26 EDMONTON STREET

JOHN WALTER HARRIS HOUSE

City of Winnipeg
Historical Buildings Committee

January 1998

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When the Hudson's Bay Company negotiated the transfer of Rupert's Land (most of present-day western Canada) with the Dominion government, the terms included the Company's retention of a large tract of land around Upper Fort Garry, located near the corner of Main Street and Broadway. The tract stretched from the Red River west to Colony Creek (Osborne Street) and north from the Assiniboine River to Notre Dame Avenue. The Company set about to enhance the value of this property, known as the Hudson's Bay Reserve, through a number of development schemes, including bridge construction and residential subdivision. Broadway became the signature street of the southern part of the district – its wide, tree-lined expanse cutting the area in two (Plate 1).

Cottages and other small structures appeared in the early 1870s, but it was the real estate boom of the following decade that spurred construction. Many of the city's prestigious families chose The Reserve to build their mansions, set on sizeable, landscaped properties. One study of early buildings locates over half of Winnipeg's 22 most luxurious dwellings in The Reserve.[1] This residential activity fostered the development of related facilities such as churches, schools and terraces (see Plates 2 and 3).

As Winnipeg's downtown expanded, many of the city's elite chose to relocate further away in the rapidly developing neighbourhoods of Armstrong's Point, River Heights, Fort Rouge, Crescentwood and Wolseley. Many of The Reserve's original properties were subdivided, allowing more modest infill housing to dot the streets and avenues. Many of the larger dwellings were converted into boarding houses, their interiors seriously altered. A relatively new form of housing, the apartment block, also found expression in The Reserve through construction of luxury blocks on both sides of Broadway. Again, as time progressed, smaller, less ostentatious

[1] R.R. Rostecki, "The Growth of Winnipeg, 1870-1886," M.A. Thesis, University of Manitoba, 1980, p. 11.

facilities were built in the area. Much of the area north of Broadway filled with retail blocks, warehouses and later office structures.

But in 1902, the area continued to be one of the most desirable addresses in the city. John Walter Harris chose to build his fine new home near the foot of Edmonton Street at the western end of The Reserve, hiring one of the city's finest architects to complete the drawings.

STYLE

Unfortunately, no unobstructed picture has yet surfaced showing the appearance of the original Harris House. It is known from Fire Atlas drawings that the building included a wrap-around frame porch on its northeast corner (Plate 4). However, other elements, along with the period and area in which the structure was built, suggest the Queen Anne Revival style was used.

At its zenith, this style was known for its picturesqueness, a seemingly unconnected, unbalanced attempt to fill or cover all flat surfaces on every façade. Bay windows, towers, wrap-around porches, irregular rooflines, dormers, cross gables, ornamented chimney stacks, projecting wings, balconies and varied materials and colours were applied in combination to animate the structures. Queen Anne Revival was one of the most popular of all the residential architectural styles from the 1880s until World War I.[2]

It was used in most districts of Winnipeg to clothe both small and large dwellings. Table 1 presents a list of Queen Anne Revival dwellings designated by the Historical Buildings Committee. Without its wrap-around porch, which likely was highly ornamental, the Harris House would have to be considered one of the least ornate exteriors when compared to the buildings in Table 1. The four designated residential structures in The Reserve, 61 Carlton Street, 368-70 and 454 Edmonton Street and 55 Hargrave Street are all Queen Anne Revival

[2] L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough: Broadview Press, 1992), pp. 98-99.

style dwellings and are both uniquely designed. Dalnavert, 61 Carlton Street, is one of the city's finest examples of the style, as are the two buildings on Edmonton Street (both located near the northern boundary of The Reserve). The exteriors of these structures have been well preserved and display many ornamental elements (Plates 5 and 6). The Tremblay Apartments on Hargrave Street, features rare half-timbering and a rounded corner turret.

TABLE 1

QUEEN ANNE REVIVAL HOUSES DESIGNATED
BY THE HISTORICAL BUILDINGS COMMITTEE, 1979-1997

ADDRESS	NAME	GRADE	YEAR BUILT	COMMENTS
Adelaide St., 88	Kelly House	III	1882	Private residence
Broadway, 545	Klinic Building	III	1904	Vacant
Carlton St., 61	Macdonald House	I	1895	Museum
Edmonton St., 368-70	Duplex	III	1901	Offices
Edmonton St., 454	Benard House	III	1903	Private residence
Hargrave St., 55	Glines House	III	1906	Converted into apartment block
Kate St., 121	William Ashdown House	III	1882	Private residence
Logan Ave., 444	Penrose House	III	1894	Moved from Bell Ave. 1987
Scott St., 137	Graham House	III	1902	Offices
West Gate, 134	Monk House	III	1895	Private residence

CONSTRUCTION

The 22.9-centimetre (9-inch) solid common clay brick walls of this house rest on a stone foundation, 45.7 centimetres (18 inches) thick.[3] Stone is used for accenting around windows and doors; ornamental woodwork is also present. The 2½-storey dwelling measures approximately 7.3 x 14.2. x 9.9 metres (24 x 46½ x 32½ feet). The dwelling cost $6,500, exclusive of the price of the lot (see Appendix I).[4]

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3 City of Winnipeg Assessment Record, Roll No. 926740, Ward 1, PC 57. Below as AR.

4 City of Winnipeg Building Permit (below as BP), #498/1902.

DESIGN

The Harris House, even in its altered state, includes many elements of the Queen Anne Revival style. The front (east) façade has been severely altered on the ground floor. The front porch has been removed and a basement door has been built into a concrete wall below grade. Concrete steps on the northeast corner of the building lead to a small, open, two-storey frame porch. The fenestration on the ground floor of this façade is unbalanced and awkward-looking, explained by the fact that it would have been obscured from view by the original porch. On the upper level, a large window is centrally located between two smaller openings (Plate 7). All windows are set in plain frames with rough-cut stone lug sills and heads. Stained glass adorns the large ground-floor opening.

