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1979

# THE YEAR PAST

REPORT OF THE CITY OF WINNIPEG HISTORICAL BUILDINGS COMMITTEE



## TABLE OF CONTENTS

1.	Introduction		2
2.	The Historical Buildings By-law		3
		a) <i>Background</i>	
		b) <i>Criteria</i>	
		c) <i>Priority Ratings</i>	
		d) <i>Listing, Notice and Appeal Procedures</i>	
		e) <i>Removal from the List or Change of Grading</i>	
		f) <i>Certificate of Suitability/ Ordinary Maintenance</i>	
		g) <i>Penalties</i>	
		h) <i>Grants</i>	
3.	The Historical Buildings Committee		6
4.	Tabulation - The Historical Buildings Inventory		7
5.	Summary of Recommendations		8
		a) <i>Buildings Conservation List 1979</i>	
		b) <i>Recommendations-1979</i>	
6.	Research Summaries		11
		a) <i>Glossary</i>	
		b) <i>Summaries</i>	

*Cover:*

*Front elevation of the Bank of Montreal, 335 Main Street, from original drawings by the New York architectural firm of McKim, Mead and White.*

## 1. INTRODUCTION

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The conservation and preservation of our architectural heritage provides a vital link with the past and a familiar bridge to the future. Appreciation and respect for the past are essential in order to maintain Winnipeg's unique identity and sense of place. The protection and rehabilitation of individual buildings and districts are tangible ways to recognize the past; to explore and understand where we came from and who we are; and to provide a foundation for future change.

The City of Winnipeg's Historical Buildings By-law 1474/77, passed in February, 1977, and amending By-law No. 2032/78, passed in August, 1978, established the Historical Buildings Committee, enabled it to draw up a list of buildings or structures of significant architectural or historic interest, and established the criteria, priorities, and procedures for placing buildings on the Buildings' Conservation List. This designation represents the legal protection placed upon heritage buildings by City Council.

The goal of heritage conservation is to retain, where possible, the original character of a building while encouraging those changes which will make it useful. Heritage conservation is an increasingly important factor in the development of Winnipeg as an interesting, attractive, and cosmopolitan city.

*Manitoba Archives Illustration*



*Artist's rendering of The Drake Hotel and the Bawlf Block, 146-148 Princess Street, circa 1900.*

## 2. THE HISTORICAL BUILDINGS BY-LAW

### A. BACKGROUND

On February 2, 1977, Winnipeg City Council adopted **By-law No. 1474/77** "a By-law for the conservation and preservation of buildings of an architectural and historical interest in the City of Winnipeg." By-law 1474 established the **Buildings' Conservation List** and an advisory committee known as the **Historical Buildings Committee**, consisting of seven members appointed or nominated from the following:

- (a) *One Member of The Historical and Scientific Society of Manitoba;*
- (b) *One Member from The Manitoba Association of Architects;*
- (c) *Two Members from The Province of Manitoba,*
- (d) *Two Members from The City of Winnipeg,*
- (e) *One Member from The Government of Canada, from Parks Canada;*

In August, 1978 an amending by-law **By-law 2032/78**, was adopted. This by-law set forth in detail: the **criteria** for determining buildings of heritage significance; **priority ratings** of designated buildings; **listing procedures**; **appeal provisions and certificate requirements**.

### B. CRITERIA FOR HERITAGE BUILDINGS

A building or structure may be listed on the Buildings' Conservation List where:

- the building may have been associated with the life of an historic person or have played a role in an important historic event;
- the building may embody characteristics of an architectural type valuable for the study of a style or method of construction of its period or area, or be a notable example of the work of an early master builder, an important designer, or a significant architect;
- the building has the potential for illustrating our heritage to a degree such that it will be possible for the visitor to gain from the building an understanding of the architecture or history with which it is associated;
- the building and its site possess integrity;
- the building is significant because of the original materials and workmanship remaining;
- the building is significant due to the factors of feeling, association and aesthetics;
- the building forms an integral part of a section of character in a given community.

### C. PRIORITY RATINGS

There are four categories of heritage buildings:

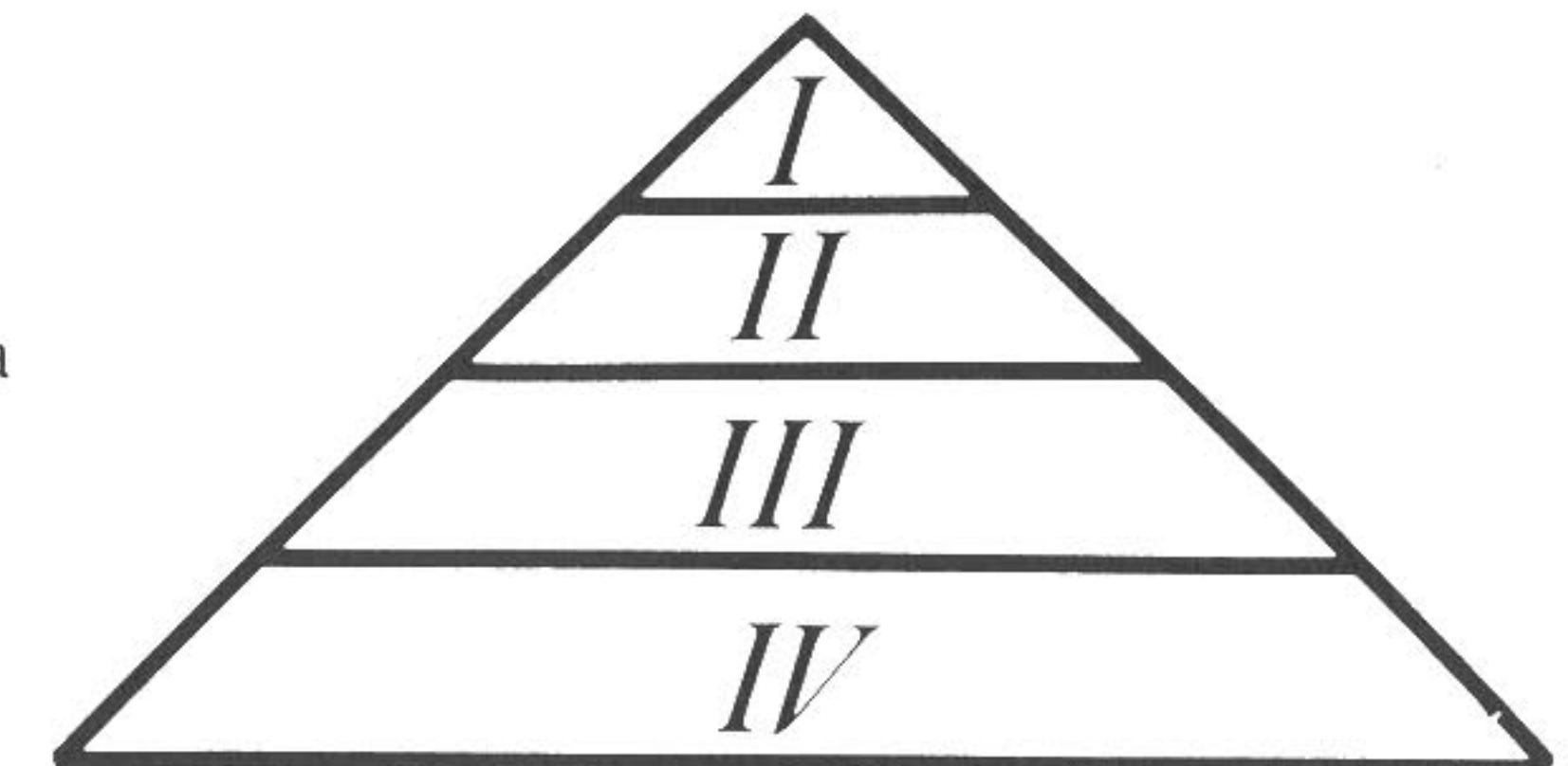
**Grade I** buildings are those of outstanding architectural or historic merit which are to be preserved in perpetuity. This would apply to the entire building, both interior and exterior.

A **Grade II** listing preserves the exterior of a building and may include a significant interior element such as a handsome marble staircase, a particularly significant room, etc.

A **Grade III** listing prevents the demolition of a building where the demolition is deemed by the Community Committee and Committee on Environment to be "unnecessary", based on individual circumstances. Where a demolition is approved, a **Grade III** listing may regulate the manner in which the building is dismantled, and record or preserve, where possible, building components of interest.

A **Grade IV** listing regulates demolition of buildings to allow for the recording and preserving of certain components.

It should be noted that there are relatively few **Grade I** buildings, the majority being designated **Grades III and IV**, with the distribution resembling a pyramid such as this:



## D. LISTING, NOTICE AND APPEAL PROCEDURES

There are basically two methods in which a building may be placed on the Buildings' Conservation List:

### METHOD 1: LISTING BY CITY COUNCIL

- i) The Historical Buildings Committee recommends to Committee on Environment that a Grade I or Grade II building be placed on the Buildings Conservation List. In the case of Grade III or IV recommendations, the report is sent to both the Committee on Environment and the Community Committee representing the district in which the building is located. (A building is selected for recommendation in one of three ways: by choice of the Committee; by request by the owner or other party; or by application by the owner for a demolition permit for a building tabulated on the Historical Buildings Inventory. *See Section 4*)
- ii) For Grade I and II buildings, Committee on Environment then notifies the owner of the proposed listing, affording him the opportunity to object by delivering a letter to the City Clerk. If no letter of objection is received within fourteen days of the notification, the building is considered to be listed by Council.

For Grade III and IV buildings, Committee on Environment normally awaits the advice of the Community Committee before notifying the owner of the proposed listing.

- iii) Upon receiving a letter of objection, Committee on Environment holds a hearing as part of its regular business. The Committee on Environment then forwards its recommendation to Council.
- iv) After again notifying the owner, Council hears representations on the matter and then may list the building on the Buildings' Conservation List under the Grade recommended or any other Grade.

### METHOD 2: LISTING BY THE COMMISSIONER

The Commissioner of Environment is empowered under the By-law to list buildings on the Buildings' Conservation List, with or without the recommendation of the Historical Buildings Committee. Upon listing a building, the Commissioner notifies the owner, and in the instance of a Grade III or IV building, the Community Committee is notified as well. If no appeal against the listing is taken within fourteen days, the Commissioner refers the listing to Council through the Committee on Environment for confirmation. If a letter of objection is received, the Committee on Environment holds a hearing as part of its regular business. The same procedures as those in Method 1 then apply.

A listing by the Commissioner of Environment lapses if it is not confirmed by City Council within one year.

Under a 1979 amendment, the Commissioner may also list a building temporarily for a period of up to 60 days, for the purpose of determining whether or not to list the building in accordance with Method 1. At the end of the 60 day period the temporary listing expires. No appeal provisions apply to a temporary listing.

## **E. REMOVAL FROM THE LIST, CHANGING OF GRADING**

An owner or the Commissioner may apply to have a building removed from the Buildings Conservation List, or listed under a different grade, by writing to the City Clerk. Normal listing procedures, as described above, would then apply.

## **F. CERTIFICATE OF SUITABILITY/ ORDINARY MAINTENANCE**

### **i) Certificate of Suitability**

Except for ordinary maintenance, no permit shall be issued for the alteration, repair, demolition, removal or occupancy of any building on the Buildings' Conservation List without prior issuance of a Certificate of Suitability. Applications for certificates are submitted to Committee on Environment on recommendation of the Historical Buildings Committee. Application forms for Certificates of Suitability are available through the Department of Environmental Planning, Historic Projects Branch, 942-5630.

Where the Historical Buildings Committee recommends to Committee on Environment that a Certificate be refused, the reasons are forwarded to the owner, who has the right to appear at a hearing at Committee on Environment as part of its regular business. The decision of Committee on Environment is final.

### **ii) Certificate of Ordinary Maintenance**

A Certificate of Suitability is not required for ordinary maintenance or repair of a building certified by the Commissioner not to involve a change in any element of design which affects the appearance of the building or its architectural or historical interest. Applications for Certificates of Ordinary Maintenance may be made through the Department of Environmental Planning, Historic Projects Branch, 942-5630.

## **G. PENALTIES**

Any demolition, alteration, repair, removal or occupancy of a building on the Buildings' Conservation List or temporarily listed except in accordance with a permit in these specific cases is an offence and the provisions of Section 138 of The City of Winnipeg Act apply.

## **H. GRANTS**

Council may, in its discretion, grant moneys to aid in the conservation of a building listed in the Buildings' Conservation List.

Further information on the Historical Buildings By-law may be obtained from:

Historic Projects Co-ordinator  
Department of Environmental Planning  
City of Winnipeg  
100 Main Street  
Winnipeg, Manitoba  
R3C 1A5

PH: 942-5630

### 3. THE HISTORICAL BUILDINGS COMMITTEE - 1979

ORGANIZATION	MEMBER	ALTERNATE MEMBER
City of Winnipeg	Councillor J. Westbury <i>(Chairman-January to October)</i> Councillor J. Ernst	
Province of Manitoba	Mr. P. Diamant Mr. J. D. McFarland	Mr. F. Pritchard Mr. N. Einarson
Manitoba Historical Society	Mr. E. C. Nix	Mr. G. Reynolds
Parks Canada	Mr. T. Heggie	Mr. I. Clarke
Manitoba Association of Architects	Mr. A. M. Nixon <i>(Acting Chairman-October/December)</i>	Mr. P. Pratt

### THE HISTORICAL BUILDINGS COMMITTEE - 1980

ORGANIZATION	MEMBER	ALTERNATE MEMBER
City of Winnipeg	Councillor W. Neville <b>(Chairman)</b> Councillor J. Ernst	
Province of Manitoba	Mr. P. Diamant Mr. J. D. McFarland	Mr. F. Pritchard Mr. N. Einarson
Manitoba Historical Society	Mr. E. C. Nix	
Parks Canada	Mr. T. Heggie	Mr. M. Soucy Mr. L. Dick
Manitoba Association of Architects	Mr. M. Haid	
Staff Advisor	Mr. C. Brook	Secretary Ms. M. Petrie
Research Consultants	Ms. S. Grover Mr. D. Spector	



#### 4. TABULATION - THE HISTORICAL BUILDINGS INVENTORY

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In order to assess the overall scope of the Winnipeg conservation program, the Historical Buildings Committee has compiled an Inventory of approximately 750 buildings including commercial, educational, financial, public, religious, residential and miscellaneous structures. When a demolition permit application is made for a building on the inventory, the application is referred to the Commissioner of Environment, who awaits the advice of the Historical Buildings Committee which then evaluates the subject property.

It is *very* important to distinguish between the **BUILDINGS CONSERVATION LIST** and the **HISTORICAL BUILDINGS INVENTORY**. The **INVENTORY** is simply a tabulation of buildings which *may* have architectural or historical significance. Buildings on the Inventory have *not* been designated (i.e. - placed on the Buildings Conservation List) and carry no restrictions other than the delay in the issuance of the demolition permit so as to allow the Historical Buildings Committee to closely examine the structure's architecture and history. The Committee may recommend that the building be placed on the Buildings Conservation List, or they may simply recommend that the building be thoroughly photographed prior to demolition.

Further information on the Historical Buildings Inventory may be obtained from:

Historic Projects Co-ordinator  
Department of Environmental Planning  
City of Winnipeg  
100 Main Street  
Winnipeg, Manitoba  
R3C 1A5

PH: 942-5630

## 5. SUMMARY OF RECOMMENDATIONS

### A. BUILDINGS CONSERVATION LIST - 1979

ADDRESS	NAME	GRADE	PAGE
283 Bannatyne Avenue	Traveller's Building (Townsite)	II*	13
291 Bannatyne Avenue	a) Sandford Building (Spaghetti Factory) b) Maw's Garage (Spaghetti Factory)	II* III*	15
171 Main Street	Empire Hotel	II	29
389 Main Street	Bank of Commerce	I	35
395 Main Street	Bank of Hamilton	I	
146 Princess Street	Benson Block(Drake Hotel)	III*	45
148 Princess Street	Bawlf Block(House of Comoy)	III*	46
154 Princess Street	Harris Building(Hochman Building)	III*	47
160 Princess Street	Exchange Building	II*	48
164/166 Princess Street	Utility Building	II*	49

*\*An asterisk following a classification signifies that the building is of particular importance as a component of a streetscape.*

## B. RECOMMENDATIONS - 1979

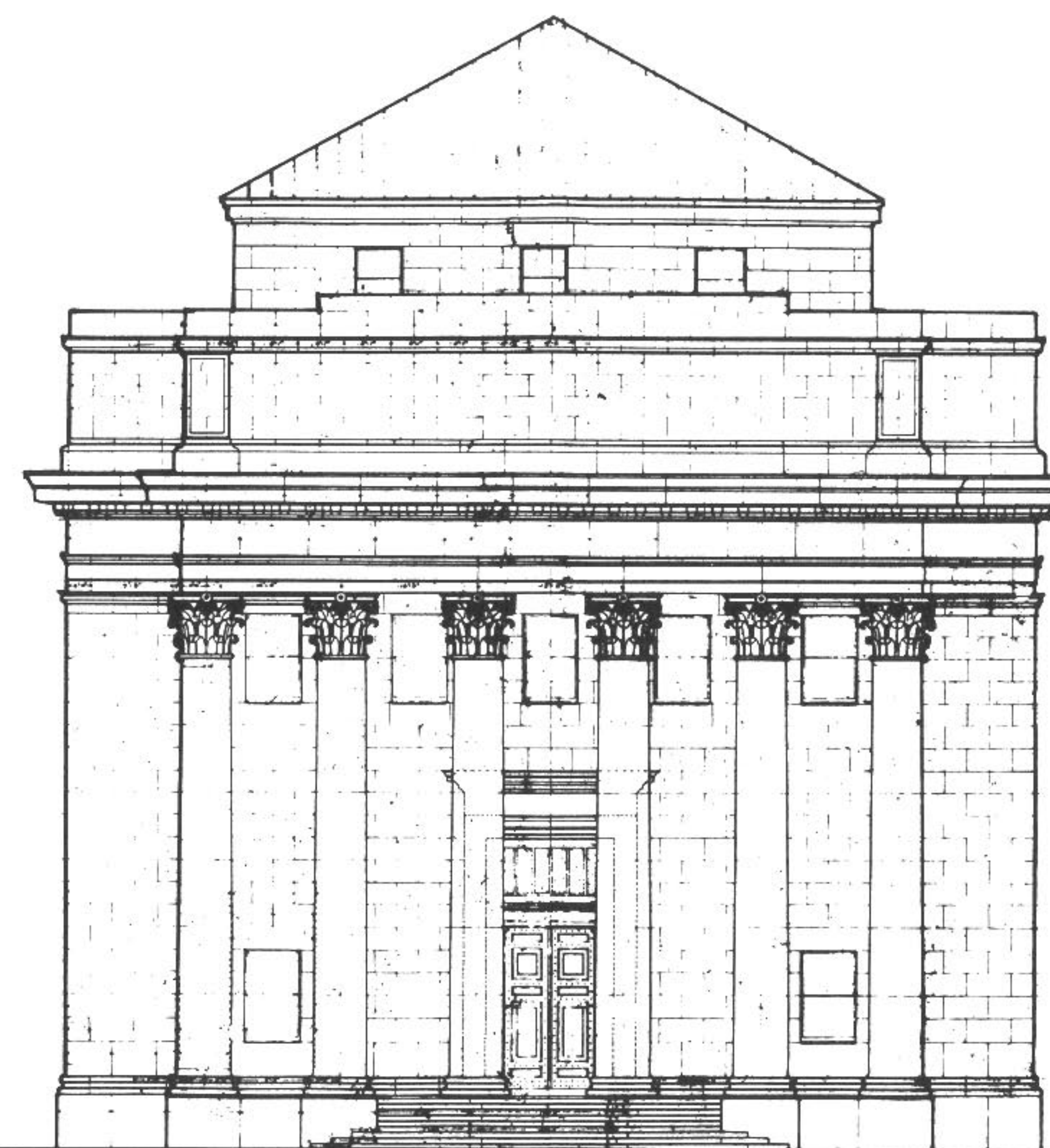
In addition to the designated buildings listed on the preceding page, the Historical Buildings Committee evaluated the following building in 1979:

ADDRESS	NAME	COMMENTS	PAGE
222 Broadway Avenue	Hotel Fort Garry	Designated Grade II-1980	17
536/540 Broadway Avenue	Picardy Candy Factory	Recommended Grade III <i>Demolished-1980</i>	19
544/548 Broadway Avenue	Waldron Court Apartments	Recommended Grade III <i>Demolished-1980</i>	21
129/137 Donald Street	Duplexes	Recommended Grade III <i>Demolished-1980</i>	23
339 Elgin Avenue	House	Recommended Grade III Recommendation rejected	25
99 Euclid Street	Barber House	Recommended dismantling by experts	27
333 Main Street	Victory Building	Recommended Grade III* <i>Demolished 1980</i>	31
335 Main Street	Bank of Montreal	Designated Grade II-1980	33

## RECOMMENDATIONS-1979 (continued)

ADDRESS	NAME	COMMENTS
64 Nassau Street	Rogers House	Recommended Grade III <i>Demolished-1980</i>
254 Portage Avenue	Bank of Nova Scotia	<i>see Note 1</i>
1476 Portage Avenue	St. Joseph's Orphanage	No recommendation <i>Demolished-1979</i>
430 River Avenue	House	Designated Grade III
432 River Avenue	House	Designated Grade IV
289 Spence Street	Row Housing	No recommendation <i>Demolished-1979</i>
310 St. Charles Street	Franciscan Seminary	Designated Grade III
85-93 Wellington Cres.	Houses	No recommendation <i>Demolished-1979</i>
808-810 Wolsely Ave.	Houses	No recommendation <i>Demolished-1979</i>

*Note 1: In March, 1980 the Bank of Nova Scotia and the City of Winnipeg signed an agreement wherein the Bank agreed to withdraw its demolition permit application and not pursue demolishing the building, and the City agreed not to attempt to place the Bank of Nova Scotia on the Building Conservation List.*



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# RESEARCH SUMMARIES

## GLOSSARY

### CLASSICISM -

a revival of or return to the principles of Greek or (more often) Roman art and architecture. Neo-classical buildings are solid and rather severe. Decoration, including classical enrichments, is restrained.

### CORNICE -

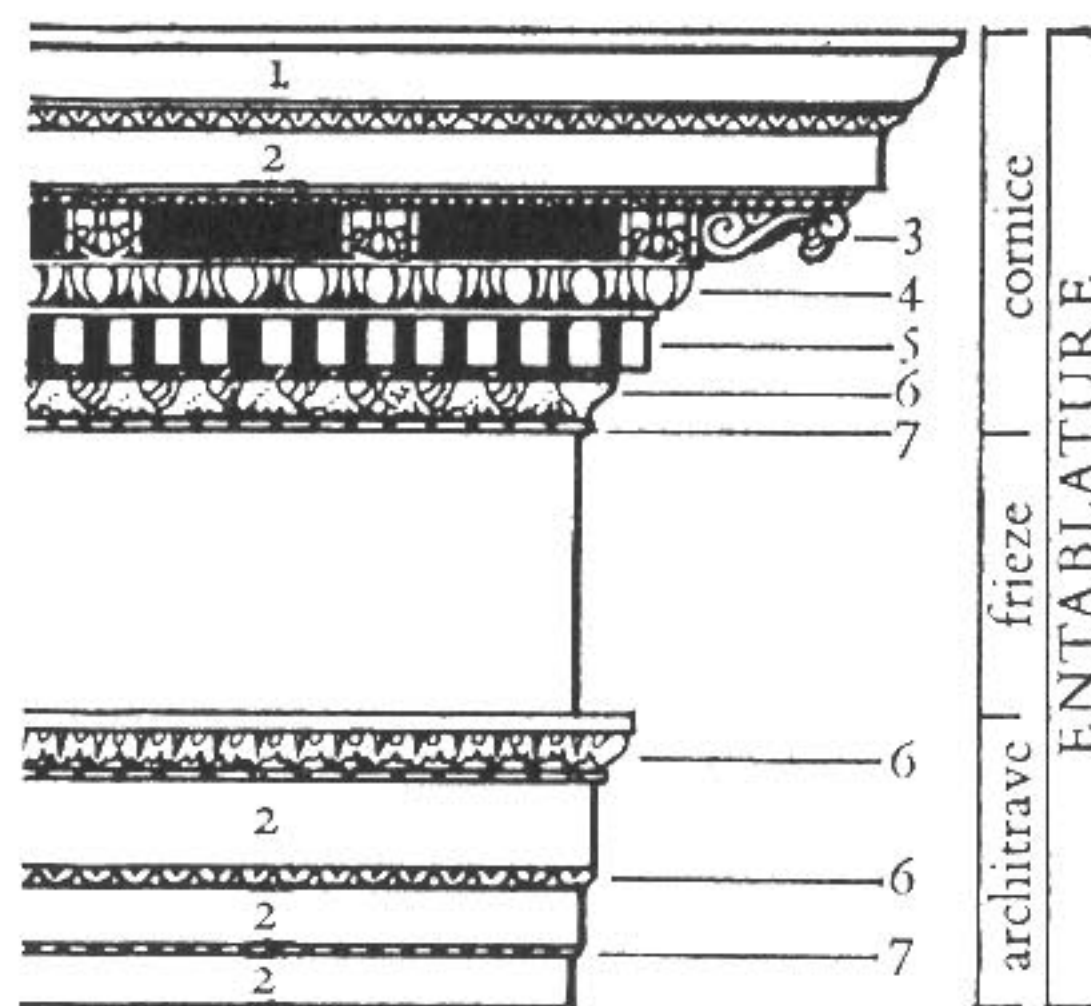
the top projecting section of an **entablature** (see below). Also any projecting ornamental moulding along the top of a building, wall, arch, etc. finishing or crowning it.

