

\$81,000	\$87,000	\$145,200	\$302,000	\$351,400	\$59,600	\$60,300	\$226,600	\$357,800	\$1,165,000	\$156,500	\$144,700	\$33,500
\$145,800	\$27,200	\$11,000	\$366,000	\$278,000	\$43,100	\$26,350	\$19,950	\$38,800	\$34,100	\$314,100	\$222,400	\$
\$156,750	\$41,600	\$49,600	\$22,700	\$27,750	\$21,150	\$40,800	\$48,200	\$41,600	\$85,750	\$28,500	\$18,400	\$59,400
\$163,750	\$22,000	\$30,200	\$73,350	\$41,650	\$85,750	\$59,300	\$29,000	\$38,700	\$20,200	\$42,700	\$41,000	\$45,700
\$22,800	\$80,400	\$35,000	\$29,600	\$35,400	\$59,500	\$39,300	\$26,200	\$70,200	\$111,800	\$81,700	\$156,700	\$1,223,000
\$35,000	\$29,600	\$35,400	\$36,300	\$34,800	\$23,350	\$381,000	\$161,700	\$9,600	\$70,900	\$41,300		
\$34,800	\$23,350											



498 SPENCE STREET

FRANK LINDSAY HOUSE

PREPARED BY PETERSON PROJECTS – FEBRUARY 2009



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## 498 SPENCE STREET FRANK LINDSAY HOUSE

**Date of Construction:** 1904

**Building Permit:** UNKNOWN

**Architect:** Unknown

**Contractor:** Unknown

### ARCHITECTURAL INTEREST:

This brick and stone 2½-storey house is in excellent condition and has stood as one of this street's more attractive homes for over 100 years.

The front (east) façade includes a small, open entrance porch with unfluted wood columns and a modest roof. A gently curved two-storey bay window is also found on this elevation, all windows on this side feature heavy rough-cut stone heads. A stone belt course on the second floor is used as continuous sills for the upper storey windows. The complex hip roof includes front- and side-facing gables, oversized wood bracketing and exposed rafters in its modestly overhanging eaves.

The building is an excellent example of a Queen Anne style structure.<sup>1</sup> The style borrowed heavily from English architecture of the 15<sup>th</sup> century, blending classical and medieval motifs



Front (east) façade detail, 2009

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into a picturesque form. Asymmetry was achieved through combinations of porches, bay windows, projecting wings, balconies and other devices. Roofs were usually irregular and complex, with dormers, gables and ornamental chimneys. Variations in materials and colours were also used to animate the façades. Given this freedom of design, however, accomplished designers were still able to create balance in the structures, offsetting busy surfaces by placing calmer elements nearby.<sup>2</sup>

The popularity of the style in Canada began in the 1880s and lasted until World War I. On the prairies, pre-1900 examples of the style were not numerous because large-scale development occurred after the turn of the century. Post-1900, it was quickly adopted for use in the growing residential districts, especially the more affluent neighbourhoods where its showy qualities were greatly admired.

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

### HISTORICAL INTEREST:

Well-known early businessman Frank Lindsay was the original owner/occupant of this house.<sup>3</sup> Lindsay operated a stagecoach between Fargo, North Dakota and Emerson, Manitoba in the 1870s. He moved to Winnipeg in 1884 and purchased the St. Lawrence Hotel, near the Canadian Pacific Railway station. By 1909, he owned the Oxford Hotel on Notre Dame and using profits from this and his property investments, he financed the construction of the Lindsay Building on Notre Dame Avenue (1911). Frank was joined in





Rear (west) and south façades, 2009

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the home by his wife Murdena and their 5 sons and 2 daughters (1911).<sup>4</sup> Frank Lindsay died ca.1915 and his family remained in the home until the early 1920s. It was then converted into a boarding house, a role it continues to play today.

#### RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- one of many modest single-family homes built throughout Winnipeg at the turn-of-the-century;
- its associations- its long-term connections to early and influential businessman F. Lindsay and family;
- its design- an excellent example of the Queen Anne style;
- its architect- N/A;
- its location- contributes greatly to its historic streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (east) façade, 1978

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ENDNOTES:

- 1 Identifying Architectural Styles in Manitoba (Winnipeg: Department of Culture, Heritage and Citizenship, 1991), p. 17; L. Maitland et al., A Guide to Canadian Architectural Styles (Peterborough: Broadview Press, 1992), p. 102; and L. Maitland, The Queen Anne Revival Style in Canadian Architecture (Ottawa: Environment Canada, 1990), p. 64.
- 2 L. Maitland, op. cit., p. 98.
- 3 City of Winnipeg Assessment Rolls, Roll No. 13-051516000, 1920-1990.
- 4 Canada Census, 1911.