630 WESTMINSTER AVENUE

BALMORAL HALL SCHOOL
(FORMER SIR J.A.M. AIKINS HOUSE – “RIVERBEND”)

City of Winnipeg
Historical Buildings Committee

May 1999
The home built in 1901 for one of Canada’s leading men, Sir James Albert Manning Aikins, would obviously be special. Aikins chose to locate his mansion just north of what had developed into one of Winnipeg’s most desirable residential districts.

The 22-hectare (54-acre) parcel of land known as Armstrong's Point was granted to Captain Joseph Hill by the Hudson's Bay Company in 1848. Hill returned to England in 1853, leaving the wooded land, then known as "Hill's Point," and a small farm cottage (located on present-day West Gate) in the care of his former batsman, Corporal James Armstrong.¹ The land was well-known to Red River Settlement residents who took many picnics and excursions to the area.

In July 1873 Armstrong, who had not heard from Hill in some time, sold the property to F.E. Cornish, soon to become Winnipeg's first mayor. A year later, Armstrong was dead, but rumours swirled that Hill was still living in London, England, thereby leaving the actual ownership of the land in question. Two Winnipeg businessmen travelled overseas to locate him and buy his land. They succeeded in finding Hill, but he refused to sell. He instead returned to Winnipeg in 1880, then a year later transferred his holding for $28,000 to a local syndicate which quickly subdivided the land.

The name for the syndicate's development, "Victoria Place," did not stick, but it did indicate the type of neighbourhood planned for the area.² It was not long before Armstrong's Point was home to several important families – Eden, Stobart, Kaye, Sutherland, Tupper, Waghorn, Ruttan and Blair, among other businessmen, professionals, politicians and wealthy investors.

² Ibid., pp. 2-5.
One of the first palatial houses to be built on the Point was that of A.G.B. Bannatyne, pioneer merchant. His Tyndall stone and red sandstone mansion was commonly known as Bannatyne's Castle. As with so many other speculators, however, Bannatyne's wealth disappeared when land prices bottomed out during the bust of the mid-1880s and he died in 1889 before his dream house was completed.³ It was, however, a harbinger of things to come, and soon the wide, tree-lined streets filled with large homes, expansive grounds and influential families.

The Aikins property, originally 7.3 hectares (18 acres),⁴ was located just north of this development and included extensive river frontage. With its commanding view of the river from high on the bank, it is no wonder that Aikins named his house “Riverbend” when it was completed in 1901. The premises initially were numbered as 71 Langside Street (Plate 1).

**STYLE**

The Aikins House is an excellent example of the Georgian Revival style, which was popular in North America from the turn of the nineteenth century until the Great Depression. The style is classically based, borrowing elements from historic architecture. Its subdued ornamentation was a reaction to the more picturesque architecture of the 1890s and was most often found on smaller buildings – houses, small offices, apartment blocks and sometimes churches.⁵

Common elements of the style include a symmetrical façade focusing on a central entrance. This entrance is often embellished with a fanlight or sidelights and a curved or broken pediment. A portico, sometimes with free-standing columns, might shelter the entrance. Palladian windows, another common element, were used to increase the focus on the main doors. Multi-paned sash

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³ Ibid., pp. 6-7. The house was finally purchased and completed by J. Stewart Tupper, son of Sir Charles Tupper, father of Confederation. Tupper named the home Ravenscourt and the building was also used as a boys' school and a convent before being demolished in 1951.

⁴ Information provided by Lyn Stephen, Balmoral Hall Archives.

windows could have flat or round heads, and eaves were often graced with classical cornice detailing.\(^6\)

In Winnipeg, the Moss House, 218 Roslyn Road (1901), and the E.L. Taylor House, 611 Wellington Crescent (1911), are two excellent examples of the style (Plates 2 and 3).

**CONSTRUCTION**

The Aikins House is a solid, 2½-storey, common clay brick house resting on a raised stone foundation. It was completed in 1901 at a cost of $14,000.\(^7\) It has stone accents around windows and doors and several panes of leaded glass. The building measures 17.1 x 12.8 x 11.0 metres (56 x 42 x 36 feet).\(^8\)

The choice of building materials was not unusual for the time, nor was the use of limestone accenting. The height of the foundation wall above grade is slightly less common on many of the finer homes built in this period.