### CUPOLA -

a small dome on a circular or polygonal base crowning a roof or turret.

### ENTABLATURE -

the upper part of an "order" (in classical architecture, a column with base, shaft, and capital)



### FINIAL -

a formal ornament at the top of a canopy, gable, pinnacle, etc.

### GAMBREL ROOF -

a roof terminating in a small gable at the ridge.

### LINTEL -

a horizontal beam or stone bridging an opening.

### MANSARD ROOF -

roof having a double slope, the lower being longer and steeper than the upper.

### PALLADIAN -

an archway or window with three openings, the central one arched and wider than the others.

### PEDIMENT -

a low-pitched gable above a roofed space forming the entrance and centrepiece of the facade.

### QUOINS -

the dressed stones at the corners of buildings, usually laid so that their faces are alternately large and small.

### RUSTICATION -

masonry cut in massive blocks separated from each other by deep joints, employed to give a rich and bold texture to an exterior wall and normally reserved for the lower part of it.

### TERRA COTTA -

fired but unglazed clay, used mainly for wall covering and ornamentation, as it can be fired into moulds.

### VOUSSOIR -

a brick or wedge-shaped forming one of the units of an arch.

*Note:*  
Detailed research reports on each building are available on request by contacting:

*Historic Projects Co-ordinator  
Department of Environmental Planning  
City of Winnipeg  
100 Main Street  
Winnipeg, Manitoba  
R3C 1A5*

**283 BANNATYNE AVENUE -- NORTHWEST  
COMMERCIAL TRAVELLERS BUILDING  
(TOWNSITE)  
1906**



Manitoba Archives Photo

*Bannatyne Avenue, looking west circa 1910. The Travellers' Building is on the right, with the Number 1 Firehall in the lower right foreground.*

Located at the corner of Bannatyne Avenue and King Streets, this handsome building was erected in 1906 as the Northwest Commercial Travellers Building. This was a national organization, founded in Winnipeg in 1882. It acted as a protective union for its members who were travelling salesmen. At that time Winnipeg was the centre of a huge supply area that extended from the Great Lakes to the Pacific Ocean. The head offices and warehouses of dozens of supply industries located in Winnipeg's warehouse district and an army of travelling salesmen peddled their wares to the towns and villages of the north-west. This Northwest Commercial Travellers Association grew to include 2,000 members by 1906 and provided accident policies, insurance and reduced train and hotel rates for its members. The group still exists.

The Travellers Building is six storeys high, built of reinforced concrete with an exterior of deep red brick. Darling and Pearson, a prestigious firm of Toronto architects, designed the structure which was built at a cost of \$115,000. In the basement were Turkish baths and a barber shop, a restaurant on the main floor, and a dining room, club room, smoking and reading rooms and the Association offices on the second floor: in short, everything for the weary salesmen. Third and fourth storeys were rented office space, taken by manufacturers' agents and there were show rooms on the sixth floor. The building was finished with a handsome stone archway at the entrance, marble finishing and dark oak woodwork.

In 1945, the federal government made some alterations to the building to house the office of the Unemployment Insurance Commission and the Health and Welfare Department. In 1976, it was redeveloped to become a vertical shopping centre with a series of specialty shops, galleries and restaurants.



City of Winnipeg Photo

*The Travellers' Building has been transformed to "Townsite" a 6-storey shopping center with a turn-of-the-century motif.*



**291 BANNATYNE -- THE SANFORD BUILDING AND THE MAW AND COMPANY GARAGE (OLD SPAGHETTI FACTORY)  
1890/1906**

Although joined to form a single structure, the Old Spaghetti Factory is actually two buildings which each have separate histories.

**The Sanford Building** was the warehouse of Sanford and Company, a large factory established in Hamilton, Ontario in 1862. It was a wholesale clothing house which grew to become a leading Canadian supplier. When the west began to boom in 1882, Sanford and Company expanded to Winnipeg and the business grew apace with developing western markets. In 1890, Sanford and Company built the Sanford Building in the heart of the warehouse district, at the corner of Princess Street and Bannatyne Avenue. By 1912, this structure contained twenty-five employees, and eight travelling salesmen sold the products to retail stores throughout the entire north-west.

This brick building was originally three storeys, with a fourth added in 1903. It was designed by C. H. Wheeler, a British architect who achieved prestige in Winnipeg with his design of Holy Trinity Church on Donald Street, and Dalnavert, the Victorian mansion of Sir Hugh John Macdonald, which has been restored as a museum.

The top three floors of the Sanford Building were removed when the Maw Company Garage purchased it and added it to the garage.

**Maw and Company Garage** was constructed in 1906 for the interests of Joseph Maw. Maw was a businessman from Ontario who came to Winnipeg as an agent for the Massey Manufacturing Company. In 1882, he entered into a partnership in a carriage firm with J. M. Ross, but this dissolved in 1896 and the business carried on as Joseph Maw and Company. As a logical extension of the carriage business, Maw became interested in the new motor vehicles. With remarkable foresight, Maw built his garage to service and store 145 cars at a time when there were probably fewer than that in all of Winnipeg. Maw himself was an enthusiastic motorist and, in 1905, he won the Winnipeg Industrial Exposition five-mile race with a time of eight minutes and twenty-one seconds!

*Below: The Sanford Building, now experiencing new life as the Old Spaghetti Factory.*

His garage was something of a technological feat in that it contained no posts to create a large interior span. This was achieved through the use of steel girders and trusses. The exterior walls were made of concrete with a facing of brick, and the front on King Street was finished with a large amount of plate glass. The garage floor had the most modern repair equipment, and there were attractive offices and waiting rooms for the customers.



City of Winnipeg Photo

*Above: The western portion of Maw's Garage, now renovated into Brandy's - a popular Winnipeg bar and restaurant.*

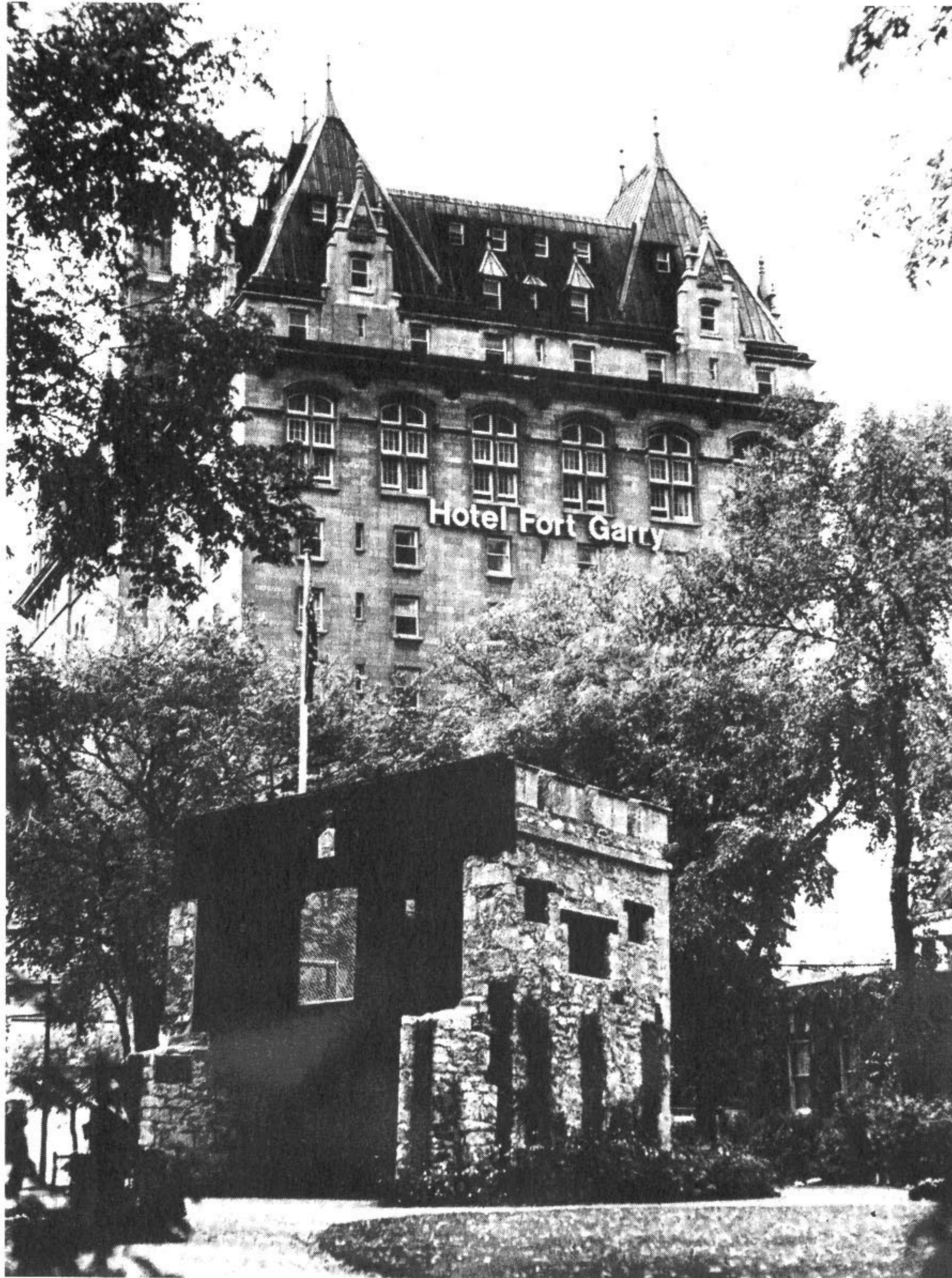
Maw's expanded into the Sanford Building and together these form Brandy's and the Old Spaghetti Factory. This restaurant was one of the first businesses to revitalize the old warehouse district.



City of Winnipeg Photo

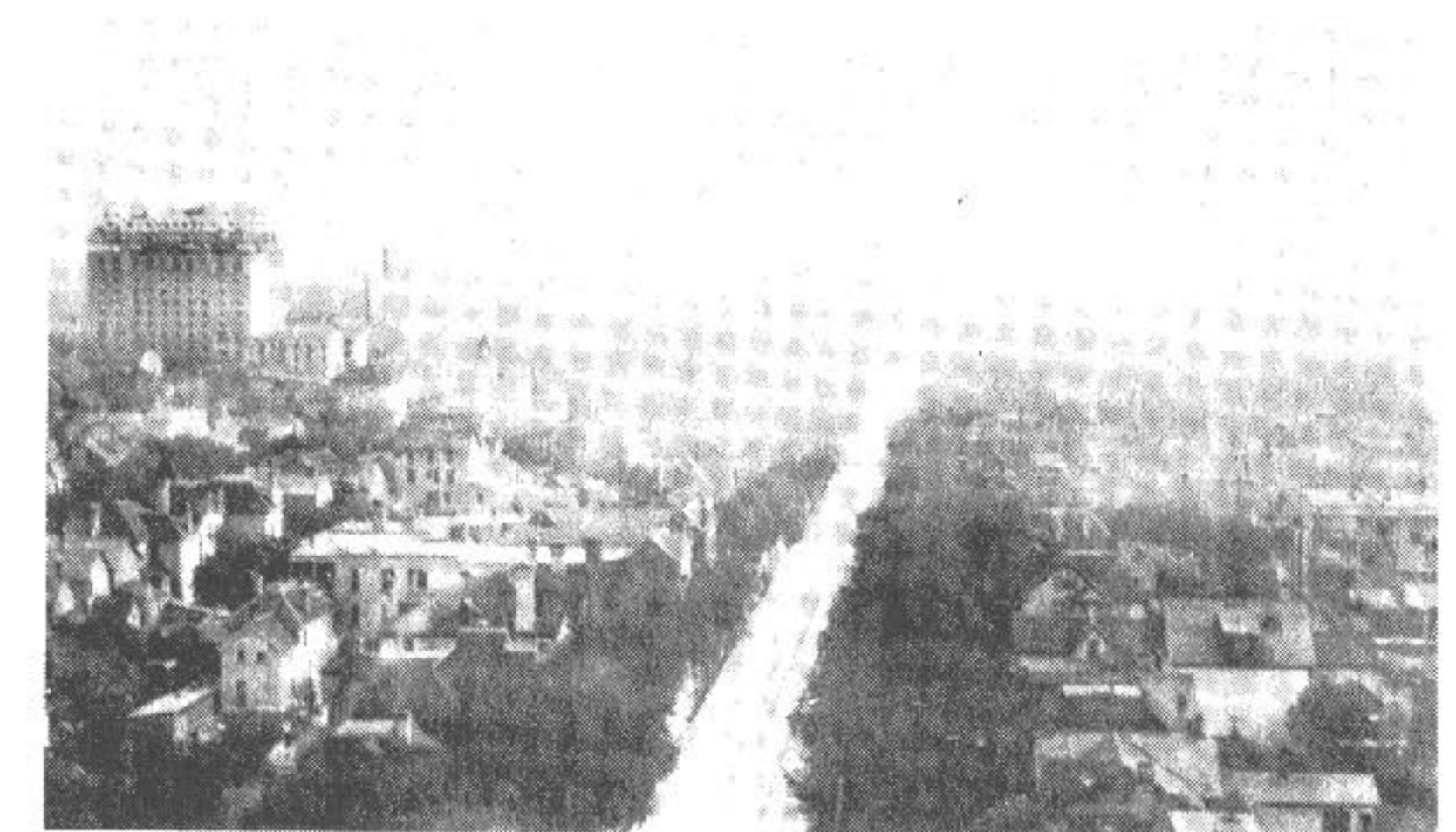


## 222 BROADWAY -- HOTEL FORT GARRY 1913



Fort Garry Hotel Photo

Canada's third trans-continental railway, the Grand Trunk Pacific, joined its east and west lines in Winnipeg in 1911 at Union Station. The GTP then announced plans for a large hotel nearby—the Fort Garry. There were lucrative precedents for the railway hotels across the country, and a type of 'national style' had evolved through the examples of the Banff Springs, Chateau Frontenac, Place Viger Hotel and Station in Montreal, and the Chateau Laurier, another GTP hotel. The style was adapted from the chateaux of the Loire region of Northern France. It was picturesque and considered appropriate for the harsh Canadian climate. The steep hipped roof, pointed dormers and corner turrets gave patrons a visual message: here was a hotel that was posh, comfortable, and geared to the wants of tourists and local people. The style became a symbol, which was the premise of Victorian architecture. The federal government gave its sanction to this 'national style' through its use in the new Parliament Buildings (1916-17), Confederation Building (1928-31), the Central Post Office (1938-39), and the Supreme Court (1938-39).



Manitoba Archives Photo

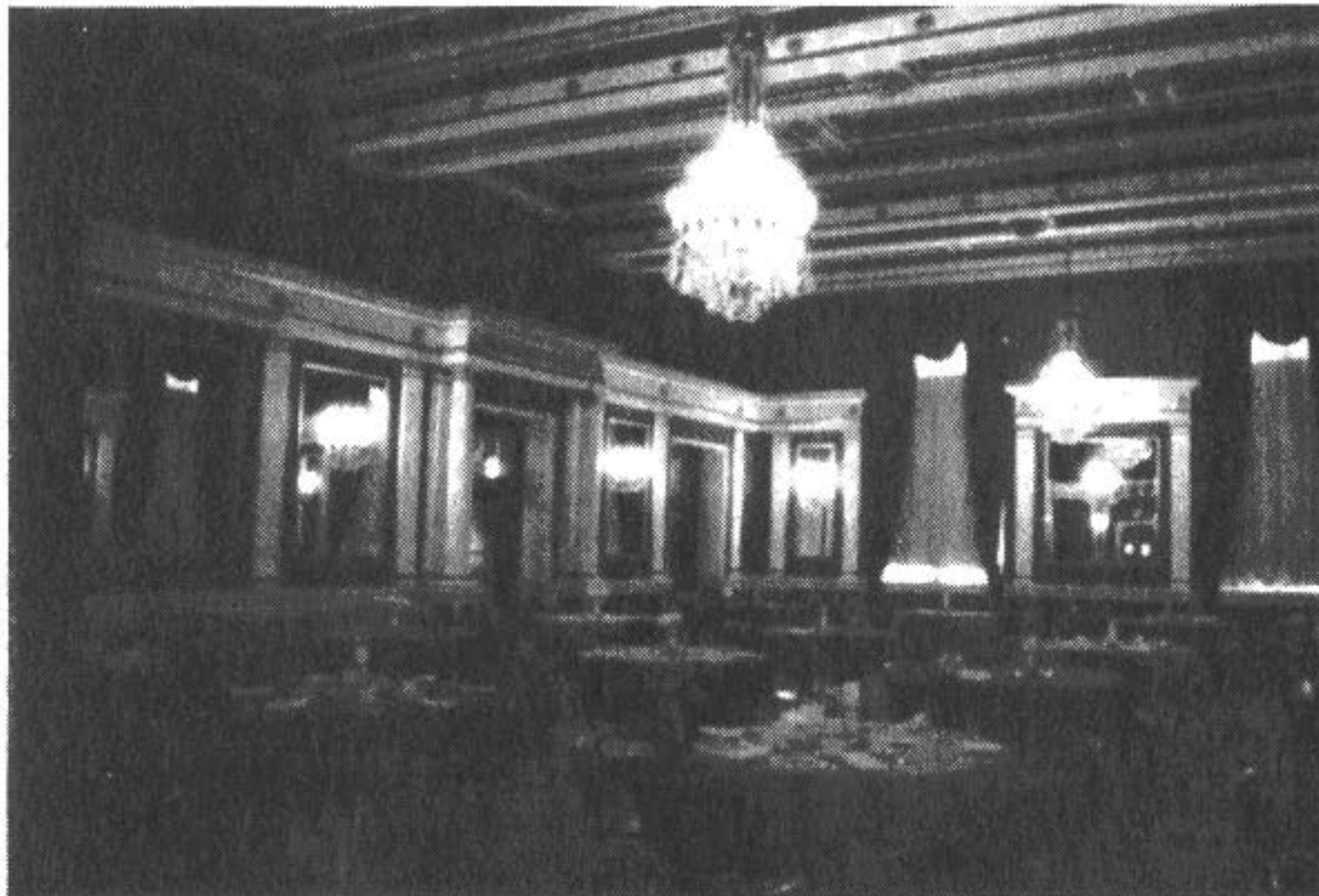
*Winnipeg's skyline south of Portage Avenue circa 1914. The newly-built Fort Garry can be seen at upper left.*



*Workers sheathing the roof of the Fort Garry Hotel in copper, circa 1913.*

The Fort Garry opened its doors December 11, 1913. It was a marvel of modern technology: 3,000 tons of structural steel, seven miles of heating pipes and a price tag of one and a half million dollars. It was remarkably self-contained with a heating plant and laundry, its own artesian well-water, a bakery, butcher shop, valets, and even a printing press. No expense was spared in the furnishings and decor. Polished stone, marble and massive windows were set off by bronze chandeliers. Donnegal wool rugs featured individual styles but lavish beauty was constant.

The Fort Garry competed with the Royal Alexandra for prominence in social affairs, but it was the Fort Garry that hosted the royal visit in 1939. The annual events of many local organizations were held at the hotel, and numerous conferences and balls took place there.



*Above: Ballroom-7th Floor.*

*Below: Concert Hall-7th Floor.*



*Loggia-Seventh Floor.*

The hotel has always been a landmark in Winnipeg. The Grand Trunk Pacific was joined with other lines as the Canadian National, and the Fort Garry is one of only three GTP buildings left in Manitoba. It is Winnipeg's grandest old hotel and has deservedly acquired a place in our history.

**536/540 BROADWAY -- PICARDY CANDY  
FACTORY  
1928**

**Demolished 1980**

Known to Winnipeggers for decades as the Picardy Candy factory, this building was erected in 1928. Although there were small stores on the site before this period, it was underdeveloped compared to the surrounding district. Shea's Brewery likely owned the land.

Picardy's was designed by a local contractor. The building was three storeys high, with a veneer of dark brick that covered the structural steel and concrete. Ceramic tile contrasted the brick with a black and white checkered pattern. The structure cost \$75,000. For the first few years, Picardy Candy Ltd. occupied all the space in its building, and it was one of Winnipeg's biggest confectioners. The business expanded to eleven retail outlets in the city in 1930. The ground floor of the Broadway factory also had a retail store and a coffee shop. Picardy's eventually advanced into the restaurant and catering business. Vince Leah recalled:

**It was almost a ritual, following a football game at Osborne Stadium or a hockey game at the Amphi-Theatre [both nearby] to enjoy a toasted pecan bun and tea ... Picardy's disappeared a few years ago but certainly their downtown shops were well-patronized, especially by folks coming out of theatres.**



City of Winnipeg Photo

*The Picardy Candy Factory building just prior to being demolished in the Spring of 1980.*

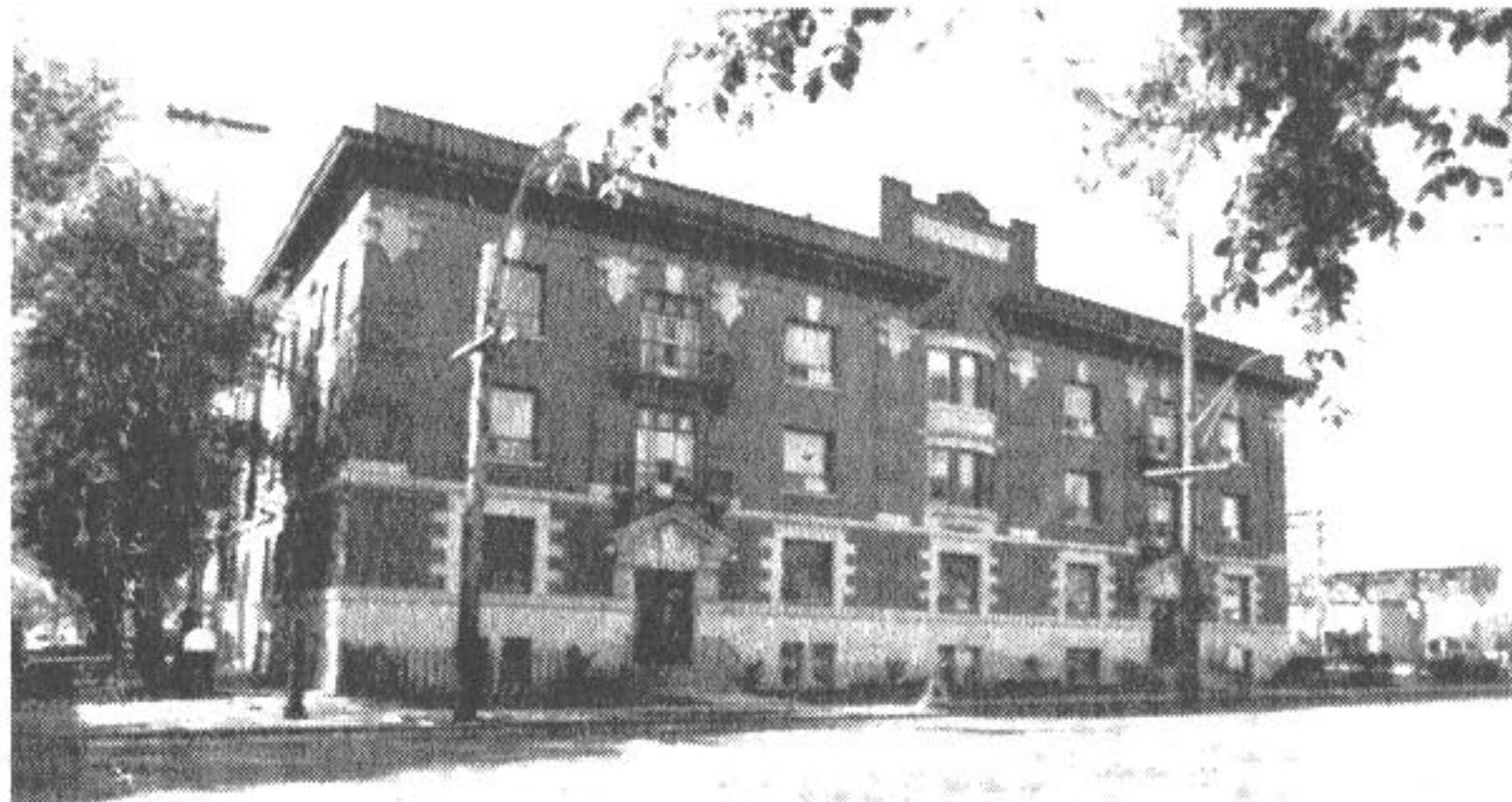
The depression caused some of the Picardy stores to close and part of the factory space was rented out, but when the economy strengthened, Picardy's reclaimed this space with a remodelled "Hall and Salon".

