



858 PALMERSTON AVENUE

DR. FREDERICK E. WARRINER HOUSE

PREPARED BY PETERSON PROJECTS – DECEMBER 2009



858 PALMERSTON AVENUE DR. FREDERICK E. WARRINER HOUSE

Date of Construction: 1924

Building Permit: 1833/1924

Architect: Russell, Edward

Contractor: Russell, Edward

ARCHITECTURAL INTEREST:

Another of the Wolseley neighbourhoods fine single-family homes, this was built in the post-World War I era as some of the larger land holdings were sold off and subdivided into smaller residential lots.

The house is two storeys high with a hipped roof and front-facing cross gable that contains an attic. A shed dormer lights the rear of the attic. A garage with room above is attached to the west side of the building and the stuccoed home rests on a brick clad raised foundation. Half-timbering accents the two gables on the front. The overhanging eaves feature exposed rafters and windows are plain and rectangular in design. The main entrance is found in a small projecting area and is arched.



Front (north) and west façades, 2009

The building stands on its original site, appears to be in good structural condition and has not suffered major exterior alteration.

Tudor-style homes were constructed throughout Winnipeg and North America from the 1890s until World War II, although the decades of the 1920s and 1930s saw an explosion in Tudor-style house construction on this continent. The style is loosely based on a number of late Medieval English structures ranging from thatch-roofed cottages to grand mansions. In North America, the style developed several distinctive elements - ornamental half-timbering, steeply pitched roofs, front-facing gables, and stucco, masonry or masonry-veneered walls.¹

The most common feature of Tudor homes is a steeply pitched central roof with cross gables. Tall, narrow windows in multiple groups, and massive chimneys crowned by chimney pots, are other common elements. About half of all examples of the style contain decorative (non-structural) half-timbering with stucco or brick infill.²

This house was the work of Edward Russell, an architect/contractor who was active in the city from 1910 until 1925. Russell worked exclusively in the residential sector, with structures ranging in price from \$5,000 to \$15,000. He is listed as the owner on all the Permits, suggesting he was very active in the property development field.³



Front (north) façade detail, 2009

HISTORICAL INTEREST:

The first owner of the house was A.H. Bevan, the president of a grain brokerage of the same name. In 1934, the Bevans moved from the Palmerston residence and it was sold to Dr. and Mrs. Frederick Warriner. Dr. Warriner, was a prominent dentist as well as the chairman of the Winnipeg School Board and Winnipeg's Mayor for 1937. Warriner was born and educated in Ontario, coming to Winnipeg a few years after graduating in 1907.⁴ He acted as the mayor of Winnipeg Beach from 1931 to 1936, and was a member of the Winnipeg School Board from 1928 to 1937.⁵ An extremely popular man, Warriner was elected Mayor of Winnipeg in 1937. He retired to his summer home in 1958 to establish a private animal park until his death in 1966. He and his wife had raised five children in the Palmerston house.

The house was sold in 1958 to Dr. Warriner's son and also dentist Jack and his wife Sheila. Jack, also a dentist, was the son of the older Warriners.⁶



Front (north) façade, 1978

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- an example of a 1920s residential structure built in the late stages of development of the Wolseley District;
- its associations- its connection to dentist and politician Dr. F.E. Warriner;
- its design- an example of the Tudor style;
- its architect- E. Russell was a respected and important practitioner;
- its location- contributes greatly to its historic streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.

ENDNOTES:

- ¹ V. and L. McAlester, A Field Guide to American Houses (New York, NY: Alfred A. Knopf, Inc., 1984), p. 358.
- ² Ibid., pp. 355-356.
- ³ City of Winnipeg Building Permit Ledger Books, 1899-1926.
- ⁴ Winnipeg, Free Press, December 24, 1966.
- ⁵ Winnipeg Free Press, December 27, 1966.
- ⁶ City of Winnipeg Assessment Rolls, Roll No. 12082718000, 1930-1980; and Henderson's Directory, 1930-1980.