



**100 OSBORNE STREET**

**OSBORNE-RIVER BUILDING**

City of Winnipeg  
Historical Buildings & Resources Committee  
Researcher: M. Peterson  
March 2019

This building embodies the following heritage values as described in the *Historical Resources By-law, 55/2014* (consolidated update July 13, 2016):

- (a) It was built in 1909 in the middle of Winnipeg's decade long growth phase that saw the development of new neighbourhoods and the evolution of its older districts with the construction of mixed-use buildings such as the Osborne-River Building;
- (b) It is associated with the growth and evolution of this commercial area of Fort Rouge;
- (c) It is a modest example of the Classic Revival style and was designed by noted local architect Charles S. Bridgeman;
- (d) Built of solid, dark hued brick on a heavy stone foundation, the block is a good example of the type of mixed use structure developed and built during this period;
- (e) It is a highly conspicuous building within its neighbourhood; and
- (f) The building's exterior has suffered little alteration.

## 100 OSBORNE STREET – OSBORNE-RIVER BUILDING

By the early 1900s, Winnipeg was in the midst of the most far-reaching and sustained period of growth in its history. The effects on the physical landscape of the community were enormous.

In the city's downtown, for example, infill construction, the demolition of older structures and erection of larger, more permanent buildings greatly increased the density of development. Much of this activity followed spatial patterns established before the turn-of-the-century which had created specific banking, warehouse and commercial districts.<sup>1</sup> Similarly, empty lots along streets in older residential neighbourhoods began to fill as the demand for housing increased.

Beyond the central core, these same pressures led to the creation of new residential, commercial and industrial precincts or the expansion of established districts. This necessitated a constant redefinition of the city's boundaries by civic officials and leaders.

One area that witnessed tremendous growth before and after 1900 was Fort Rouge. What had been a scattered settlement of French-speaking, agriculturally-based families in the 1870s quickly began to develop in the early 1880s because of two main factors: the construction in 1881-1882 of a permanent, privately-owned bridge at the foot of Osborne Street by the South Winnipeg Bridge Company;<sup>2</sup> and the annexing of the area and its organization as Ward One of the City of Winnipeg in 1882.

The bridge had a major impact – developers and citizens now had easy access to and from the area and dozens of mansions and modest homes were started and/or completed in 1882, especially along the river and Roslyn Road.

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<sup>1</sup> M. Peterson, "36 Roslyn Road - J.C. Falls House," report for the City of Winnipeg Historical Buildings Committee, January 1994, p. 1.

<sup>2</sup> D.M. Lyon, "History of the Osborne Village Development Plan Area: Part A," report for the City of Winnipeg, Planning, Property and Development Department & Historical Buildings Committee, November 2003, p. 26. The bridge was designed by engineer H.N. Ruttan and built by Dean and Westbrook and was caused some controversy when construction began before the owners had secured all the required approvals.

As one reporter wrote when the bridge opened in September 1882:

Now that the Osborne Street bridge is completed for traffic the pretty woodland scenery and the pleasant promenades of Fort Rouge attract many visitors, especially on Sundays.<sup>3</sup>

Fort Rouge leaders were able to negotiate terms for becoming a Ward within the City of Winnipeg:

- Fort Rouge would become a single ward within the expanded city;
- Winnipeg would grant the ward \$5,000/year for five years over and above its fair appropriation for infrastructure improvements. In addition, Winnipeg would spend \$5,000 on public works in Fort Rouge in 1882; and
- Winnipeg would provide three toll-free bridges across the Assiniboine by purchasing the privately owned Assiniboine and Osborne Street<sup>4</sup> bridges and building a third crossing at or near the foot of Boundary (present-day Maryland) Street.

The area now attracted some of the City's wealthier families and well-known public figures because of its proximity to the downtown, its large, relatively cheap parcels of land and its relative "ruralness."

The 1882 bridge ensured that Osborne Street would develop as the premier commercial thoroughfare in Fort Rouge. Thirty years later, a modern bridge was completed at the same location (Plate 1). The bridge included overhead counter-balances to lift the central section, the decorative arches remained part of the bridge until 1937 when one of the 63-tonne weights broke loose and crashed onto the deck in the middle of the night. The arches were removed shortly after.

In 1910, real estate agent H.M. Millman built a modern mixed-use retail and residential structure on the southeast corner of Osborne Street and another of Fort Rouge's main roads, River Avenue (Plates 2 and 3).

