

130 JAMES AVENUE
BURROW, STEWART AND MILNE COMPANY WAREHOUSE
A.W. Peene (Hamilton, ON), 1910



Modest in scale and ornamentation, this three-storey vernacular structure at 130 James Avenue was one of the later additions to the eastern half of Winnipeg's warehouse district between Main Street and the Red River.

Commercial development began in the area in the 1880s and subsequently blossomed as the city developed into western Canada's primary transportation and wholesale/distribution centre. Various factors started to erode this dominant role in the mid-1910s, but prior to World War I Winnipeg remained an attractive base for firms from Ontario and Quebec that wished to expand their western markets.

That was the case for the Burrow, Stewart and Milne Company, a Hamilton, Ontario stove manufacturer which in 1910 invested \$30,000 in this relatively small-scale warehouse on the south

side of James between Louise (now Lily) and Bertha streets. The project was designed by A.W. Peene of Hamilton, with construction by Sveinn Brynjolfsson and Company under the supervision of architect D.W. Bellhouse, both of Winnipeg.

Peene immigrated to Canada from his native England and then studied architecture in Cincinnati before returning to Hamilton to establish a private practice. His designs included the Hamilton Conservatory of Music (1904) and Public Library (1913), the latter under the direction of a building committee headed by John Milne of Burrow, Stewart and Milne.

Peene's Winnipeg warehouse is of mill construction with a rubble-stone foundation, masonry walls, common clay brick finish, and stone detailing.

The symmetrical front facade features four pilasters which rise from a rusticated stone base to a cornice of corbelled brick and smooth-cut stone, topped by a plain brick parapet. At ground level, three large rectangular openings are highlighted by alternating stone and brick bands on the pilasters. This striped or layered pattern ends at a continuous smooth stone string course that runs beneath the second-storey windows.

The elevated main entrance is at the western end of the facade, while a recessed loading area is set in the eastern end. Large display windows lie between these two elements. The building's upper storeys have plain pilasters and three recessed bays, each holding a trio of openings outlined by wooden surrounds and continuous stone sills and lintels. Corbelled brickwork appears above the third-storey windows, helping to establish a uniform plane on the facade beneath the cornice.

The building's side elevations consist of party walls, while its rear (south) face has plain brick with no ornamentation.

The Burrow, Stewart and Milne Company was established in 1864 as a small wood and coal stove manufacturer. It expanded into other lines, including a popular type of weight scale used in western grain elevators. The firm continued its Winnipeg Operations by 1924, but rented the James Avenue warehouse to its former western manager. In 1935, Victor Fox Foods Limited occupied space in

the building, then later purchased the facility for its animal feed manufacturing and storage business.

To accommodate this firm's large machinery, parts of the maple plank flooring have been removed from the building's second and third storeys. However, the original doorway, stairs, elevator and main-floor storage area have been retained.

The building, along with the neighbouring building at 132 James Avenue, has been converted into residential condominiums, under the combined address 132 James Avenue.

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

Exterior:

- Three-storey brick and stone warehouse facing north onto James Avenue;
- Main (north) façade divided into three bays by plain brick pilasters, main floor with wide alternating bands of brick and smooth stone, main floor windows and doors in large openings, triplet windows in openings with wide stone heads on the second and third floors, smooth cut stone belt course between the ground and second floors and corbelled cornice at the flat roofline with metal sign fence and wood flag pole;
- Masonry bollards flanking ground floor east end opening;
- Through-masonry metal tension rods; and
- Rear (south) façade with arched windows with stone lug sills on all three floors.

Interior:

- Heavy timber mill structural system; and
- East and west masonry load-bearing demising walls.