The north side of the building features a projecting wing with large rectangular windows finished in similar fashion to the front windows. Here can also be seen the original raised foundation wall of rough-cut stone. The rear of this elevation contains a wooden deck and staircase of similar design to the front porch. This rear element is not original (initial access to the door was likely gained over a plain set of steps). The rear elevation features another non-original staircase, this time from the roof. Several windows interrupt the wall (Plates 8 and 9). The south side includes several windows and a bay window with a very unusual glass roof (Plate 10). Encircling the entire structure at the level of the second-storey eaves is a brick string course.

The most ornate element of the present structure is the complex roof. The high-pitched hip design is interrupted by a cross gable on the north side, a shed dormer on the west and gable dormers on the east and south. The heavy, overhanging enclosed eaves feature ornamental bracketing on the front and part of the way on both sides. Returned eaves, additional bracketing and ornamental wood siding give the front-facing dormer its unique appearance.

Overall, the present dwelling continues to display some of the original adornments that would have made it both unusual and commonplace within the context of the neighbourhood. The replacement of the original porch and the construction of fire escapes have certainly detracted from what would have been a very attractive design.

INTERIOR

The interior of the Harris House contains many original elements including beautiful oak woodwork around doors, staircases and windows (Plate 11). The unusual bay window on the south side is highlighted on the interior by intricately carved oak filigree (Plate 12). The original layout has been restored, although the building's conversion to offices has necessitated the alteration of some space.

According to the original owner's diary, a billiard room was located in the basement.[5]

As with other large homes of this era, two staircases lead to the second floor. The front stairs, used by the family,are wide and ornate; the rear servants' staircase is narrow and steep. The second floor features a wide hallway connecting four bedrooms. Each door includes a transom for increased ventilation and natural light. The top floor may have been used for servants' quarters given its low ceilings and small rooms.

INTEGRITY

The Harris House stands on its original site and appears to be in good structural condition. Alterations to the exterior and interior have been severe. The original porch was removed in 1954, and the work on the basement wall and new entrance was completed some time afterwards.[6] As mentioned previously, new porches on the north side and a fire escape from the roof on the west side were also added.

The interior was divided into smaller rooms when the structure was used as a boarding house from the 1920s to the 1970s. The present owner, however, has been able to return much of the space to its original layout and bring much of the finishing material back to its original beauty.

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5 Provincial Archives of Manitoba, MG 14C74, 1868-1922, Diaries of Harris, John Walter (1845-1926) (below as Diaries), Vol. #48, entry of November 20, 1915.

6 AR.

STREETSCAPE

The Harris House is one of a dwindling number of single-family dwelling units in what was the Hudson's Bay Reserve. Much of the land is now filled with newer commercial buildings and large apartment blocks. An inventory of remaining dwellings is found at Appendix II. The Harris House would have originally fit well into the neighbourhood of luxurious mansions and finely detailed homes (Plates 13 and 14), but with subsequent development and the demolition of most of the older structures, the house is now the exception rather than the rule in The Reserve. Of the 18 houses still standing, four are found on this block of Edmonton Street, giving a glimpse of what the area was like before World War I.

ARCHITECT/CONTRACTOR

James Chisholm (1840-1920) designed this house and several others in The Reserve. Chisholm (Plate 15) came to Winnipeg in the late 1870s and began a practice that lasted into the 1910s, by which time he had taken on his son, Colin C. Chisholm (Plate 16), as a partner. See Appendix III for additional biographical information. He has been given 20 points by the Historical Buildings Committee.

The contractors involved in this home were also local practitioners, F. Powell and W. Brydon.[7]

PERSON

John Walter Harris (1845-1926)[8] was born in Oxford Township, Grenville County, Canada West.[9] After finishing his early education, he studied civil engineering and surveying in Toronto

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7 BP #498/1902.

8 Biographical information on J.W. Harris courtesy of D. Lyon.

9 G. Bryce, A History of Manitoba – Its Resources and People (Toronto: The Canada History Co., 1906), pp. 399-400; Winnipeg Evening Tribune, August 23, 1910, pp. 1, 5 and March 22, 1926, pp. 1, 3 ; and Manitoba Free Press, March 22, 1926, pp. 1, 3.

and was commissioned as a public land surveyor in 1866. A year later, he headed west, in his words, "to seek my fortune and health when Canada seemed to offer no opportunities for a young man."[10] He taught school in Illinois and Iowa before returning to Ontario in 1871-72. In 1873 he relocated to Manitoba as a Dominion land surveyor, laying out Indian reserves and the towns of Emerson and Selkirk. In 1879 he was hired to prepare the annual tax assessment and collection rolls for the City of Winnipeg. He was not re-appointed in 1881 after he sought a salary increase. However, he was rehired as one of three assessors in February 1882 and by year's end was Assessment Commissioner and City Surveyor.[11]

Harris oversaw many changes to the assessment role during his tenure. He introduced business assessments based on annual rental values in place of personal property taxation, local improvement assessments, and a new method of voter registration. His surveying duties encompassed many streets, parks, schools, cemeteries and nuisance grounds. He also retained a busy private practice into the early 1900s, surveying the district of Fort Rouge, the townsites of Birds Hill, Stonewall, Neepawa, MacGregor and Rapid City, and the right-of-way for the Winnipeg Transfer Railway (1888-89). He was also a founder and president of the Association of Provincial (later Manitoba) Land Surveyors.[12]

Harris had a love of baseball and helped organize an amateur league and teams, as well as the professional Winnipeg Maroons.[13] He judged and timed many sporting events around the city. He also was a founder of the St. John's Lodge and an honorary grand master and librarian of the Grand Lodge of Manitoba of the Ancient Free and Accepted Masons.

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10 Diaries, Volume #50, entry of July 1, 1917.

11 City of Winnipeg, Minutes of Council, February 10, 1879, #244, 245, 247, February 13, 1882, #100 and 100½, and December 18, 1882, #1148; and Manitoba Daily Free Press, February 11, 1879, p. 1, January 11, 25 and February 1, 15, 1881, February 14, 1882, p. 2, and December 19, 1882, p. 8.