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<sup>3</sup> Winnipeg Daily Times, October 2, 1882.

<sup>4</sup> Manitoba Daily Free Press, November 7 and December 5, 1882; and Winnipeg Daily Times, July 18, August 8, 15, 22 and 29, September 19 and December 6, 1882.

## STYLE

The building is a modest example of the Classic Revival style, popular in Canada from 1900 to approximately 1930 and developed as a reaction to the highly ornamental styles of the late 19<sup>th</sup> century.<sup>5</sup> This type of building is distinguished by its use of Greek and/or Roman ornamental elements such as columns, capitals, pediments, entablatures, cornices and parapets. The structures are usually symmetrical with monumental proportions and smooth surfaces. Porticos, cupolas and other features are also common, window openings are rectilinear rather than arched and rooflines are flat and unadorned. Many excellent examples exist in Winnipeg including the Legislative Building, Broadway (built 1913-1920) and the Bank of Montreal, 335 Main Street (built 1911-1913).

## CONSTRUCTION

According to the original plans, the block is an irregularly shaped structure, running approximately 30.5 metres along River Avenue and 25.9 metres along Osborne Street, the two main façades connected by an angled corner (see Appendix I for more construction information).<sup>6</sup> The foundation walls are 53.3 centimetres thick, the solid brick walls of the superstructure measure: 43.2 centimetres on the ground floor and 33.0 centimetres on the second and third floors. Original cost of construction was \$70,000.<sup>7</sup>

## DESIGN

The building has two public elevations, the north facing River Avenue and the west facing Osborne Street, joined by an angled corner (Plate 4). Both ground floors feature large windows and several entrances for the retail space within. The north façade features an arched, stone framed main entrance (Plate 5) while the west side's main entrance is topped by a large arched window (Plate 6) as well as plainer square headed doorways. A recessed area at the rear (east

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<sup>5</sup> Identifying Architectural Styles in Manitoba (Winnipeg, MB: Department of Culture, Heritage and Citizenship, 1991), p. 32.

<sup>6</sup> City of Winnipeg Assessment Record, Roll No. 321081-12-1, PC 33.

<sup>7</sup> City of Winnipeg Building Permit, No. 847/1909.

end) of the north façade holds another ornate stone clad entrance with pediment (Plate 7). The ground floor is visually divided from the upper floors by a wide stone cornice that acts as a belt course. The upper two storeys feature square headed windows with stone lug sills and ornamental brick and stone embellished spandrels. The brick walls of the third floor create pilasters between the window openings and are finished with modest stone capitals that support another belt course. Finishing the building is a complete entablature with stone capped brick parapet that includes more ornamental stonework and a raised section in the northwest corner holding a clock (Plate 8).

The east façade, facing a back lane and St. Augustine Church, is a continuation of the design and materials of the public façades (Plate 9) while the south elevation is finished in common clay brick (Plate 10).

Smooth-cut stone cladding was added to the north and part of the west façades (Plate 11) that was later removed (pre-1978 – Plate 12) to expose the original ground floor.

## **INTERIOR**

The original building, as drawn, featured one residential suite (northeast corner), mechanical and storage rooms and retail storage in the basement. The ground floor was divided into six retail shops and three residential suites (along the east wall) and as well as access to the interior courtyard (Plate 13). The second floor was laid out with offices in the northeast corner and one-bedroom suites in the remainder of the space. The suites included large living rooms, kitchens and bathrooms. The suite in the northeast corner was a two-bedroom suite. The top floor residential space was similarly laid out; the northwest corner was an open hall (“Lodge Room”) with attached “Banqueting Room.” The interior courtyard, which was open to the sky, featured windows, doors and small decks accessed by staircases and provided natural light and fresh air to the suites (Plates 14 and 15).

In the mid-1970s, the block was completely altered on the interior including a roof built over the central courtyard, construction of bridges and redesigning some of the interior space.

Today, the building features a mix of retail and office space that still feature examples of the original dark wood finishes around windows and doors and the northeast staircase and ornamental tin ceilings (Plates 16-19). The northeast entrance foyer also features original wood paneling (Plate 20).

## **INTEGRITY**

The building stands on its original site and appears to be in good structural condition for its age. Alterations to the exterior have been confined to the ground floor where changes in occupancy and use of the retail space have translated into the renovation and modernization of exterior elements. The upper floors have not seen major alteration.

