



## 104 BALMORAL STREET

### EUDORE CHEVRIER HOUSE

PREPARED BY PETERSON PROJECTS – FEBRUARY 2008



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## 104 BALMORAL STREET EUDORE CHEVRIER HOUSE

**Date of Construction:** 1910

**Building Permit:** 1273/1910

**Architect:** Atchison, John Danley

**Contractor:** Cross, W.W.

### ARCHITECTURAL INTEREST:

This solid brick two-storey single-family home was built in the middle of a well-to-do neighbourhood; its long-time owner was a member of one of the province's influential francophone families.

This 2½-storey wood shingle-like clad building sits on a raised stone basement. The front (east) façade features a full-width, one-storey glazed porch with a plain wood door and numerous, multi-paned windows set in wood frames. Two large multi-paned windows are located on the upper floor of this elevation and the bellcast-hipped roof is interrupted on the front slope by a small windowed dormer. The south and north façades are a continuation of the cladding and design of the front, both have dormers attached to the roof and the south side includes a second entrance. The rear (west) elevation includes a small projecting area with a ground floor entrance and a glazed porch on the second floor.



Front (east) and north façades, 2007

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The building stands on its original site, appears to be in good structural condition and does not appear to have suffered major exterior alterations. It was built the same year as the neighbouring house to the north, #106 Balmoral Street, home of the original owner's father, the Hon. Noé E. Chevrier.<sup>1</sup>

This home is a good example of a foursquare style structure, one of the most popular styles used for residential architecture in North America from the late 1880s until the 1930s. Its square massing and boxiness made it affordable to build and perfect for small urban lots where space was at a premium. The roofline was usually pyramidal or hipped and a front porch and small dormer on the second floor were familiar details. Usually built without the benefit of an architect, the foursquare was often detailed by the owner and could be highly ornamental or very plain. On the interior, the foursquare featured a second floor with four square rooms above three square rooms and an entrance hall with stairs tucked unobtrusively to the side on the first floor.<sup>2</sup>

J.D. Atchison, designer of this home, was born in Monmouth, Illinois in 1870. Educated in Chicago, he studied architecture at the Chicago Art Institute and the Chicago Manual Training School.<sup>3</sup> In 1895, he opened his own practice in Chicago that continued until the early 1900s. He worked on the staff of the World's Columbian Exposition and for the Chicago and Eastern Illinois Railroad. His commissions brought him to Winnipeg and by 1905 the city's prosperity and future prospects prompted him to relocate his business there.<sup>4</sup>

A list of some of the more prominent local buildings designed by J.D. Atchison over his career includes: Wardlow Apartments, 544 Wardlaw Avenue (1905, Grade II), Kennedy Building (Mitchell-Copp), 315 Portage Avenue (1906, Grade II), Dennistoun House, 166 Roslyn Road (1908, Grade III), N.W.C.T.A. Building, 291 Garry Street (1908, Grade III),





Rear (west) and north façades, 2007

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Paterson Block, 54 Donald Street (1909, Grade II), Oldfield, Kirby and Gardner Building, 234 Portage Avenue (1909, Grade II), Canada Permanent Building, 296-98 Garry Street (1909, Grade II), Maltese Cross Building, 66 King Street (1909, Grade III), Chamber of Commerce Building (Great-West Life Building), 177 Lombard Avenue (1911, Grade II) Carlton Building, 354 Portage Avenue (1912, Grade III), Boyd Building, 388 Portage Avenue (1912, Grade III), Union Tower, 191 Lombard Avenue (1912-13, Grade II), Merchants' Bank Branch, 1386 Main Street (1913, Grade III), Curry Building, 233 Portage Avenue (1915, Grade II) and the Bank of Hamilton Building, 395 Main Street (1916-18, Grade I).<sup>5</sup>

Atchison also designed structures in other western provinces. He won the design competition for the Moose Jaw City Hall, c.1912-13 (not built) and planned the Moose Jaw Collegiate (1908-10), Saskatchewan Presbyterian Boys' College and Principal's Residence (1911-12), and Hammond Building, Main St., Moose Jaw (1912). In 1923, Atchison left Winnipeg for Pasadena, California, and continued to practice there, adopting the Spanish Colonial style for his residential work. He died in 1959.<sup>6</sup> He has been given 20 points by the Historical Buildings Committee.



