265 PORTAGE AVENUE

AVENUE BLOCK

City of Winnipeg
Historical Buildings Committee

August 2005
265 PORTAGE AVENUE – AVENUE BLOCK

Mere rumours of a downtown T. Eaton Company store in Winnipeg at the turn of the century were enough to send shock waves through the local real estate market and retail sector. Quietly, the retail leader began to assemble land. Finding the property along Main Street, then the centre of the commercial sector, too expensive, the retailer chose Portage Avenue as the logical alternative. The thoroughfare was only sparsely developed between Main Street and the massive Wesley College (University of Winnipeg) to the west. Land prices along the avenue soared in advance of the formal sod-turning ceremony for the massive department store that took place on July 15, 1904.

Also in 1904, the Dominion government announced plans to build a new Post Office at the corner of Portage Avenue and Garry Street, replacing the 1886 building located on the northeast corner of Main Street and McDermot Avenue.¹ Many citizens and businessmen saw this as an abandonment of the traditional retail section of the city along Main Street. The editorial comment in the Winnipeg Morning Telegram no doubt echoed the sentiments of many when it labelled the decision “a political land deal and without doubt cut and dried long ago.”² Merchants and wholesalers, who were concentrated on both sides of Main Street north of Portage Avenue, objected to the inconvenience of the building’s location – so far removed from Main Street and their shops and warehouses.

Just over two weeks before the sod-turning by the T. Eaton Company, Mark Fortune, one of the city’s wealthiest real estate men, took out a permit to build a large retail/office structure on the north side of Portage Avenue. Fortune’s new block was an early retail/office building in the post-1900 era on Portage Avenue (see Appendix I, Table 1). The new building was known as the “Avenue Block.”

² Winnipeg Morning Telegram, March 29, 1904.
STYLE
The Avenue Block is one of several modestly adorned commercial structures built along Portage Avenue prior to World War I. Originally, the structure was only three storeys high. Its ornamentation was limited to a band of corbelled brick below a raised parapet centrally located on the flat roof and inscribed with the name “Avenue Block” (Plate 1). The ground floor with its prominent display windows and the modest upper level distinguished this building as a two-part commercial block, one of the most familiar and versatile building types on the urban landscape.

Prevalent in communities as far back as the 1850s, the two-part commercial block is based on Roman models of shops with upper living quarters. Most obvious is the horizontal division of the façade into two distinct zones, corresponding to different interior uses. The ground floor holds the public space, a banking hall or retail space. The generally private upper floor or floors may include offices, hotel rooms or meeting halls. Exterior cladding may be ornamental or plain.

These buildings became extremely popular throughout North America. While several were built on Portage Avenue before 1915, banking halls, large retail stores and towering terra-cotta-clad office buildings would soon be occupying lots as well.

CONSTRUCTION
The Avenue Block consists of solid brick exterior walls resting on a 66.0-cm (26”) stone foundation and an internal beam/post support system of cast iron and steel (see Appendix II for additional information). The walls range in width from 61.0 cm (24”) on the ground floor to 33.0 cm (13”) on the top two floors. Original construction costs totalled $31,000 and included Menominee brick on the front (south) façade (balance of the building was built of clay brick), cut stone sills, heads and other accents, and metal cornice. Light wells were built on the east and

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4 City of Winnipeg Assessment Record, Roll No. 521520-12-2 (PC 40). Below as AR.
5 Ibid.; and City of Winnipeg Building Permit (below as BP), #982/1904.
west sides, starting at the third floor. The building measures 26.7 x 33.6 x 27.1 metres (87½ x 110 x 89 feet).

In the early morning hours of February 25, 1913, the Avenue Block was nearly completely destroyed by fire, the top floor completely gutted, the remaining levels suffering smoke, fire and water damage. All of the stock and items of the various business tenants were destroyed, but firefighters were able to stop the spread of the flames to neighbouring buildings on both sides.6

The building’s owner was quick to rebuild, utilizing the lower parts of the original walls that were declared safe by city inspectors.7 In fact, the owner decided to add two storeys to the original design (Plate 2) and during construction, another Building Permit was taken out for an additional storey, bringing the Avenue Block to its present six-storey height.8

Fire again struck the building, this time just before lunch on January 2, 1917. Oily dusting rags on a shelf in the Stiles and Humphries clothing store were thought to be the cause of the fire that resulted in $75,000 in damages. Much of the ground-floor retail space and part of the second floor were severely damaged, while the upper floors were also affected (Plate 3).9

**DESIGN**

The front (south) façade of the Avenue Block begins at grade with large display windows for the four retail shops within. As originally designed, this level featured a centrally placed entrance to the upper-level offices embellished with a cut-stone architrave (Plate 4). Four retail entrances, two on either side of the main entrance, finished this level. Over the years, alterations by tenants have given this area a shabby, inconsistent appearance.

