188 PRINCESS STREET

CARNEFAC BLOCK

City of Winnipeg
Historical Buildings & Resources Committee
Researcher: Murray Peterson
May 2015
The construction of several large brick buildings near the corner of Princess Street and William Avenue in the early 1880s heightened the significance of Princess Street within the context of Winnipeg’s developing warehouse district. It would not be long before other firms chose to locate on the busy thoroughfare (see Table 1 for a list of existing pre-1920 buildings along Princess Street). But this development was not restricted to the large, national firms that took advantage of Winnipeg’s favourable railway freight rates and constructed massive warehouses in the District. Medium- and small-scale firms, locally founded or newly organized also built in the Exchange District. They often built small structures, many of which were later expanded as business thrived.

The small structure at 188 Princess Street was built by William G. Douglas in 1901 to house his animal feed business with warehouse space, a showroom and a retail store. The feeding (and shelter) of livestock, especially horses, was still an important consideration for the city and region that had yet to welcome its first automobile (Plate 1).

**STYLE**

As originally built (Plate 2), this building was designed as a modest, two-part commercial block. The two-part commercial style can be traced to Roman times and developed into a popular form of urban structure seen throughout Europe and North America. As the name suggests, such blocks have a two-part division on the exterior that reflects a similar division of use on the interior. The exterior division occurs between the first floor and the upper levels of these blocks, which generally are no more than three storeys high. The two areas can be similar in form or display little visual connection. In either case, the division is mirrored in the interior where the lower levels are usually reserved for retail activities and the upper floors hold a number of uses from residential to office or storage space.

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2. Ibid., p.2.
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<th>NO.</th>
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<th>ARCHITECT</th>
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<tbody>
<tr>
<td>146</td>
<td>Benson Block (Drake Hotel) – main façade only</td>
<td>1882</td>
<td>Barber &amp; Barber</td>
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<tr>
<td>150</td>
<td>Bawlf Building I (House of Comoy) – main façade only</td>
<td>1882</td>
<td>Barber &amp; Barber</td>
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<td>154</td>
<td>Harris Building (Hochman’s Building) – main façade only</td>
<td>1882</td>
<td>Chisholm, J.</td>
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<tr>
<td>242</td>
<td>Bathgate Block (Kelly Roberts Building)</td>
<td>1882-83</td>
<td>Barber &amp; Barber</td>
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<tr>
<td>72</td>
<td>McDermot Block (Odd Fellows’ Hall)</td>
<td>1883</td>
<td>McCowan, H.</td>
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<tr>
<td>104</td>
<td>Princess Street Warehouse</td>
<td>1885</td>
<td>Brydon, W. &amp; Robertson, B.R.</td>
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<tr>
<td>86</td>
<td>Miller, Morris Co. Warehouse</td>
<td>1887</td>
<td>Browne, G.</td>
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<td>78</td>
<td>Mackenzie and Powis Warehouse</td>
<td>1891</td>
<td>Browne, G.</td>
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<td>164</td>
<td>Utility Building (Exchange Building I) – main façade only</td>
<td>1892</td>
<td>Barber, C.A.</td>
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<td>200</td>
<td>Toronto Hide Co. Building (McLaughlin Carriage)</td>
<td>1893</td>
<td>Cadham, J.H.</td>
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<td>33</td>
<td>Peck Building</td>
<td>1893-94</td>
<td>Wheeler, C.H.</td>
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<td>160</td>
<td>Exchange Building II– main façade only</td>
<td>1898</td>
<td>Hooper, S.</td>
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<td>188</td>
<td>Carnefac Block</td>
<td>1901</td>
<td>Russell, J.H.G.</td>
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<tr>
<td>208</td>
<td>McLaughlin Carriage Warehouse</td>
<td>1902</td>
<td>Cadham, J.H.</td>
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<tr>
<td>216</td>
<td>Thomas Scott Memorial Orange Hall</td>
<td>1902</td>
<td>McDiarmid, J.</td>
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<tr>
<td>238</td>
<td>Werier and Co. Building (Cockshutt Plow Warehouse)</td>
<td>1902-03</td>
<td>Peters, S.F. &amp; Mott, E.A.</td>
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<tr>
<td>70</td>
<td>Goodwill Industries Building (Bole Drug Co. Warehouse)</td>
<td>1903</td>
<td>Russell, J.H.G.</td>
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<tr>
<td>100</td>
<td>Adelman Building (Campbell Brothers and Wilson)</td>
<td>1903</td>
<td>Russell, J.H.G.</td>
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<tr>
<td>62</td>
<td>Del Block (Goodwill Industries)</td>
<td>1904</td>
<td>Davidson Brothers</td>
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<td>121</td>
<td>Western Elevator &amp; Motor (Miller &amp; Richard Warehouse)</td>
<td>1904</td>
<td>Peters, S.F.</td>
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<td>54</td>
<td>Del Block Annex</td>
<td>1905</td>
<td>Ryan, G. (O)</td>
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<tr>
<td>44</td>
<td>Ryan Building</td>
<td>1906</td>
<td>Blair &amp; Northwood</td>
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<tr>
<td>230</td>
<td>Frost and Wood Warehouse</td>
<td>1906</td>
<td>Cadham, J.H.</td>
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<tr>
<td>110</td>
<td>Sterling Cloak Building (Wesbrook &amp; Fairchild)</td>
<td>1908</td>
<td>Rugh, H.B. &amp; Atchison, J.D.</td>
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<tr>
<td>260</td>
<td>A.R. Williams Machinery Co. Warehouse</td>
<td>1909</td>
<td>Atchison, J.D.</td>
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3 Author’s files.
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<tr>
<td>300</td>
<td>Canadian Fairbanks-Morse Co. Warehouse</td>
<td>1911</td>
<td>Brown &amp; Vallence</td>
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<tr>
<td>265</td>
<td>retail block</td>
<td>1913</td>
<td>Halford, G. &amp; Blatherwick</td>
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<tr>
<td>55</td>
<td>Winnipeg Hydro Showroom</td>
<td>1919</td>
<td>Chisholm, J. and Son</td>
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**CONSTRUCTION**

