58 ALBERT STREET

JOSEPH A. LOZO LOCKSMITH SHOP
Winnipeg in the early 1890s was, although few realized it, on the verge of a spectacular era of growth, development and maturity that would create, by World War I, a large, modern city with all the amenities. But this comprehensive growth followed patterns established decades earlier and resulted in specific districts within city boundaries even after this frenzied period of growth.

The real estate and construction boom of the early 1880s was intimately connected to the construction of the Canadian Pacific Railway (CPR) through Winnipeg and onto the western prairies. Land prices in the small capital city skyrocketed, the population soared and solid brick structures began replacing the small wooden shacks that dotted the mud streets. This development led to the creation of specific districts within the city – residential, commercial and industrial – and their related building-types. The huge advance in land prices along Main Street north of Portage Avenue necessitated the replacement of the earlier residential development (Plate 1) with large commercial structures (Plate 2). Investors chose to locate near one of the most important buildings, City Hall, from which came assistance in advancing both singular business interests and those of the community at large.

Commercial interests, both local and from Eastern Canada, were quick to locate in this area. The city rapidly assumed the role of wholesale hub for all of Western Canada, partially because of its central location and partially because of the preferential freight rates negotiated with the CPR that made it cheaper for manufacturers to ship their goods to Winnipeg, unload them and then send them west to the growing markets on the prairies. Companies like G.F. and J. Galt Company, Stobart, Eden and Company and J.H. Ashdown were all organized and carrying on business prior to the CPR boom. The bust of 1882, while it seriously affected some parts of the local economy, did not have a devastating effect on the wholesale sector. This was mainly as a result of the expanding regional base of the wholesalers as settlement increased on the prairies and demand for consumer goods grew. The areas east and west of Main Street, however, were

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undeniably developing as the warehouse district, slowly through the 1880s and 1890s and then rapidly after 1900 (Plate 3).

Some of the original residential property remained standing well after World War I, although often converted into commercial space. On Albert Street, a two-storey frame structure that stood on the west side between Notre Dame and McDermot avenues (Plates 4-6) was removed to make way for new development in 1921, a modest brick retail block (Plates 7-9).

**STYLE**
This was built as a modest retail block and was not designed with ornamental features of any architectural style.

**CONSTRUCTION**
According to the original plans, this one-storey structure was built of 15.2-centimetre wide hollow tile exterior walls, running 12.2 metres back from its angled front (east) façade with a width of 2.8 metres and a height of 3.1 metres. The brick cladding is 22.9 centimetres thick and there was a metal skylight to provide natural light to the interior (Plates 10-13). The building utilizes the north wall of the Gregg Building, 52-56 Albert Street as its south wall, according to the original plans.²

**DESIGN**
As originally designed, the front (east) façade was filled almost completely with a single door entrance and display window both topped with transom windows (Plate 14). The only other element on this elevation was brick laid on edge to finish the flat roof and sawtooth brick at the northeast corner. No window openings were found on the north wall which featured brick pilasters rising above the roof line. The south wall abuts the neighbouring warehouse and the rear wall featured a single door.

² “Architect’s Plans,” #129/1921, City of Winnipeg.
The building has undergone numerous changes over the years. Two windows were added to the north façade and the front was remodelled with a new door and smaller window and stucco cladding sometime prior to 1974. The front was remodelled again in 1974 (Plates 15 and 16).

The exterior was recently painted (Plates 17-19).

**INTERIOR**
The building has operated as a restaurant for several decades; the interior has been completely renovated over the years (Plates 20 and 21).

**INTEGRITY**
The building stands on its original site and appears to be in fair structural condition. Alterations to the few window and door openings have occurred and stuccoing and exterior paint have also changed the appearance of the block.

**STREETSCAPE**
The Historic Sites and Monuments Board of Canada has recognized Winnipeg’s Exchange District as a National Historic District. As such, all buildings in the Exchange District are an essential part of the historic streetscape and the Historical Buildings and Resources Committee gives all buildings in the District 60 points for streetscape (Plates 22 and 23).

