

**311 ROSS AVENUE**

**PAULIN-CHAMBERS BUILDING**

City of Winnipeg  
Historical Buildings & Resources Committee  
Researcher: M. Peterson  
July 2018

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

- (a) The front (south) portion of this block was built in 1899 and 1910, important industrial additions to this area of the expanding warehouse district in downtown Winnipeg;
- (b) It has a long association with an important early-Winnipeg commercial bakery, Paulin-Chambers;
- (c) It was designed by two well-known local architects, James H. Cadham and Frank R. Evans;
- (d) Built of brick and stone, this block is representative of the contemporary construction methods;
- (e) It is a conspicuous building set on a block of similarly aged, scaled and designed warehouses along Ross Avenue; and
- (f) The building's main façades have suffered little alteration.

### 311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING

The growth of Winnipeg's warehouse district in the early 1880s, spurred on by the completion of Canada's first transcontinental railway, the Canadian Pacific, was a process of creation – solid brick warehouses began replacing the small wooden shacks that dotted the mud streets and avenues east and west of Main Street (Plates 1 and 2). Various districts of the city – residential, commercial and industrial – and their specific buildings established and became the foundation of the growth in the early 20<sup>th</sup> century.<sup>1</sup> The huge advance in land prices along Main Street north of Portage Avenue necessitated the replacement of the earlier residential development with large commercial structures. Investors chose to locate near one of the most important buildings, City Hall, from which would come assistance in advancing both singular business interests and those of the community at large.

The second growth phase, from 1900-1914, was characterized by expansion. Especially in the warehouse district, local, national and international firms recognized the geographic and economic importance of locating in Winnipeg, resulting in the construction and/or enlargement of dozens of warehouses both on the more established area west of Main Street (Plate 3 and 4) and the new area to the east (Plate 5). Approximately \$5 million was spent on the construction and enlargement of warehouses in what is now the Exchange District between 1900 and 1914,<sup>2</sup> housing such successful ventures as R.J. Whitla, G.F. and J. Galt, Stobart, Eden and Company, George D. Wood, A.F. Gault and Company and J.H. Ashdown.<sup>3</sup>

In 1899, two established local biscuit manufacturers merged and built a new factory/warehouse on the north side of Ross Avenue (Plate 6),<sup>4</sup> a location they would occupy for the next 70 years.

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<sup>1</sup> R.R. Rostecki, "The Growth of Winnipeg, 1870-1886," unpublished M.A. Thesis, University of Manitoba, 1980, pp. 112-114.

<sup>2</sup> City of Winnipeg Building Permit Ledger Books, 1900-1914.

<sup>3</sup> Manitoba Free Press, September 3, 1904, p. 14.

<sup>4</sup> Manitoba Free Press, March 14, 1899, p. 3.

## STYLE

The warehouse is a reduced example of the Romanesque Revival style, very popular in warehouse districts throughout North America from the 1880s well into the 20<sup>th</sup> century. The buildings were nearly always solid brick with a raised basement clad in rusticated stone, a material often used for accenting around windows and doors and at roof level. Other elements included towers flanking the main façade, quoins, belt courses, corbelled brick panels, chevrons and flat rooflines, with or without cornices and entablatures. The most obvious feature of these structures was the use of the arch above windows and doors. Often, straight-topped windows located on the middle storeys were grouped under large arches on the upper floors.<sup>5</sup> Although the style was applied to private residences and on large public buildings, in Winnipeg it was almost exclusively used in the warehouse district, where the designs were somewhat more subdued. The massiveness and sturdiness of the style appealed to wholesalers looking to promote their businesses and portray the stability of their firms through the design of the structures they occupied.

## CONSTRUCTION

This complex, which now occupies the entire western portion of this large city block (Plate 7), has seen extensive expansion since the early 1880s (see Appendix I for construction information). According to contemporary accounts, the first major building on site was a 3-storey frame industrial bakery for the W.B. Chambers Company. It cost \$11,000 to build in 1882 and ran along what would become Paulin Street.<sup>6</sup> In 1899, as part of the business expansion, the Paulin-Chambers Company placed it on a new stone foundation and built a four-storey brick and stone factory/warehouse, measuring approximately 14.9 x 36.6 metres (Plate 8).<sup>7</sup> In 1904, the company added a fifth floor to the brick building at a cost of \$5,500.<sup>8</sup> In 1910, the 1882 building was

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<sup>5</sup> L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough, ON: Broadview Press, 1992), p. 84; and Identifying Architectural Styles in Manitoba (Winnipeg, MB: Department of Culture, Heritage and Citizenship, Historic Resources Branch, 1991), p. 14.

<sup>6</sup> Winnipeg Daily Sun, December 29, 1882, p. 6.

<sup>7</sup> Manitoba Free Press, March 14, 1899, p. 3.

<sup>8</sup> City of Winnipeg Building Permit (below as BP), #175/1904.

demolished in favour of a new five-storey brick and stone warehouse designed to match the 1899 structure. It measured 15.3 x 36.6 metres and cost \$30,000.<sup>9</sup> A sixth floor was added to these buildings in 1920.<sup>10</sup>

A penthouse was added in 1938 (BP #1665/1938), a large two-storey addition in 1946 (BP #25/1946) with a third storey to part of the addition in 1949 (BP #5507/1949) and a small addition in 1975 (BP #8467/1975).

## DESIGN

The front (south) façade of the building begins at grade with a rough-faced stone cladding to a height of 2.1 metres,<sup>11</sup> followed by the common clay brick of the superstructure (Plate 9). Wide, flat pilasters divide the façade into six bays, each with large single windows in rectilinear openings on all but the fifth floor where the openings are slightly arched (Plate 10). Stone is used on the lower three floors as sills and heads. Above the fourth floor openings is found ornamental brickwork and corbelling above the fifth storey windows leads to what was the flat roofline of the 1910 structure. The modest, flat roofed sixth floor with windows in rectilinear openings and radiating brick heads completes this façade. Stone belt courses separate the fourth and fifth and fifth and sixth floors and were original roofline elements prior to additions.

The west façade is a continuation of the layout of the front elevation, with a rusticated stone base, large main floor loading doors, flat brick pilasters, stone belt courses, corbelled brick and windows in arched openings with continuous stone sills (Plate 11). Painted signage is also found on this façade.

The east façade is similar to the west and also includes an open metal fire escape and several loading doors that were originally serviced by the spur railway line that ran along the elevation

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<sup>9</sup> BP #201/1910. The company also built a two-storey brick and stone stable on the property, likely to the rear (north side) of the factory/warehouse, in 1910 via BP #2603/1910 at a cost of \$4,000.

