



**400 ST. CHARLES STREET**  
**LAFLECHE HOUSE**

PREPARED BY PETERSON PROJECTS – DECEMBER 2009



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## 400 ST. CHARLES STREET LAFLECHE HOUSE

**Date of Construction:** 1915

**Building Permit:** N/A

**Architect:** Unknown

**Contractor:** Unknown

### ARCHITECTURAL INTEREST:

This large brick single-family dwelling is one of the oldest in west Winnipeg and a fine example of a World War I era home.

The front (west) façade of this solid, red-brick house is symmetrically designed with a central entrance and full-width open porch supported by square wood columns connected by wood balustrades. The large windows are square headed and the steeply pitched hipped roof includes a hipped gable dormer with windows on the front (east) slope. The overhanging eaves of the roof have visible rafters.

The north and south façades are plain with large windows on both floors and dormers on the roof slopes. The rear (west) façade features a one-storey brick lean-to that runs most of the width of the rear façade and wraps around the southwest corner and also includes a



Front (east) and south façades, 2009

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partially enclosed wood porch. The entire building rests on a raised rusticated stone foundation.

This house stands on its original location and appears to be in good structural condition. There does not appear to be any major exterior alterations, although some of the brick has been painted.

This home is an excellent example of a Four Square style structure, one of the most popular styles used for residential architecture in North America from the late 1880s until the 1930s. Its square massing and boxiness made it affordable to build and perfect for small urban lots where space was at a premium. The roofline was usually pyramidal or hipped and a front porch and small dormer on the second floor were familiar details. Usually built without the benefit of an architect, the foursquare was often detailed by the owner and could be highly ornamental or very plain. On the interior, the foursquare featured a second floor with four square rooms above three square rooms and an entrance hall with stairs tucked unobtrusively to the side on the first floor.<sup>1</sup>



Front (east) and north façades, 2009

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HISTORICAL INTEREST:

Because of its relatively isolated location, civic and other historical records are difficult to obtain, more in depth research is necessary to uncover the early history of this home. It appears that this house is located on land owned by the LaFleche family, Flora (on Lot 48) and Louis, farmer, on Lots 49-52 in 1916. This continues until ca.1942 when David R. Finkelstein is listed as the owner, John A. Harwood-Jones and Heather Ann Dixon are listed as owners in 1985.<sup>2</sup>

The house is almost identical to another house, located to the south, #362 St. Charles Street.



Rear (west) and north façades, 2009

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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 oldest houses in west Winnipeg and one of two similarly designed and built homes on St. Charles Street completed in the World War I era;
- its associations- its long-term connections to the LaFleche family;
- its design- an excellent example of a Four Square style;
- its architect- N/A;
- its location- contributes greatly to its streetscape; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (east) and south façades, 1978

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ENDNOTES:

- 1 Information from <http://www.realviews.com/homes/forsq.html>.
- 2 City of Winnipeg Assessment Rolls, Roll No. 07205840000, 1920-1990.