The candy factory required less space in the 1950's and the storefront space of the main floor was rented. In 1960, Cooper's Drug, Parke-Davis Chemist and a stationery firm replaced Picardy's as the principal tenants. The factory was bought out and moved elsewhere.



**544/548 BROADWAY -- WALDRON COURT  
APARTMENTS  
1909**

This apartment block was built as part of proliferation of first-class apartment buildings in Winnipeg. Construction commenced in 1909, following the examples of successes along Broadway such as the Fort Garry Court and Devon Court. The demand for these apartments indicates that they were good investments for the builders. In 1912, the newspapers noted that "the very handsome returns paid by these buildings upon the capital investment is likely to result in a much greater number being erected in the future". Capitalizing on this trend, a contractor named John Moxam erected the Moxam Block on River Avenue in 1906. The architect of this fine brick apartment was Victor William Horwood. In 1909, Moxam again commissioned Horwood to design his second block, the Waldron Court on Broadway.



City of Winnipeg Photo

*Above: The Waldron Court Apartments in 1980.  
Right: Victor W. Horwood, architect of the Waldron Court. Horwood became Provincial Architect in 1911.*

Horwood repeated the basic design of Moxam Court for this second project, albeit with some refinements. Both feature two distinct sections, with the Waldron Court separated by a heavy brick wall and the Moxam Court divided by an interior courtyard. The Waldron contains 25 suites, each with a gas fireplace, hardwood floors, and fine interior woodwork. The exterior is three storeys of a fine light brick accentuated in coursing and lintels of limestone. The cost was approximately \$90,000, and the apartments were filled by 1911.



Manitoba Archives Photo

VICTOR WILLIAM HORWOOD, M.A.A.



Manitoba Archives Photo

The architect, Victor Horwood, became the Provincial Architect in 1911. He oversaw the construction of dozens of public buildings and designed several prominent structures personally, including the Law Courts building on Broadway, the Brandon Hospital for the Insane, the Agricultural College (later Fort Osborne Barracks in Tuxedo) and St. Boniface City Hall.



Manitoba Archives Photo

During the legislative building scandal of 1914-15, it was Horwood's testimony that indicted Premier Rodmond Roblin, the attorney-general, and the ministers of public works and education on a charge of conspiracy. The Conservative government was banished from power that ended an era of pork-barrel politics and led the way for the reform movement. Horwood continued as one of Manitoba's most talented and energetic architects. The Waldron Court was one of his last designs in private practice.



Province of Manitoba Photo

*Entrance detail-Waldron Court  
Apartments.*



**129/131 and 135/137 DONALD STREET  
1880  
Demolished 1980**

These two duplexes were half of an original four, all built in 1880. While possessing the same essential shape and layout, each featured individual details and exterior finishing. They were designed by Winnipeg's most prominent boom-time architect, Charles A. Barber, who had also designed several other beautiful row housing units in the early 1880's. For a city of only 6,000 people, this was a sophisticated trend and we can presume that the Donald Street duplexes were speculative investments for the builders.

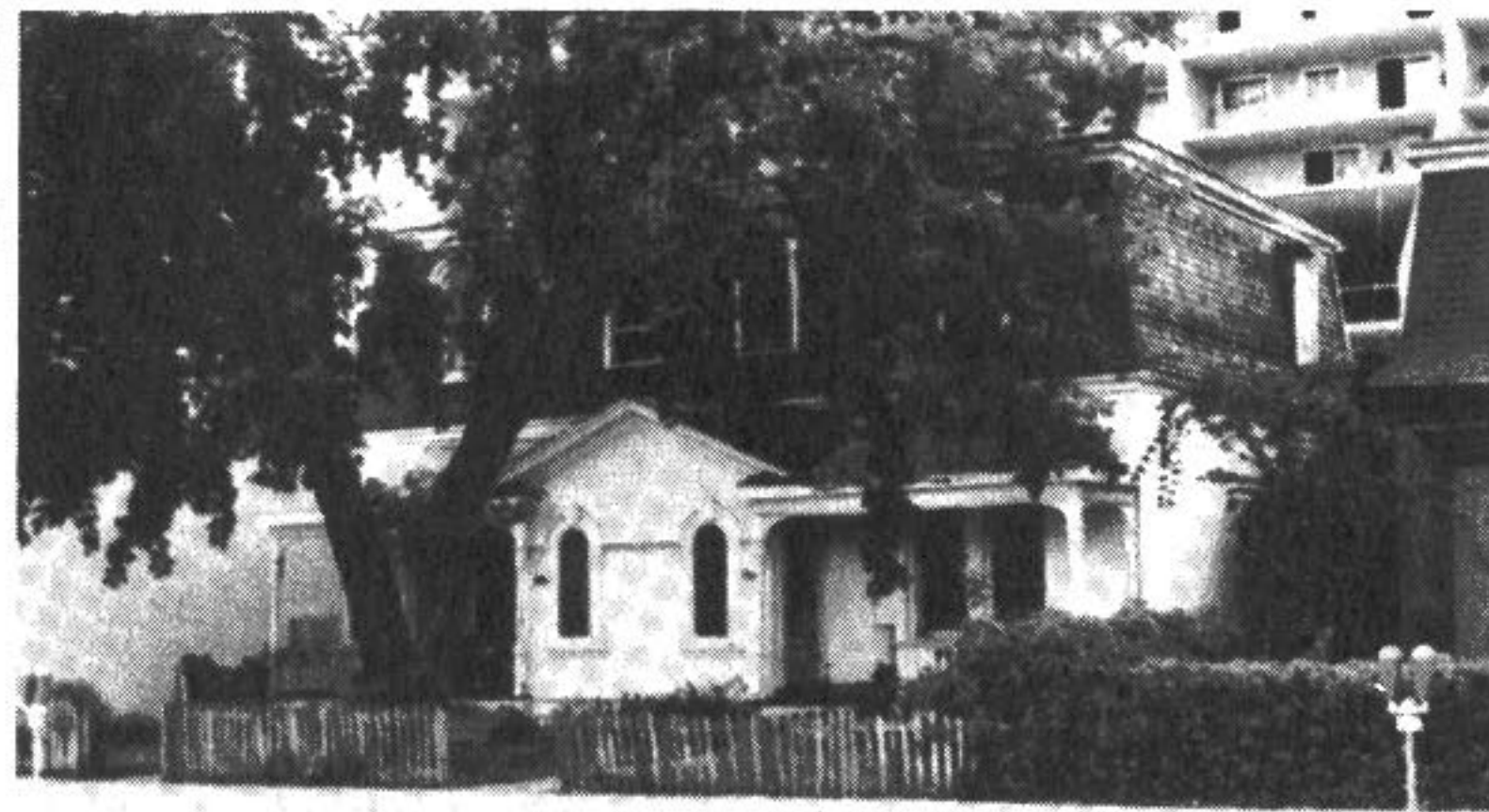
City of Winnipeg Photo



*Above: 129/131 Donald Street in 1979.*

*Left: Map illustrating the Hudson's Bay reserve, bounded by the Red River, Notre Dame Avenue, Colony Street and the Assiniboine River.*

*Below: 135/137 Donald Street in 1979.*

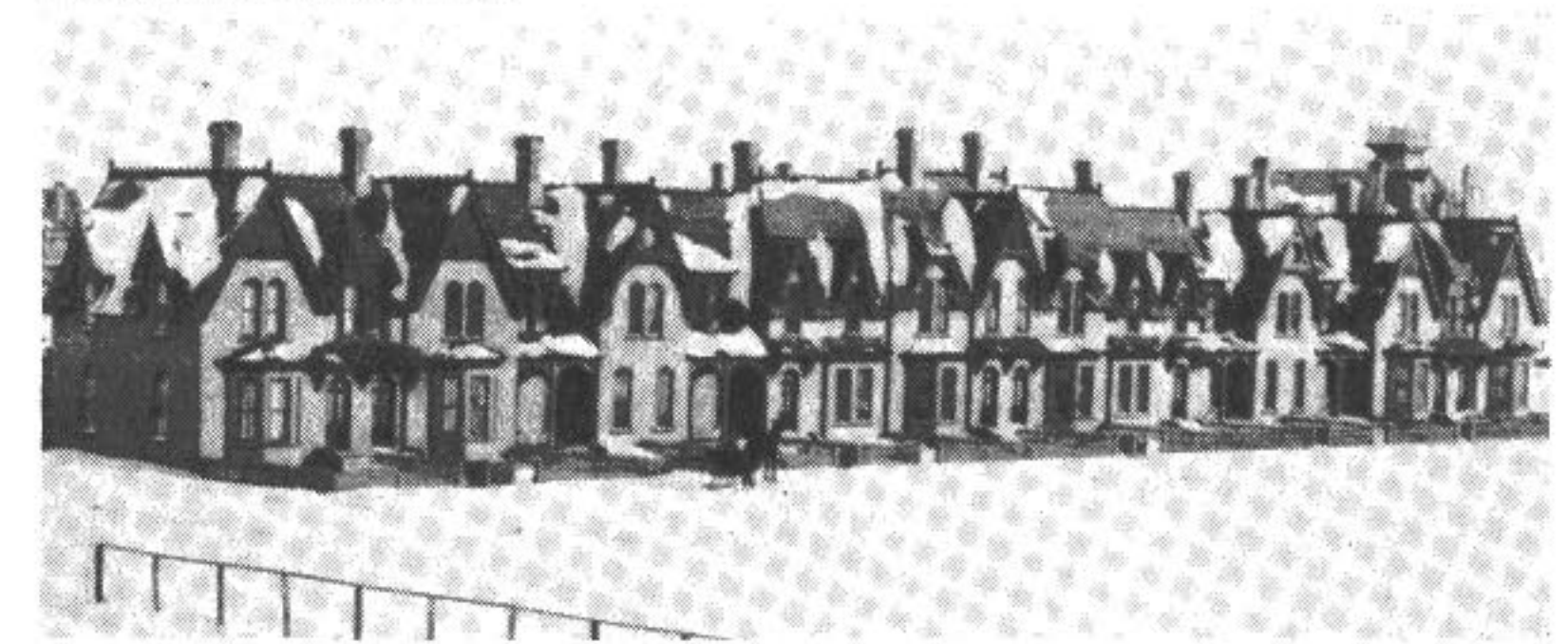


City of Winnipeg Photo

By 1900, the complexion of the district between Portage Avenue and Broadway began to change. Commercial development moved westward from Main Street along Portage Avenue and the street railway ran down Broadway. Better transportation permitted wealthier people to move to the outer areas, and poorer people moved into the downtown. Lax zoning laws facilitated overcrowding and many of the large old homes were split up and eventually demolished. Tenants in the duplexes accordingly evolved from white-collar to blue-collar workers, and by the 1950's the duplexes had been divided into several suites.

Charles Barber's work was everywhere in Winnipeg: City Hall, Manitoba College, the McIntyre Block, the early Grain Exchange, and St. John's College. Of the ninety buildings Barber designed, only seven remain. His design of these duplexes was light and rather playful. The windows, mansard roof, and front porch of each duplex were functional in design but ornamental in detail. These were the last houses in the Hudson's Bay Reserve to feature this design.

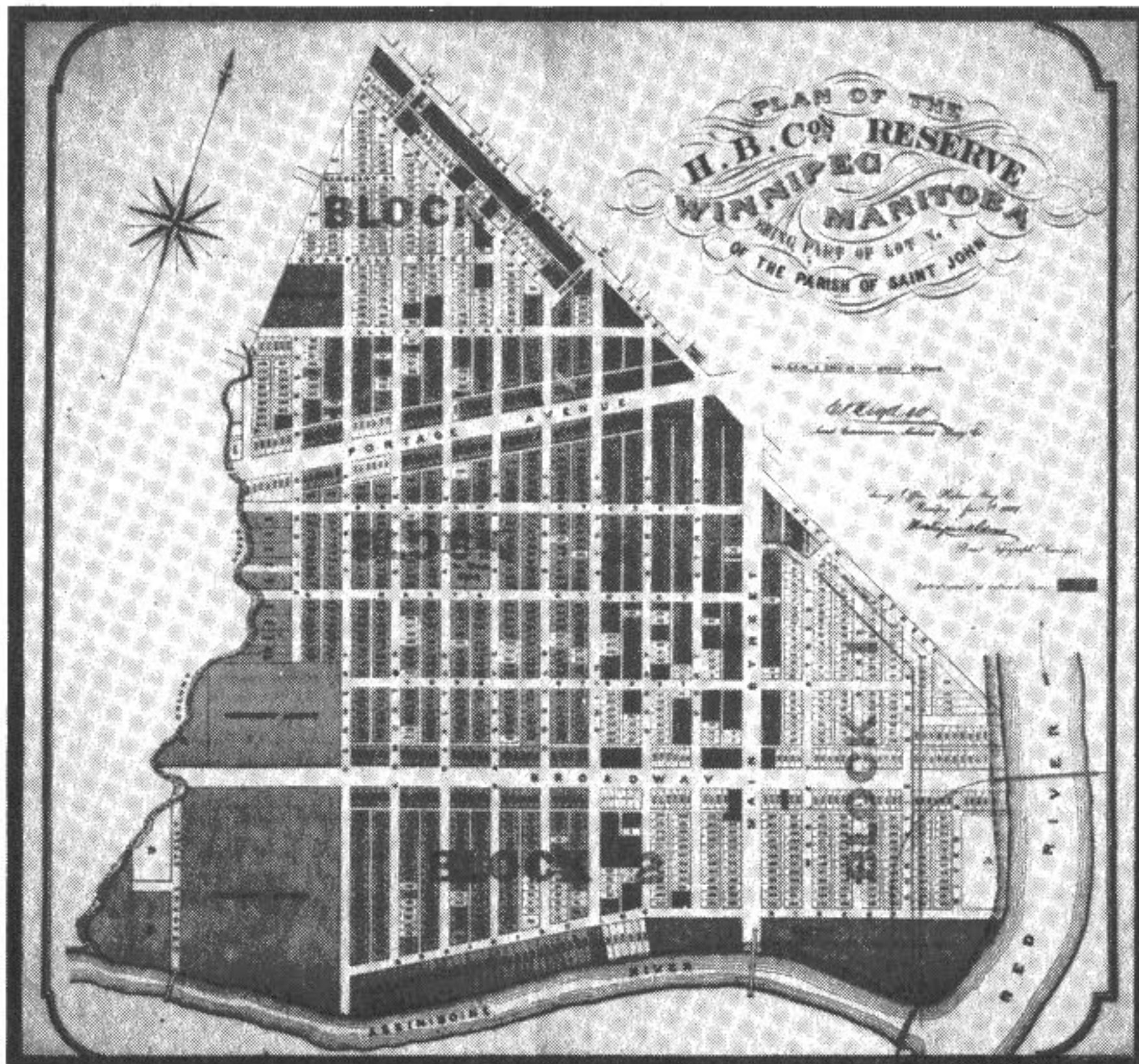
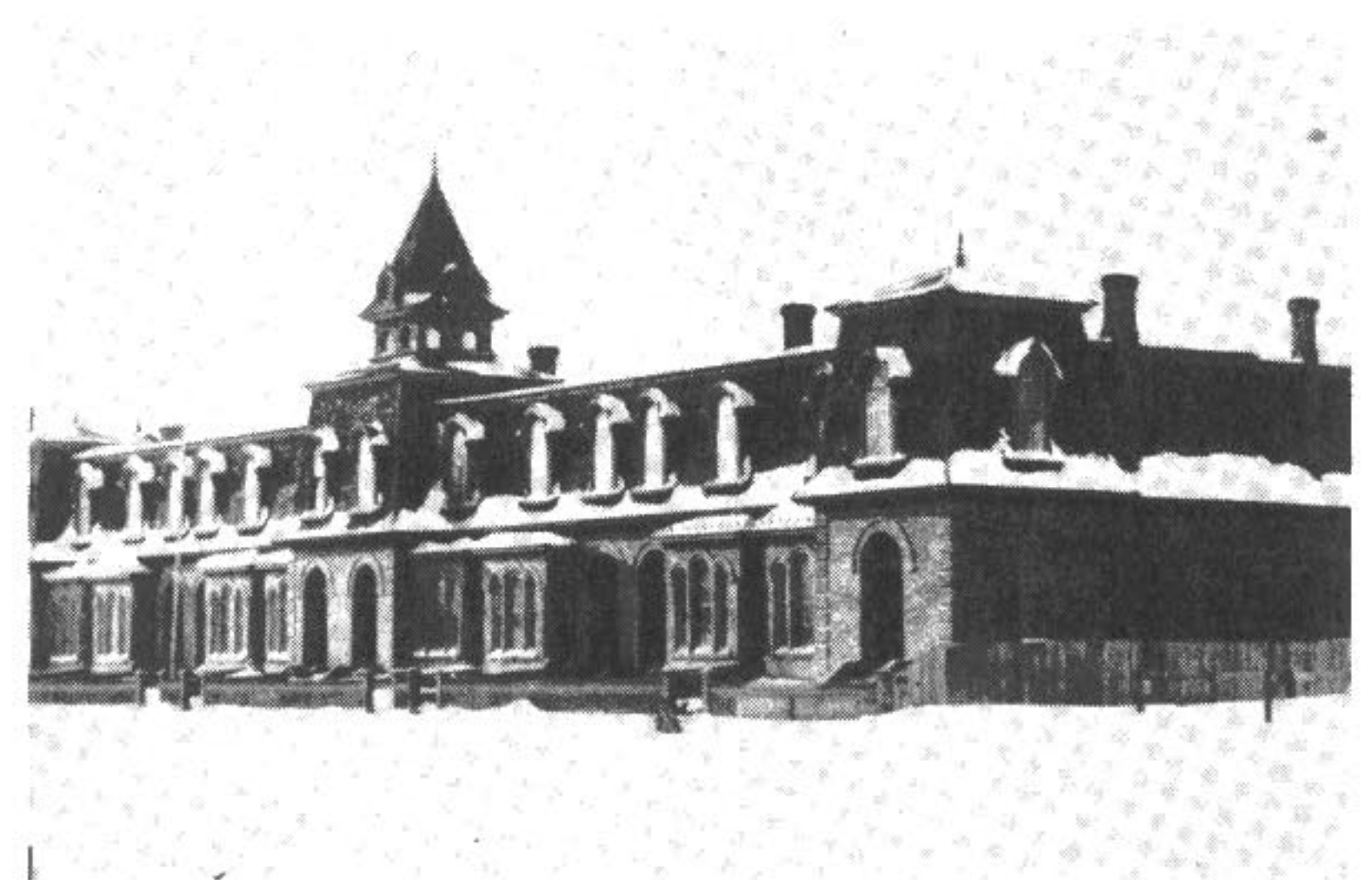
Manitoba Archives Photo



*Above: Wink's Terrace, built in 1882 by Charles Barber and demolished in the mid 1970's (Photo circa 1883).*

*Below: O'Brien's Terrace, another Barber structure, built in 1880 and demolished in 1951. (Photo circa 1883).*

Manitoba Archives Photo



These were probably the first homes on Donald Street, which was centrally located in the old Hudson's Bay Reserve. This was a bloc of land given to the HBC in 1870 that was bounded by the Red River on the east, the Assiniboine River on the south, Colony Street on the west and Notre Dame Avenue on the north. It was not developed until the demand for land had caused the price to rise substantially from 1870 levels. This district became the elite neighbourhood and Winnipeg's finest homes were built there.



**339 ELGIN AVENUE  
1881**



City of Winnipeg Photo

*339 Elgin Avenue in 1979.*

This house dates back to 1881 when its address was 27 Jemima Street. In 1890, both the street number and name were changed. A grocery store owner, Henry Duffield, built the house. This store was situated on nearby Market Street, a location that guaranteed a profitable trade. Elgin Avenue built up as a residential district in the 1880's and most of its brick or wood houses are still standing.

In 1887-1906, Thomas Johnson and his family lived in the house. Johnson was a commercial traveller, a profession found in abundance as Winnipeg serviced the entire north-west with supplies. He sold for G.F. and J. Galt, a large wholesale grocery and liquor supply located for decades on Princess Street.

Thomas Johnson was president of the North-West Commercial Travellers' Association of Canada in 1886. This was a national organization, originating in Winnipeg in 1882. Its aim was to unionize travelling salesmen in order to secure better rates and service, but the N.W.C.T.A. grew more concerned with the welfare of its members. It became a variation of the benevolent societies that pre-dated government involvement in the social well-being of its citizens. Insurance, compensation, aid to widows and orphans and cheaper funerals were the focus of its attention, and it is in this respect that this organization was important. The N.W.C.T.A. Building on Garry Street and the Travellers' Building on Bannatyne Avenue (now known as "Townsite") are visible reminders of this.

The house was brick veneer, with prominent stone quoins at the corners and ornamental brick-work over the windows, creating a pleasing appearance. The interior was substantially altered over the years, but a beautiful swept bannister was retained.



**99 EUCLID STREET -- BARBER HOUSE**  
**Circa 1864**



E. L. Barber built this Red River frame house in approximately 1864. Barber was born in Connecticut and moved to Selkirk, Manitoba in 1859 as a partner in a dry goods store. In 1861, he moved up to Red River and opened a dry goods and fur business near Upper Fort Garry. In 1862, he married Barbara Logan, daughter of Chief Factor Robert Logan. This was an important family in the settlement and provided Barber with many prominent social and business connections. He further reinforced his position by belonging to all the 'correct' organizations, including Winnipeg's first Board of Trade. His business affairs, however, could not be sustained by contacts alone because Barber was clearly an inept businessman. His store was burdened with debts, chattel mortgages and subpoenas to court for non-payment to creditors. Barber bought out a prominent local newspaper and ran it to ruin. His investment interests, which included land speculation in the Point Douglas area, were sold in sacrifice to pay the store's expenses.

There is some speculation that John Christian Schultz, a hostage during the Riel Rebellion in 1870, fled to Barber's house from his prison in the occupied fort, and then proceeded by foot to Ottawa to alert the federal government. Schultz and Barber had many social and business dealings together, but there is no documentary evidence to support this story.

When Barber built in Point Douglas, there was every reason to believe that the area would boom, and parts of Euclid Street were built accordingly. Barber's house, once opposite the old Logan estate, became part of a working class district as the CPR line brought in heavy industry and carloads of people needing cheap accommodation. Barber and his family stayed on in their house until his death in 1909; his daughter Lily lived in the house until 1958.

