237 McDermot Avenue	Alexandra Block (Albert Block)	II *	1984
246-248 McDermot Avenue	Thompson, Codville Co. Building (Sures Building)	III *	1983
275 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
321 McDermot Avenue	Finnie Murray Block	III	1987
140 Meade Street	Ross House (Former 176 Higgins Avenue)	I	1980
Morley Avenue	Nurses' Residence	III	1981 (Delisted 1985)
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	McDougall House	III	1988
3514 Pembina Highway	House (Former 932 Rue de l'Eglise)	III	1984

ADDRESS	NAME	GRADE	YEAR LISTED
169 Pioneer Avenue	Commercial Building	III	1980 <i>(Delisted 1985)</i>
259 Portage Avenue	Paris Building	II	1981
388 Portage Avenue	Boyd Building	III	1981
33 Princess Street	Peck Building	II *	1984
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
148 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
164-166 Princess Street	Utility Building	II *	1979
219 Boulevard Provencher	St. Boniface City Hall	II *	1981
366 Qu'Appelle Avenue	Warwick Apartments	II	1983
300 River Avenue	Boylston Apartments	II	1988

ADDRESS	NAME	GRADE	YEAR LISTED
River Lot 33 - Red River Boulevard	McBeth House	III	1985
141 Regent Avenue	Toronto Dominion Bank (Transcona Municipal Offices)	III	1980
171 River Avenue	House	III	1981
65 Rorie Street	Northern Electric Building	III	1985
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 Rue St. Joseph	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>

ADDRESS	NAME	GRADE	YEAR LISTED
325 Talbot Avenue	No. 8 Firehall	III	1984
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 Westgate	Ralph Connor House (University Women's Club)	II *	1983
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
71 Xavier Drive	Caron House	III	1981



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 -

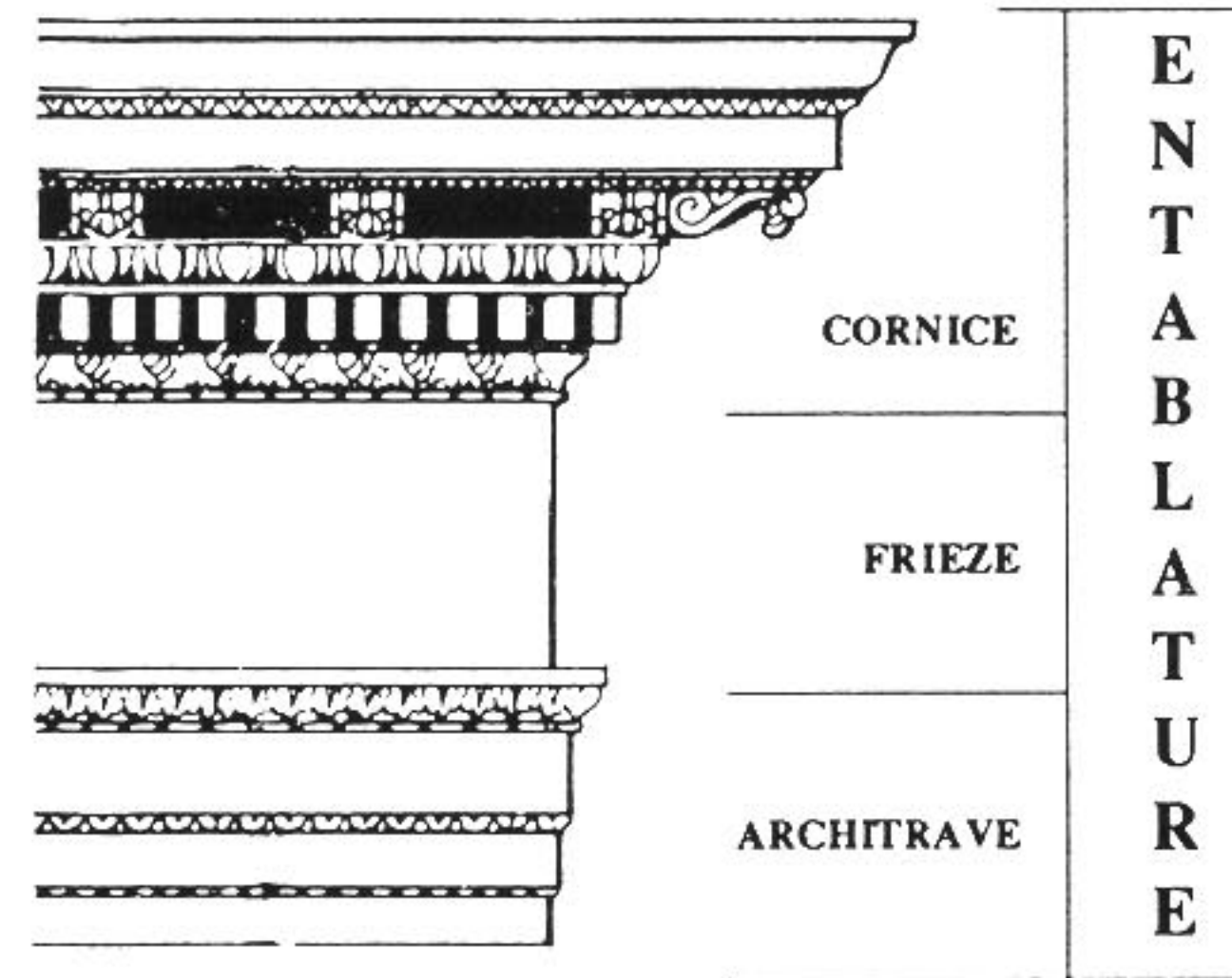
the upper part of an "order" (in classical architecture, a column with base, shaft, and capital).

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.

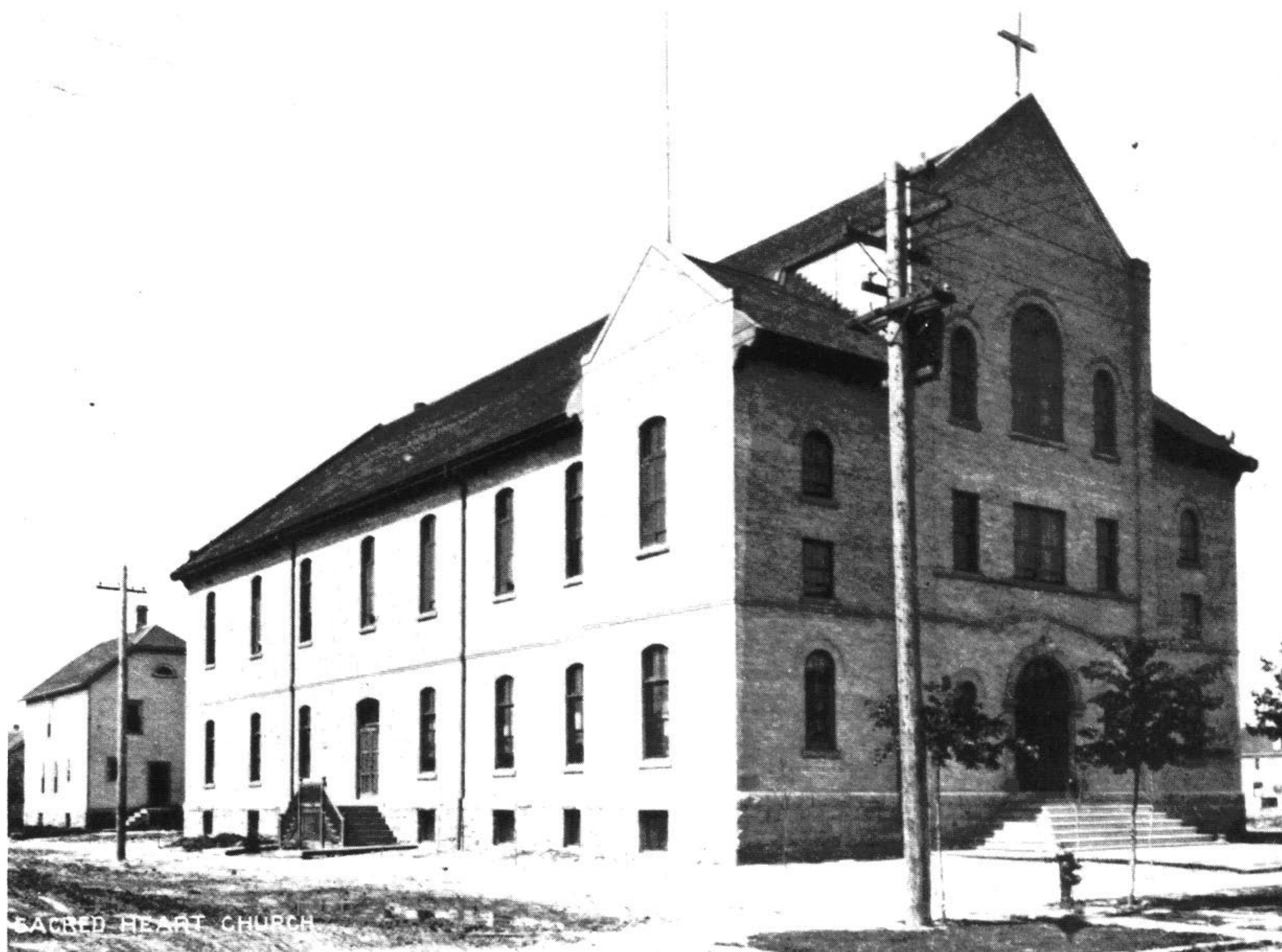
TERRA COTTA -

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.

600 BANNATYNE AVENUE
 SACRED HEART
 ROMAN CATHOLIC CHURCH
G.G. Smith (Montréal), 1905



Sacred Heart Church, c.1915. *Provincial Archives of Manitoba*

With school classrooms on its main floor and a sanctuary above, the Sacred Heart Roman Catholic Church is the only such dual-purpose structure known to have been built in early Winnipeg.

Its development as the first French-language Roman Catholic church in the city reflected the growth of the francophone population outside neighbouring St. Boniface and the leadership of parish's founding priest, Reverend Xiste Portelance of the Oblates of Mary Immaculate.

Available documentation is contradictory, but it appears that the facility was designed by Montréal architect G.G. Smith, perhaps assisted by Rev. Portelance. The unadorned, combined-use facility, which displays some elements of Romanesque-style churches, was a pragmatic compromise between the fledgling parish's lack of finances and its determination to maintain French language and culture, especially in the aftermath of the 1890-97 Manitoba schools controversy.

The two-storey, solid 'white brick' building on a stone foundation was erected at the southwest corner of Bannatyne Avenue and Lydia Street by Soucisse and Maranda for \$36,000, with another \$10,000 for furnishings. Subsequent construction included a presbytery (late 1905), hall (1922) and new school (1961).

Sacred Heart symmetrical front (north) facade has a towering gable end in the centre, framed by brick pilasters and two lower side-projecting gables with bracketed eaves. There is a balanced mix of round-headed windows with brick drip-moulding and plain rectangular openings, all with round stone sills.



Interior of Sacred Heart Church, n.d. *Oblate Fathers Collection, Western Canada Pictorial Index*

Italianate detailing is found in the main window on the upper level. The double wooden entrance doors are set in a decorative, smooth stone surround.

The basement originally contained recreational areas for a men's club, while the main floor held apartments for the Sisters of the Holy Names who ran the school and three large classrooms divided by partitions that could be removed to create an assembly hall. The sanctuary followed the design of ancient Roman basilicas, with a

barrel-vaulted ceiling supported by delicate cast-iron columns between the central nave and side aisles. The floor plan, an elongated rectangle, gives focus to an ornate altar with its statues, carved wood and other accents.

Sacred Heart continued to operate as a private school until June 1974 when the space was leased to the Winnipeg School Division for its French immersion program.

