



423 MAIN STREET

CANADIAN WHEAT BOARD BUILDING

City of Winnipeg
Historical Buildings & Resources Committee
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423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING

Winnipeg's Main Street had its beginnings as a winding, approximately 32.0-kilometre trail, 40 metres wide, running north-south along the Red River connecting the Hudson's Bay Company (HBC) posts of Upper Fort Garry and Lower Fort Garry.¹ Referred to as the King's Highway, the Garry Road and Garry Street, it was used by horses and Red River carts during the fur trade era to automobiles in the 20th century.² Regardless of the mode of transportation on it, Main Street developed into one of regions most important commercial thoroughfares.

Until 1849, the HBC enjoyed a complete monopoly on trade in the region, which prohibited citizens from operating private commercial ventures. But small-scale operations, with the knowledge of the HBC, were nonetheless organized by Andrew McDermot, James Sinclair, Alexander Ross and Robert Logan. These early stores were not located on the tradition trail but found close to the banks of the Red River, north of present-day Portage Avenue East, grouped along a trail that ran north and east from the present-day intersection of Main Street and St. Mary Avenue. Again, it was only a short period before this area expanded and began to compete with the HBC post for economic primacy in the area (Plate 1).

By the City's incorporation in 1874, Main Street had seen extensive commercial development (Plate 2). The street's importance was solidified with the construction of City Hall in 1876 (Plate 3) and the new Post Office, opened in 1886 (Plate 4), north of the Portage Trail (the other main route of the fur trade trail that today is known as Portage Avenue).

It was also in 1874 that Main Street saw the construction of the first major banking building at the southeast corner of Post Office Street (Lombard Avenue). The Merchants Bank of Canada, Winnipeg's first chartered bank, constructed a three-storey brick building³ (Plate 5) that was the

¹ Harry B. Brehaut, "The Red River Cart and Trails: The Fur Trade" in MHS Transactions, Series 3, Number 28 (1971-72 season), online version, n.p.

² R.R. Rostecki, "Portage and Main – A Short History," report for the Historical Buildings Committee, August 2003, p. 1.

³ Ibid., p. 6.

harbinger for the creation of Bankers' Row, a four-block strip along both sides of Main Street from Portage Avenue to William Avenue where the opulent headquarters of Canada's major banks were built (Plate 6).

The block of Main Street from McDermot Avenue to Bannatyne Avenue had its own unique evolution within this larger developmental history, beginning with small, wooden one- and two-storey structures. In 1881, the Bird Block, a three-storey brick and stone retail/office/residential building, was completed at the corner of Bannatyne Avenue, 435-439 Main Street (Plate 7).⁴

By 1890, another mixed use structure, the Grundy Block, had been built next door at 433 Main Street (Plate 8). This block was originally owned by William Grundy (1850-1925), a music dealer who also owned land and buildings elsewhere in downtown Winnipeg. After renovations in 1901,⁵ he sold the Main Street block to the Traders' Bank of Canada for \$135,000 in 1906⁶ and it was extensively renovated again in 1907 (Plates 9 and 10).⁷

This block of Main Street would remain essentially unchanged for the next two decades (Plate 11), when, in 1928, a major addition was made to the streetscape with the demolition of the two frame retail blocks in July⁸ and the construction of the Wheat Pool Building at 423 Main Street (Plate 12). Nearly 40 years later, a large addition was built after the demolition of the former Post Office Building (Plate 13).

⁴ Manitoba Free Press, March 10, 1881, p. 3 and November 24, 1882, p. 4; and Henderson's Directory, 1880-1890.

⁵ City of Winnipeg Building Permit (below as BP), #139/1901 (\$2,000) and #295/1901 (\$2,000).

⁶ Manitoba Free Press, September 8, 1906, p. 1;. According to one website, that would be over \$3.5-million today (www.davemanuel.com/international.php).

⁷ BP #1210/1907 (\$26,000) and #2033/1907 (\$5,000).

⁸ Manitoba Free Press, July 6, 1928, p. 2.

STYLE

The original 1928 building is a fine and relatively rare example of the Modern Gothic or Late Gothic Revival Style which can be traced back to the medieval, especially church, architecture of England and France. The style underwent a revival as interest in its application to educational structures emerged in the early 1900s. Buildings at the West Point Military Academy and Princeton and Yale universities in the United States were among the early examples of the Modern Gothic style. Familiar elements such as pointed arches, intricate tracery, buttresses, spires, oriel and bay windows, and pinnacles were borrowed from the historic examples and applied to 20th century buildings.⁹ In Winnipeg, there are examples of this style at the University of Manitoba and in many neighbourhood churches and larger homes.¹⁰

The large addition to the south of the original building is one of Winnipeg's fine International Style office buildings. Here the architects chose to interpret the architectural language of the 1928 building's Gothic Style in a modern design. Although the International style dates to the early 1930s, its widespread popularity throughout Europe and North America did not occur until after 1950. The style is seen as a reaction to the historically based styles of the late 19th and early 20th centuries. The age of machines created a desire for a new aesthetic, one that fully utilized the new construction materials and technologies, especially steel framing and reinforced concrete.¹¹ Architects could design buildings without the need for load-bearing exterior walls – these elements became “curtains” covering the steel/concrete structural system and could be constructed almost entirely of glass if desired. Through its use of hard, angular edges, severely plain surfaces, large areas of glass and square or rectangular modules, the style stressed material and proportionality over ornamentation.

There are a number of excellent examples of the style in Winnipeg because of the city's place at the forefront of the post-1950 International Style movement. Leading local firms at the time

⁹ L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough, ON: Broadview Press, 1992), p. 166; and M. Whiffen, American Architecture Since 1780 – A Guide to the Styles (Cambridge, MA: MIT Press, 1985), pp. 173-7.

¹⁰ Identifying Architectural Styles in Manitoba (Winnipeg, MB: Manitoba Department of Culture, Heritage and Citizenship, 1991), pp. 20-21.

¹¹ Ibid. pp. 34-35; and L. Maitland, op. cit., p. 178.

included: Waisman-Ross and Associates; Libling, Michener and Associates; Green, Blankstein, Russell and Associates; Blankstein, Coop, Gillmor and Hanna; and Smith Carter Searle Associates, who were the designers of this addition.

CONSTRUCTION

The 1928 building is an eight storey structure built of reinforced concrete with combination brick and tile exterior walls resting on a 38.1-centimetre concrete foundation. The structure measures 17.1 x 36.6 metres (see Appendix I for additional construction information).¹² Construction cost was estimated at \$400,000.¹³

The 1962 steel frame addition is nearly double the size of the original portion, 33.6 x 36.6 metres, with stone cladding on the three visible façades – south, east and west (see Appendix I for additional construction information).

Ceiling throughout the building are extremely high, up to 5.2 metres on some floors.

DESIGN

The front (west) façade of the original symmetrically-designed office tower begins with smooth cut limestone cladding on the ground floor interrupted by two large, round arched window openings framing the large entrance (Plate 14). This recessed opening is set in multiple arches and is highlighted by ornate, vertical embellishments with floral motifs and carved coats of arms of Manitoba (south) and Saskatchewan (north) – Plates 15 and 16. Above the arches of the entrance are two more carved stone shields, the north is the coat of arms of Alberta, the south includes the initials “CCWP”, Canadian Cooperative Wheat Pool, the umbrella wheat marketing organization created by the three provincial pools.