12 James G. MacGregor, Vision of An Ordered Land: The Story of the Dominion Land Survey (Saskatoon: Western Producer Prairie Books, 1981), pp. 28, 58; and Don W. Thomson, Men and Meridians: The History of Surveying and Mapping in Canada, Volume 2, 1867 to 1917 (Ottawa: Queen's Printer and Controller of Stationery, 1967), pp. 60-72.

13 Manitoba Daily Free Press, June 18, 1889, p. 1; and Manitoba Free Press, April 18, 1917.

After he retired from the City on April 30, 1916, he was appointed to the Board of Valuation and Revision which produced a major report the following year proposing the replacement of the City's business tax by a municipal income tax. [14] Harris also self-published a book in 1919 entitled The Art of Rapid Computation and Science of Numbers.

Following his wife's death in late 1918, Harris took in boarders at 26 Edmonton Street. He sold the house in 1920, but continued to rent one of its rooms until he remarried and moved to an apartment block the next year.

A number of non-resident owners subsequently took control of the house, including W.H. Mackee, a Miniota-area farmer and Wilhelm Schroeder, another farmer. Between 1929 and 1956, the home was used as a boarding house, with tenant numbers ranging from a high of 15 in 1937 to a low of five in 1952. In 1969, John and Martha Bonic, who lived at 22 Edmonton Street, were listed as owners. In 1977, the house was purchased by the present owners, William Hanuschak and Associates Limited, who have attempted to bring the interior space back to a more original state, while upgrading the heating and electrical systems and converting the home into offices.[15]

EVENT

There is no known significant historical event connected with this structure.

CONTEXT

The Harris House was built at the beginning of the major growth phase of the City of Winnipeg. It is an example of how that growth affected citizens. Harris moved from a house in Point

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[14] City of Winnipeg, Board of Valuation and Revision, Report of the Board of Valuation and Revision on Systems of Assessment and Taxation, R.H. Shanks, chairman (Winnipeg: Telegram Job Printers Ltd., 1917).

[15] City of Winnipeg Assessment Roll, 1903-present; and Winnipeg Real Estate News, November 27, 1992, p. 3.

Douglas, one of the earliest residential districts of the City which was being transformed into an industrial hub because of the routing of its proximity to the mainline of the Canadian Pacific Railway. Leaving the evolving Point Douglas area, Harris and his wife moved into one of the most prestigious neighbourhoods in the early 20th century - the Hudson's Bay Reserve – where they joined the families of successful local businessmen and executives of branch offices of eastern Canadian ventures. The area would only begin to lose its luster when new residential districts further from the downtown developed.

The second phase in the history of the Harris House was its use as a boarding house. This was an often-repeated scenario for Winnipeg's large, older homes as owners struggled to afford the costs of upkeep. Although the exterior of 26 Edmonton Street suffered considerable damage during this period, the interior was not severely altered, enabling much of the space and finishes to be returned to their original state. The building's present use as office space is an example of reuse common to other surviving homes in The Reserve.

LANDMARK

The Harris House is located at the end of Edmonton Street, its visual impact muted by its lack of outstanding ornamental features and the larger structures located nearby. It would not be considered a highly conspicuous structure in the area.

APPENDIX I

Address- 26 Edmonton Street
Name- Former J.W. Harris House
Type- offices

Roll Number (Old)- 926740 (16675) District- 1 PC- 57

Legal Description- 1 St. John, Plan 129, Block 2, Lot 196

Physical Description- west side between Assiniboine Ave. and Broadway

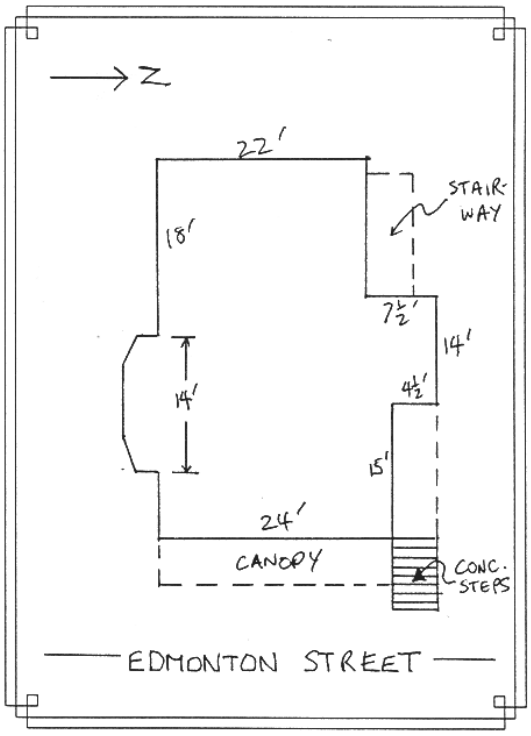
Year Built- 1903 Storeys- 2½

Construction- brick (common clay) and stone foundation

Building Permits ["**(P)**" indicates plans are available]-
- 498/1902 $6,500 (original); 2238/1954 $100 (demolish veranda); 639/1977 $10,000 (renovations); 2538/1978 $2,000 (renovate basement)

Information-

- 24 x 29 x 32½ + = 38,696 cu. ft.
- 1977 & 1978 work to renovate house into offices
- other houses built on this block in 1902 are permit 366 (east side for J. Lees, designed by JHG Russell) and permit 577 (east side for W. Sanford, designed by G Browne)



APPENDIX III

James Chisholm

James Chisholm was born in Paris, Upper Canada (Ontario) in 1840, where he attended public school. He married Elizabeth Goodfellow at Brantford on February 22, 1864 and together they had six children. The pair lived for a time on a farm in Glengarry County before moving to London where James worked for a plow manufacturer but also took up the study of architecture. After moving back to Paris, Chisholm met a family acquaintance, the Hon. John Sifton, who talked him into moving to Winnipeg for both his health and his future, which he did in the spring of 1877, leaving his wife and three children at home.[1]

His first job was as a timekeeper on the construction of the Canadian Pacific Railway between Winnipeg and Whitemouth. He also spent one summer in Norway House, attempting to improve his poor health. Shortly thereafter, he began his architectural career in earnest, and became involved in the City Hall construction scandal when he was hired to replace C.A. Barber as the architect for the project.