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7 [Manitoba Free Press](http://example.com), February 26, 1913, p. 3.
8 BP #1333/1913 and 2670/1913. William Fingland was the architect and H. Hooper the builder. The reconstruction and additional floors cost a total of $70,000.
9 [Manitoba Free Press](http://example.com), January 2, 1917, p. 4 and January 8, 1917, p. 5.
A metal cornice separates the ground floor from the office section above. The upper five floors are divided into five bays by brick pilasters. The middle bay projects slightly. Each bay holds two windows on each floor. These openings are arched on the third floor and square-headed elsewhere. The entire building is finished with a metal frieze and plain metal cornice topped by a brick parapet with brick coping (Plate 5). The east wall is covered by the Paris Building and the west wall is covered on the first three floors by a small retail block, the Hample Building. Both side walls feature light wells and both are built of clay brick. The rear wall, also constructed of clay brick, features numerous plain doors and windows (Plate 6).

**INTERIOR**

The building completed in 1904 featured four retail stores, all with tin ceilings and hardwood accents. It is likely that all this interior finish was destroyed or removed after the 1913 fire (Plate 7). It is not known what finishes were used during the repairs but again, the 1917 fire likely caused their replacement. The list of City of Winnipeg Building Permits (see attached Assessment Record, Appendix I) taken out for this structure describes many decades of alterations to the retail space as new tenants remodelled to suit their purposes.

The interior, when visited in 1999, was a mixture of old and new elements. Some floors still featured original doors, windows, hardware and other finishes (Plates 8 and 9) while other areas have been completely renovated (Plate 10).

The building has stood vacant since approximately 2000 and this has caused serious damage to renovated and original interior materials (Plates 11-14).

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10 AR.

INTEGRITY
This structure stands on its original site but fire and alterations have changed its original exterior appearance. Cracking of the exterior brick walls and settlement are visible on the front façade and, as mentioned previously, interior damage has occurred due to aging and vacancy.

STREETSCAPE
The Avenue Block, and others like it, have been an important part of the Portage Avenue streetscape since the turn of the century (Plates 15 and 16). Even with the changes that have occurred over time, this block still contributes to the existing historical character of Portage Avenue (Plate 17).

ARCHITECT/CONTRACTOR
The architect responsible for the 1904 structure was James H. Cadham, 1850-1907 (Plate 18), a prominent local designer who became one of the Warehouse District’s leading architects (see Appendix III for biographical information). The Alsip Brothers were listed as contractors for the building.\(^\text{12}\)

The 1913 repairs and additions were designed by William Fingland, 1862-1946 (Plate 19) who practised in New York before coming to Winnipeg in 1905 (see Appendix III for biographical information). H. Hooper was listed as the builder for this work.\(^\text{13}\)

Cadham has received 20 points from the Historical Buildings Committee; Fingland has received 10.

\(^\text{12}\) BP #982/1904.
\(^\text{13}\) BP #1333 and 2670/1913.
The original owners of this block were two of the city’s leading entrepreneurs – Mark Fortune and Sir Daniel McMillan. Fortune (Plate 20) was born in Wentworth County, Canada West (Ontario) in 1847, and after finishing his public schooling, moved to San Francisco, California at the age of 18 where he worked as a general contractor. In 1870, he moved to Winnipeg and worked at several jobs. He soon began to participate in the real estate market. His judicious trading brought him great wealth and he became one of the city’s most extensive landowners. Like so many others in the city, he was left with a great deal of virtually worthless property after the 1880s real estate boom collapsed. Unlike many others, however, he was able to retain much of this property and after the turn of the century, made his fortune from it. He had a firm belief in the future of Portage Avenue as a great thoroughfare and he held large tracts along it. He would eventually build several retail/office buildings on or near Portage Avenue. Fortune was elected to four terms as a city alderman – 1879, 1880, 1881 and 1883. He also ran (unsuccessfully) as a Liberal in a provincial election. Fortune was considered one of the greatest curlers of his era. He married Miss Mary McDougald and together they had six children. Fortune, his wife and five children returned home from a European vacation on the Titanic. Mark Fortune and his son Charles A. died when the ship sank in the Atlantic Ocean.

Sir Daniel McMillan (Plate 21) was born in Whitby, Canada West (Ontario) in 1846, and came west as a captain in the Wolseley Expedition of 1870. Settling in Winnipeg four years later, McMillan set up a grain and milling venture. Innovation seemed to be his strong point – he introduced the first roller-type mill in 1882 and the following year made the province’s first commercial wheat shipment to Minneapolis. His business activities were far-ranging, including the first presidency of the Royal Crown Bank, vice-president of Great-West Life Assurance Company, director of the Toronto General Trusts Corporation and first president of the Winnipeg Grain Exchange. In 1900, he was appointed Manitoba’s Lieutenant Governor, performing the

14 City of Winnipeg Assessment Rolls, Roll No. 521520, Ward 2 (below as ARo).
16 Manitoba Free Press, April 20, 1912.
17 Ibid.
duties of the office for two terms until 1911. He was Knighted in 1902 by King Edward VII. He died in his Winnipeg home in 1933.\textsuperscript{18}

The estates and/or immediate families of both men continued to own the Avenue Block well after their passings. Family members were still listed as owners until 1943. In 1944, Avenue Investments Limited was listed as the owner, Apex Agencies owned the structure beginning in the 1970s and a numbered Manitoba company is the present owner.\textsuperscript{19}

Tenants of this block have been extremely diverse. Stiles and Humphries, a clothing retailer, occupied the eastern-most store (#261) from completion into the 1930s. Dunn’s Tailors was another long-time retail tenant, as was Dominion News and Gifts Limited. The offices above have always included dentist, lawyers, real estate and insurance agents and other professionals.\textsuperscript{20}

The building is presently vacant.