Located on the west side of Princess Street between Elgin and Ross avenues, this is a solid brick structure measuring 16.9 x 22.7 metres by 11.3 metres high resting on a 55.9-centimetre stone foundation (see Appendix I for more technical information). Walls are 43.2 centimetres thick on the ground floor and 33.0 centimetres on the upper floor.\(^4\) Wood beams and posts are used for interior support, although two metal I-beams are listed in the original City of Winnipeg Building Permit as being used at the front of the building, supported by metal columns.\(^5\) Original ceiling heights were 3.1 metres in the basement, 3.4 metres on the ground floor and 3.4 metres on the second floor.\(^6\) Cost of construction, exclusive of the land, was $14,000.\(^7\)

The structure includes oversized wood columns and beams and heavy timber flooring throughout – providing a greater level of support than would normally be the case in a structure of this scale (Plate 3).

Major alterations were completed in 1961 (interior and exterior), 1980 (interior and exterior) and 1983 (interior).

**DESIGN**

The original asymmetrical front (east) façade of this building featured very different ground and second floors (Plate 2). The original ground floor included an arched doorway at the south end,

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\(^4\) City of Winnipeg, Building Permit (below as BP), #438/1901; and City of Winnipeg, Assessment Record, Roll No. 781200-12-2 (PC 40), below as AR.

\(^5\) BP #438/1901.

\(^6\) Ibid.

\(^7\) Ibid.
likely leading to the second floor offices of owner W.G. Douglas. The remainder of this level was given to four large display windows, two on either side of the main entrance to the Carnefac Stock Food Company store. Below each of the display windows was a panel of what appears to have been wood cladding. A modest corbelled brick band above the display windows divided the first and second floors.

The original upper level, which has not been significantly changed, included six windows set in plain wooden frames with radiating brick heads and rough-cut stone lug sills. The southernmost bay protruded slightly on the second floor. A pilaster finished the wall on the north end. Above the windows was a band of ornamental brick that led to a plain brick parapet (Plate 4).8

In 1961, the front (east) façade’s main floor was completely redesigned, the arched doorway at the south end was replaced by a squared aluminum, the central doorway and large display windows replaced by smaller openings and the remainder of the ground floor clad in new “face brick”9 (Plates 5 and 6).

