



332 BANNATYNE AVENUE

HENDERSON BUILDING

City of Winnipeg
Historical Buildings Committee

March 2005

332 BANNATYNE AVENUE – HENDERSON BUILDING

The Exchange District of 1910 represented an evolution from its meagre beginnings in the early 1880s. Technological advances never dreamed of just three decades earlier were allowing architects, engineers and builders to replace the small single-family dwellings built in the late 19th century (Plate 1) with larger, stronger warehouses capable of storing massive amounts of goods, machinery and people. Located on both sides of Main Street north of Portage Avenue, the Exchange District, as it would become known, also filled with office buildings, garages, factories, hotels and banks – all the services needed by the thousands of people that frequented the area every working day.

Because of Winnipeg's unique position as warehouse and distribution centre for almost every type of manufactured good to Western Canada, the city filled with a specialized worker, the manufacturers' agent. These salesmen, also referred to as commercial agents, would represent several lines of merchandise, a specific market or industry and maintain accounts in an assigned territory. The agent would then develop a customer base and add or remove manufacturers and their lines as he saw fit. On his own, in a partnership or as an incorporated company, the agent provided the manufacturer with a regional sales force usually without associated employee costs such as salaries, fringe benefits, and travel and living expenses.

So prevalent and important was this sector that in 1882 the North West Commercial Travellers' Association was formed in Winnipeg to provide organized support for agents, including travel discounts for accommodations and transportation, insurance programs and telephone rate reductions.

Another important evolutionary aspect of the Exchange District was the manufacturing sector. Producing a wide variety of goods, these businesses took advantage of the excellent railway connections, available cheap labour and large local and regional markets.

In 1910, another of the growing number of mixed-use buildings, the Henderson Building, was completed on a corner lot, just west of Princess Street, one of the Exchange District's most important thoroughfares.

STYLE

The minimal ornamentation of the exterior of the Henderson Building's reflects the concerns of the owner and designer to create a sturdy building, rather than an aesthetically intricate design. The building's rough textures and bulkiness are elements of the Romanesque Revival style so prevalent in the Exchange District. The restrained main façades with their strong vertical emphasis and multiple windows arranged in a regular grid, however, resemble the Sullivanese or Chicago School style that grew out of the warehouse district of Chicago shortly after the turn of the century.¹ Height was an important feature of the style that would lead to the creation of skyscrapers.

CONSTRUCTION

The Henderson Building was constructed using the mill method, solid brick exterior walls resting on a concrete foundation and sturdy wooden plank flooring supported by a system of square beams and posts (Plate 2), see Table One for measurements. This five-storey block was built on the southwest corner of Bannatyne Avenue and Adelaide Street. Using 65 cords of stone and 500,000 bricks, the building measures approximately 20.3 x 30.3 metres (66.5 x 99.9 feet) and rises 22.3 metres (73 feet) above grade.² Total cost of construction was \$50,000 and stone was used as accenting.³ It appears that ornamental tin was used to cover the ceilings on all levels of the building; much of this material still remains (Plate 3).

¹ Identifying Architectural Styles in Manitoba (Winnipeg: Manitoba Department of Culture, Heritage and Citizenship, Historic Resources Branch, 1991), pp. 14-15, 22-23.

² City of Winnipeg Assessment Records, Roll No. 610135-12-2 (below as AR); and City of Winnipeg Building Permit (below as BP), #1316/1910.

³ BP #1316/1910.

TABLE ONE – BUILDING MEASUREMENTS⁴

	Basement	1st	2nd	3rd	4th	5th
Front	26” concrete	22” brick	17” brick	17” brick	13” brick	13” brick
Rear	26” concrete	22” brick	22” brick	22” brick	22” brick	17” brick
South	26” concrete	22” brick	22” brick	22” brick	22” brick	17” brick
North	26” concrete	22” brick	17” brick	17” brick	13” brick	13” brick
Ceilings	10’3”	12’9”	11’9”	11’10”	11’	11’+
Wood Columns	14x14”	14x14”	14x14”	12x12”	12x12”	12x12”

DESIGN

The Adelaide Street (east) façade begins with a raised rusticated stone base, interrupted by window openings and topped by a wide band of smooth-cut limestone (Plate 4). The main door (northeast corner) is framed in alternating bands of smooth-cut stone and brick and the ground floor and second floor are separated on the exterior by a rough stone belt course. The upper four floors of the east side are similarly designed with three pairs of square-headed windows joined by lug stone sills and separated by plain brick pilasters. An area of corbelled brick delineates the top of the building and leads to an unadorned brick parapet. A metal fire escape runs the entire height of the building and a large flag pole is fixed in the northeast corner of the roof (Plate 5).