<sup>10</sup> BP #112/1920- cost \$38,000.

<sup>11</sup> City of Winnipeg Assessment Record, Roll No. 714850-12-2, PC 50.

(Plate 12). The visible upper portions of the rear (north) façade are plain, with windows in arched openings on each floor (Plate 13).

The north end additions are built of brick, with large multi-paned windows in rectilinear opening (Plates 14 and 15). Large loading doors are found on the east and west sides. The small 1975 addition is located on the complex's east side (Plate 16).

## **INTERIOR**

Little is known about the original layout of the interior, although given its use, it is likely that it included heating and fuel areas in the basement, loading areas and office space on the ground floor and manufacturing and storage space above.

Today, as one would expect with its construction history, the interior is very much a mixture of materials and structural systems, although much of the open warehouse storage space remains. There are examples of both mill construction and steel I-beam support systems (Plates 17 and 18), wood floors are found throughout, although some areas include steel plate coverings (Plate 19). All floors in the east and west buildings are connected by openings protected by metal-clad sliding fire doors (Plate 20) and original wood and glass office partitioning is also present (Plate 21). A unique feature is the terrazzo stair treads on most of the building's front (south) staircase (Plate 22).

## **INTEGRITY**

The building stands on its original site and appears to be in good structural condition for its age. Exterior alterations have been extensive and have included insensitively designed additions and the closure, with brick and concrete block, of many original window openings, which has occurred on all four elevations of the original warehouse.

## **STREETSCAPE**

The Paulin-Chambers Building is an important contributor to an intact, turn-of-the-century streetscape that includes: the Toronto Hide & Wool Company Building, 200 Princess Street; the Leadlay Building, 306 Ross Avenue; the Tress-Spriggs Building, 312 Ross Avenue; the Boyce Carriage Company Building, 318 Ross Avenue; and the McLaughlan Carriage Company Building, 208 Princess Street (Plates 23 and 24).

Although the boundary of the Exchange District National Historic Site was drawn to exclude this building, it would, nonetheless, be considered an integral part of Winnipeg's historic warehouse district.

## **ARCHITECT/CONTRACTORS**

Two well-known architects and several contractors were responsible for the pre-World War I portions of this complex.

The 1899 building was designed by James H. Cadham (1850-1907). Cadham was one of the City's most prolific late 19<sup>th</sup> and early 20<sup>th</sup> century architects, designing dozens of downtown warehouse as well as office buildings, stores and apartment blocks throughout the city (see Appendix II for biographical information). He has been given 20 points by the Historical Buildings and Resources Committee.

Frank R. Evans (1865-1949) designed the additional storey in 1904 and the large addition to the west in 1910. Evans was born in Wales and worked in Winnipeg from 1900 to the early 1930s. This is the first building designed by Evans to be evaluated by the Historical Buildings and Resources Committee.

1899 contractors were J.H. Girvin and P. Burnett, who also built the 1904 and 1910 additions, and T.E. Ames was also listed for the 1904 work.

John Alexander Girvin was born near Goderich, Canada West (Ontario) in 1853 (also given as 1851), coming to Winnipeg in May 1877 where he first worked for the Canadian Pacific Railway. He formed his own business; later organized as the J.A. Girvin Company. He died in Winnipeg on May 6, 1931.<sup>12</sup> Among his larger local commissions were:<sup>13</sup>

Central Congregational Church, Hargrave Street (1882) – demolished  
 Y.M.C.A. Building, 276 Portage Avenue (1900, with P. Burnett) – Grade II  
 Bank of Hamilton, 395 Main Street (1901, with P. Burnett) – demolished  
 Tees & Persse Co. Warehouse, Princess St. (1904, at Point Douglas Ave.) – demolished  
 Miller, Morse & Co. Building, 317 McDermot Avenue (1904, with P. Burnett)  
 Leadley Warehouse, 306 Ross Avenue (1905)  
 Fairchild Company Warehouse, 110 Princess Street (1907) – Grade II  
 W.R. Allen House, 6 Roslyn Road (1907) – Grade III  
 G.F. & J. Galt Warehouse, 334 McDermot Avenue (1909)  
 Enderton Block, Portage Avenue (1909) – demolished  
 Foley Brothers Warehouse, 185-187 Market Avenue (1918, alterations) – demolished  
 Congdon Marsh Building, 86-88 Princess Street (1920, 2 additional storeys) – Grade III  
 Tees & Persse Warehouse, 315 William Avenue (1924, alterations)

Philip Burnett was born in England in 1848 and immigrated to Canada in 1872 and arrived in Winnipeg in 1879. He worked as a mason and contractor by the early 1890s and the 1901 Census of Canada lists Burnett, his wife Mary E. and six sons and one daughter in the city, with his three eldest sons, William J., Philip J. and David W. all working as bricklayers, likely for their father.<sup>14</sup> Burnett's career in Winnipeg was extremely busy, working the City's finest architects and building some of its landmark structures. He moved to Victoria, B.C. ca.1911 and died there in 1936.<sup>15</sup>

A list of his larger contracts would include:<sup>16</sup>

McDougall Memorial Methodist Church, 939 Main Street (1891)  
 William A. Black House, 22 Edmonton Street (1893)

<sup>12</sup> Manitoba Free Press, May 7, 1931; and Cochrane, Rev. William, Hopkins, John Castell and Hunter, W. J., The Canadian Album: Men of Canada (Brantford, ON: Bradley, Garretson & Company, ca.1893), p. 69.

<sup>13</sup> Compiled from Manitoba Free Press, various dates; author's files; and Ledgers, 1899-1926.

<sup>14</sup> Census of Canada, 1901.

<sup>15</sup> Winnipeg Tribune, December 8, 1936, p. 1.

<sup>16</sup> Compiled from Historical Buildings and Resources Committee files; Manitoba Free Press; City of Winnipeg Building Permit Ledger Books, 1899-1926; and author's files.