¹² City of Winnipeg Assessment Record, Roll No. 607301-12-2, PC 40. Below as AR.

¹³ BP #3890/1928.

The upper storeys of the building are divided into seven vertical bays by a series of plain buttress-like pilasters of varying widths (Plate 17) creating rectangular window openings with wide stone spandrels filled with undivided window units (originally double hung). The top storey windows are arched with ornamental heads leading to carved stone tracery panels finished in an ornamental and stepped parapet that has been modified and reduced since the original construction (Plates 12 and 18).

The original north wall was partially covered by the neighbouring building; the south wall was comprised of numerous windows on all floors (Plate 12) and has since been completely covered by the 1960s addition. The rear (east) elevation features plain windows on each level and main floor entrance and some bricked in openings (Plate 19).

A dark vertical band of polished granite makes the visual distinction between the original building and its 1960s addition. Translating the Gothic elements of the older building into sleeker, modern ornamentation, the front (west) façade of the addition includes wide buttresses dividing the elevation into five sections, each divided by thinner buttresses into four window bays with similar spandrels to the original building and stone panels above the top floor openings (Plate 20). The addition also features a ground floor comprised of large openings divided into thin windows by vertical stone bands (southern-most three bays) and the two northern bays altered (Plates 21 and 22).

The south façade is a continuation of the design of the front (without the buttresses – Plate 23) and the rear (east) façade exactly matches the front (Plate 24). The northern two bays of the ground and second floors are a loading area.

INTERIOR

The interior of the building functions as one structure, although the large concrete mushroom-capped pillars of the 1928 section are replaced by steel in the 1962 section. Between 2005 and

2010, the entire interior was gutted, mechanical systems replaced and much of the original hung ceiling removed (Plates 25-27). One usual element of the building is the interior parking garage found in the southwest corner of the building (Plate 28). At the rear (east) end of the main floor, there is access to a portion of the original south wall of the 1928 structure, which is open to the second floor.

INTEGRITY

The original building and its 1960s addition stand on their original site, appear to be in good structural condition and do not appear to have suffered major exterior alteration.

STREETSCAPE

This large office building has been an important part of one Winnipeg's primary downtown streetscapes for over 75 years (Plate 29). It is located in the heart of "Bankers' Row" several blocks of pre-World War I banking halls in Winnipeg's Exchange District National Historic Site. All buildings in this district are an essential part of the historic streetscape and as such, the Historical Buildings Committee has given them 60 points.

ARCHITECT/CONTRACTORS

The 1928 building was designed by local firm Northwood and Chivers. The pair formed a partnership in 1924 and became influential designers for many decades (see Appendix II for biographical and professional information). The firm has been given 20 points by the Historical Buildings and Resources Committee.

The 1963 addition was designed by Smith Carter Searle Associates (see Appendix III for biographical and professional information). The group formed in 1947 with Ernest John Smith, Dennis Carter and Walter Katelnikoff and was at the fore of the modernist movement in the City

and Canada (see Appendix III for biographical and professional information). This firm has been given 20 points by the Historical Buildings and Resources Committee.

Contractors for the original building were the local firm, John Gunn and Sons. John Gunn (1850-1936) was born in Scotland, arriving in Canada in 1870. He and his family came to Manitoba in 1878 and settled in Stonewall where he soon developed and managed a local quarry (1888) as well as similar ventures in Stony Mountain, Tyndal, and Gunton (Plate 30). By 1900, he had founded a construction firm, John Gunn and Sons that included, at various times, at least five of his six sons: William (1875-1921), long-time quarry manager; John A. (1878-?), bookkeeper, 1903; Robert R. (1880-1943), long-time employee and vice president in the 1930s; Ewart S. (1881-?), 1906; James B. (1884-1945), bookkeeper in 1906; and Cecil H. Gunn (1894-1941), president and general manager, 1930s and early 1940s.¹⁴ The company it grew to be a major builder and construction material supplier in Western Canada, with contracts from Northwestern Ontario to British Columbia (Plate 31).¹⁵ John Gunn moved to Winnipeg in 1917, retired from active participation in the firm in 1920 and died in 1936.¹⁶ The company continued to operate until the 1960s, although the Gunn family appears to have sold it in the early 1950s.¹⁷ The firm's list of structures includes the the Winnipeg Hydro plant at Pointe du Bois, Manitoba (1909-1926), Winnipeg Beach Breakwater (1911), Clark Brothers Warehouse, 448 Hargrave Street (1912), Winnipeg Free Press Building, 300 Carlton Street (stonework) – 1913, Amy Street Steam Plant, 21 Amy Street (1923-1924 – demolished), Calvary Evangelical Church, 590 Alverstone Street (1925), T.Eaton Company Track Warehouse, 130 Galt Street (1926) and the Royal Court Apartments, 277 River Avenue (1928), the 1931 post-fire reconstruction of the Avenue Block, 265 Portage Avenue, Lombard Service Station and Garage, Portage & Main (1934) and the Lions' House, Assiniboine Park (1939).¹⁸

¹⁴ Biographical information from Canada Census, 1901, 1911; Henderson Directories, 1890-1960; and "John Gunn," Manitoba Historical Society website biography, 2014.

¹⁵ "John Gunn," Manitoba Historical Society website biography, 2014.

¹⁶ Manitoba Free Press, April 13, 1929, p. 10.

¹⁷ Henderson Directories, 1950-1964.

¹⁸ City of Winnipeg Building Permit Ledger Books, 1899-1926; Historical Buildings and Resources Committee and author's files; Manitoba Free Press, various dates.

Also participating in the 1928-1929 construction was the Empire Sash and Door Company (lumber), Ballantyne & Wetmore (plumbing and heating), J.A. Banfield (linoleum), Memorial Marble and Tile Company (tile and terrazzo), Vulcan Iron Works (ornamental iron and stairs), M. Duncan (excavation), Westeel Products (windows, roofing, ductwork, doors, partitioning), and Canada Cement Company (concrete).¹⁹

Contractors for the addition were Peter Leitch Construction and successful local contracting firm which also built the Harstone United Church, 905 Sargent Avenue (1946-1950), River Heights School, 1350 Grosvenor Avenue (1948), Red Cross Building, 226 Osborne Street (1949), Governor Semple School, 150 Hartford Avenue (1950), Carpathia School, 300 Carpathia Road (1953), Pembina Hotel, 1011 Pembina Highway (1953), Gordon Bell High School, 3 Borrowman Avenue (1955-1956), Sovereign Life Building, 287 Broadway (1956), Psychiatric Wing, Winnipeg Health Sciences Centre, Emily Street (1958), Polo Park Shopping Centre, 1485 Portage Avenue (1958), New York Life Building, 385 St. Mary Avenue (1958-1960), Glenlawn Collegiate Institute, 770 St. Mary's Road (1959), Princess Street Civic Centre Parkade, 171 Princess Street (1964), the Public Safety Building, 151 Princess Street (1965), Fletcher Argue Building, 15 Chancellors Circle, University of Manitoba (1967). The company, throughout its history also did extensive military-related work for the federal government and highway/bridge work for the provincial government.²⁰ The company was founded in Kerrobert, Saskatchewan in 1929 by Scottish-born Peter Leitch (1887-1947). The company was relocated to Winnipeg in 1932²¹ and operated into the 1980s. Cecil George Rilkoﬀ (1914-1980) was its long-time president beginning in 1939.²²

¹⁹ Manitoba Free Press, April 27, 1929, "Wheat Pool Section," pp. 1-6.