## **STREETScape**

The Osborne-River Building has been an important contributor to two busy Fort Rouge streetscapes for over 100 years. Although significant development has occurred along both River Avenue and Osborne Street, heritage elements are still evident and this block is an important part of the area (Plates 21-23).

## **ARCHITECT/CONTRACTORS**

This building was designed by New York-trained local architect Charles S. Bridgman (1875-1965). Bridgman came to Winnipeg in 1903 and had a long and distinguished career (see Appendix II for biographical information). He has received 10 points from the Historical Buildings and Resources Committee.

Arthur C. Waller was the contractor for the building. Waller was a small-scale local builder who also built the Windsor Hotel, 187 Garry Street (1903), the James A.S. Mackay House, 204 Colony

Street (1904) and a number of small homes and structures from 1902-1909. He is known to have worked for several years in partnership as Waller and Howell.<sup>8</sup>

## **PERSON/INSTITUTION**

Real estate agent Hartley McKinley Millman (ca.1877-1932) is listed on the original City of Winnipeg Building Permit as the original owner. Millman was born in London, Ontario, coming to Winnipeg in 1902 and entered into real estate, specializing in residential property.<sup>9</sup> He was also involved in the construction and selling of several homes in the early 1920s in the Fort Rouge/River Heights neighbourhoods.<sup>10</sup> His Winnipeg homes included 14 East Gate, 318 Oxford Street and 287 Kingsway (Plate 24). He died in Winnipeg in December 1932 leaving a widow and four children.<sup>11</sup>

Millman sold his interest in the Osborne Street property shortly after completion to local development firm Notre Dame Investment Company, which owned it until a sale in the late 1920s to Northern Canadian Mortgage Company. It was sold to Reuben Waisman in the 1960s and Kona Enterprises in the 1980s.<sup>12</sup>

Tenancy in the commercial space has been varied and has included: Bank of Commerce (1916-1935); R.B. Ormiston, florist (1916-1985); Toronto Dominion Bank; McLean's Confectionary (1925-1935); M.J. Dilger, jeweller (1945-1955); a post office (1945), and Victor's Restaurant (1985). Some of the upper floor space was used as a dance hall and studio (Osborne Hall) in the pre-1930 era. The residential space has been converted into offices and commercial space (date unknown).<sup>13</sup>

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<sup>8</sup> Files of the Historical Buildings and Resources Committee.

<sup>9</sup> Winnipeg Free Press, December 8, 1932, p. 9.

<sup>10</sup> City of Winnipeg Building Permit Ledger Books, 1899-1926.

<sup>11</sup> Winnipeg Free Press, December 8, 1932, p. 9.

<sup>12</sup> City of Winnipeg Assessment Rolls, Roll No. 610000-12-2, 1920-1990.

<sup>13</sup> Henderson's Directory, 1910-1990.



**EVENT**

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

**CONTEXT**

This block was built in the middle of Winnipeg's major 20<sup>th</sup> century growth phase, 1900-1914. This expansion had an impact on all aspects of the City, including population and spatial growth. For many of the suburbs, it was a time of increased growth and Fort Rouge, established in the 1880s, was similarly affected. The demand was high for modern housing but also for commercial and office space and apartment suites – a building form that gained great popularity in the City. The Osborne-River Building was built to supply the demand for all these spaces.

The block is also an excellent example of rental property – capital invested in real estate that would, for many decades, bring modest, steady return on investment. This type of development was seen throughout the City during this period and beyond.

**LANDMARK**

Located on the corner of a very busy intersection, the Osborne-River Building is a well-known structure in the neighbourhood.



## APPENDIX I

### *CITY OF WINNIPEG - Preliminary Report*

Building Address: 100 Osborne Street  
(450-460 River Avenue)

Building Name: Osborne-River Building (The Courtyard)

Original Use: mixed (retail/residential/office)

Current Use: mixed

Roll No. (Old): 321081 (---)