\textbf{EVENT}

There is no known significant event connected with this building.

\textbf{CONTEXT}

The construction of the Avenue Block is representative of several patterns of development in Winnipeg. Principally, it highlights the early development of Portage Avenue as a primary artery in the city. Since the street’s rise in stature as the centre of commerce and location of so many business offices was not certain until well into the 20\textsuperscript{th} century, the Avenue Block was a precursor for things to come.

\textsuperscript{18} F.H. Schofield, The Story of Manitoba (Winnipeg: S.J. Clarke Publishing Co., 1913), Vol. II, pp. 60-3; Winnipeg Free Press, October 18, 1900, June 27, 1902; Winnipeg Telegram, October 14, 1911; and Winnipeg Tribune, May 10, 1930 and May 14, 1933.

\textsuperscript{19} ARo, 1905-present.

\textsuperscript{20} Henderson’s Directory, 1905-present.
The planning and construction of the block is also an example of the type of capital available in the city in the first decade of the 1900s. The two men involved were extremely successful businessmen who had come to Winnipeg to seek their fortune and had been rewarded beyond their wildest dreams. The fact that their estates owned this building more than a decade after their deaths is an indication of the continued worth of this investment, well after Winnipeg’s era of growth.

**LANDMARK**

The Avenue Block is located on one of Winnipeg’s busiest streets. Although not as aesthetically prominent as other contemporary retail/office structures, it is still a conspicuous and familiar structure.
# APPENDIX I

## Table One

Portage Avenue Buildings Constructed Between 1900 and 1906
From Main Street to Colony Street (Demolished Buildings Highlighted)*

<table>
<thead>
<tr>
<th>BUILDING NAME</th>
<th>LOCATION</th>
<th>YEAR BUILT</th>
<th>COST</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clements Block</td>
<td>South side between Fort &amp; Garry streets</td>
<td>1900</td>
<td>$2,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Y.M.C.A. (Birks/Musiplex)</td>
<td>Southeast corner Smith Street (#276)</td>
<td>1900</td>
<td>$68,500</td>
<td>GRADE II</td>
</tr>
<tr>
<td>Unnamed retail/residential block</td>
<td>Northwest corner Colony Street</td>
<td>1900</td>
<td>$2,300</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Hurtig Building</td>
<td>South side between Garry &amp; Smith streets (#262-64)</td>
<td>1901</td>
<td>$15,000</td>
<td>NO HERITAGE STATUS</td>
</tr>
<tr>
<td>Hurtig Building</td>
<td>South side between Garry &amp; Smith streets (#266-68)</td>
<td>1901</td>
<td>$25,000</td>
<td>NO HERITAGE STATUS</td>
</tr>
<tr>
<td>Weldon &amp; Co. Building</td>
<td>Northeast corner Donald Street (#301-03)</td>
<td>1901</td>
<td>$22,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Unnamed retail/residential block</td>
<td>South side between Donald &amp; Hargrave streets</td>
<td>1901</td>
<td>$4,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Former Bank of Montreal Branch</td>
<td>South side between Hargrave &amp; Carlton streets (#340)</td>
<td>1901-02</td>
<td>$2,325</td>
<td>NO HERITAGE STATUS</td>
</tr>
<tr>
<td>Canada Life Assurance Block</td>
<td>Southwest corner Main Street (#208-14)</td>
<td>1902</td>
<td>$60,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Unnamed retail/residential block</td>
<td>North side between Carlton &amp; Edmonton streets (#375)</td>
<td>1902</td>
<td>$5,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Manitoba Hall</td>
<td>North side between Smith &amp; Donald streets (#291½-95)</td>
<td>1903</td>
<td>$25,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Steele Block (SAAN Store)</td>
<td>Southwest corner Carlton St. (#364)</td>
<td>1903</td>
<td>$75,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Unnamed retail/residential block</td>
<td>South side between Kennedy &amp; Vaughan streets</td>
<td>1903</td>
<td>$10,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Manitoba Free Press Building</td>
<td>Southeast corner Garry Street (#250)</td>
<td>1904</td>
<td>$150,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Avenue Block</td>
<td>North side between Garry &amp; Smith streets (#261-69)</td>
<td>1904</td>
<td>$31,000</td>
<td>ON INVENTORY</td>
</tr>
<tr>
<td>McKay Block</td>
<td>North side between Smith &amp; Donald streets (#297-99)</td>
<td>1904</td>
<td>$35,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>T. Eaton Co. Store</td>
<td>South side, Donald to Hargrave streets (#320)</td>
<td>1904</td>
<td>$350,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Dismorr Building</td>
<td>Northeast corner Hargrave (#329)</td>
<td>1904</td>
<td>$3,500</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Glines Block</td>
<td>South side between Hargrave &amp; Carlton streets (#342-48)</td>
<td>1904</td>
<td>$25,000</td>
<td>NO HERITAGE STATUS</td>
</tr>
<tr>
<td>Unnamed retail block</td>
<td>Northwest corner Edmonton Street (#383-89)</td>
<td>1904</td>
<td>$8,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Unnamed retail block</td>
<td>South side between Colony &amp; Vaughan streets</td>
<td>1904</td>
<td>$5,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Winnipeg Post Office</td>
<td>South side between Fort &amp; Garry streets (#240)</td>
<td>1905</td>
<td>$529,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Kensington Block</td>
<td>Northeast corner Smith Street (#275-77)</td>
<td>1905</td>
<td>$40,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Fit-Reform Block</td>
<td>North side between Smith &amp; Donald streets (#289-91)</td>
<td>1905</td>
<td>$35,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>BUILDING NAME</td>
<td>LOCATION</td>
<td>YEAR BUILT</td>
<td>COST</td>
<td>STATUS</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>------------</td>
<td>--------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Grundy Block</td>
<td>North side between Hargrave &amp; Carlton streets (#333)</td>
<td>1905</td>
<td>$80,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Nanton Block</td>
<td>Northwest corner Main Street (#201-03)</td>
<td>1906</td>
<td>$150,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Hample Building</td>
<td>North side between Garry &amp; Smith streets (#271-73½)</td>
<td>1906</td>
<td>$50,000</td>
<td>ON INVENTORY</td>
</tr>
<tr>
<td>Somerset Block</td>
<td>Southeast corner Donald Street (#294-302)</td>
<td>1906</td>
<td>$225,000</td>
<td>ON INVENTORY</td>
</tr>
<tr>
<td>Kennedy (Affleck) Building</td>
<td>North side between Donald &amp; Hargrave streets (#317-21)</td>
<td>1906</td>
<td>$65,000</td>
<td>NO HERITAGE STATUS (ONLY FRAGMENT)</td>
</tr>
<tr>
<td>Unnamed retail block</td>
<td>Southeast corner Carlton Street</td>
<td>1906</td>
<td>$6,500</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Unnamed retail block</td>
<td>North side between Edmonton &amp; Kennedy streets (#391-93)</td>
<td>1906</td>
<td>$5,000</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Unnamed retail block</td>
<td>North side between Kennedy &amp; Vaughan streets (#417-21)</td>
<td>1906</td>
<td>$4,200</td>
<td>DEMOLISHED</td>
</tr>
<tr>
<td>Canadian Bank of Commerce (Mitchell-Copp)</td>
<td>North side between Donald &amp; Hargrave streets (#315)</td>
<td>1919</td>
<td>$65,000</td>
<td>GRADE II</td>
</tr>
</tbody>
</table>