251 BANNERMAN AVENUE
ST. JOHN'S PRESBYTERIAN CHURCH

Parfitt and Prain, 1928



St. John's Presbyterian Church, 1989. *City of Winnipeg*

As the third St. John's Presbyterian Church to appear on Charles Street, this structure is a modest yet solid architectural statement of the congregation's determination to maintain its traditional roots.

Founded in 1904 to accommodate North Winnipeg's growing population, St. John's first house of worship

was located at Charles Street and Cathedral Avenue. A second, more substantial building was completed at the same intersection in 1923, but the church community split two years later over the issue of merging with Methodists and Congregationalists to form the United Church of Canada.

About 42 percent of the 558 voting St. John's members opposed the union. They began meeting in nearby rented facilities along with other dislocated Presbyterians from the district. In 1928, they erected their own building on the northwest corner of Charles and Bannerman Avenue, just one block from the Cathedral site.

This project was a substantial undertaking for the congregation whose members were largely from the working class and, in many cases, had already made substantial contributions toward the 1923 building. Elsewhere in the city, Presbyterians "of means" had been called on to support establishment of other church facilities. Thus, the St. John's group had to appeal to a wider constituency for financial assistance.

Available documentation on the project's architect is contradictory, indicating that Edgar Prain, Gilbert Parfitt or perhaps both men designed the church. It does not appear that the two formed a professional partnership. However, both practised in Winnipeg for many years and worked jointly on St. John's Cathedral.

Prain studied and worked in his native Scotland and with the London County Council before setting up a private practice in Winnipeg in c.1909. From 1953 to 1957, he was a consultant with Ward and McDonald. His early portfolio included numerous Winnipeg apartment blocks and a senior citizens' home in Melville, Saskatchewan.

The English-born Parfitt arrived in Winnipeg in 1912 and gained employment with the Provincial Architect's/Building Superintendent's Office. By the mid-1920s, he was considered the *de facto* Superintendent of Public Buildings with responsibility for major projects such as the Headingley Gaol, Selkirk Mental Hospital

and Portage la Prairie Industrial Training School. He was confirmed as Building Superintendent in 1933 and Provincial Architect in 1947. After retirement in 1956, he continued as a consultant to the provincial government. Among his designs were the Winnipeg Cenotaph, Central Provincial Garage and St. Patrick's Anglican Church after which St. John's Church was to be modelled.

Built by Langford and Birch Ltd. for about \$19,500, St. John's is a T-shaped, frame and stucco building resting on a concrete surface foundation with a rear basement. Its design combines elements of the Tudor, Gothic Revival and Craftsman styles.

Tudor and Gothic Revival influences include the church's steep, front-gabled roof, its rear cross gables with decorative half-timbering, multi-level eaves, and tall, narrow pairs of side windows with multi-pane, coloured glazing. From the Tudor and Craftsman styles come the hipped-roof front entrances and the series of four hipped-roof dormers along both sides. Tapered or battered piers at the corners, and along the east and west elevations, are Craftsman elements.

The main front and rear gables contain a trio of openings inside pointed (Gothic) arches. In 1981, the church dedicated a three-part stained glass window in the chancel at the north end of the building (the rear gable). This Ascension scene was designed by Wanda and David Pike of Winnipeg.

The interior is divided according to the bay system with a central nave separated from side aisles and bays by a series of pillars that support the ceiling's wooden trusses. In 1979, the "parlour" and balcony were converted into a nursery.



The Ascension Window located in the chancel. *St. John's Presbyterian Church*

A one-storey church hall with a rough-cut limestone facade was attached to the west wall of the original structure in 1960-61. In 1978, the exterior was restuccoed and interior renovations were undertaken. Some exterior aluminum windows also have been installed.

444 FLORA AVENUE
 ABERDEEN SCHOOL NO. 2

J.B. Mitchell, 1909



Aberdeen School, a post-1907, two-storey rectangular plan school, 1989. *City of Winnipeg*

Aberdeen School No. 2 is one of a series of buildings erected on the south side of Flora Avenue between Salter and Powers streets to accommodate the educational needs of an ever-changing population north of the Canadian Pacific Railway's main line.

The first, eight-room Aberdeen School was built in 1893. Continued increases in enrolment led to a six-room addition in 1906. Three years later, the two-storey, solid brick Aberdeen School No. 2, containing 11 classrooms and a manual training room, was constructed. Further additions followed in 1920, 1954 and 1961.

Only the 1909 structure remains from the pre-World War II period. It was designed by James Bertram Mitchell, commissioner of school buildings for the Winnipeg School Division, in a gabled horizontal style which he developed in response to concerns about fire safety.

Prior to 1907, most Winnipeg schools were based on a three-storey, square plan with central entrance towers. After a fact-finding tour of the United States, Mitchell favoured elongated, two-storey rectangles with classrooms off both sides of a central corridor.

Mitchell, an Ontarian, studied architecture at the Montreal Art Institute. He came to western Canada with the Wolseley Expedition in 1870 and the first detachment of North-West Mounted Police in 1874. He subsequently settled in Manitoba and was employed by the Winnipeg School Division from 1892 to 1928. He also served with the Winnipeg Grenadiers during World War I.

At first, Mitchell supervised local architects who designed new facilities for the division. After 1901,

however, he assumed direct design responsibilities, striving to produce schools that conveyed "quiet dignity" and blended with their surroundings. He also worked closely with Dr. Daniel McIntyre, the division's superintendent, to promote development of a high-quality educational system in the city.

Aberdeen School No. 2 was built at a cost of \$73,773 by Brown and Baker. It has a raised, rusticated stone base leading to modestly ornamented, light brick walls. The symmetrical front (north) facade features two projecting wings and a central section with an arched portico covering the recessed main entrance. Beside the portico are round-headed windows; above are a trio of openings encased in a stone surround, a band with the school's name, and a round gable containing a round opening and stone accents.

The middle of each wing has a pointed gable with a half-circle window. The ends of the wings are marked by pairs of brick pilasters, between which are quartets of large rectangular windows with stained glass transoms and continuous rough stone sills and lintels. A stone cornice, coping and some decorative brick-work also are evident.

The school was named after John Campbell Gordon, First Marquess of Aberdeen and Temair, the Earl of Aberdeen, and Canada's Governor-General from 1893-98.

Most early students were Anglo-Saxon but Aberdeen's enrolment increasingly took on a cosmopolitan look as surrounding neighbourhoods accommodated immigrants from Europe and, in more recent years, aboriginal peoples and new arrivals from southeast Asia.



James B. Mitchell, school architect, c.1909. *Provincial Archives of Manitoba*

In 1980, Argyle School, an alternative program for students who are not successful in traditional classroom settings, relocated from Point Douglas to Aberdeen School No. 2. Enrolment pressures resulted in construction of a new, two-storey Argyle School in 1988 at the northwest corner of Salter and Stella Avenue across the school yard from Aberdeen No. 2. The latter now stands vacant and has suffered some vandalism.

**235-237 FORT STREET
GREEN AND LITSTER BLOCK**

John H.G. Russell, 1904



The Green and Litster Block as it appeared in 1969, prior to demolition in 1989. *Provincial Archives of Manitoba*

The simple yet elegant lines of the Green and Litster Block demonstrate the ability of John H.G. Russell, one of Winnipeg's leading turn-of-the-century architects, to convey timeless quality and appeal through even the most common development projects.

Russell was entering the most prolific period of his career when he designed this three-storey masonry building at 235-237 Fort Street for the plumbing partnership of Green and Litster in 1904.

The Ontario-born Russell began his Winnipeg practice in 1896 following a period in the United States (1886-1893) where he worked and studied civil engineering, surveying and architecture. His portfolio included several of the city's major Presbyterian and United churches, numerous commercial buildings in the warehouse district, homes for prominent citizens, and schools and churches in rural Manitoba. He also was active in professional organizations at the provincial and national levels.

Russell's design of the Green and Litster Block is an example of the popular two-part commercial style adopted in the late 1800s and early 1900s to accommodate rapidly rising demand for more intensive, mixed-used development in the downtown. Architects applied various techniques to visually distinguish the ground-floor retail space from the upper-level office or residential uses common to this small-scale building type. For the Green and Litster Block, Russell chose a unified, symmetrical approach with modest ornamentation.

The building's brick walls rise from a full basement of stone base blocks to a large metal cornice and an unadorned brick parapet. The buff-coloured facade features wide corner pilasters with an alternating pat-

tern of raised brick-work. Smaller pilasters run up the centre of the building, interrupted by a 'storefront cornice' between the first and second floors. These central pilasters frame the main entrance and pairs of small rectangular windows that light upper-storey stairwells and hallways.

The main doorway, designed to provide a direct private entrance for residential and office tenants, is flanked by two retail spaces, each with their own doors and large storefront windows. Above are trios of plain rectangular windows outlined by rough-cut lug sills and radiating brick-work.

The structure, located on the east side of Fort Street south of Graham Avenue, was built by Walton, Howell and Ritchie at a cost of \$19,000. It originally contained eight residential suites in addition to the retail units. The building has retained its exterior integrity; however, interior alterations have been more extensive.

The first owners, Alexander E. Green and Fred R. Litster, were small-scale plumbing contractors. Green opened a steamfitting business in Winnipeg in 1885. By 1900, he formed a partnership with Litster, a plumber who arrived in the city in c. 1895. Their firm dissolved by 1925 and ownership of the block fell to C.F. Ironside, a merchant. His family retained control of the property until the early 1960s.

Residential tenants included Litster and numerous retail clerks, managers and small business employees. The block also has housed a wide range of commercial enterprises, most recently Brown and Murray Ltd., Automotive Supplies.



J. H. G. RUSSELL

Architect John H.G. Russell as portrayed in 1909. *Provincial Archives of Manitoba*

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

A. and W. Melville, 1906

The 2 1/2-storey Glines House is a relatively rare example of a Queen Anne-style dwelling with half-timbering. It also is among the few surviving structures from the early period of residential development in the Broadway area of downtown Winnipeg.

Built in 1906 for retiring businessman George A. Glines, this was one of the last single-family "mansions" to appear in the Hudson's Bay Reserve, a large tract retained by the company when it relinquished control over Rupert's Land in 1869-70.

This property was carefully marketed to encourage prime residential and commercial development. By the turn of the century, however, the area had been eclipsed by other exclusive residential districts.

The Glines House was designed by Alexander D. and William N. Melville, Scottish immigrants who established a joint architectural practice in Winnipeg in 1903. Their firm was best known for its designs of 14 local fire halls, but the brothers also were responsible for several apartment blocks and commercial buildings such as the Empire Hotel, Coliseum Dance Hall, and Canadian Film Exchange and Colonial theatres. By 1915, William appears to have no longer been in Winnipeg and the firm was less prominently advertised. Alexander died in 1949.

Consistent with the Queen Anne style, the red brick Glines House is asymmetrically designed with a truncated hip roof, cross gables, dormers, bracketed wooden eaves, a tower at the northwest corner, and two-storey bay windows on the front (west) and south elevations.

The half-timbering appears on the front facade in a large



The former Glines residence, now the Tremblay Apartments. *City of Winnipeg*

gable end over the bay windows and in a gabled dormer. It is estimated that only about five per cent of North America's Queen Anne houses had this ornamentation which was more common to the Tudor Revival style.

The rough-cut, evenly-coursed stone along the structure's raised foundation continues up the tower to a conical roof and small wooden finial. Most of the building's windows are large, rectangular and feature leaded-glass. Both the front gable and dormer contain a trio of windows; the dormer openings are round-headed. Continuous rough stone sills act as a belt course running along the front and sides of the house. Large stone lintels grace the main door and windows. Above the entrance is patterned brick-work within a semi-circular arch and projecting keystone.

The house is well set back from the property line on the east side of Hargrave Street between Broadway and Assiniboine Avenue. It was built by Hudson and Davidson for \$9,000.

Owner George Glines was a Québec-born entrepreneur who began his career in grocery retailing and tea importing. He settled near Morris, Manitoba in 1877, operating the town's first general store and becoming its first postmaster and mayor. He also was involved in the Manitoba Central Railway Company's challenge to the Canadian Pacific Railway monopoly.