The other main façade faces north onto Bannatyne Avenue and features treatment similar to that on the east elevation. Windows, arranged in seven bays, are single openings and the westernmost bays hold an entrance and a large door accessing an interior loading bay (Plate 6).

The side (south) and rear (west) elevations are plainly designed, the plain brick walls of their façade are dotted with unmatched windows (Plates 7 and 8) and the remnants of painted signage

⁴

AR.

can be seen at the top of the south side. One unusual feature is the small, full-height window well located on the west side (Plate 9).

INTERIOR

Original drawings of the building (Plates 10 and 11) show plans for a relatively unremarkable building, with a staircase and elevator located to the rear of the floor plan. A pair of washrooms and a sink are located at the rear window-well, an ingenious method of allowing for ventilation and natural light into these areas. As mentioned previously, the ceilings on each level (as well as the beams and post in the basement) were clad in ornamental tin.

At present, the interior is a mixture of altered and relatively original space. The basement includes retail and storage space (Plate 12), the ground floor includes a rear loading dock area with original doors and hardware, etc. (Plates 13 and 14) and a vacant front (Plate 15), manufacturing continues to occur on the 2nd, 3rd and 4th floors (Plates 16-18) and offices are located on the top floor (Plate 19).

INTEGRITY

The Henderson Building stands on its original site, has suffered few major alterations (see Appendix I for a list of City of Winnipeg Building Permits taken out against the property) and appears to be in good structural condition.

STREETSCAPE

The building is located on the southwest corner of Adelaide Street, with surface parking lots to the south and west. The area is filled with large, similarly designed warehouses generally of the same age. When first constructed, many older single-family dwellings, duplexes and terraces, remnants of the residential district that occupied area prior to 1900 were still standing, although nearly all have been demolished.

ARCHITECT/CONTRACTOR

David Wynyard Bellhouse (1861-1952), a European-trained architect who came to Manitoba in 1883, is the designer of the Henderson Building (Plate 20). Intending to be a gentleman farmer in the Cypress River area of Manitoba, he moved into Winnipeg in 1896 and began a career in architecture which spanned over four decades and saw him design many fine structures, especially houses (see Appendix II for biographical information). He has received 10 points from the Historical Buildings Committee.

Local contractor P. Burnett was responsible for the construction of the building.⁵

PERSON/INSTITUTION

The Henderson Building housed a number of small- to medium-sized companies over the years and was originally owned by Robert J. Henderson, whose overall and shirt making venture, Henderson Manufacturing Company, occupied part of the building until he sold the structure in 1950.⁶ Other original tenants included: McFarlane, Son and Hodgson Limited; manufacturers' agents C.C. Craig Company and Tollington and Company; Leadlay Limited, grocers' specialties; loose leaf manufacturing company Richardson Systems Limited; and picture, picture frame and artists' materials manufacturer Richardson Brothers.⁷

By 1920, the building had been renamed the Van Tassel Building and tenancy had not significantly changed. A review of local directories around this period does not give any indication as to the reason for the renaming, but it remained as the Van Tassel Building until after 1950 when it was renamed the Brotman Building, reflecting the change in ownership to Benjamin and Israel Brotman, managers of Canada Garment Limited.⁸ Long-term tenants of the

⁵ BP #1316/1910.

⁶ City of Winnipeg Assessment Roll, Roll No. 610135-12-2 (Below as ARo), 1910-50; and Henderson's Directory, 1910-50.

⁷ Henderson's Directory, 1915.