**ARCHITECT/CONTRACTORS**
The architect for this building was not named; the contractor was local firm Carter-Halls-Aldinger, an influential company that worked throughout Western Canada (see Appendix II for biographical information). Although the Historical Buildings and Resources Committee has evaluated several structures built by the firm, it has not been given points separate from the architect.
PERSON/INSTITUTION
The small block was occupied into the 1930s by Joseph Almo Lozo, locksmith and sharpener. Lozo first appears in local papers in 1910, advertising a small shop at 50 Albert Street. Lozo was born in Manitoba in 1883 to British parents. The family lived on McDermot Avenue for many decades and J.A. Lozo operated his business from the original shop, moving to 53 Albert Street by 1913 and then for many years at 58 Albert Street. Lozo died in 1954.

Other tenants of the block were Princess Messenger Service (1939-1949), Myrandy’s Grill (1959), Nickel Ludwig Jewellery Designers (1979) and Albert Street Burgers in the 1990s. Today it operates as the White Star Diner.

The original owner was the Winnipeg Land and Mortgage Corporation, formed ca.1904 and active in the real estate market, renting buildings in the downtown. The City of Winnipeg owned the property from 1940-1947 and since then it has been owned by a number of non-resident companies.

EVENT
There is no known significant historic event connected with this building.

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5 City of Winnipeg Assessment Rolls, Roll No. 608950-12-2, PC 30.
CONTEXT
This structure was built in the early 1920s, during several years of economic rebound experienced across the country. In the Winnipeg construction sector, it translated into three years (1920-1922) of heightened work, although the number of City of Winnipeg Building Permits and their total and average value never reached the pre-World War I numbers (see Table 1).

In Winnipeg’s Exchange District, it meant a small number of in-fill structures, modestly changing the streetscapes and filling empty lots between the large warehouses built decades earlier.

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Source: City of Winnipeg Building Permit Ledger Books, 1900-1925, courtesy of the City of Winnipeg Archives.
LANDMARK
This small unassuming structure is dwarfed by the large warehouses surrounding it. It is located on a street that is often busy with both pedestrian and vehicular traffic, however, and many citizens would be familiar with it.
Building Address: 58 Albert Street
Original Use: store
Roll No. (Old): 608950 (10083)
Municipality: 12 Ward: 2 Property or Occupancy Code: 30
Legal Description: 5/6 St. John, Plan 271, Lot 5, part Lot 6 with right-of-way
Location: west side between Notre Dame & McDermot avenues
Date of Construction: 1921
Construction Type: Brick & Tile

Heritage Status: ON NOMINATED LIST

Building Permits (Plans available: [CS] City Storage):
- 129/1921 [CS] $2,500 (original); 6398/1950 [CS] $2,000; 1120/1972 $300 (alteration); 117/1988 [CS] $14,000 (interior alteration); 2348/1988 $8,000 (fire damage)

Information:
- 44 x 15 2/3 x 13’+ = 6565 cu. ft.
- Exterior – Front face brick, side stucco on concrete block
- Permit 6398/1950 – Front & north side rebuilt, roof & foundation extended
- 1961 – Building in “fair condition”
- 1972 – Exterior stucco, replaced front window, interior partitions
- 1989 – Fire repairs

ARCHITECT: UNNAMED
CONTRACTOR: CARTER-HALL-ALDINGER

---ALBERT STREET---
APPENDIX II

Carter-Halls-Aldinger Company Limited

The principals of Carter-Halls-Aldinger Company Limited (CHA) were William Henry Carter (1874-1962), a contractor; Frank Ernest Halls (1872-1950), a fire-proofing expert; and Albert Henry Aldinger (ca.1876-1942), a civil engineer. CHA had its origins with the arrival in 1903 of Carter, who was representing the William Grace Company, a Chicago contracting firm that was building the Bank of British North America, 436 Main Street. Carter worked for Grace until February 1907 when he joined with Halls and Aldinger to found the new firm. By 1915, CHA was well-known throughout Western Canada. Beyond their work in Winnipeg, the firm also had contracts in Moose Jaw, Saskatoon, Calgary, Edmonton and Prince George, British Columbia.

