



74 HIGGINS AVENUE

JAMES WILLIAM ACKLAND HOUSE

PREPARED BY PETERSON PROJECTS – FEBRUARY 2007



**74 HIGGINS AVENUE
JAMES WILLIAM ACKLAND HOUSE**

Date of Construction: ca.1889

Building Permit: N/A

Architect: Unknown

Contractor: Unknown

ARCHITECTURAL INTEREST:

This frame, two-storey single-family dwelling on a stone foundation is located on the southwest corner of Higgins Avenue and Annabella Street. More research is needed to ascertain the approximately date of construction because of the scarcity of complete pre-1890 information.

The front (north) façade features an inset entrance covered by an unadorned roof supported by plain wooden posts and simple wooden railing. The projecting portion of the front façade holds two windows, one on each floor, the ground floor unit is newer and the upper storey window appears to be the original element. The gable end is embellished with ornamental wood bargeboard. The east side features several small windows in the main part of the house as well as in the one-storey rear lean-to. A mixture of original and newer



Rear (south) and east façades and detail of east side bargeboard, 2006

window units is found on this elevation. Bargeboard highlights the gable end here as well. The rear of the building (south) includes the lean-to (built in 1979) with entrance door. The gable end features a newer window unit but no bargeboard. The west side has only one large window on the ground floor interrupting the wood siding.

This is a tidy home with modest ornamentation; representative of the type of dwelling built in the pre-1900 era to comfortably house a family. The building stands on its original site and appears to be in fair structural condition. Alterations to the original windows and at some of the eaves have affected its appearance.

At the present time, it is unknown who designed and built this home.

HISTORICAL INTEREST:

As with the age of this building, the ownership and occupancy during its early years will require significantly more research. It appears that by 1895, there were two houses on this block of Higgins Avenue – the eastern building at Annabella Street now known as #74 Higgins Avenue and the western building at Curtis Street known as #76 (demolished). Both were owned by Dudley Ackland with James William Ackland the tenant of #74 (then known as #56).¹ Dudley Ackland founded D. Ackland and Sons in 1899 on Higgins Avenue (north side between Annabella and McFarlane streets). This company was a pioneer manufacturer and supplier of wooden goods for carriages and other vehicles.² The company added to its factory in 1901 and built a warehouse nearby in 1902. In 1909, the



Rear (south) and west façades, 2006

company built a new factory on the south side of Higgins Avenue between Rachel and McFarlane streets and in 1911 a large new warehouse was built.³

Ackland and Sons incorporated in 1905 and to its line of carriages was added wagons, farm machinery and parts. They moved into the automobile sector and became a major parts and accessories manufacturer and distributor. Today the company is known as Acklands-Grainger Incorporated with headquarters in Richmond Hill, Ontario and is Canada's largest supplier of industrial, fleet and safety products in Canada.⁴

By 1905, Dudley Ackland is listed at the resident of 74 Higgins Avenue, J.W. Ackland at #76. Neither is listed at these addresses by 1910 and over the next 50 years, various labourers and their families occupied the house at 74 Higgins Avenue. Various members of the Gordash family have lived in the home (and the neighbouring house at #76) since the 1940s.⁵



West façade, 2006

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- one of the older single-family dwellings in the Point Douglas area, an early residential/industrial development in Winnipeg;
- its associations- its long-term connections to the Ackland family, early and influential businessmen;
- its location- defines an important intersection and contributes to its streetscape; and
- its integrity- continue to display some of its original elements and design.



Front (south) façade, 1978

ENDNOTES:

- 1 City of Winnipeg Assessment Rolls, Roll No. 13-091935400, 1895.
- 2 Company information found at <http://www.acklandsgrainger.com/AGIPortalWeb/WebSource/StaticPages/globalAboutUsPage.do> (below as “Company website”); and Winnipeg Tribune, April 6, 1965, p. B.7.
- 3 City of Winnipeg Building Permit Ledger Books, 1899-1913.
- 4 See “Company website.”
- 5 Henderson’s Directory, 1890-1999.