

## 83 SMITH STREET

**F.S. CHAMPION HOUSE (LOVAT APARTMENT ANNEX)**

PREPARED BY PETERSON PROJECTS – MARCH 2007



---

## 83 SMITH STREET F.S. CHAMPION HOUSE (LOVAT APARTMENT ANNEX)

**Date of Construction:** 1899; 1937 (extensive renovations)

**Building Permit:** N/A (1899); 1081/1937 (Plans on file at City Archives)

**Architect:** McDiarmid, Peter (1937, owner)

**Contractor:** McDiarmid, Peter (1937, owner)

### ARCHITECTURAL INTEREST:

Built before 1900 as a single family dwelling, this building saw a major conversion in 1937 into the stuccoed six-suite apartment block of today. It is set back from the street behind an old stone fence and dwarfed by the larger apartment blocks to the north and south.

The front (west) façade is very plainly adorned; a raised foundation leads to the stuccoed superstructure. The entrance is set in a wide concrete frame and the upper storeys feature numerous windows, singles and pairs, with lug sills. It appears that the double windows on the ground floor on either side of the entrance may have had arched transoms that have now been filled in. Some window replacement has also occurred. The flat roof is unadorned.



Front (west) façade (note the low stone fence), 2006

---

The other three elevations of this block are similarly designed and feature the same finishes.

The building stands on its original site and since the 1937 renovations has suffered only modest exterior alteration. The block appears to be in good structural condition.



Rear (east) and north façades, 2006

---

HISTORICAL INTEREST:

This building was originally built as a single family dwelling by local barrister F.S. Champion (who never lived in the building). He sold the property in 1936 to Peter McDiarmid, contractor and the representatives of F.A. Fraser. McDiarmid then completed \$4,500 worth of alterations and renovations to convert the structure into an apartment block.<sup>1</sup> McDiarmid owned the property into the 1970s.<sup>2</sup>

Tenancy in the house included John B. Somerset, operating manager of Winnipeg Electric (1900) and Robert Shaw, Canadian Pacific Railway boilermaker (1930). After its conversion, tenants included teachers, retired couples, salesmen, warehousemen and students.<sup>3</sup>



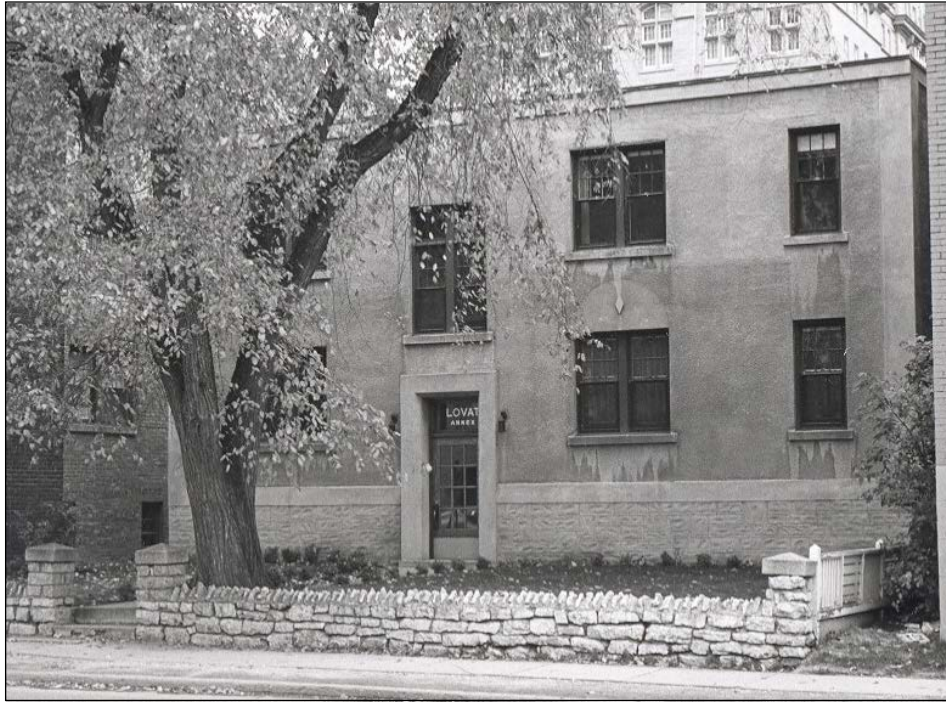
South façade, 2006

---

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 structures built in the east Broadway district (The Reserve), although significantly altered in the late 1930s;
- its associations- its long-term connection to barrister F.S. Champion and contractor P. McDiarmid;
- its design- an example of a modest classically detailed multi-tenant structure;
- its contractor- owner P. McDiarmid was responsible for the 1937 remodelling of this block into its present form;
- its location- contributes to an historic cluster of pre-World War I buildings that have had the residential nature of their block removed by the development associated with the construction of the Donald Street Bridge; and
- its integrity- its main façade continues to display many of its original elements and design.



Front (west) façade, 1978

---

ENDNOTES:

- 1 City of Winnipeg Building Permit, #1081/1937.
- 2 City of Winnipeg Assessment Rolls, Roll No. 12-092499000, 1900-1990.
- 3 Henderson's Directory, 1900-1990.