

428 PORTAGE AVENUE

POWER BUILDING

City of Winnipeg
Historical Buildings & Resources Committee
Researcher: M. Peterson
March 2016

428 PORTAGE AVENUE – POWER BUILDING

Winnipeg's first retail district was actually the Hudson's Bay Company's (HBC) fur trading post, Upper Fort Garry, at the foot of Main Street. It had served as the commercial centre for the small community since its construction in the 1830s. By the 1850s and 1860s, the beginnings of a commercial district had begun to develop around the corner of Portage Avenue and Main Street. The HBC finally began selling off its Main Street frontage south of Portage Avenue in the 1870s. It was then that this area began to fill with small- and medium-size commercial enterprises (Plate 1).

In 1883, the Clarendon Hotel was built on the northwest corner of Portage Avenue and Donald Street. It was one of early Winnipeg's best-known structures, surrounded for many years by bald prairie and small buildings. The hotel (Plate 2) was a massive brick and stone structure, five storeys high with retail space on the ground floor of both the Donald Street and Portage Avenue frontages. Built in the Second Empire style, the building was finished with a mansard roof and corner turret. It was, for many years, one of only a handful of significant buildings not located in the Exchange District or on Main Street and virtually the only major building on Portage Avenue's north side.

Soon after the turn-of-the-century, fundamental changes occurred to focus the retail sector onto this thoroughfare. In 1904, the federal government announced plans to build a new Post Office at the corner of Portage Avenue and Garry Street, replacing the 1886 building located on the northeast corner of Main Street and McDermot Avenue.[1] Many citizens and businessmen saw this as an abandonment of the traditional retail section of the city. The editorial comment in the Winnipeg Morning Telegram no doubt echoed the sentiments of many when it labelled the decision "a political land deal and without doubt cut and dried long ago."[2] Merchants and wholesalers, who were concentrated on both sides of Main Street north of Portage Avenue,

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1 M. Peterson, "315 Portage Avenue – Former Canadian Bank of Commerce," report for the Historical Buildings Committee, p. 1. The new Post Office was opened in 1908.

2 Winnipeg Morning Telegram, March 29, 1904.

objected to the inconvenience of the building's location – so far removed from Main Street and their shops and warehouses.

It was not long after that the T. Eaton Company purchased a large tract of land on the south side of Portage guaranteeing that future commercial development would focus on this avenue.[3] Adjacent land values soared, paving the way for the construction of large retail/office buildings all along the frontage (Plate 3).

The nearly unbridled growth of downtown Winnipeg paused during World War I as economic focus, materials and manpower shifted to the war effort. After the cessation of fighting, Winnipeg's economy rebounded and while it never again reached the level of the pre-1915 period, the early 1920s did see significant construction and growth. Most importantly for Portage Avenue was the commencement, in the fall of 1925, of the massive HBC Department store between Memorial Boulevard and Vaughan Street, and when officially opened on November 18, 1926, added an important component to the commercial district (Plate 4).

Between the two massive department stores, both sides of Portage Avenue developed with all types of business blocks, office buildings and retail space – over $10-million worth of City of Winnipeg Building Permits between Main Street and Memorial Boulevard from 1900-1926.[4]

The block on the south side of Portage Avenue between Kennedy and Vaughan streets bucked this trend, by 1918 the block had four empty lots, a modest 2½-storey mixed use retail/residential structure and the Dominion Bank on the corner of Kennedy Street.[5] This would not change significantly until the late 1920s (see Table 1), when the block's most significant structure, the Power Building, was completed (Plate 5).

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3 A.F.J. Artibise, Winnipeg: A Social History of Urban Growth, 1874-1914 (Montreal, PQ: McGill-Queen's University Press, 1975), pp. 154-155; and The Winnipeg Telegram, July 7, 1904, p.7. This article described Eaton's choice: "Experts were employed for weeks, before anything was announced, to look the city over and to make a study of its business district for the purpose of hitting upon the centre of trade, not alone at the present but in the future. They looked and studied and finally chose Portage Avenue."