⁸ *Ibid.*, 1954; ARo, 1950-60.

building have included Phillips Paper Company (ca.1930-ca.1947), De Montford Press (ca.1930-ca.1962) and Garry Press Limited (ca.1954-ca.1962).⁹

Young Ideas Limited is listed as the owner/resident in 1970, Bermo Holdings 1974 Limited in 1977 and I.D. Fashions Limited from 1987-97.¹⁰

EVENT

There is no known significant event connected with this building.

CONTEXT

This large multi-use structure illustrates the evolution of the Exchange District by the end of the 20th century's first decade. Large, single-tenant structures were still being built, but so were multi-tenant facilities that could accommodate manufacturing, sales offices, showrooms and other services required by the growing list of businessmen and companies located in the area. Manufacturing, especially the clothing trade, was an important part of the Exchange District well into the 20th century. The Henderson Building has continued to operate as a multi-use facility to the present day.

LANDMARK

The Henderson Building, because of its corner location and its height and its massive, bulky appearance, is conspicuous within its neighbourhood.

⁹ Henderson's Directory, 1915-70.

¹⁰ ARO, 1950-97.



APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 332 Bannatyne Ave. (100 Adelaide St.) Building Name: Henderson Building
(also known as the Van Tassel Building & the Brotman Building)

Original Use: warehouse Current Use: warehouse

Roll No. (Old): 610135 (10150) RSN: 148135

Municipality: 12 Ward: 2 Property or Occupancy Code: 50

Legal Description: 5/6 St. John, Plan 33144, Lots 15/16 (Original: 6/7^W St. John, Plan 16, Block C, east ½ Lot 8)

Location: southwest corner Adelaide Street

Date of Construction: 1910 Storeys: 5 **Heritage Status: NONE**

Construction Type: Mill

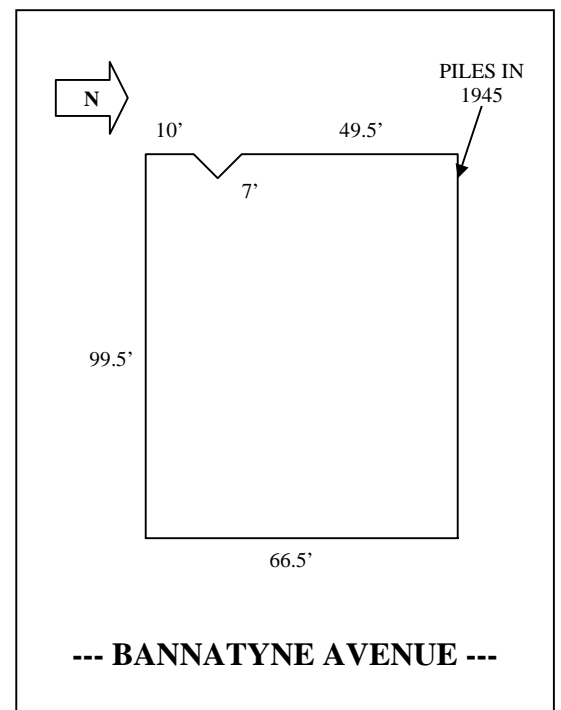
Building Permits (Plans available: [A] Archives; [M] Microfilm; [4th] 4th floor, 65 Garry Street):
- 1316/1910 [A] \$50,000 (original); 2113/1945 \$500 (underpinning); 122/1958 \$200 (underpinning);
3526/1960 [4th - V03B09] \$10,000 (alterations); 2276/1963 \$3,000 (remodel ground floor office);
1219/1988 [4th - B10B07] (interior alterations); 1876/1988 [4th - B10C08] \$12,000 (interior alterations)

Information:

- 66½ x 99½ x 74 = 489,634 cu. ft.
- ca.1962, basement used for printing shop, 2-5 manufacturing & storage
- 1971- building in “normal condition”; 1996- “fair condition”
- Front & north- rock face 3’, cut stone 3’, 12” stone belt course, 8” belt course, stone sills, clay brick, brick cornice
- West- clay brick, 14 windows
- South- rubble 2’, balance clay brick