RSN: 141098

Municipality: 12

Ward: 1

Property or Occupancy Code: 33

Legal Description: 36/37 St. Boniface, Plan 27446, Lot 1

Location: southeast corner River Avenue

Date of Construction: 1909

Storeys: 3

**Heritage Status: NOMINATED LIST**

Construction Type: brick and stone foundation

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

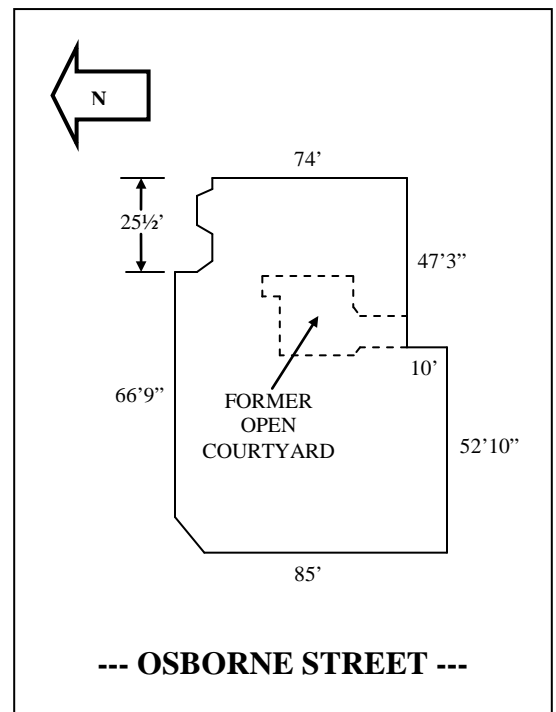
**SEE NEXT PAGE**

Information:

- 85 x 100
- 1977 interior alterations included bridge on ground floor and additional flooring in light court on upper floors
- fire damage in 1990

**ARCHITECT: CHARLES S. BRIDGMAN**

**CONTRACTOR: A.C. WALLER**



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

YEAR	NO.	PLANS	AMOUNT	DESCRIPTION
1909	847	CS	\$70,000	Original
1943	634	CS	\$1,000	Interior alterations (post office)
1972	1523		\$200	Interior alterations
1972	1942		\$300	Interior alterations (beauty salon)
1975	8588		\$12,000	Interior alterations
1976	1596	M434	\$5,000	Interior alterations
1976	4349	CS	\$200,000	Interior alterations (Osborne Muse)
1976	6591	CS	\$35,000	Interior alterations (Swallow's Restaurant)
1976	6692	CS	\$3,000	Interior alterations
1976	7543	CS	\$200	Interior alterations (#452 River Ave.)
1976	8828		\$7,000	Interior alterations (T. Shimoji & Co.)
1976	8847	CS	\$5,000	Interior alterations (Vamp Ltd.)
1976	9058		\$400	Interior alterations (Knot Shop)
1976	9094	CS	\$8,000	Interior alterations to 3 <sup>rd</sup> floor
1976	9095	CS	\$50,000	Interior alterations in basement
1976	10081		MISSING	Interior alterations
1976	10485	CS	MISSING	Interior alterations
1977	832	CS	\$10,000	Interior alterations
1977	1788	CS	\$8,000	Interior alterations (Arosa Delicatessen)
1977	6540		\$15,000	Interior alterations
1977	7517	CS	\$8,000	Interior alterations (restaurant)
1977	7922		\$24,000	Interior alterations
1978	673	CS	\$2,000	Interior alterations (#452 River Ave.)
1978	9154		\$2,000	Interior alterations
1980	4920	CS	\$5,000	Interior alterations
1983	102		\$130,000	Interior alterations
1985	8858	CS/M742	\$25,000	Interior alterations (#460 River Ave.)
1986	2917		\$1,000	Interior alterations (interior partitioning)
1986	9264	CS	\$39,000	Interior alterations
1988	1742		\$56,000	Interior alterations
1988	9518		\$10,000	Interior alterations
1989	1260	CS	\$77,000	Interior alterations
1989	1674	CS	\$8,000	Interior alterations
1990	5243	CS	\$22,000	Interior alterations
1991	805		\$8,000	Interior alterations
1991	5219		\$8,000	Interior alterations
1991	7691		\$8,000	Interior alterations
1992	12	CS	\$30,000	Interior alterations to restaurant
1992	4329		\$12,000	Interior alterations to restaurant
1993	6475		\$8,000	Interior alterations
1995	132		\$4,000	Interior alterations
1996	4826		\$3,000	Interior alterations
1997	5009	CS	\$25,000	Interior alterations
1998	862		\$5,000	Interior alterations

<b>YEAR</b>	<b>NO.</b>	<b>PLANS</b>	<b>AMOUNT</b>	<b>DESCRIPTION</b>
1999	113056		N/A	Construct patio (#454 River Ave.)
2001	142518		\$130,000	Interior alterations
2002	239878		\$3,000	Interior alterations (washroom in basement)
2004	315153		\$2,000	Interior alterations (replace collapsed drop ceiling)
2004	335075		\$30,000	Interior alterations
2011	111677	<b>CS</b>	\$55,000	Interior alterations
2015	173774		\$7,000	Interior alterations
2015	173787		\$5,000	Interior alterations (#452 River Ave.)