The family moved to Superior, Wisconsin in 1892 and James became a naturalized citizen of the United States in 1896. He worked during this period as a preacher for the Methodist Episcopal Church, travelling great distances every week.[2] In 1900, the family returned to Winnipeg, James taking his place among the growing number of talented architects practising their trade in the city and throughout western Canada. James Chisholm was a member of the Winnipeg School Board and an avid curler, being an honorary member of the Manitoba Curling Association and long-time member of the Granite Curling Club.

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1 Family information courtesy of Jim Chisholm, grandson of James and son of Colin C. Chisholm.

2 Certificate of Naturalization, United States of America (County of Douglas, Wisconsin), dated February 19, 1896; and Local Preacher's License, dated September 8, 1893; and F.H. Schofield, The Story of Manitoba (Winnipeg: S.J. Clarke Publishing Company, 1913), p. 723.

About 1911, Chisholm and his wife began wintering in Santa Monica, California because of continued poor health and they moved there permanently in 1914. He died on October 14, 1920 in Ocean Park, California.[3]

Colin Campbell Chisholm was James Chisholm's youngest child, born in Winnipeg on September 17, 1883. He moved south with the family and received his early education in Madison, Wisconsin before returning to Winnipeg. He officially joined his father's architectural firm ca.1906, became its active manager in 1910 and eventually took over the practice.[4] He shared his father's love of curling and was a president of the Granite Curling Club. He died in Winnipeg on September 5, 1936.[5]

The firm was responsible for designing buildings throughout Winnipeg and Manitoba as well as in Regina, Saskatoon (Bowerman Building, 1912), and Moose Jaw (Wesley Church, n.d.), Saskatchewan, and Edmonton, Alberta.[6] An incomplete list of their Winnipeg structures includes:[7]

James Chisholm:

Hochman (formerly Harris) Building, 154 Princess Street (1882)- Grade III
Grace Methodist Church, Notre Dame and Ellice avenues (1883)
A. Wilson House, Charlotte Street (1900)
Addition to J. Ryan Building, 678-80 Main Street (1900)
J.H. Turnbull House, Edmonton Street (1900)
C.N. Bell House, Carlton Street (1900)
D. Horn House, Edmonton Street (1901)
J. Watson House, River Avenue (1901)
C.H. Nix Building, Ross Avenue (1901)
Rev. J.A. McClung House, Balmoral Street (1902)
W.G. Moyse House, Langside Street (1902)
G.N. Jackson House, Langside Street (1902)

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3 Manitoba Free Press, October 18, 1920, p. 15.

4 F. H. Schofield, op. cit., pp. 723-24.

5 Winnipeg Tribune, September 5, 1936; and Winnipeg Free Press, September 7, 1936, p. 6.

6 F. H. Schofield, op. cit., p. 723.

7 Compiled from Ibid., pp. 723-24; Winnipeg Tribune, September 5, 1936; Winnipeg Saturday Post, June 8, 1912, p. 39; and City of Winnipeg Building Permits, 1900-26.

James Chisholm (continued):

Waterous Engine Works Company Warehouse, Higgins Avenue (1902)
Coleclough Company Building, Logan Avenue (1902)
W.J. Guest Building, 598 Main Street (1902)
N. Page House, Spence Street (1902)
J.W. Harris House, 26 Edmonton Street (1902)
A. McCormack House, Edmonton Street (1902)
Wright and Stewart Building, Alexander Avenue (1902)
J.D. McArthur House, Cumberland Avenue (1902)
G. Forsyth House, Carlton Street (1903)
Hotel, Notre Dame Avenue East (1903)
A. MacDonald Company Warehouse, Market Avenue (1903)
C. Lilt House, Hargrave Avenue (1903)
Dr. Clarke House, Furby Street (1903)
D.A. Stewart House, Wardlaw Avenue (1903)
C.E. Young House, Mayfair Place (1903)
Zion Methodist (then Zion Apostolic) Church, 335 Pacific Avenue (1904), destroyed by fire 1970
M. Woodlinger House, Pacific Avenue (1904)
Young Men's Liberal Club, Notre Dame Avenue (1904)
Manitoba Cartage Company stable, Henry Avenue (1905)
W.J. Guest Fish Warehouse, 98 Alexander Avenue (1905 & 1910)
Exeter Apartments, 76 Lily Street (1905)
Shipley Block, 614-18 Portage Avenue (1906)

James Chisholm and Son:

Woods Building Company Warehouse, Robinson Avenue (1907)
W.J. Guest House, 75 Academy Road (1907)
Jobin-Marrin Warehouse, 158-62 Market Avenue (1907)
Young Methodist (United) Church, 222 Furby Street (1907, 1910)- Grade II (only tower left after fire)
Strathcona Curling Rink, Furby Place (1908)
Kipling Apartments, 534-36 Langside Street (1908-09)
J.T. Gordon House, Wellington Crescent (1909)
House for St. John's Methodist Church, Polson Avenue (1909)
G.F. Galt House, Wellington Crescent (1910)
J. Ryan Sr. House, Central Avenue (1910)
Semmons Warehouse, 468 Ross Avenue (1910)
I.O.O.F. (Odd Fellows') Temple, 293 Kennedy Street (1910)- Grade III (façade only remains)
Sterling Bank Building, 283 Portage Avenue (1910-11)
F.S. Parlee House, Canora Street (1911)
E.C. Marrin House, Dorchester Avenue (1911)
Gowans, Kent, Western Building, Market Avenue (1911-12)
Granite Curling Club, 22 Mostyn Place (1912) – Grade III

James Chisholm and Son (continued):