**DESIGN**

This house was designed with two main façades, each slightly different, but both magnificently designed. The front (north) façade is symmetrical (Plate 4). The entrance is located within a centrally placed, one-storey portico with free-standing unfluted columns and limestone stairs. The portico originally featured balustrades between the columns and around the deck above (Plate 5), but these wooden elements have been removed (Plate 6). The eaves of the portico, following classical designs, are embellished with dentils. Beside the door is an oval window with stained glass and limestone keystones (Plate 7).

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\(^7\) *City of Winnipeg Building Permit* (below as BP), #330/1901.

\(^8\) *City of Winnipeg Assessment Record*, Roll No. 909320-12-1 (PC 96). Below as AR.
The windows of this façade, like those on the other three sides, are flat-headed and finished with rough-cut lug sills and heads. The slope of the medium-pitched roof is finished on the north by a large gable dormer placed directly above the portico. The dormer’s arched central window is flanked by two smaller flat-headed openings, creating a Palladian window (Plate 8). The roofline is finished with an architrave, frieze and eaves with modillion blocks.

The east façade features several windows on both levels that are finished in similar fashion to the front units (Plate 9). An attached brick chimney and a metal fire escape are also located on this elevation. Eaves wrap around from the front and create a pediment with the gable end. Several oddly shaped windows are located in this area.

The west side has been virtually hidden by the construction of a library and concourse building which was completed in 1980 (Plates 10 and 11). Most of the windows have been bricked in.

The other main façade of the building faces south towards the river (Plates 12 and 13). The most distinguishing element of this elevation is the massive, two-storey pedimented portico with its towering free-standing unfluted columns. Volutes originally embellished the capitals but have since been removed. Two railed decks, one within the portico on the second floor and one atop it, further enliven this area. The roof detailing – modillion blocks, architrave and frieze – is carried over onto this façade and the arched door on the top deck is finished with a large limestone keystone.

Interestingly, the roof of the original house appears to have been hipped, a pre-1930 picture showing an ornamental dormer on the west slope (Plate 14). Given the balance of the façades, it seems reasonable to assume that the eastern slope was finished with a similar dormer, although photographic proof has not yet been found. Sometime prior to 1930, the roof was altered to its present gabled state (Plate 15).

These changes to the roof and the sizeable additions on both the east and west sides of this house have not diminished the excellence and creativity of its design.
INTERIOR
Much of the interior of the Aikins House has remained unaltered (Plate 16). The present owners are carefully restoring antiques throughout the house, some of which belonged to the original owner. The building’s long-term use as the residence of a school headmistress allowed the interior to remain in this state.

The basement was altered in 1930 with the construction of a tunnel going east into a newly built school addition. The ground floor boasts a large dining room with connecting den (Plates 17 and 18) as well as an ornamented staircase (Plate 19). The kitchen was enlarged and completely renovated and upgraded in 1986\(^9\) and the west end was renovated in 1956 with the construction of a corridor between the house and a new school addition. This corridor was removed and the opening in the wall closed in 1979.\(^{10}\) A rear staircase connects all levels.

The second floor is a mixture of old and new. Some of the space is slowly being restored, some is being converted into new space (Plate 20 and 21). The top level, which was converted for use as a caretaker’s suite in 1980, includes a kitchen and a number of small rooms. For many years, dormitories for the out-of-town students were located on the second and third floors (Plate 22).

INTEGRITY
The building stands on its original site. Some of the exterior elements have been changed or removed by the original and present owners. The present owners have been in discussion with a local engineering firm which has stated that the west end of the building has begun to sink relative to the rest of the house due to the alterations made to this area since the 1950s.

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\(^9\) Interior renovation information courtesy of Lyn Stephen, Balmoral Hall Library Technician and Archivist.

\(^{10}\) AR.
STREETSCAPE

Originally, the Aikins House sat on expansive grounds, and for several years was one of only a handful of large private residences in the area. Slowly however, the area developed. Aikins’ son, Gordon Harold Aikins, built a large brick house just west of the Aikins House in 1911 (Plate 23). This building was demolished in the mid-1950s to make way for Dalton House. Large apartment blocks and blocks of single-family dwellings have also drastically changed the neighbourhood.

Within the grounds themselves, many major additions have occurred. The Junior School was the first addition, built in 1930, it was designed by Northwood and Chivers and built by Fraser and Macdonald (Plate 24). Since this time, numerous changes have occurred with the construction of several buildings (Plate 25).

The structure’s relationship with its streetscape has been diminished by these changes.

