

**220 HUGO STREET NORTH – PASADENA APARTMENTS**  
*Hooper and Hooper, 1912*



Through both name and styling, construction of the Pasadena Apartments in 1912 brought a distinctive Californian motif to Fort Rouge, then and still one of Winnipeg's fashionable residential districts.

The 28-suite block, just south of Wellington Crescent on the northwest corner of Hugo Street North and McMillan Avenue, displays a simplified California Mission style. This was developed during the 1880s as the Pacific counterpart to the Georgian Revival design common in the eastern United States and other styles which had dominated residential architecture in California.

Apartment construction was a relatively new phenomenon in Winnipeg, spurred by sustained population growth, increased consumer acceptance of multiple-family dwellings, and available investment funds. Blocks often were designed for specific economic classes. For Fort Rouge's

more affluent tenants, this meant elegant apartments with extra features such as servants' quarters and large rooms.

The Pasadena Apartments were an investment by Thomas Sharpe, a contractor and former mayor of Winnipeg. He had immigrated to Toronto from Ireland in 1885, and then moved to Winnipeg in 1891. A stonemason and bricklayer by trade, he established a construction business that became well known for its cement work. He served three terms as a City alderman, beginning in 1899, and three terms as mayor from 1904.

Sharpe constructed the Pasadena Apartments for \$65,000 based on a design by Hooper and Hooper, a prominent local architectural firm.

Samuel Hooper, an Englishman, came to Winnipeg in 1881 after living in London, Ontario and Emerson, Manitoba. Along with David Ede, he established the Hooper Marble and Granite Company Limited. He retained the presidency of this firm while becoming an architect in the province's public works department (1893) and successively establishing private architectural practices with Albert Lee Houkes (c.1905); Charles H. Walker; and one of his sons, Samuel Lawrence Hooper. In 1904, Samuel Sr. was named the first Provincial Architect with overall responsibility for the design of several new public buildings. He held this post until his death in 1911, after which Samuel Jr. became president of the marble works and formed an architectural partnership with Willjam T. Davis.

The U-shaped Pasadena Apartments are built of 'concrete tile'. The structure extends from a cement foundation and raised basement to a red clay-tile roof, one of the distinctive features of the Mission style. The roof has hipped ends and exposed decorative wooden rafters. The raised basement is faced with dark red-brown brick, followed by light brown brick up to the second-storey sills. This is laid in a Flemish bond pattern. Smooth stucco walls, also a characteristic of the Mission style, are on the upper two storeys. Each level is separated by a cement belt course. Partially enclosed staircases, each with entrances to the block, appear on the side and rear elevations.

Exterior decorative elements are few and modestly presented. Balconies face the central courtyard. Moulded window surrounds rise above cement sills. Two types of double-hung windows are used – the smaller type is of a six-over-one internal division, while larger openings are divided into nine sections over one. The block's three main openings off the courtyard feature marble entranceways accented by oak banisters and door surrounds.

The structure's U-shape was designed to ensure all suites had access to natural light and air circulation, while its several entrances reflect an early preference in North America to avoid the main central lobbies common to European blocks, especially in France.

Original occupants included Sharpe and tenants who held managerial, administrative and technical positions. Sharpe died in 1929 but the block remained with his estate until 1949. Over time, the block has lost its more distinguished clientele, reflecting its age and changes in Fort Rouge's population.