

**100 OSBORNE STREET – OSBORNE-RIVER BUILDING**  
*Charles S. Bridgman, 1909*



The intersecting thoroughfares of River Avenue and Osborne Street have long been central to the development of Fort Rouge into a modern neighbourhood, the area around this intersection has for many decades been the commercial heart of the region. On the southeast corner, a large mixed-use development was completed in 1910 by real estate agent H.M. Millman.

The solid dark brick building rises three-storeys above grade and features two main façades, north facing River Avenue and west facing Osborne Street connected by an angled northwest corner. Common architectural elements of the two main façades include: smooth cut stone cladding at grade; large rectilinear openings on the main floor with stone accenting; stone belt course below the second storey windows; windows in rectilinear openings with stone lug sills on the second and third floors; third floor pilasters between window openings with modest stone

capitals; a belt course above the third storey windows; and a complete entablature with stone capped brick parapet embellished with ornamental stonework and raised sections. A clock is found in the parapet of the angled corner.

Numerous entrances are found on both façades, the east end of the north façade is set back, its entrance raised and accessed by a short flight of stairs.

The east façade faces a back lane and St. Augustine Church and is a continuation of the design and materials of the public façades while the south elevation is clad in common clay brick.

The original interior was divided into retail shops and residential suites on the ground floor, offices and apartments on the second floor and the third floor held suites and a meeting hall. The original inner courtyard was open to the sky and included small decks and staircases.

The interior of the block was completely renovated in the mid-1970s. A glass roof was installed over the courtyard, bridges across the courtyard were built and general upgrading was completed – no residential space remains in the building, which is a mix of offices and retail space. Original dark wood finishes can still be found in some areas of the interior around doors and windows and the northeast entrance foyer features original wood paneling.

The block was designed by Charles S. Bridgman who trained in New York City and came to Winnipeg in 1903 to begin his long career. He designed many fine structures locally, including: St. Luke's Anglican Church, 130 Nassau Street North (1904); St. Giles Presbyterian (United) Church, 294 Burrows Avenue (1908) – Grade III; Anvers Apartments, 758 McMillan Avenue (1912) – Grade II; Highgate (originally DeBary) Apartments, 626 Wardlaw Avenue (1912) – Grade II; Canadian Ukrainian Institute Provista, 777 Pritchard Avenue (foundation, 1918; superstructure, 1921) – Grade II; and Dawson-Richardson Publishing Company Warehouse, 171 McDermot Avenue (1921) – Grade III

Real estate agent Hartley McKinley Millman (ca.1877-1932) was the block's original owner, although he sold his interest in the building shortly after its completion. Tenants of the block have been varied and have included banks, jewelry stores and restaurants.

Elements of the building that would require approval if alterations were planned are:

Exterior-

- The three-storey brick and stone structure with main facades facing north onto River Avenue and west onto Osborne Street joined by an angled corner, its east facade facing a side lane and its south facade partially hidden by the neighbouring building;
- The north facade with its arched, stone framed main entrance, a recessed area at the rear (east end) with a stone clad entrance with pediment, a wide stone cornice that runs above the ground floor windows on both north and west facades, upper two storeys with windows in rectilinear openings with stone lug sills and ornamental brick and stone embellished spandrels, a belt course above the third storey windows and complete entablature with stone capped brick parapet that runs along both main facades, the parapet raised with ornamental stonework on each facade and holding a clock in the northwest corner;
- The west facade which continues the materials, layout and design of the north facade with its main entrance topped by a large arched window;
- The east facade which continues the design and materials of the public facades; and
- The plain south facade with windows in arched openings on all levels.

Interior-

- Exposed brick walls and windows in arched openings; and
- Original millwork including panelling and details in the northeast corner entrance.