## APPENDIX II

### Charles S. Bridgman

C.S. Bridgman was a well-known and prolific architect who practised in Winnipeg for over 30 years. He was born in Toronto, Ontario on February 14, 1875, moving with his family at an early age to nearby London, Ontario, where he received his early education.<sup>1</sup> Deciding on a career in architecture, Bridgman moved to New York where he graduated from *Atelier Masguray* in 1891. For the next twelve years he worked as an architect in that city, before moving to Winnipeg in 1903.<sup>2</sup>

Bridgman spent the next 35 years in Winnipeg, designing buildings of all scales and descriptions. In 1938, at the age of 63, he retired, moving back to London, Ontario. During World War II, he was called into service, assisting in the construction of Air Training Stations throughout central Ontario. He apparently enjoyed this return to work, because after the war he took up his profession again, this time in partnership with his brother, Gordon Bridgman. Retiring again at the age of 80, Charles Bridgman died in London on October 17, 1965, leaving behind three daughters.<sup>3</sup>

A list of large, more well-known structures designed by C.S. Bridgman would include:<sup>4</sup>

St. Luke's Anglican Church, 130 Nassau Street North (1904)  
Evangelical Lutheran Church of the Cross, Chambers Street corner Alexander Avenue  
(1905)  
T.L. Waldon House, 97 West Gate (1907)  
St. Giles Presbyterian (United) Church, 294 Burrows Avenue (1908) – Grade III  
Westmount Apartments, 998 Main Street (1908)

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<sup>1</sup> Winnipeg Free Press, October 27, 1965.

<sup>2</sup> Winnipeg Telegram, September 18, 1906; and Canadian Architect and Builder, Vol. 17 (1904), Issue 5, p. 85.

<sup>3</sup> Winnipeg Free Press, October 27, 1965.

<sup>4</sup> Compiled from City of Winnipeg Building Permits, 1903-1926; and Western Canada Contractor and Builder, Vol. 27, No. 6 (June 1930), p. 46. Permits after 1926 rarely list architect and contractor, and many of the originals have been destroyed or misplaced.

C.S. Bridgman designs (continued):

Metcalf Block, 511 Pembina Street (1909)  
Osborne-River Building, 100 Osborne Street (1909)  
R.T. Riley House, 90 East Gate (1909)  
Bickle Court, 600 Broadway (1909)  
Riverview Apartments, 27 Balmoral Place (1910)  
Anvers Apartments, 758 McMillan Avenue (1912) – Grade II  
Brussels Apartments, 150 Lilac Street (1912)  
Highgate (originally DeBary) Apartments, 626 Wardlaw Avenue (1912) – Grade II  
Regal Court Apartments, 152-154 Maryland Street (1912)  
I.S.K. Weber House, 283 Yale Avenue (1912)  
George Craig House, 225 Dromore Avenue (1912)  
Robert McKay House, 205 Dromore Avenue (1912)  
Regal Court Apartments, 152 Maryland Street (1912)  
Redwood Apartments, 205 College Avenue (1913)  
W.A. Hossie House, 66 Waterloo Street (1913)  
Business Block for W.B. Chambers, 1156 Main Street (1913)  
Riverview Hotel, 322 Nairn Avenue (one storey addition, 1913) – destroyed by fire 1918  
Ellice Avenue Block Apartments, 468 Sherbrook Street (1914)  
Aquila Apartments, 519-521 William Avenue (1914)  
Gaspé Apartments, 601 Broadway (1917)  
Minneapolis Threshing Company Warehouse, 701 Henry Avenue (1917)  
Hamblin Manufacturing Building, 320 Osborne Street (1918)  
Canadian Ukrainian Institute Provista, 777 Pritchard Avenue (foundation, 1918;  
superstructure, 1921) – Grade II  
Dawson-Richardson Publishing Company Warehouse, 171 McDermot Avenue (1921) –  
Grade III  
St. Edward's Convent, Yarwood Avenue (1922)  
Sparling Apartments, 217 Sherbrook Street (1925)  
Blackstone Apartments, 100 Roslyn Road (1927)  
Beacon (formerly the Strand) Theatre, 561 Main Street (alteration and upgrades, 1930) –  
demolished  
Town Hall, Manitou, MB (1930)  
Sargent Park Pool, filtration system (1932)  
Ripstein Block, 180 Logan Avenue (conversion into residential, 1938)

## 100 OSBORNE STREET – OSBORNE-RIVER BUILDING



Plate 1 – The second Osborne Street Bridge with its unique superstructure, 1924. (Provincial Archives of Manitoba.)



