



75 KENNEDY STREET

WILLINGDON APARTMENTS

PREPARED BY PETERSON PROJECTS – FEBRUARY 2007



75 KENNEDY STREET WILLINGDON APARTMENTS

Date of Construction: 1928

Building Permit: 1775/1928

Architect: Unknown

Contractor: Pollock, Alexander (owner)

ARCHITECTURAL INTEREST:

One of many of the three-storey brick apartment blocks built in the city during the latter part of the 1920s and the early 1930s is the 39-suite Willingdon Apartments.

The front (west) façade features dark brick cladding with stone accenting and a raised foundation. The elevation is divided into seven bays – the central bay holds the entrance with curved overhanging roof supported by oversized wood brackets and paired windows on the second and third floors. The three bays on either side are slightly recessed, creating pilaster-like divisions. The windows themselves are both paired and single and feature darker brick heads and stone lug sills. Stone geometric shapes ornament the space above the third storey windows and the roofline is embellished with a broken, stone capped parapet with a pointed, pediment-like central section.



Front (west) and north façades and detail of main entrance, 2006

The front portion of the south façade abuts the neighbouring apartment block, the rear is clad in common clay brick and features a wood fire escape and square headed window openings on all levels. The north façade is designed the same, the dark brick cladding of the front façade wraps around to the front portion of this façade, which also features a wood fire escape. The rear (east) façade includes an entrance and square headed single and paired windows. A partial fourth floor is located at the northeast corner.

The building stands on its original site, appears to be in good structural condition and does not appear to have been altered on the exterior. It is an excellent example of the type of multi-tenant structure built during this period, three storeys in height, brick construction, built to the limits of the lot, minimally ornamented and filled with comfortable, average size suites. The building is shaped like an “T”, allowing for more windows, increasing the natural light and ventilation into the suites.

Alexander Pollock, contractor, is listed as the original owner and designer/builder of this block. It appears that Pollock began work as a carpenter in Winnipeg in the first decade of the 20th century, expanding his business and listed as a contractor in the City of Winnipeg Building Permit Ledger Books beginning in the early 1910s. It appears that by the mid- to late-1920s he also began Pollock Hardware, a North End institution for many decades.¹



North façade (left) and south façade (right), 2006

HISTORICAL INTEREST:

Alexander Pollock is listed as the owner/non-resident of this block from its construction until the 1950s when it was sold/transferred to Maud G. Pollock (Alexander's wife). She continued to own the building until the 1970s when it was converted into a condominium.² The suites have been filled with a wide variety of tenants.³



Rear (east) 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 many apartment blocks built throughout Winnipeg during the late 1920s, built and owned as a rental property by one of the city's many successful contractors;
- its associations- its long-term connection to contractor A. Pollock and his family;
- its design- a good example of a modest apartment block;
- its architect/contractor- A. Pollock was a known building designer and contractor in the city for many years;
- its location- contributes to its streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (west) façade, 1978

ENDNOTES:

- 1 Henderson's Directory, 1900-1954; and City of Winnipeg Building Permit Ledger Books, 1899-1913.
- 2 City of Winnipeg Assessment Rolls, Roll No. 12-092876900, 1930-1990.
- 3 Henderson's Directory, 1930-1990.