



165 KENNEDY STREET
CONWAY COURT APARTMENTS

PREPARED BY PETERSON PROJECTS – FEBRUARY 2007



165 KENNEDY STREET CONWAY COURT APARTMENTS

Date of Construction: 1912

Building Permit: 1977/1912 (Plans on file at City Archives)

Architect: Teeter, George G.

Contractor: Nelson and Foster

ARCHITECTURAL INTEREST:

Colourful and ornamental, this downtown apartment block was built at the end of Winnipeg's growth stage as this area was filled with other multi-tenant buildings, single-family dwellings, duplexes and terraces.

The front (west) façade includes red- and rust-coloured brick and stone accenting around windows and doors. On either side of the centrally placed entrance are bay windows and the corners are filled with glazed porches. Above the entrance the building is recessed, holding windows with leaded and stained glass. The roofline is embellished with a heavy overhanging cornice and a stepped brick and stone parapet. It is a visually attractive structure.



Front (west) and north façades, 2007

The dark brick of the front façade wraps around and clads the front portion of both the north and south façades. The remainder of the two sides are built of common clay brick. The rear (east) façade, like the front, includes glazed porches at either end.

All floors on all façades include many window openings.

The large block measures approximately 26.8 x 36.6 metres (88 x 120 feet) and cost \$90,000 to complete in 1912.¹ It is designed in an “T” shape, a common design ploy adopted to increase natural ventilation and light to the suites.

Stylistically, the building features classically inspired detailing, materials and design – similar to other blocks in the downtown (Windermere Apartments, 224 Kennedy Street, built 1909 and the Ellesmere Apartments, 74 Carlton Street, built 1911).

G.G. Teeter, the designer of this block, was a distinguished Winnipeg architect whose practice spanned four decades. Born in St. Annes, Ontario, Teeter received his architectural degree in Toronto. After graduation he moved to North Bay, Ontario and became a junior partner in a large local firm. He moved to Winnipeg by 1907 and set up a private practice. After World War I, he became Chief Draughtsman for the Manitoba government while continuing his private practice.² At one time, he was also the president of the Manitoba Association of Architects. He died in Winnipeg in 1949.³ Some of his more prominent local designs include: Salem Reformed Church, 235 Andrews Street (1907); Trinity Baptist Church, 549 Gertrude Avenue (1907-09); Windermere Apartment Block, 224 Kennedy Street (1909); Knechtel Furniture Warehouse, Henry Avenue at Lulu Street (1909); St. Elmo Apartments, 177 Colony Street (1910); King Edward Memorial Hospital, Morley Avenue (1910-11, demolished); Ellesmere Apartments, 74 Carlton Street (1911); Conway Court Apartments,



Part of north façade, 2007

165 Kennedy Street (1912); Elmwood Presbyterian Church, Cobourg Avenue (1912); W.L. Copping House, McMillan Avenue (1912); and the Christie, Brown and Company Biscuit Factory, Notre Dame Avenue (1931-32).⁴



Rear (east) and south façades, 2007

HISTORICAL INTEREST:

Representatives of Michael Conway owned this block from its construction to ca.1924, the Schurman family (Major Schurman, a contractor, C.D. Schurman, a banker, U.J.G. Schurman, a merchant, and Bertha L.S. Schurman, a spinster), owned the block in the 1930s. Louis and Rose Sabo owned and lived in the block in the 1950s and were non-resident owners in the 1960s.⁵ According to published lists, the building has 23 suites that have been filled with a variety of tenants throughout the history of the block.⁶



Front (west) and south façades, 2007

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- one of a declining number of a pre-World War I luxury apartment block built in downtown Winnipeg;
- its associations- its long-term connection to the Conway and Schurman families;
- its design- an excellent example of a classically detailed multi-tenant block;
- its architect- G.G. Teeter was a respected and important practitioner;
- its location- contributes to its streetscape; and
- its integrity- its main façades continue to display many of its original elements and design.



Front (west) façade, 1978

ENDNOTES:

- 1 City of Winnipeg Building Permit, #1977/1912.
- 2 S.C. Grover, "Morley Avenue - Winnipeg Municipal Hospitals," report for the Historical Buildings Committee, p. 5.
- 3 Winnipeg Citizen, February 17, 1949.
- 4 Compiled from City of Winnipeg, Building Permits; and D. Spector, Apartment House Architecture in Winnipeg to 1915 (Winnipeg: City of Winnipeg, 1980).
- 5 City of Winnipeg Assessment Rolls, Roll No. 12-093647100, 1910-1970.
- 6 Henderson's Directory, 1910-1990.