In 1980, the exterior was again altered, the 1960s cladding on the front (east) façade was replaced, windows were built to match the upper floors and the second floor brickwork was sandblasted. A rough stone base was also added at this time and the 1961 door at the south end of the main façade was replaced by an arched unit (Plate 7). The modest corbelled brick band separating the first and second floors was replaced by “prefinished chocolate brown aluminum”10 (Plate 8). Also in 1980, the south façade was altered, two arched entrances were added, the central opening accessed by a ramp, the rear unit by stairs (Plate 9). All window openings on this elevation were bricked in during this renovation (Plate 10).

The ground floor of the north wall is covered by the one-storey retail store next door (#200 Princess Street) and the second storey is unadorned (Plate 11). The rear of the building is

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8 The colour of the brick of the parapet suggests it may have been replaced, although no plans or City of Winnipeg Building Permit describes this work.
partially covered by a one-storey warehouse (formerly #298 Ross Avenue); the open wall surface features only one window, now bricked in (Plate 12).

**INTERIOR**

Originally, the front (east end) of the ground floor was given to a retail store, with offices, a walk-in vault, washrooms and a public counter (Plate 13); much of the ceiling was clad in ornamental tin.\(^\text{11}\) It is likely that the rear of the ground floor was used as storage and for loading/unloading goods. The second floor office space was accessed from stairs in the southeast corner of the building.

Significant changes have occurred on the interior. In 1961, the east end was reorganized into a mix of public space with counters and private offices, all accessed from the south end entrance.

In 1980, the building was purchased and converted into a social club (Plate 14). The basement was divided into offices, washrooms and recreation rooms, the ground floor featured washrooms and serving facilities at the south end and an open seating area in the north (Plate 15). The upper floor was divided into kitchen/bar space (west side), washrooms and cloak rooms along the south wall and open seating in the remainder of the space (Plate 16).

Today, much of the 1980s renovated space remains intact. The basement featured an original brick-encased walk-in vault (Plate 17), the ground floor includes open and office space (Plate 18) and the second floor holds the bar/kitchen (Plate 19). The original wood elevator is still operational (Plate 20) and a stencil of the Carnefac Company is found on the north wall of the second floor (Plate 21).

**INTEGRITY**

The building sits on its original site and appears to be in good structural condition. Alterations to the main entrance and to the area between the first and second floor windows have affected the

\(^\text{11}\) AR.
aesthetics of the front façade, as has the bricking in of windows and the additions and alterations made to the south side of the building.

STREETSCAPE
This building is an integral part of the streetscape of Princess Street (Plate 22). As part of the Exchange District building stock, this structure receives 60 points from the Historical Buildings & Resources Committee.

ARCHITECT/CONTRACTOR
John Hamilton Gordon Russell (1862-1946) is the architect for this building. Russell came to Winnipeg in the early 1890s after several years of work in the United States and by 1895 had a private practice. His career would span many decades and he was responsible for the design of many of the city’s finest commercial, residential, institutional and religious structures (see Appendix II for additional biographical information). He has received 20 points from the Historical Buildings & Resources Committee.

Contractors for the structure were D.D. Wood (masonry) and G.A. Mitchell (carpentry). Wood built a number of large projects in the city including a large addition to the Stovel Block, 245 McDermot Avenue, 1900 (Grade II), the A. MacDonald Warehouse, 1901 (demolished), Sacre-Coeur School No. 2 (J.B. Somerset School), 775 Sherbrook Street (1901), the Lechtzier Bath House, 216 Pacific Avenue, 1903), Wellington School, Beverly Street, 1906 (demolished) and the Travellers Building, 283 Bannatyne Avenue, 1906-07 (Grade II). G.A. Mitchell also completed several large projects: Stables for the Winnipeg Electric Street Railway, Assiniboine Avenue, 1901 (demolished), addition to Havergal Ladies’ College, Carlton Street, 1902 (demolished), Hague and Emerson Factory, Portage Avenue, 1902 (demolished), and Cotter Block, 207 Fort Street, 1905.

