



220 HUGO STREET NORTH
PASADENA APARTMENTS

City of Winnipeg
Historical Buildings Committee

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As Winnipeg's influence west of the Great Lakes grew, the city began to develop all the amenities associated with a major urban centre. Improved roads and communication lines, city planning schemes, civic government and health services all resulted from this development. One area that saw marked improvement in the forty years after the city's incorporation in 1874 was housing. With population growth came the need for a wider and more technologically advanced variety of dwellings. As the city hall/downtown district became crowded with commercial structures, new housing developments sprang up in all directions, pushing the city limits further and further out.

After 1905 a new residential structure began to gain prominence in Winnipeg and throughout the west: the apartment block. These multiple-family structures grew in popularity as an alternative to the work-load associated with single-family dwellings. Another attraction was the investment potential of blocks. High demand helped these structures become an almost sure way to make money. The blocks often were designed specifically for a certain economic group and, therefore, were as diverse as the economic situation of the city's growing population.

One of the more prestigious and aristocratic residential districts was Fort Rouge (originally known as St. Boniface West).¹ Some of the city's most prominent business and professional families were drawn to this area, beginning in the 1880s. Fort Rouge soon was filled with large beautiful homes and, ultimately, elegant apartment blocks. It is not surprising, then, that its more financially secure tenant population was furnished with larger, more elegant apartments containing extra features such as servants' quarters and larger rooms.

One block found in the heart of this area is the Pasadena Apartments. Built in 1912, this structure is on the northwest corner of Hugo Street North and McMillan Avenue, just south of Wellington Crescent. Now numbered 220 Hugo Street North, it was designed by the firm Hooper and Hooper and cost its owner, Thomas Sharpe, \$65,000 to build.²

STYLE

The Pasadena Apartments are an example of a simplified mission style structure fairly unique to the city. This style received the most treatment in California where it is described as the Pacific counterpart to the Georgian Revival style of the eastern states. It developed in reaction to both the nineteenth century designs and the eastern styles that had dominated California architecture up until the 1880s.³ By the 1890s, the mission style had become popular throughout California and elsewhere in North America.

The most recognizable feature of these structures is the tiled roof. This element is often low pitched and hipped or "stopped at the ends". Walls are almost always smooth-plastered and sculptural ornamentation is invariably lacking. Balconies are a usual feature as are numerous semicircular or segmental arches. Towers are also common in the larger buildings.⁴

CONSTRUCTION

The building is found on the west side of Hugo Street and is legally described as 31/5 St. Boniface, Plan 853, southerly parts, lots 9 and 10. It rises three storeys above its raised basement and cement foundation, and is built of "concrete tile."⁵ Two types of brick, dark and light coloured, are utilized to the second-storey sills. Both types are laid in a Flemish bond pattern and separated by a cement belt course. Above the brick, stuccoed walls complete all elevations. As this building was owner constructed, it is odd that Thomas Sharpe's forte, cement work, is not more evident in the finished product.

DESIGN

The famous Winnipeg firm of Hooper and Hooper designed the Pasadena Apartments following many of the conventions that dictated North American apartment designs. A major component of apartment buildings in France, the main, central lobby, was not favoured by North American architects. Social contact was to remain voluntary and, therefore, numerous entrances serving small groups of suites were preferred.⁶ In the case of the block on Hugo Street, there are no less than

seven entrances.

Another design requirement was the creation of light and air circulation to all suites. Here the architect was confined only by imagination; however, four main styles evolved. the U-shaped block was the simplest, followed by the W-shaped. An O-shaped structure was less common. Most often used was a square with numerous indentations, recesses and protrusions.⁷ The Pasadena Apartments are an example of a U-shaped building with balconies protruding into the central green space.

The Hooper and Hooper design also follows many of the familiar patterns of the mission style. The red clay tile roof with hipped ends has exposed decorative wooden rafters beneath. Above the cement belt course, one finds the smooth-textured walls associated with this style. Exterior decorative elements are few and modestly presented. Moulded wooden window surrounds rise above the cement sills. Two types of double-hung window surrounds are found on the elevations – the smaller type is of a six-over-one internal division, while the larger openings are divided into nine sections over one. While arches do not appear on the final design, Hooper and Hooper have added balconies that face the central courtyard.

Ceilings are high, 2.5m (8'3") on the first floor and 3.1m (10'6") in the upper three floors. The building measures 34.8m x 29.0m (116' x 96.5').

INTERIOR

The three `main' entrances to the block are found in the central decorative attention. Marble entranceways, accented by oak banisters and door surrounds, express a modest luxury within.

INTEGRITY

The building occupies its original site and is in excellent condition. The only major renovation listed against the building is a 1963 alteration costing \$14,000 which changed the number of suites from the original 23 to the present 28.⁹

STREETSCAPE

The Pasadena Apartments still fit well into the general appearance of the neighbourhood. Still mainly residential, the area consists of larger single-family homes dotted with apartment blocks.