ARCHITECT/CONTRACTOR

The architect hired by J.A.M. Aikins was well-known local designer James Hamilton Gordon Russell (Plate 26). Russell began his practice in Winnipeg in 1895, quickly becoming one of the most accomplished architects in Western Canada. He has been given 20 points by the Historical Buildings Committee.

The main contractor for the house was the Davidson Brothers Company. The firm was founded in Winnipeg in 1884 by three brothers, Alexander, Albert T. and Frederick Harvey Davidson. All came to Winnipeg around the time of the C.P.R. real estate boom in the early 1880s from their family home in Ontario. Alexander (1852-1950) was the eldest, A.T. was a city alderman and F.H. Davidson was a long-time councillor and mayor for two years. The firm had a steady flow

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11 BP # 257/1911. The house, numbered as 69 Langside Street, was designed by F.R. Evans and built by W. Horner. It cost $15,000 and measured approximately 12.8 x 10.7 metres (42 x 35 feet).

12 BP, #2564/1930.
of work throughout its existence, working for many of the best architects in the city. The company ceased operations ca.1913.13

PERSON/INSTITUTION
This building has been intimately involved with an important person and an important institution.

The house was built for Sir James Albert Manning Aikins, one of the most influential men in Western Canada (Plate 27). Aikins was born at Grahamsville, Peel County, Canada West (Ontario) on December 10, 1851. His father, Hon. James Cox Aikins would become a Manitoba Lieutenant-Governor (1882-88), the first to live in the present Government House (built 1881-82) on the grounds of the Legislative Building.14 J.A.M. Aikins received his higher education at Upper Canada College and Toronto University. He was called to the Ontario Bar in 1878 but decided to move west to Winnipeg to start his career.15

Called to the Manitoba Bar in 1879 and the North-West Territories Bar in 1882, Aikins was created a Queen’s Council in 1884. His skills as a lawyer are evident from his list of clients. He was counsel for: Department of Justice (1879-1896); Canadian Pacific Railway, western lines (1881-1911); Province of Manitoba in connection with the Manitoba Liquor Act (1900); Imperial Bank of Canada, western division; Bank of Ottawa; and Great-West Life Assurance Co. He served on numerous boards of major financial companies and was a member of several royal commissions.16 He took a very active role in the Law Society of Manitoba and Manitoba Bar Association and was a founder and first president of the Canadian Bar Association. When he retired as president of the latter in 1927, he was made the association’s Honourary Life President.

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Outside his legal career, Aikins was also busy. He was a founder and first president of the Winnipeg Y.M.C.A., chairman of Wesley College (present-day University of Winnipeg), a member of the advisory board of education for the Methodist Church of Canada and a member of the Social Services Council of Manitoba. He was also one of Western Canada’s wealthiest men, his property and business dealings fanning out across the West.

Politically, Aikins was a strong Conservative, winning the federal election in 1911 in Brandon. He resigned the seat in 1915 to take over the leadership of the Manitoba Conservative party. He and his party suffered defeat in the next election in the wake of the Legislative Building scandal. In August 1916, Aikins followed in his father’s footsteps, becoming Manitoba’s Lieutenant-Governor. His tenure in this office lasted two terms before he retired from public life in October 1926.

One of Aikins’s greatest loves was the Boy Scout movement and he devoted a great deal of time to it after his retirement from Government House. He was appointed Chief Scout of Manitoba in 1926 and it was scouts who made up his honour guard at his funeral.17

Aikins took sick just before a dinner was held in his honour at the Royal Alexandra Hotel to celebrate the fiftieth anniversary of his admittance to the Bar. After he died on March 1, 1929, his body lay in state from 10 a.m. to 1:30 p.m. in the legislative chamber of the Legislature. He was buried at St. John’s cemetery after a private service at the home of his son, G.H. Aikins.18

Aikins’s will left $100,000 to the United Church of Canada for the creation of a girls’ school. A group organized and was able to acquire his house and the two hectares (five acres) of property “on highly advantageous terms from the estate.”19 As well, the house and property of G.H. Aikins, known at the school as “The Red House,” was donated.20 The new school opened in September

18 Winnipeg Free Press, March 4, 1929, p. 1. Aikins was not universally loved, his first marriage ended in divorce and he was considered to be almost miserly by friends and acquaintances. C. Harvey (ed.), The Law Society of Manitoba (Winnipeg: Peguis Publishers, 1977), p. 267, f.n. 10. Thank you to D. Lyon for the reference.
1929 with room for 30 residential students and many more day students from Kindergarten to Grade 12 (Plate 28). Almost as soon as it was established, however, expansion was necessary and the Junior School was built. Over the next 20 years, Riverbend School continued to offer education for girls under the auspices of the United Church of Canada, although by the late 1940s the institution was having considerable difficulty filling its classrooms.

