

448 HARGRAVE STREET – CLARK BROTHERS WAREHOUSE

John Woodman and Raymond Carey, 1912



Uniquely ornamented, this large, sturdily built warehouse has been part of a busy downtown streetscape for over 100 years.

Douglas Alexander Clark was born in Montreal in 1872 and with a background in the paper industry, came west to Winnipeg in the mid-1890s. By 1898, he had purchased the wholesale stationers and paper dealer he initially worked for, renaming it Clark Brothers & Company (it included his brother John H.A. Clark and incorporated it in 1904. The company, like so many other local businesses succeeded and grew quickly. By the 1950s, it had four western branches and D.A. Clark was also the president of National Cartage and Storage Limited, the director of Chipman Chemicals and a life governor of the Winnipeg General Hospital.

In 1912, the expanding company built a massive new warehouse on Hargrave Street (originally known as Charlotte Street). The \$55,000 building rises five storeys above grade, built on a framework of reinforced concrete the solid brick exterior walls are accented with stone. The building measures approximately 15.3 x 29.9 x 21.8 metres.

The Clark Brothers Warehouse is a good example of the Romanesque Revival style, a popular style, especially for warehouses, in the late 19th and early 20th century. Built of brick and stone, they portrayed solidness through the use of rough textures, heavy massing and limited ornamentation. Arched window and door openings were an important element of this style.

As originally built, the front (east) façade was divided into three bays by brick pilasters with the ground floor filled with a centrally placed rectilinear display window and large arched openings to the interior loading dock (south) and main entrance (north). The upper floors of the main façade feature banks of large windows and stylized brickwork and a brick cornice on the top floor. This façade has not seen extensive alteration beyond the replacement of all window units and the conversion of the southeast corner into open balconies. A one storey parking garage and an elevator/staircase section have been added to the south side and windows have been created in the south and west elevations.

As originally laid out, the building's basement included held the boiler and storage space, the ground floor held an interior loading bay leading to a rear shipping room, general offices were found on the second floor and the upper three floors were open storage.

Beginning in 2005, the building has been converted into a multi-tenant mixed use facility under the name Hargrave Lofts Condominiums. The basement and first two floors are designed for commercial tenants, the third and fourth floors for residential suites/offices and the fifth floor is an occupied residential suite.

The local architectural partnership of John Woodman (1860-1944) and Raymond M.-E. Carey (1883-1975) designed the warehouse. The pair worked together from 1911-1916 and were responsible for several large projects, including: Lindsay Building, 228 Notre Dame Avenue,

1911 and 3-storey addition in 1912- Grade II; Winnipeg Free Press Building, 300 Carlton Street, 1911-1913- Grade II; Smart Woods Company Warehouse, 145 Pacific Avenue, 1913- Grade II; Rodgers (Heubach) house, 64 Nassau Street, 1913- Grade III- demolished; Paris Building, 257 Portage Avenue, 1915-1917- Grade II; and Stovel Printing Company Building, 365 Bannatyne Avenue, 1916- Grade III.

Contractors for the building were the local firm, John Gunn and Sons.

Besides Clark Brothers, which occupied much of the building, the warehouse was also home to the newly formed Western Engraving Bureau Limited, printers and engravers by 1936. Sold by the company in 1950, the building also housed Moser Manufacturing, manufactured auto fabrics (which owned the building for several years), Prolith (Western) Incorporated (graphic arts), Display Photo-Graphic (1974) Limited (advertising, fashion, industrial and commercial photography), Pratt and Lambert Incorporated (paint manufacturers) and Great Western Graphics (1980s)

Elements of the building that would require approval if alterations were planned are:

Exterior:

- Five-storey brick and stone building with flat roof located mid-block on the west side of Hargrave Street, its main façade facing east onto Hargrave Street, its north façade partially hidden by neighbouring building, its south and west façades facing parking lots;
- The main (east) façade divided into three bays by brick pilasters, ground floor with a centrally-placed display window in a rectilinear opening framed by two entrances in arched openings with stone keystones, upper floors with banks of large windows in rectilinear openings finished on the top storey by stylized brickwork on the outer two bays and a brick cornice including corbelled bands and raised and curved pilaster capitals;
- The north façade hidden on the ground floor by the neighbouring building, the visible portion with exposed reinforced concrete frame; and
- The south facade with irregularly spaced windows in rectilinear openings in the front section and a regular grid of openings in the rear section.

Interior:

- Concrete structural system.