Glines opened a real estate firm in Winnipeg following the 1885 North-West Rebellion. He engaged in various other enterprises and was one of the first to develop a large business block on Portage Avenue.

He remained at 55 Hargrave for only two years. Three different occupants followed before J. A. Tremblay, a



The 1928 addition at the rear of the house. *City of Winnipeg*

contractor, acquired the property in 1916. During his tenure which lasted until 1934, a two-storey addition was built at the rear of the house and the complex was converted to a 15-suite apartment block.

This 1928 project, which cost \$26,000, was complementary in design and building materials to the original

house. It consists of similarly-coloured brick on a concrete foundation with a raised basement. The belt course, stone sills and lintels of the Glines House were replicated through use of light brick belts and other accents. Brick diamonds also appear along the parapet. A large, round-headed window over the rear entrance lights the addition's second-floor hallway.

300 HUGO STREET NORTH
 SAINT MICHAEL AND ALL ANGELS
 ANGLICAN CHURCH

H.W. Greene, 1920



St. Michael and All Angels Church, 1989. *City of Winnipeg*

Distinctive in both purpose and style, St. Michael and All Angels Church in Fort Rouge stands as a testament to the faith and perseverance of Winnipeg's only High Anglican parish.

This relatively small congregation has withstood financial constraints and two fires to retain a fine example of a Norman (or Romanesque) church in a city where Gothic designs are more prevalent among early Anglican structures.

Impetus to form the parish arose among local Anglicans dissatisfied with the contemporary practices of their denomination. They supported the Oxford Revival Movement within the Church of England, preferring forms of worship that more closely reflected the Catholic aspects of their spiritual heritage.

Winnipeg's turn-of-the-century residential growth south of the Assiniboine River provided an opportunity to establish a church that would meet these needs. Religious services began in 1889-91 in temporary facilities, followed in 1904 by construction of a modest mission on Hugo Street North and Mulvey Avenue under the auspices of All Saints Anglican Church. By 1910, St. Michael and All Angels was formally established as the second oldest Anglo-Catholic parish west of Toronto.

Its one-storey, stone church on the northwest corner of Hugo and Mulvey across from the original mission site was designed by Henry William Greene and built in 1920 by the Claydon Company for \$22,500.

Little is known of Greene prior to his arrival in Winnipeg in 1912. He worked as a draftsman for two local firms before obtaining his architect's licence in 1914.

He designed several schools in rural Manitoba, as well as St. Jude's Anglican Church and King George V School in Winnipeg, then moved to Hollywood, California in 1924.

Consistent with the Norman style, Greene's design of St. Michael and All Angels Church features round-headed openings, two square towers, and an emphasis on the east end of the building. All elevations are finished with broken-course, rock-faced limestone. They rise to a two-part roof, including a clerestory with numerous openings that contribute to a well-lit and spacious interior. Pilasters along the south and north facades lead to a crenellated parapet.

The east wall has two extensions, the larger of which encloses the apse; the other contains a chapel. Both have stained glass windows and are topped by crosses. A wooden cupola also stands on the roof near the large extension. The main tower at the southwest corner of the building has a round archway and recessed entrance. A second, smaller tower is behind the apse and chapel sections of the building.

The majority of windows are round-headed with smooth-cut, limestone lug sills, radiating stone heads, wooden surrounds, and coloured glass. Double windows along the east and south facades are embellished with small Tuscan order columns. There is a plain Catherine-wheel window with multicoloured glass in the west gable.

The airy interior has vaulted ceilings supported by Romanesque concrete pillars. There is a wide central aisle leading to a marble altar. A wooden altar from the 1904 mission church is in the adjoining chapel.

Because of a lack of funds, the rear part of the interior



Construction of the church, 1920. *St. Michael and All Angels Archives*

was not completed during initial construction. It remained closed off until Father William C. Turney joined the parish in 1930. With the help of members of the congregation, he finished the interior that year. A rectory was added in 1932. The complex, which was consecrated in 1957, also includes two rear halls, one of which is the original frame mission.

Fires in 1959 and 1970 resulted in significant repairs.

Interior changes included new acoustic plaster walls, replacement of some pillars, new curved ceiling arches, stuccoing, and new fixtures.

Father Turney served the congregation until 1961. He subsequently was at the Dynevor Boys' School prior to his death in 1963.

1741 MAIN STREET

SCARFE BLOCK

Architect Unknown, 19121741 Main Street in 1989. *City of Winnipeg*

In the latter 1800s, rural municipalities adjacent to the City of Winnipeg began to experience more intensive development. Population growth led to demand for residential subdivision of agricultural land and establishment of local shops and services.

As part of this trend, Winnipeg merchant John Scarfe constructed a two-storey commercial building at 1741 Main Street in the Municipality of Kildonan north of Winnipeg in 1912.

Kildonan originally was a parish created by Lord Selkirk in 1817 for Scottish settlers who had come to the Red River Colony after being evicted from rented farms in their homeland. In 1876, Kildonan joined with St. John's parish to form an incorporated municipality.

Scarfe obtained his building site in 1908 from James McDougall, a chief factor for the Hudson's Bay Company who held a land grant in the area. No information is available on the architect, contractor or cost involved in the construction project.

Scarfe's modest and utilitarian structure, which is on the east side of Main between Perth and Hartford avenues, was built in the two-part commercial style popular during the period. It originally contained a retail shop on the main floor and two, three-room suites above.

The building has a full concrete basement. Its masonry bearing walls are of common brick, with a red-brown brick facade and buff-coloured brick on the other elevations. A parapet completes all but the rear wall and is highlighted by raised brick-work at the corners. The south elevation contains a second-storey light well with four openings to the interior.

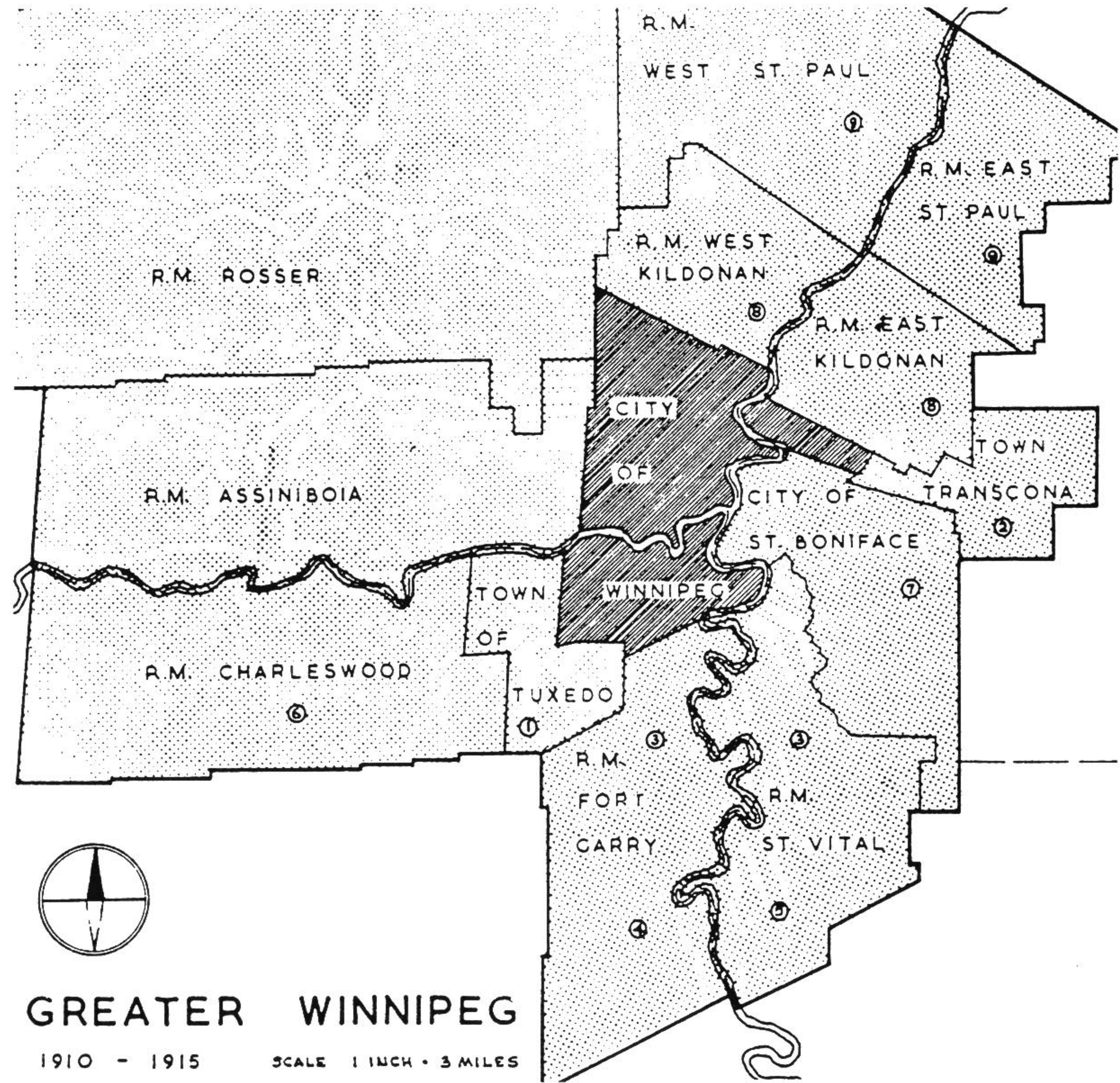
Painted wooden accents, including a prominent cornice with large, decorative end brackets, are used on the facade to distinguish between the main and second floors. Entrance to the shop is gained through a recessed doorway framed by large show windows that have opaque skylights and unadorned wooden sills and surrounds.

The stairway to the second floor is accessed by a separate entrance at the north end of the facade. The two rectangular upper-storey windows have continuous brick sills laid in header fashion and brick lintels laid in a vertical, rather than the usual horizontal, stretcher pattern. Rectangular-shaped outlines in raised brick appear beside and between the windows.

Exterior alterations to the building have included use of stucco to replace brick on a portion of the rear wall and insertion of new brick on part of the south elevation. The interior of the retail space was recently renovated for use as a clothing store.

This space originally was intended for a butcher shop. Between c.1918 and 1930, however, it was occupied by a series of some six different grocery stores. Following Scarfe's death in 1928, ownership of the block transferred to Elizabeth Maud Ballard and Robert John Scarfe, later (1938) joined by Stanley Walker Scarfe. They retained ownership until 1949.

From 1942 to 1949, James R. Horne operated a bakery at the site and had a residence on the upper floor. He was followed in 1950 by John Karanko and Michael Harsym who purchased the building and opened the Glen Bakery. It remained in business until the early 1980s.



Winnipeg and the surrounding municipalities 1910-1915. *City of Winnipeg*

210 RUE MASSON
ST. BONIFACE NORMAL SCHOOL
(RÉSIDENCE LANGEVIN)

H.S. Griffith, 1902; Architect Unknown, 1928



St. Boniface Normal School, c.1910. *Oblate Sisters Archives*

One of Manitoba's first permanent normal schools, this two-storey brick building remained until the 1970s as a symbol of the francophone community's determination to sustain its language and culture through education.

The St. Boniface Normal School on the southwest corner of rue Masson and rue Aulneau was built to

house a bilingual training program for French teachers. The program began in rented premises following the 1896-97 Laurier-Greenway Compromise authorizing bilingual instruction in the public education system as a means to still the Manitoba schools controversy.

By 1915, there were 234 teachers working with nearly 7,400 students in 126 French bilingual schools. The

next year, however, the provincial government repealed this part of the Public Schools Act. Teacher training continued at the Normal School until 1923 but in English only.

The building was designed by Henry Sandham Griffith and constructed by Joseph Azarie Sénécal. Estimated costs were \$11,500 to \$15,000.