Their clients included the Dominion Government, as well as the Canadian Pacific, the Grand Trunk Pacific and the Canadian Northern railways. They also worked on the new Hudson’s Bay Company stores in Calgary (1912), Vancouver (1913), and Winnipeg (1926), the Banff Springs Hotel and later the Winnipeg Civic Auditorium (1933). The firm specialized in bridges, subways, railway works, steel frame and other fireproof construction, as well as heavy masonry foundations and caisson work as found in the new Hudson’s Bay Company store at Winnipeg. CHA was placed in voluntary liquidation in 1944, and was reorganized as two firms, Commonwealth Construction Company Limited and the Carter Construction Company of Toronto. This latter firm relocated to Winnipeg in 1950, being managed by W.H. Carter after his retirement from the Greater Winnipeg Transit Commission in 1956. Carter Construction remained in business until 1972 as a St. Boniface firm.

A list of major Winnipeg contracts would include:

Childs (McArthur) Building, 211 Portage Avenue (1909) – demolished
Casa Loma Building, 644 Portage Avenue (1909) – Grade II
Oldfield, Kirby Gardner Building (North West Trust), 234 Portage Avenue (1909) – Grade II
Hudson's Bay Co. Mail Order Building, 111 Fort Street (1910)
Sterling Bank Building, 283 Portage Avenue (1911)

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1 Biographical and construction information from R.R. Rostecki, “450 Portage Avenue – Hudson’s Bay Company Store,” report for the City of Winnipeg Historical Buildings Committee, October 2002; and M. Peterson, personal files.
Richards and Brown Warehouse, 132 James Avenue (1911)
Manitoba Agricultural College, 139 Tuxedo Avenue (1911)
University of Manitoba Administration Building, 350 Matheson Avenue (1911-1913)
De Laval Co. Warehouse, 128 James Avenue (1912)
Confederation Life Building, 457 Main Street (1912) – Grade II
Western Glove Building (Finnie and Murray Block), 321 McDermot Avenue (1912) – Grade III
Turner-Walker Block, 425 Henry Avenue (1912) – Grade III
Winnipeg Electric Railway Co. Building, 213 Notre Dame Avenue (1912-1913) – Grade II
St. Charles Hotel (Market Inn), 235 Notre Dame Avenue (1913) – Grade III
Marlborough (Olympia) Hotel, 331 Smith Street (1913) – Grade II
Y.M.C.A., 301 Vaughan Street (1913) – Grade II
Free Press Building, 300 Carlton Street (1913) – Grade II
Minto Armouries, 969 St. Matthews Avenue (1914)
Ford Motor Company Plant, 1181 Portage Avenue (1915)
Paris Building, 259 Portage Avenue (1915) – Grade II
Eaton's Mail Order Building (Eaton [City] Place), 333 St. Mary Avenue (1916)
Portage Village Inn (Clarendon Hotel), 311 Portage Avenue (1920) – demolished
Grain Exchange Annex, 153 Lombard Avenue (1920) – demolished
Manitoba School for the Deaf, 500 Shaftsbury Boulevard (1921)
Union Bank Annex, 500 Main Street (1921) – Grade II
Albert Street Burger, 58 Albert Street (1921)
Winnipeg Film Exchange Building, 365 Hargrave Street (1922) – Grade III
Hudson's Bay Company Store, 450 Portage Avenue (1926)
Johnston Terminal Building (National Cartage Bldg.), 25 Forks Market Road (1928) – Grade III
Power Building, 428 Portage Avenue (1928)
Northern Electric Building, 65 Rorie Street (1928) – Grade III
Greater Winnipeg Gas Building (CGE Building), 265 Notre Dame Avenue (1930) – Grade III
Winnipeg Civic Auditorium, 200 Vaughan Street (1933)
Federal Building, 269 Main Street (1936)
Plate 1 – McDermot Avenue looking west from Main Street, ca.1881. (Photo courtesy of the Provincial Archives of Manitoba, "Winnipeg- Streets- McDermot #1").