*E L Barber*



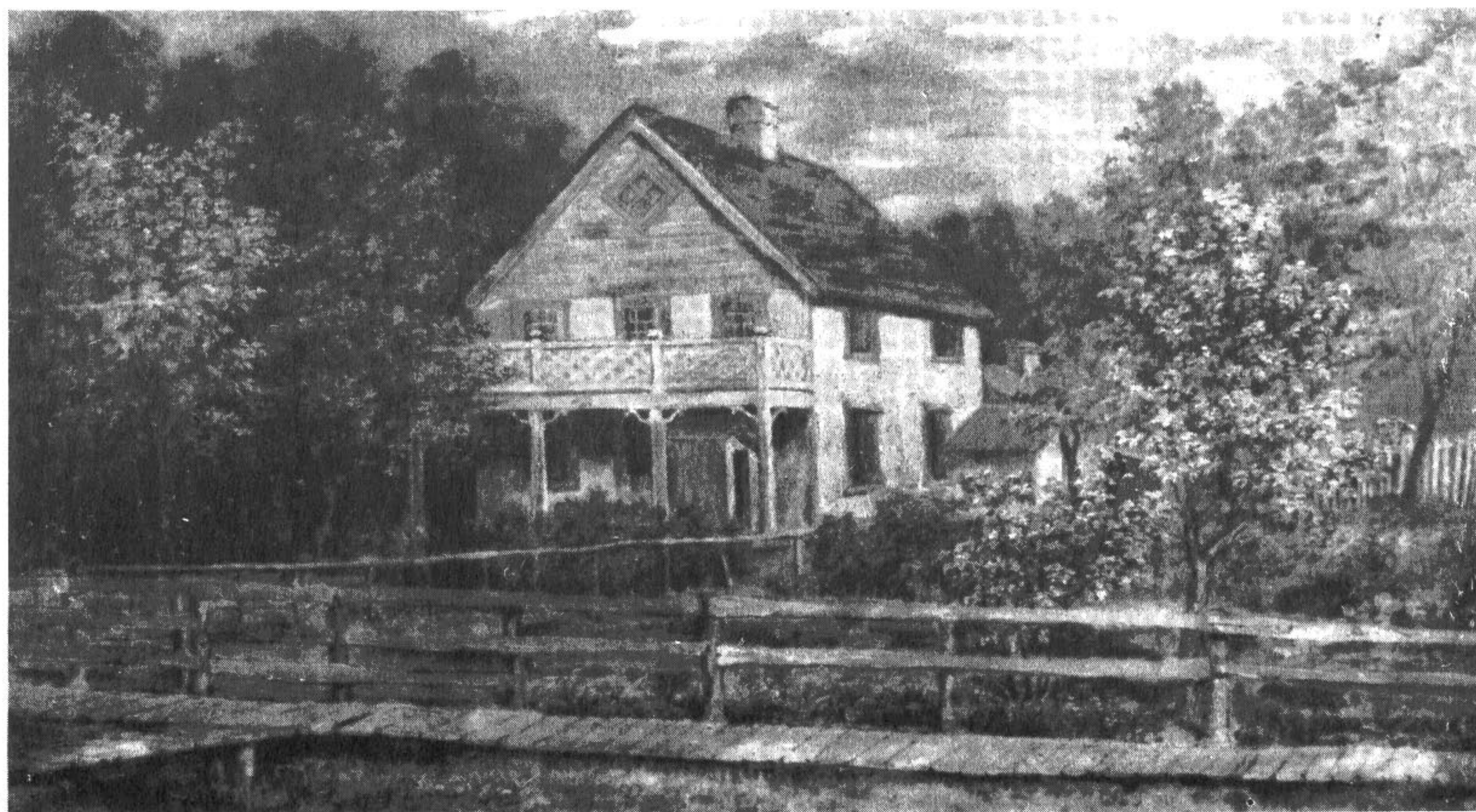
*John Christian Schultz, circa 1888.  
Photographed by Hony Sproule, Ottawa.*

The house is two storeys, built of solid log in the traditional manner. The quality of the construction speaks of the status of its owner. Some of the details of the house, including a diamond-shaped window on the second storey, demonstrate a personal taste possibly attributable to Barber's early years in Connecticut. Over the years, additions and alterations were made to the original 1864 structure.

*Right: The Barber House as it appeared in 1959.  
Below: An early illustration of the Barber House,  
showing the original balcony and boardwalk in  
the foreground.*

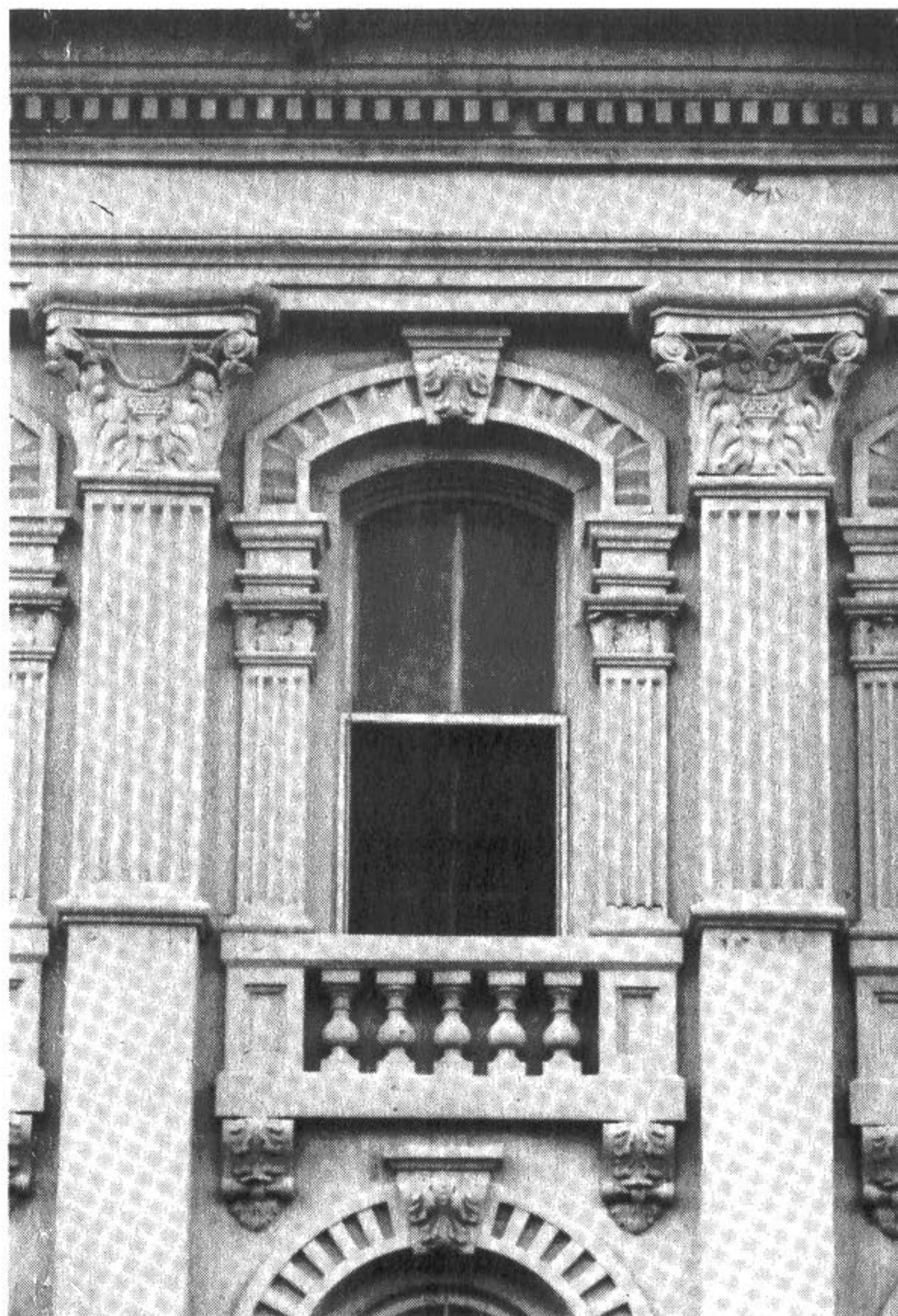


Manitoba Archives Photo



Barber Collection-Manitoba Archives

171 MAIN STREET -- EMPIRE HOTEL  
1882



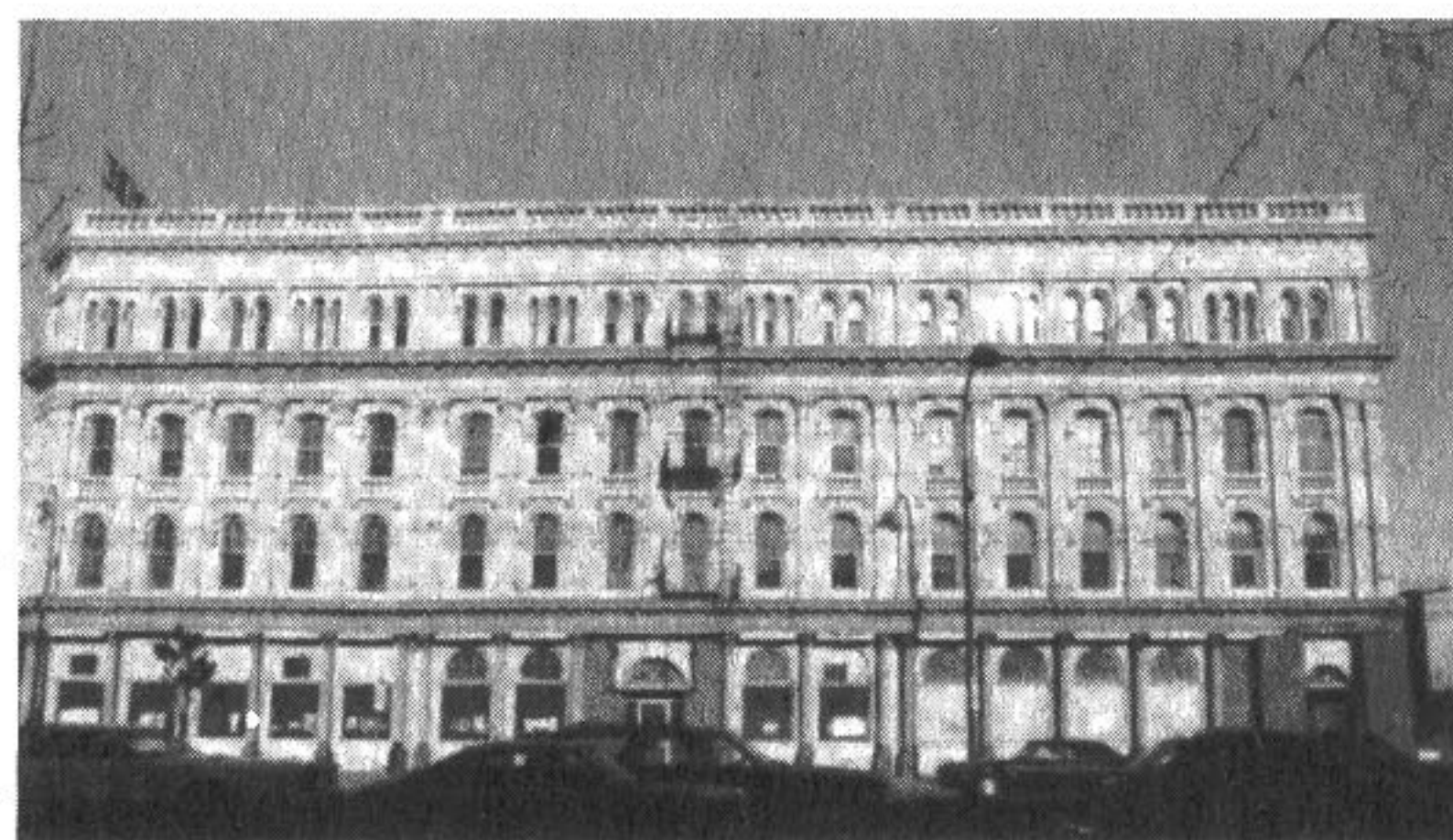
City of Winnipeg Photo

*Detail of window and balcony on the third floor. The entire surface is constructed of pressed zinc.*

The Empire Hotel was constructed in 1882 as a commercial building with office space in the upper three storeys. It was built by Joseph Cauchon, Manitoba's third Lieutenant Governor, at a cost of \$130,000. A serious depression in 1883 made it difficult to rent the office space and Cauchon's mortgage was foreclosed.

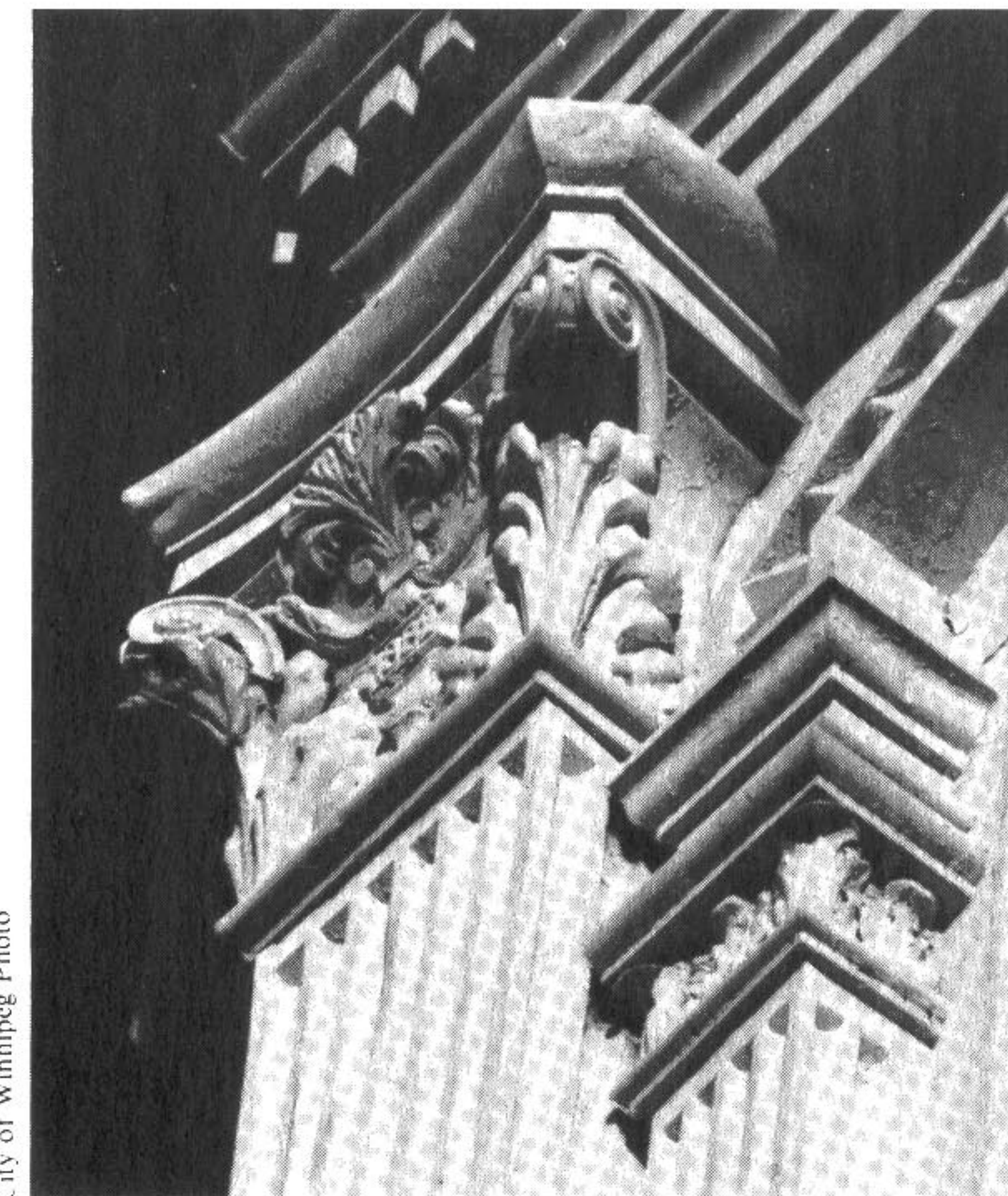
The building was converted into an apartment block, the first of its kind in Winnipeg. It served as housing for upper class tenants from 1884 to 1904, and part of the ground floor was used for commercial space. The building suffered from three fires in that period, the most serious of which occurred in 1895 when the interior was destroyed and three people killed.

In 1904, the McLaren brothers purchased the block and converted it into the Empire Hotel. The renovations cost \$100,000, a tremendous price for the period, creating a hotel both elegant and luxurious. Unfortunately, the Royal Alexandra (1906) and the Fort Garry (1913) hotels drew off much of the luxury trade, and the Empire reduced in prominence after this time to become a lower grade hotel.



City of Winnipeg Photo

*West elevation - Empire Hotel circa 1978.*



City of Winnipeg Photo

*Capital detail at third floor.*

The structure was designed by L.A. Desey, and sub-contracted to various local firms. It is brick construction with a unique pressed-metal facade. This fancy metal-work, long thought to be mail-ordered from out of the country, was supplied by two local firms: the Vulcan Iron Works and Linklater and Deslauriers. This was a sophisticated feat for a city the size of Winnipeg in 1882. The only pressed-metal fronted structure in western Canada, the Empire looks exactly as it always has through its journey in Manitoba's history.





**333 MAIN STREET - VICTORY BUILDING**  
**1909** **Demolished 1980**

The site of the Victory Building on Main Street has long been prominent in the commercial life of Winnipeg. Since the mid-1870's, a large hotel was located there, but it was sold in 1908 and construction of the new building commenced the following year. The location had become prime space because plans of the forthcoming 'palacial' Bank of Montreal were already public. The businessman who had bought out the hotel, T. D. Farmer, knew that constructing office space beside the bank would greatly enhance the appeal and rental price of his building.

The structure was erected in 1909-10, and was designed to have three floors added to its original four. It had a steel frame with Bedford cut stone facing on the front and brick on the sides and rear. Massive piers mimicked the pillars of the Bank of Montreal beside, and the cornices and classical balustrade balanced the design details. The cost of construction was \$133,000.

The occupants were generally small businesses with an emphasis on trust companies, insurance agents and law offices. The law firm of Pitblado and Hoskin moved to the Farmer Building in 1911 until they returned to the Bank of Hamilton in 1920. Another tenant was the Northern Saskatchewan Land Company that developed farms and towns in the 'last, best west'. In 1918, the structure was sold and renamed the Victory Building. Over the years, Canadian Indemnity took more space until they occupied the entire building in 1974.

The history of this building is rather more representative than specific in its significance, a silent partner to the dignified Bank of Montreal.



*The Victory Building's Bedford stone facade, illustrating ornamental balcony at second floor.*



*West elevation in 1979.*

The Victory Building was originally named the Farmer Building but little is known about T. D. Farmer. He was an eastern businessman who speculated in the wheat boom.

The architect, William Wallace Blair, was also from Ontario and Farmer may have known his work there. Blair had designed several structures in Winnipeg including two Princess Street warehouses and three large apartment blocks. Of these, the Roslyn Apartments is his best known work. Blair used strong, dignified, and classical lines in his designs, with an emphasis on the ground floor accentuated by arcading. This same effect was created in the massive rounded windows of the Victory Building.



**335 MAIN STREET-THE BANK OF MONTREAL  
1913**

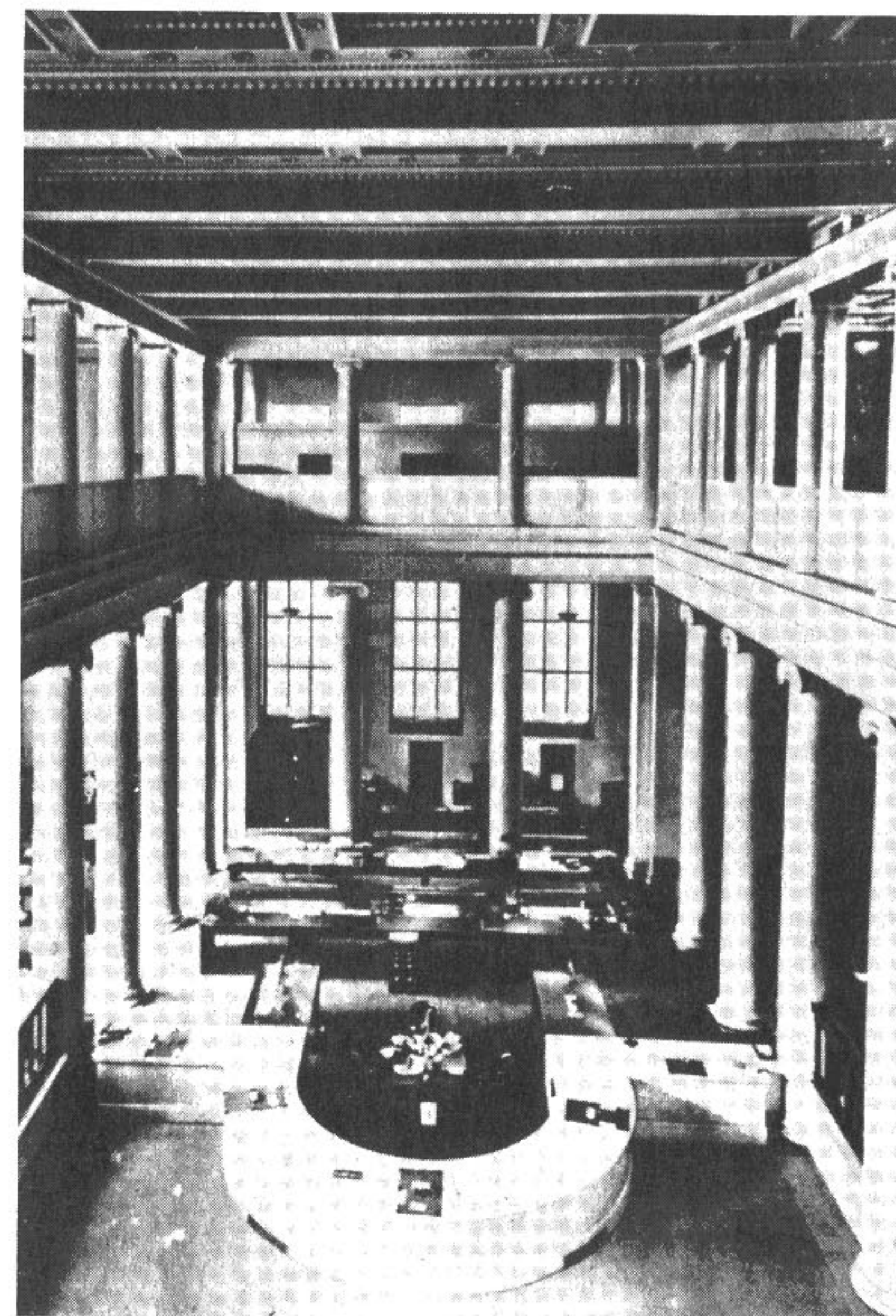
At the south-east corner of Portage and Main stands the Bank of Montreal- a landmark created by America's leading neo-classicists, McKim, Mead & White, and their only Winnipeg building. The structure occupies a unique place in Bank of Montreal corporate architecture. Its classical and unadorned simplicity make it a prime example of that institution's particular style.