During this period, the Aikins House was used in a variety of ways. In 1929, its bedrooms were converted into classrooms, except for a suite used by the headmistress, Miss Joan Foster. After the construction of the Junior School, much of the house was used as dormitories for the resident students. The dining room was used at one time for piano and voice instruction, the kitchen was also used for teaching purposes, and the drawing room for a Kindergarten class.\textsuperscript{21}

In order to survive, the Riverbend School decided in 1950 to amalgamate with another of Winnipeg’s girls’ schools, Rupert’s Land College. This college began in 1901 as Havergal College, also located in a former mansion at 122 Carlton Street (Plate 29).\textsuperscript{22} The name was changed in 1917 to Rupert’s Land College and the institution came under the jurisdiction of the Anglican Church of Canada. By the late 1940s, the school was in desperate need of larger facilities and negotiations with the Riverbend School board commenced. The new, non-denominational Balmoral Hall School for Girls (named after Balmoral Castle, Scottish home of the British Royal family) was opened in September 1950 (Plate 30).\textsuperscript{23}

Since this time, Balmoral Hall has grown to become one of the province’s finest educational institutions with an enrolment of over 500 students (including boys in the Kindergarten classes). Resident students have numbered around 40 for the past decade and come from countries all over the world.\textsuperscript{24}

\textsuperscript{22} Winnipeg Tribune, December 31, 1952, p. 11.
\textsuperscript{23} “History of Balmoral Hall,” Balmoral Hall Archives.
\textsuperscript{24} Lyn Stephen, Balmoral Hall Librarian, in conversation with the author.
Just as the school has evolved, its use of the Aikins House has also changed over the years. After amalgamation, the house continued to be used as classrooms and dormitories. By the early 1960s, the construction of Dalton House as a dormitory led to the house’s conversion into the residence of headmistress or headmaster (as well as some classroom space). By early 1980s, it was used exclusively for offices and classrooms, but by the late 1980s it was again doubling as the headmaster’s residence. Today, the house is still a central structure in the daily life of the school, used for a number of different functions.\(^\text{25}\)

**EVENT**

As the residence of one of the province’s most influential families, the Aikins House would have hosted many important events, dinners and meetings.

**CONTEXT**

The Aikins House was built at the beginning stages of Winnipeg’s and Western Canada’s growth phase that lasted until World War I. Sir J.A.M. Aikins, however, had already become extremely successful and his rise to influence in the province had been quick. This influence extended to many aspects of the region and his legal, political, business and personal dealings brought him in contact with many powerful people across Canada. This home is a legacy of the success that was realized by many Winnipegers after 1900. Although the grounds are now filled with many contemporary structures, one can still walk on the riverbank and imagine the type of lifestyle enjoyed by the Aikins family and their friends at the turn of the century.

**LANDMARK**

Aikins House has functioned for nearly half a century as a well-known school. Many, however, would be surprised to learn of its pre-1930 history and the accomplishments of its original owner. It

is located well back from Westminster Avenue and is dwarfed by neighbouring school buildings, factors that diminish its conspicuousness.
CITY OF WINNIPEG - Preliminary Report

Date: April 1999

Assessment Record

Prepared By: M. Peterson

Building Address: 630 Westminster Avenue

Building Name: Balmoral Hall

Original Use: residence

Current Use: educational

Current Owner: Balmoral Hall School For Girls

Resident: YES

Roll No. (Old): 909320 (15944-1)

Certificate of Title: various

Municipality: 12 Ward: 1 Property or Occupancy Code: 96

Legal Description: 80/4 St. James, Plan 34200, Lots 24/6; 81 St. James, Plan 40, part Lots 93-4

Location: south side between Young and Langside

Date of Construction: 1901 Storeys: 2½ Heritage Status: None

Construction Type: brick and stone foundation


- 330/1901 $14,000 (original); 562/1903 $1,500 (stable); 2564/1930 $70,000 (school addition on east side); 2068/1939 $1,600 (piles); 1254/1974 $10,000 (alteration to school – residential building); 3595/1982 $15,000 (interior alteration)

Information:

- 56 x 42 x 36 + = 90,832 cu. ft.