* - Source: City of Winnipeg Building Permits, 1900-06; and City of Winnipeg Assessment Records.
APPENDIX II
CITY OF WINNIPEG - Preliminary Report

Date: 17 December 1998
Prepared By: L. Thompson

Assessment Record

Building Address: 265 Portage Avenue (261-69)  Building Name: Avenue Block
Original Use: mixed (retail/office)  Current Use: mixed (retail/office)
Roll No. (Old): 521520 (9367)  R.S.N.: 155458
Municipality: 12  Ward: 2  Property or Occupancy Code: 40
Legal Description: 1 St. John, Plan 129, Block 3, Lots 210 and 218
Location: north side between Smith and Garry streets
Date of Construction: 1904  Storeys: 6  Heritage Status: Inventory
Construction Type: brick and stone foundation

Building Permits:

SEE NEXT PAGE

Information:

- 87½ x 110 x 89 + = 856,625 cu. ft.

- Plans 1333/1913- original 3-storey building had cast iron columns & wood beams throughout; beams in basement replaced by cast iron in 1913, upper floors cast iron beams/columns; steel girders and columns replaced cast iron elements in basement and on 1st and 2nd floors in 1931

- front- cut stone 1 storey & sills, Menominee brick for 4 store fronts, balance clay brick

- 1954 Assessment- acoustic tile ceiling & fluorescent lighting

- 1990- many vacancies, space is 1904 vintage, building in fair condition for age, 2nd elevator condemned

--- PORTAGE AVENUE ---
### Building Permits for 261-269 Portage Avenue – Avenue Block

(Plans Available: A- City Archives, William Avenue; 4<sup>th</sup> - 4<sup>th</sup> floor, 65 Garry Street; and M- Microfilm, 65 Garry Street)

