



**92 BALMORAL STREET**  
**EDWIN BROMLEY HOUSE**

PREPARED BY PETERSON PROJECTS – FEBRUARY 2008



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## 92 BALMORAL STREET EDWIN BROMLEY HOUSE

**Date of Construction:** 1907

**Building Permit:** 914/1907

**Architect:** Ford and Foster

**Contractor:** Ford and Foster

### ARCHITECTURAL INTEREST:

Bulky and modestly adorned, this brick-veneered building rests on a raised stone foundation and is one of many similar single-family dwellings still standing of the west side of this block of Balmoral Street.

The front (east) façade features a central entrance with large windows set on each side. The doorway and the bay window to the north are covered by a newer partial roof and a deck with wood railing stretches across the entire width of the building. This deck and the small roof may have been built as replacements for a more ornamentally complex porch. The second floor includes a small door in the centre framed by large windows on either side. The bellcast, truncated hipped roof includes a gable dormer, inset on the front slope with wood railing.



Front (east) and south façades, 2007

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The south façade includes a number of plain windows and a dormer. The north elevation is similarly designed while the rear (west) façade includes a one-storey stucco clad lean-to, numerous windows and a dormer.

The home stands on its original site, appears to be in good structural condition and does not appear to have suffered from major exterior renovations or alterations.

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>1</sup>

Nothing is known at this time about the firm Ford and Foster. They do not appear in local directories as a named company and appear for only a short time, 1905-1907, in the City of Winnipeg Building Permit Ledger Books, building a terrace and 13 single-family homes in this area of the city.



North façade, 2007

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HISTORICAL INTEREST:

Edwin Bromley, of Bromley and Hague, tent manufacturers, lived in this home until World War I. In 1921, Hyman Ginsberg, merchant, is listed as the owner/resident along with wife Bessie. The couple sold the property in 1931 to S.J. Bullock, a foreman, who sold it in 1946 to M.H. Burlock (barber) and his wife Angela. From the 1950s on, the home was used as a rental property; a 1990 directory lists 10 suites.<sup>2</sup>



Rear (west) and south façades, 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- an example of a single-family dwelling built for an influential and well-to-do family early in the 20<sup>th</sup> century;
- its associations- its connections to businessman E. Bromley;
- its design- a good example of a foursquare home;
- its architect- Ford and Foster were known local practitioners;
- 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 Information from <http://www.realviews.com/homes/forsq.html>.
- 2 City of Winnipeg Assessment Rolls, Roll No. 12-091418000, 1920-1990.