153 LOMBARD AVENUE
GRAIN EXCHANGE BUILDING ANNEX

City of Winnipeg
Historical Buildings Committee
March 2007
By the mid-1880s, it was evident that wheat would soon become the West’s most important commodity. Early shipments of raw grain and processed flour had been well received by both domestic and export buyers. The Canadian Pacific Railway was in place to move wheat to market, and production was growing as more homesteaders adapted to the rich prairie soil.

To capitalize on the potential trade, several local businessmen organized the Winnipeg Grain and Produce Exchange in 1887. Executives such as Daniel McMillan, Nicholas Bawlf, George Galt and Rodmond Roblin initially oversaw the operation of an open cash market for wheat.

The Exchange soon developed into one of the world's principal grain markets – the only organization of its type in Canada and, within North America, second only to Chicago in importance. Its scope expanded in 1904 into futures trading in wheat, oats and flaxseed, then in the 1910s to futures markets for barley and rye.

The Exchange was located in the Market Square area – first in the basement of City Hall, then in buildings on Princess Street. When the latter facilities were quickly outgrown, the traders opted to construct larger premises at the northeast corner of Lombard Avenue and Rorie Street in 1906-07. Through the construction of additional floors and extensions (see Plate 1), the building became an 11-storey office building that was, at one time, the largest of its type in the British Commonwealth, fronting an entire block on Rorie Street and creating a commanding presence in the area (Plates 2 and 3).

Part of the expansion of the facility included the construction of the connected Annex Building, 153 Lombard Avenue, completed on the east side of the main building in 1920 at a cost of approximately $85,000.¹ The three-storey Annex was designed to architecturally match the main building in a reduced form. The front (south) façade features a stone base, a centrally-located

¹ City of Winnipeg Building Permit, #2255/1920.
entrance with stone accenting, three floors of windows arranged in a grid-like pattern and a flat roofline embellished with a modest cornice and capped brick parapet (Plates 4 and 5) – all elements found on the larger structure.

The west side of the Annex is located approximately 3.1 metres (10 feet) from the main building (4.6 metres, 15 feet at the rear). Banks of modestly arched windows on all three floors provide light and ventilation to the offices (Plate 6). An overpass on the second floor gives protected access between the two buildings (Plate 7).

The east side is recessed in the centre and all three levels include arched windows (Plate 8). The rear also features numerous window openings as well as a small door and metal fire escape (Plate 9).

According to the blueprints (Plates 10 and 11), the exterior walls are solid brick – 33.0 centimetres (13 inches) thick on the ground and second floors and 22.9 centimetres (9 inches) on the third floor. Over the years, interior alterations have been made as tenancy changed (see Appendix (II for list).

The Annex was designed by local firm Jordan and Over, architects who were responsible for many fine buildings in Winnipeg from 1909 to 1924 (see Appendix I for biographical information). Contractors for this office building were well-known firm Carter-Halls-Aldinger Company Limited (CHA). The principals were William Henry Carter (1874-1962), a contractor; Frank Ernest Halls (1872-1950), a fire-proofing expert; and Albert Henry Aldinger (ca.1876-1942), a civil engineer. CHA had its origins with the arrival in 1903 of Carter, who was representing the William Grace Company, a Chicago contracting firm that was building the Bank of British North America, 436 Main Street. Carter worked for Grace until February 1907 when he joined with Halls and Aldinger to found the new firm. By 1915, CHA was well-known

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2 Architect’s Plans, #2255/1920, courtesy of City Archives.
3 Biographical and construction information from R.R. Rostecki, “450 Portage Avenue – Hudson’s Bay Company Store,” report for the City of Winnipeg Historical Buildings Committee, October 2002; and M. Peterson, personal files.
throughout Western Canada with such Winnipeg buildings to its credit as the McArthur (later Childs) Building, 211 Portage Avenue (1909); Confederation Life Association Building, 457 Main Street (1912); the Winnipeg Electric Railway Building, 213 Notre Dame Avenue (1912-13); the Manitoba Free Press Building, 300 Carlton Street (1913); the Olympia (later Marlborough) Hotel, 331 Smith Street (1913); and the Minto Armouries, 969 St. Matthews Avenue (1914). The firm also had contracts in Moose Jaw, Saskatoon, Calgary, Edmonton and Prince George, British Columbia.

Their clients included the Dominion Government, as well as the Canadian Pacific, the Grand Trunk Pacific and the Canadian Northern railways. They also worked on the new Hudson’s Bay Company stores in Calgary (1912), Vancouver (1913), and Winnipeg (1926), the Banff Springs Hotel and later the Winnipeg Civic Auditorium (1933). The firm specialized in bridges, subways, railway works, steel frame and other fireproof construction, as well as heavy masonry foundations and caisson work as found in the new Hudson’s Bay Company store at Winnipeg. CHA was placed in voluntary liquidation in 1944, and was reorganized as two firms, Commonwealth Construction Company Limited and the Carter Construction Company of Toronto. This latter firm relocated to Winnipeg in 1950, being managed by W.H. Carter after his retirement from the Greater Winnipeg Transit Commission in 1956. Carter Construction remained in business until 1972 as a St. Boniface firm.

