



82 BALMORAL STREET

L.G. OSTERANDER HOUSE

PREPARED BY PETERSON PROJECTS – FEBRUARY 2008



82 BALMORAL STREET L.G. OSTERANDER HOUSE

Date of Construction: 1904

Building Permit: 547/1904

Architect: Penzington, W.H.

Contractor: Penzington, W.H.

ARCHITECTURAL INTEREST:

This 2½-storey brick-veneer home rests on a solid stone foundation and is one of the more attractive homes on this block of Balmoral Street.

The front (east) façade's most conspicuous element is the curved wrap around porch attached to the building's southeast corner. Supported by pairs of unfluted columns with plain wood bases and heads, they are connected by wood balustrades. The entrance is highlighted by a pediment in the flat roof with its complete entablature. A two-storey gently curved bay window is located to the north of the porch. All window openings on this façade are arched and an oval window is found on the second floor. Above the heads of the upper storey windows is another wide complete entablature; the gable end above is embellished with wood elements and a Palladian window set in a wood frame.



Front (east) and north façades, 2007

The south façade includes the wrap around portion of the front porch as well as another curved bay window. The north elevation features two attached chimneys. The rear (west) façade is unusual in that it contains two separate lean-tos: the southern element is built at grade of brick and stone and holds a pair of wood doors, with the northern addition is raised, of frame construction and holds a single wood door.

The building stands on its original site, appears to be in good structural condition and does not seem to have suffered major exterior alterations.

This home is a good example of the Queen Anne style. This style borrowed heavily from English architecture of the 15th century, blending classical and medieval motifs into a picturesque form.¹ The desired asymmetry was achieved through a number of combinations of porches, bay windows, projecting wings, balconies and other devices. Roofs were usually irregular and complex, with dormers, gables and ornamental chimneys. Variations in materials and colours were also used to animate the façades. Given this freedom of design, however, accomplished designers were still able to create balance in the structures, offsetting busy surfaces by placing calmer elements nearby.²

The popularity of the style in Canada began in the 1880s and lasted until World War I. On the prairies, pre-1900 examples of the style were not numerous because large-scale development occurred after the turn of the century. Post-1900, it was quickly adopted for use in the growing residential districts, especially the more affluent neighbourhoods where its showy qualities were greatly admired.

Nothing is known about the architect/contractor of this dwelling, W.H. Penzington. This is the only City of Winnipeg Building Permit attributed to him between 1899 and 1913.³



South façade, 2007

HISTORICAL INTEREST:

L.G. Osterander, vice-president of W. Johnston and Company, implement dealers, was the original owner of this home, although he and his family only stayed in the residence for two years. The next owner was lumber dealer W.W. Fraser who, in 1910 rented the home to barrister Hubert A. Robson of Aikens, Robson, Fullerton and Coyne. A.D. Macdonald owned the property in 1916 and from 1921-1948; James E. St. Pierre, manager, owned and lived in the house. From 1950 into the 1990s, John E. (administrative officer for the Provincial Mines and Resources Department and later the Manitoba Survey Board) and Helen C. Klaponski were the owners/residents.⁴



Rear (west) façade, 2007

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

Under the Historical Buildings By-law, this building meets a number of important criteria:

- its historical importance- an example of a single-family dwelling built for an influential and well-to-do family shortly after the turn-of-the-century;
- its associations- N/A;
- its design- an good example of a Queen Anne style home;
- its architect- W.H. Penzington was the named designer and builder;
- its location- contributes greatly to its extensive historic streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (east) façade, 1978

ENDNOTES:

- 1 Identifying Architectural Styles in Manitoba (Winnipeg: Department of Culture, Heritage and Citizenship, 1991), p. 17; L. Maitland et al., A Guide to Canadian Architectural Styles (Peterborough: Broadview Press, 1992), p. 102; and L. Maitland, The Queen Anne Revival Style in Canadian Architecture (Ottawa: Environment Canada, 1990), p. 64.
- 2 L. Maitland et al., *op. cit.*, p. 98.
- 3 City of Winnipeg Building Permit Ledger Books, 1899-1913.
- 4 City of Winnipeg Assessment Rolls, Roll No. 12-091416000, 1910-1990; and Henderson's Directory, 1910-1990.