²⁰ Historical Buildings and Resources Committee & author's files; Winnipeg Free Press, various dates.

²¹ Winnipeg Free Press, February 11, 1947, p. 19.

²² Winnipeg Free Press, September 15, 1980, p. 38.

PERSON/INSTITUTION

The original office building, developed by the Royal Trust Company, headquartered in Montreal, PQ²³ was the headquarters of Western Canada's wheat pools – Manitoba, Saskatchewan and Alberta – as well as related organizations. The Winnipeg Grain Exchange was founded in 1887,²⁴ beginning more than 100 years of supremacy for the City in regards to the sale of grain. The supremacy of the Grain Exchange, however, was not without its controversy and at the beginning of the 20th century, the provinces of Alberta and Saskatchewan were organized and their farmers, along with many from Manitoba, began to organize their own institutions. In 1917, the Grain Growers' Grain Company (formed 1906) and the Alberta Farmers' Co-operative Elevator Company (founded 1913) merged to create the United Grain Growers' Limited. Two years later, the Canadian Government established the Canadian Wheat Board (CWB) to market Canadian wheat as a War measure (it was abolished in 1920).²⁵

In 1923, the Alberta Wheat Pool is formed when low grain prices forced producers to sell their grain at below cost of production prices.²⁶ The following year Saskatchewan (the Saskatchewan Co-operative Wheat Producers Limited)²⁷ and Manitoba follow suit. These co-operatives were farmer-owned and built and ran elevators across the Prairies and marketed wheat directly to importers rather than through the grain exchanges and futures markets of the for-profit national organizations. Yearly profits were divided among the members.

In 1924, the three pools also formed a single marketing agency, the Canadian Co-operative Wheat Producers Limited, or commonly known as the Central Selling Agency (CSA).²⁸ All three pools and the CSA were initially successful and expanded in the early years. The onset of the Great

²³ Manitoba Free Press, April 27, 1929, "Wheat Pool Section," p. 6.

²⁴ "Wheat Pool – Chronology of Events," information from the University of Saskatchewan Archives, online edition, http://scaa.usask.ca/gallery/wheatpool/en_chrono.php, 2003. Below as "Chronology".

²⁵ Loc. cit.

²⁶ "Alberta Wheat Pool," in The Canadian Encyclopedia, Historica Foundation, no date, <http://www.thecanadianencyclopedia.com>. Below as AWP.

²⁷ "Saskatchewan Wheat Pool," in The Canadian Encyclopedia, Historica Foundation, no date, <http://www.thecanadianencyclopedia.com>. Below as SWP.

²⁸ "Chronology."

Depression forced the federal government come to their aid, marketing the unsold wheat inventories and guaranteeing to cover any losses of the CSA. By 1935, it was clear that this “temporary measure” by the government was essential and Ottawa enacted the Canadian Wheat Board Act, creating the Canada Wheat Board (CWB) to market western grain. As with the 1919 Wheat Board, any losses incurred by the new CWB on its operations were to be absorbed by the federal government and any profits were to be returned to producers who delivered wheat to the CWB.²⁹

In 1943, the federal government ordered an end to wheat trading on the Winnipeg Grain Exchange, giving the CWB a monopoly on wheat marketing and establishing a minimum price for grain.³⁰ Over the next several decades, the Pools diversify, moving beyond wheat and participating in processing, feed and chemicals and participating in global ventures. In the late 1990s, the Pools began several years of elevator closures and increasing debt. The Manitoba and Alberta Pool Elevators merged in 1998 to form Agricore, which merged with United Grain Growers in 2001 to become Agricore United and then in 2007 merged with Saskatchewan Wheat Pool to form Viterra, ending Western Canada’s farmers’ co-operatives.³¹ The CWB, for many decades the sole buyer and seller of exported prairie wheat and barley (it was the world’s largest wheat exporter), faced raising opposition in the early 2000s. In 2012, the federal government discontinued its marketing monopoly and it became a voluntary organization.

The building on Main Street continued to headquarter the Pools and the CWB (which had purchased the building in 1947),³² and expanded in the 1960s to reflect the growth in business. The building was also home to non-related companies such as Air Canada, the Bank of Montreal and Canadian National Railways and still is home to the CWB.³³

²⁹ Information from Canadian Wheat Board website, no date.

³⁰ “Chronology”; and S. Broad, “World War II and Saskatchewan,” in *The Encyclopedia of Saskatchewan*, University of Regina, no date, http://esask.uregina.ca/entry/world_war_ii_and_saskatchewan.html.

³¹ “Chronology”; AWP; and SWP.

³² *City of Winnipeg Assessment Roll*, Roll No. 607320-12-2, 1930-1950.

³³ *Henderson’s Directory*, 1950-1999.

Today, changes to the role of the CWB have meant a reduction of staff from a high of 400 to today's 100. The CWB occupies the ground, seventh and eighth floors, with a daycare located on the second floor.

EVENT

There is no known significant historical event connected with this building.

CONTEXT

This two-part building is significant contextually in several themes. It was originally built in the late 1920s, opening only months before the Great Depression and the economic disaster of the following decade. It was built to house the business offices of the prairie wheat farmers' co-operatives, newly formed, producer-owned companies meant to give farmers more profit from the crops they sold. It was not a coincidence that the Pools chose Winnipeg as their headquarters, the City continued to be the region's centre of finance and the country's wheat marketing capital. The Pools chose to locate their offices on Main Street, near the banks and the Grain Exchange on Lombard Avenue.

The 1960s addition was part of the major expansion in Winnipeg occurring after World War II that saw the construction of numerous modern office buildings throughout the downtown region.

LANDMARK

This structure is a well-known office building located on one of the City's busier intersections.