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12 Ibid.
13 Author’s files.
14 Ibid.
According to architect Russell’s ledger book, H. Ross was the electrician hired for the block in 1901.\textsuperscript{15}

\textbf{PERSON/INSTITUTION}

William Griggs Douglas (Plate 23) was born in Cambray, Ontario in 1863, coming west in 1881 to Brandon where he was a court clerk. In 1882 he moved to Winnipeg, and was associated with the grain trade by 1888.\textsuperscript{16} Together with brothers Robert A. and Thomas J. Douglas, he formed the Carnefac Stock Feed Company, which operated out of the headquarters at 188 Princess Street until 1920. The company also operated a grain elevator on Arnaud Street in St. Boniface.\textsuperscript{17} Douglas also served on Winnipeg’s City Council from 1907-1910, chairing the Police Commission, the Board of Health and acting as Controller of City Works and Bridges. He retired to California in 1924 and died there in 1936.\textsuperscript{18}

Carnefac Stock Food Company owned the building until 1942, when it was sold to Samuel Koff, manager of the Fort Rouge Jobbing Company.\textsuperscript{19} Tenants during this period included Johns-Manville, asbestos shingles and insulation (1929) and Dominion General, jobbers and Northwest Mail Order (1939).\textsuperscript{20} By the late 1940s, the building was owned and occupied by Dairy Supplies Limited, who sold it in the 1980s to the Winnipeg Police Athletic Association, converting it into a social hall.

Today, the building is used by a congregation as a church and drop-in centre.

\textsuperscript{15} Provincial Archives of Manitoba, MG11, E2.
\textsuperscript{17} Manitoba Free Press, November 1, 1920, p. 17.
\textsuperscript{19} City of Winnipeg Assessment Roll, Roll No.; and Henderson’s Directory, 1943.
\textsuperscript{20} Henderson’s Directory, 1915-1950.
EVENT
There is no known significant historical event connected with this building.

CONTEXT
Completed shortly after the turn of the century, this small, unassuming warehouse is an example of the turn of the century development within Winnipeg’s Exchange District until World War I. It represents an important first step for a small-scale local firm – the construction and ownership of its own premises. For many such companies, economic growth throughout Western Canada translated into business success and ultimately the expansion of original buildings or the purchase or construction of new headquarters. Although this was not the case with the original owner of the Carnefac Block, the warehouse at 188 Princess Street is still an important link to the early stages of development of the Exchange District and Winnipeg’s economy.

LANDMARK
This block’s scale, minimal ornamentation and location (surrounded by large warehouses and high rise apartment blocks) combine to reduce its conspicuousness.
APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 188 Princess Street  
Building Name: Carnefac Block

Original Use: warehouse  
Current Use: church

Roll No. (Old): 718200 (12159)  
R.S.N.: 155557

Municipality: 12  
Ward: 2  
Property or Occupancy Code: 40

Legal Description: 8/9 St. John, Plan 32336, Lot 9 (Original: 9W St. John, Plan 1537, south 60’ of Lots 1-3)

Location: west side between Elgin & Ross avenues

Date of Construction: 1901  
Storeys: 2

Construction Type: masonry – brick  
HERITAGE STATUS: ON NOMINATED LIST

Building Permits (Plans available: [CS] City Storage; [MF] Microfiche):
- 438/1901 $14,000 (original); 1258/1948 [CS] $2,000 (office & warehouse alterations); 55/1961 [CS] $10,000 (alterations); 6109/1962 $1,000 (repair elevator); 1201/1980 $300,000 [CS] (interior & exterior renovation); 7290/1983 [CS] $44,000 (interior/exterior alterations); 7069/1987 [MF] $15,000 (interior alterations); 9855/1990 $6,700 (interior alterations); 4706/1993 $3,000 (alterations); 164668/2000 (interior alterations)