<table>
<thead>
<tr>
<th>YEAR</th>
<th>NO.</th>
<th>PLANS</th>
<th>AMOUNT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1904</td>
<td>982</td>
<td></td>
<td>$31,000</td>
<td>- original (3 storeys)</td>
</tr>
<tr>
<td>1913</td>
<td>1333</td>
<td>A</td>
<td>$60,000</td>
<td>- add two storeys</td>
</tr>
<tr>
<td>1913</td>
<td>2670</td>
<td>A</td>
<td>$10,000</td>
<td>- add one storey</td>
</tr>
<tr>
<td>1931</td>
<td>771</td>
<td></td>
<td>$94,950</td>
<td>- repairs after fire (approximately $40,000 additional needed to complete contract)</td>
</tr>
<tr>
<td>1932</td>
<td>1774</td>
<td>A</td>
<td>N/A</td>
<td>- alterations</td>
</tr>
<tr>
<td>1934</td>
<td>958</td>
<td>A</td>
<td>$2,700</td>
<td>- alterations</td>
</tr>
<tr>
<td>1936</td>
<td>3070</td>
<td>A</td>
<td>$4,000</td>
<td>- alterations to store</td>
</tr>
<tr>
<td>1938</td>
<td>52</td>
<td></td>
<td>$100</td>
<td>- repairs to #261 (mezzanine)</td>
</tr>
<tr>
<td>1939</td>
<td>45</td>
<td>A</td>
<td>$1,000</td>
<td>- alterations to #265</td>
</tr>
<tr>
<td>1939</td>
<td>278</td>
<td></td>
<td>$200</td>
<td>- fire escape</td>
</tr>
<tr>
<td>1941</td>
<td>114</td>
<td></td>
<td>$2,000</td>
<td>- alterations to #267 (store front)</td>
</tr>
<tr>
<td>1942</td>
<td>282</td>
<td>A</td>
<td>$300</td>
<td>- alterations</td>
</tr>
<tr>
<td>1944</td>
<td>1403</td>
<td></td>
<td>$1,500</td>
<td>- repairs/alterations to #263</td>
</tr>
<tr>
<td>1948</td>
<td>1370</td>
<td>A</td>
<td>$3,000</td>
<td>- alterations to offices (2&lt;sup&gt;nd&lt;/sup&gt; floor)</td>
</tr>
<tr>
<td>1949</td>
<td>73</td>
<td>A</td>
<td>$5,000</td>
<td>- alterations to 263½ (drug store)</td>
</tr>
<tr>
<td>1949</td>
<td>5356</td>
<td>A</td>
<td>$8,000</td>
<td>- alterations to #269 (store)</td>
</tr>
<tr>
<td>1951</td>
<td>4897</td>
<td></td>
<td>N/A</td>
<td>- N/A</td>
</tr>
<tr>
<td>1951</td>
<td>4912</td>
<td></td>
<td>$700</td>
<td>- alterations to #265 (rear – parking space)</td>
</tr>
<tr>
<td>1952</td>
<td>755</td>
<td></td>
<td>$2,500</td>
<td>- alterations to Room 201- acoustic ceiling, sprinkler heads</td>
</tr>
<tr>
<td>1952</td>
<td>886</td>
<td>A</td>
<td>$8,000</td>
<td>- new windows &amp; entrance (shoe store)</td>
</tr>
<tr>
<td>1953</td>
<td>700</td>
<td>A</td>
<td>$5,000</td>
<td>- alterations to Larry’s Hats Ltd.- new front, bulkheads, egg-crate ceiling, fluorescent lighting</td>
</tr>
<tr>
<td>1953</td>
<td>5077</td>
<td></td>
<td>$500</td>
<td>- office alterations</td>
</tr>
<tr>
<td>1953</td>
<td>6785</td>
<td>A</td>
<td>$4,000</td>
<td>- #263 (new store front &amp; 8” structural beams)</td>
</tr>
<tr>
<td>1956</td>
<td>2337</td>
<td>4&lt;sup&gt;th&lt;/sup&gt; - V01A05</td>
<td>$5,000</td>
<td>- alterations to front entrance &amp; vestibule</td>
</tr>
<tr>
<td>1958</td>
<td>152</td>
<td>4&lt;sup&gt;th&lt;/sup&gt; - V02A09</td>
<td>$700</td>
<td>- construct mezzanine floor</td>
</tr>
<tr>
<td>1958</td>
<td>176</td>
<td>4&lt;sup&gt;th&lt;/sup&gt; - V02A09</td>
<td>$900</td>
<td>- relocate mezzanine storey</td>
</tr>
<tr>
<td>1958</td>
<td>4330</td>
<td>4&lt;sup&gt;th&lt;/sup&gt; - V02D07</td>
<td>$4,000</td>
<td>- alterations</td>
</tr>
<tr>
<td>1959</td>
<td>2352</td>
<td></td>
<td>$2,500</td>
<td>- alterations to store</td>
</tr>
<tr>
<td>1960</td>
<td>3867</td>
<td>4&lt;sup&gt;th&lt;/sup&gt; - B17B09</td>
<td>N/A</td>
<td>- N/A</td>
</tr>
<tr>
<td>1963</td>
<td>4235</td>
<td></td>
<td>$950</td>
<td>- alterations (main-floor hallway)</td>
</tr>
<tr>
<td>1964</td>
<td>5303</td>
<td></td>
<td>$890</td>
<td>- alterations</td>
</tr>
<tr>
<td>YEAR</td>
<td>NO.</td>
<td>PLANS</td>
<td>AMOUNT</td>
<td>DESCRIPTION</td>
</tr>
<tr>
<td>------</td>
<td>------</td>
<td>----------</td>
<td>--------</td>
<td>-------------------------------------------------</td>
</tr>
<tr>
<td>1966</td>
<td>710</td>
<td></td>
<td>$1,500</td>
<td>- alterations</td>
</tr>
<tr>
<td>1968</td>
<td>915</td>
<td></td>
<td>$3,000</td>
<td>- alterations</td>
</tr>
<tr>
<td>1969</td>
<td>3871</td>
<td></td>
<td>$200</td>
<td>- alterations (Room 508)</td>
</tr>
<tr>
<td>1969</td>
<td>4452</td>
<td></td>
<td>$9,000</td>
<td>- alterations to #261 (Dack’s Shoes)</td>
</tr>
<tr>
<td>1970</td>
<td>5721</td>
<td>M 29</td>
<td>N/A</td>
<td>- N/A</td>
</tr>
<tr>
<td>1970</td>
<td>6454</td>
<td></td>
<td>$10,000</td>
<td>- alterations to #267</td>
</tr>
<tr>
<td>1971</td>
<td>5375</td>
<td></td>
<td>$800</td>
<td>- alteration to #508</td>
</tr>
<tr>
<td>1972</td>
<td>8993</td>
<td></td>
<td>$2,500</td>
<td>- alterations to 2nd floor (Finkleman Optical)</td>
</tr>
<tr>
<td>1974</td>
<td>1323</td>
<td></td>
<td>$2,200</td>
<td>- alterations (Room 206)</td>
</tr>
<tr>
<td>1974</td>
<td>3738</td>
<td></td>
<td>$3,000</td>
<td>- alterations to #263 (Dominion News)</td>
</tr>
<tr>
<td>1974</td>
<td>6503</td>
<td></td>
<td>$5,000</td>
<td>- alterations to #267 (Glazerman Furs)</td>
</tr>
<tr>
<td>1976</td>
<td>6243</td>
<td></td>
<td>$2,000</td>
<td>- alterations</td>
</tr>
<tr>
<td>1976</td>
<td>7929</td>
<td></td>
<td>$500</td>
<td>- repairs to roof</td>
</tr>
<tr>
<td>1978</td>
<td>4519</td>
<td>4th-V11C06</td>
<td>$15,000</td>
<td>- alterations to #269 (new plate glass for Glazerman Furs)</td>
</tr>
<tr>
<td>1983</td>
<td>3306</td>
<td>4th-M09C06</td>
<td>$3,000</td>
<td>- alterations to interior partitions (Finkleman Optical)</td>
</tr>
<tr>
<td>1984</td>
<td>9647</td>
<td></td>
<td>$2,000</td>
<td>- addition to #261 (awnings)</td>
</tr>
<tr>
<td>1986</td>
<td>6175</td>
<td>4th-B03B07</td>
<td>N/A</td>
<td>- alterations</td>
</tr>
<tr>
<td>1993</td>
<td>6101</td>
<td></td>
<td>$1,500</td>
<td>- alterations</td>
</tr>
</tbody>
</table>
APPENDIX III