The building was originally owned by the Traders Building Association Limited, the company that owned and operated the Grain Exchange Building into the 1980s.4

Tenancy in the building has been extremely varied.5

- 1930- tenants included Great West Grain, Northwestern Airways Limited, Erie Grain Company, Gillespie Terminal Grain, Canadian Government Elevators, Northwest Grain Dealers Association and the executive offices of the Board Grain Commissioners;

4 City of Winnipeg Assessment Roll, Roll No. 607050-12-2, 1929-1985.
• 1935- most of the above tenants and new renters such as the Winnipeg and Manitoba Jockey clubs, Prairie Thorobred [sic] Breeders Racing Association and the Hudson Bay Railway Terminals;

• 1940- the horse-related tenants plus the National Harbours Board of Churchill, the Grain and Milling Advertising Services Company and Leitch Construction Company;

• 1950- the Directory for this year lists the building but the only tenants are the Veterans Land Act and the Department of Veterans Affairs. During the War, the Canadian Government occupied a number of offices in Winnipeg’s downtown including the Power Building, 428 Portage Avenue; and

• 1962- tenants included William S. Anderson (grain broker), Decibel Credit Union Society Limited, Canadian Forest Products Limited, Hare Gork Watters and Company (chartered accountants), Canada Malting (grain division) and Bunge Corporation (grain company) (listed in the Annex from 1930 on).
Lewis H. Jordan and Walter Percy Over-

Walter Percy Over, a native Torontonian, was sent to Winnipeg in 1902 by the famous Ontario firm of Darling and Pearson. He organized the branch firm, Darling, Pearson and Over, and hired Jordan as an assistant. Over was a regular contributor to the Canadian Architect and Builder and was a president of the Manitoba Association of Architects (MAA) in 1915. The Winnipeg branch fostered the opening of offices in Regina and Moose Jaw, prior to the closing of the western branches ca. 1910. When Lewis Jordan left Winnipeg to establish an American practice, Over formed a new partnership with Ewart F. Munn which lasted until ca. 1943. By 1945 Over had died and Munn was an architect with the Dominion Department of Public Works.

Lewis H. Jordan came to Winnipeg from the United States. He was not listed in the Henderson's Directory until 1906, and from then until 1909 was identified as the manager of the branch office of Darling, Pearson and Over. The firm Jordan and Over was first mentioned in 1910. That year Jordan also was listed as one of the original members of the MAA and was its president in 1917. He also served as president of the Royal Architectural Institute of Canada from 1922-24, one of only five Manitoba architects since 1907 to be so honoured.

In 1925, Jordan returned to the United States, setting up offices in Chicago and Detroit with partner Albert Kahn. He worked there for several years, and the MAA lost track of his whereabouts.

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2 Henderson's Directory for Winnipeg lists Over in 1944, however, in 1945 the only resident at the 1944 home address is Mrs. Over, widow.
4 Files of the Manitoba Association of Architects.
5 Ibid. The 1910 group was an informal organization, the Manitoba Association of Architects did not incorporate until 1914.
6 Ibid.
7 Ibid.
Much of the finished work in Winnipeg produced by the Darling, Pearson and Over firm would have been designed by Over or Jordan.\textsuperscript{8} An incomplete list of buildings that these men designed includes:\textsuperscript{9}

**Darling, Pearson and Over:**\textsuperscript{10}

Canada Life Building, southwest corner of Main Street and Portage Avenue, remodelled and enlarged, 1902 (demolished 1973-74)
Union Bank of Canada, 504 Main Street, 1903-05 (Grade I)
Adams Brothers Warehouse, 1904
Dominion Post Office, 240 Portage Avenue, 1904-07 (demolished 1962)
Manitoba Medical College, Emily Street, 1905
Holy Trinity Rectory, 273 Donald Street, 1905 (demolished 1936)
Dominion Radiator Company Warehouse, 56-8 Victoria (Westbrook) Street, 1905-06 (demolished ca. 1972)
General Electric Warehouse, 146-48 Notre Dame Avenue East (Pioneer Avenue), 1905 (demolished ca. 1956)
Winnipeg Lodging and Coffee House, 175 Logan Avenue East, 1905
St. Charles Country Club, Country Club Road, 1905 (burned 1910)
Western Canada Flour Mills, Archibald Street, 1905-06 (demolished ca. 1986)
Grundy Block, northwest corner of Portage Avenue and Hargrave Street, 1905 (burned 1954)
J.C. Gordon House, Assiniboine Avenue, 1906
Grain Exchange Building, 167 Lombard Avenue, 1906-08 (Grade II)
Traveller's Building, 283 Bannatyne Avenue, 1906-07 (Grade II)
Nanton Building, 201-03 Portage Avenue, 1906-07 (demolished 1989)
Imperial Bank of Canada, 441 Main Street, 1906-07 (Grade II)
Canadian Bank of Commerce, 325 Nairn Avenue, 1906
Canadian Bank of Commerce, 1521 Logan Avenue, 1906
Bank of Nova Scotia, 254 Portage Avenue, 1908-10
Canadian Bank of Commerce, 389 Main Street, 1910-12 (Grade I)

\textsuperscript{8} R.R. Rostecki, op. cit., p. 13.

