



**82 ST. CROSS STREET**

**CYRUS J. McBEAN HOUSE**

PREPARED BY PETERSON PROJECTS – DECEMBER 2009



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## 82 ST. CROSS STREET CYRUS J. McBEAN HOUSE

**Date of Construction:** 1911

**Building Permit:** 1605/1911

**Architect:** McBean, Cyrus J. (owner)

**Contractor:** McBean, Cyrus J. (owner)

### ARCHITECTURAL INTEREST:

Built near the end of Winnipeg's decade of growth, this house joined many other in the neighbourhood – a large, comfortable single-family home built on a quiet residential street in Winnipeg's Scotia Street area.

The front (east) façade is symmetrically designed with a large, two storey porch located in the centre and featuring an wide set of steps to the first floor deck with wood railing and angular columns supporting the second storey porch with wood railing and arched opening. Above the porch on the front slope of the gable roof is an attractive dormer window with curved lines. The ground floor is clad in multi-coloured brick while the second storey is a combination of stucco and half-timbering. The two side elevations continue the basic design of the front – ornamental brick cladding on the ground floor; plain, rectangular



Front (east) and south façades, 2009

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windows on both levels and stuccoing and half-timbering on the upper floor and in the gable end.

The building stands on its original site, appears to be in good structural condition and does not appear to have been altered on the exterior.

This home is designed in the Tudor style, most popular in the design of single family dwellings constructed throughout Winnipeg and North America from the 1890s until World War II, although the decades of the 1920s and 1930s also saw an explosion in Tudor-style house construction on this continent. The style is loosely based on a number of late Medieval English structures ranging from thatch-roofed cottages to grand mansions. In North America, the style developed several distinctive elements - ornamental half-timbering, steeply pitched roofs, front-facing gables, and stucco, masonry or masonry-veneered walls.<sup>1</sup>

The most common feature of Tudor homes is a steeply pitched central roof with cross gables. Tall, narrow windows in multiple groups, and massive chimneys crowned by chimney pots, are other common elements. About half of all examples of the style contain decorative (non-structural) half-timbering with stucco or brick infill.<sup>2</sup>



Front (east) and north façades, 2009

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#### HISTORICAL INTEREST:

Cyrus J. McBean is listed as the original owner of the building. A draftsman/contractor by trade, he is named on the City of Winnipeg Building Permit as the home's architect and contractor as well.<sup>3</sup> McBean was the oldest son of Cyrus and Mary Ann McBean and was 21 years of age when he built this house.<sup>4</sup> In 1920, Peanetta McBean is listed as the occupant of the property. Other owners included barrister S. Hart Green, of Green and Mathers (1920-1945). The building was divided into 3 suites in the 1950s.<sup>5</sup>

#### RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

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

- its historical importance- illustrative of the type of home built in pre-World War I era in all of Winnipeg's residential districts;
- its associations- N/A;
- its design- a good example of the Tudor style;
- its architect- C.J. McBean was the named practitioner;
- its location- contributes greatly to the historic streetscape in its neighbourhood; 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 V. and L. McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, Inc., 1984), p. 358.
- 2 Ibid., pp. 355-356.
- 3 City of Winnipeg Building Permit, #1605/1911.
- 4 Census of Canada, 1911.
- 5 City of Winnipeg Assessment Rolls, Roll No. 14041906000, 1915-1990.