Ogilvie Mills, Higgins Avenue (1895-1910) – demolished  
 McIntyre Block, 416 Main Street (1898) – demolished  
 G.D. Wood & Company Building, 250 McDermot Avenue (1898) – Grade II  
 Paulin-Chamber Company Building, 311 Ross Avenue (1899-1904, with J. Girvin and 1910)  
 Y.M.C.A., 276 Portage Avenue (1900, with J. Girvin)  
 Bank of Hamilton Building, 395 Main Street (1901, with J.A. Girvin) – demolished  
 Vulcan Iron Works, 120-150 Sutherland Avenue (1901-1910)  
 Strathcona Block (Fort Garry Court Apartments), 160 Main Street (1902) – destroyed by fire  
 McLaughlin Carriage Company Building, 208 Princess Street (1902-1906)  
 Stobart & Sons Block (Bedford Block), 281 McDermot Avenue (1903) – Grade III  
 Bright & Johnston Block (Mackenzie Block), 141 Bannatyne Avenue (1903, with S.B. Ritchie) – Grade III  
 Kemp Building, 111 Lombard Avenue (1903 with S.B. Ritchie)  
 Time Building, 333 Portage Avenue (1904) – destroyed by fire  
 Miller, Morse & Co. Building, 317 McDermot Avenue (1904, with J.A. Girvin)  
 Boyce Carriage Company Building, 318 Ross Avenue (1905)  
 Ogilvie Flour Mill, Fort William (Thunder Bay), ON (1905)  
 Trees-Spriggs Building, 312 Ross Avenue (1905 with J. Girvin)  
 Albany Apartments, 91 Edmonton Street (1906) – demolished  
 Frost and Wood Warehouse, 230 Princess Street (1906) – Grade III  
 Henderson Block, 332 Bannatyne Avenue (1910) – Grade III  
 Ashdown Warehouse, 167 Bannatyne Avenue (1910 and 1911 additions) – Grade II

Thomas E. Ames (1856-?) was born in Ontario and is listed in Winnipeg by 1901.<sup>17</sup> He is listed as a contractor in City of Winnipeg Building Permit Ledger Books from 1900 to 1909 and was responsible for a modest number of small projects during that time. He is known to have built the H.M. Belcher House, 37 Edmonton Street in 1901 and the Wardlaw Apartments, 544 Wardlaw Avenue (Grade II) in 1905.

## PERSON/INSTITUTION

A pair of newspaper articles in the spring of 1876 announced the arrival of machinery from Ontario to establish the West's first "steam biscuit factory."<sup>18</sup> It was owned by two brothers from the Peterborough area, R.S. and William B. (1843-?) Chambers, and by the summer, their

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<sup>17</sup> Canada Census, 1901.

<sup>18</sup> Manitoba Free Press, March 10, 1876, p. 6 and April 12, 1876, p. 7.

factory was operating at 158 Main Street (west side near York Avenue), producing biscuits as well as various candies.<sup>19</sup> Chambers Brothers relocated to 227 Main Street by the early 1880s and in January 1882, the business reorganized as Chambers and Company – R.S. Chambers was no longer associated with the firm and recently arrived John Hudson Chambers (1846-1924), another brother, joined the firm (Plate 25). Their factory was gutted by fire in May and the company decided to build a new factory – a large, three-storey frame structure reportedly costing \$15,000 – on Ross Avenue just west of Princess Street. It was reported that the new Ross Avenue plant, originally addressed as #11, employed 50 workers with capacity to double that amount.<sup>20</sup>

This enterprise did not last long in this configuration, however. William H. Paulin (1854-?), another baker, had also come to the city in the early 1880s and opened the Manitoba Bakery, groceries and provisions, at 274 Main Street (Plate 26). In 1883, he joined with J.H. Chambers to form Paulin and Company, which by 1890 was employing approximately 30 workers.<sup>21</sup> It was also in 1890 that Paulin, his wife and two children left for California on the advice of his doctor. He became a well-known horse breeder in the Fresno/San Jose area.<sup>22</sup>

Paulin and Company was again reorganized, as Paulin-Chambers Company, and this venture saw dramatic growth over the next three decades. By the early 1920s, busy distribution warehouses were operating in Fort William (now Thunder Bay), ON, Regina and Saskatoon, SA, Calgary and Edmonton, AB and Vancouver, BC and the factory employed 200 people.<sup>23</sup> In 1926, Paulin-

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<sup>19</sup> Henderson's Directory, 1880-1882; Ontario Census, 1871; and Canada Census, 1901.

<sup>20</sup> Henderson's Directory, 1882; Manitoba Free Press, January 19, 1882, p. 4, May 8, 1882, p. 1, September 19, 1882, p. 5 and December 30, 1882, p. 2; and Winnipeg Sun, September 21, 1882 and January 18, 1883, p. 2. The company asked the City for an exemption from taxation for the new factory.

<sup>21</sup> Manitoba Free Press, December 15, 1881, p. 4, December 7, 1882, p. 4, February 16, 1885, p. 3, March 5, 1885, p. 4, April 8, 1885, p. 5, July 7, 1885, p. 4 and December 20, 1890, p. 18. Paulin also partnered for a short time with John W. Ward as Paulin and Ward, grocers, 360-364 Main Street, from 1882-1885.

<sup>22</sup> Manitoba Free Press, December 3, 1890, p. 6 and various references in California state documents.

<sup>23</sup> Winnipeg Free Press, April 18, 1932, p. 8.

Chambers merged with several other Canadian bakeries to form the Canadian Biscuit Company, Limited.<sup>24</sup>

The Paulin-Chambers name continued to be used by the new entity and this division continued to operate out of the Ross Avenue structure into the 1970s. Occupants after Paulin-Chambers were Interback Foods Limited, biscuit and candy manufacturers.<sup>25</sup> The building was taken over by City of Winnipeg in 1999 and is now used for document and equipment storage.

## **EVENT**

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

## **CONTEXT**

This complex speaks to many different contextual themes and eras in the warehouse district's developmental history. It was located on Ross Avenue just as the City's railway construction prompted real estate boom was coming to an end. The boom transformed much of what has become downtown Winnipeg and the biscuit factory was one of the new commercial ventures to locate within it.

Over the next 100 years, as the City and its economy grew, so too did the company and its manufacturing/business/warehousing headquarters. It was unique in that it did not follow the general trend of companies leaving the Exchange District for newer industrial parks on the outskirts of the City.

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<sup>24</sup> Winnipeg Free Press, May 8, 1926, p. 17.

<sup>25</sup> City of Winnipeg Assessment Rolls, Roll No. 13-071485000, 1880-1990; and Henderson's Directory, 1885-1990.

**LANDMARK**

The Paulin-Chambers Building has been an important part of the downtown for over 100 years and would be known in its neighbourhood.



## APPENDIX I

### *CITY OF WINNIPEG - Preliminary Report*

Building Address: 311 Ross Avenue

Building Name: Paulin-Chambers Building

Original Use: warehouse

Current Use: warehouse

Roll No. (Old): 714850 (12119)

RSN: 155612

Municipality: 12

Ward: 2

Property or Occupancy Code: 50

Legal Description: 9/11 St. John, Plan 32037, Lot 69 (Old: 9<sup>W</sup> St. John, Plan 24, Lots 41/44 [west of Main St.])