After studies in his native England, Griffith emigrated to Winnipeg in 1887 where he was employed by the Northern Pacific Railroad and Land Titles Office. He opened an architectural firm in 1893, designing several structures in Winnipeg and other Manitoba centres before relocating to Saskatoon in 1906 and Victoria in 1907. His British Columbia practice prospered until a collapse in 1918. Griffith subsequently operated solely out of Vancouver where he died in 1944. Among his Winnipeg buildings were the Ryan, Mitchell and Baker blocks and the Criterion and Oxford hotels.

The Québec-born Sénécal was a builder, architect and municipal politician. After farming in rural Manitoba for several years, he moved to St. Boniface in 1891 to work as a designer and contractor. His projects included St. Boniface Hospital, the St. Boniface CNR station, the Church of the Holy Ghost, and Misericordia Hospital.

The Normal School sits on a raised, rough-cut stone foundation with yellow-buff brick walls rising to a stone-capped parapet. The building originally had a truncated hip roof with side gables and a cupola that crowned the entrance porch and frontispiece.

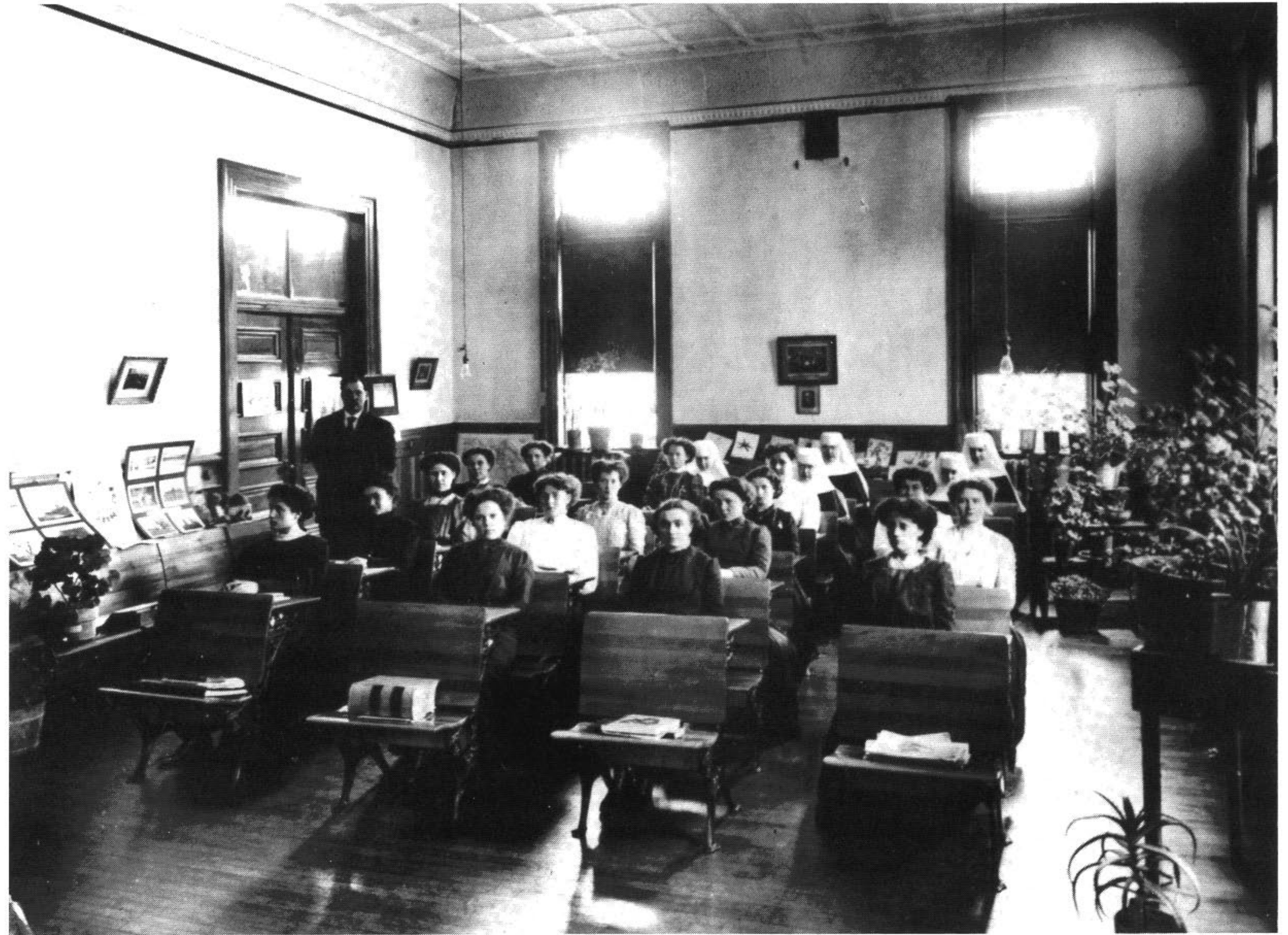
In 1928, a sympathetically designed, two-storey addition was attached to the west side. The roof of the original school was flattened and a straight-line parapet

was used to integrate the two structures. This line is interrupted by segmental arches over the entrance and mid-section of the addition. The latter arch supports a stone cross. On the wall below is a 1955 bronze plaque in memory of Archbishop Langevin.

The interior of the 1902 school included a library, classrooms, laboratory, parlour, kitchen, dining hall and dormitory space. Alterations over the years have left little of the original materials.

The building was purchased in 1923 by Les Missionnaires Oblates (Oblate Sisters) and converted to a boys' residential school (le Jardin de l'Enfance). The expanded complex was consecrated in 1929 as du Jardin de l'Enfance Langevin. A decade later, the facility became a domestic training centre for girls known as École Ménagère Notre Dame. This school ceased operations by 1972.

The building was converted to housing for elderly persons and renamed Foyer Notre Dame, later Résidence Langevin. It was sold by the Oblate Sisters in 1980 and subsequently connected by a one-storey addition to the 147-suite Accueil Colombien at 200 rue Masson. The 1902 structure now contains a child care centre, offices and residential units for disabled elderly persons.



A typical classroom in the Normal School, n.d. *Oblate Sisters Archives*

426 PORTAGE AVENUE

BANK OF MONTREAL

K.G. Rea (Montréal), 1927



The Tyndall stone facade of the former Bank of Montreal, 1989. *City of Winnipeg*

Construction of this elegant bank building on the south side of Portage Avenue symbolized a new market aggressiveness by its owner, the Bank of Montreal, and reinforced the westward expansion of commercial development along Portage during the 1920s.

Known as a relatively conservative institution, the Bank of Montreal had focused on cultivating a corporate clientele since its arrival in Winnipeg in 1877. However, as competitors moved into consumer loans and other personal financial services, the bank was compelled to respond. By the early 1920s, it was acquiring smaller firms and expanding its customer base through new services and conveniently located branches.

The 1927 addition of an outlet at 426 Portage between Vaughan and Kennedy streets was strategically timed to coincide with adjacent construction of two major sources of potential customers - the Hudson's Bay Company department store and the six-storey Power Building.

The linkages between these projects even took a physical form through their common use of smooth-cut, Tyndall stone facades and complementary designs.

The one-storey building, modelled on the main Bank of Montreal facility at the southeast corner of Portage and Main Street, conveys permanency, strength, wealth and traditionalism through its Classical Revival form. This was a later, more subdued version of the Beaux-Arts style prominent in commercial architecture in North America at the turn of the century.

Kenneth Guscotte Rea of Montréal, a leading architect of Canadian banking halls, designed the branch.



The south side of Portage Avenue between Edmonton Street and Memorial Boulevard, c.1932. *Provincial Archives of Manitoba*



View of the south side of Portage Avenue in 1989. *City of Winnipeg*

Following study and training in Montréal during the 1890s, Rea practised with Shepley, Ruttan and Coolidge in Boston and Cram, Goodhue and Ferguson in New York. He came under the tutelage of the American revivalist, Ralph Adams Cram, who advocated designs that replicated the order and inspiration offered by monumental medieval cathedrals.

Rea returned to Montréal in 1905, organizing a practice which lasted for more than 30 years. His portfolio included many commercial and residential structures in that city; Bishop's College School in Lennoxville, Québec; the Canadian Legation in Tokyo, Japan; and several buildings for the Bank of Montreal and Royal Bank. He was named a Fellow of the Royal Institute of British Architects in 1913.

Built at a cost of \$70,000 by contractor R. N. Wyatt, the structure at 426 Portage consists of brick and steel reinforced concrete. Use of Tyndall stone for the facade reflected a contemporary emphasis on local building materials and the rising national popularity of this product from Manitoba quarries.

The bank's symmetrical, Greek temple facade features four complete Corinthian order columns leading to a carved architrave, a frieze inscribed with the bank's name, and a cornice. According to the architect's plans, a "metal covered false pediment supported with wood brackets" completes these elements. The columns, which display acanthus leaf capitals and acanthus flowers on moulded abaci, are consistent in design with those that grace the Hudson's Bay Company store to the west.

Two elongated openings with carved stone sills flank the main entrance. Above is a stone crest bearing the

motto, "Concordia Salus" ("In Concord is Safety"), and the bank's name. As part of the crest, figures of two aboriginal persons frame a shield containing a saltire cross, rose, thistle, trefoil and beaver. Below the shield rests a cornucopia, above is another beaver.

Entered through a vestibule, the bank's interior features decorative fluted pilasters with Ionic capitals. A terrazzo floor with marble borders originally highlighted the public areas of the hall.

The manager's office initially was placed at the west side of the vestibule, while a customers' room, safety deposit vault and coupon booth were to the east. The manager's office and customers' room had terrazzo floors, panelled wainscotting and glazed screens for privacy.

The basement originally was laid out with men's and women's locker rooms, a furnace room, a steel vault, and storage space for bank documents. A "lift" was installed between the two levels to transport books and other records.

Major renovations occurred in 1948 and 1971. As a result, aluminum-cased windows and doors were installed and changes were made to the interior ceiling, floor covering and layout.

The building has been vacant since the Bank of Montreal relocated across the street to the Portage Place shopping centre.

265 BOULEVARD PROVENCHER

BERNIER HOUSE

Aimé de Keroack, 1882



The Bernier House, prior to 1955. *Fr. M. Deniset-Bernier Collection*

The eclectic style and ornamentation of 265 Provencher Boulevard continue to give visual prominence to what was once a centre of political and social life in St. Boniface.

For more than 70 years, this structure housed members of the Bernier family who were, or became, active in politics, education, religion, law and international development.

The patriarch was Thomas-Alfred Bernier, a Québec crown attorney who relocated his extended family to a large farm near Ste. Agathe, Manitoba in 1880. His agricultural career was short-lived as he soon assumed a series of public offices, supported by Archbishop Taché who considered him to be a champion of French Catholic rights in the West.

Among his posts, Bernier became superintendent of French Catholic schools, registrar of the University of Manitoba (1882-1893), reeve of St. Boniface (1883-1888), French clerk of the Manitoba Legislative Assembly, chairman of the Eastern Judicial District Board, and senator (1892-1908).

He assisted with the founding of a French settlement at Fannystelle in southwestern Manitoba, and bitterly opposed the Greenway government's abolition of separate schools and French as an official language in the province.

The Bernier family moved to their new home on the north side of Provencher Boulevard across from St. Boniface College in 1882. Thomas-Alfred, his wife Malvina and their seven surviving children maintained a household known for its social events and out-of-



Bernier House in 1989. *City of Winnipeg*

town guests from the arts, politics and public administration.

Their house was designed by Aimé Lebrice de Keroack, Bernier's cousin who moved to Manitoba from Québec in 1881 and established the West's first French bookstore. He was not known as an architect or builder but may have used plans from contemporary house pattern books or building magazines to design the occasional structure.

The two-storey Bernier House suggests influences from the Picturesque Movement, in particular the Italianate style which was popular in Canada from 1840 to 1885. It utilized square plans, towers, gently sloping roofs, bracketed eaves, bay windows and porches — elements that were found in the original design of 265 Provencher.