ARCHITECT

The Winnipeg architectural firm of Hooper and Hooper was a very successful enterprise run by Samuel Hooper (1851-1911) and his son, Samuel Lawrence Hooper. Samuel Sr. came to Canada from England in 1869 and settled in London, Ontario. By 1881 he had moved to Winnipeg and started a marble works venture with David Ede under the name Hooper's Marble and Granite Company Limited. By 1893 he was a practising architect, his greatest moment being his appointment as Manitoba's first Provincial Architect. He died in England "in search of health" in October 1911.¹⁰ Biographical information on Samuel Hooper Sr. is found in Appendix I. The Historical Buildings Committee has given Samuel Hooper 20 points.

PERSON

The person most intimately connected with the Pasadena Apartments was ex-Mayor Thomas Sharpe (1866-1929). Born in County Sligo, Ireland, on March 14, 1866, he emigrated in 1885 and settled in Toronto. Here he worked as a stonemason and bricklayer, a profession he had entered in Ireland at the age of fourteen. The depression of the early 1890s forced him to move west in 1891. His construction business soon followed and he became well known for his expertise in cement work. He is credited with creating Winnipeg's first sidewalks, called granolithic walks in their early days. In 1899 he successfully ran for Alderman in Ward 4 and retained his seat for two additional terms. During all three terms, Sharpe was chairman of the Public Works Committee. In 1904 Sharpe became Mayor, an office he held for three terms. He was noted for his "staunch fight" for municipal ownership that included a city quarry and an asphalt plant. He died of a heart attack on May 10, 1929.¹¹ Thomas Sharpe and his estate owned the apartment block until 1949 when a Winnipeg firm

took over ownership. Present owners are Pasadena Investment Limited of Winnipeg.¹²

Occupants of the block, which included Thomas Sharpe, were chief clerks, managers and senior draftsmen. Slowly, the apartment lost its more distinguished clientele as the block aged and the area became less exclusive.

EVENT

There is no known event connected with this building.

CONTEXT

This building was constructed during the final stages of Winnipeg's true boom period. It also was built in an exclusive area of the city, Fort Rouge, and must be seen as one of its more fashionable structures.

LANDMARK

While the exterior of the building has lost some of its original lustre, it is still an imposing site and would be familiar to residents of the area.

FOOTNOTES

1. J. Solonecki (ed.), Fort Rouge Through the Years. (Winnipeg-1974), p. 2.
2. Building Permit. #1689/1912.
3. M. Whiffen, American Architecture Since 1870. (Cambridge, Mass. - 1969). pp.213-44.
4. Ibid., p. 213.
5. Assessment Records. Roll No. 222030, Ward 1, Class 19.
6. D. Spector, Apartment House Architecture in Winnipeg to 1915. (Winnipeg-1980). pp. 3-4.
7. Ibid., p. 5.
8. Plans #1689/1912 at City Archives.
9. Assessment Records, op. cit. and Henderson's Directory.
10. Free Press, October 20, 1911.
11. Free Press, May 11, 1929 and Winnipeg Tribune, May 11, 1929.
12. Assessment Rolls. #222030 (old No. 5314).
13. Henderson's Directory.

APPENDIX I

Samuel Hooper

One of Manitoba's most prolific and well-known architects, Samuel Hooper, was born in Hatherleigh, County Devon, England, in 1851. After attending school, he became an apprentice architect for his uncle. In 1869 the Hooper family emigrated to Canada, settling in London, Ontario. After nine years, the entire family returned to their native England but the 27-year old Samuel came back to Canada the next year, choosing Emerson, Manitoba, as his new home. The lure of opportunities in the big city prompted his move in 1881 to Winnipeg.¹

Together with Winnipegger David Ede he set up the Hooper Marble and Granite Company which created many statues and monuments. Hooper remained as president of the company for many years (Ede left in 1883), while his son, John S. Hooper, managed the business. Works designed and carved by the firm included the decorative Tyndall stone ornaments on the Merchants' Bank (1903), since demolished; a bust of Queen Victoria for the 1898 Jubilee Fountain in Assiniboine Park; and a commemorative monument of the Hon. John Norquay in St. John's cemetery. Probably the most famous work was a monument to the fallen soldiers of the 1885 Riel Rebellion. This piece was originally placed in front of City Hall but later moved.²

In 1893 Hooper became an architect in the public works department of the Provincial Government. Together with this employment and the presidency of the Granite company, he began a private architectural practice in c.1905 with Albert Lee Houkes (Hooper and Houkes). Shortly after, this partnership was dissolved and Samuel created his most successful partnership – that of Hooper and Walker (Charles H.). Hooper's final partnership was with his son, Samuel Lawrence Hooper (Hooper and Hooper). After his father's death, Samuel L. became president of the granite company

¹ Free Press. October 20, 1911.

