

\$32,800	\$32,800	\$36,900	\$34,400
\$34,000	\$93,000	\$18,300	\$18,800
\$23,800	\$108,300	\$38,600	\$38,100
\$77,000	\$48,700	\$37,300	\$48,900
\$255,450	\$50,300	\$41,600	\$39,200
\$153,450	\$51,900	\$51,100	\$63,500
	\$39,300	\$36,500	\$60,500
	\$48,100	\$45,700	\$44,000
	\$48,100	\$57,000	\$208,800
	\$82,000	\$40,900	\$39,900
\$1,745,000	\$48,300	\$45,300	\$51,700
		\$32,000	\$271,800
		\$355,000	
		\$227,700	
		\$279,800	
		\$75,300	
		\$179,600	
		\$127,000	
\$292,800	\$341,400	\$216,200	\$111,600
\$125,000	\$20,200	\$67,200	\$84,200
\$143,300	\$18,000	\$75,300	\$88,300
\$94,900			\$78,400
\$125,000	\$65,400		\$80,900
\$1,745,000	\$41,800		
	\$53,700		
	\$80,700		



**597 & 601 BROADWAY
GASPÉ APARTMENTS & ANNEX**

PREPARED BY PETERSON PROJECTS – FEBRUARY 2009



597 & 601 BROADWAY GASPÉ APARTMENTS & ANNEX

Date of Construction: 1917 (west building #601) and 1929 (east building #597)

Building Permit: 124/1917 & 3791/1929 (Both plans at City Storage)

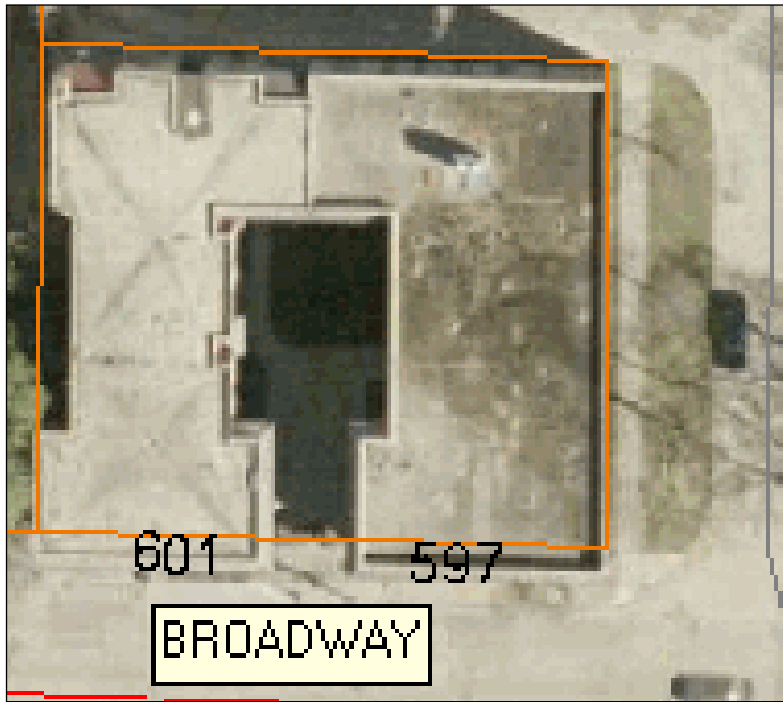
Architect: Bridgman, Charles S. (1917) & unknown (1929)

Contractor: Gaspé Apartment Limited (owner) & unknown (1929)

ARCHITECTURAL INTEREST:

This large apartment block was built in two sections, the west portion in 1917 and the second, designed to match the exterior layout of the first, completed in 1929.