The most striking feature is the tower on the west side of the front facade, with its ornate dormer windows, brackets and a finial. Its design recalls the romantic towers of Loire Valley chateaux. To the east is a large gable with gingerbread detailing in the more rounded shapes favoured by Québec artisans. The original front also had a screened central porch and upstairs balcony. These elements subsequently have been enclosed and a door from the porch to the tower has been removed.

Among other alterations, the clapboard siding has been covered with stucco; a large veranda along the west side of the house has been removed; also gone are a bay window from the front gable, most of the window surrounds, and an attached rear shed.

The first floor of the original 18-room interior had two elegant front salons separated by an archway. The



Detail of original window and gable ornamentation. *City of Winnipeg*

dining room was on the west side with doors that opened onto the veranda. A breakfast room, kitchen, maid's quarters and office/library also were on this level.

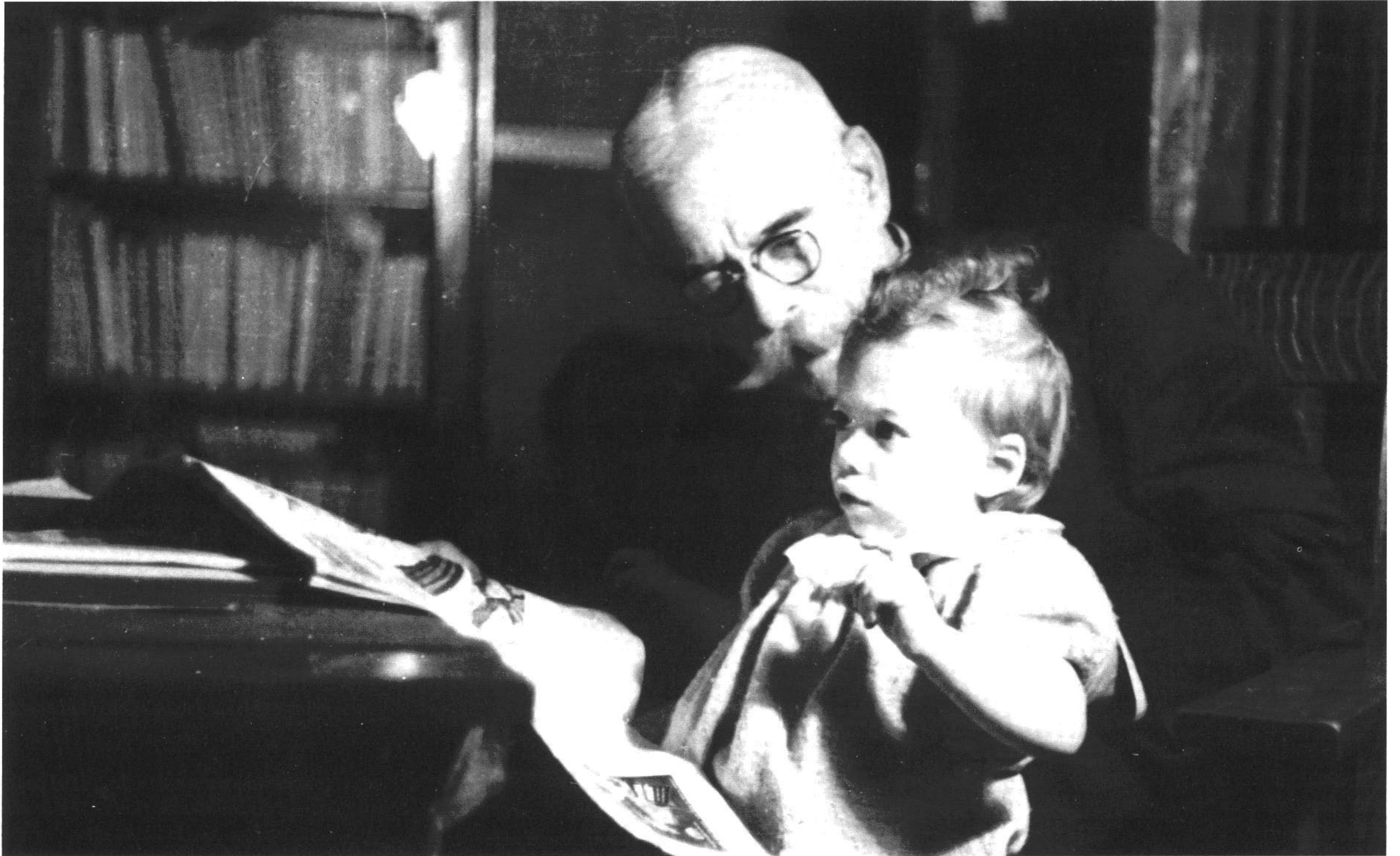
In 1911, part of the west side of the property was used for construction of a house at 259 Provencher for the Berniers' daughter, Rachel, and her husband François Deniset.

Malvina Bernier remained in the family home along with other relatives for 18 years following her husband's death in late 1908. Three of the children entered religious orders; another became a judge.

The public profile of 265 Provencher was sustained by the eldest surviving son, Joseph, who was a lawyer, member of the legislature elected five times between 1901 and 1927, and provincial secretary from 1913 to 1915 before the Roblin cabinet fell during the Legislative Building scandal. Joseph also was co-editor of the Conservative organ, *Le Manitoba*, with his brother Noel and became the first francophone to be appointed a County Court judge (1932).

Joseph's son, Robert, and adopted son and nephew, Maurice Deniset-Bernier, both entered the priesthood. The former became a noted sociologist and international development expert; the latter, an educator and author of children's stories.

The Bernier House remained in the family's hands until it was sold in 1951 following Joseph's death.



Judge Joseph Bernier, 1950. *Fr. M. Deniset-Bernier Collection*

137 SCOTT STREET
GRAHAM HOUSE

W.B. Lait, 1902



The former Graham residence, now law offices for Alsip and Associates, 1989. *City of Winnipeg*

The fine wood and glass features of this Fort Rouge dwelling are a fitting legacy of its original owner-occupant, John Campbell Graham, a sawmill operator and lumber merchant who became one of the largest suppliers of door and wood trim products in Western Canada.

The Ontario-born Graham developed shipping experience on the Great Lakes and a joint lumber venture at the Lakehead before moving to Winnipeg in 1888. He managed the Rat Portage and later the Prairie Lumber Companies, then organized his own firm in 1905 to capitalize on intensive building activity in the West.

The J. C. Graham Lumber Company supplied contractors with specialty glass products and finished wood for interior and exterior use. By 1906, it employed more than 25 full-time workers and a travelling salesman. Such was its growth that two storeys had to be added to its head office at 290-94 Princess Street. A second storage facility was later established on McPhillips Street.

Graham also was involved in several other financial and lumber firms in Northwestern Ontario, Manitoba and Saskatchewan.

In 1902, he commissioned William Barnes Lait to design a 2 1/2-storey frame residence on the northwest corner of Scott Street and Spadina (later Stradbrook) Avenue in one of Winnipeg's prestigious residential neighbourhoods. The structure was built by contractor J. T. Hunter for \$4,500.

Lait, the son of an architect and county surveyor, arrived in Toronto in 1890 after several years of design experience in his native England. He moved to Winnipeg two years later and worked with George Browne, one of the

city's best known architects. From 1897 to 1907, Lait had his own practice. His portfolio included the University of Manitoba Agricultural College (1898), several houses, and commercial, industrial and institutional buildings. He became building inspector in 1908, but left Winnipeg the next year.

The Graham House is in the Queen Anne style which was popular in North America at the turn of the century. Lait employed an L-shaped design for the frame structure which has horizontal clapboard siding and sits on a rock-faced, broken-course stone foundation. Its central hipped roof is steeply pitched with a front-facing gable dormer and side-facing cross gable on the southern elevation. Large paired brackets are used as accents on the second level.

A one-storey, full-width porch extends from the front (east) to the south facade. Roof support is provided by paired, unfluted wooden columns with unadorned capitals and unenriched bases. The columns have large pedestals covered with siding similar to that used for the rest of the building. Plain segmented arches connect the columns above, while the open handrail is supported by wooden spindles. A matching frieze appears below both the porch and second-storey eaves.

There is a bay window on the front facade. Most windows have plain wooden surrounds, although several have carved sills. The main windows have segmented heads with leaded glass accents in the arches. There also are two leaded glass oval windows containing the design of a torch framed by ribbon and branches and highlighted by colourful artificial gems.

The north and west facades are flat, plain and have unmatched windows. It appears that an addition was



Architect William Lait, 1902. *Provincial Archives of Manitoba*

later made to the rear of the building. The property is partly enclosed by an iron fence.

Although the interior has been altered, much of its original fabric remains, including carved wooden door frames, other wood accents, a well-maintained staircase, and an intricately carved fireplace opposite the bay window in the original den.

Graham lived at 137 Scott Street until about 1923, then moved into his business block where he remained until 1930. He retained the house as a rental property until at least the late 1920s. Beginning in 1945, the structure was used as a boarding house. It was converted in 1980 to offices for legal and accounting firms.

775 SHERBROOK STREET
 J.B. SOMERSET SCHOOL
 (SACRE-COEUR SCHOOL NO. 2)
J.B. Mitchell, 1901



J.B. Somerset School, the first school in Winnipeg to use electrical lighting rather than coal oil lamps. *City of Winnipeg*

Somerset School is one of only three remaining Winnipeg schools built on the square plan during the city's turn-of-the-century development boom.

This plan, commonly used by local education authorities until 1907, produced square, three-storey buildings divided into two interior halves by a central corridor. Concerns about fire safety led James Bertram Mitchell, commissioner of buildings for the Winnipeg School Division, to subsequently develop a different model based on two-storey rectangles providing fewer stairs and shorter distances to exits.

At Somerset School, the square plan was cloaked in the then popular Queen Anne architectural style characterized by an eclectic application of design elements and building materials. Mitchell was the architect for the 1901 project; D.W. Bellhouse assisted in drafting the plans.

The facility was erected for about \$31,000 on the east side of Sherbrook Street between Notre Dame and McDermot avenues in a rapidly growing residential area with a large Icelandic population. D.D. Wood was the main contractor.

Mitchell, born to a Scottish-Ontarian family, studied architecture in Montreal. He came west with the 1870 Wolseley Expedition and later with the first detachment of the North-West Mounted Police. He was employed by the Winnipeg School Division from the early 1890s to 1928, designing some 48 schools and directing the work of other architects.