Manitoba Archives Photo



*Above: The Bank of Montreal as it appeared at its opening in 1913.  
Right: The banking hall in 1913. The columns were constructed of Botticino marble imported from northern Italy. In 1980, the gold leaf in the ceiling was estimated to be valued in excess of \$1,000,000.*

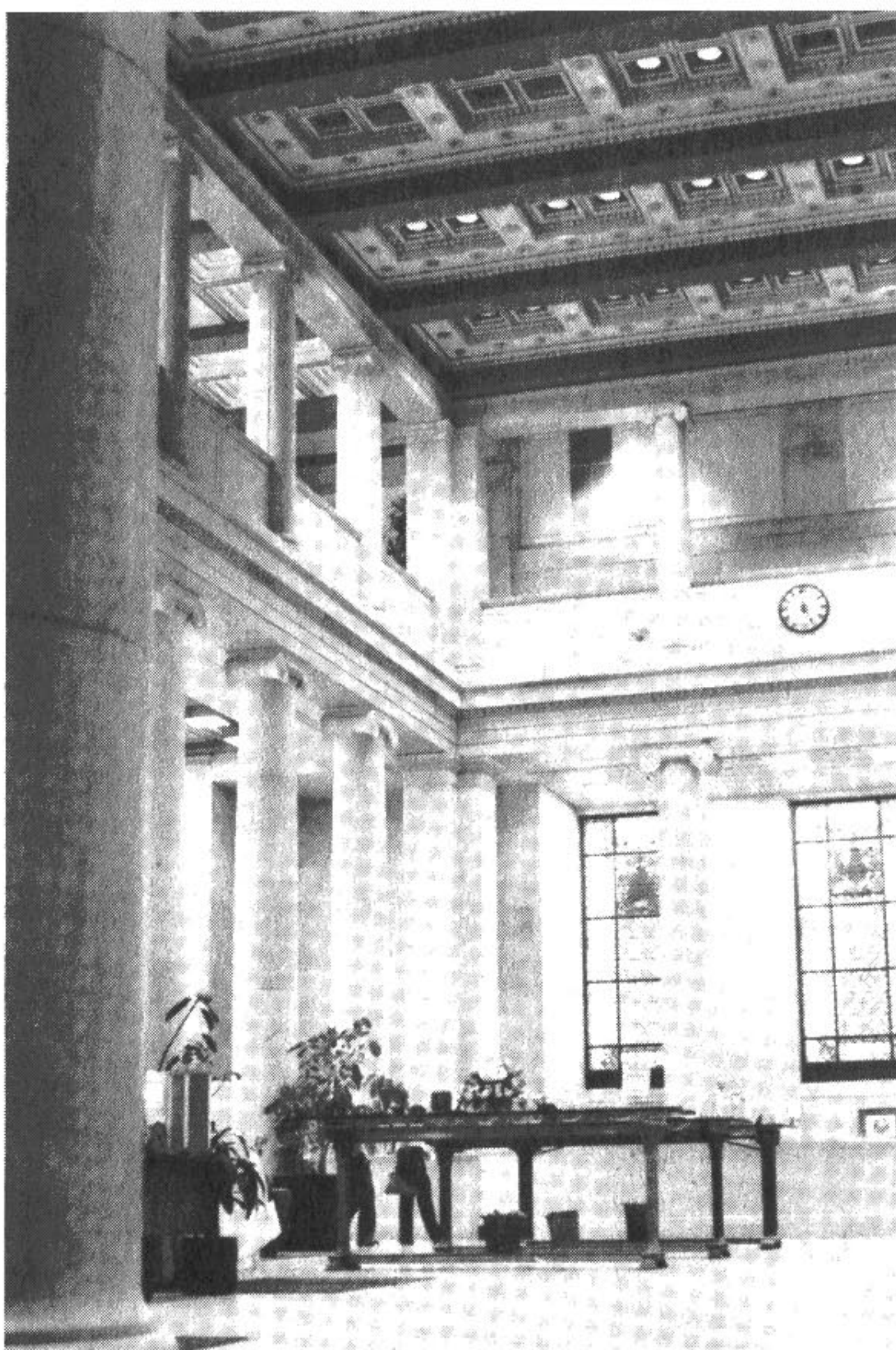
Manitoba Archives Photo



The Bank of Montreal has enjoyed a long and profitable history in Winnipeg. In 1877 it opened its first branch in rented premises at Broadway and Main. Several years later, corporate directors concluded that a location closer to the city's main business district would attract new clients. In 1881, the time to capitalize on a land boom associated with the arrival of the Canadian Pacific Railway, the bank opened a new brick building near the south-west corner of Main and Portage. A handsome edifice, this second Bank of Montreal stood the test of time. Its attractive mahogany beam-panelled ceiling, central light dome and mahogany pillars attracted customers. Yet not even the Bank of Montreal could thwart an early twentieth century move to grandiose and monumental banking facilities. In 1910 the Bank of Montreal opted for new quarters.

The present Bank of Montreal closely resembles a Roman temple- the image that its owners wished to convey. More pronounced than smaller structures in Hamilton, Sherbrooke, Brantford, and Calgary, the building is characterized by a massive colonnade extending upwards from ground level and crowned by a substantial entablature and pediment. Except for the bank's name and a brief inscription on the pediment, there is no detailing. The building stands starkly conservative, but neo-classical in its unadorned stonework.

Nothing but the finest materials went into the building. Its exterior was constructed from granite quarried at Bethel, Vermont. Inside the main banking hall, architects specified Botticino marble imported from northern Italy. Floor, columns, and counters are finished in marble while a custom gold-leaf ceiling looms overhead. Upstairs, former officers' quarters have long since been converted into office space. In 1910, the building cost \$1,295,000 to construct.



*The Bank of Montreal's interior in 1979. The Bank spent over \$2.4 million renovating the building in a sensitive fashion. Note the original bronze and glass table in the foreground, and the magnificent stained glass windows at the rear.*

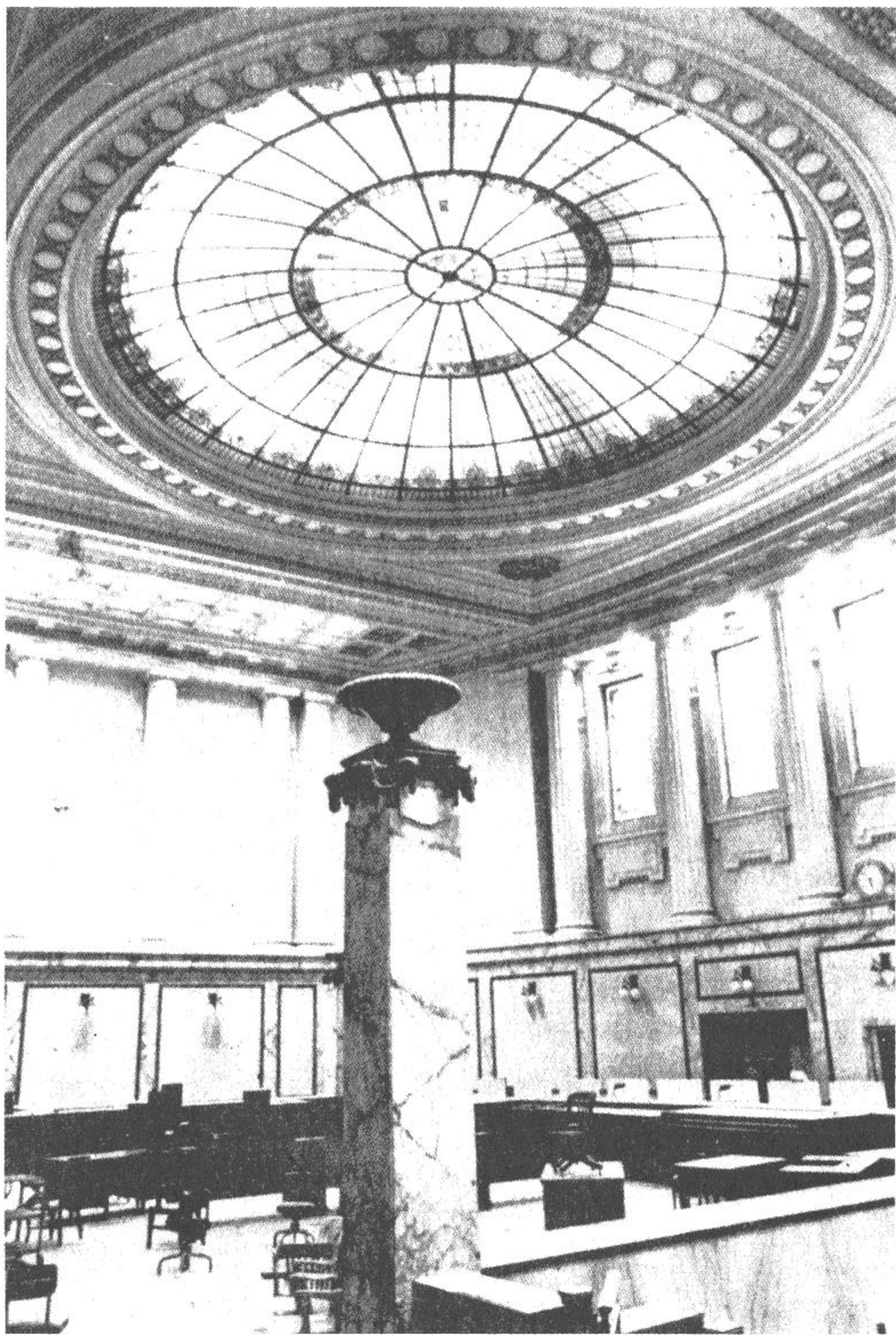
The building stands as a tribute to the abilities of its architects- McKim, Mead & White. Trained in France, members of this firm only designed monumental edifices and confined themselves to buildings with restrained neo-classical or neo-Renaissance motifs. Along with Columbia University, the Boston Public Library, the Minneapolis Museum of Fine Arts, and Pennsylvania Railroad Station, the Bank of Montreal stands as one of this firm's major achievements.



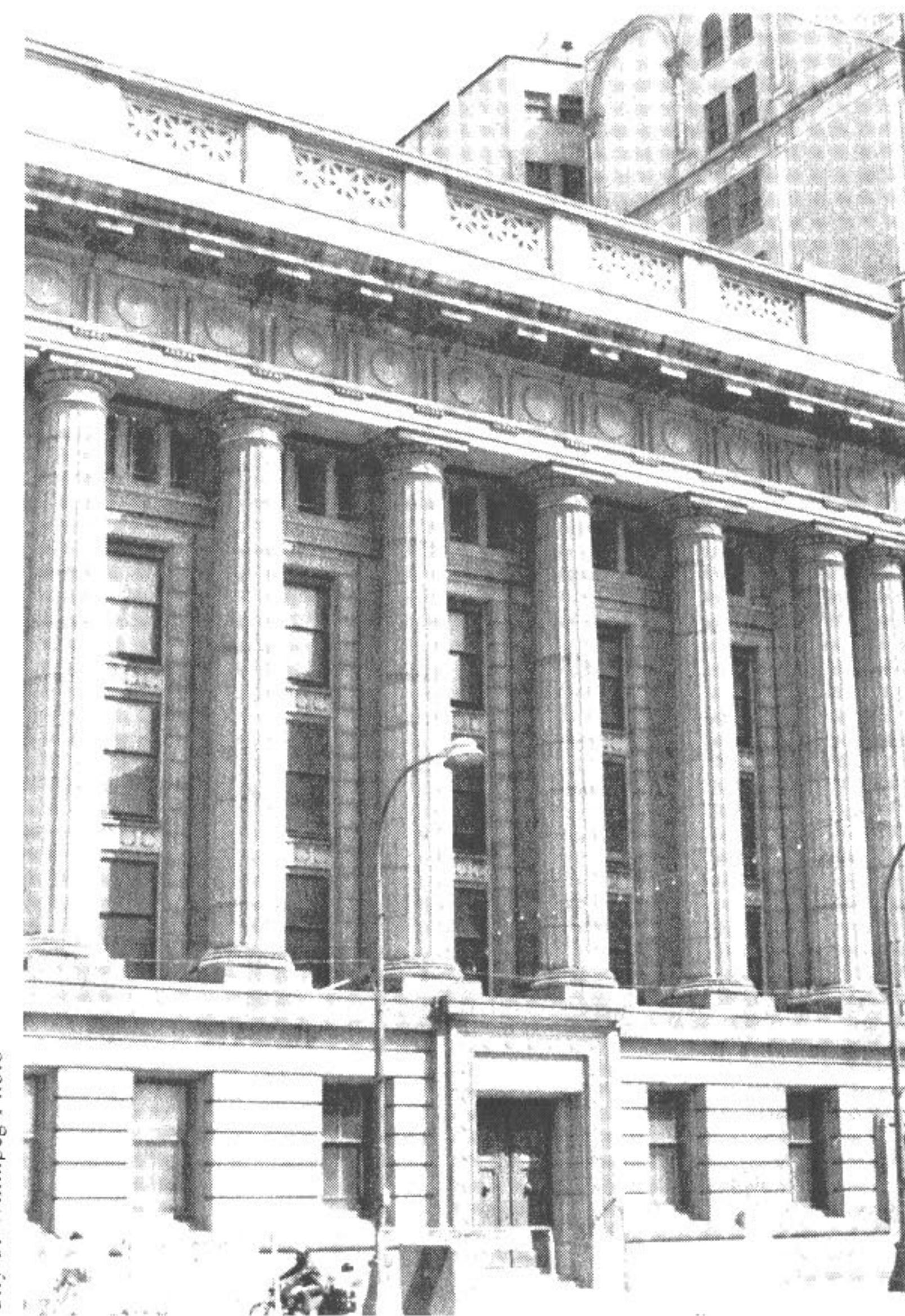
*The Bank of Montreal occupies a prominent position at the south-east corner of Portage and Main.*

The building's owners have understood the historical value of their banking hall. Since its 1913 completion, the building has been meticulously maintained. In 1974, the Bank of Montreal undertook a \$2,400,000 exterior and interior restoration. In 1976 a modern heating system was installed. Today Winnipeg's Portage and Main landmark proclaims to all its pre-World War I magnificence.

### 389 MAIN STREET-BANK OF COMMERCE 1910



*Left: The main banking hall of the Bank of Commerce shortly after it was vacated in 1969. The stained glass dome spans 50 feet.  
Right: The stanstead granite facade of the Bank of Commerce.*



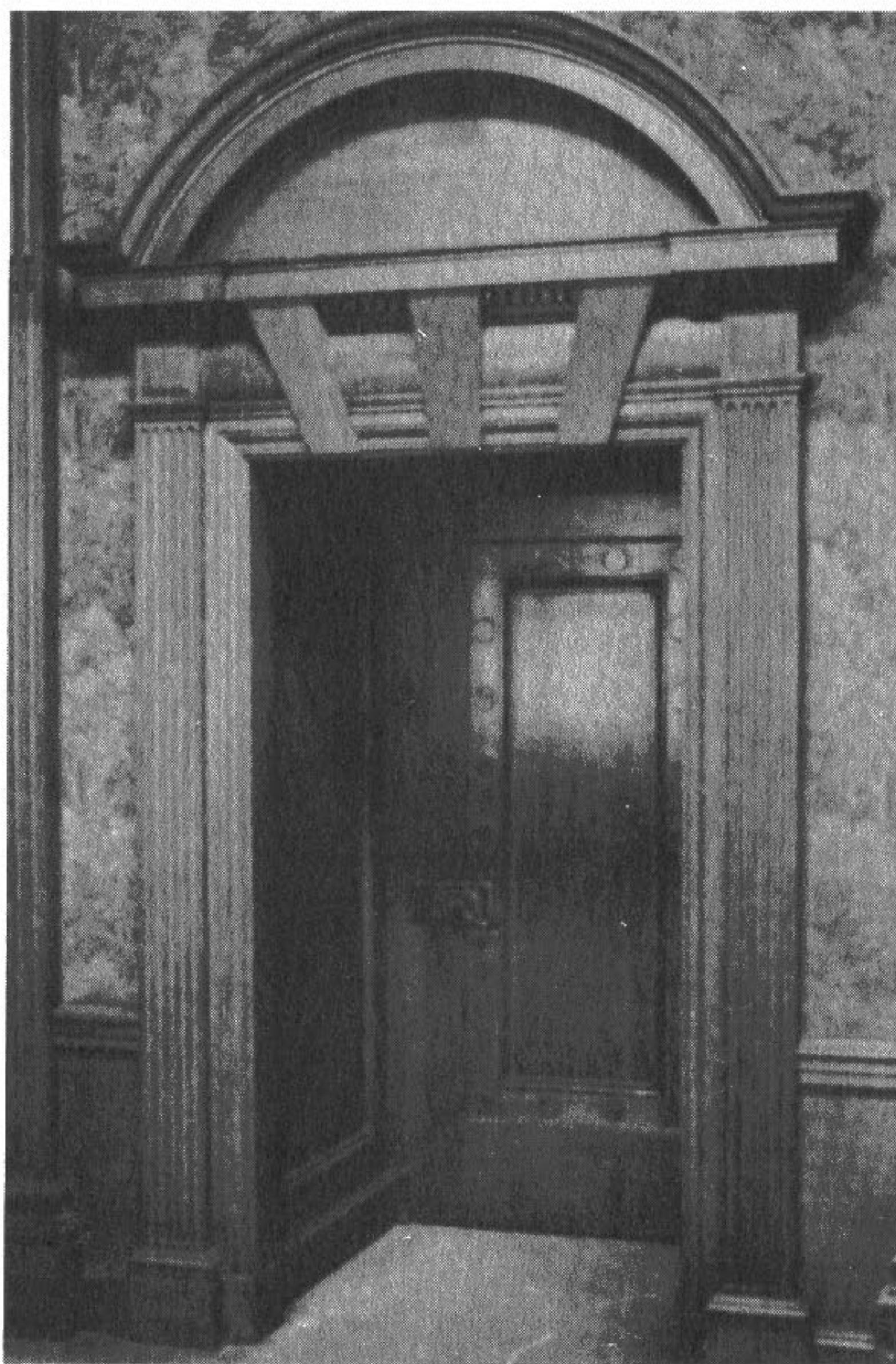
*City of Winnipeg Photo*

Upon its arrival in Winnipeg in 1893, the Bank of Commerce leased space in the Bannatyne Block. Its rented quarters can be described as a typical High Victorian Italianate structure of the time. In these first confines the bank prospered in Winnipeg as it did throughout Canada.

A post-1896 economic upswing led to unprecedented prairie expansion. Settlers rushed to the prairies to cultivate available farm lands. Wholesalers established west of Main Street. With a change in architectural styles to classically-inspired buildings, the Bank of Commerce decided to act. In 1899 this financial institution purchased and demolished the Bannatyne Block and hired Darling and Pearson to design a monumental banking structure. Complete with its elaborate marble floor and mahogany counters, the first Darling and Pearson Bank of Commerce attracted so many customers that by 1910 it was necessary to replace it. As these same architects prepared plans for its successor, the earlier structure was carefully dismantled and re-erected in Regina.

The present building is a remarkable example of Bank of Commerce style of architecture. With its “rusticated base, monumental columnar facade, and ornamental balustrade”, it constitutes a design on a grand scale imitated by lesser structures at Port Arthur, Stratford, St. Thomas, and other urban centres.

The building stands out for its lavish use of costly materials. For building stone, its owners specified white Stanstead granite quarried in Quebec’s Eastern Townships. Marble walls and marble floors grace much of the main banking hall. In offices originally occupied by bank officials, walnut mantelpieces and exquisite fabrics adorn the walls.



*Carved oak entrance to general manager's office.*

City of Winnipeg Photo

Reminders that the bank served prairie interests are abundant. Shields of the Bank, Great Britain, Canada, and Manitoba are situated on the four corners of the banking room ceiling. The bronze front doors stress the banks’ association with the grain trade. On one door lies an engraving of a banker accepting grain sheaves from two merchants while immediately opposite is a depiction of banker and clients exchanging funds.

A paucity of building renovations attest to the quality of the original Darling and Pearson design. This fact is reinforced by Frank Darling’s Gold Medal award as the British Empire’s leading architect in 1915 and by the commission which John Pearson received to rebuild Canada’s Parliament Building one year later. Until the Richardson Building opened in 1969, the Main Street structure served as the bank’s regional Winnipeg office, resplendent in its original furnishings and long after Bankers’ Row had faded into memory. From these premises, the bank financed much of the prairie grain and wholesale trade and their building therefore occupies an important place in Winnipeg’s history. The Bank of Commerce at 389 Main Street continues to express the solidity and timelessness of its architects’ neo-classical renditions.

**64 NASSAU STREET  
1913**

**Demolished 1980**

Modelled after the Georgian country houses of England, this gracious home was erected in 1913 by Claude Heubach, partner of a high-powered development company. Woodman and Carey were the well-known architects who designed the original house and later added elaborate landscaping and a quaint gardener's cottage. The house was two-storeys, long and narrow, and set lengthwise across the lot in order to maximize use of the open area. Solid red brick contrasted with ivory plaster detailing which drew the eye to floor-to-ceiling windows with multi-paned glass. A stone fence, a lily-pond and sumptuous gardens completed this statement of wealth and prestige.

*Rogers House. circa 1926.*



Interior photographs from the 1920's show beamed ceilings, fancy plasterwork and a showpiece staircase. The decor was tasteful and elegant.



Manitoba Archives Photo

*The reflecting pool and gardener's cottage (at right), shown in a 1926 photograph. In latter years, the pool fell into disrepair, the house was subdivided and the cottage was rented out.*

Arthur and Edith Rogers purchased the house in 1917. Rogers had established Crescent Creamery in 1905 which still exists as one of Manitoba's biggest dairies. Edith Rogers was the daughter of the Chief Factor in the Hudson's Bay Company, and a great-grand-daughter of Sir George Simpson, the powerful governor of Rupert's Land. She was a principal organizer of soldiers' relief work in World War I and, in 1920, went on to become the first woman ever elected to the Manitoba Legislature. Her greatest contribution during public office was the Child Welfare Act which was in keeping with her humanitarian outlook. Rogers retired from the legislature in 1932. In 1963 her daughter, Margaret Konantz, became Manitoba's only woman member of Parliament.