- Permit 3595/1982: recover plaster walls

- mahogany trim in 2 rooms, oak panels in hall and stairs, oak trim & floors in hall

- used as residence & dormitory by 1950

- Permit 1254/1974: new carpet on 2nd and 3rd, new plaster board ceiling on 1st, some plaster repairs
APPENDIX I

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 1882.26 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.27

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, prices 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 Managers28 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.

A complete list of his designs would be lengthy indeed. Many of his earlier works have been demolished and therefore usually are not included in inventories of his portfolio.

28 M. Peterson, op. cit., n.p.
Among his projects were:

Outside Manitoba-
   Knox Presbyterian - Prince Albert, Sask.
   Knox Presbyterian - Kenora, Ont.
   St. Andrews 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)
                J.A.M. Aikins, 630 Westminster Avenue, 1901
                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 (now Khartum Temple), 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
                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, 476 Main Street, 1904
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)

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 – Front gates of the J.A.M. Aikins house, “Riverbend,” pre-1930. (Courtesy of the Balmoral Hall Archives (below as BHA).)

Plate 3 – E.L. Taylor House, 611 Wellington Crescent; built 1911, architect McKim, Mead and White (New York), 1991. (Reproduced from Identifying Architectural Styles in Manitoba, p.27.)

Plate 4 – Aikins House, front (north) façade. (M. Peterson, 1999.)
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Plate 5 – Aikins House and Junior School, ca.1950, with balustrade on porch deck. (Courtesy of BHA.)
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Plate 6 – Aikins House, porch detail on front (north) façade. (M. Peterson, 1999.)

Plate 7 – Aikins House, oval window on front (north) façade. (M. Peterson, 1999.)
Plate 8 – Aikins House, dormer, front (north) façade. (M. Peterson, 1999.)

Plate 9 – Aikins House, front (north) and east façades. (M. Peterson, 1999.)
Plate 10 – Aikins House, south side with 1980 addition (#1) and 1955/1991 addition (#2). (M. Peterson, 1999.)

Plate 11 – Aikins House, part of the west side seen through the roof of the 1980 addition. (M. Peterson, 1999.)
Plate 12 – Aikins House, south façade, ca.1950. (Courtesy of BHA.)

Plate 13 – Aikins House, south façade. (M. Peterson, 1999.)
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Plate 14 – Aikins House, south side showing the hipped roof and dormer on the west slope, pre-1930. (Courtesy of BHA.)

Plate 15 – Aikins House, south side showing alteration to the roof, pre-1930. (Courtesy of BHA.)
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Plate 16 – Aikins House, interior, ca.1940.  *(Courtesy of BHA.)*

Plate 17 – Aikins House, dining room.  *(M. Peterson, 1999.)*
Plate 18 – Aikins House, dining room and den.  (M. Peterson, 1999.)

Plate 19 – Aikins House, foyer and front staircase.  (M. Peterson, 1999.)
Plate 20 – Aikins House, second floor landing. (M. Peterson, 1999.)

Plate 21 – Aikins House, second floor room with fireplace. (M. Peterson, 1999.)
Plate 22 – Aikins House, dormitory, 1959. (Courtesy of BHA.)

Plate 23 – G.H. Aikins House, ca.1931; built 1911, designed by F.R. Evans and built by W. Horner. (Courtesy of BHA.)
Plate 24 – Aikins House, south side after construction of the Junior School (1930), n.d. (Courtesy of BHA.)
Plate 25 – Balmoral Hall School complex, ca.1999. (City of Winnipeg Assessment Department.)
Plate 26 – John Hamilton Gordon Russell, no date. (Courtesy of the Western Canada Pictorial Index.)

Plate 27 – Sir J.A.M. Aikins, Lieutenant-Governor of Manitoba, ca.1920. (Courtesy of the Provincial Archives of Manitoba.)
Plate 28 – Advertisement for the Riverbend School for Girls, ca.1930. (Courtesy of the BHA.)

Plate 29 – Havergal College, 122 Carlton Street, no date; formerly A.W. Austin House, built 1882 (demolished). (Courtesy of BH.)
Plate 30 – The crests of Balmoral Hall’s founding colleges – Rupert’s Land (Haergal) and Riverbend. (Courtesy of BHA.)