Plate 2 – Advertisement for the new Osborne-River Building, 1910. (Reproduced from Manitoba Free Press, March 23, 1910, p. 2.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 3 – Osborne-River Building, 100 Osborne Street, shortly after opening, 1912. (City of Winnipeg.)



Plate 4 – Osborne-River Building, 100 Osborne Street, north and west façades, 2019. (M. Peterson, 2019.)



100 OSBORNE STREET – OSBORNE-RIVER BUILDING



Plate 5 – Osborne-River Building, 100 Osborne Street, River Avenue entrance, 2019. (M. Peterson, 2019.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 6 – Osborne-River Building, 100 Osborne Street, Osborne Street entrance, 2016. (M. Peterson, 2016.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 7 – Osborne-River Building, 100 Osborne Street, northeast corner entrance, 2019. (M. Peterson, 2019.)

100 OSBORNE STREET – OSBORNE-RIVER BUILDING



Plate 8 – Osborne-River Building, 100 Osborne Street, clock, 2019. (M. Peterson, 2019.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 9 – Osborne-River Building, 100 Osborne Street, east façade, 2019. (M. Peterson, 2019.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 10 – Osborne-River Building, 100 Osborne Street, south façade, 2019. (M. Peterson, 2019.)

## 100 OSBORNE STREET – OSBORNE-RIVER BUILDING



Plate 11 – Osborne-River Building, 100 Osborne Street, ca.1970. Note the stone cladding on the ground floor on both main façades. (Reproduced from “Osborne River Building” University of Manitoba, Winnipeg Building Index, Architecture/Fine Arts Library, <http://wbi.lib.umanitoba.ca/WinnipegBuildings/showBuilding.jsp?id=851>, ORBB-50.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 12 – Osborne-River Building, 100 Osborne Street, 1978. (City of Winnipeg.)