Location: northeast corner Paulin Street

Date of Construction: 1899+

Storeys: 6 and basement

**Heritage Status: NOMINATED LIST**

Construction Type: brick, stone, cement plaster and rubblestone foundation

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

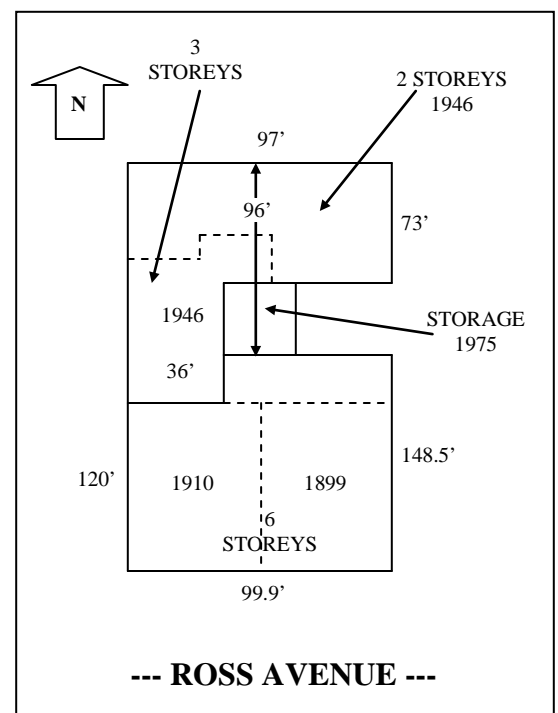
**-SEE NEXT PAGE-**

#### Information:

- East bldg.- 49 x 120 x 78 & West- 50 x 120 x 78 + = 931,280 c.f.
- front- rough-faced ashlar to 7', balance common clay brick, stone belt course, coping, sills & heads
- west wall- same as front, no belt course or coping, brick heads
- east wall- 4½' rubblestone balance cement plaster on brick
- BP #175/1904 – additional storey to Pauline & Chambers factory making it 5 storeys

**ARCHITECT: JAMES H. CADHAM (1899);  
FRANK R. EVANS (1904 & 1910)**

**CONTRACTOR: J.H. GIRVIN (1899); P. BURNETT  
(1899, 1904 & 1910); T.E. AMES (1904)**



## BUILDING PERMITS

(CS- City Storage)

YEAR	NO.	PLANS	AMOUNT	DESCRIPTION
1904	175		\$5,500	Addition storey to original 1899 building
1910	201		\$30,000	West building
1920	112	<b>CS</b>	\$38,000	Additional storey to complex
1937	1		\$1,500	Renew boiler
1938	1665		\$500	9 x 9 frame penthouse
1939	85		\$1,000	Lower rear floor & enclose elevator
1939	3916	<b>CS</b>	\$1,000	Alterations
1941	1144	<b>CS</b>	\$2,500	Boiler house addition
1942	2968	<b>CS</b>	\$1,600	Addition
1943	723		\$300	Alterations
1943	1813		\$350	Cycle shed
1944	297	<b>CS</b>	\$4,500	Alterations
1946	25		\$72,000	Addition
1946	942			Addition to Permit #25/1946
1947	1605		\$17,000	Alterations
1947	6404		\$4,500	Coal hopper
1948	6791		\$7,000	Alteration to office & plant
1949	5507		\$18,000	Add 3 <sup>rd</sup> floor to 1946 building
1958	270		\$4,500	Alterations
1975	8467		\$75,000	Addition
2008	156411		\$200,000	Interior alterations (1 <sup>st</sup> and 2 <sup>nd</sup> floors)
2013	174348		\$25,000	New steel supports for 2 <sup>nd</sup> floor

## APPENDIX II

### 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.<sup>1</sup> 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.<sup>2</sup>

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, under the name Blackmore and Cadham. 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.<sup>3</sup> 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.

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<sup>1</sup> Biographical information on Cadham from: Manitoba Free Press, December 11, 1907, p. 5; Winnipeg Telegram, December 11, 1907, p. 11; Manitoba Library Association, Pioneers and Early Citizens of Manitoba (Winnipeg, MB: Peguis Publishers, 1971), pp. 39-40; F.H. Schofield, The Story of Manitoba (Winnipeg, MB: S.J. Clarke Publishing, 1913), Vol. II, pp. 331-32; and G. Bryce, A History of Manitoba (Toronto, ON: The Canada History Company, 1906), pp. 493-94.

<sup>2</sup> Canadian Encyclopedia (Edmonton, AB: Hurtig Publishers, 1988), Vol. 3, p. 1837.

<sup>3</sup> Manitoba Free Press, December 11, 1907, p. 5.

A partial list of his work includes many of the Exchange District's most outstanding structures:<sup>4</sup>

Merchants Bank, Main and Post Office Street (now McDermot Avenue), 1875 (carpenter with Mr. Blackmore) – demolished<sup>5</sup>  
Paulin, Chambers & Co. Biscuit Factory, 311 Ross Avenue, 1899<sup>6</sup>  
McIntyre Block, 416 Main Street (contractor – demolished)  
W.F. Alloway Building, 179 McDermot Avenue, 1898 (Grade III)  
Whitla Building, 70 Arthur Street, 1899  
G.D. Wood & Company Building (Merchants Building), 250 McDermot Avenue, 1898  
Daylite Building, 296 McDermot Avenue, 1899 (Grade II)  
Imperial Dry Goods Building, 91 Albert Street, 1900 (Grade III)  
G.F. Stephens Warehouse, 176 Market Avenue, 1901 (and additions) - demolished  
Alloway & Champion Block, Portage Avenue, 1901 (demolished)  
Moss (Kantor) House, 218 Roslyn Road, 1901  
Arthur (Blue Ribbon Company) Building, 88 Arthur Street, 1901  
Jerry Robinson Department Store, 49 Albert Street, 1902  
McLaughlin Carriage Building, 206-210 Princess Street, 1902 & 1906 addition  
Gregg Building, 52 Albert Street, 1903 (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  
Robinson, Little and Company Building, 54 Arthur Street, 1903 (Grade II)  
Prairie Lumber Company Warehouse, foot of Henry Avenue, 1903  
Rat Portage Lumber Company Warehouse, 101 Higgins Avenue, 1903  
Gaylord Block (Kemp Building), 111 Lombard Avenue, 1903  
Winnipeg Saddlery Building, 284 William Avenue, 1903  
Galt Building Annex, 92 Arthur Street, 1903 (Grade II)  
Bedford (Stobart) Building, 275 McDermot Avenue, 1903 (Grade III)  
Scott Furniture Building, 272 Main Street, 1904 (Grade III)  
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  
Avenue Block, 261 Portage Avenue, 1904

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<sup>4</sup> Compiled from local newspaper building lists, 1874-1908; The Exchange District. Part 1: A Property Survey (Winnipeg, MB: City of Winnipeg, 2001); and City of Winnipeg Building Permit Ledger Books, 1900-1907.

