



29 CORNISH AVENUE

ROBERT G. WALKER HOUSE

PREPARED BY PETERSON PROJECTS – DECEMBER 2009



29 CORNISH AVENUE ROBERT G. WALKER HOUSE

Date of Construction: 1907

Building Permit: 1147/1907 (2 houses, #25 and #29 Cornish Avenue)

Architect: Germain and Son (owners)

Contractor: Germain and Son (owners)

ARCHITECTURAL INTEREST:

This frame single-family dwelling sits just north of one of Winnipeg's earliest exclusive residential districts – Armstrong's Point.

The front (south) façade features a rebuilt two-storey open porch with open deck on the slope of the truncated hip roof and the small hipped gable dormer. The windows are square headed and feature newer units. The side façades are plain, with windows on all levels and hipped gable dormers on the roof. A second entrance is located on the west side. The rear (north) façade is plain.

The building stands on its original site and appears to be in good structural condition. The entire building has been stuccoed, the windows have been replaced and the porch is a newer replacement of an original element.



Front (south) and west façades, 2009

This home is a good example of a Foursquare style structure, one of the most popular styles used for residential architecture in North America from the late 1880s until the 1930s. Its square massing and boxiness made it affordable to build and perfect for small urban lots where space was at a premium. The roofline was usually pyramidal or hipped and a front porch and small dormer on the second floor were familiar details. Usually built without the benefit of an architect, the foursquare was often detailed by the owner and could be highly ornamental or very plain. On the interior, the foursquare featured a second floor with four square rooms above three square rooms and an entrance hall with stairs tucked unobtrusively to the side on the first floor.¹

Local contracting firm Germain and Son were responsible for the design and construction of this house.

HISTORICAL INTEREST:

William C. Bowles, Canadian Pacific Railway general freight agent, is listed as the resident in 1909, William R. Peacock, buyer for Robinson and Company, in 1911 and then John E. Wilson, contractor and builder in 1915. From 1916 into the 1930s, it was the home of Robert G. Walker, clerk at John Gunn and Associates and his wife Agnes. The building appears to have been duplexed in the early 1940s.²



Rear (north) and west façades, 2009

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- a good example of a modest house built in the pre-World War I era in one of the city's more exclusive neighbourhoods;
- its associations- N/A;
- its design- a good example of the Foursquare style;
- its architect- Germain and Son were known local practitioners;
- its location- contributes to its historic streetscape; and
- its integrity- its main façades continue to display some of their original elements and design.



Front (south) façade, 1978

ENDNOTES:

- 1 Information from <http://www.realviews.com/homes/forsq.html>.
- 2 Henderson's Directory, 1910-1950.