ARCHITECT: D.W. BELLHOUSE

CONTRACTOR: P. BURNETT



APPENDIX II

David Wynyard Bellhouse

D.W. Bellhouse was born in Manchester, England, on April 22, 1861, fourth son of Richard Taylor and Ida Elizabeth (née Wynyard) Bellhouse. The name Bellhouse had been associated with the architectural and contracting business in Northern England since the late 18th century, beginning with D.W. Bellhouse's grandfather, David Bellhouse (1764-1840).¹ D.W. Bellhouse was schooled in Stuttgart, Germany, and Neuchatel, Switzerland, and then took up the study of architecture at Bruges, Belgium, followed by time at the Royal Academy Schools in London, England, from which he graduated in 1882.²

Bellhouse immigrated to Canada in 1883, purchasing a farm near Cypress River, Manitoba, with “an idea that was pursued by many of the middle class and professionals among the English settlers...to be a gentleman farmer.”³ There he married Emma Maria Stacpoole. Because of poor crops and low produce prices, they were forced to leave their farm and settled in Winnipeg in 1896. Attempting to open an architectural practice, Bellhouse was hired by Samuel Hooper to work on plans for the Deaf and Dumb Institute on Portage Avenue (1896) and later assisting J.B. Mitchell in the design of J.B. Somerset School, 775 Sherbrook Street, for the Winnipeg School Division in 1901.⁴ During these early years, because contracts were few, Bellhouse augmented his income by delivering parcels and he is listed in early directories as a teamster.⁵

In 1902, Bellhouse was operating his own architectural office out of space on Princess Street (which he also used for his delivery business), but a year later he was employed as a

¹ Biographical and genealogical information on the Bellhouse Family is found at Dr. David R. Bellhouse, *David Bellhouse and Sons, Manchester* (2000), located at <http://www.stats.uwo.ca/faculty/bellhouse/bellhousehistory.htm>.

² *Ibid.*, p. 52; and F.H. Schofield, *The Story of Manitoba* (Winnipeg: S.J. Clarke Publishing Company, 1913), Vol. II, p. 449.

³ Dr. D.R. Bellhouse, *op. cit.*, p. 52.

⁴ M. Peterson, “Sacre-Coeur School No. 2 (J.B. Somerset School),” report for the City of Winnipeg Historical Buildings Committee, April 1989, p. 4.

⁵ Dr. D.R. Bellhouse, *op. cit.*, p. 54.

draughtsman in the engineering department of the Canadian Pacific Railway (CPR), a position he kept until April 1906, when he joined the architectural firm of Stevenson and Patterson.⁶ This was a short-lived partnership that is only listed in the 1906 edition of the City of Winnipeg Building Permit Ledger Books.⁷

In 1907, he once again set up a private office, continuing to operate it until his 1938 retirement. Although never extremely busy, Bellhouse appears to have worked steadily during his career, concentrating mainly on the designing of residential structures.⁸ A member of the Royal Institute of British Architects, Bellhouse attended the inaugural meeting of the Manitoba Association of Architects in 1914 and was for many years an active member, on its Council in 1917, 1918 (president), 1924, 1931 and 1932-33 (vice-president and president). He died in October 1952.

A list of some of the major local works attributed to D.W. Bellhouse would include:⁹

MacNab and Roberts Warehouse, 118-22 Lombard Avenue, 1903 (demolished)
McLean House, 290 Boyd Avenue, 1904
Cadillac Block, 421 Qu'Appelle Avenue, 1907 (demolished)
Winnipeg Cricket Club Pavilion, Broadway, 1907 (demolished)
Royal Bowling Alley, Notre Dame Avenue, 1907 (demolished)
Sanderson House, 252 Kingsway, 1907
Quo Vadis Apartments (later the Roxy Apartments), 405-409 Qu'Appelle Avenue, 1908
(demolished)
Five houses for A.M. Osterhout on Athole (now Luxton) Avenue, 1908
Jenkins House, 67 Middle Gate, 1908
Hegan House, 188 Yale Avenue, 1909
Armstrong House, 804 Preston Avenue, 1909
Hurt House, 43 Middle Gate, 1909
Styles House, 97 Academy Road, 1909 (demolished)
Horace Chevrier House, 22 Middle Gate, 1909
Stratford Hall, 285 College Avenue, 1909

⁶ Ibid., pp. 54-5; and F.H. Schofield, op. cit., pp. 449-50.