Information:
- 55½ x 74½ x 37 = 152,986 cu. ft.
- Wall Thickness – 17” to 13” brick
- 1947 – “Basement floor cracked but fairly good.” 3 windows on north side bricked in.
- Permit 1258/1948 – Inglis supreme boiler & 2 Unit heaters, elevator shaft enclosed.
- 1965 Assessment – “Fair condition,” no changes

---PRINCESS STREET---
John Hamilton Gordon Russell

J.H.G. Russell was born in Toronto, Canada West (Ontario) in 1862, the son of a dry goods dealer. After attending school in that city, he went to work for H.B. Gordon, a prominent area architect. Russell was with Gordon from 1878 until his departure for Winnipeg in 1882.¹ From 1886 to 1893, Russell travelled throughout the United States, learning civil engineering, surveying and architecture in centres such as Chicago, Illinois, Spokane and Tacoma, Washington, and Sioux City, Iowa.²

In 1895, two years after returning to Winnipeg, he set up his private practice, coinciding with the city's period of unbridled growth. His designs were (and are) scattered throughout the city, province and Western Canada, covering a variety of building types, sizes, costs and uses. His business continued to be steady during World War I and after, when many architects struggled to find commissions.

Russell was president of the Manitoba Association of Architects (1925) and served for three terms as the president of the Royal Architectural Institute of Canada (1912-15). His chairmanship of the Presbyterian Church Board of Managers³ and his devotion to Presbyterianism partially explain the large number of churches he designed for the denomination in Winnipeg and Western Canada. Russell died in 1946.

³ M. Peterson, op. cit., n.p.
A complete list of his designs would be lengthy indeed. Many of his earlier works have been demolished and therefore usually are no longer included in inventories of his portfolio. Among his projects were:

Outside Manitoba-
- Knox Presbyterian - Prince Albert, Sask.
- Knox Presbyterian - Kenora, Ont.
- St. Andrew’s Church - Moose Jaw, Sask.

Manitoba-
- Starbuck Presbyterian (United) - 1904
- Treherne Presbyterian (United) - 1907-08 (originally Chambers Presbyterian)
- Pilot Mound Public School
- Killarney Public School
- Foxwarren Public School

Winnipeg-
Churches-
- Augustine Presbyterian (United), 444 River Avenue, 1903-4
- Crescent-Fort Rouge Methodist (United), 525 Wardlaw Avenue, 1906-11
- Westminster Presbyterian (United), 745 Westminster Avenue, 1910-12 (Grade II)
- Robertson Memorial Presbyterian (United), 648 Burrows Avenue, 1911
- Robertson Memorial Presbyterian Institute, Burrows Avenue, 1911
- Knox Presbyterian (United), 400 Edmonton Street, 1914-17
- Home Street Presbyterian (United), 318 Home Street, 1920
- St. John's Presbyterian (United), 250 Cathedral Avenue, 1923 (Grade III)
- Riverview Presbyterian (United), 360 Oakwood Avenue, 1925

Residences-
- J.H.G. Russell, 237 Wellington Crescent (demolished)
- R.R. Wilson, 545 Broadway, 1904 (Grade III)
- H. Archibald, 176 Roslyn Road, 1909
- Ormsby, 119 Campbell Street, 1910
- J.H. Ashdown, 529 Wellington Crescent, 1913 (Grade II)
- R.R. Wilson, 680 Wellington Crescent, 1925