Set on a raised dark brick clad foundation wall, the superstructure of this large block is clad in cream-coloured stucco, accented with dark brick highlights around window and door openings and at the roofline. Windows in the raised basement walls allow for suites to be located in the basement. A dark brick belt course acts as continuous sills for the third storey windows and the flat roof is embellished with an overhang clad in red Spanish tile that runs the entire width of the front of both sections, a short distance along the outside walls and around the entire interior courtyard. This courtyard was created when the east portion of the building was completed in 1929 and is accessed through a pair of brick arches with stone lettering “GASPÉ APTS” and “GASPÉ ANNEX”.



2005 aerial photograph of the Gaspé Apartments and Annex
(City of Winnipeg)

The Annex is slightly larger than the original block; the original section features more recessed areas. Both sections sit in their original location, appear to be in good structural condition and have not suffered major exterior alteration.

The building, while detailed, does not follow an architectural style. Rather, its three storey height and occupation to the property lines is in keeping with by-law restrictions that made it prohibitively expensive to build apartment blocks taller than three storeys. The more minimal ornamentation allowed construction costs to remain lower.

Architect C.S. Bridgman was a well-known and prolific architect who practised in Winnipeg for over 30 years. He was born in Toronto, Ontario on February 14, 1875, moving with his family at an early age to nearby London, Ontario, where he received his early education.¹ Deciding on a career in architecture, Bridgman moved to New York where he graduated from Atelier Masguray in 1891. For the next twelve years he worked as an architect in that city, before coming to Winnipeg in 1903.²

Bridgman spent the next 35 years in Winnipeg, designing buildings of all scales and descriptions. In 1938, at the age of 63, he retired, moving back to London, Ontario. During World War II, he was called into service, assisting in the construction of Air Training Stations throughout central Ontario. He apparently enjoyed this return to work, because after the war he took up his profession again, this time in partnership with his brother, Gordon Bridgman. Retiring again at the age of 80, Charles Bridgman died in London on October 17, 1965, leaving behind three daughters.³

A list of large, more well-known structures designed by C.S. Bridgman would include:⁴ St. Luke's Anglican Church, 130 Nassau Street North (1904 & 1909 alterations); Anvers



Detail of entrance to courtyard, 2009

Apartments, 758 McMillan Avenue (1912 – Grade II); Highgate (originally DeBary) Apartments, 626 Wardlaw Avenue (1912 – Grade II); Gaspé Apartments, 601 Broadway (1917); Canadian Ukrainian Institute Provista, 777 Pritchard Avenue (foundation 1918, superstructure 1921 – Grade II); and Dawson-Richardson Publishing Company warehouse, 171 McDermot Avenue (1921 – Grade III). He has been given 10 points by the Historical Buildings Committee.

HISTORICAL INTEREST:

For many years, Gaspé Apartments Limited owned and operated this property. Tenancy remained high, allowing the developers to more than double the facility in the late 1920s. The block has always been home to a wide range of people.⁵



Rear (north) and east façades, 2009

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- a rare large-scale project completed during World War I, adding to Winnipeg's large stock of three storey apartment blocks;
- its associations- N/A;
- its design- an excellent example of a modestly designed and detailed multi-tenant facility;
- its architect- C.S. Bridgman was a respected and important practitioner;
- its location- defines an important intersection and contributes greatly to the historic streetscape of two major arteries within its neighbourhood, West Broadway; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (south) façade, 1978

ENDNOTES:

- 1 Winnipeg Free Press, October 27, 1965.
- 2 Winnipeg Telegram, September 18, 1906; and Canadian Architect and Builder, Vol. 17 (1904), Issue 5, p. 85.
- 3 Winnipeg Free Press, October 27, 1965.
- 4 Compiled from City of Winnipeg Building Permits, 1903-1926; and Western Canada Contractor and Builder, Vol. 27, No. 6 (June 1930), p. 46. Permits after 1926 rarely list architect and contractor, and many of the originals have been destroyed or misplaced.
- 5 City of Winnipeg Assessment Rolls, Roll No. 12-091268500, 1920-1990; and Henderson's Directory, 1920-1950.