<sup>5</sup> Manitoba Free Press, September 23, 1875, p. 3.

<sup>6</sup> Manitoba Free Press, March 14, 1899, p. 3.



J.H. Cadham designs (continued):

M. Fortune and Company Block, Smith Street, 1904

G.F. and J. Galt Building, 103 Princess Street (addition), 1904

Alloway and Champion Building, 667 Main Street, 1905 (Grade III)

Genser's Furniture Building, 289 Portage Avenue, 1905

West Hotel, 786 Main Street, 1905

Leadley Building, 306 Ross Avenue, 1905

Manitoba Medical College, Bannatyne Avenue (corner Emily Street), 1905 – demolished

Trees-Spriggs Building, 312 Ross Avenue, 1905

J.H. Cadham House, 336 River Avenue, 1906

Grose and Walker Warehouse, 261 Stanley Street, 1906

## Frank Robert Evans

Frank R. Evans was born in Wales 1865, and graduated with a Bachelor of Arts Degree from Dublin University in 1884. He moved to London, England and took up the study of architecture in his father's office, remaining there until 1888. He then immigrated to Canada, arriving in Winnipeg but moving on to Regina, Saskatchewan, where he worked as a contractor.<sup>7</sup> He returned to Winnipeg in 1898 and worked for the local contracting firm W. Brydon Company. Late in 1900, he established his own private architectural office, a successful business that continued until his retirement in 1934. He died at Brandon on May 9, 1949 and is buried at Winnipeg's Brookside Cemetery.<sup>8</sup>

Some of his larger contracts included:<sup>9</sup>

### WINNIPEG

- Foley, Lock and Larson Warehouse, 181-189 Market Avenue (1903) – demolished
- Great West Saddlery Factory, 112 Market Avenue (1903 addition)
- Paulin-Chamber Company Building, 311 Ross Avenue (1904 & 1910)
- Leland Hotel, 222 William Avenue, (1904 additional storeys and remodelling of existing building) – demolished
- John H. Chambers House, 37 Kennedy Street (1904) – demolished
- Max Goldstein House, 123 Mayfair Avenue (1904)
- Brydon Chambers Apartments, 150 Rupert Avenue (1904) – demolished
- Hollinquist Block, 410 Logan Avenue (1904) – demolished
- Dufferin Avenue Presbyterian Church, 605 Dufferin Avenue (1905) – demolished
- Orris Apartments, 926-930 Sherbrook Street (1905) – demolished
- Tabernacle Baptist Church, 297 Burrows Avenue (1906)
- Charles A. Baskerville House, 183 Donald Street (1906)
- D. Ackland and Sons Warehouse, 65-67 Higgins Avenue (1907) – demolished
- House for Duncan D. McQuatt, Balmoral Place (1907)

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<sup>7</sup> “Evans, Frank Robert” in Robert G. Hill, Biographical Dictionary of Architects in Canada, 1800-1950, online edition, <http://dictionaryofarchitectsincanada.org/node/1558>, 2016; and John Chivers, “A History of The Manitoba Association of Architects,” unpublished manuscript, ca.1966.

<sup>8</sup> Winnipeg Free Press, May 11, 1949, p. 33.

<sup>9</sup> City of Winnipeg Building Permit Ledger Books, 1899-1926; and Robert G. Hill, Biographical Dictionary of Architects in Canada, 1800-1950, 2009-2012.

## WINNIPEG (continued)

- Leslie Storage Warehouse, 83 Kate Street (1909 & large addition 1912)
- Johnstone Block, 209 Pacific Avenue (1910)
- Somerset Building, 294 Portage Avenue (1911, 2 additional storeys)
- Enright Block, 189 Jarvis Avenue (833 Main Street) – 1911
- Gordon Harold Aikins House, 69 Langside Street (1911) – demolished
- Kilmarnock Apartments, 459 Balmoral Street (1913) – demolished
- Exchange Hotel, Main Street (1917) – demolished
- Manitoba Gypsum Company Warehouse, St. James Street near Sargent Avenue (1917)
- R.S. Robinson & Sons Company Warehouse, 49-51 Louise Avenue (1919)
- St. John's (Olympic) Skating Rink, Church Avenue (1922) – demolished
- Gregg Building, 52 Albert Street (1922, additional floor) – Grade III
- I.O.O.F. Hall, 74 Princess Street (1930, interior fire repairs<sup>10</sup>) – Grade III

## NON-WINNIPEG

- Regina Leader Building, Hamilton Street (1893)
- Moosomin, Saskatchewan Town Hall and general hospital (1905)
- public schools in Manitoba: Elm Creek (1905), Shoal Lake (1906), Grandview (1906), Headingley (1906), Stonewall (1907), Darlingford (1910) and Portage la Prairie (Victoria, 1916-1917)
- Sanford, Manitoba Municipal Hall (1905)
- Broadview, Saskatchewan public school (1907)
- Yorkton, Saskatchewan hotel (1907)
- Clement Block, Rosser Avenue at Ninth Street, Brandon, Manitoba (1910)
- St. Andrew's, Manitoba Municipal Hall (1910)
- St. John's Roman Catholic Church, Portage la Prairie, Manitoba (1913-1914)
- Young Women's Christian Association, Eleventh Street, Brandon, Manitoba (1917)

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<sup>10</sup> According to a website on the I.O.O.F. Hall, 74 Princess Street ([http://www.ioofmanitoba.ca/74\\_princess\\_ave.htm](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.

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 1 – McDermot Avenue looking west from Main Street, ca.1881. Note the extensive number of homes in the area. (Archives of Manitoba.)



Plate 2 – The same view of McDermot Avenue as in Plate 1. This ca.1910 photograph shows the change in the area over 30 years. (Archives of Manitoba.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 3 – Princess Street, filled with substantial warehouse buildings, looking north from McDermot Avenue, ca.1903. (M. Peterson Collection.)



Plate 4 – Busy Princess Street looking south from Ross Avenue, ca.1903. (M. Peterson Collection.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 5 – Bannatyne Avenue East, looking west towards Main Street, ca.1903. The Ashdown Warehouse is on the right. ([Archives of Manitoba, N3585.](#))

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 6 – The Paulin-Chambers Building, 11 Ross Avenue, ca.1903. This became the southeast portion of the present building, 311 Ross Avenue. (Archives of Manitoba, “Outsize 133/420”, N3258.)