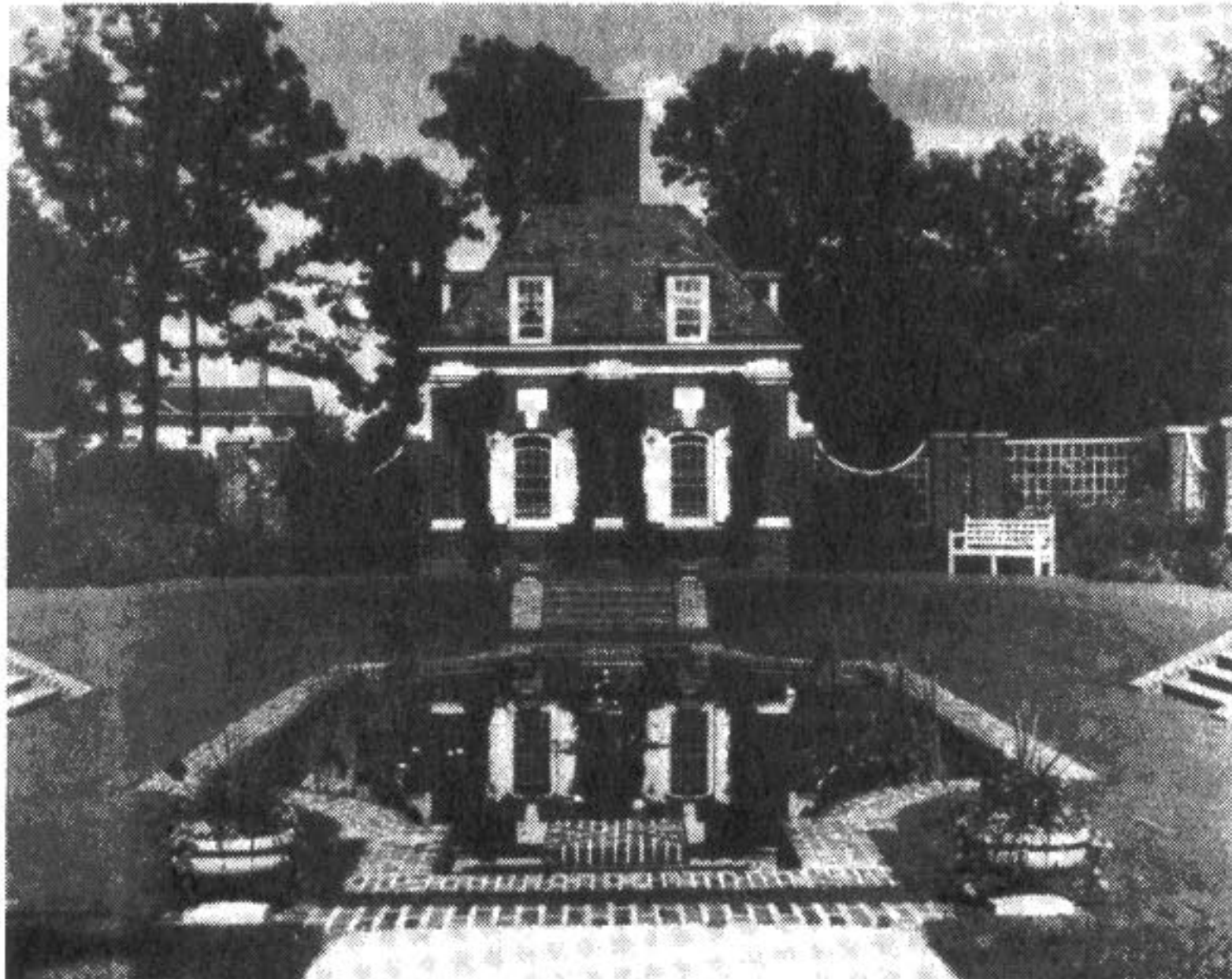
Manitoba Archives Photo



Manitoba Archives Photo

*The Rogers House represented the only model of Georgian country homes in Winnipeg.*

*Below: The gardener's cottage as it appeared in 1926.*



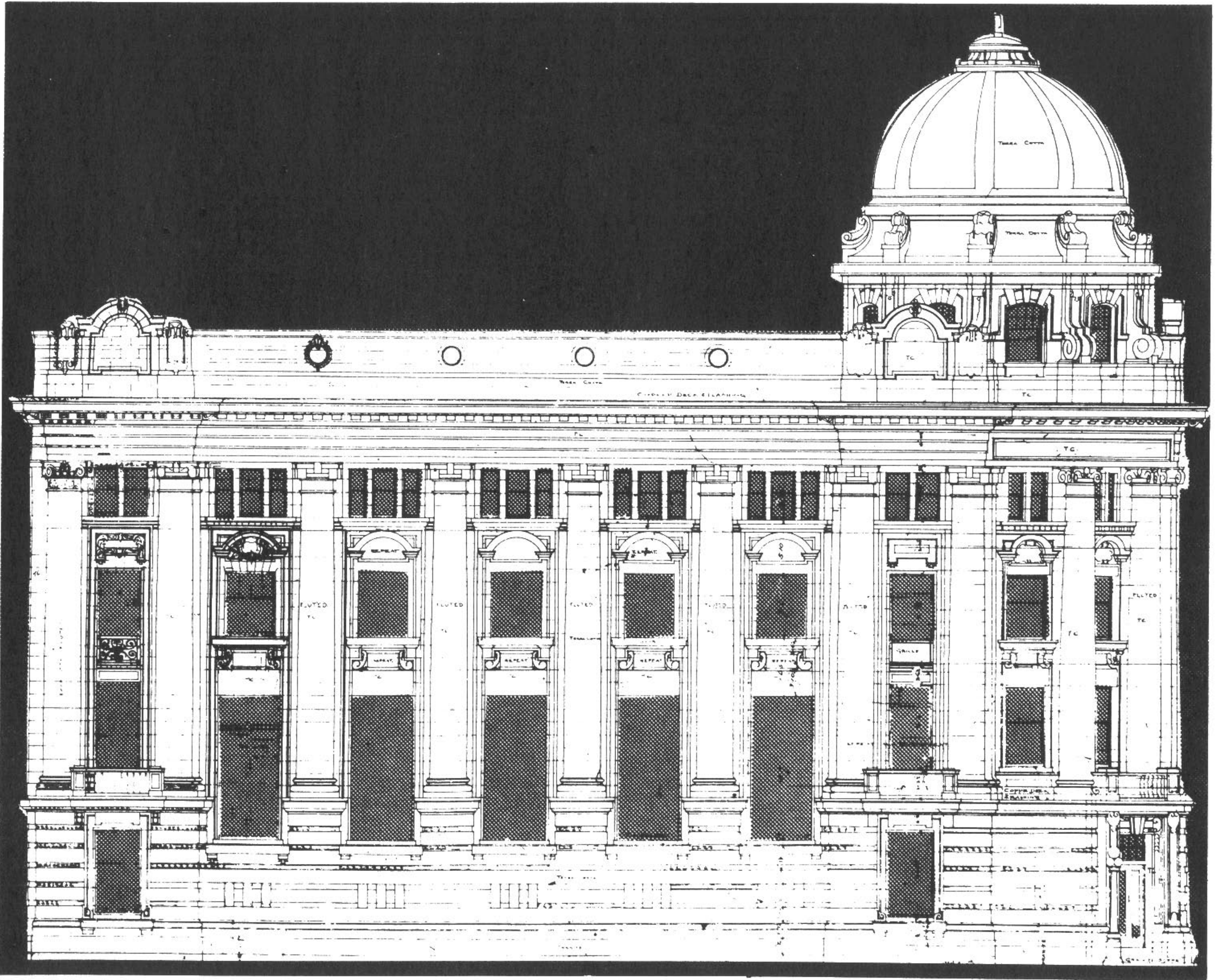
Manitoba Archives Photo

*Above: Edith Rogers, wife of Arthur Rogers and a prominent figure in Manitoba political life.*

Edith Rogers was also the first woman to become a member of the board of Winnipeg General Hospital. She was active in the Red Cross in World War II. When she died in 1947, she was remembered as a leading figure in philanthropic endeavours. Rogers lived in the house at 64 Nassau Street for twenty years. When it was sold, the gardener's cottage was made into a separate home and in 1962 Derek Bedson, clerk of the Executive Council, split the main house into two suites. The grand old house was demolished in February, 1980.



254 PORTAGE AVENUE-  
THE BANK OF NOVA SCOTIA  
1910



City of Winnipeg Archives

*East elevation of the Bank of Nova Scotia, taken from original blueprints.*

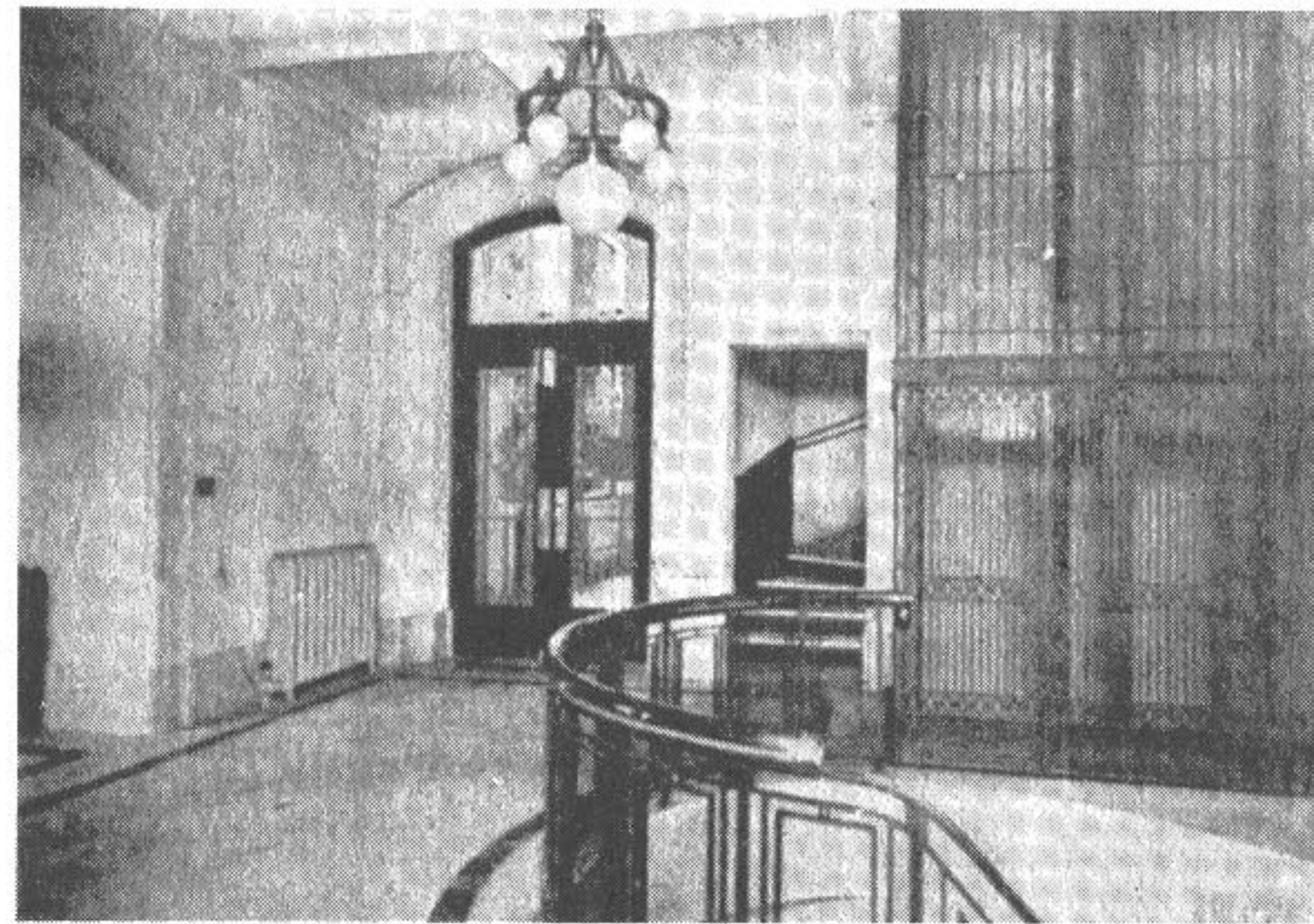
Dominating its south-west Portage and Garry corner, the Bank of Nova Scotia constitutes the only monumental banking hall in Winnipeg erected outside the confines of Bankers' Row. Unique because it possesses the most elaborate terra cotta finish of any edifice in the city, this structure stands alone as the only domed bank in the prairie provinces.

Prior to the erection of the present structure, the Bank of Nova Scotia had not enjoyed great commercial success in Winnipeg. Bankers' Row, a stretch of Main Street extending about four blocks north from the crossroads of Portage and Main, became the home of virtually all Winnipeg's financial institutions. Against its larger competitors including the Banks of Commerce, Montreal, and Merchants', the Bank of Nova Scotia could secure no advantage. Although present in Winnipeg in 1882-1885, during the latter year this institution temporarily curtailed operations. In January, 1899 the bank re-entered Winnipeg and rented premises in the Nares Block. However, the Bank of Commerce soon opened its first Darling and Pearson-designed structure next door and business suffered.

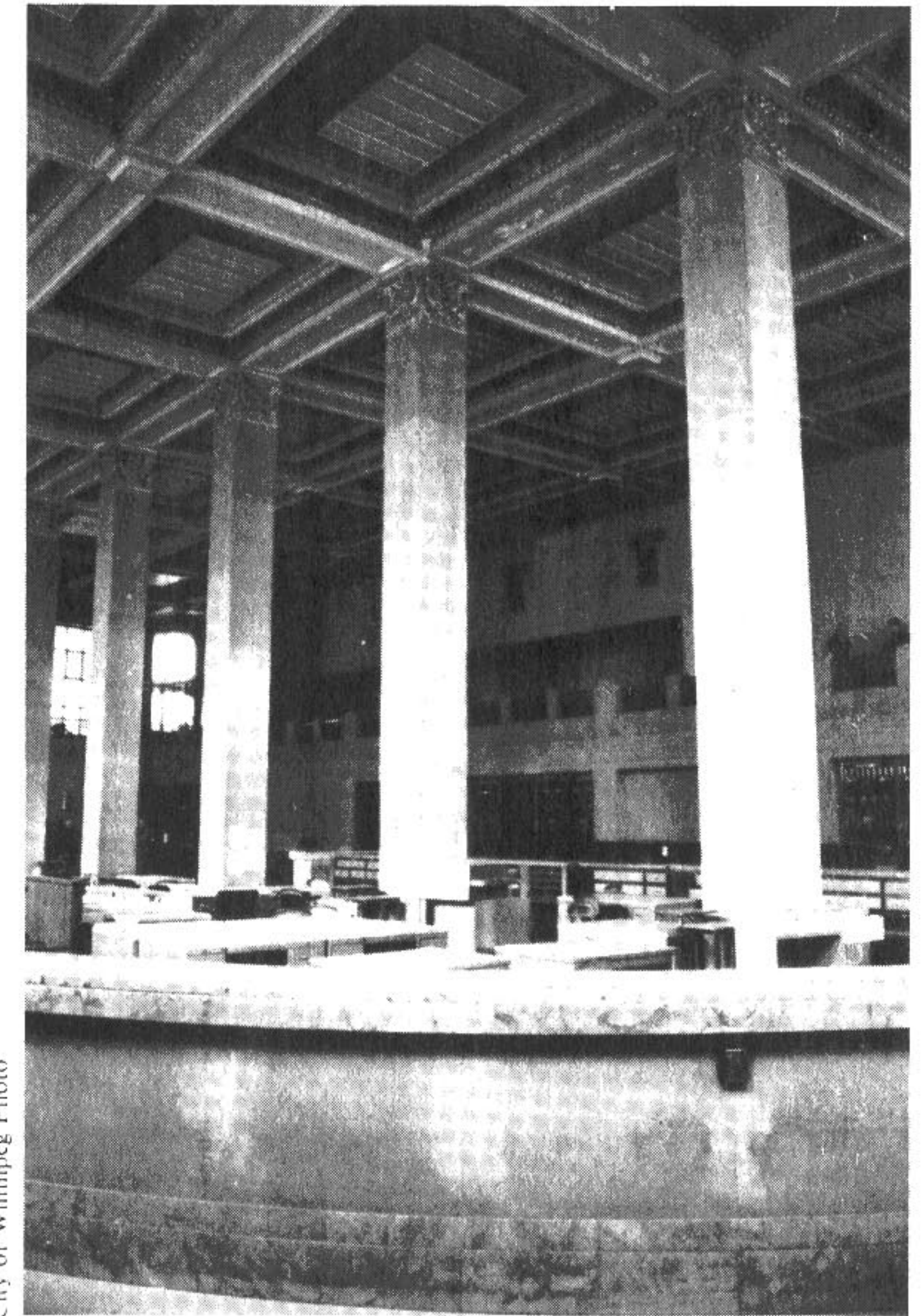
After 1896 an unprecedented economic boom struck Winnipeg. To the immediate west of Bankers' Row along Albert, King, Adelaide, and Princess Streets, wholesalers opened large warehouses. In order to attract corporate customers in a highly competitive market, banks replaced their storefront offices with lavish and monumental edifices. Confident that it could thrive by locating outside the accepted financial area, the Bank of Nova Scotia sought a suitable building site. When Timothy Eaton decided to build his retail store on Portage Avenue, the die was cast. The Bank of Nova Scotia would attract the patronage of Portage Avenue retailers.

Canada's leading architects, Darling and Pearson were commissioned to design the new edifice on an elongated Garry Street site with minimal Portage Avenue frontage. In 1910, the completed building caught passersby attention with a cupola facing Portage and Garry and an exterior finished in English-made terra cotta. Structurally, the building boasted a modern steel frame, while the interior provided the usual marble and walnut amenities. Upstairs offices were let to the professions.

*Left: Portage Avenue circa 1913.*  
*Below: Elevator lobby in 1911.*



Construction Magazine, June 1911



City of Winnipeg Photo

*Above: Interior of the 1931 addition which doubled the size of the banking hall.*

The bank thrived at its new location. While the small financial institutions which remained on Main Street fell to the wayside, the Bank of Nova Scotia secured the patronage of nearby businesses. In 1927 the adjoining western property was purchased and plans for expansion were formulated.

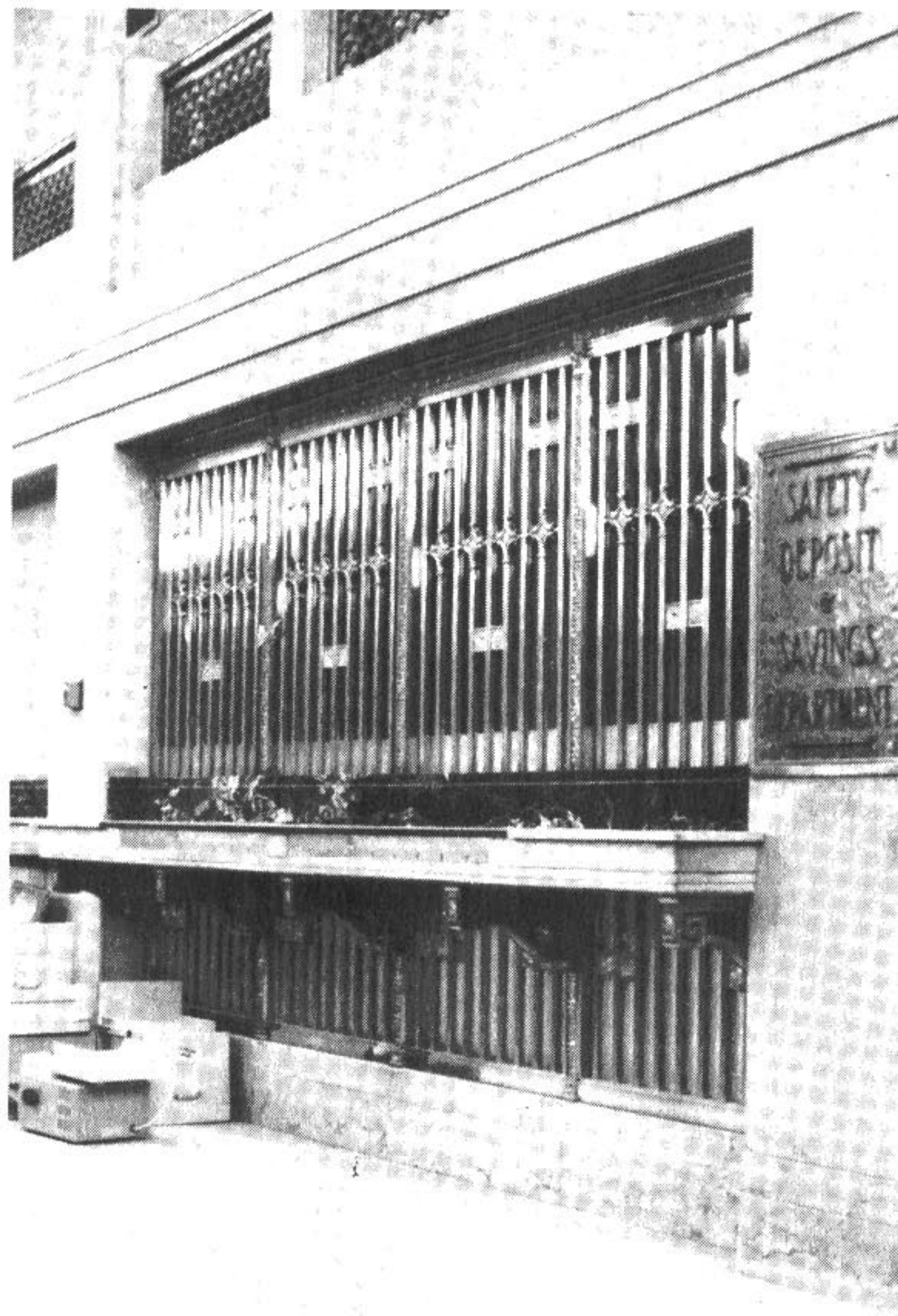




City of Winnipeg Photo

*The only bank topped by a cupola in western Canada.*

The untrained eye cannot distinguish the 1930-1 addition from the original building. Covering 44 feet by 130 feet, the exterior is comprised of the same English terra cotta as the earlier edifice. Even the detailing is similar and bears the identical BNS logo and coat-of-arms. The extension's granite base and balustrade blend perfectly with the original.



City of Winnipeg Photo

*Detail of outstanding ornamental brasswork that typifies workmanship in the Bank of Nova Scotia.*

The Portage Avenue structure has been well-maintained by its owners. During the 1930 redesign, the edifice's steel frame was strengthened. In 1938 workmen reconstructed the dome. During the 1960's and early 1970's, both floors and ceilings were upgraded and exterior stonework repaired. Today, as in 1910 this domed terra cotta banking hall continues to delight the eye.



1476 PORTAGE AVENUE -- ST. JOSEPH'S  
ORPHANAGE  
1906

Demolished 1979

Named for the patron saint of Canada, St. Joseph's Orphanage was founded in 1900 by the Sisters of Charity, at the request of Archbishop Langevin. The welfare of the unfortunate was the principal domain of the churches and philanthropic groups before the government became involved. The role of these charities was essential because the unsettled times and immigration of thousands of poor people rendered many in serious need of help. A great deal of work and funds were needed, and the private sector was generous in its response.

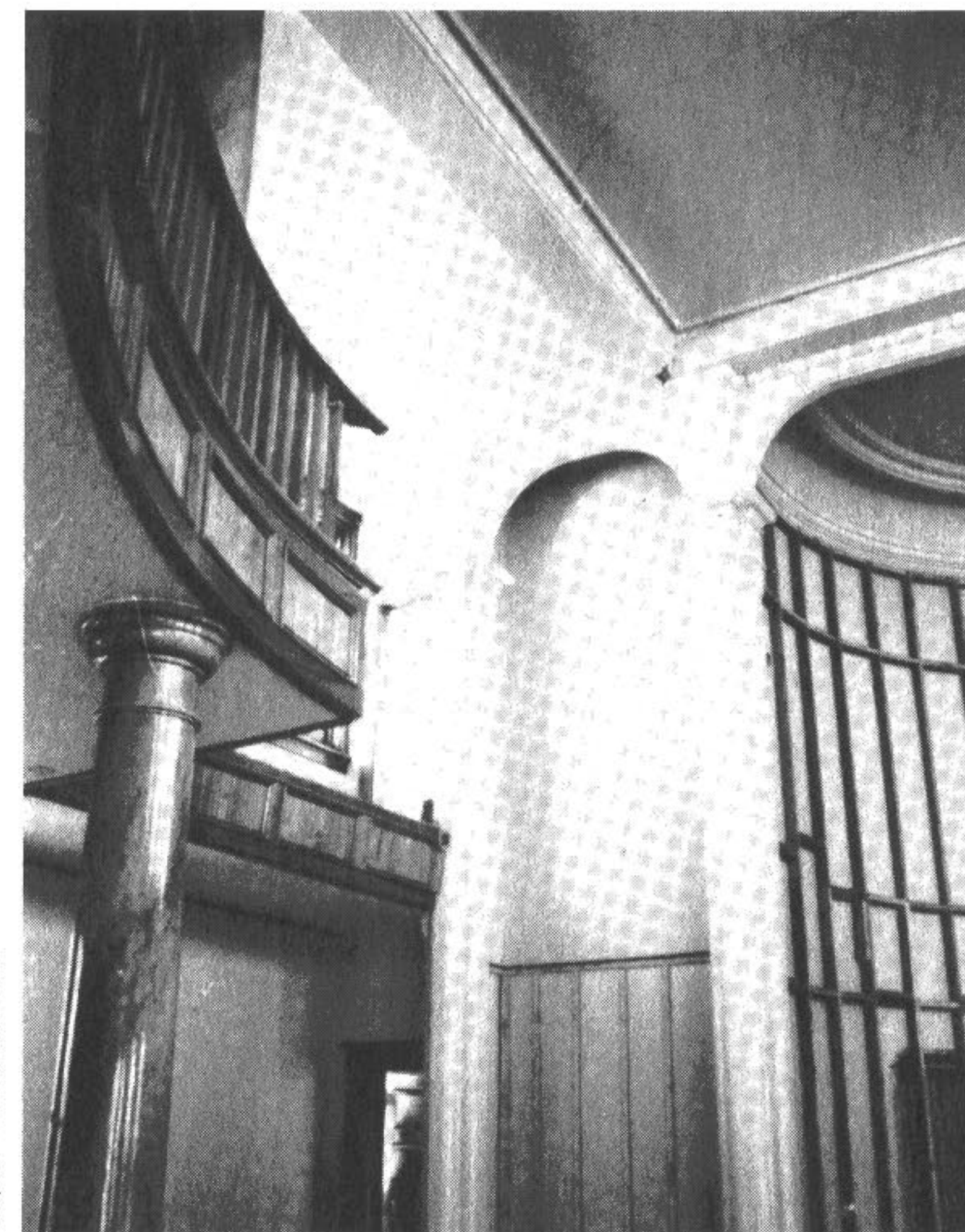
The first orphanage was located in a house on Colony Street but private pledges helped the sisters purchase four acres of land in distant St. James. The original brick veneer structure was three storeys, with a huge triple verandah on the west side to serve for sheltered play space in bad weather. The orphanage was designed by the prominent firm of Hooper and Walker and the cost was \$18,000. It was furnished by the ladies' auxiliary, an active organization which included the wives of several wealthy Winnipeg businessmen.