# 100 OSBORNE STREET – OSBORNE-RIVER BUILDING

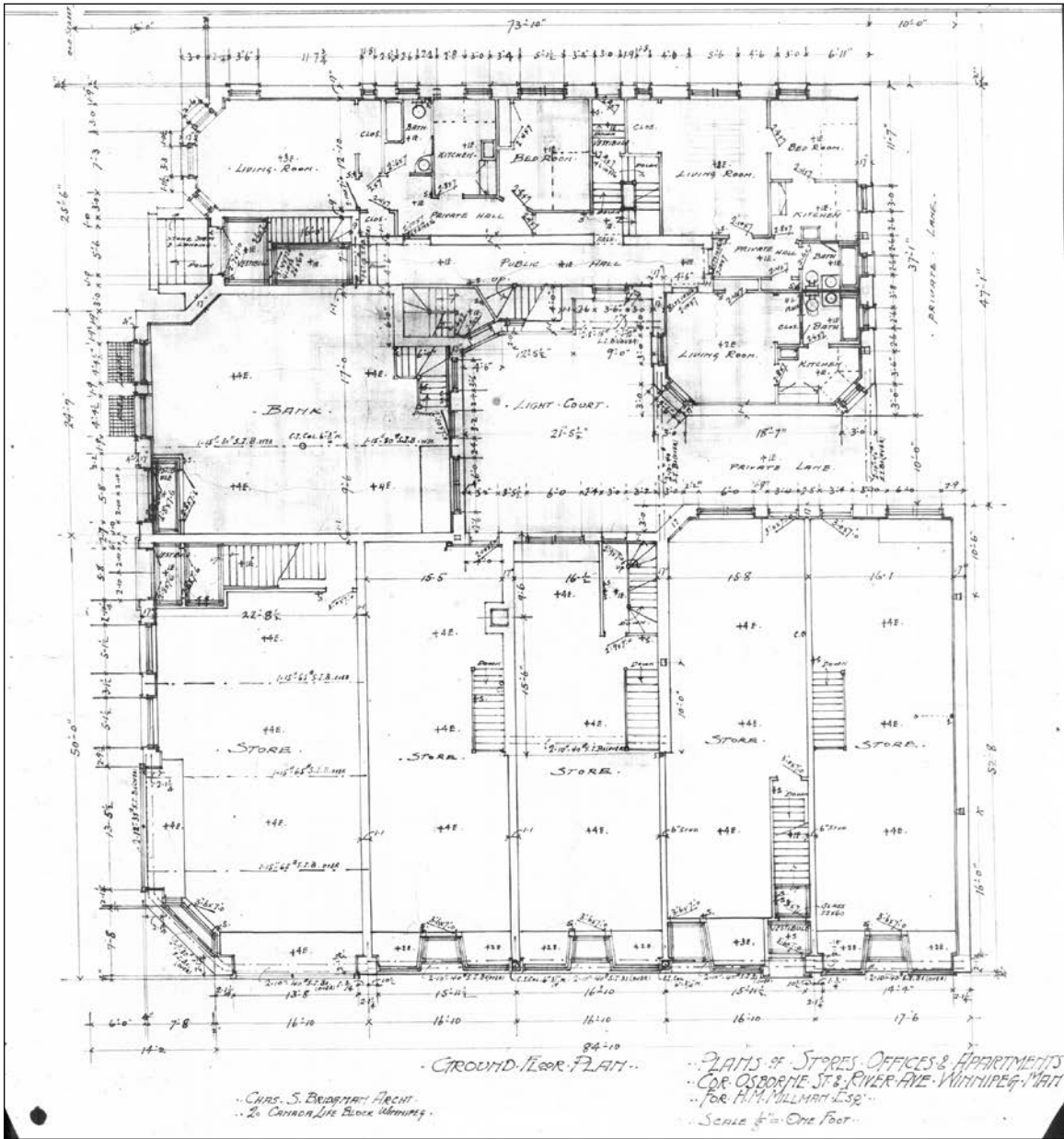


Plate 13 – Architect’s drawing, “Ground Floor Plan,” 1909. (City of Winnipeg, Plan 847/1909.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 14 – Osborne-River Building, 100 Osborne Street, interior courtyard, ca.1970.  
(Reproduced from “Osborne River Building” University of Manitoba, Winnipeg  
Building Index, Architecture/Fine Arts Library, [http://wbi.lib.umanitoba.ca/  
WinnipegBuildings/showBuilding.jsp?id=851](http://wbi.lib.umanitoba.ca/WinnipegBuildings/showBuilding.jsp?id=851), ORBB-72, ca.1970.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 15 – Osborne-River Building, 100 Osborne Street, interior courtyard, ca.1970.  
(Reproduced from “Osborne River Building” University of Manitoba, Winnipeg  
Building Index, Architecture/Fine Arts Library, [http://wbi.lib.umanitoba.ca/  
WinnipegBuildings/showBuilding.jsp?id=851](http://wbi.lib.umanitoba.ca/WinnipegBuildings/showBuilding.jsp?id=851), ORBB-73, ca.1970.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 16 – Osborne-River Building, 100 Osborne Street, interior bridge and basement retail area from second floor, 2019. (M. Peterson, 2019.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 17 – Osborne-River Building, 100 Osborne Street, glass roof, 2019. (M. Peterson, 2019.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 18 – Osborne-River Building, 100 Osborne Street, 2<sup>nd</sup> floor, 2019. (M. Peterson, 2019.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 19 – Osborne-River Building, 100 Osborne Street, 2<sup>nd</sup> floor hallway, 2019. (M. Peterson, 2019.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 20 – Osborne-River Building, 100 Osborne Street, northeast corner entrance foyer, 2019.  
(M. Peterson, 2019.)



## 100 OSBORNE STREET – OSBORNE-RIVER BUILDING



Plate 21 – Osborne Street looking south from the Osborne Bridge, no date. Osborne-River block in background (arrow). (Reproduced from Stan Milosevic, [www.manitobaphotos.com](http://www.manitobaphotos.com), 2013.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 22 – Osborne Street, looking south from River Avenue, 2016. (M. Peterson, 2016.)



Plate 23 – River Avenue, looking north from Stradbrook Avenue, 2016. (M. Peterson, 2016.)

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**



Plate 24 – Hartley M. Millman House, 287 Kingsway, front (south) façade. (M. Peterson, 2009.)