



**80 BALMORAL STREET**

**A.T. ANDREWS HOUSE**

PREPARED BY PETERSON PROJECTS – FEBRUARY 2008



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## 80 BALMORAL STREET A.T. ANDREWS HOUSE

**Date of Construction:** 1906

**Building Permit:** 144/1906

**Architect:** Andrews, E.W. (owner)

**Contractor:** Andrews, E.W. (owner)

### ARCHITECTURAL INTEREST:

This is another of the detailed and attractive single-family dwellings built for an influential family on this block of Balmoral Street south of Broadway.

This frame structure rests on a raised stone foundation and is presently covered in an insul-brick material. The 2½-storey structure measures 9.2 metres square and the cost of construction in 1906 was given as \$5,500.<sup>1</sup>

The front (east) façade features a full-width open porch with centrally located pediment with sunburst motif. The porch is supported by a series of Doric Order wood columns on oversized bases connected by wood balustrades. The overhanging eaves of the porch are embellished with carved wood bracketing that is repeated on the upper eaves of the home. Window frames on the ground floor are plain wood elements and leaded glass panes.



Front (east) and south façades, 2007

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Some window replacement has occurred on the second floor. The plain, medium-pitched hipped roof features a front facing gable dormer with a set of three small windows and a sunburst motif.

The south façade includes a two-storey bay window near the rear of the building and a gable end above. Eaves, windows and cladding are all similar to those on the front. The north façade is unadorned, with another gable end. The rear of the home includes an enclosed two-storey lean-to.

The building stands on its original site, appears to be in good structural condition and other than the side, does not appear to have suffered significant exterior alteration.

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>

E.W. Andrews is listed as the home's architect and contractor. Andrews was busy in the pre-World War I era, designing and building a number of structures of various sizes and uses.<sup>3</sup> He was part of Andrews and Son (also listed as "Sons"), contractors that included William T. (likely his father) and Benjamin C. Andrews (likely a brother) until World War





Front (east) and north façades, 2007

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I. By 1920, Andrews and Son was managed by B.C. Andrews and had expanded into the lumber and hardware business as well as “painting and decorating.”<sup>4</sup>

#### 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.<sup>5</sup> 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.<sup>6</sup> 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



Rear (west) façade, 2007

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Assurance Company. Some newer apartment blocks have also been built on Balmoral Street south of Mostyn Place.

More research will be required to determine the family relationships of the many Andrews that were connected to his home in the early years. Although contractor/architect Ernest W. Andrews is named on the original City of Winnipeg Building Permit as the owner, it is Thornton Andrews, owner of Andrews Drug Store, who is listed as the owner/occupant until ca.1916. Thornton Andrews operated three drug stores in the early 1900s, but had only one store by 1910.<sup>7</sup>

By the early 1920s, barrister F.S. Andrews is listed as the owner. This ownership lasted until the early 1940s, although it does not appear that he ever lived in the house. Tenants during this time included Ross J. Black, barrister with Hough Campbell (1920), H.T. MacDonald, contractor (1930) and Mrs. J.T. Smith (1940). Since that time the home has seen both short- and long-term owners, both resident and non-resident.<sup>8</sup>



North façade, 2007

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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- 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 connections to the Andrews family;
- its design- a good example of the foursquare residential style;
- its architect- E.W. Andrews of Andrews and Son (or Sons) was a known architect and contractor;
- its location- contributes greatly to its 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, #144/1906.
- 2        Information from <http://www.realviews.com/homes/forsq.html>.
- 3        City of Winnipeg Winnipeg Building Permit Ledger Books, 1899-1924.
- 4        Henderson's Directory, 1906-1920.
- 5        M. Peterson, "Henry E. Sharpe, 56 Balmoral Street," Report to the City of Winnipeg Historical Buildings Committee, January 1990, pp. 1-2.
- 6        Ibid., p. 2.
- 7        Henderson's Directory, 1906-1920.
- 8        City of Winnipeg Assessment Rolls, Roll No. 12-091415000, 1910-1990; and Henderson's Directory, 1910-1990.