APPENDIX I

CITY OF WINNIPEG - Preliminary Report Assessment Record

Building Address: 423 Main Street

Building Name: Canadian Wheat Board Building

Original Use: offices

Current Use: offices

Roll No. (Old): 607301 (10030)

Municipality: 12

Ward: 2

Property or Occupancy Code: 40

Legal Description: 6/7 St. John, Plan 5, Lot 1 and Plan 32971, Lot 3 (Original: 6/7^E St. John, Plan 5, Lots 1:2: part Lot 21: 23)

Location: northeast corner Main Street & McDermot Avenue

Date of Construction: 1928 & 1962

Storeys: 8 plus penthouse

Construction Type: Old building – brick & tile, New building – Reinforced concrete & steel beam framework

HERITAGE STATUS: ON NOMINATED LIST

Building Permits (Plans available: [CS] City Storage):

– 3890/1928 \$400,000 (original -56 x 120); 6553/1948 \$20,000 (alteration), 8415/1953 \$3,000 (repairs); 2491/1961 \$3,500 (8th floor renovated by Air Canada, 2 new elevators); 4725/1961 [CS] (addition – permit not found); 2491/1963 (windows on north side filled with concrete block – permit not found); 232/1971 \$19,500 (alteration 3rd & 6th floors); 6545/1971 \$28,000 (alteration to 7th floor); 1491/72 \$26,000 (8th floor alteration); 4178/1973 \$11,300 (N wall); 100686/1998 \$45,000 (repairs to cafeteria floor); 110553/1999 \$60,000 (alterations to 5th floor); 115142/2004 \$156,500 (structural alterations); 136960/2006 \$730,000 (interior & exterior alterations to main & 5th floors)

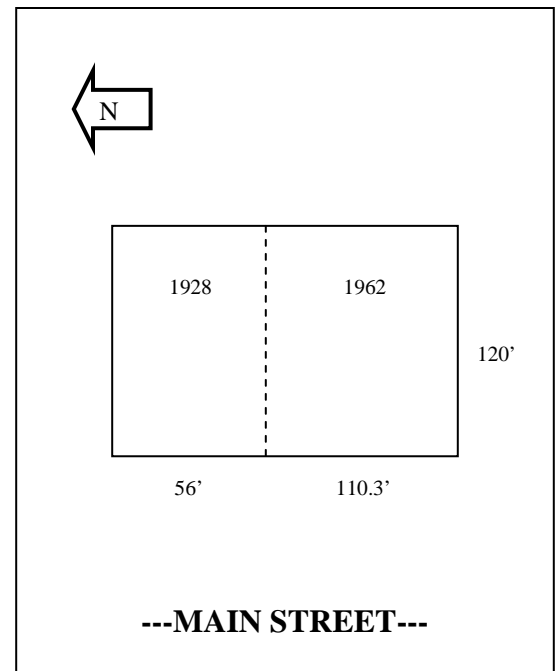
See page 2 – Building permits – 1962 Building

Information:

- 1928 Building

- 56 x 120 x 114+ = 769,096 cu. ft.
- Front – Tyndall limestone – balance brick exterior
- Upper walls 4” brick & 8” tile; basement – 15” concrete
- July 1943 – slight alteration to offices – partitioning 8th floor
- 1949 – new fluorescent lighting, acoustic tile ceiling 7th & 8th
- 1950 – 3rd floor alterations
- 1955 – 2 A/C units floors 1-7. “Generally good condition”
- 1963 – Addition to penthouse for fan room. Exterior walls sandblasted, all existing windows replaced, most partitions removed from all floors, new café – 5th floor, new electrical panel board, A/C 6th, 7th & 8th floors, fluorescent lighting, 3rd, 4th and 5th floors, suspended ceiling
- Permit 4178/1973 – North wall brick removed, brick veneer added

See page 2 – Building Information - 1962 Building



1962 Building, Building Permits

YEAR	NO.	PLANS	AMOUNT	DESCRIPTION
1961	4726		\$75,000	Office addition
1962	2186	City Storage	\$3,000,000	Superstructure 110 x 120
1965	1621		\$5,000	Air Canada alterations
1968	1948		\$4,850	Air Canada alterations
1971	6545		\$28,000	Alterations – 7 th floor
1973	4178		\$11,000	Alterations
1973	9251		\$2,500	Alterations
1974	185		\$2,500	Alterations
1979	5345	City Storage	\$6,000	Alterations
1981	8056		\$40,000	Exercise room
1982	423	City Storage	\$7,000	Ramp
1983	9082		\$6,000	Alterations
1984	9336		\$4,000	Alterations – 3 rd floor
1985	6194	City Storage	\$20,000	Scissor lift
1990	5021	City Storage	\$110,000	Interior alterations
1990	8772	City Storage	\$85,000	Interior alterations
1992	1582		\$25,000	Alterations
1993	202	City Storage	\$83,000	Alterations
1994	4858	City Storage	\$395,000	Alterations
1995	129		\$19,500	Alterations
1995	1020	City Storage	\$60,000	Alterations
1996	300		\$111,000	Alterations
1996	3281		\$3,400	Alterations
1997	490	City Storage	\$13,000	Alterations
1997	4468	City Storage	\$70,000	Alterations
2006	148631		\$11,000,000	Interior alterations

1962 Building Information:

- 110 ½ x 120 x 118+ = 1,627,390 cu. ft.
- Stone Ext. 3 sides – 8” concrete block, steel studs
- Penthouse – pre-finished metal siding, walls – 8” concrete block
- Permit 1948/1968 – Install 80’ partitioning on 6th floor and 25’ on 8th floor for Air Canada offices in north part
- Permit 6545/1971 – Renovations to 7th floor – partitioning, lighting
- Permit 1491/1972 – subdivide 7th floor
- Permit 9251/1973 & 185/1974 – one wall added dividing space used by bank
- Permit 6345/1979 – partitioning 2nd & 4th floors
- Permit 8056/1981 & 423/1982 – exercise room – basement, handicap ramp and outdoor opener
- Permit 6194/1985 – Hoistway & scissor lift, roll-up door - rear
- 1990 – Heating system conversion – gas boiler hot water heat
- Permit 5021/1990 & 8772/1990 – office space converted to Daycare - kitchen, washroom partitions

APPENDIX II

George William Northwood (1876-1959) and Cyril William Upton Chivers (1879-1969)

Major G.W. Northwood was born in 1876 and came to Winnipeg in 1905 as a graduate of McGill University, Montreal, PQ. At the time, he was affiliated with Werner E. Noffke of Ottawa, under the name Northwood and Noffke. For several years, this firm was the corporate architect for the Winnipeg-based Northern (later Northern Crown) Bank and responsible for the design of the company's banks prior to 1912.¹

Shortly after his arrival in the city, Northwood formed a short-lived partnership with William Wallace Blair (1852-1916), an Irish-born designer 24 years his elder. This short-lived partnership, known as Blair and Northwood, lasted only the construction year of 1906. By 1907, the pair was working individually according to the City of Winnipeg Building Permit Ledgers. Northwood continued working alone for over a decade, designing a number of large and small structures. In 1919, Northwood formed a four-year partnership with local architect Raymond Marwood-Elton Carey (1883-1975).

Northwood worked alone after 1922 until 1924 when he joined with fellow World War I veteran, Brigadier Major C.W.U. Chivers, who had briefly worked with Northwood as Northwood Noffke and Chivers in 1905.² Chivers was born on April 11, 1879 at Avebury, Wiltshire, England and completed studies in drafting at the London Polytechnic Institute. He arrived in Winnipeg in 1897 and took a job in the office of local designer S. Frank Peters and a year later was working for George Browne. He was employed as a draftsman for the Canadian Pacific Railway from 1901-1908 and then opened his own architectural office. Chivers served with the First Canadian Mounted Rifles in World War I and returned to Winnipeg and renewed his practice. He was a life member of the Engineers' Institute and a Charter member and fellow of the Royal Architectural Institute of Canada. He was an Honourary Life Member of the Manitoba

¹ R.R. Rostecki, "St. John's Telephone Exchange - 405 Burrows Avenue, Winnipeg, Manitoba," report for the City of Winnipeg Historical Buildings Committee, August 1991, p. 17.