Dining rooms and kitchen were located in the basement. The main floor contained the chapel and classrooms and the sisters' quarters, younger boys' dorms and play rooms were on the second floor. By 1910, the building was too small for the 82 orphaned boys. A \$30,000 addition doubled the size of the building.



Right: Orphanage during demolition, 1979.

City of Winnipeg Photo



City of Winnipeg Photo

Details of orphanage chapel showing sham marble columns.

The boys represented all nationalities and religious groups. They ranged in age from two to 12 years, after which time they were placed in foster homes. Many boys had no parents and some had only one, or were taken from their homes by the courts or the Children's Aid. The orphans were taught lessons, given playtime, and also performed housekeeping duties inside and worked in the huge vegetable gardens.

St. Joseph's carried on its good work with public and private assistance. The old orphanage was demolished in 1979 but the sisters will carry on with their orphans as well as a day-care centre funded by the United Way.



**146 PRINCESS STREET -- THE BENSON  
BLOCK (DRAKE HOTEL)  
1882**

This hotel was one of two identical buildings.

Originally called the Benson Block, this building was twin to the Bawlf Block at 148 Princess, both of which were constructed as a speculative venture in the boom of 1882. Joseph Benson had owned a livery stable on the site, and he pooled his capital with Nicholas Bawlf to finance the construction. First occupied by the wholesale grocery firm of Griffin and Douglas, the Benson Block exhibited immediate shortcomings when the interior basement foundations threatened to collapse under the weight of goods stored above. While faulty construction is not confined to such periods of hysterical growth, in this instance it is illustrative of the material shortage, hurried work and the lack of skilled craftsman that attended the 1881-82 boom.

The Benson Block had a varied career as its function changed with spatial demands of the area:

1883-85	Griffin and Douglas-wholesale grocery
1886-94	John Elliot and Sons-agricultural implements Buckle Printing Company and others
1894-1904	Globe Hotel
1904-17	Market Hotel
1917-18	Holt Block
1918-25	Warehouse
1925-37	Market Hotel
1937-44	Bank Hotel
1944-74	Drake Hotel



Manitoba Archives Photo

*The Princess Street properties in 1903. The Henderson block at left was demolished in the 1960's to make way for a drive-in bank.*

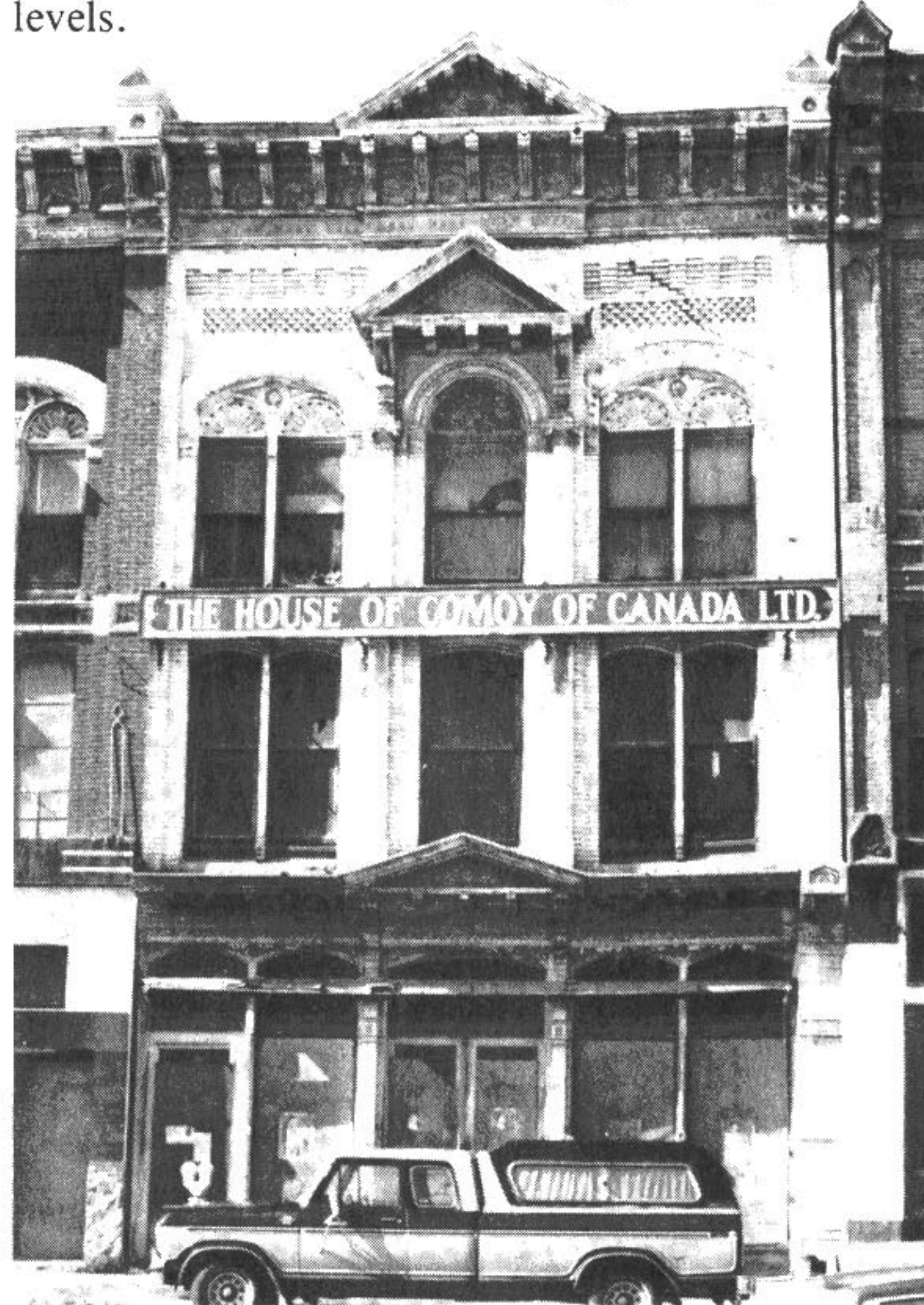
**148 PRINCESS STREET - THE BAWLF  
BLOCK (HOUSE OF COMOY)  
1882**

The block was designed by Barber and Barber, Winnipeg's foremost boom-time architects who also built the old City Hall, the Leland Hotel, the McIntyre Block and Manitoba College. Their impact on the burgeoning city, and the prominence of the Drake Hotel in this 1880 streetscape, combine to make this building significant in Winnipeg's history.



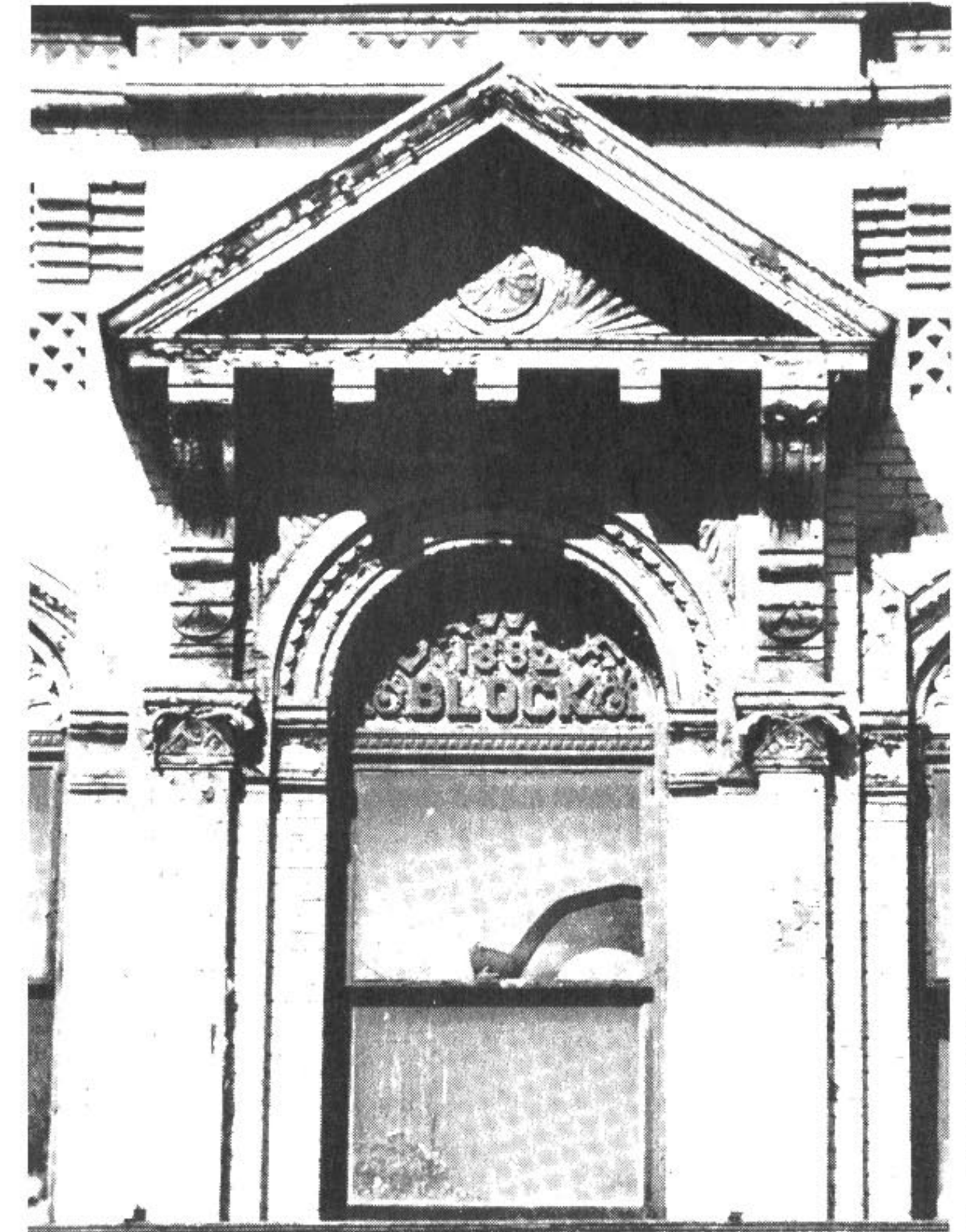
*Detail of the Drake Hotel. (1979)*

Twin to the Drake Hotel at 146 Princess, the Bawlf Block was constructed during the heyday of the Winnipeg boom in 1882. The two structures were a joint speculative venture, with Nicholas Bawlf providing the impetus, and probably the lion's share of the financing of both structures. Bawlf was an Irish immigrant who settled in Ontario before coming west in 1877, where he made a name in the agricultural feed supply business. This business expanded into the wheat trade and he later extended his commercial prominence into political influence at the municipal and provincial levels.



*The Bawlf Block in 1979.*

Bawlf employed architects Barber and Barber to design his block. These were essentially boom-time architects whose flamboyant designs were found in the old City Hall, Manitoba College, and the James Avenue Police Station among others. The Bawlf Block facade is virtually unaltered from its 1882 appearance.



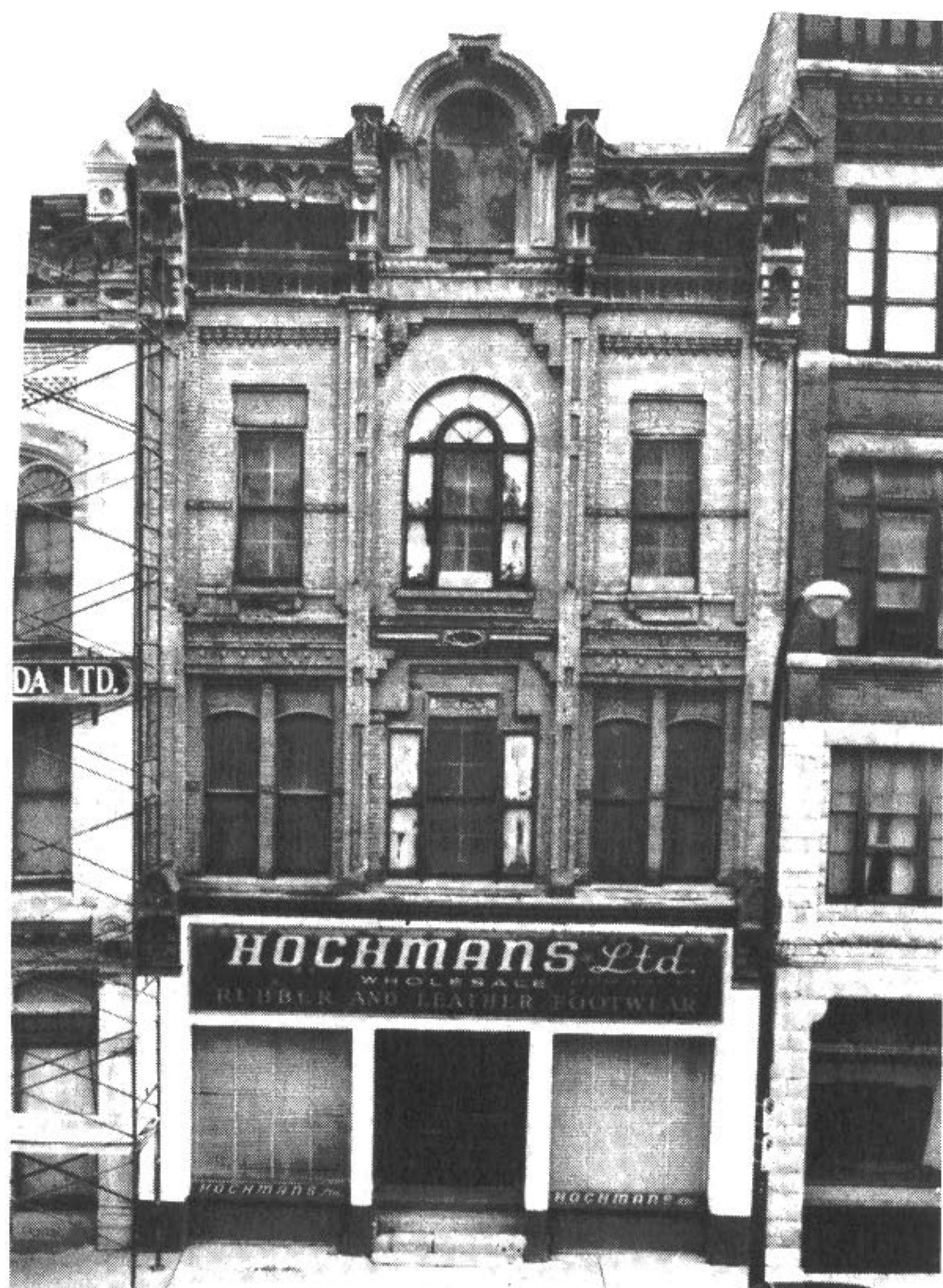
*City of Winnipeg Photos*

Built as an office, the earliest tenants in the Bawlf Block were James O'Brien and Co., a clothing manufacturer. From 1889 to 1913, the Dominion Bank and Trees, Spriggs and Company, a harness firm, shared the block with several smaller businesses. From 1915 to 1962, the Holden Company, distributor of electrical tools was the principal tenant along with the House of Comoy.

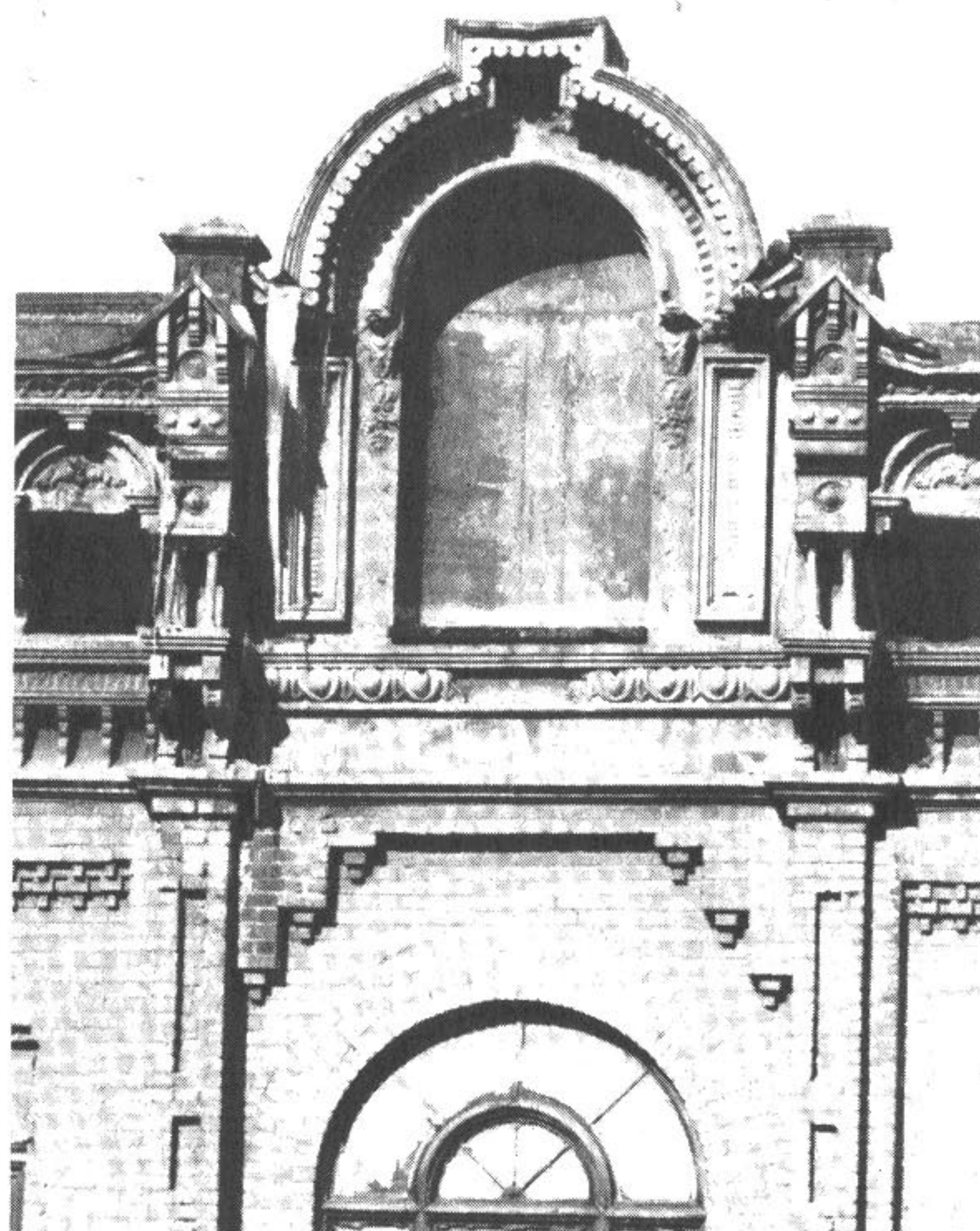


**154 PRINCESS STREET -- THE HARRIS BUILDING (HOCHMAN BUILDING)  
1882**

This is the third structure erected in sequence, with the Benson and Bawlf blocks immediately to the south. All three were built in 1882, but this third building was not designed by Barber and Barber but by James Chisholm. It is certain by the materials, scale and design that all three structures were visually related, and built in conjunction with the other two buildings.



*The Hochman Building - 1980.*



*Detail-Hochman building cornice.*

It was constructed for the Harris Implement Company, an eastern firm that had expanded to the west in 1872. By 1882, they were well-established throughout rural Manitoba and required a building of their own. In 1891, the famous merger with Massey Manufacturing Company took place, and Massey-Harris located in larger premises along Princess Street.

The building was subsequently leased to the Cockshutt Plow Company until 1903, and then converted to a wholesale boot and shoe warehouse until 1927. After a vacancy of several years in the depression, two companies used the building for offices until a fire in 1945 forced them out. In 1951, Hochman's Limited purchased the building and it again became a footwear wholesale. It was some years after this that alterations were made to the lower section of the exterior facade.

Other alterations to this three-storey brick structure include the removal of the iron cresting from the cornice and the disappearance of a large statue of Ceres holding a sheaf of wheat which suitably adorned the niche at the centre top of the structure.

Massey-Harris and Cockshutt Plow Companies were both major influences in Canadian farming technology. Together with the early Grain Exchange Building at 160 Princess Street, they created a pattern in the years when wheat was king and the grain interests centred on Princess Street.

Before the days of a national Wheat Board, prairie grains were sold independently, eventually adopting a trading floor system known as the Grain Exchange. This building was Winnipeg's second Grain Exchange, from the time of its construction in 1898 until it expanded to larger facilities in the third exchange on Lombard Street.

Architect Samuel Hooper designed the building, which was planned and financed by Nicholas Bawlf. Bawlf was an agricultural feed merchant who expanded into the overall grain business. He was one of the founders of the original Grain and Produce Exchange in 1892 and the builder of the first exchange building, also on Princess Street, and the Benson and Bawlf blocks. Bawlf's impact on Princess Street was absolute; his impact on the commercial development of the city was also striking.

The new Grain Exchange was a prestigious structure. It was four storeys of red brick, with a lower facing of stone and terra cotta moldings. Tall brick piers reached up to a central pediment, which rested on stone carvings of the building's name, floral motifs and scrollwork. The interior was finished in oak and marble and featured a sumptuous boardroom with oak panelling, a pressed metal ceiling and stained glass windows. The cost of the building was \$35,000 and it was connected through corridors to the old exchange building to the north.

In 1908, the Grain Exchange moved to its new quarters and the Chamber of Commerce took over the Princess Street structure. This move to the Main Street district marked its completion as the financial district, which then relegated Princess Street to being a part of the office and warehouse district.

In 1938, the old Exchange Building was acquired by the City of Winnipeg for tax arrears and the City moved in several of their offices. The Chamber of Commerce was crowded out in 1943, and until 1966, the building was used by the Welfare Department. Theatre and dance workshops presently lease the space.



Manitoba Archives Photo

*The Exchange Building circa 1903.*

**164 PRINCESS STREET -- THE UTILITY BUILDING  
1892**



Manitoba Archives Photo

*The Utility Building (original Grain Exchange) circa 1900.*

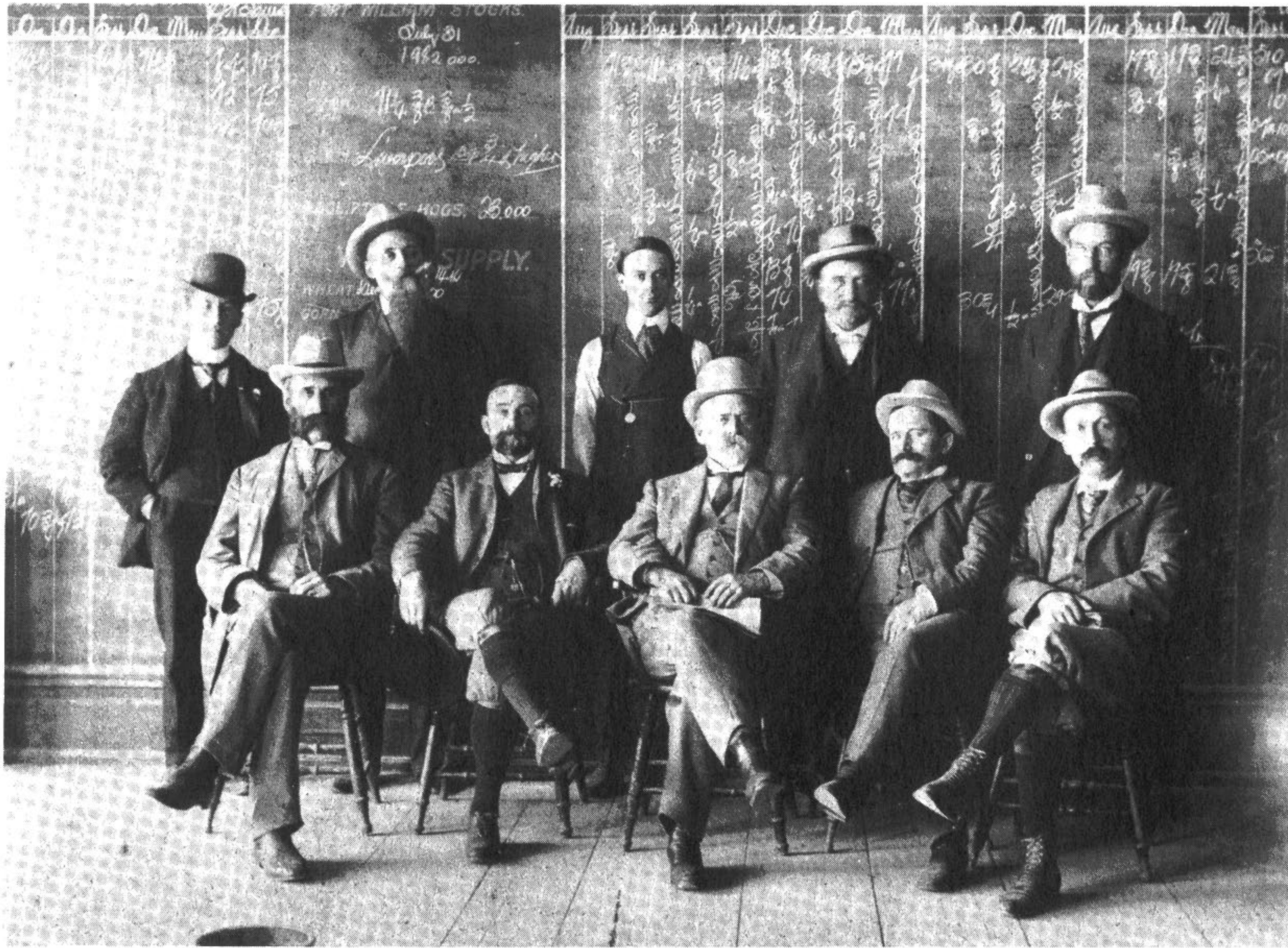
When Winnipeg's first Grain and Produce Exchange was formed in 1892, one of the founders, Nicholas Bawlf, erected this building. It was also intended to house the Board of Trade. The building was suitably elaborate as the wheat boom had caused the northwest to be developed. Fortunes were won (and lost) in the grain trade and many a prominent western businessman established his family's name during these halcyon days.