Somerset is a solid brick building with a raised stone foundation. Central gables appear on the side and rear elevations, while the symmetrical front (west) facade

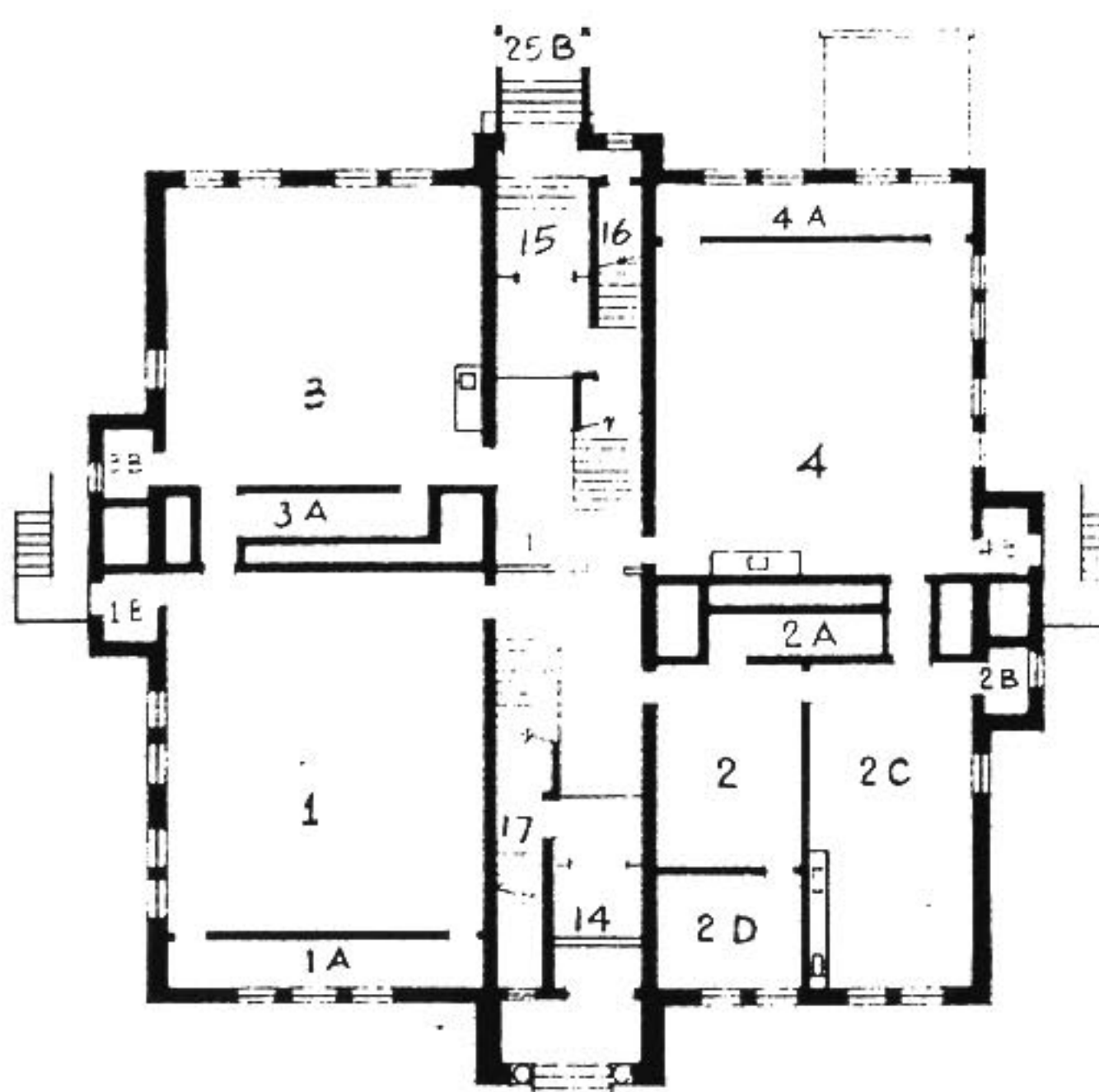
features a projecting, four-storey central tower. This element is completed at the top by brick battlements and corner buttresses capped with smooth stone domes. Stone columns adorn the recessed entrance. Above are pairs of rectangular and round-headed openings, various geometric designs in the brick and stone work, and the school's name prominently inscribed on a stone band.

Brick pilasters separate bays of large, paired, double-hung windows with plain wooden surrounds, continuous rough stone lintels and sills, and leaded glass transoms. Above the centre pilasters are two wooden dormers, each with a pair of windows. Wooden brackets in a dentil pattern appear along the eaves.

The school originally held 10 classrooms plus an assembly hall on the third floor. It was the first in Winnipeg to use electrical lighting rather than coal oil lamps. Large rooms, high ceilings and large window openings made for the airy, bright atmosphere desired by the division's trustees. Greek and Roman art collected by the first principal, Major R.R.J. Brown, initially lined the walls.

The school was named after the Irish-born John Beaufort Somerset (1843-1901) who was a teacher and public school inspector in Ontario before moving to Winnipeg in 1882. He became superintendent of education for Manitoba's Protestant schools, then joined the *Manitoba Free Press* as secretary-treasurer after the province abolished separate schools in 1891.

As the community around Somerset School evolved, the student population became more ethnically mixed. The area also has been transformed by commercial

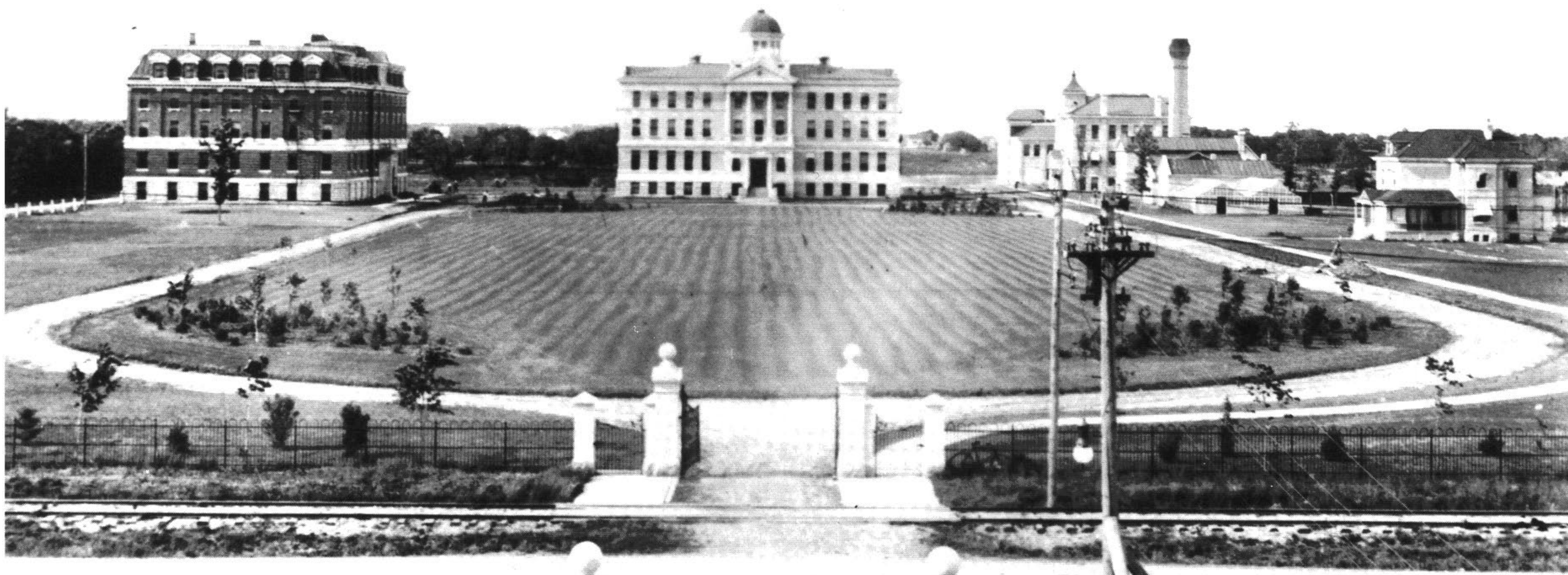


Ground-floor plan of Somerset School. *Winnipeg School Division No. One*

development and expansion of adjacent medical and university facilities.

While some renovations and additions have been made, Somerset's original design is intact and the building is in good structural condition. A new mandate arose in the 1970s when the Winnipeg School Division selected this and a second nearby facility for its elementary French immersion program. Renamed Sacre-Coeur School No. 2, Somerset now houses some 207 students in Grades 3 to 6.

139 TUXEDO AVENUE
 MANITOBA AGRICULTURAL COLLEGE
 (FORT OSBORNE BARRACKS)
Original Architect: Samuel Hooper, 1905-10



The Manitoba Agricultural College in 1911. *Foote Collection, Provincial Archives of Manitoba*

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

In 1894, the Manitoba Department of Agriculture began a dairy school, followed in 1903-04 by establishment of the Manitoba Agricultural College 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. Full-time and short-course enrolment from across the Prairies grew quickly, resulting in the need for additional teachers, departments and

land for expansion.

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). A substantial investment was required to prepare for the College's move to this site 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 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.

These rapid changes in ownership and function resulted in substantial but not irrevocable alterations to the original site plan and buildings designed for the Agricultural College by Samuel Hooper, Provincial Architect. Indeed, this project resulted in Manitoba's first coordinated campus scheme and served as a precursor for the layout, orientation and building types used at Fort Garry.

The English-born Hooper studied architecture in his uncle's office before emigrating to Canada in 1869. He worked as a stone carver in London, Ontario for several years and later resettled in Emerson, Manitoba. In 1881, he formed a partnership with David Ede, Winnipeg's leading monument maker. Hooper continued in this trade until 1895 when he returned to architecture. He was appointed Provincial Architect in 1904, the first position of its type in the West, and continued in this office until his death in 1911.

Hooper initially designed five structures for the College — 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. Construction began in 1905, followed in 1906-11 by work on a horticulture building; an engineering and mechanical facility; Roblin Hall, a new dormitory; and reconstruction of the dairy 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.

The College buildings were remodelled to accommodate the School for the Deaf, but major changes awaited the army's arrival. Under the Canadian Military Hospitals Commission, existing facilities were converted, and temporary structures of wood frame and stucco were erected, to provide wards for 600 patients, offices, classrooms, shops and staff quarters. As well, the grounds were altered for outdoor sports. Construction of other facilities continued into the late 1920s.

In all, the military added some 19 buildings to the campus, eliminating much of the site's open space to the north of Piper. While the external designs of the main College structures were preserved, the stock judging pavilion and other farm buildings were demolished in the mid-1920s.

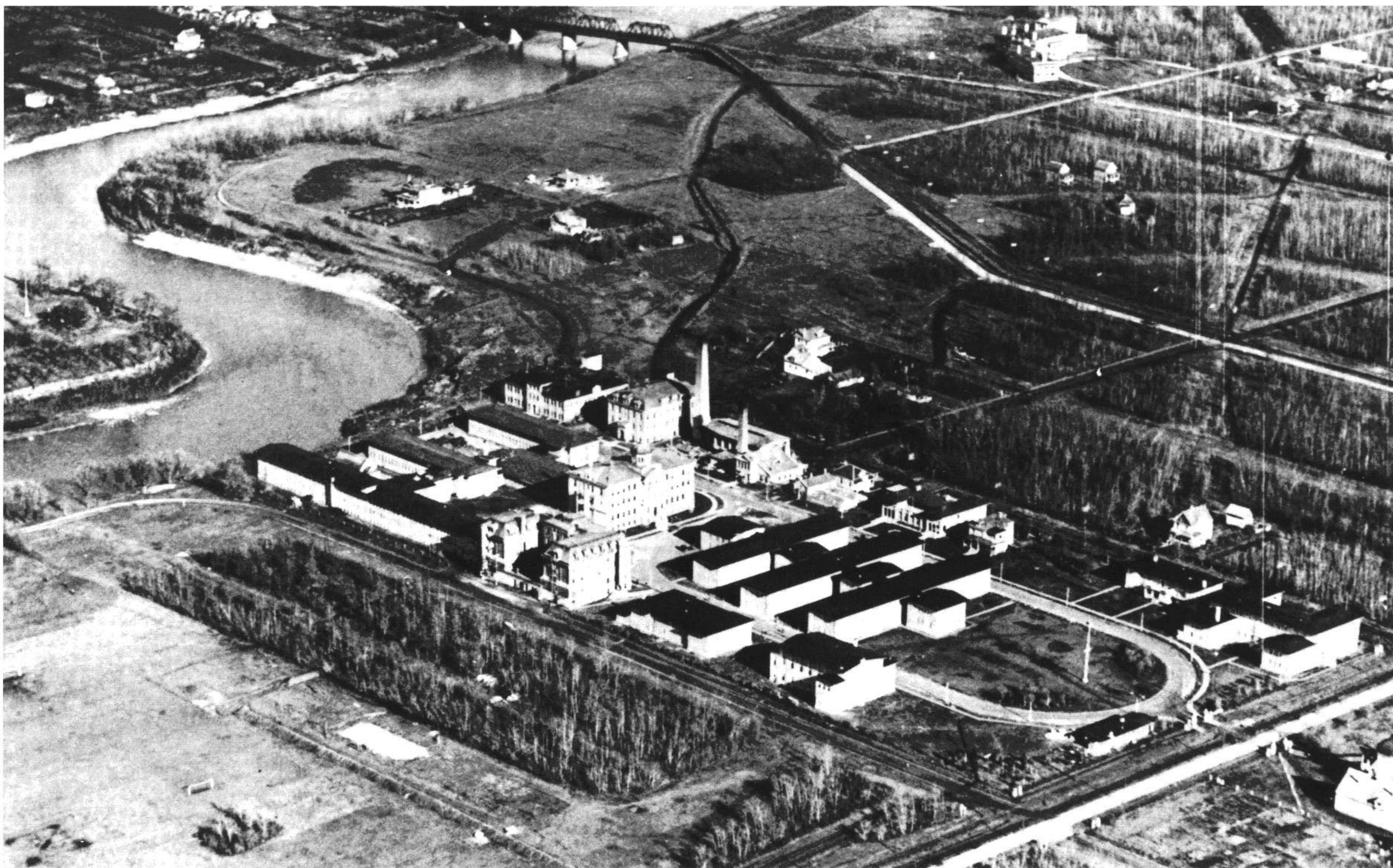
The army had outgrown Fort Osborne by the 1950s. Development of a new base (Kapyong Barracks) began



Architect Samuel Hooper, 1902. *Provincial Archives of Manitoba*

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 1988-89, the Province sought proposals from the private sector for alternative long-term uses of the property. It eventually accepted a plan for low-rise residential redevelopment, including restoration of the five College buildings and retention of the central open space as a landscaped common.