² Manitoba Free Press, July 12, 1905, p. 7.

Association of Architects after having served as its president in 1928 and 1940.³ He died in 1969.

Northwood's career also included a seat on the Board of the Manitoba Association of Architects, membership in the Royal Architectural Institute of Canada, and the presidency of the Manitoba Club. He died in 1959.⁴

Northwood and Chivers was an extremely successful partnership that lasted into the 1950s and included Philip M. Casey⁵ and Chivers' son John.

The list of buildings attributed to Northwood and Chivers would include:⁶

Gordon Bell Junior High School, 3 Borrowman Pl. (1925)
William A. Smith House, 111 Park Blvd. (1925)
All Saints Anglican Church, 521 Osborne St. (1926)
Manitoba Cartage Building, 345 Higgins Ave. (1926)
Tuxedo School, 2300 Corydon Ave. (1926)
St. Ignatius Catholic Church, 255 Stafford St. (1928)
Canadian Wheat Board Building, 423 Main St. (1929)
Robert H. Smith School, 500 Kingsway (1929) – demolished 1992
Assiniboine Park Pavilion (1929) – Grade II
Singer Sewing Machine Company building, 424 Portage Ave. (1929)
Imperial Bank, Invermere, B.C. (1929)
Hall Building, Howe Street, Vancouver, B.C. (1929)
Riverbend School for Girls Junior School (Balmoral Hall School), 630 Westminster Ave. (1930)
Canadian General Electric Building, 265 Notre Dame Ave. (1930) – Grade III
Women's Tribute Memorial Lodge, 200 Woodlawn St. (1931) – Grade II
Queenston School, 245 Queenston St. (1931)
High School, Kenora, Ontario, 1931
Public school, Ninette, Manitoba, 1932

³ See Manitoba Association of Architects File on C.W.U. Chivers; Winnipeg Free Press, August 12, 1969, p. 25; and John Chivers (son), "A History of the Manitoba Association of Architects," unpublished manuscript, ca.1966, pp. 26-27.

⁴ Winnipeg Free Press, December 15, 1959, p. 38.

⁵ According to Manitoba Association of Architects records, Philip McHugh Casey was born in Winnipeg, March 23, 1923 and graduated from the School of Architecture, University of Manitoba, in 1946. Casey designed the 1960 addition to Government House, Kennedy Street (Winnipeg Free Press, May 21, 1960, p. 5). He died in Halifax, N.S. on September 17, 1977 (Winnipeg Free Press, September 19, 1977, p. 70).

⁶ City of Winnipeg, Historical Buildings & Resources Committee files; author; and Winnipeg Architectural Foundation website, www.winnipegarchitecture.ca, 2013.

Northwood and Chivers designs (continued):

Civic Auditorium, 444 St. Mary Ave. (1932 – member of Board of Design)
Bank of Toronto, 420 Academy Rd. (1934)
Federal Building, 269 Main St. (1935 – member of Board of Design)
T. Eaton Company Department Store, 101st St. at 102nd Ave., Edmonton, AL (1938)
Singer Building, 590 Main St. (1939)
John Deer Plow Co. Office & Warehouse, Livingston St., Yorkton, Saskatchewan, SA (1941)
St. John's Telephone Exchange, 405 Burrows Ave. (1946 addition)
Bank of Montreal, 676 Main Street (1948)
Winnipeg General Hospital, Bannatyne Ave. at Emily St., Maternity Pavilion (1948-1950)
Imperial Bank of Canada, Winnipeg, 1950
Royal Hotel, Flin Flon, MB, major addition (1950)
Bank of Toronto, 215 Portage Ave. (1950-1951) – demolished
Bank of Toronto, 1460 Corydon Ave. (1951)
Assiniboine Gordon Hotel, 1975 Portage Ave. (1951)
Manitoba Medical Service Building, 208 Osborne St. North (1951-1953)
St. Andrew Bobola Roman Catholic Church, 541 Marion St. (1953 – Northwood, Chivers, Chivers & Casey)
Thomas D. McGee Funeral Chapel, 124 Donald St. (1954 – Northwood, Chivers, Chivers & Casey)
Misericordia Hospital, 99 Cornish Ave., addition and nurses' residence (1954-1956 - Northwood, Chivers, Chivers & Casey)
Charleswood Collegiate Institute, 505 Oakdale Dr. (1955-1956 – Northwood, Chivers, Chivers & Casey)
Manitoba Motor League Building, 175 Carlton St. (1956 – Northwood, Chivers & Casey)

APPENDIX III

Smith Carter Searle Associates

Formed in 1947 by three recent University of Manitoba Architecture graduates, the firm, today operating as Architecture49, was one of Winnipeg's most prolific and influential firms in the post-World War II era.

Ernest John Smith was born in Winnipeg in 1919¹ and won the Royal Architectural Institute of Canada Gold Medal at the University of Manitoba, moving on to receive his Master's Degree from the Massachusetts Institute of Technology. Joining with Dennis Carter and Walter Katelnikoff to create Smith Carter Katelnikoff, Smith also taught at the University of Manitoba while the practice was being established. Beyond this practice, Smith was also influential through his board work, including: President of the Manitoba Association of Architects (1956-1961); Chairman of the National Joint Committee on Construction Materials (1963-1965); and Dean of the College of Fellows (1972-1975) and Chancellor of the Royal Architectural Institute of Canada (1979). Smith remained as managing partner of the firm for 38 years, retiring in 1985. He died in 2004.²

Dennis Carter was born in Montreal, PQ in 1920 but spent his youth in England, before being sent to Canada during World War II. He graduated from the University of Manitoba with a Bachelor of Architecture in 1945 and was, like partner E.J. Smith, awarded the Royal Architectural Institute of Canada Gold Medal. He died in 2012.³

Walter L. Katelnikoff was born in 1918, graduating with his Bachelor of Architecture degree from the University of Manitoba in 1944. He worked for a year in the offices of Moody and Moore and then, with Ernest J. Smith, worked for the firm of Northwood and Chivers. In 1947, Smith Carter Katelnikoff was formed and its commissions grew throughout the 1950s. In 1958,

¹ [The Canadian Encyclopedia](#), online edition, 2007.

² [Winnipeg Free Press](#), October 25, 2004.

³ [Winnipeg Free Press](#), June 30, 2012.