² Ibid.; and Tribune. June 10, 1967.

and formed the architectural firm of Hooper and Davis (William T.).³³

In 1907 the Provincial Government created the office of Provincial Architect to oversee design of numerous public buildings being planned in the province. Samuel Hooper was appointed to this position and held it until his death of bronchitis and asthma in England in 1911.

Because of Hooper's overlapping business connections, it is difficult to determine which partnerships were involved in specific projects. Where contemporary accounts agree, this information has been included in the following incomplete list of buildings with which Hooper was associated:

Hooper and Walker:

Carnegie Library (1905), 380 William Avenue
Marshall-Wells Hardware Warehouse (1905-06) 136 Market Avenue, now Modern Woman Block
Adelaide Block (1906), 107 Osborne Street
Grain Exchange Building
Land Titles Building (1903), Broadway at Memorial
Winnipeg General Hospital addition
A.S. Bardal stores and apartment block
Provincial Normal School (1906), 442 William Avenue, now Manitoba Vocational Centre
Isbister School
St. Mary's School
St. Mary's Presbytery
St. Mary's School
St. Charles Church
St. Joseph's Orphanage
Hon. Robert Rodgers House
N. Bawlf House
R.C. MacDonald House
P. Shea House

Provincial Architect's Department:

Manitoba Agricultural College (1907), Tuxedo Avenue, now Fort Osborne Complex
Portage Jail
St. Vital Agricultural Buildings
Provincial Telephone Building (1908), McDermot at Charlotte (now Hargrave Street)

Hooper and Hooper:

Pasadena Apartments (1912), 220 Hugo Street
Carman Apartments, 423 Burrows Avenue
Rivera Court, 161 Cathedral Avenue
Avoca Apartments, 229 Sargent Avenue
Panama Court, 785 Dorchester Avenue
Empress Hotel, Winnipeg Beach

Others:

University of Manitoba, Tache Hall Men's Residence (1911)
A. Schmidt and Co. Brass and Wire Works (1901), 90 Albert Street, now Western Building
Holman Meat Market (1903), St. Mary Avenue
Central Police Station
Tache School

Building list compiled from the following sources. Photo Archives at P.A.M.; Winnipeg Telegram September 12, 1906, p. 55; Manitoba Free Press. September 12, 1906; Construction. III, December 1909, p. 68; Manitoba Free Press. November 14, 1903; F.H. Schofield, The Story of Manitoba, (Winnipeg-1913) pp. 601-2; D. Spector, Apartment House Architecture in Winnipeg to 1915 (Winnipeg-1980) p. 52.

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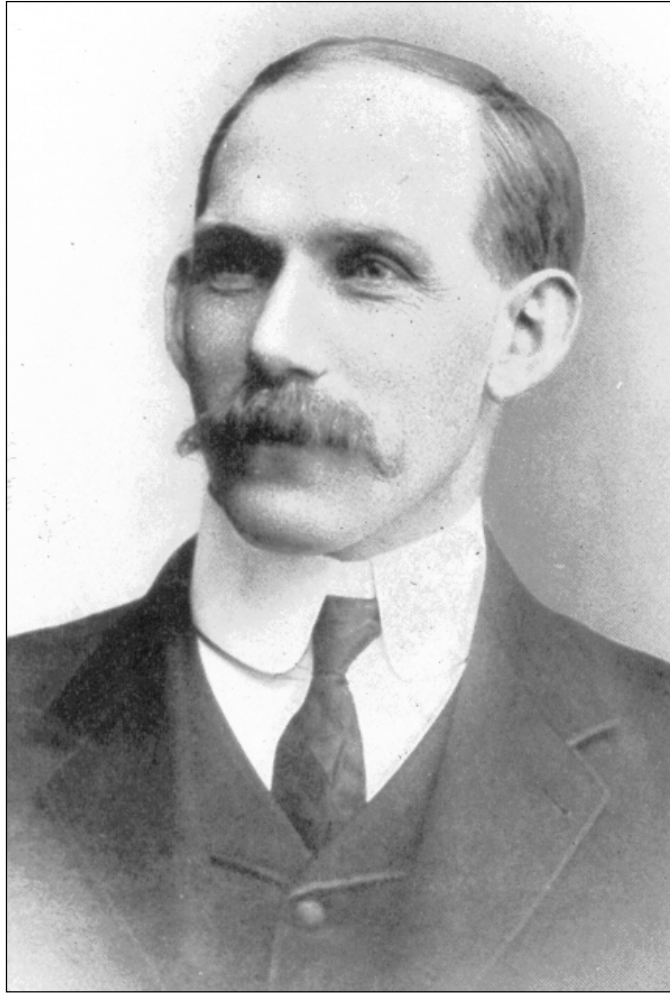


Plate 1 – Thomas Sharpe, 1906. (Courtesy of the Provincial Archives of Manitoba, N8296.)