Sparling Methodist Church, Elgin Avenue (1912)
Thistle Curling Club, McDonald Avenue (1912)
Grandstand for Stampede Amusement Company, Sinclair Street (1913)
B. Shragge Warehouse, Sutherland Avenue (1913)
Marlborough Hotel, 331 Smith Street (1913)
La Salle Hotel, 346 Nairn Avenue (1914)
City Light and Power, additional storey to power house, 54 King Street (1915)
City Light and Power, additions to terminal station, McFarlane Street (1918)
City Light and Power, show room, rear of 54 King Street (1919)
City of Winnipeg garage, Elgin Avenue (1919)
Walter Woods Warehouse, Sutherland Avenue (1920)
F.W. Leistikow Block, Portage Avenue at Dominion Street (1920) and fire repairs (1923)
Filling station for M. Bergstrom, Maryland Street (1924)
Calvary Evangelical Church, Alverstone Street (1925)

C.C. Chisholm:

Royal Oak Court, 277 River Avenue (1928)
Addition, Winnipeg Police Court, Rupert Avenue (1930)

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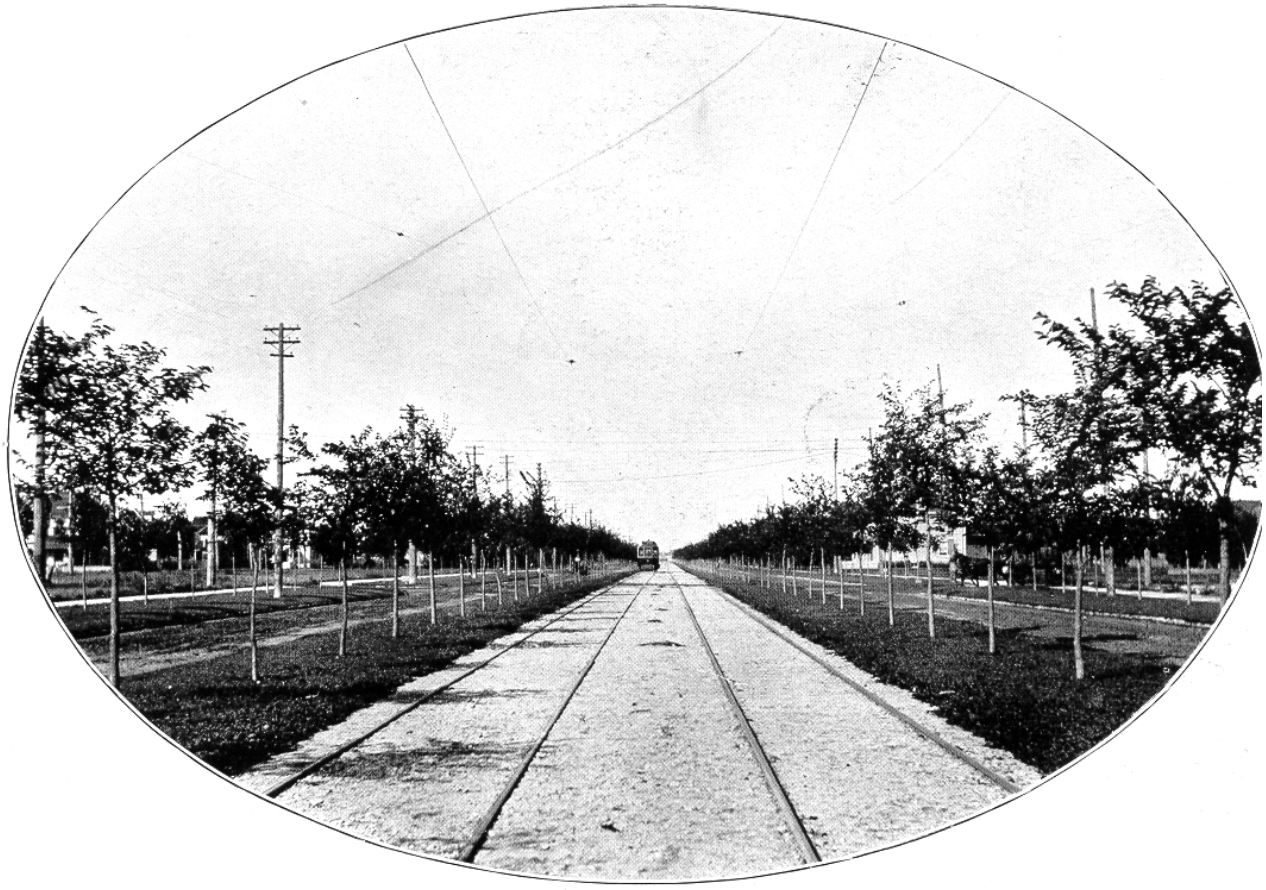

Plate 1 – Broadway, looking west from Main Street, ca.1905. (M. Peterson Collection.)

Plate 2 (following page) – This map shows the Hudson's Bay Reserve ca.1918 from Main Street to Kennedy Street and from the Assiniboine River to just north of Broadway. (Fire Insurance Plan of Winnipeg, 1918, Vol. I, Sheets 119-124.)

Broadway is already filled with large apartment blocks (Fort Garry and Broadway courts, The Kenmore [The Princeton], The Strathmore and Devon Court), a church (Broadway Methodist) and, of course, the towering Hotel Fort Garry with the Union Station nearby. The cross streets were also seeing larger development: the five-suite terrace on the west side of Smith Street; Assiniboine Court at the northeast corner of Assiniboine Avenue and Hargrave Street; The Patterson Apartments on Donald Street; The Albany Apartments on Edmonton Street; and the Winnipeg Electric Railway Company complex at the southwest corner of Assiniboine Avenue and Main Street.

Some of the older mansions are still seen interspersed with these newer arrivals. For example, 106 Donald Street (northwest corner Broadway), originally the home of George F. Galt, senior member of the G.F. and J. Galt Wholesale Company, 383 Assiniboine Avenue (northeast corner Carlton Street), the home of well-known contractor Thomas Kelly, and 421 Assiniboine Avenue (northeast corner of Edmonton Street), home of James S. Tupper, barrister and eldest son of the Right Hon. Sir Charles Tupper (Henderson's Directory, 1890-1910.)