# 311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING

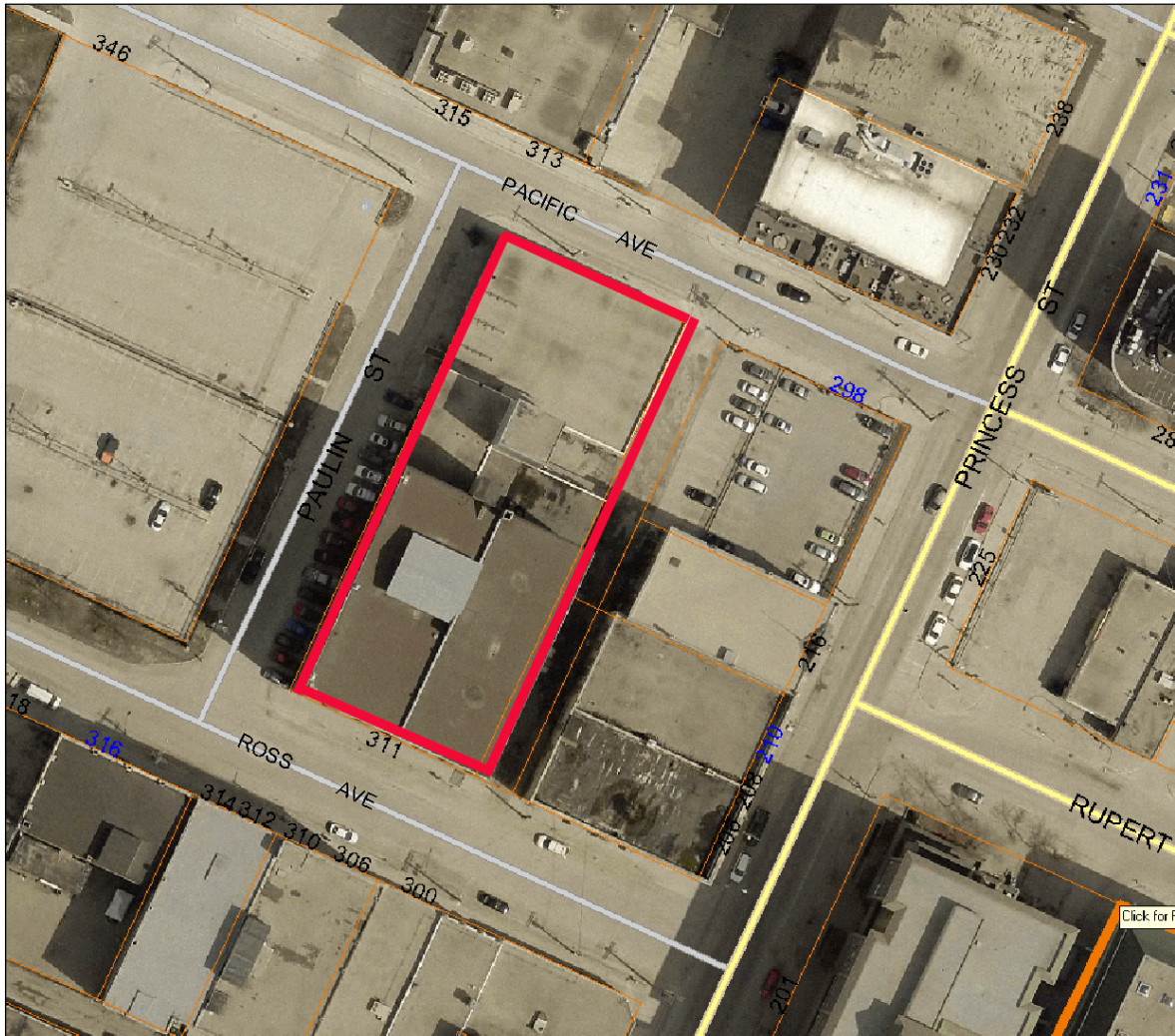


Plate 7 – Aerial view of the former Paulin-Chambers Complex (highlighted in red), Ross Avenue, 2014. (City of Winnipeg.)