⁷ City of Winnipeg Building Permit Ledger Books, City Archives, 1899-1912.

⁸ Dr. D.R. Bellhouse, op. cit., p. 58.

⁹ List compiled from ibid., pp. 54-62; F.H. Schofield, op. cit., p. 450; HBC files; D. Spector, "Apartment House Architecture in Winnipeg to 1915," report for the City of Winnipeg Historical Buildings Committee, 1980; and author.

D.W. Bellhouse designs continued:

Henderson Block, 332 Bannatyne Avenue, 1910
Ashford Block Apartments, 381 Balmoral Street, 1910
Dingle Brothers Warehouse, Stanley Street, 1910 (demolished)
Edgett House, 276 Harvard Avenue, 1910
Burrows, Stewart & Milne Warehouse, 130 James Avenue, 1910
Coronado Apartments, 485 Furby Street, 1912
Horn House, 131 West Gate, 1912
Holy Trinity Anglican Church Parish Hall, 1912
Burnham House, 333 Yale Avenue, 1913
St. Edward's Roman Catholic Church, 836 Arlington Street, 1913 (Grade II)
Martin, Bole and Wynne Warehouse, 576 McDermot Avenue, 1914
St. Thomas Anglican Church, 1567 William Avenue West, 1923
House, Victoria Crescent, 1923
Dr. W. Pirt House, 227 Waverley Street, 1923
House, 41 Kingsway, 1926
House, 1 Ruskin Row, 1926
Gauer House, 1095 Wellington Crescent, 1929

