



785 MAIN STREET

SUTHERLAND (COSMOPOLITAN) HOTEL

PREPARED BY PETERSON PROJECTS – FEBRUARY 2009



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Date of Construction: 1900

Building Permit: N/A & 460/1913 (addition)

Architect: Unknown (1900); Evans, Frank R. (1913)

Contractor: Unknown (1900); Horner, W. (1913)

ARCHITECTURAL INTEREST:

This solid brick structure is another of the group of modest north Main Street hotels built after the turn-of-the-century to fill the demand for short-term residential space that has evolved, like so many of them, into long-term housing for low-income citizens.

The front (west) façade is a mixture of original and renovated space; the ground floor has been completely remodelled over the years and is now stuccoed with newer aluminium doors and windows. The upper two floors are filled with windows, the openings of the second floor have curved corners and the top floor has arched heads. All the openings are topped by delicate drip moulding. The second and third floors are separated visually by a brick belt course that wraps around the front and runs the entire length of the south façade as well. The building was originally topped by a magnificent metal cornice that has been removed because of disrepair.



Front (west) and south façades, 2009

The south side is a continuation of the front façade, although the more elaborate drip moulding of the third storey is replaced on the side wall by moulding that matches the lower floor. A one-storey brick addition is located at the rear of the building.

Little is known about the architect of this block, Frank R. Evans. He began his practice in 1901, although he had only one commission that year and none the year after. From 1903 until the 1930s,¹ he was fairly busy, designing a wide range of buildings, most in the small-to medium-scale category. Some of his larger works include the Foley, Lock and Larson Warehouse, Market Avenue (1903, demolished), Paulin-Chamber Company Building, 311 Ross Avenue (1904 & 1910), Tabernacle Baptist Church, Burrows Avenue at Charles Street (1906, demolished), C.A. Baskerville House, Donald Street (1906), Johnstone Block, 209 Pacific Avenue (1910), Leslie Storage Warehouse, 83 Kate Street (1909), D.D. McOuat House, Balmoral Place (1907), R.S. Robinson Company Warehouse, Louise Avenue (1919) and the St. John's Skating Rink, Church Avenue (1922, demolished).²

The structure stands on its original site and appears to be in fair structural condition. The removal of the cornice has had a significant negative affect on the appearance of this building.



Front (east) façade detail, 2009

HISTORICAL INTEREST:

Joseph Burnhart, hotelkeeper, is listed as the original owner of this hotel. C.F. Bunnell listed as the owner in 1907, Francis Curry from 1910-1917 (when it was renamed the Sutherland Hotel). Drewery's Brewery is listed as the owner from the late 1929 well into the 1950s, following a local trend for breweries to own and operate hotels throughout the city.³ Commercial tenants in the building included Walter's Barber Shop, Walter Pelda proprietor (1960-1970) and John's Barber Shop, John Maslanka proprietor (1980).⁴

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- illustrative of the type of hotel facility popular in Winnipeg, especially along Main Street, built shortly after the turn-of-the-century that has evolved into a long-term boarding facility;
- its associations- N/A;
- its design- N/A;
- its architect- F.R. Evans was a respected and important practitioner;
- its location- contributes greatly to the historic streetscape of its north Main Street block; and
- its integrity- its main façades continue to display some of their original elements and design.



Front (east) façade, 1978

ENDNOTES:

- 1 According to a website on the I.O.O.F. Hall, 74 Princess Street (http://www.ioofmanitoba.ca/74_princess_ave.htm), Evans was hired as the architect to design interior repairs to the building after a January 1930 fire.
- 2 City of Winnipeg Building Permit Ledger Books, 1899-1926.
- 3 City of Winnipeg Assessment Rolls, Roll No. 14000877000, 1920-1990.
- 4 Henderson's Directory, 1905-1980.