James Henry Cadham

James H. Cadham was born near London, Canada West (Ontario), on August 31, 1850, the son of Thomas and Eliza Cadham, both English-born settlers of the area. Thomas operated a sash, door and blind factory in London. J.H. Cadham left public school at the age of 16 to learn the carpenter’s trade.¹ In 1870, Cadham answered the call to arms in Eastern Canada by the Dominion government to protect its rights in the recently ceded territory that would become the Province of Manitoba. He was a private in No. 1 Battalion under Captain Cooke, part of the 1,200-man force that included 400 British Regulars and 800 Ontario and Quebec militiamen and would become known as the Wolseley Expedition.²

Cadham arrived with the rest of the force in late August to find the uprising led by Louis Riel and his followers had ended. Cadham, unlike many of the other militiamen, decided to stay after his discharge on March 4, 1871 and began working as a carpenter and contractor. Little is known about his early work in the city, although he apparently had enough experience by the mid-1890s to begin practice as an architect. In this capacity, Cadham had a profound effect on Winnipeg’s skyline. He was responsible for many warehouses in the district before and after 1900. So highly regarded was Cadham that builders would often consult him about a new structure even though he was not the architect of the building.³ He was an ardent hunter and was a Mason and a member of the Independent Order of Odd Fellows. Cadham continued to work up until a few weeks before his death from pneumonia on December 10, 1907. He left a wife, three sons and two daughters.