\textsuperscript{9} Compiled from R.R. Rostecki, op. cit., p. 18; *City of Winnipeg Building Permits*, 1908-1930; Files of the Manitoba Association of Architects; and J. Wade, *Manitoba Architecture to 1940* (Winnipeg: University of Manitoba Press, 1978).

\textsuperscript{10} It is not known what work was actually done by the Winnipeg office and what was done in Toronto, therefore all known Darling and Pearson designs from the 1902 to 1910 period are included, although the drawings for the monumental buildings were no doubt produced in Toronto.
Jordan and Over:

Addition to Havergal College, 122 Carlton Street, 1909
Office building and bank for Alloway and Champion, 362 Main Street, 1910 (demolished 1973-74)
Union Bank of Canada, 646 Logan Avenue, 1910
Garage for J.R. Miller, 595 Gertrude Avenue, 1910
First Church of Christ, Scientist, 511 River Avenue, 1910-16
Ten houses for H.H. Cottingham, Jubilee Avenue (north side between John and Helen streets), 1911
Union Bank of Canada, 577 Sargent Avenue, 1911
Additions and alterations totalling $1,081,000 to the Crescent Creamery powerhouse, 82 Lombard Avenue, 1912 (demolished)
Gaiety Theatre, 459 Portage Avenue, 1912 (demolished)
Hampton Court Apartments, 47 Kennedy Street, 1912
Crescent Creamery stable, 486 Burnell Street, 1912
Addition and alterations to the Grain Exchange Building, 167 Lombard Avenue (1913- $500,000, 1916- $130,000, 1917- $50,000, 1922- $300,000, and 1926- $16,000, Grade II)
A.E. Grassby House, 160 Yale Avenue, 1913
Bank of Nova Scotia, 31 Stadacona Street, 1913
Metallic Roofing Company Warehouse, 816 Winnipeg Avenue, 1913
P. Marrin House, 236 Yale Avenue, 1913
Addition to Broadway Baptist Church, Broadway, corner Walnut Street, 1914
Addition to Crescent Creamery factory, 542-46 Sherburn Street, 1917
Addition to Masonic Temple, 329 Donald Street, 1918
Grain Exchange Building Annex, 153 Lombard Avenue, 1920
Speirs-Parnell Bakery, 666-78 Elgin Avenue, 1923
Mental Disease Hospital, Brandon

Over and Munn:
Extensive addition to the Bank of Nova Scotia, 254 Portage Avenue, 1931

Jordan:
Fisher Building, Detroit
APPENDIX II

CITY OF WINNIPEG BUILDING PERMITS FOR
153 LOMBARD AVENUE, 1920-1980*

<table>
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<th>YEAR</th>
<th>NO.</th>
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<th>DESCRIPTION</th>
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<tr>
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<td></td>
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<td></td>
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<td>710</td>
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<td>1975</td>
<td>2056</td>
<td></td>
<td>$120,000</td>
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* Compiled from City of Winnipeg Assessment Department Field Form.
Plate 1 – Footprint of the Grain Exchange Building and Annex, 153-167 Lombard Avenue. Measurements not to scale. (City of Winnipeg Assessment Department Field Form.)
Plate 2 – Lombard Avenue looking east showing the original seven-storey Grain Exchange Buildings, ca.1910. (Courtesy of the Archives of Manitoba.)
Plate 4 – Grain Exchange Building Annex, 153 Lombard Avenue, detail of front (south) façade. (M. Peterson, 2006.)

Plate 5 – Grain Exchange Building Annex, 153 Lombard Avenue, detail of front (south) entrance. (M. Peterson, 2006.)
Plate 6 – Grain Exchange Building Annex, 153 Lombard Avenue, west façade. (M. Peterson, 2006.)
Plate 7– Grain Exchange Building Annex, 153 Lombard Avenue, detail of front (south) façade. (M. Peterson, 2006.)
Plate 8 – Grain Exchange Building Annex from the east, with the Grain Exchange Building towering over it. (M. Peterson, 2004.)

Plate 9 – Grain Exchange Building Annex, 153 Lombard Avenue, rear (north) and east façades. (M. Peterson, 2006.)
Plate 10 – Grain Exchange Annex, 153 Lombard Avenue, Architects Plans #2255/1920, “Ground Floor Plan.” (Courtesy of City Archives.)
Plate 11 – Grain Exchange Annex, 153 Lombard Avenue, Architects Plans #2255/1920, “Second and Third Floor Plan.” (Courtesy of City Archives.)