Katelnikoff left the firm and joined with associates John Stuart Allison and James P. Lewis to established Walter L. Katelnikoff and Associates. Katelnikoff died in 1974.⁴

The firm grew steadily in the 1950s on the strength of commissions for several large schools throughout the city and in rural Manitoba and Western Canada where large, modern centralized facilities were replacing the local one-room school.⁵ As a result, the firm took on a fourth partner, E. Fitz Munn in 1954, although he only stayed with the firm for two years.⁶ In the late 1950s, James E. (Jim) Searle joined the firm, which became Smith Carter Searle Associates.⁷ Searle graduated from the University of Manitoba in 1951.⁸ He was the president of the Manitoba Association of Architects from 1959-1960 and president of the Royal Architectural Institute of Canada from 1967-1968.⁹ He moved to Toronto, ON around the time that the Winnipeg firm merged with John B. Parkin Associates of Toronto to become Smith Carter Parkin in 1969.¹⁰

A major restructuring and amalgamation of several Canadian firms including Smith Carter created today's Architecture49 which designs structures all over the world.

Among the more notable works of Smith Carter and its local variants are (all buildings Winnipeg unless otherwise noted):

École Varennes, 22 Varennes Avenue (1951)

Norwood Collegiate Institute (now Nelson McIntyre Collegiate), 188 St. Mary's Road (1955)

Rae and Jerry's Steak House, 1405 Portage Avenue (1957)

Monarch Life Building, 333 Broadway (1959-1963) – Massey Medal winner

⁴ “Walter L. Katelnikoff,” in Winnipeg Architectural Foundation website, <http://www.winnipegarchitecture.ca/walter-katelnikoff/>, 2013 (below as WAF website). Katelnikoff lived for many years at 762 South Drive, a street that was also home to architects Roy Sellors, Allan Waisman, Dennis Carter and John Russell.

⁵ Smith Carter website, 2014.

⁶ WAF website.

⁷ Smith Carter website, 2014.

⁸ Manitoba Association of Architects' files.

⁹ Loc. cit.; and RAIC website, 2010-2014.

¹⁰ Winnipeg Free Press, March 11, 1969, p. 47.

Smith Carter designs continued:

J.A. Russell Building (University of Manitoba Faculty of Architecture), 83 Dafoe Road (1959) –
Massey Medal winner

Knowles School for Boys, 2065 Henderson Highway (1960)

Medical Arts Building Parkade, 218 Edmonton Street (1961)

Canadian Wheat Board Building, 423 Main Street (1962)

Royal Bank Building, 220 Portage Avenue (1965)

Pan Am Pool, 25 Poseidon Bay (1967)

Entrance to Expo '67, Place d'Accueil, Montreal, PQ (1967)

Richardson Building, 1 Lombard Place (1967-1969)

Manitoba Centennial Centre, 555 Main Street (1967-1972)

Lombard Garage, 136 Lombard Avenue (1969)

Winnipeg Inn (Westin, Lombard Hotel, Fairmont Hotel) and Lombard Concourse, 175 Portage
Avenue East (1970)

Canadian Chancery Building, Warsaw, Poland (1970)

Canadian Grain Commission Building, 303 Main Street (1970)

Bank of Canada Building, 161 Portage Avenue East (1971)

Woodsworth Building, 405 Broadway (1973)

Carlton Club, 280 Fort Street (1976)

Credit Union Central Plaza (IKON Building), 215 Garry Street (1976)

Great-West Life Assurance Company Building, 60 Osborne Street (1979)

Trisec Building, Scotia Bank Building & Winnipeg Square, Portage & Main (1980)

Great-West Life Assurance Company Building, 60 Broadway (1981-1983)

Air Canada Building, 355 Portage Avenue (1984)

Portage Place, 393 Portage Avenue (with Number Ten Architectural Group), 1986

St. Boniface Hospital Research Centre, 351 Avenue Taché (1986)

John Buhler Research Centre (Health Sciences Centre), 715 McDermot Avenue (ca.1990)

Kermanshah Technical Training Centre, Iran (date unknown)

Canadian Embassy Building, Moscow, Russia (date unknown)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING

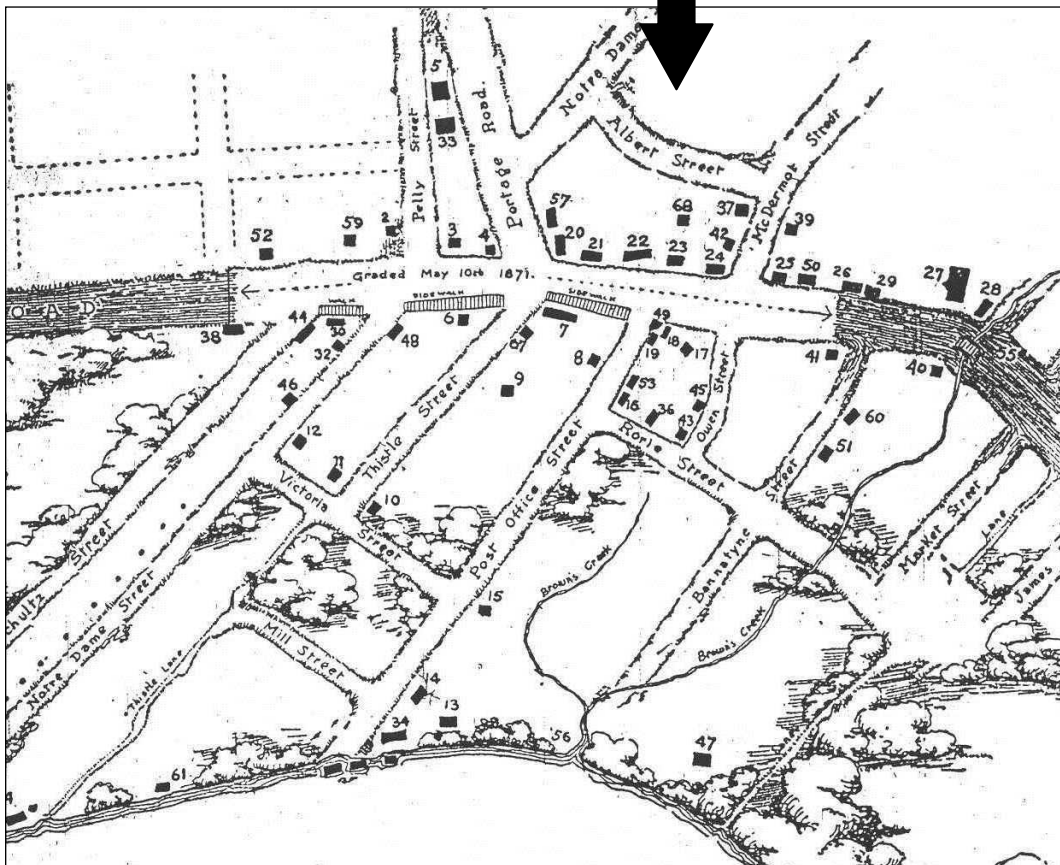
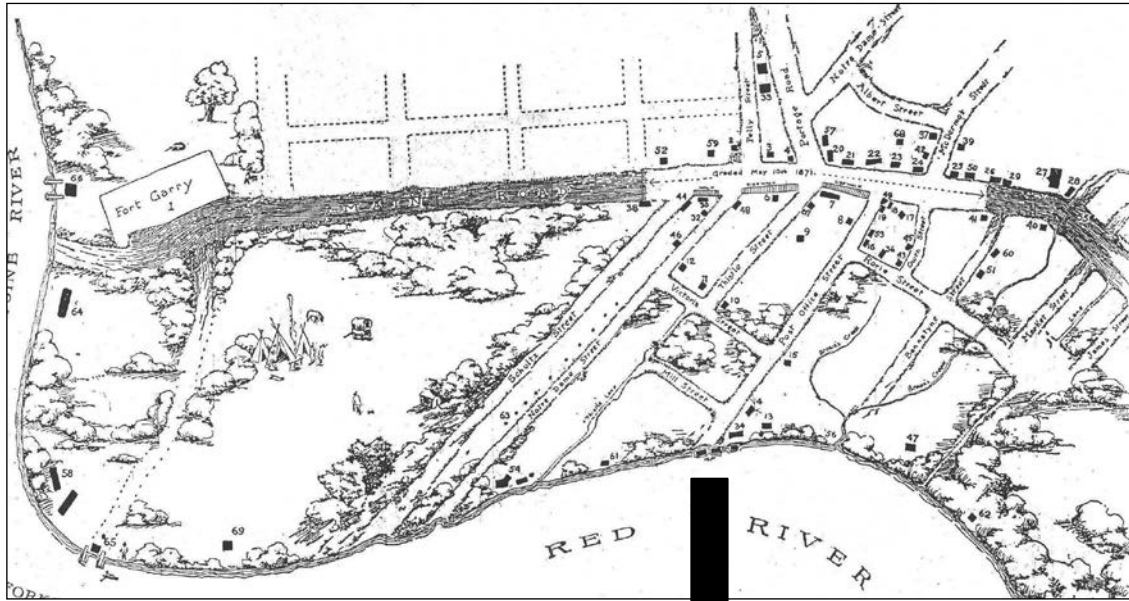