³ Manitoba Free Press, December 11, 1907, p. 5.
A partial list of his work includes many of the Warehouse District’s most outstanding structures (Plate 22): 

- Merchants (George D. Woods) Building, 250 McDermot Avenue, 1898
- Daylite Building, 296 McDermot Avenue, 1898 (Grade II)
- Imperial Dry Goods Building, 91 Albert Street, 1899 (Grade III)
- Whitla (Telegram) Building, 70 Albert Street, 1899 (Grade II)
- G.F. Stephens Warehouse, 176 Market Avenue, 1901 (and additions)
- Alloway & Champion Block, Portage Avenue, 1901
- Moss (Kantor) House, 218 Roslyn Road, 1901
- Anne Building (G.F. and J. Galt Company Building), 87 King Street, 1901 (Grade III)
- Jerry Robinson Department Store, 49 Albert Street, 1902
- McLaughlin Carriage Company Building, 204 Princess Street, 1902
- Gregg Building, 52 Albert Street, 1902 (Grade III)
- Elim Chapel (St. Stephens Presbyterian Church), 546 Portage Avenue, 1903
- R.J. Whitla Factory, 371 Hargrave Street, 1903
- Dingle and Stewart Warehouse, 263 Stanley Street, 1903
- Greenshields Western Ltd. Warehouse, 54 Arthur Street, 1903
- Prairie Lumber Company Warehouse, foot of Henry Avenue, 1903
- Rat Portage Lumber Company Warehouse, 101 Higgins Avenue, 1903
- Kemp Manufacturing Building, 100 McDermot Avenue, 1903
- Galt Building Annex, 92 Arthur Street, 1903 (Grade II)
- Bedford (Stobart) Building, 275 McDermot Avenue, 1903 (Grade III)
- Scott Furniture Building, 274 Main Street, 1904
- Stobart Company Overall Factory, 327 Cumberland Avenue, 1904
- G. Velie Warehouse, 183-87 Portage Avenue E, 1904
- Miller, Morse and Company Warehouse, 317 McDermot Avenue, 1904
- Telfer Brothers Warehouse, 156 Lombard Avenue, 1904
- Davis Block (additional two storeys), 125 Market Avenue, 1904
- Avenue Block, 265 Portage Avenue, 1904
- M. Fortune and Company Block, Smith Street, 1904
- Alloway and Champion Building, 667 Main Street, 1905 (Grade III)
- Genser’s Furniture Building, 289 Portage Avenue, 1905 – demolished
- West Hotel, 786 Main Street, 1905
- H. Leadley Warehouse, 298 Ross Avenue, 1905
- Manitoba Medical College, Bannatyne Avenue (corner Emily Street), 1905 – demolished
- Trees, Spriggs Company Warehouse, 312 Ross Avenue, 1905
- Kemp Manufacturing Company Warehouse, 117 Lombard Avenue, 1906
- J.H. Cadham House, 336 River Avenue, 1906
- Grose and Walker Warehouse, 261 Stanley Street, 1906

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4 Compiled from local newspaper building lists, 1874-1908; City of Winnipeg Building Permit Ledger Books, 1900-07.
William Fingland was born on August 5, 1862 and educated at Rockton, Wentworth County, Canada West (Ontario). He worked for a period in an architect’s office in Hamilton and also spent some time in Manitoba (spring 1884 to fall 1885) before undertaking studies at the School of Practical Science in Toronto. He passed his final examinations for entry into the Ontario Association of Architects in 1893.

Fingland practised for several years in New York City before he relocated to Winnipeg in 1905. His initial commissions were mainly in the commercial area, but his portfolio eventually included industrial, warehouse, institutional, and residential buildings as well.

From ca.1914 to ca.1918, he was in partnership with Robert Gilmore Hanford. The latter had been working in Winnipeg since the fall of 1911, if not before. In 1913, he collaborated with Herbert E. Matthews on the plans for St. Matthew’s Anglican Church, Sherbrook Street and Livinia (St. Matthew’s) Avenue. He also served a stint as secretary of the Manitoba Association of Architects (MAA) in the mid-1910s.

During this period (1915), Fingland became the second person (after Matthews) to fill in as acting provincial architect in the wake of the Legislative Building construction scandal.

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4 See, for example, the inclusion of Hanford’s name in the classified “Architects” column, Manitoba Morning Free Press, October 16, 1911, p. 17.
6 Construction 9, 1 (January 1916), p. 32.
Fingland took an active part in the development of his profession. He was among the practitioners who met in Winnipeg in May 1906 to form a provincial association. After a law providing for the registration of architects was passed by the Legislative Assembly in 1910, he became one of five appointees to the new Province of Manitoba Board of Examiners of Architects. He assumed the post of board president the following year. In 1913-14, the legislation was revamped to establish the MAA as a self-governing body. Fingland was the association’s president during part of this important transition in 1913 and subsequently served many terms as a member of the MAA council, including as its vice-president in 1936.

Among other activities, he helped establish the architectural curriculum at the University of Manitoba, sat on municipal committees concerned with building regulations and fire prevention, and participated in Winnipeg’s first official town planning initiative (1911) as a member of the Aesthetic Development Committee. He was 83 years of age when he died in Winnipeg on May 26, 1946.

