



## 224 KENNEDY STREET

### WINDERMERE APARTMENTS

PREPARED BY PETERSON PROJECTS – FEBRUARY 2007



---

## 224 KENNEDY STREET WINDERMERE APARTMENTS

**Date of Construction:** 1909

**Building Permit:** 1497/1909 (Plans on file at City Archives)

**Architect:** Teeter, George G.

**Contractor:** Claydon Brothers

### ARCHITECTURAL INTEREST:

The front (east) façade of this apartment block is clad in red brick, the superstructure resting on a raised stone base. Patterned brick, mimicking blocks, is found on either side of the bay windows that run the entire height of the building on both sides of the centrally placed entrance. This entrance is arched, with stone accents and a panel above with the word “WINDERMERE”. The third storey windows feature continuous stone sills and a wide stone belt course acts as continuous heads. A heavy overhanging metal cornice and stone capped brick parapet finish the elevation. The north and south sides are similarly designed – the red brick of the front elevation wraps around and runs a short distance along the side, the remainder is built of common clay brick. Windows in the rear portion on both sides are arched and include lug stone sills. The rear (west) façade includes a three-storey open wood porch in a state of disrepair.



South side, 2006

---

The building measures approximately 13.4 x 30.5 metres (44 x 100 feet) and cost \$41,000 to complete in 1909.<sup>1</sup>

Stylistically, the building features classically inspired detailing, materials and design – similar to other blocks in the downtown (Ellesmere Apartments, 74 Carlton Street, built 1911 and the Conway Court Apartments, 165 Kennedy Street, built 1912).

G.G. Teeter, the designer of this block, was a distinguished Winnipeg architect whose practice spanned four decades. Born in St. Annes, Ontario, Teeter received his architectural degree in Toronto. After graduation he moved to North Bay, Ontario and became a junior partner in a large local firm. He moved to Winnipeg by 1907 and set up a private practice. After World War I, he became Chief Draughtsman for the Manitoba government while continuing his private practice.<sup>2</sup> At one time, he was also the president of the Manitoba Association of Architects. He died in Winnipeg in 1949.<sup>3</sup> Some of his more prominent local designs include: Salem Reformed Church, 235 Andrews Street (1907); Trinity Baptist Church, 549 Gertrude Avenue (1907-09); Windermere Apartment Block, 224 Kennedy Street (1909); Knechtel Furniture Warehouse, Henry Avenue at Lulu Street (1909); St. Elmo Apartments, 177 Colony Street (1910); King Edward Memorial Hospital, Morley Avenue (1910-11, demolished); Ellesmere Apartments, 74 Carlton Street (1911); Conway Court Apartments, 165 Kennedy Street (1912); Elmwood Presbyterian Church, Cobourg Avenue (1912); W.L. Copping House, McMillan Avenue (1912); and the Christie, Brown and Company Biscuit Factory, Notre Dame Avenue (1931-32).<sup>4</sup>



Rear (west) and south façades, 2006

---

HISTORICAL INTEREST:

The block was originally owned by Martha E. Orris, who also lived in one of the 15 suites in the building. The Orris family, Martha E., H.L., E.S., and R.L. owned the property until the 1950s when it was sold to Peter Kumpas. Tenants of the block have been varied over the years.<sup>5</sup>



Rear (west) façade, 2006

---

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- one of a declining number of a pre-World War I luxury apartment block built in downtown Winnipeg;
- its association- its long-term connections to the Orris family;
- its design- an excellent example of a classically detailed multi-tenant block;
- its architect- G.G. Teeter was a respected and important practitioner;
- its location- contributes to its streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (east) façade, 1978

---

ENDNOTES:

- 1 City of Winnipeg Building Permit, #1497/1909.
- 2 S.C. Grover, "Morley Avenue - Winnipeg Municipal Hospitals," report for the Historical Buildings Committee, p. 5.
- 3 Winnipeg Citizen, February 17, 1949.
- 4 Compiled from City of Winnipeg, Building Permits; and D. Spector, Apartment House Architecture in Winnipeg to 1915 (Winnipeg: City of Winnipeg, 1980).
- 5 City of Winnipeg Assessment Rolls, Roll No. 12-093673000, 1920-1990; and Henderson's Directory, 1920-1990.