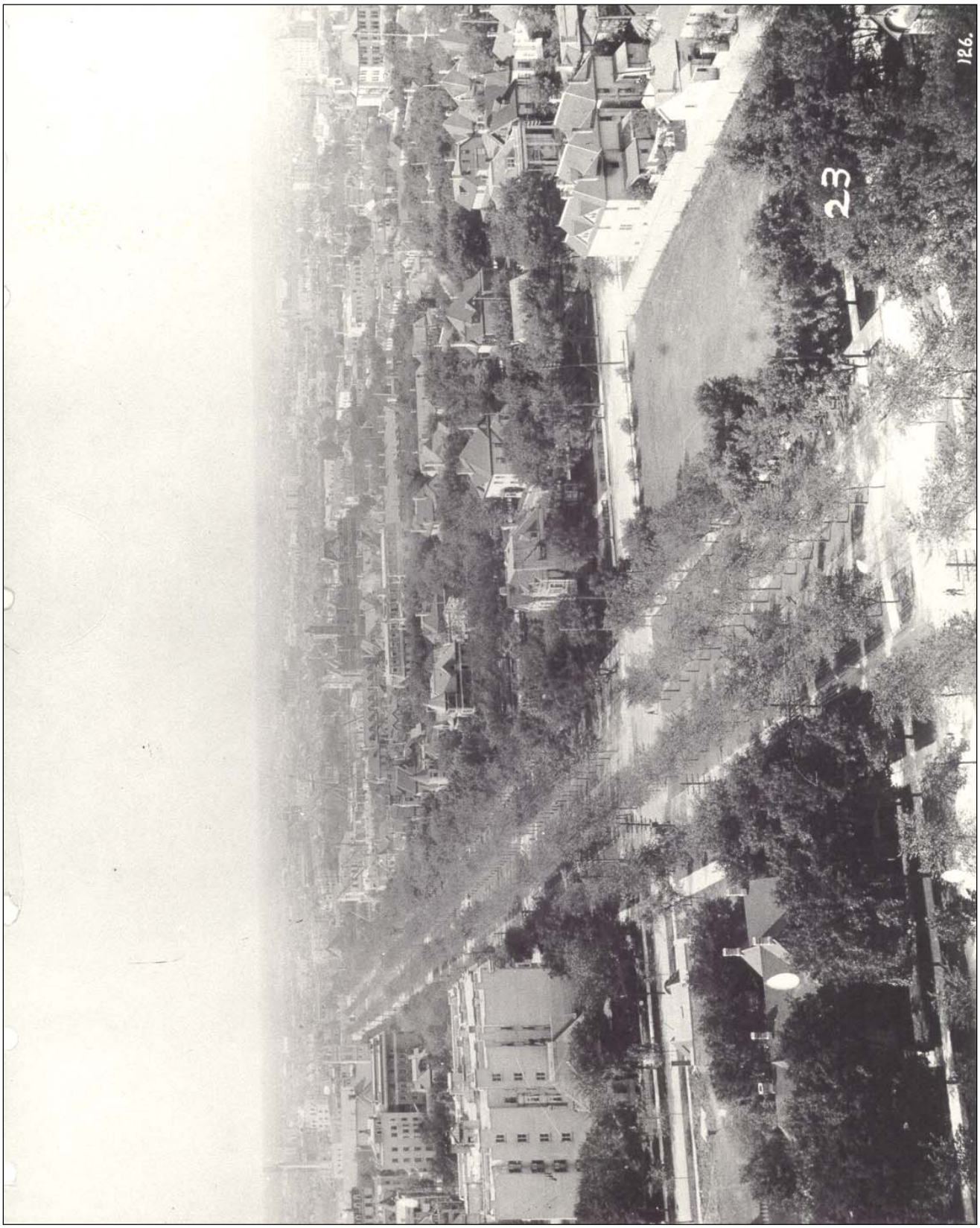

Plate 3 – Broadway, looking west from Donald Street, ca.1910. Large homes can be seen amongst the trees on the north side of the thoroughfare and beyond. (Provincial Archives of Manitoba.)

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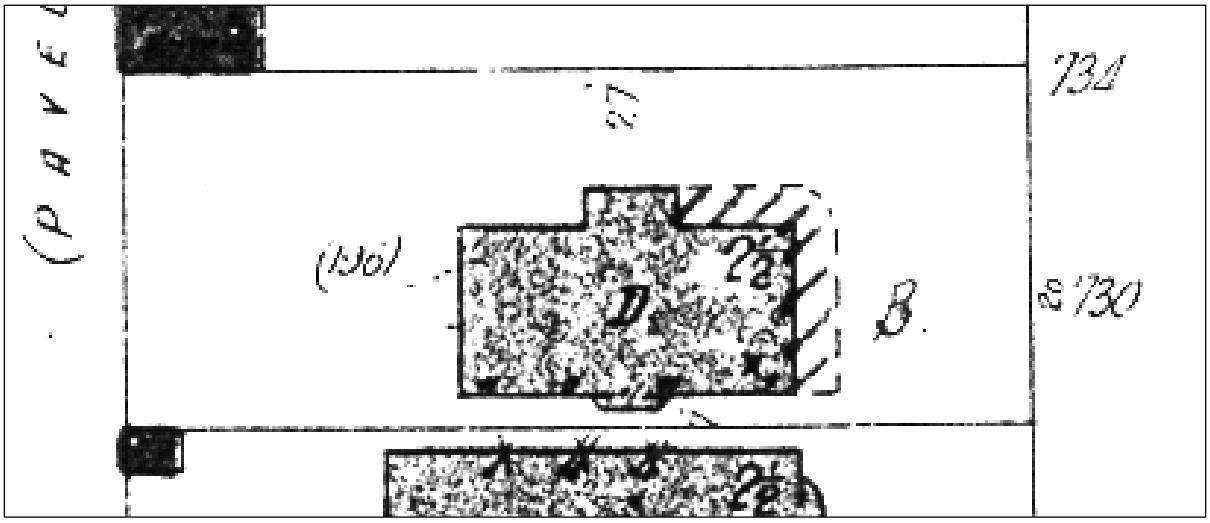

Plate 4 – Outline of 26 Edmonton Street, 1918. The large wrap-around porch is drawn with broken and diagonal lines. (City of Winnipeg Fire Atlas, 1918, Vol. I, Sheet 120.)