The campus converted to Fort Osborne Barracks, the army's main Winnipeg area base, 1921. *Provincial Archives of Manitoba*



The administrative centre for the campus and military base, c.1910. *Provincial Archives of Manitoba*

ADMINISTRATION BUILDING

Samuel Hooper, 1905-06

With its strategic location and striking ornamentation, the College's Administration Building was clearly intended to dominate the Tuxedo campus in both form and function.

The former objective was foiled during the military's tenure when an assortment of uninspired structures were erected to the front and rear of the building, obscuring it from view and violating Hooper's carefully ordered site plan. However, the facility's role as an administrative centre was maintained during both the College and military eras.

The Italian Palazzo styling of this three-storey building is distinguished by an octagonal cupola and a double-tiered stone portico. The cupola has a metal roof and walls lined with large windows. The portico's first tier is supported by Ionic order uprights; above, more dominant Doric order columns appear under a classical metal pediment. A stone balustrade outlines the second-floor balcony, while the pediment is adorned with a circular opening, running moulds and scrollwork.

The structure, which was built in 1905-06 for \$102,000, has a raised basement faced with rough and smooth-cut stone up to the first-floor windows. This rusticated effect continues with a series of horizontal recesses in the main-floor masonry. The yellow brick walls rise to a stone frieze, metal cornice and low-pitched roof with

metal sheathing. While the front (south) facade is flat, the other elevations contain brick pilasters. To the rear is a less elaborate, one-storey stone portico and a metal pediment at the roof-line.

Fenestration is provided by single rectangular windows. Ornamental details include stone and brick courses that wrap around the front and side facings, stone sills, some pedimented openings and sculptured stone over the main entrance.

While numerous alterations have been made to the building's interior, the original exterior is largely intact. Recent occupants have included the province's Family Court and Probation Services.

HORTICULTURE BUILDING

Samuel Hooper, 1906-07

This small, narrow, gable-roofed brick structure with attached double greenhouse sits to the southeast of the Administration Building.

Its centrally placed main entrance on the front (west) facade has a stone entablature and scrolled pediment. Above is a semi-circular window with a corbel-supported sill, brick voussoir and keystone of quarry-faced limestone.

The north elevation contains slightly recessed bays between pilasters. Windows on the rear (east) facing are set within a modest brick arch. Most openings are rectangular in shape with radiating brick heads and rough stone sills. The original greenhouse, constructed of brick, wood and glass, runs off the building's south side.



The Dairy and Science Building, 1989. *City of Winnipeg*

DAIRY AND SCIENCE BUILDING

Samuel Hooper, 1910-11

Situated northeast of the Administration Building, this two-storey, solid brick structure on a raised stone foundation was erected in 1910-11 after fire destroyed its predecessor.

Its design was similar but not identical to that of the first dairy building. Hooper employed a flat-topped, hipped roof with several pedimented dormers rather than the original low-pitched roof. He also eliminated a central tower from the symmetrical front (west) facade.

The building's yellow brick walls and pilasters rise from a rough-cut stone base to a plain metal cornice on all elevations. The projecting main entrance contains a rusticated stone arch topped by a smooth stone pediment. Above, stone surrounds are used to highlight a trio of long, narrow windows topped by three smaller openings. Brick belts, stone sills, keystones and corbelled brick-work provide additional detailing.

The building was intended to house lecture rooms, the principal's office, and facilities for butter-making and milk pasteurization. However, the interior was not completed before the College relocated to Fort Garry. The structure subsequently was used as a dormitory,

hospital, offices and storage space. Despite these functional changes, interior alterations generally have been minor.

PRINCIPAL'S RESIDENCE

Samuel Hooper, 1905-06

The two-storey Principal's Residence stands as a restrained but dignified symbol of the role of its intended occupant and the seriousness of purpose attached to the College campus.

As with several of its contemporaries on the site, this building has a rough stone foundation, bearing walls faced with yellow brick and rectangular-shaped windows. Its cross-hipped roof has bracketed wooden eaves and single, centrally-placed hipped dormers on the front (west) and rear sides.

A large open wooden veranda supported by stone piers originally swept around from the front of the structure to the projecting middle section of the south wall. This element subsequently was partially enclosed and received a second-storey addition at the south end. Its columned front entrance is topped by a wooden pediment. A two-storey porch appears at the rear of the house.

Ornamental detailing is minimal, save for stone sills, some radiating brick window heads, raised brick belts and a wooden frieze. Surviving interior elements include some oak woodwork, a fireplace and staircase.

During the military era, the residence was occupied by the chief of staff. More recently, it has been used as offices for security personnel.



The Principal's Residence shortly after construction, 1906. *Provincial Archives of Manitoba*



The Power House in 1989. *City of Winnipeg*

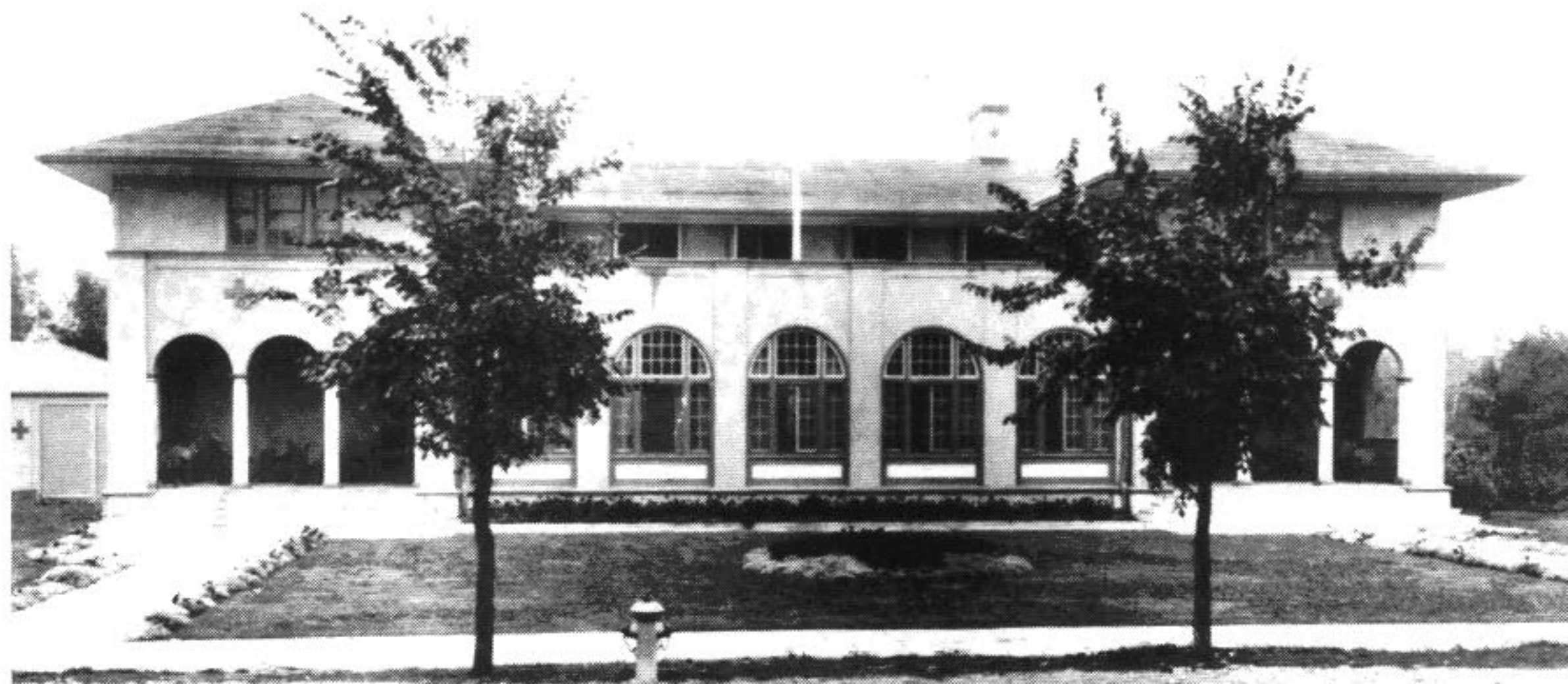
POWER HOUSE

Samuel Hooper, 1905-06

Located immediately to the east of the Administration Building, this utilitarian structure provides steam heat to the Tuxedo complex. Of 'fireproof' construction, it has solid brick and stone walls on a stone foundation. Its projecting two-storey, gable-roofed centre section is flanked on the north and south sides by one-storey, shed-roofed wings containing single dormers. A large brick stack stretches up from an addition to the north side.

The front (west) facade of the centre section has a rough-cut stone base. Its double entrance door is highlighted by fluted Doric pilasters and a plain dressed entablature with a date stone and triangular head. Above, continuous stone sills mark a quartet of windows. A rough-cut stone frieze leads to the metal cornice, while a circular stone element adorns the gable. The austere wings are relieved by brick belt courses and stone cornices which end in floriated scrolls.

Construction of a second power house and attached laundry was planned in c.1918 by the Dominion public works department. However, available information indicates the second power house was not erected until 1921. Generally sympathetic to the original in materials, scale and design, this one-storey building has a larger brick stack, a gable roof with wide bracketed wooden eaves, and large industrial windows with segmental brick heads.



The "pavilion style" Red Cross Lodge in 1920. *Provincial Archives of Manitoba*

RED CROSS LODGE

John D. Atchison, 1919

Opened in 1919 by the Prince of Wales (later King Edward VIII), this irregularly shaped, one and two-storey building was erected by the Canadian Red Cross Society to provide wounded men with recreational opportunities.

The frame and stucco structure originally contained a solarium; library and reading room; roof garden; lounge, billiard, games and tea rooms; and a staff suite. Intended to be a model for other convalescent camps, the lodge was the only facility at the Tuxedo hospital not under military discipline. Moreover, the men them-

selves were to constitute the facility's board of management.

Situated immediately north of the principal's residence, the building cost approximately \$50,000 and was described by contemporary journalists as being designed in the "pavilion style".

It originally consisted of a pair of two-storey wings oriented on an east-west axis and joined by a long centre section that was one-storey in height at the front and two storeys at the rear. An arcade encompassed the main floor of the entire front facade. Its arches were open at the entrances to the wings and enclosed in the centre. The building's hipped roof had wide wooden eaves; the one-storey middle section had a flat roof.

Red Cross symbols appeared over the main entrance in the north wing. Inside were an office and large lounge finished with oak panels and ceiling beams, two fireplaces and leather furniture.