311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING

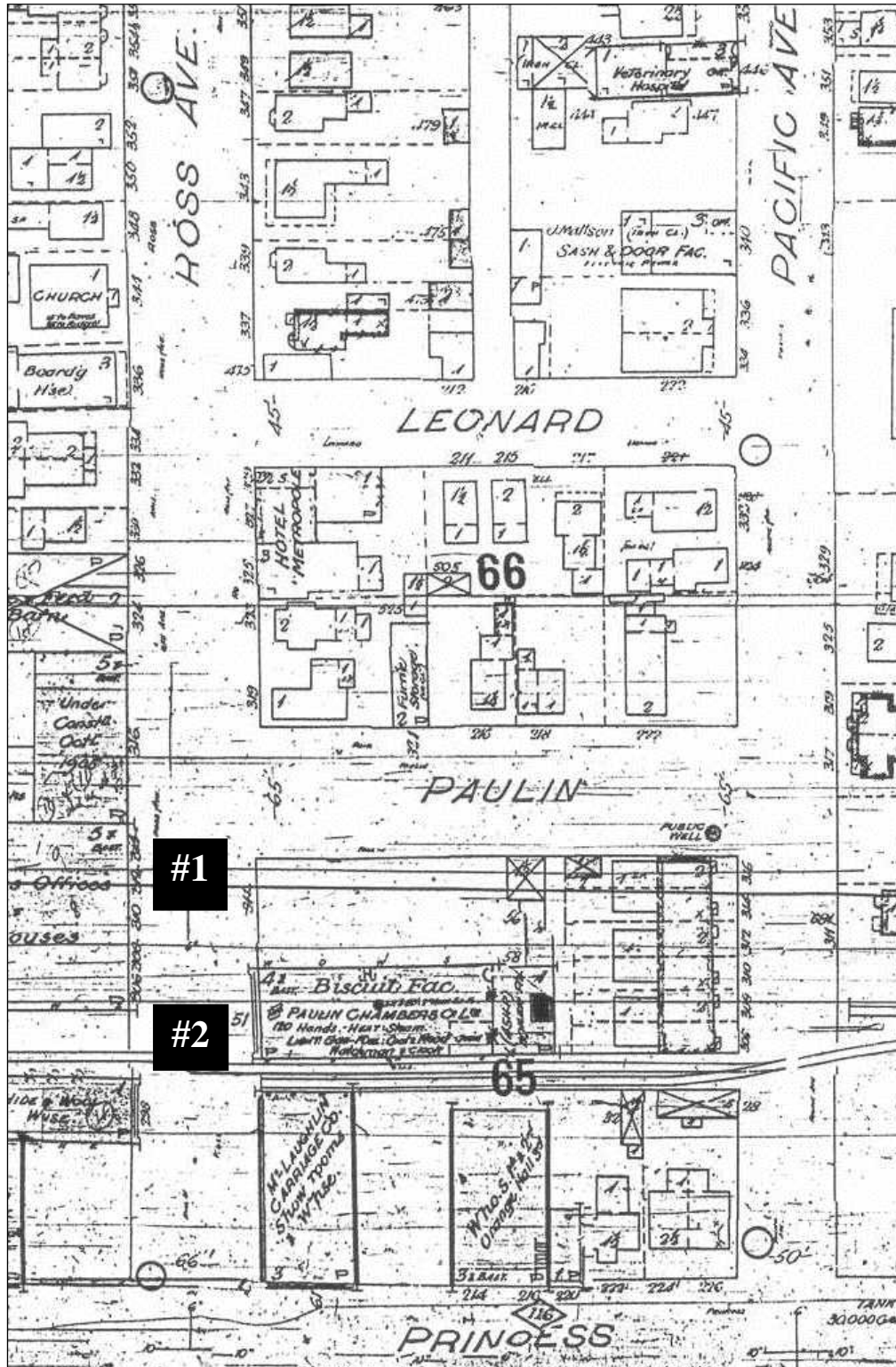


Plate 8 – Charles Goad, Fire Atlas of the City of Winnipeg, 1895 (revised 1905), showing the 1882 biscuit factory (#1) and the 1899 addition (#2) with the railway spur line to the east. Note the row housing to the north. (City of Winnipeg.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 9 – Paulin-Chambers Building, 311 Ross Avenue, front (south) façade, 2016. (M. Peterson, 2016.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 10 – Paulin-Chambers Building, 311 Ross Avenue, detail of front (south) facade, 2016.  
(M. Peterson, 2016.)

311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING



Plate 11 – Paulin-Chambers Building, 311 Ross Avenue, west façade, 2016. (M. Peterson, 2016.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 12 – Paulin-Chambers Building, 311 Ross Avenue, east façade, 2016. (M. Peterson, 2016.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 13 – Paulin-Chambers Building, 311 Ross Avenue, rear (north) and east façades, two-storey 1975 addition in the foreground, 2016. (M. Peterson, 2016.)

## 311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING



Plate 14 – Paulin-Chambers Building, 311 Ross Avenue, rear addition, north and west façades, 2016. (M. Peterson, 2016.)



Plate 15 – Paulin-Chambers Building, 311 Ross Avenue, rear addition, north and east façades, 2016. (M. Peterson, 2016.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 16 – Paulin-Chambers Building, 311 Ross Avenue, 1975 addition, 2016. (M. Peterson, 2016.)



**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 17 – Paulin-Chambers Building, 311 Ross Avenue, first floor, steel support system, 2018. (M. Peterson, 2018.)



Plate 18 – Paulin-Chambers Building, 311 Ross Avenue, mill construction, 5<sup>th</sup> floor, 2018. (M. Peterson, 2018.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 19 – Paulin-Chambers Building, 311 Ross Avenue, first floor with wood/steel flooring, 2018. (M. Peterson, 2018.)



Plate 20 – Paulin-Chambers Building, 311 Ross Avenue, metal-clad fire door, 4<sup>th</sup> floor, 2018. (M. Peterson, 2018.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 21 – Paulin-Chambers Building, 311 Ross Avenue, 5<sup>th</sup> floor partitioning, 2018. (M. Peterson, 2018.)



Plate 22 – Paulin-Chambers Building, 311 Ross Avenue, stairs on the 4<sup>th</sup> floor, 2018. (M. Peterson, 2018.)

