

10,900	\$38,000	\$19,100	\$30,700
4,200	\$41,200	\$18,700	\$30,500
2,800	\$32,500	\$80,800	\$33,100
9,700	\$47,100	\$89,800	\$33,400
5,900	\$55,700	\$20,500	\$21,800
9,900	\$47,100	\$85,800	\$31,800
90,000	\$38,800	\$16,200	\$32,500
7,000	\$35,400	\$27,800	\$28,800
8,700	\$34,200	\$100,400	\$24,800
8,300	\$33,300	\$116,700	\$30,200
	\$204,300	\$88,300	\$149,100
		\$23,150	
		\$184,300	
		\$18,800	
		\$178,400	
		\$239,200	
		\$31,400	
		\$41,800	
		\$35,700	
		\$38,000	
		\$24,900	
		\$40,500	
		\$30,000	
		\$31,800	
		\$18,300	
		\$27,000	
		\$23,400	



635 SARGENT AVENUE

**INTERNATIONAL ORDER OF GOOD TEMPLARS LODGE
(CANADIAN ORDER OF FORESTERS HALL; BINGO WORLD)**



**635 SARGENT AVENUE
INTERNATIONAL ORDER OF GOOD TEMPLARS LODGE
(CANADIAN ORDER OF FORESTERS HALL; BINGO WORLD)**

Date of Construction: 1906

Building Permit: 1913/1906

Architect: Hooper and Walker

Contractor: Brynjolffsson, S.

ARCHITECTURAL INTEREST:

This sturdy brick and stone three-storey building was constructed on a corner lot in the middle of what became Winnipeg's West End and took its place among the growing list of fraternal and aide societies in the city.

The front (south) façade is modestly adorned with two plain entrances and a small window at its west end. The upper floors are divided by four attached columns with plain heads and capitals and finished above the third floor windows by a rough stone belt course topped by a plain cornice and brick and stone parapet. Windows on the upper two floors of the building are square headed and set in plain frames. This organization of elements and openings is continued along the east side of the building as well.



Front (south) and east façades, 2008

The building stands on its original site (the northwest corner of Sargent Avenue and McGee Street), appears to be in good structural condition and its modest design has not suffered major alteration over the years (the exterior has been painted). The structure cost \$15,000 to complete in 1906.¹

The partnership of Samuel Hooper and Charles H. Walker was responsible for the design of this building. Hooper was born in Hatherleigh, County Devon, England, in 1851 and in 1869 the Hooper family immigrated to Canada, settling in London, Ontario. After nine years, the entire family returned to their native England but the 27-year old Samuel came back to Canada the next year, choosing Emerson, Manitoba, as his new home. The lure of opportunities in the big city prompted his move in 1881 to Winnipeg. He co-founded the Hooper Marble and Granite Company that created many fine statues and monuments.

In 1893 Hooper became an architect in the public works department of the provincial government. In 1904 the provincial government created the office of provincial architect to oversee design of numerous public buildings being planned in the province. Samuel Hooper was appointed to this position and held it until his death of bronchitis and asthma in England in 1911.

In 1905, he formed a three-year partnership with Charles H. Walker, a very successful pairing that led to the design of many fine buildings in the city. Walker's name first appears in City of Winnipeg Building Permit Ledger Books in 1900 and is last seen in 1910. A list of buildings designed by the pair includes:² Addition (veranda) to the Winnipeg General Hospital, Bannatyne Avenue (1905); R.C. McDonald House, 26 Amherst (now Avonherst) Street (1905) – considered to be the first house built in the new subdivision of Crescentwood³; Marshall-Wells Warehouse, 136 Market Avenue (1905-06,



Front (south) façade detail, 2008

Grade III); Black Warehouse, 89 Lombard Avenue (1907); Addition to Carnegie Library, 380 William Avenue (1908); and Hon. Robert Rogers House, 197 Roslyn Road (1908) – demolished.

HISTORICAL INTEREST:

This structure was occupied as a meeting hall for the International Order of Good Templars (IOGT). This fraternal society was organized as a temperance/total abstinence group in New York State in 1851 (originally named Independent Order of Good Templars, it changed to “International” in 1905). Unlike other such societies, the IOGT encouraged both male and female membership and also played a significant role in the Suffragette movement.⁴ This group used the Sargent Avenue building until the late 1950s when it was taken over by the Canadian Order of Foresters (COF),⁵ another fraternal benefit society founded in North America in the 1870s. Like more traditional fraternal societies of its time, the COF offered life and disability insurance to its members and as the 20th century progressed, the insurance business gained dominance over the fraternal aspect of the order, which has organizations around the world.⁶



Rear (north) and west façades, 2009

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- one of the older fraternal organization buildings remaining in the city and one of the oldest in the West End;
- its associations- its long-term connections to two early and influential international fraternal organizations;
- its design- N/A;
- its architect- Hooper and Walker were respected and important practitioners;
- its location- defines an important intersection and contributes greatly to the historic streetscape of its West End neighbourhood; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (south) façade, 1978

ENDNOTES:

- 1 City of Winnipeg Building Permit, #1913/1906.
- 2 Building list compiled from the following sources: Photo Archives at Manitoba Archives; Manitoba Free Press, November 14, 1903; Winnipeg Telegram September 12, 1906, p. 55; Manitoba Free Press, September 12, 1906; Construction, III (December 1909), p. 68; F.H. Schofield, The Story of Manitoba, (Winnipeg: 1913), pp. 601-2; D. Spector, Apartment House Architecture in Winnipeg to 1915 (Winnipeg: 1980), p. 52; and HBC and author's files.
- 3 R.R. Rostecki, Crescentwood. A History (Winnipeg: Crescentwood Home Owners Association, 1993), p. 113.
- 4 Information on the IOGT from the Order's website, www.iogt.us, (National Council of IOGT – USA, 2004 – 2009).
- 5 Henderson's Directory, 1915-1990; and City of Winnipeg Assessment Rolls, Roll No. 13041369000, 1920-1990.
- 6 COF information from www.phoenixmasonry.org/masonicmuseum/fraternalism/foresters.