Rear (west) and south façades, 2007

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#### HISTORICAL INTEREST:

Eudore Chevrier (ca.1888-1982) was the original owner of this home. He was the son of the Hon. Noé E. Chevrier (1846-1911) and Isabella (ca.1850-ca.1881). The father had come to Winnipeg in 1871 and taken his place in the forefront of francophone society in the city – he founded The Blue Store (*Le Magasin Bleu*) at 452 Main Street in 1872 and together with son Eudore, operated the general store and clothing shop until 1927, with customers as far away as the Great Slave Lake region. Noé's personal friendship with Prime Minister Sir Wilfrid Laurier led to an appointment to the Senate in 1909 and he died two years later.<sup>7</sup>

Eudore's sister, Lorena Aglae, was an activist in the United States, businessperson, world traveller and suffragette and his brother, Horace was elected a St. Boniface M.L.A. in 1903, a champion of Métis rights and the first member to speak Cree in the Manitoba Legislature, in 1904. There were also two half-siblings from his father's second marriage.

Canada Census records for 1911 show Eudore Chevrier and his wife Clara (born 1889) living in the Balmoral Street home along with sons Douglas (born 1909) and Stewart (born 1911) along with 15-year-old domestic servant Nellie Owens and 17-year-old domestic Annie Schlotth.

Beyond his retail work, Eudore Chevrier was known internationally as the founder and operator of the Avandale (also spelt Avondale) Kennels. He wrote extensively on the subject for magazines and is credited with introducing the Springer Spaniel breed to Canada and the United States in the early 1910s. He was the founder of the English Springer Spaniel Club of Canada and was known as the "Father of North American Springers." He was posthumously



Chevrier family, 1900. Back row, left to right: Rene, Lorena Aglae (Dollee), Marguerite Gingras Chevrier, Horace, Annie, Bella. Second row, left to right: Agnes Champagne-Chevrier, Judge Napoleon Champagne, Agnes McMillan-Chevrier, Noé, Aldie Chevrier-Champagne, Rodolphe. Front row, seated: Eudore, Anita Champagne, Maurice Champagne, Agnes Camille Chevrier, Beatrice Champagne.

Source: Rose-Marie Trudel (reproduced from Diane P. Payment, “Dollee” Chevrier (1878-1948): A Franco-Manitoban Suffragette and “Modern” Woman’ in Manitoba History, No. 44 (Autumn / Winter 2002-2003)

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inducted in 2003 into the English Springer Spaniel Field Trial Association’s Hall of Fame and given the International English Springer Spaniel Award of Merit in 2007.<sup>8</sup>

The home was sold by the Chevrier family in 1932 to the Great-West Life Assurance Company, who sold it in 1945 to Thomas Crampton, traveller. Oswald and Tillie Reader, were listed as owners/non-residents from the 1950s into the 1990s. Tenants during their ownership included Herbert E. McLuhan, agent for North American Life (1960) and Charles E. Dock, clerk at Great-West Life Assurance Company (1970).<sup>9</sup>



Eudore Chevrier, no date

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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 shortly before World War I;
- its associations- its long-term connections to early and influential businessman and dog breeder E. Chevrier;
- its design- an excellent example of a foursquare home;
- its architect- J.D. Atchison was a respected and important practitioner;
- 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

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ENDNOTES:

- 1 City of Winnipeg Building Permit, #1272/1910 (#106 Balmoral Street) and #1273/1910 (#104 Balmoral Street).
- 2 Information from <http://www.realviews.com/homes/forsq.html>.
- 3 Winnipeg Telegram, September 18, 1906, p. 55; and F.H. Schofield, The Story of Manitoba (Winnipeg: S.J. Clarke, 1913), Vol. II, p. 374.
- 4 F.H. Schofield, op. cit., p. 374.
- 5 Compiled from City of Winnipeg Historical Buildings Files; J. Wade, Manitoba Architecture to 1940 (Winnipeg: University of Manitoba Press, 1976); Winnipeg Telegram, September 18, 1906, p. 55; Winnipeg Tribune, December 21, 1907; and F.H. Schofield, op. cit., pp. 374-75.
- 6 The Emerson Court House and Town Hall Building (Winnipeg: Manitoba Culture, Heritage and Recreation, Historic Resources Branch, 1985), pp. 8-11.
- 7 While there is a good deal of biographical information on the Chevrier family, much of it is contradictory. See C. W. Parker, editor, Who's Who in Western Canada: A Biographical Dictionary of Notable Living Men and Women of Western Canada, Vol. 1 (Vancouver: Canadian Press Association, 1911); Pioneers and Early Citizens of Manitoba (Winnipeg: Manitoba Library Association, 1971); and Diane P. Payment, "'Dollee' Chevrier (1878-1948): A Franco-Manitoban Suffragette and 'Modern' Woman" in Manitoba History, No. 44 (Autumn / Winter 2002-2003).
- 8 From Spaniels in the Field (© Copyright 2004 SITF, LLC. All Rights Reserved), NYC; and Cheryl Sligar, "A Brief Early History of the English Springer Spaniel," found at [http://www.westwingsest.com/ESS\\_History.htm](http://www.westwingsest.com/ESS_History.htm), no date.
- 9 City of Winnipeg Assessment Rolls, Roll No. 12-091420000, 1915-1990.