



227 AUSTIN STREET NORTH

WILLIAM McQUAKER DUPLEX

PREPARED BY PETERSON PROJECTS – FEBRUARY 2008



227 AUSTIN STREET NORTH WILLIAM McQUAKER DUPLEX

Date of Construction: ca.1905

Building Permit: Unknown

Architect: Unknown

Contractor: Unknown

ARCHITECTURAL INTEREST:

This ornamentally complex frame duplex is located in the Point Douglas area, an early labour-settled residential district that has seen many of its best examples of early 20th century residential structures demolished or fall into a state of disrepair.

The front (west façade) is embellished with a wealth of wood ornamentation from delicate posts supporting the full-width open porch to the turned elements embellishing the eaves of the porch to the oversized bracketing of the second storey eaves and the sunburst motif of the bargeboard of the front facing gable. Horizontal wood lap siding clads the entire structure. The entrance to #227 still exhibits some of the original coloured glazing. Wooden window frames throughout are plain and the truncated hipped roof features two small windowed gable dormers on the front (west) slope.



Front (west) and south façades, 2007

The side elevations are plain, with small windows on both levels. The rear (east) façade includes a wide, open one-storey porch that appears to be missing original detailing and plain wood frame windows on both floors.

The building stands on its original site, appears to be in good structural condition and has not suffered major exterior alterations.

The duplex is designed in the Queen Anne style. This style borrowed heavily from English architecture of the 15th century, blending classical and medieval motifs into a picturesque form.¹ 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.²

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.

It is unknown at the present time who designed and built this duplex.



Rear (east) façade, 2007

HISTORICAL INTEREST:

W. McQuacker, bookkeeper, is listed as the owner of this duplex in 1907, although in 1908 Hester Helman owned the property and lived at #227 with Harry Fisher, deliveryman, as tenant in #229.³ Esther Helman (relationship unknown), is listed as the owner of the duplex from 1916-21 and also owns other homes in the area. Max Stricher, painter owned the structure in the 1930s and from 1941 into the 1980s, Ogilvie Mills employee Panko Kozij and wife Anna owned the home and lived at #227. In 1990, the Estate of P. Kozij is listed as owner.⁴



Detail of front (west) façade, 2007

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- one of the older duplexes in the Point Douglas neighbourhood;
- its associations- N/A;
- its design- a good example of a Queen Anne styled duplex;
- its architect- N/A;
- its location- contributes to its historic streetscape; and
- its integrity- its main façades continue to display some of its original elements and design.



Front (west) 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 Assessment Rolls, Roll No. 14-000685000, 1970-1910.
- 4 *Ibid.*, 1915-1990.