



287 KINGSWAY AVENUE

HARTLEY M. MILLMAN HOUSE

PREPARED BY PETERSON PROJECTS – FEBRUARY 2009



287 KINGSWAY AVENUE HARTLEY M. MILLMAN HOUSE

Date of Construction: 1912

Building Permit: 1220/1912

Architect: Dunn and Wallace (owners)

Contractor: Dunn and Wallace (owners)

ARCHITECTURAL INTEREST:

This massive, well-designed and ornate 2½-storey brick veneer mansion is one of the finer homes in Crescentwood, one of Winnipeg's early exclusive neighbourhoods.

The front (south) façade features a wealth of ornamental detailing including the centrally-located portico with its unfluted columns with plain bases and capitals, its complete entablature and iron railed second storey deck. The entrance is set in an arched frame, window openings throughout the elevation are square headed and embellished with stone sills and heads. The gambrel roof is interrupted on the front slope by three gable dormers with broken pediments and round-headed windows. A Palladian window is located in the second floor of both the east and west façades.



Front (south) and east façades, 2009

This structure is one of Winnipeg's better examples of the Georgian Revival style. The style has been described as the most popular revival style of the 20th century in Canada, used mainly in residential architecture and still popular today.¹ Influential New York City architects McKim, Mead and White, who utilized elements of the style to design residences for their most affluent clients, promoted the style in the early 1900s.² The style is based on English and Dutch colonial architecture from the 18th and early 19th centuries.

Distinguishing characteristics of the style include a symmetrical façade with a centrally located entrance as its focal point. Classical elements and detailing such as pediments, cornice-like eaves, Palladian windows, columns and porticos are common. Roofs could be hipped or gambrel-shaped and exterior cladding ranged from wood to brick and stone to stucco.³

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

Developers Dunn and Wallace were responsible for the construction and design of this house, as well as approximately a dozen others throughout the city between 1908 and 1912. The cost of construction, \$11,000, was a considerable sum in 1912.⁴



Rear (north) façade, 2009

HISTORICAL INTEREST:

Real estate agent Hartley M. Millman and his wife Margaret were the home's first residents. They remained in the house for only a short time and by 1925 it was home to William James Mundell, comptroller of Ogilvie Flour Mills and his wife Annie Margaret Mundell. This couple remained in the house until the early 1940s.⁵

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- illustrative of the type of expensive home built in an exclusive Winnipeg neighbourhood in the pre-World War I era;
- its associations- its connections to businessmen H.M. Millman and W.J. Mundell;
- its design- an excellent example of the Georgian Revival style;
- its architect- Dunn and Wallace were named designers;
- its location- contributes to its historic streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (south) façade, 1978

ENDNOTES:

- 1 L. Maitland et al, A Guide to Canadian Architectural Styles (Peterborough, ON: Broadview Press, 1992), pp. 152-153.
- 2 Identifying Architectural Styles in Manitoba (Winnipeg, MB: Manitoba Department of Culture, Heritage and Citizenship, 1991), pp. 26-27.
- 3 Ibid., p. 26.
- 4 City of Winnipeg Building Permit, #1220/1912.
- 5 City of Winnipeg Assessment Rolls, Roll No. 12-040335000, 1910-1950; Henderson's Directory, 1910-1950; and Canada Census, 1901 and 1911.