## 311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING

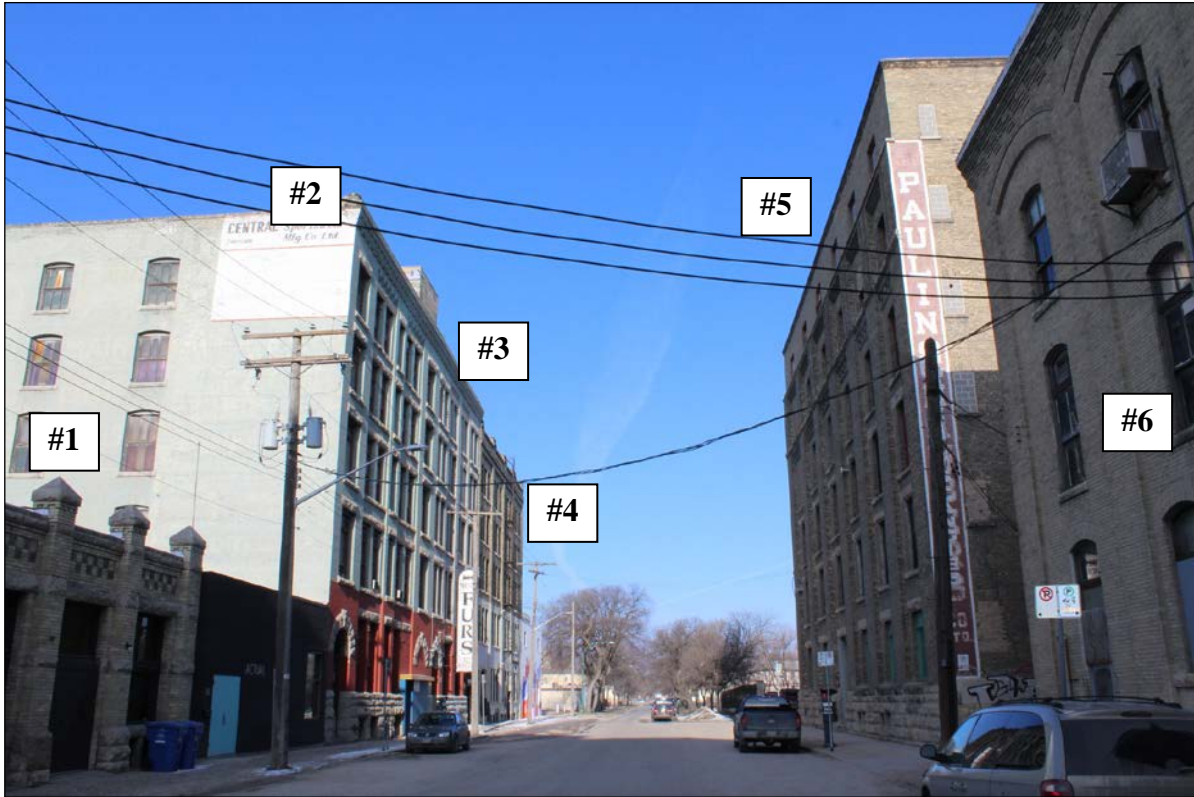


Plate 23 – Ross Avenue looking west, 2016. Buildings on the block: #1- Toronto Hide & Wool Company Building, 200 Princess Street (built 1893); #2- Leadlay Building, 306 Ross Avenue (built 1905); #3- 312 Ross Avenue, Trees-Spriggs Building (built 1905); #4- Boyce Carriage Company Building, 318 Ross Avenue (built 19); #5- Paulin-Chambers Building, 311 Ross Avenue (built 1899-1920); and #6- McLaughlan Carriage Company Building, 208 Princess Street (built 1902). (M. Peterson, 2016.)

**311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING**



Plate 24 – Ross Avenue looking east, 2016. (M. Peterson, 2016.)

311 ROSS AVENUE – PAULIN-CHAMBERS BUILDING

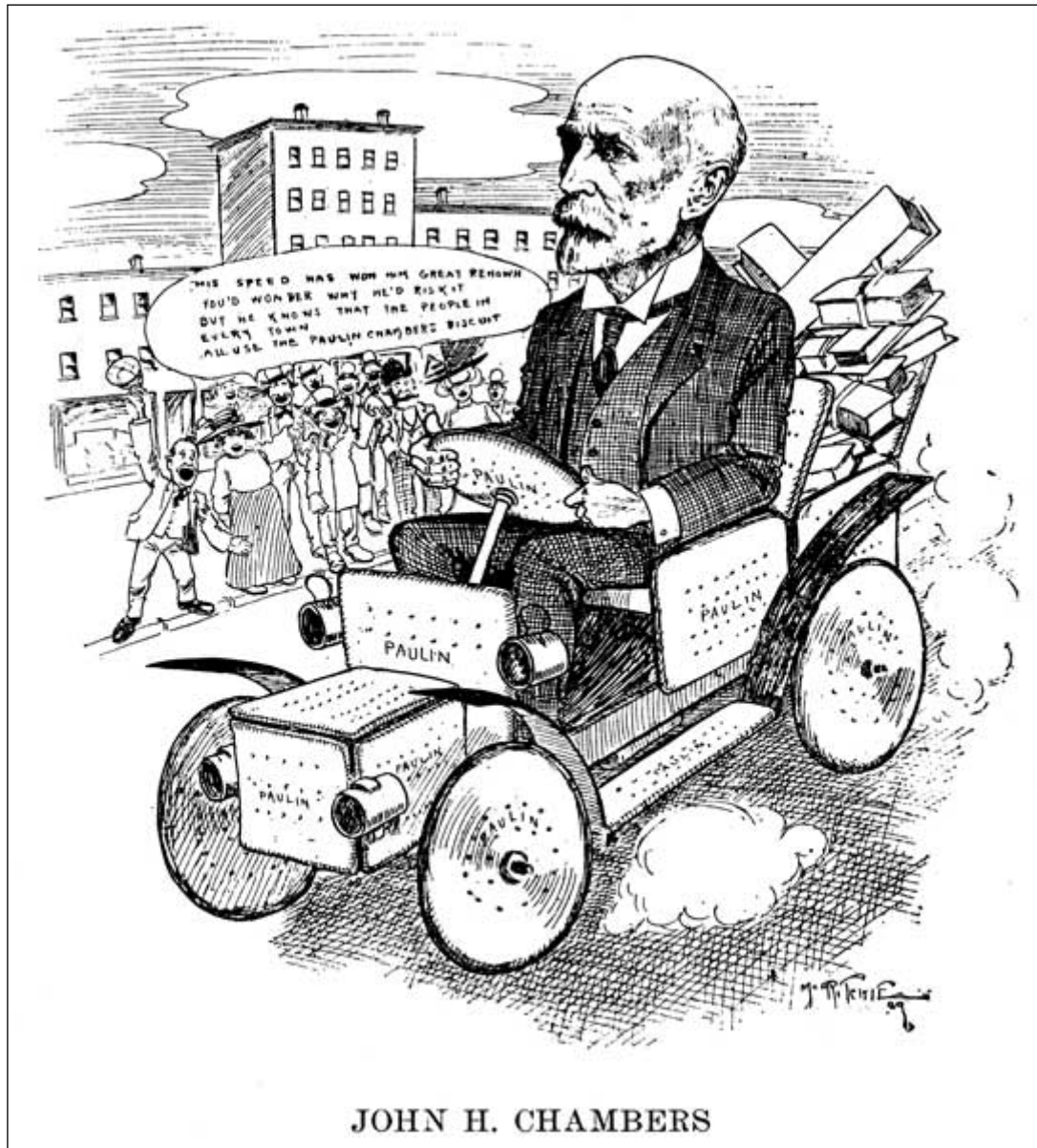


Plate 25 – Caricature of John H. Chambers. (Manitobans As We See 'Em, 1908 and 1909 [Winnipeg, MB: Newspaper Cartoonists' Association of Manitoba, ca.1909].)

# Christmas Cheer

—AND—

# New Years' Joy!

By calling at the Stores of the

## MANITOBA BAKERY,

No. 274 Main Street, opposite Portage Avenue and the corner Alexander and Main Streets—formerly occupied by Mr. Maycock.

You will find a well-assorted stock of all kinds of

### Cakes and Cake Ornaments

suitable for Christmas and New Years' Presents. We are prepared to receive orders for any kind of Cakes, and guarantee to give satisfaction in the manufacture of that class of goods. The following kept in stock and manufactured on the shortest notice and of the best material, namely:

Wedding Cakes,  
Pyramids, Orange and Maccaroni,  
Trifles,  
Charlotte Russe, 3 different styles,  
Jellies,  
Italian Cream,  
Kisses and Meringues,  
Jelled Meats in Turkey, Ham and Tongue

These goods are manufactured by a first-class workman. Also a complete stock of

### Groceries and Provisions,

Fresh and Cheap.

## W. H. PAULIN.

dec 15 mo

Plate 26 – Advertisement for W.H. Paulin's Manitoba Bakery, 274 Main Street, 1881.  
(Reproduced from Manitoba Free Press, December 15, 1881, p. 4.)