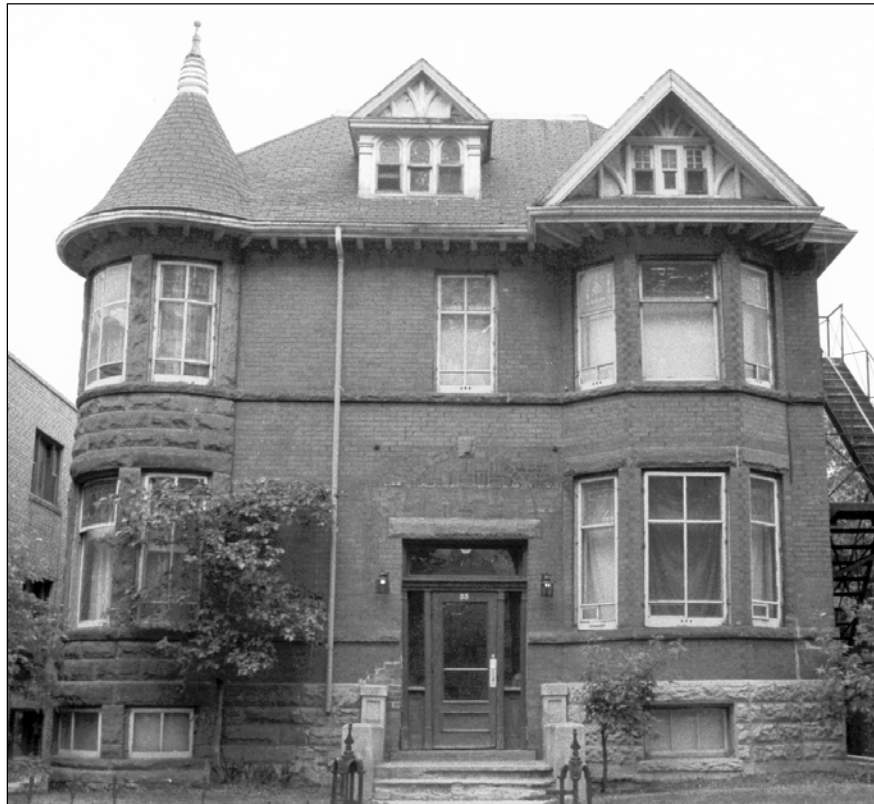


55 HARGRAVE STREET – GLINES HOUSE (TREMBLAY APARTMENTS)
G.A. Glines, 1906



The 2 1/2-storey Glines House is a relatively rare example of a Queen Anne-style dwelling with half-timbering. It also is among the few surviving structures from the early period of residential development in the Broadway area of downtown Winnipeg.

Built in 1906 for retiring businessman George A. Glines, this was one of the last single-family "mansions" to appear in the Hudson's Bay Reserve, a large tract retained by the company when it relinquished control over Rupert's Land in 1869-70.

This property was carefully marketed to encourage prime residential and commercial development. By the turn of the century, however, the area had been eclipsed by other exclusive residential districts.

The Glines House was designed by Alexander D. and William N. Melville, Scottish immigrants who established a joint architectural practice in Winnipeg in 1903. Their firm was best known for its designs of 14 local fire halls, but the brothers also were responsible for several apartment blocks and commercial buildings such as the Empire Hotel, Coliseum Dance Hall, and Canadian Film Exchange and Colonial theatres. By 1915, William appears to have no longer been in Winnipeg and the firm was less prominently advertised. Alexander died in 1949.

Consistent with the Queen Anne style, the red brick Glines House is asymmetrically designed with a truncated hip roof, cross gables, dormers, bracketed wooden eaves, a tower at the northwest corner, and two-storey bay windows on the front (west) and south elevations.

The half-timbering appears on the front facade in a large gable end over the bay windows and in a gabled dormer. It is estimated that only about five per cent of North America's Queen Anne houses had this ornamentation which was more common to the Tudor Revival style.

The rough-cut, evenly-coursed stone along the structure's raised foundation continues up the tower to a conical roof and small wooden finial. Most of the building's windows are large, rectangular and feature leaded-glass. Both the front gable and dormer contain a trio of windows; the dormer openings are round-headed. Continuous rough stone sills act as a belt course running along the front and sides of the house. Large stone lintels grace the main door and windows. Above the entrance is patterned brick-work within a semi-circular arch and projecting keystone.

The house is well set back from the property line on the east side of Hargrave Street between Broadway and Assiniboine Avenue. It was built by Hudson and Davidson for \$9,000.

Owner George Glines was a Quebec-born entrepreneur who began his career in grocery retailing and tea importing. He settled near Morris, Manitoba in 1877, operating the town's first general store and becoming its first postmaster and mayor. He also was involved in the Manitoba Central Railway Company's challenge to the Canadian Pacific Railway monopoly.

Glines opened a real estate firm in Winnipeg following the 1885 North-West Rebellion. He engaged in various other enterprises and was one of the first to develop a large business block on Portage Avenue.

He remained at 55 Hargrave for only two years. Three different occupants followed before J. A. Tremblay, a contractor, acquired the property in 1916. During his tenure which lasted until 1934, a two-storey addition was built at the rear of the house and the complex was converted to a 15-suite apartment block.

This 1928 project, which cost \$26,000, was complementary in design and building materials to the original house. It consists of similarly-coloured brick on a concrete foundation with a raised basement. The belt course, stone sills and lintels of the Glines House were replicated through use of light brick belts and other accents. Brick diamonds also appear along the parapet. A large, round-headed window over the rear entrance lights the addition's second-floor hallway.

Because of the conversion, little of the original interior layout and materials remain the Glines House. Alterations also resulted in removal of the building's marquee-style front entrance porch.