Originally only three storeys, the early Grain Exchange had a ground floor with two 32-foot clear spans, with steel trusses supporting the ceiling. Two agricultural implement dealers shared this open space. The second and third storeys contained offices which opened into a centre light-well covered with a skylight so that each office had natural light. The Board of Trade and Exchange rooms were on the third floor as well as the private offices of several prominent "grain men". The interior finishing was elegant and much admired.

The architect was Charles A. Barber, who also designed several other buildings on the same block, and the contractors were the Kelly Brothers, whose fame was transformed into notoriety during the Legislative Building scandal of 1914.

When the second Grain Exchange was built in 1898 (again with Bawlf's money), the two buildings shared a party wall and were connected by fire doors. The Exchange and the Chamber of Commerce expanded into each building and the two were one in function. In 1902, a fourth floor was added, somewhat unsympathetically, to the original Grain Exchange.

Other businesses assumed the vacant space left when the Exchange relocated. In 1938, both buildings were acquired by the City of Winnipeg for tax arrears and 164 Princess was converted into a glove factory in the upper floors. A number of businesses continue in the block, often called the Bawlf Block, to the present day.



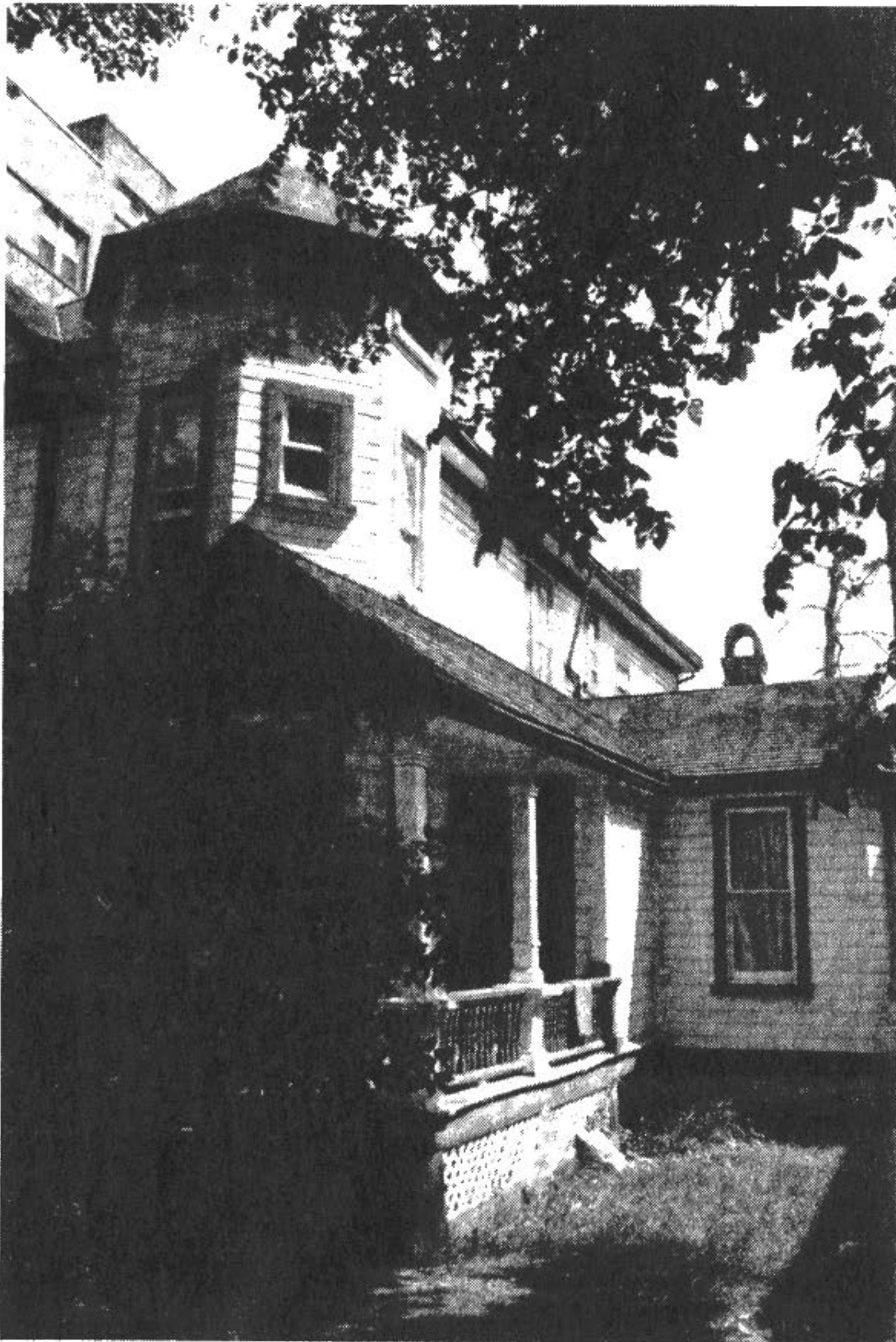
Manitoba Archives Photo

*Stockbrokers pose for a photograph taken in the original Grain Exchange, circa 1892.*

## 430 and 432 RIVER AVENUE

### 430 River Avenue: 1903

W. J. Bettinger built this house in 1903 while he was the manager of the Imperial Elevator Company. This area was just beginning to develop and Bettinger was typical of the people in the district. The house was wood frame, 2½ storeys, on a stone foundation. In 1908, a major addition was made, and again in 1910, a further addition and alterations modernized the dwelling.



The house was sold in 1908 to Isaac Cockburn, secretary-treasurer of the Western Retail Lumberman's Association. He also owned the house at 432 River and alternately lived in both for a number of years. From 1917 to 1940, John Galbraith and his family occupied the house. Galbraith was an accountant, working first for the Agricultural College and later as a partner in a coal company.

After this time, the house changed hands frequently and fell into a state of disrepair. It was eventually made into a rooming house.

430 River has some fine features that were typical of wood houses at the turn of the century: a verandah with pillars and a lattice; a hexagonal tower; and iron cresting across the roof.

*Left: 430 River Avenue-1979.*

### 432 River Avenue: 1889-90

A hardware store owner named John S. Skead built this frame house in 1889-90. In 1895, the house sold to the owners of a millinery shop on Portage Avenue and Isaac Cockburn purchased it in 1905. He added a rear porch and modernized the structure for his needs.

Cockburn lived in the house during the period that he was an alderman for the city; Cockburn Street in Fort Rouge is named in his honor.

In about 1947, the house was split into several rented rooms which has left the interior far different from its 1889 appearance. Yet the exterior has been little changed. A Victorian eclectic grouping of latticing, decorative railing, classic columns and a pediment over the verandah have added interest to this gabled frame house.



*432 River Avenue-1979.*



**281-289 SPENCE STREET -- ROW HOUSING  
1904  
Demolished 1979**

This row of five related attached houses was constructed in 1904 and first occupied the following year. This area south of Portage Avenue and west of Osborne Street was developing at a rapid rate during these years and grew to be a district of large and comfortable-looking homes for lower to middle income families. The development was a natural extension of the city centre, but because the lots were 33 feet wide, most of the top quality housing went to the suburbs farther out.

By and large, the early tenants of the row houses were working people employed as clerks, foremen, painters etc. During the 1930's and 40's there seemed to be an unusually large percentage of single women occupants, perhaps explained by the depression and the war when many men were called from their homes.

The five units were solid brick on a heavy stone foundation. They were grouped as two side-by-sides with gambrel roofs with a single gabled centre unit. The effect of this varied roofline was hidden in the front by a series of stepped parapets which mimic a Flemish gable. Each house was three full storeys with a partially raised basement and separate front and rear entrances. A large veranda swept across the front but was removed in later years.

The assumption behind the row houses was sophisticated for the young city. The concept had European roots where urban space was used to optimize efficiency and contain urban sprawl. Each house had ample privacy, including a small terrace or garden in the rear which was latterly given over to parking space. Large, solid and striking in style, this was a good example of turn-of-the-century row housing.

*281-289 Spence Street, vacant and boarded up-1979.*



City of Winnipeg Photo





## 310 ST. CHARLES STREET -- ST. CHARLES NOVITIATE 1897

When the confirmation of the Canadian border in Manitoba occurred in 1823, the many Metis who lived near Pembina found themselves in American territory. They moved north to take up a life that alternated between subsistence agriculture, transporting of goods and furs, and the annual buffalo hunt. They settled in river lots along the Assiniboine River west of the colony at Red River, first in the settlement of St. Francois Xavier and later around Sturgeon Creek. By 1854, this second settlement had a population of 200 souls and Archbishop Tache sent out a priest to start a mission, named St. Charles after the founder of the Oblate order of missionary priests.

The Manitoba Act which created the province in 1870 gave equal rights to both French and English languages, but subsequent immigration of English-speaking people tipped the scales and eroded the rights of the Francophone minority. Tache and his agents went to Quebec and France to bring out settlers, some of whom settled in the parish of St. Charles. The Church established a school there to attend to the needs of the community. The beautiful riverbank site of the mission convinced the archbishop to add an Oblate novitiate in 1897.



Province of Manitoba Photo

*The Novitiate in 1979.*

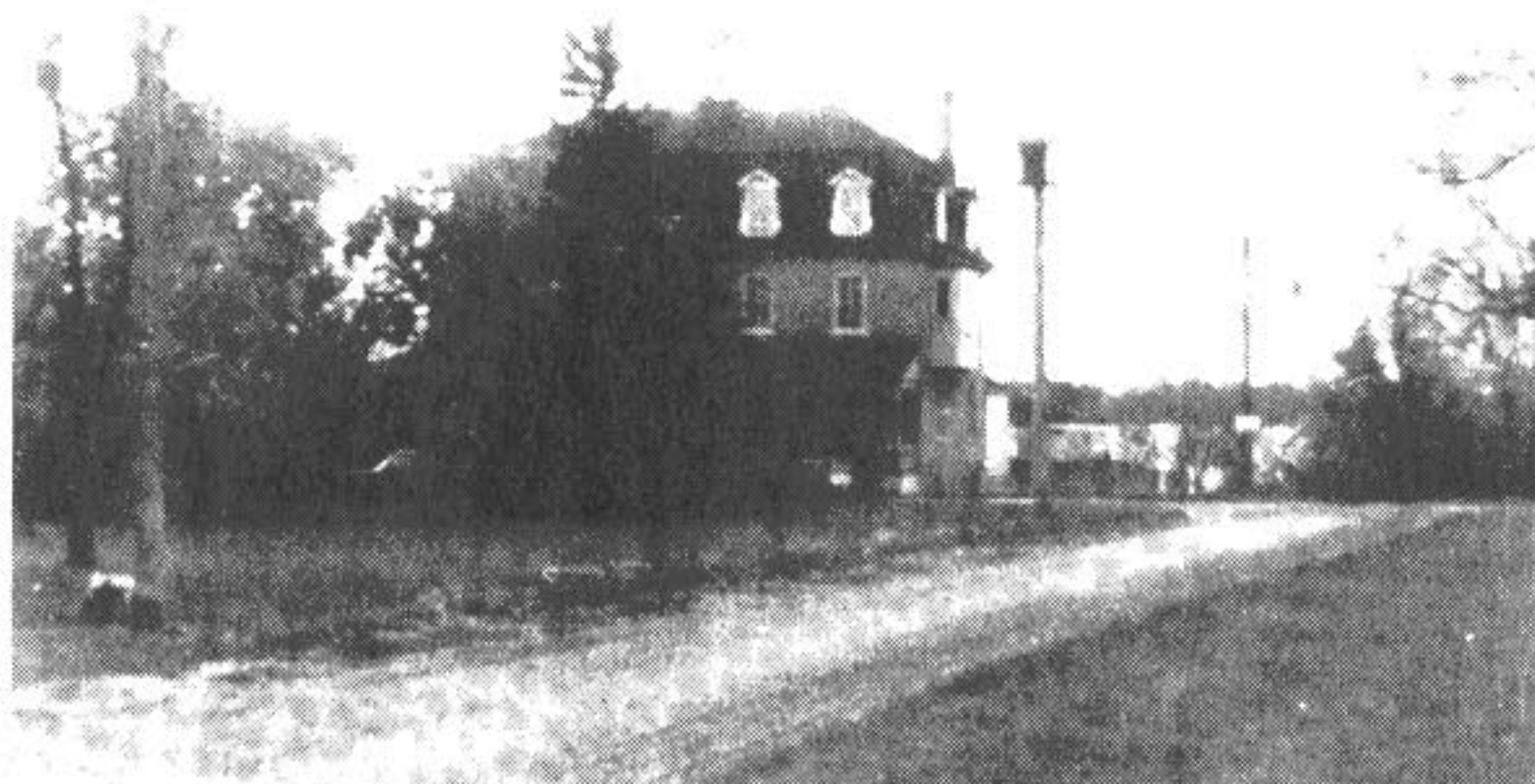
Designs for the church and labour of its construction were the work of Oblate brothers. The novitiate was completed and the first novices accepted in November, 1897. The structure was three storeys high, solid brick with the traditional French mansard roof. Woodworking skill is manifest in its ornate Victorian verandah, main entrance and window detail. A whimsical belfry serves as ornamentation and ventilation. Together with the graceful spire of the St. Charles church and the silver dome of the convent, these three form a beautiful grouping that is distinctly French and Catholic.

The novitiate was used until two years ago. The church and convent are still active. The old mission site is now part of a Winnipeg suburb, but the novitiate is probably the oldest building on a site that figures prominently in the early missions of the Oblates in western Canada.



Manitoba Archives Photo

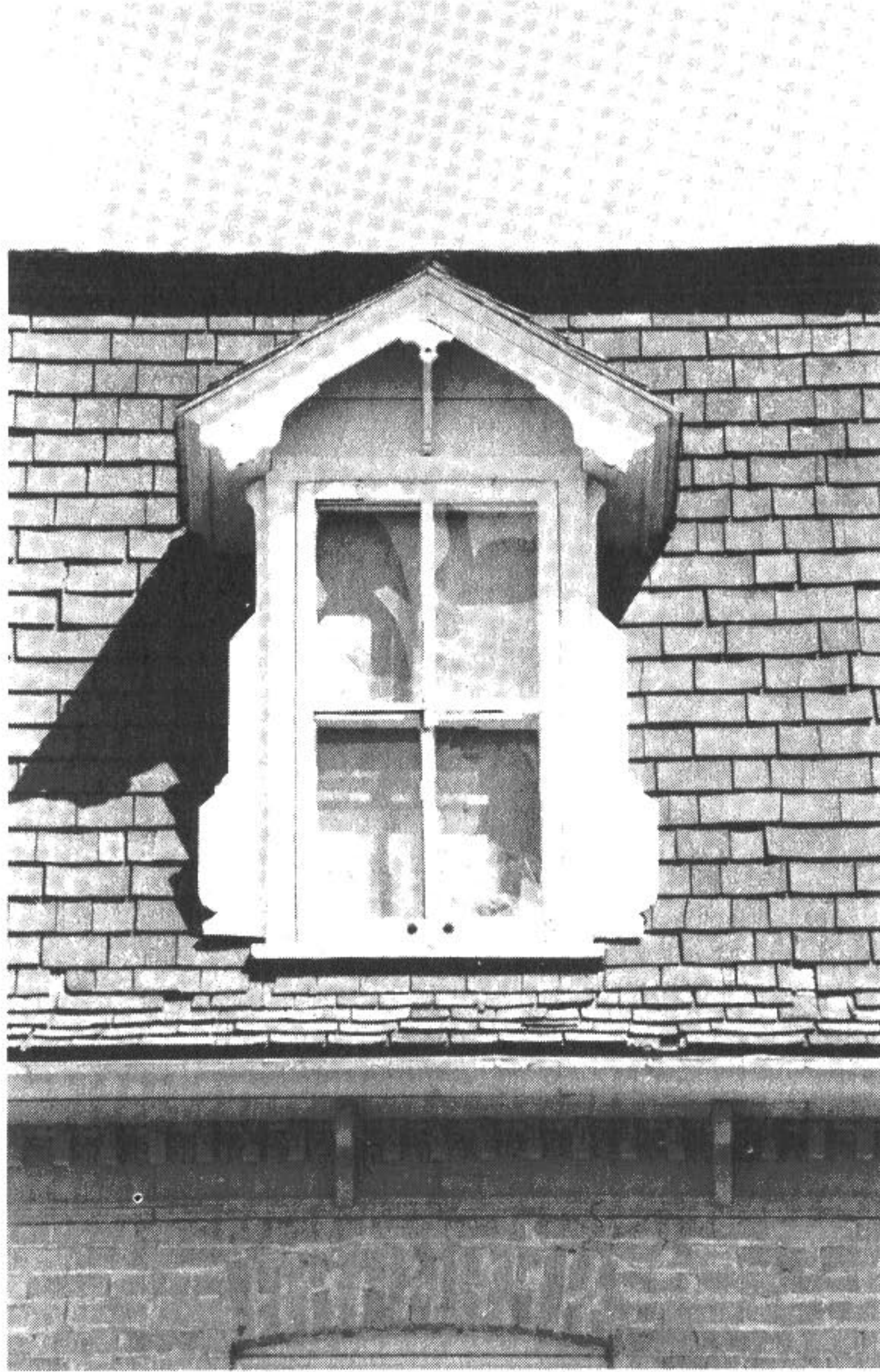
*Archbishop Alexandre Tache.*



Manitoba Archives Photo

*The St. Charles Novitiate in 1965. While the building was occupied, vandalism was not a problem. However, once the City took over the property, the building came under increasing acts of destruction.*

Local people built the first church at the mission site in 1859. This was replaced with a larger one in 1866 and again in 1905.



Province of Manitoba Photo

*Window detail on dormer-1979.*



Province of Manitoba Photo

*Post detail of veranda-1979.*

**85/89 Wellington Crescent:  
1906**

**Demolished 1980**

This was one of the earliest houses erected in 1906 as part of the development of Crescentwood. It was a planned community, and developers stipulated that each house must cost at least \$6,000 to ensure uniform quality. The house, brick veneer with a stucco cladding, cost \$7,000. It was built by William Stead, a grain merchant who owned a business with that name on Princess Street. In 1922, a local businessman and his wife purchased the house and lived in it until 1978, although in later years the house was split into three suites.

The house had a simple gable roof and a stone foundation. Although the house was heavily altered, a grouping of three windows in a Palladian-like formation attested to the former elegance of this riverbank home.



**90/93 Wellington Crescent:  
1908**

**Demolished 1980**

This house was built in 1908 by William Stead, who had also constructed the house next door at 85/89 Wellington Crescent. Stead sold the house in 1910 to William J. Lindsay, a grain merchant and former partner of the prestigious Parrish and Heimbecker grain company. In 1912, Lindsay was appointed manager of a large grain firm, Grain Growers Grain Company. In 1918, he sold the house to a building supply magnate, William Macfarlane.

In 1961, the big riverbank house was split into suites and named "Hogan's Guest Home". Made of solid brick, it was built at a cost of \$7,000, a price tag that guaranteed elegance and comfort. Despite serious alterations, this house continued to show beautiful wood-working in the interior and a strength of design.





## 808 WOLSELEY AVENUE 1907

This two and one-half storey frame house was constructed in 1907. It was among the very first houses built on Wolseley Avenue and the early view from its upper windows would virtually be bush and farmland. Within five years, the area developed into a middle-class district of handsome homes.

It was built on the riverbank at a rather high cost of \$6,000. The house had a frontage of 32 feet and ran to a depth of 44 feet. In 1911, a new owner undertook extensive alterations which included extending the verandahs and stuccoing the outside walls. The foundation of the house was stone. The house featured a large sectioned tower with windows in three directions, finished in overlapping wood scales and carving beneath its domed roof, that had a finial on top. There were bay windows on each side, and a classically-detailed verandah across the front completed the beautiful facade.

In 1912, Martha Jane Hample and her children bought the house. A widow, Hample was somewhat of a curiosity to her staid and proper uppercrust peers -- she was a tough and successful businesswoman. She built the Hample Block, an office with commercial space, on Portage Avenue in 1906. It was a financial success.



City of Winnipeg Photo

*Above right: Martha Jane Hample.  
Above: 808 Wolseley Avenue-1979.*



Manitoba Archives Photo

Hample had energy and talent for other endeavours. In 1912, she hosted meetings of people who were actively involved in obtaining votes for women. This group included both Frances Benyon and Lillian Benyon Thomas, two of Manitoba's most prominent suffragette figures. They placed suffrage banners on streetcars, erected a booth at the annual Stampede, and sent speakers around the country to plead their cause. In January, 1916, Manitoba women became the first in Canada to win the vote.

Hample was also the first Manitoba woman appointed to a school board, as well as a leading force in the creation of Knowles School for Boys in 1910. By 1912, there were over forty orphaned boys living there, supported entirely by private money through the works of people like Martha Hample. On her death, the school was called "a monument to her work for homeless boys".

Hample sold the house to a grain merchant who stayed there until 1951. After this time it was split into suites.



**810 WOLSELEY AVENUE  
1911**



City of Winnipeg Photo

*The Baldry house in 1979.*

When it was constructed in 1911, this house was the last one west of Maryland Avenue immediately before the city spilled over into the pastureland. Until 1912, Maryland Avenue was the boundary of Winnipeg City and the Municipality of Assiniboia, which explains why development was retarded. But the district was clearly about to develop and George Baldry took advantage of it.

Baldry built the house on the riverbank and then built the apartment block immediately west the following year, 1912. He was the president and owner of Baldry Engineering and Construction, a prominent Winnipeg firm.

The house was constructed of solid brick at a cost of \$8,000. The Wolseley Apartments, also dark red brick, cost \$70,000. A strong similarity in design suggests that the architect was the same for both. Baldry's house was on a base of limestone, with a frontage of 27 feet and a depth of 31 feet. There was a large verandah across the front and side to the main entrance. The verandah was supported by heavy Roman columns. Pronounced quoins, coursing and voussoirs created a classical revival look that was in keeping with the Beaux Arts period of construction. It was a solid and handsome structure.

The Baldry family, including daughter Ruth, lived in the house until recently. After George died in 1959, Mrs. Baldry continued to live in the family home until about 1970. The house was demolished in 1979. The apartment block still exists.