



**45 LILY STREET**

**DANIEL McDONALD HOUSE**

PREPARED BY PETERSON PROJECTS – FEBRUARY 2008



---

## 45 LILY STREET DANIEL McDONALD HOUSE

**Date of Construction:** 1893

**Building Permit:** N/A

**Architect:** Unknown

**Contractor:** Unknown

### ARCHITECTURAL INTEREST:

This fine home was built just as Winnipeg was entering a frantic two decade period of almost unbridled growth that saw it become the economic and social centre of Western Canada and one of Canada's premier cities.

The front or west façade of this picturesque, brick clad single-family dwelling an open corner porch with delicate wood columns and accenting. Windows openings are slightly arched and the complex roof includes a conical section as well as a front-facing gable embellished with wood and shingles. The second storey window on the southwest corner includes a unique wood hood. The north façade features several unmatched window openings and a hipped gable roof. The south elevation includes a bay window near the back to break up the otherwise flat brick wall. The rear façade has a one-storey lean-to attached with composite siding and the steeply pitched roof is interrupted by a uniquely



Details of front (west) façade, 2007

---

designed shed dormer. The use of different materials, a wealth of ornamental detailing and even the home's colour give it a pleasing quality.

The house is a fine example of the Queen Anne Revival style as applied to a residential structure.<sup>1</sup> The style borrowed heavily from English architecture of the 15<sup>th</sup> century, blending classical and medieval motifs into a picturesque form. Asymmetry was achieved through combinations of porches, bay windows, projecting wings, balconies and other devices. Roofs were usually irregular and complex, with dormers, gables and ornamental chimneys. Variations in materials and colours were also used to animate the façades. Given this freedom of design, however, accomplished designers were still able to create balance in the structures, offsetting busy surfaces by placing calmer elements nearby.<sup>2</sup>

The popularity of the style in Canada began in the 1880s and lasted until World War I. On the prairies, pre-1900 examples of the style were not numerous because large-scale development occurred after the turn of the century. Post-1900, it was quickly adopted for use in the growing residential districts, especially the more affluent neighbourhoods where its showy qualities were greatly admired.

The home stands on its original site and appears to be in good structural condition. Alterations to the exterior have been minor and have not negatively affected the quality or quantity of original elements.





Rear (east) and north façades, 2007

---

#### HISTORICAL INTEREST:

The home is located on the east side of Lily Street just north of Galt Street in what was the outskirts of one of Winnipeg's earliest residential districts, Point Douglas. The residential nature of the area was quickly replaced in the 1880s as the Canadian Pacific Railway chose to route its main line through the heart of the Point and build the Louise Bridge to cross the Red River. Old houses were replaced by factories and warehouses taking advantage of the rail lines. Such was the case around this home, as large warehouses and factories began to dot the streets in the area.

This home was originally occupied by insurance agent Daniel McDonald. McDonald was born in Edinburgh, Scotland in 1835 and came to Canada and Southern Ontario as a youth. In 1878 he joined his brother's insurance company, Confederation Life Association, which John Kay Macdonald<sup>3</sup> had founded the company in 1871 and Daniel became its general agent in Southern Ontario before being sent to the Maritimes. In 1882, the company sent him to Winnipeg to set up their western office and oversee the company's expansion to the Pacific Ocean. Daniel McDonald's distinguished career lasted over three decades and he had been named an Honourary Director of the firm he helped grow. He died in 1918, still living on Lily Street (his representatives continued to own the property until 1935).<sup>4</sup>

Canadian National Railway labourer William Kochut owned and lived in the home in the early 1940s, Michel (labourer) and Natalja Zapora in the late 1940s, Lawrence (labourer) and Ted (salesman) Drapala owned the home for much of the 1950s and from the 1960s to the 1990s, Thaddeus and Janina Drapala owned and lived in the home.<sup>5</sup>



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 the older single-family homes in downtown Winnipeg and an excellent example of the size and design of a middle-income pre-1900 house;
- its associations- its long-term connections to early and influential insurance man D. McDonald;
- its design- an excellent example of the Queen Anne Revival style;
- its architect- N/A;
- its location- contributes greatly to its historic streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (west) façade, 1978

---

ENDNOTES:

- 1 Identifying Architectural Styles in Manitoba (Winnipeg: Department of Culture, Heritage and Citizenship, 1991), p. 17; L. Maitland et al., A Guide to Canadian Architectural Styles (Peterborough: Broadview Press, 1992), p. 102; and L. Maitland, The Queen Anne Revival Style in Canadian Architecture (Ottawa: Environment Canada, 1990), p. 64.
- 2 L. Maitland et al., op. cit., p. 98.
- 3 The brothers spelt their surnames differently.
- 4 City of Winnipeg Assessment Rolls, Roll No. 13-081248000, 1895-1940.
- 5 Ibid., 1940-1990.