332 BANNATYNE AVENUE – HENDERSON BUILDING

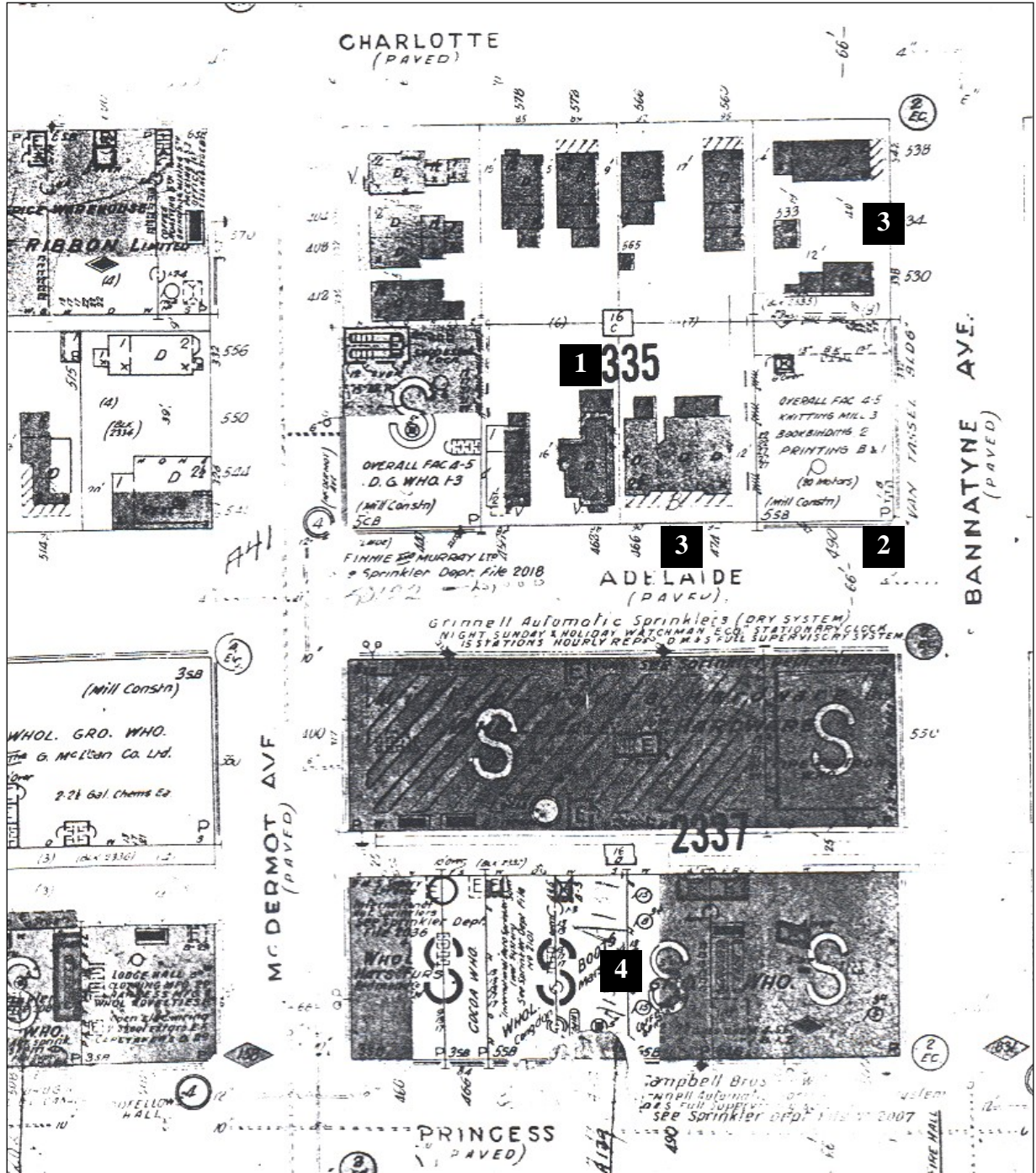


Plate 1 – Part of Sheet 233, Winnipeg Fire Insurance Map, Vol. II, December 1917. Numbered buildings: 1- 88 Adelaide Street, Kelly House, built 1882, designated Grade III (1982); 2- Henderson Building, 332 Bannatyne Avenue with overall factory on floors 4 & 5, knitting mill on 3, bookbinding on 2 and printing on 1 and in the basement; 3- Terraces and houses demolished since 1917; and 4- 92-100 Princess Street, Campbell-Wilson Building, now Penthouse Furniture. (City of Winnipeg Archives.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 2 – Third floor, Henderson Building, 332 Bannatyne Avenue, example of the beam and post structural system. (M. Peterson, 2005.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 3 – Examples of the ornamental tin ceiling on the fourth floor (top) and in the basement (bottom). ([M. Peterson, 2005.](#))

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 4 – Detail of Henderson Building, 332 Bannatyne Avenue, east side. (M. Peterson, 2005.)



Plate 5 –Henderson Building, 332 Bannatyne Avenue, east side. (M. Peterson, 2005.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 6 – Henderson Building, 332 Bannatyne Avenue, east and north sides. (M. Peterson, 2005.)



Plate 7 – Henderson Building, 332 Bannatyne Avenue, east and south sides. (M. Peterson, 2005.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 8 – Henderson Building, 332 Bannatyne Avenue, rear (west) and south sides. (M. Peterson, 2005.)



Plate 9 – Henderson Building, 332 Bannatyne Avenue, detail of west side window well. (M. Peterson, 2005.)