Plate 5 – Duplex, 368-70 Edmonton Street, ca.1903; built in 1901, architect Johann Schwab. (Provincial Archives of Manitoba.)

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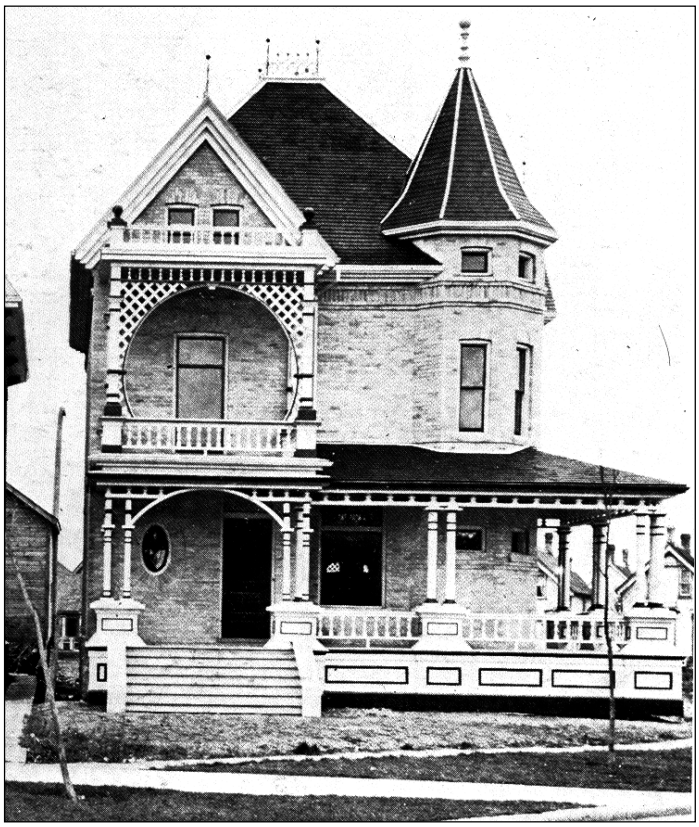

Plate 6 – Benard House, 454 Edmonton Street, ca.1903; built in 1903, architect J. Greenfield. (Provincial Archives of Manitoba.)

Plate 7 – J.W. Harris House, front (east) façade. (Murray Peterson, 1996.)

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Plate 8 – J.W. Harris House, front (east) and north façades. (Murray Peterson, 1996.)

Plate 9 – J.W. Harris House, rear (west) and north façades. (Murray Peterson, 1996.)

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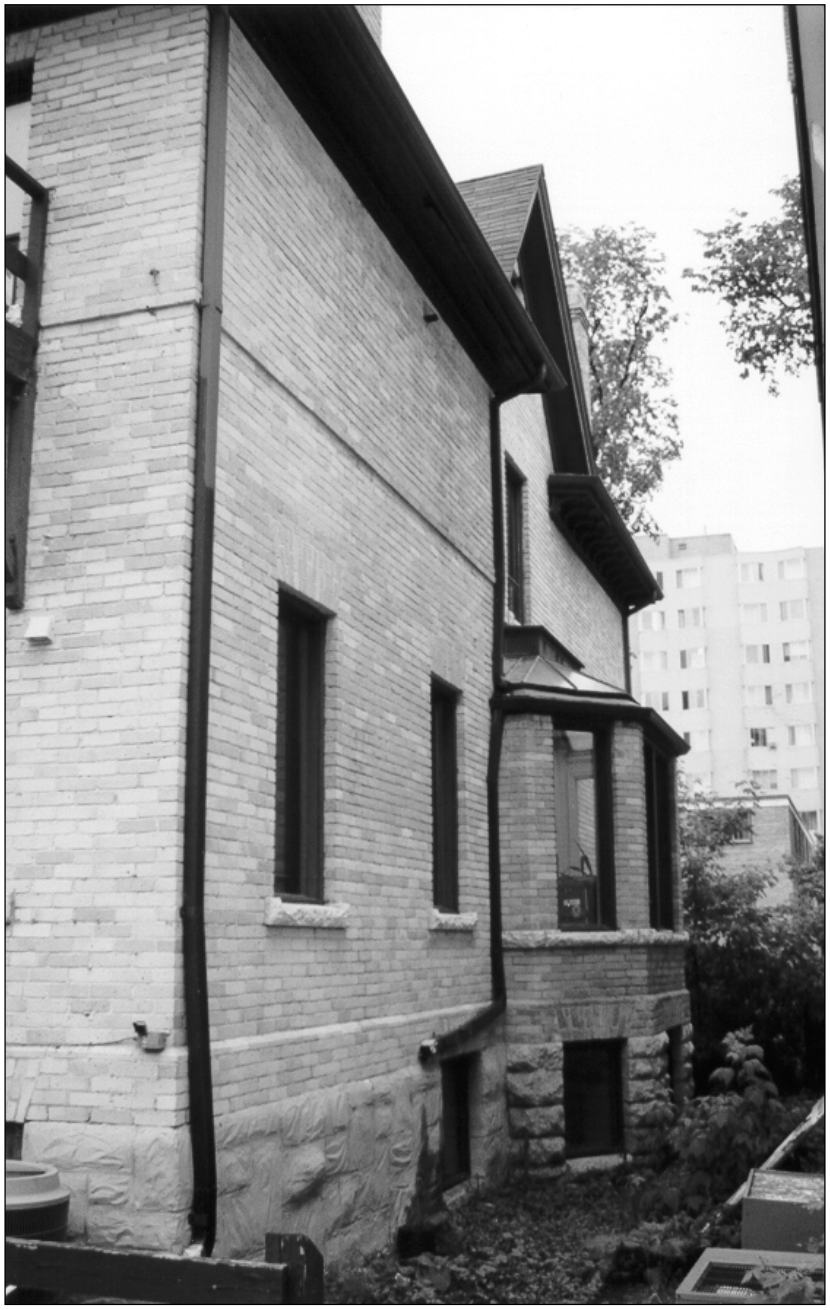

Plate 10 – J.W. Harris House, south façade. (Murray Peterson, 1996.)

