



**98 BALMORAL STREET**

**MRS. MARGARET A. BATHGATE HOUSE**

PREPARED BY PETERSON PROJECTS – FEBRUARY 2008



---

## 98 BALMORAL STREET MRS. MARGARET A. BATHGATE HOUSE

**Date of Construction:** 1904

**Building Permit:** 749/1904

**Architect:** Andrews and Son

**Contractor:** Andrews and Son

### ARCHITECTURAL INTEREST:

This finely detailed brick-veneered single-family dwelling features a wealth of ornamentation that adds to its conspicuousness on the block.

The front (east) façade begins at grade with a raised stone foundation, the light coloured clay brick walls rising above the foundation. The most prominent features is the wrap around porch which stretches most of the way along the east façade, around the southeast corner and a good distance along the south façade. Support for the roof is provided by paired columns, connected by a wood railing at floor level and by arched wood elements at eave level. A gently curving bay window is also located on this elevation. All window and door openings are arched with radiating brick heads and stone lug sills. An oval window is found on the second floor. A front facing gable with ornamental shingles and a window completes this façade.



Front (east) and north façades, 2007

---

The north and south façades continue the architectural design of the front, with dormers, arched windows and exposed brick walls. The rear (west) façade includes a small one-storey enclosed lean-to and a newer set of stairs giving access to all levels.

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

This home is a good example of the Queen Anne style. This style borrowed heavily from English architecture of the 15<sup>th</sup> century, blending classical and medieval motifs into a picturesque form.<sup>1</sup> The desired asymmetry was achieved through a number of combinations of porches, bay windows, projecting wings, balconies and other devices. Roofs were usually irregular and complex, with dormers, gables and ornamental chimneys. Variations in materials and colours were also used to animate the façades. Given this freedom of design, however, accomplished designers were still able to create balance in the structures, offsetting busy surfaces by placing calmer elements nearby.<sup>2</sup> The popularity of the style in Canada began in the 1880s and lasted until World War I. On the prairies, pre-1900 examples of the style were not numerous because large-scale development occurred after the turn of the century. Post-1900, it was quickly adopted for use in the growing residential districts, especially the more affluent neighbourhoods where its showy qualities were greatly admired.

Little is known about the architect/contractor of this home, Andrews (William T.) and Son (Ernest W.). The firm was responsible for a large number of small, medium and large residential structures, mostly in the Fort Rouge and River Heights neighbourhoods. The firm designed and built the vast majority of homes and are listed as active from 1902 until 1924.<sup>3</sup> Their largest contract was the construction of the Chatsworth Apartments, 535 McMillan Avenue (designed by J.H.G. Russell), completed in 1911 at a cost of \$40,000.<sup>4</sup>

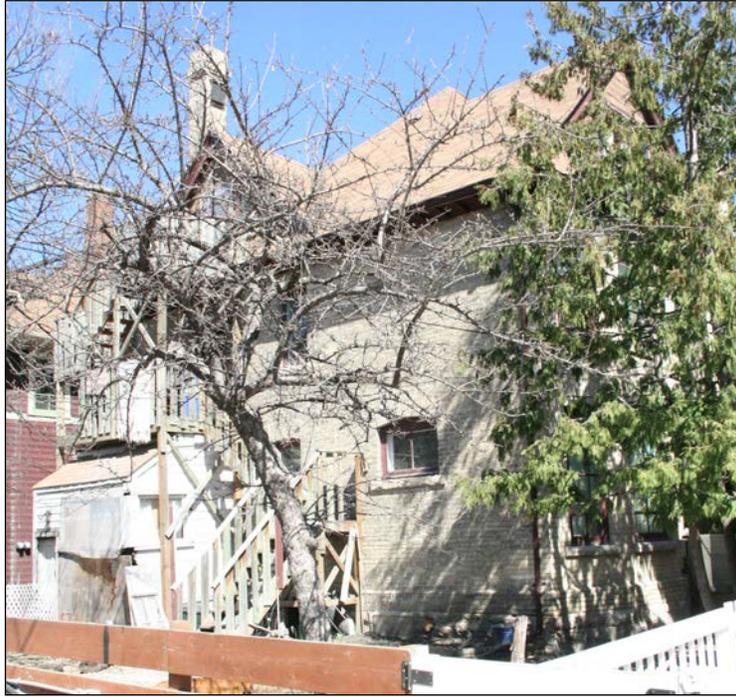


Rear (west) façade, 2007

---

HISTORICAL INTEREST:

Mrs. Margaret A. Bathgate, widow, was the original owner of this property. Her husband, William Bathgate, had been a prominent politician and first managing director of the Winnipeg Electric and Gas Light Company. She lived in the house until her death in 1919, when the property was sold to Elizabeth L. McGreet. A number of short-term owners followed until the 1950s when prospector John Donner and his wife Selma purchased the property, living there into the 1990s.<sup>5</sup>



Rear (west) and south façades, 2007

---

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- an example of a single-family dwelling built for an influential and well-to-do family early in the 20<sup>th</sup> century;
- its associations- its long-term connections to the Bathgate family;
- its design- an excellent example of a Queen Anne style home;
- its architect- Andrews and Son were known local practitioners;
- its location- contributes greatly to its extensive historic streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (east) façade, 1978

---

ENDNOTES:

- 1 Identifying Architectural Styles in Manitoba (Winnipeg: Department of Culture, Heritage and Citizenship, 1991), p. 17; L. Maitland et al., A Guide to Canadian Architectural Styles (Peterborough: Broadview Press, 1992), p. 102; and L. Maitland, The Queen Anne Revival Style in Canadian Architecture (Ottawa: Environment Canada, 1990), p. 64.
- 2 L. Maitland et al., op. cit., p. 98.
- 3 City of Winnipeg Building Permit Ledger Books, 1899-1926.
- 4 City of Winnipeg Building Permit, #897/1911.
- 5 City of Winnipeg Assessment Rolls, Roll No. 610000-12-2, 1920-1990; and Henderson's Directory, 1910-1990.