Plate 2 – The same view approximately two decades later (ca.1903). Large brick and stone warehouses and retail/office buildings have replaced all the residential property in this shot. (Courtesy of the Archives of Manitoba.)
Plate 3 – Looking south along Arthur Street in the Winnipeg’s warehouse district, ca.1926. (Courtesy of the Archives of Manitoba.)
Plate 4 – Charles Goad, Fire Atlas of the City of Winnipeg, 1895 (revised 1905), Sheet 5. The two-storey house, numbered 54, is located at the arrow. (City of Winnipeg.)
Plate 5 – The Gregg Building, 52 Albert Street, shortly after completion in 1903 with the frame house at 54 Albert Street in the foreground. (Courtesy of the Archives of Manitoba, N9044.)

Plate 6 – View of the west side of Albert Street, ca.1908. The roof of 54 Albert Street is at the arrow. (Courtesy of the Archives of Manitoba, “Outsize 133-147, Neg. 7114.”)
Plate 7 – City of Winnipeg Fire Insurance Atlas, 1918 (updated ca.1925), Vol. II, Sheet 201 and enlargement. The two-storey frame house is gone, and two one-storey retail blocks stand in its place – “Tailor” and “Locksmith”. (City of Winnipeg.)
Plate 8 – Aftermath of February 1922 Dingwall Building fire (62 Albert Street). The Gregg Building is on the left. Between the two buildings can be seen the “Tailor Shop” (arrow) described in the Fire Atlas Sheet at Plate 6. The locksmith shop cannot be seen. (Courtesy of the Archives of Manitoba, Foote Collection #221.)
Plate 9 – 58 Albert Street, no date. (City of Winnipeg.)
Plate 10 – Architect’s plan #129/1921, “Ground Plan”. Note that while the plans call for a rectangular building, the actual structure is wider at the front (east end) than at the rear. (City of Winnipeg.)
Plate 11 – Architect’s plan #129/1921, “Cross Section”. (City of Winnipeg.)
Plate 12 – Architect’s plan #129/1921, “Section”. (City of Winnipeg.)
Plate 13 – Architect’s plan #129/1921, “Roof plan”. (City of Winnipeg.)
Plate 14 – Architect’s plan #129/1921, “Front elevation”. (City of Winnipeg.)
Plate 15 – 58 Albert Street, pre-1974. (City of Winnipeg.)

Plate 16 – 58 Albert Street, 1978. (City of Winnipeg.)
Plate 17 – 58 Albert Street, Joseph A. Lozo Locksmith Shop, front (east) façade, 2014. (M. Peterson, 2014.)

Plate 18 – 58 Albert Street, Joseph A. Lozo Locksmith Shop, front (east) and north façades, 2014. (M. Peterson, 2014.)
Plate 19 – 58 Albert Street, Joseph A. Lozo Locksmith Shop, rear (west) and north façade, 2014. (M. Peterson, 2014.)

Plate 20 – 58 Albert Street, Joseph A. Lozo Locksmith Shop, interior, 2014. (M. Peterson, 2014.)
Plate 21 – 58 Albert Street, Joseph A. Lozo Locksmith Shop, interior, 2014. (M. Peterson, 2014.)
Plate 22 – West side of Albert Street from Notre Dame Avenue to McDermot Avenue, 1974. (City of Winnipeg.)

Plate 23 – Albert Street looking south, 2014. (M. Peterson, 2014.)