Plate 11 – J.W. Harris House, main staircase. (Murray Peterson, 1996.)

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Plate 12 – J.W. Harris House, woodwork at bay window. (Murray Peterson, 1996.)

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Plate 13 – Edmonton Street looking north from Assiniboine Avenue, ca.1905. Part of the front porch of the Harris House (arrow) can be seen past the crenellated tower of 22 Edmonton Street. See Plate 14 for enlargement. (M. Peterson Collection.)

26 EDMONTON STREET – J.W. HARRIS HOUSE

Plate 14 – Enlargement of part of porch at 26 Edmonton Street, ca.1905. (M. Peterson Collection.)

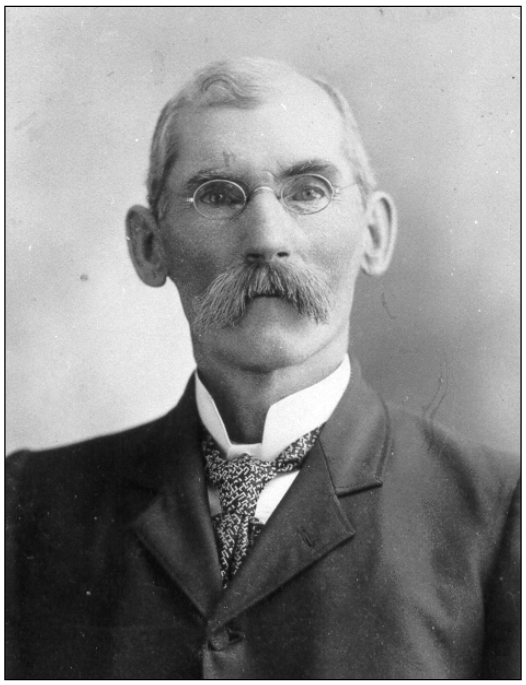

Plate 15 – James Chisholm, no date. (M. Peterson Collection.)

Plate 16 – Colin Campbell Chisholm, no date. (M. Peterson Collection.)

APPENDIX II

SURVEY OF EXTANT HOUSES

IN THE

HUDSON'S BAY RESERVE

February 1998

390 ASSINIBOINE AVENUE

Age: 1903

Original Owner: Isaac Pitblado, barrister

Current Use: Non-residential (Dubrovnik Restaurant)

Heritage Status: Inventory

432 ASSINIBOINE AVENUE

Age: 1890

Original Owner: F.H. Mathewson, bank manager

Current Use: Non-residential (offices/studio)

Heritage Status: Inventory

434 ASSINIBOINE AVENUE

Age: 1894

Original Owner: L.A. Hamilton, land commissioner

Current Use: Non-residential (Winnipeg Sketch Club)

Heritage Status: Inventory

436 ASSINIBOINE AVENUE

Age: 1938

Original Owner: William Moxam, contractor

Current Use: Residential

Heritage Status: None

34 CARLTON STREET

Age: 1905

Original Owner: J.L. Bathgate, merchant

Current Use: Non-residential (law offices)

Heritage Status: Inventory

57 CARLTON STREET

Age: 1946

Original Owner: Thelma Dampier, merchant

Current Use: Residential

Heritage Status: None

61 CARLTON STREET

Age: 1895

Original Owner: Sir H.J. Macdonald, barrister

Current Use: Non-residential (museum)

Heritage Status: Grade I

175 DONALD STREET

Age: 1894

Original Owner: A.N. McCutcheon, brick maker (non-resident)

Current Use: Non-residential (offices)

Heritage Status: Inventory

22 EDMONTON STREET

Age: 1893

Original Owner: William A. Black, secretary of Ogilvie Mills Co.

Current Use: Non-residential (retail)

Heritage Status: Inventory

26 EDMONTON STREET

Age: 1902

Original Owner: J.W. Harris, surveryor/assessor

Current Use: Non-residential (offices)

Heritage Status: Inventory

37 EDMONTON STREET

Age: 1901

Original Owner: H.M. Belcher, senior official of Gault Brothers

Current Use: Non-residential (offices)

Heritage Status: Inventory

45 EDMONTON STREET

Age: 1909

Original Owner: Michael Kelly, contractor

Current Use: Residential

Heritage Status: Inventory

130 FORT STREET

Age: 1902

Original Owner: Anthony Swanson, manager

Current Use: Residential

Heritage Status: Inventory

415 GRAHAM AVENUE

Age: 1901

Original Owner: Angus Sutherland, agent

Current Use: Non-residential (retail storage)

Heritage Status: None

55 HARGRAVE STREET

Age: 1905

Original Owner: G.A. Glines, retired businessman

Current Use: Residential (apartment block)

Heritage Status: Grade III

73 HARGRAVE STREET

Age: 1902

Original Owner: A.A. Gilroy, manager

Current Use: Non-residential (offices)

Heritage Status: Inventory

23 KENNEDY STREET

Age: 1912

Original Owner: Alexander Reid, merchant

Current Use: Residential

Heritage Status: Inventory

250 ST. MARY AVENUE

Age: 1911

Original Owner: Sarah J. Allan, operated it as a Boarding house

Current Use: Non-residential (retail)

Heritage Status: None

Ornate garage at rear of 23 Kennedy Street