Plate 1 – Map of Winnipeg, 1872. Streets have been laid out east of Main Street (which was “Graded” in May 1871) and commercial ventures are occupying lots on both sides of the street. (Reproduced from Manitoba Free Press, November 9, 1922, p. 22.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING

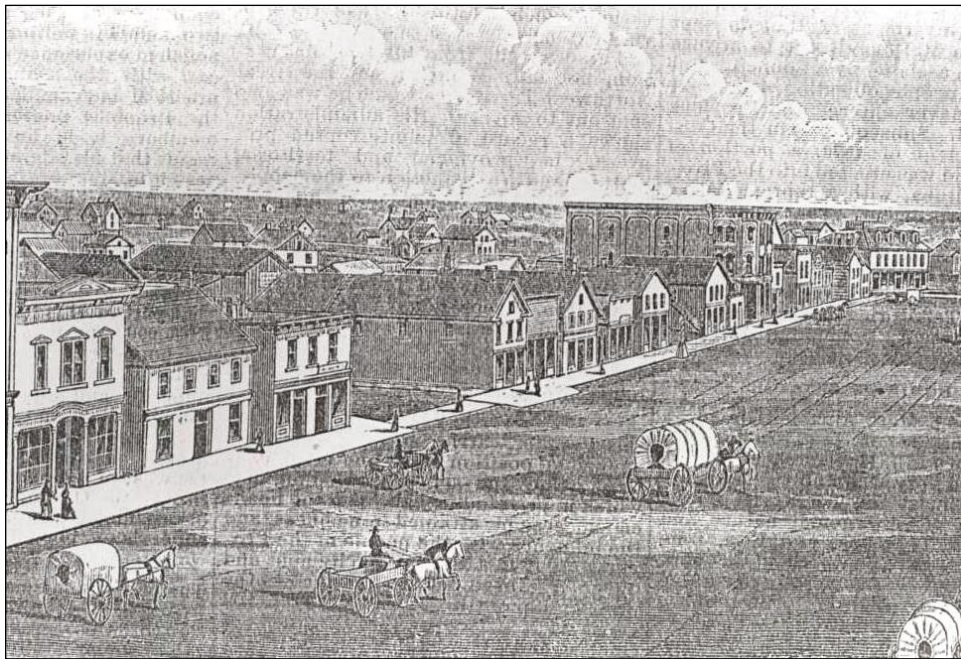
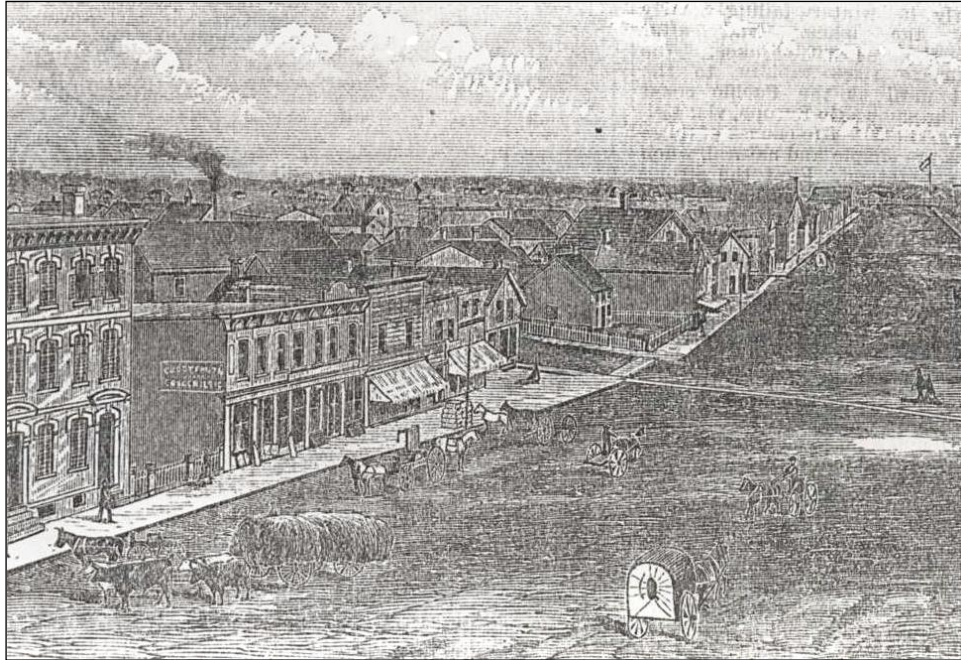


Plate 2 – Main Street, ca.1877 looking south (top) and north (bottom). (Western Canada Pictorial Index, 604-18896 [top] and 604-18894 [bottom].)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING

