



38 BALMORAL STREET

DR. DAVID A. ANDERSON HOUSE

PREPARED BY PETERSON PROJECTS – FEBRUARY 2008



38 BALMORAL STREET DR. DAVID A. ANDERSON HOUSE

Date of Construction: 1912

Building Permit: 4250/1912

Architect: Hanford, R.G.

Contractor: Winterbottom, J.

ARCHITECTURAL INTEREST:

Clad in dark brick and shingles, this home is another of the finely detailed single-family dwellings found on this block of Balmoral Street that dates to the pre-World War I era.

The front (south) façade features a ground floor clad in dark brown brick, raised to act as sills below the square-headed, wood frame window openings still containing their original multi-paned units. Brick heads complete these openings. The projecting portion of the façade also holds the open entrance porch with its squared columns and oversized wood brackets. The second floor is clad in ornamental shingling. Window openings and units are similar in design to the ground floor elements. The front-facing gable end is embellished with wood bracketing and modest bargeboard. A shed dormer is located on the front slope of the complex roof that also includes open eaves and exposed rafters.



Front (south) and west façades, 2007

The west side continues the basic layout and cladding of the front façade and also features an unusual ground floor bay window that is windowless on the west face with small openings on the angles elevations covered by a small roof with exposed rafters and wood brackets. The side-facing gable end is hipped and a second door is located to the rear of the side, also covered by a bracketed roof. The east side includes a projecting area with gable end similar in design to the front gable end. A ground floor opening in the southeast corner now holds a window, although the short flight of brick steps below it and a 1978 image suggest that it was an entrance previously. A wide brick chimney is attached to this elevation. The rear of the home features an enclosed entrance porch above which rests a second floor oriel window. A second, smaller brick chimney is found on the roof slope.

The building stands on its original site, appears to be in good structural condition and has not suffered major exterior alteration to materials or design. The structure cost \$10,000 to complete in 1912 and measures approximately 10.4 x 11.6 metres.¹

This home is a good example of a Queen Anne style residence. The style borrowed heavily from English architecture of the 15th century, blending classical and medieval motifs into a picturesque form.² 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.³

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



Front (south) and east façades, 2007

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.

Little is known about the architect of this building, R.G. Hanford. He is only listed in two City of Winnipeg Building Permits, this house on Balmoral Street and 124 Harrow Street, the C.W. Rowley House, built in 1913.⁴ Similarly, J. Winterbottom only appears on four City of Winnipeg Building Permits as a contractor, all between 1911 and 1914.⁵



Rear (north) façade, 2007

HISTORICAL INTEREST:

Broadway, so named for its widened layout and expansive, tree-lined boulevards, became one of the city's finest streets. Located in the Hudson's Bay Reserve, this avenue emerged as an exclusive area of expensive homes, large apartment blocks, and ultimately the Legislative Building. West of Osborne Street, numerous streets filled with large, two- and two-and-a-half-storey, single-family dwellings intersected Broadway. As in other higher income neighbourhoods, lots were kept small, partly to increase the profits of the developer and partly because large lots were not in demand from this group of homeowners in the early 1900s.

A new subdivision of 63 lots was created in 1903 on land originally granted to James Spence, an ex-Hudson's Bay Company employee who farmed the property for many years.⁶ This new subdivision took in the south side of Broadway and east side of Spence Street, but mostly ran along both sides of a new road, a southern extension of Balmoral Street known then as Balmoral Place.⁷ From 1904 to 1912, this drive filled with large, expensive homes for a number of middle- to upper-income families. The west side of Balmoral Street south of Broadway has remained virtually unchanged since World War I. Almost all the homes are still extant, although some have been converted from single-family dwellings into boarding houses. The east side, however, has been drastically changed – all homes except for #51 were demolished in the 1970s as part of an expansion of the property of the Great-West Life Assurance Company. Some newer apartment blocks have also been built on Balmoral Street south of Mostyn Place.

Dentist Dr. David A. Anderson was the original owner of this home. Anderson would live in the home until 1929 when it was sold to Martha W. and Gertrude M. Hutchison, who remained at the address for five years. Norman S. (Ashdown Hardware Company buyer)



Rear (north) and west façades, 2007

and Ethel M. Hutchison were listed as owners/occupants from the mid-1930s to the mid-1940s and several different members of the Cybulsky family owned and lived in the home from the 1960s into the 1980s. R.S. Lincoln, librarian, is listed at the home in 1990.⁸



Front (east) façade, 1978

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- one of a group of fine single-family dwellings located in a residential district developed in the pre-World War I era;
- its associations- its long-term connections to Dr. David A. Anderson;
- its design- a good example of the Queen Anne style;
- its architect- R.G. Hanford was a local practitioner;
- its location- contributes greatly to its historic streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.

ENDNOTES:

- 1 City of Winnipeg Building Permit, #4250/1912.
- 2 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.
- 3 L. Maitland et al., op. cit., p. 98.
- 4 City of Winnipeg Building Permit Ledger Books, 1899-1926.
- 5 Ibid., 1899-1926.
- 6 M. Peterson, "Henry E. Sharpe, 56 Balmoral Street," Report to the City of Winnipeg Historical Buildings Committee, January 1990, pp. 1-2.
- 7 Ibid., p. 2.
- 8 City of Winnipeg Assessment Rolls, Roll No. 12-091404000, 1915-1990; and Henderson's Directory, 1915-1990.