A partial inventory of his architectural portfolio follows:

- Bank of Hamilton Building (addition and alterations), Main Street at McDermot Avenue, 1906 – demolished
- Apartment block, Osborne Street, 1906
- Enderton Block, Portage Avenue at Hargrave Street, 1909 – demolished

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11 Taken from lists of MAA officers and members published in various editions of Construction and the Royal Architectural Institute of Canada Journal.
13 Compiled from information in the files of the City of Winnipeg’s Heritage Planner; the City of Winnipeg, Inspector/Commissioner of Building(s), Record of Building Permits; and tender calls and building notes in local newspapers and the Western Canada Contractor and Builder. Also: Marc de Caraffe, et al., Town Halls of Canada: A Collection of Essays on Pre-1930 Town Hall Buildings, Studies in Archaeology, Architecture and History, National Historic Parks and Sites Branch, Environment Canada – Parks (Ottawa: Minister of the Environment, 1987), p. 304; and R.R. Rostecki, Crescentwood: A History (Winnipeg: Crescentwood Home Owners Association, 1993), p. 64.
W. Fingland designs continued:

- Bank of Hamilton Branch (Canadian Imperial Bank of Commerce), 117-19 Rue Marion, 1910 – demolished
- Christie-Broughall Building (alterations), 536 Main Street, 1910 – demolished
- R.H. Metcalfe House, 163 Eugenie Street (1910)
- Apartment block, Westminster Avenue at Evanson Street, 1911
- Alberta Hotel (addition and alterations), 713 Main Street, 1911 – demolished
- Apartment block, Spence Street, 1912
- Baddow Block and Norwood (Baddow) Theatre, 322-322½ Avenue Taché, 1912-13 – demolished
- Avenue Block (addition and alterations), 265 Portage Avenue, 1913
- Thomson and Pope Building, 379-81 Portage Avenue, 1914 - demolished
- W. Fingland House, 255 Dromore Avenue, 1914 – demolished
- Bradburn Building, 402-10 Portage Avenue, 1922
- Retail/office block, William Avenue, 1923
- Greater Winnipeg Water District Railway Station, 598 Rue Plinguet, 1927 (Grade II)
- Odd Fellows Hall (McDermot Block) (post-fire interior reconstruction), 72-74 Princess Street, 1930 (Grade III)
- Western Vinegar Co. Plant (supervising architect), 469 Redwood Avenue, 1934

Fingland and Hanford
- Dwelling, 1914
- Warehouse, 1915
- R.A. Lister Co. Ltd. Warehouse, Wall Street, 1916

Outside Winnipeg
- Contributed to the design of the Alberta Legislative Building, Edmonton, 1907-12; plans were prepared by architect A.M. Jeffers and structural engineer John Chalmers under the supervision of William Fingland, with final revisions by Prof. Percy E. Nobbs, McGill University, Montréal
- Brandon Telephone Co. Building, 1916
- Memorial Hall, Carman, Manitoba, 1919-20
- Hospital, Birtle, Manitoba, 1923
- Bank of Hamilton Branch, Stonewall, Manitoba, 1923
- Methodist Church, Carman, Manitoba, 1923
- School, Selkirk, Manitoba, 1923

- Also: buildings in Moose Jaw, Regina, Saskatoon, Edmonton
Plate 1 – Drawing of the newly built Avenue Block, 261-69 Portage Avenue. (Reproduced from the Manitoba Free Press, November 24, 1904, p. 18.)
Plate 2 – Architect’s plans for the five-storey Avenue Block, May 1913. (Courtesy of City of Winnipeg Archives, Plans #1333/1913.)
Plate 3 – Fire at the Avenue Block, January 1917. (Reproduced from V. Leah, Alarm of Fire [Winnipeg: Firefighters Burn Fund, 1982], p. 56.)
Plate 4 – Details of main entrance. (M. Peterson, 2005.)

Plate 5 – Part of metal frieze and cornice and brick parapet and painted signage. (M. Peterson, 2005.)
Plate 6 – Rear (north) façade. (M. Peterson, 2005.)
Plate 8 – Architect’s plans of ground floor, Avenue Block, May 1913. (Courtesy of City of Winnipeg Archives, Plans #1333/1913.)
Plate 8 – Third floor office door. (M. Peterson, 1999.)

Plate 9 – Original interior staircase. (M. Peterson, 1999.)
Plate 10 – Altered fourth floor hallway. (M. Peterson, 1999.)

Plate 11 – Pigeon-infested offices, 3rd floor. (M. Peterson, 2005.)
Plate 12 – Collapsed ceiling, 5th floor. (M. Peterson, 2005.)
Plate 13 – Hallway, 6th floor. (M. Peterson, 2005.)

Plate 14 – Stairs and hallway, penthouse. (M. Peterson, 2005.)
Plate 15 – Portage Avenue looking east from Carlton Street, ca.1912. The three-storey Avenue Block is at the arrow. (Archives of Manitoba, N12608.)

Plate 16 – Portage Avenue between Smith and Garry streets, ca.1925. (Archives of Manitoba.)
Plate 17 – Portage Avenue looking east from Smith Street. (M. Peterson, 1999.)

Plate 18 – J.H. Cadham, ca.1907. (Winnipeg Telegram, December 11, 1907, p. 11.)
Plate 19 – William Fingland, ca.1913. (Provincial Archives of Manitoba, N1004.)