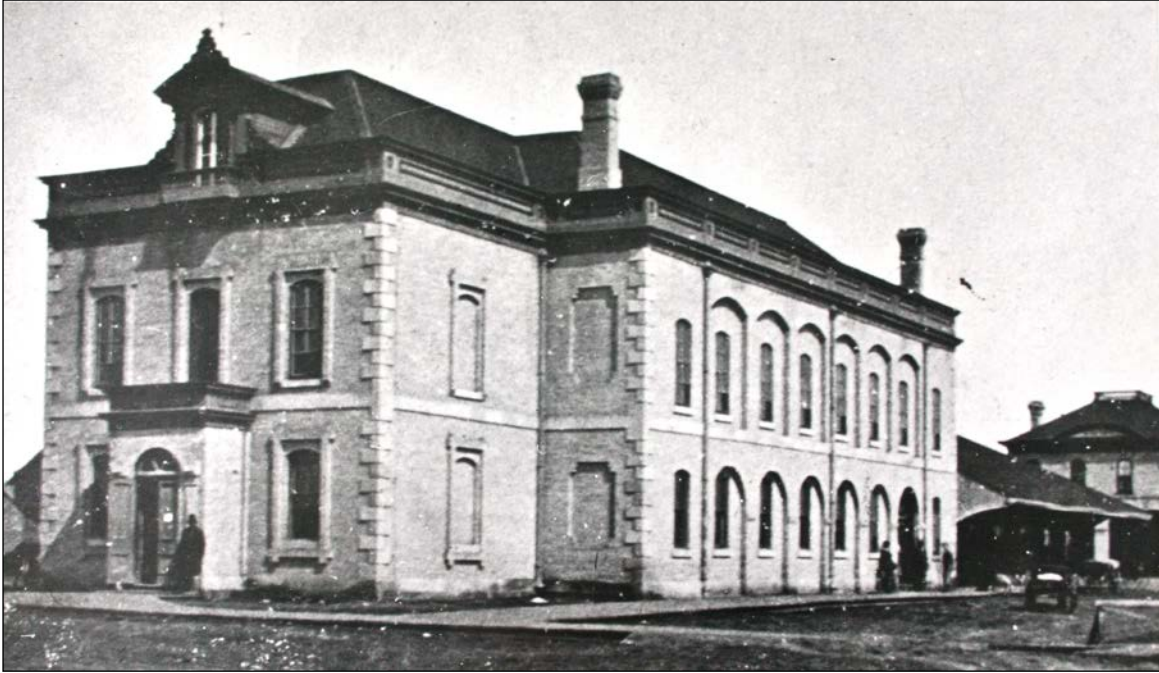


Plate 3 – Winnipeg’s first City Hall, Main Street, ca.1877. (Archives of Manitoba, “Winnipeg-Buildings- Municipal- City Hall 1875-1, N118.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 4 – Winnipeg Post Office, 401 Main Street (northeast corner of Owen Avenue [now McDermot Avenue]), no date. Winnipeg's fifth main post office building, it was used until 1908 when the new building at 236 Portage Avenue was officially opened. It then underwent \$42,000 of renovations (City of Winnipeg Building Permit, #144/1910) and became the Canada Customs Building. It was finally used by the Wheat Pool prior to its demolition in the early 1960s. (Rob McInnes Postcard Collection, #678.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 5 – Main Street, looking south from Lombard Avenue, 1876. The brick Merchants Bank of Canada is at the arrow. (Archives of Manitoba.)



Plate 6 – Looking north along Main Street from Portage Avenue through Bankers' Row, 1919. (Courtesy of the City of Winnipeg.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 7 – The Bird Block, 435-439 Main Street, 1888. (Reproduced from the Winnipeg Sun, Mid-Summer Holiday Number, 1888, p. 23.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 8 – Main Street, 1900, looking southeast from William Avenue: #1- Post Office; #2- Grundy Block; #3- Bird Building. Small, one-storey commercial property is visible between the Grundy Block and the Post Office. (Reproduced from William H. Carre, *Art Work on Winnipeg, Manitoba, Canada* (William H. Carre & Co., 1900), Vol. X, page 2.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 9 – The architect's drawing of the renovated front (west) façade of the former Grundy Block, 433 Main Street, for the Traders' Bank of Canada, 1907. (Reproduced from Manitoba Free Press, July 27, 1907, p. 2.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 10 – The Banque d’Hochelaga Chambers (name from Henderson’s Directory, 1914-1925), renovated Grundy Block/Traders’ Bank of Canada Block, 433 Main Street, ca.1915. (City of Winnipeg.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 11 – Main Street, looking south from William Avenue, 1926. The block between Bannatyne and McDermot avenues is occupied by, from north to south, the Bird Block (#1), the Banque d’Hochelaga Chambers (#2), several small retail blocks (#3) and the Canada Customs Building (#4). (Courtesy of the Archives of Manitoba, William T. Burns Collection No. 626, N443.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 12 – Image of the newly completed Wheat Pool Building, 423 Main Street, 1929. Note the original ornate treatment at the roofline. (Reproduced from J.W. Graham, Guide to the architecture of Greater Winnipeg [Winnipeg, MB: University of Manitoba Press, 1960].)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 13 – Main Street looking south from Bannatyne Avenue, 1964. The Banque Canadienne Nationale Chambers (former Banque d’Hochelega Chambers), 433 Main Street, is on the left, the Wheat Pool Building and its 1962 addition to the right. (University of Manitoba Archives, Winnipeg Tribune Collection, PC 18/1418/18-1418-004.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 14 – Canadian Wheat Board Building, 423 Main Street, front (west) façade of the 1929 structure, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 15 – Canadian Wheat Board Building, 423 Main Street, detail of main entrance on the (west) façade of the 1929 structure, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 16 – Canadian Wheat Board Building, 423 Main Street, detail of Manitoba coat of arms at the main entrance on the (west) façade of the 1929 structure, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 17 – Canadian Wheat Board Building, 423 Main Street, detail of front (west) façade, 2014. (M. Peterson, 2014.)



Plate 18 – Canadian Wheat Board Building, 423 Main Street, roofline of front (west) façade, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 19 – Canadian Wheat Board Building, 423 Main Street, rear (east) façade, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 20 – Canadian Wheat Board Building, 423 Main Street, front (west) façade of 1962-1964 addition, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 21 – Canadian Wheat Board Building, 423 Main Street, detail of ground floor of front (west) façade of 1962-1964 addition, 2014. (M. Peterson, 2014.)



Plate 22 – Canadian Wheat Board Building, 423 Main Street, detail of ground floor of front (west) façade of 1962-1964 addition, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 23 – Canadian Wheat Board Building, 423 Main Street, south façade of 1962-1964 addition, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 24 – Canadian Wheat Board Building, 423 Main Street, rear (east) façade of 1962-1964 addition, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 25 – Canadian Wheat Board Building, 423 Main Street, ground floor concrete pillar, 2014.
(M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 26 – Canadian Wheat Board Building, 423 Main Street, 8th floor office space with high ceilings, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 27 – Canadian Wheat Board Building, 423 Main Street, vacant office space, 6th floor, 2014. (M. Peterson, 2014.)



Plate 28 – Canadian Wheat Board Building, 423 Main Street, interior, 2014. (M. Peterson, 2014.)

423 MAIN STREET – CANADIAN WHEAT BOARD BUILDING



Plate 29 – Main Street, looking north from Portage Avenue, ca.1968. The Wheat Pool Building and its newly completed addition are centre right, the Richardson Building is under construction at the right side of the image. (City of Winnipeg.)

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Plate 30 - Advertisement for stone supplied by John Gunn and Sons. (Reproduced from Manitoba Free Press, August 3, 1903, p. 2.)

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Plate 31 - Advertisement for John Gunn & Sons Limited, Engineers and Contractors. (Reproduced from Manitoba Free Press, April 27, 1929, p. 13.)