Commercial-
- Addition to J.H. Ashdown Warehouse, 157-179 Bannatyne Avenue, 1899-1911 (Grade II)
- Lake of the Woods Building, 212 McDermot Avenue, 1901
- Carnefac Block, 188 Princes Street, 1901
- Hammond Building, 63 Albert Street, 1902 (Grade III)
- Porter and Company Building, 368 Main Street, 1902-03 (demolished)
- McKerchar Block, 600-02 Main Street, 1902-03
Additions to McClary Building, 185 Bannatyne Avenue, 1903 & 1904 (Grade III)
Thomson Block, 499 Main Street, 1903 (demolished)
Adelman Building, 92-100 Princess Street, 1903 (Grade II)
Bole Warehouse, 70 Princess Street, 1903
Additions to the Bright and Johnston Building, 141 Bannatyne Avenue, 1903 & 1907 (Grade III)
Silvester and Willson Building, 73 Albert Street, 1904
Green and Litster Block, 235-7 Fort Street, 1904 (demolished)
Franklin Press, 168 Bannatyne Avenue, 1904 (Grade III)
Addition to Daylite Building, 296 McDermot Avenue, 1904 (Grade II)
J.H. Ashdown Store, 211 Bannatyne Avenue, 1904 (Grade III)
Allman Block, 592-4 Main Street, 1904
Porter Building, 165 McDermot Avenue, 1906 (Grade III)
Child's (McArthur) Building, Portage Avenue, 1909 (demolished)
Glengarry Block, 290 McDermot Avenue, 1910 (Grade III)
Dingwall Building, 62 Albert Street, 1911 (Grade III)
Great West Permanent Loan Company Building, 356 Main Street, 1912 (demolished)
Eastman Kodak Building, 287 Portage Avenue, 1930 (demolished)

Other- Gladstone School, Pembina Street, 1898 (demolished)
Casa Loma Block, Portage Avenue, 1909
Chatsworth Apartments, 535 McMillan Avenue, 1911
YMCA, Selkirk Avenue, 1911
YMCA, 301 Vaughan Street, 1911-13, with Jackson and Rosencrans of New York (Grade II)
Guelph Apartments, 778 McMillan Avenue, 1912
Addition to the Marlborough (Olympia) Hotel, 321 Smith Street, 1921-23 (Grade II)
Odd Fellows Home, 4025 Roblin Boulevard, 1922
Canadian National Institute for the Blind, Portage Avenue, 1928
Hugh John Macdonald School, William Avenue, 1929
Aurora Court Apartments, 543 Ellice Avenue, n.d.
Central Park Block, 389 Cumberland Avenue, n.d.
Johnson Apartment Block, 524 Sargent Avenue, n.d.
Plate 1 – Princess Street looking south from Ross Avenue, ca.1903, the street filled with horse-drawn vehicles. (M. Peterson Collection.)
Plate 2 – Carnefac Block, ca.1903. (M. Peterson Collection.)
Plate 3 – Carnefac Block, 188 Princess Street, basement support, 2015. (M. Peterson, 2015.)
Plate 4 – Carnefac Block, 188 Princess Street, details of second floor of front (east) façade, 2014. (M. Peterson, 2014.)
Plate 6 – Dairy Supplies Ltd. Building, 188 Princess Street, front (east) and south façades, 1969. (Courtesy of the Archives of Manitoba, Architectural Survey.)
Plate 8 – Carnefac Block, 188 Princess Street, front (east) façade, 2014. (M. Peterson, 2014.)
Plate 10 – Carnefac Block, 188 Princess Street, front (east) and south façades, 2014. (M. Peterson, 2014.)

Plate 11 – Carnefac Block, 188 Princess Street, front (east) and north façades, 2014. (M. Peterson, 2014.)
Plate 12 – Carnefac Block, 188 Princess Street, rear and south façades, 2014. (M. Peterson, 2014.)
Plate 17 – Carnefac Block, 188 Princess Street, basement vault, 2015. (M. Peterson, 2015.)
Plate 18 – Carnefac Block, 188 Princess Street, ground floor, 2015. (M. Peterson, 2015.)

Plate 19 – Carnefac Block, 188 Princess Street, second floor, 2015. (M. Peterson, 2015.)
Plate 20 – Carnefac Block, 188 Princess Street, original elevator, 2015. (M. Peterson, 2015.)
Plate 21 – Carnefac Block, 188 Princess Street, undated stencil “Carnefac Stock Food – The Great Flesh Producer”. (M. Peterson, 2015.)

Plate 22 – Princess Street looking south, 2014. (M. Peterson, 2014.)
Plate 23 – William Grigg Douglas (1863-1936). (Reproduced from Manitobans As We See ‘Em, 1908 and 1909, published c1909, by the Newspaper Cartoonists’ Association of Manitoba, courtesy of the Manitoba Historical Society.)