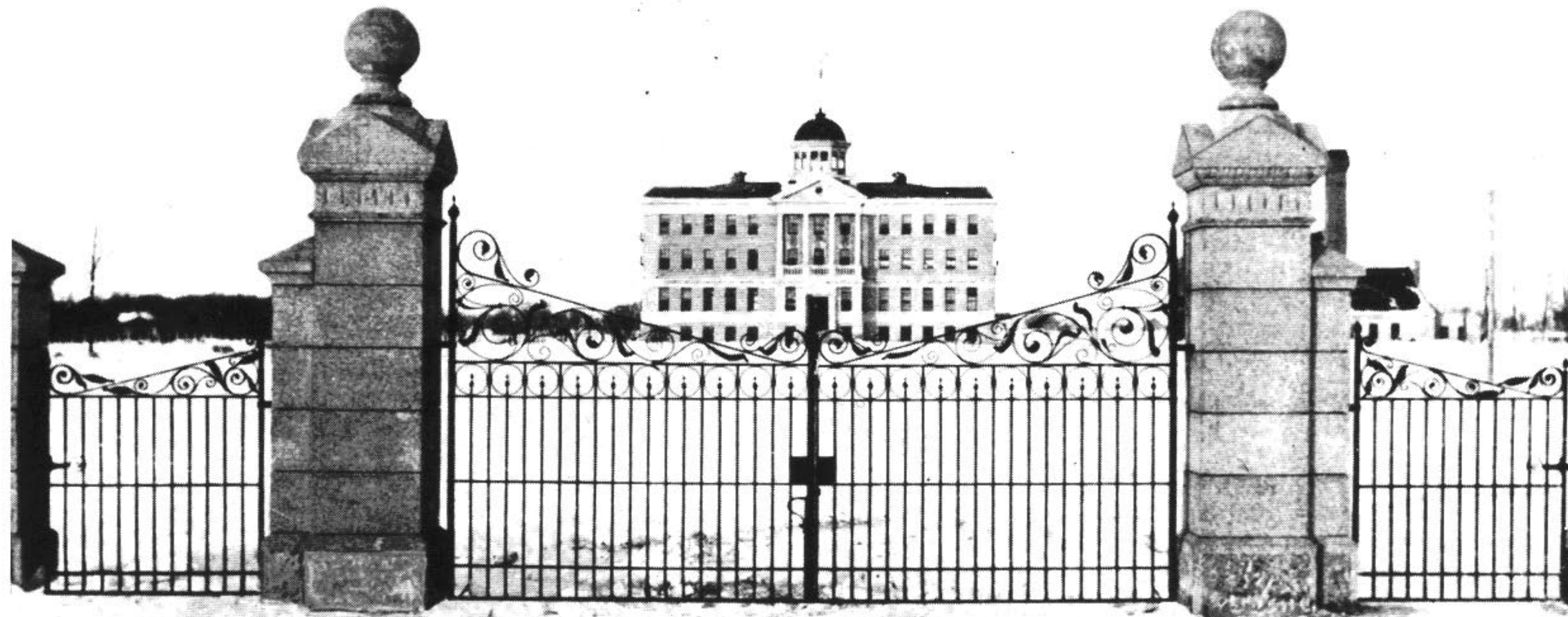
As a result of subsequent alterations, the arcade was removed from the wings and its remaining arches were filled in with stucco. A single front entrance was established in the south wing, while a one-storey, flat-roofed addition was made to the north wing. Interior changes began the mid-1920s when the building was converted to an officers' mess. In recent years, it has housed offices for driver testing personnel; the main public access has been at the building's rear off Doncaster Street.

SINGLE OFFICERS' QUARTERS

Dominion Department of Public Works, 1919

This plain, two-storey dormitory was one of three structures established to house the staff of the Tuxedo military hospital. It was occupied by medical officers, while nurses were in an adjacent building and orderlies were situated in a facility on the west side of the complex.

The rectangular-shaped, frame building has stucco-faced walls leading up to wide eaves. Its symmetrical front (west) facade is relieved by a projecting, two-storey wooden veranda in the centre and a slightly gabled roof-line at both ends. The veranda is open on the main floor and screened above. The front and rear elevations have a number of single and paired rectangular windows with plain wooden surrounds. A continuous series of openings lines the second storey of the north wall.



The entrance gates to the Agricultural College, 1906. *Provincial Archives of Manitoba.*

Site and architectural planning for the military hospital was under the jurisdiction of the Dominion Department of Public Works. R. Wright was the chief architect and W.L. Symons was the architect for military hospitals during 1918-1919.

This building continued to be used as officers' quarters during the Fort Osborne Barracks era. It subsequently was converted to provincial government offices.

ENTRANCE GATES Samuel Hooper, 1906

To reinforce an image of the Agricultural College as a special place, Hooper designed substantial stone and wrought iron gates for the complex's entrances and boundaries along Piper Boulevard (Tuxedo Avenue).

The two main gates, placed opposite each other at the

centre of the campus, controlled vehicular and pedestrian traffic turning north and south off Piper. Their components included two-part swinging gates attached to large stone hanging posts and joined in the centre by locks. To each side were smaller piers supporting latched pedestrian gates. These smaller accesses were repeated at the perimeters of the developed site and linked by fencing to the main entrances.



Tractors and students at the Agricultural College, 1912. *Foote Collection, Provincial Archives of Manitoba*

All piers sat on rock-face stone bases, while their square shafts were constructed of “bush-hammered” limestone blocks set in cement mortar. The driveway posts rose to gabled ends and a series of roll mouldings that supported smooth-cut stone spheres. The smaller posts were more modestly ornamented with plain, low-pitched pyramidal caps.

By themselves, the large pillars measured about 7.2 decimetres square. However, each also incorporated a reduced version of the smaller pier on the side that faced the pedestrian pathway. This latter structure was only about two-fifths the size of its 5.9-decimetre, free-standing counterpart.

The iron gates featured scrollwork and round vertical bars with twisted ends.

Today, only the main and perimeter entrances on the north side of the site survive. The driveway gate is missing from the main entrance, as is the single gate from the pedestrian access at the east (Doncaster) end of the property.



A winter view of the Agricultural College, 1912. *Footo Collection, Provincial Archives of Manitoba*

86 WEST GATE
KAYE/WOOD HOUSE
(WESTGATE MENNONITE COLLEGIATE)

Walter Chesterton, 1901



Garden party at the Convent of the Sacred Heart, 1951. *Western Canada Pictorial Index*

As one of Winnipeg's earliest Tudor Revival houses, the original 14-room structure at 86 West Gate reinforced Armstrong's Point as an exclusive and architecturally rich residential district.

The 22-hectare Point, secluded on the north bank of the Assiniboine River east of Sherbrook Street, attracted some of the city's most affluent families. Among them was Rockley Kaye, vice-president of the A. Macdonald Company, a grocery wholesaler.

This firm was started by Alexander Macdonald who arrived in Winnipeg in 1871 and served as a clerk in several wholesale businesses before striking out on his own. His company, predecessor of today's Western Grocers Limited, greatly expanded during pre-1914 settlement of the Prairies.

Little is known about Kaye who joined Macdonald in the mid-1890s after working as a bookkeeper for the William Bell Dry Goods Company. Kaye only lived at 86 West Gate for two years after its 1901 construction and there is no available record of his presence in the city by 1906.

His 2 1/2-storey mansion overlooking the river was designed by Walter Chesterton and built by Saul and Irish for \$12,000. The English-born Chesterton studied and practised in his native country before emigrating to Canada in 1870. He became a leading architect in Ottawa and Montréal, undertaking several important government and private commissions. After relocating to Winnipeg in 1881, he had a nine-year partnership with a Mr. McNichol, then worked on his own until 1903.

Chesterton's projects included the first All Saints



The Westgate Mennonite Collegiate prior to demolition, 1989. *City of Winnipeg*

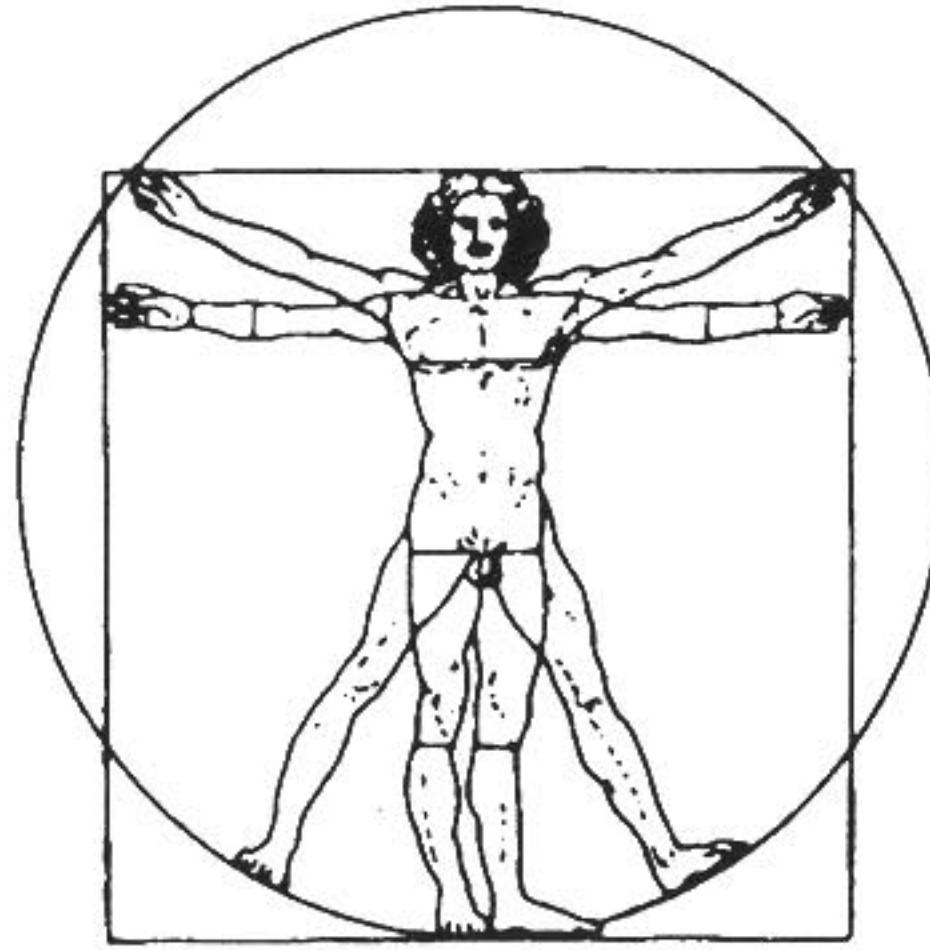
Church, Fort Rouge School, Fort Rouge Officers' Quarters, W.J. Tupper House in Armstrong's Point, Brandon Jail and Reformatory for Boys, Knox Presbyterian Church in Stonewall, and St. Mary's Church in Virden. He also was an accomplished landscape painter and wrote a column for a local arts and society paper.

His elegant design of the Kaye House displayed key elements of the Tudor Revival style — double front-facing gables, brick veneer on the first level, ornamental half-timbering on upper-storey stucco walls, and a four-centred or Tudor arch at the recessed main entrance.

Kaye sold the house to George D. Wood, a prosperous hardware merchant who named the property "Helenslea." Wood's family retained ownership until 1942 when the house was purchased by John Parton, a chartered accountant.

Substantial alterations occurred after the Sisters of the Sacred Heart of Jesus converted the structure to a private school in 1950. They built a substantial rear addition and had the top level of the house boxed in, creating a full three storeys. Another large addition was made in 1978 as part of Westgate Mennonite Collegiate, which opened in the mid-1960s after the Mennonite Educational Society of Manitoba acquired the site.

Little of Chesterton's detailing remains. All exterior ornamentation, including the half-timbering, has been removed. The front Tudor arch has been replaced by an imitation. Substantial interior remodelling has eliminated original materials and room layouts on the second and third floors, while the carved staircase has suffered from wear.



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