332 BANNATYNE AVENUE – HENDERSON BUILDING

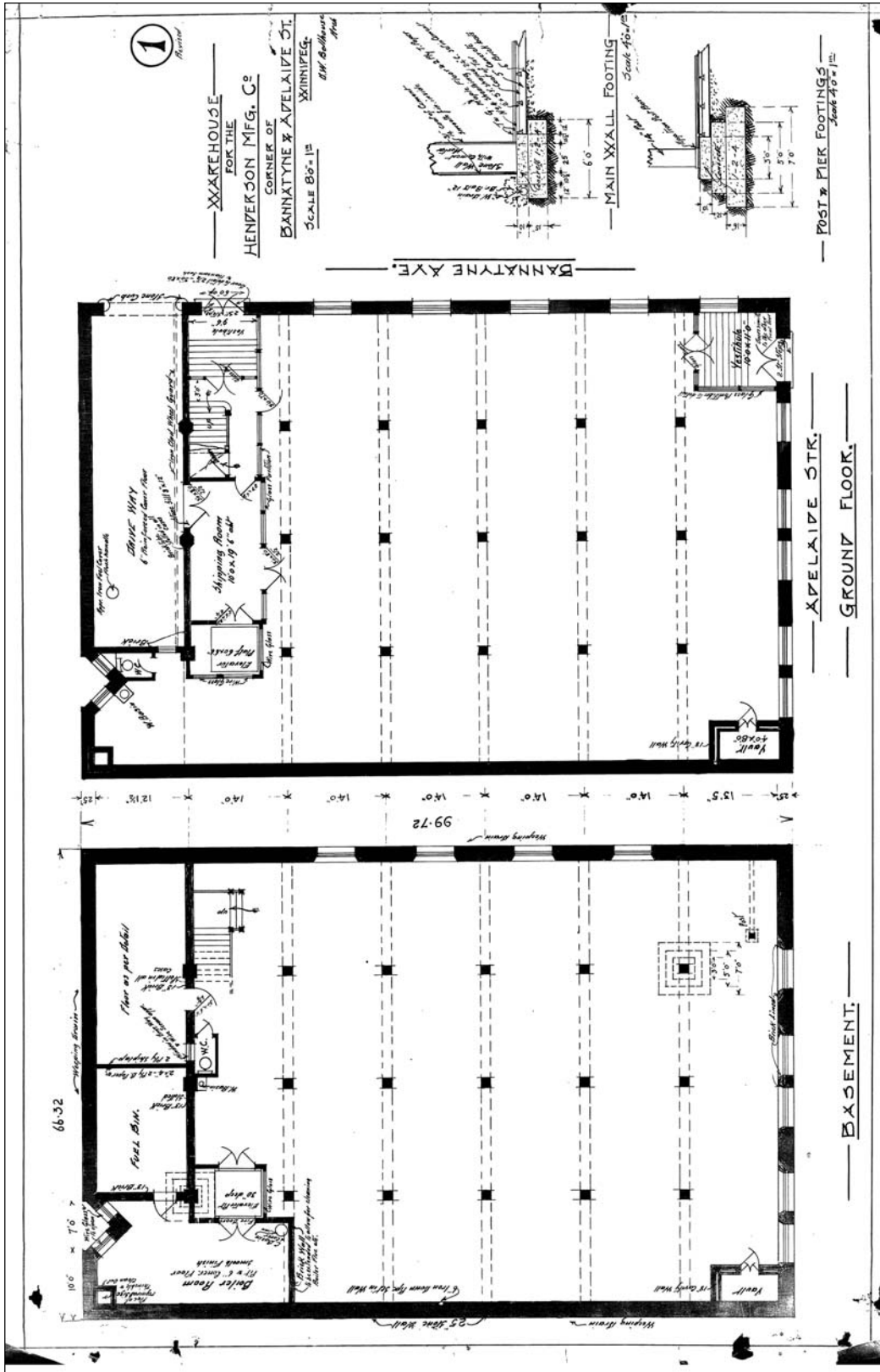


Plate 10 – Architect’s drawing, Henderson Building, “Basement” and “Ground Floor.” (City of Winnipeg Archives, Plans 1316/1910.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 12 – Henderson Building, basement. (M. Peterson, 2005.)



Plate 13 – Henderson Building, ground-floor loading area. (M. Peterson, 2005.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 14 – Henderson Building, ground-floor loading area. (M. Peterson, 2005.)



Plate 15 – Henderson Building, vacant ground-floor space. (M. Peterson, 2005.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 16 – Henderson Building, 2nd floor. (M. Peterson, 2005.)



Plate 17 – Henderson Building, 3rd floor. (M. Peterson, 2005.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 18 – Henderson Building, 4th floor. (M. Peterson, 2005.)



Plate 19 – Henderson Building, 5th floor. (M. Peterson, 2005.)

332 BANNATYNE AVENUE – HENDERSON BUILDING



Plate 20 – David Wynyard Bellhouse, date unknown. (Courtesy of Dr. David R. Bellhouse.)