4 City of Winnipeg, Building Permit Ledger Books, City Archives.

5 Fire Atlas, City of Winnipeg, Vol. I, Sheet 101, February 1918.

TABLE ONE – PORTAGE AVENUE BUILDINGS
SOUTH SIDE BETWEEN KENNEDY & VAUGHAN STREETS

NO.	NAME	DATE OF CONSTRUCTION
412-416	Clifford's Store	1958
420	Store	1936
422	Store	1933
424	Singer Sewing Machine Building	1930
426	Bank of Montreal	1927
428	Power Building	1928

STYLE

The Power Building is a fine and relatively rare example of the Modern Gothic or Late Gothic Revival Style which can be traced back to the medieval, especially church, architecture of England and France. The style underwent a revival as interest in its application to educational structures emerged in the early 1900s. Buildings at the West Point Military Academy and Princeton and Yale universities in the United States were among the early examples of the Modern Gothic style. Familiar elements such as pointed arches, intricate tracery, buttresses, spires, oriel and bay windows, and pinnacles were borrowed from the historic examples and applied to early 20th century buildings.[6] In Winnipeg, there are examples of this style at the University of Manitoba and in many neighbourhood churches and larger homes.[7]

During the 1920s, the style saw a refinement. The use of reinforced concrete and steel frame construction method led to taller, stronger buildings and in many cases, the Gothic ornamentation was simplified. Clean, straight lines and simple façades were becoming the accepted norms and architects strove to find a balance between the old and new styles. Often applied to office and retail buildings, it was also known as Commercial Gothic.

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6 L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough, ON: Broadview Press, 1992), p. 166; and M. Whiffen, American Architecture Since 1780 – A Guide to the Styles (Cambridge, MA: MIT Press, 1985), pp. 173-7.

7 Identifying Architectural Styles in Manitoba (Winnipeg, MB: Manitoba Department of Culture, Heritage and Citizenship, 1991), pp. 20-21.

The Wheat Pool Building, 423 Main Street (built in 1929, Plate 6), the Manitoba Telephones Building, 166 Portage Avenue (1930, Plate 7) and the Federal Building, 269 Main Street (1935, Plate 8) are three other excellent examples.

CONSTRUCTION

The very latest in technology was used to build this six-storey mixed-use structure. Measuring approximately 39.7 x 26.8 x 25.0 metres, the Power Building has a plan area of 1,040.6 square metres and a gross floor area of 6,691.5 square metres (see Appendix I for additional information).[8] Built on a reinforced concrete and steel frame, the exterior walls are clad in stone (front [north] and west façades) and brick (rear [south] and east façades).

To add to the strength and fire resistancy of the structure, the main interior partition walls were built of 20.3-centimetre thick brick in the basement and a combination of 20.3-centimetre brick and/or 15.2-centimetre hollow tile on the upper floors (Plate 9).[9] To provide additional light and natural ventilation, the southeast corner is indented, creating a light well. Total cost of construction of the building was $345,000.[10]

DESIGN

The completed structure, designed with two main façades facing north and west, was a combination of classical architecture and modern design and ornamentation creating one of the City's more unique exteriors. The ground floor has been significantly altered over the years as the use and tenancy of the ground floor has changed, the upper storeys have seen little alteration.

The Portage Avenue (north) elevation is divided into five bays, filled on the ground floor with large square-headed openings (Plate 10). The eastern most four of these openings were recessed

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8 City of Winnipeg Assessment Record, Roll No. 12-093681000.

9 Loc. cit.

10 City of Winnipeg Building Permit (below as BP) #4612/1928.

doorways; the opening at the northwest corner held a show window. Detailing of the original doorways included stepped pointed arches above the eastern most doorway leading to the elevator lobby that is still present today (Plate 11). The other three entrances were recessed, with large show windows on either side. At least two of these elements also included unique lightly coloured ceilings that appear to have used glass and probably electric lighting to illuminate the area (Plate 10). The ground floor was clad in smooth-cut stone. A plain stone belt course divided the ground floor from the second floor and ran the entire length of the Portage Avenue and Vaughan Street façades.

The division of the upper five storeys was accomplished via stepped stone pilasters, each embellished with stylized lettering and designs on the fifth and sixth floors (Plate 12). Windows on each of the upper floors were paired within each bay, originally double-hung units with undivided glass panes. The flat roofline was animated with raised sections above and between the pilasters, creating a crenellated appearance.

The west or Vaughan Street side carried on the design elements of the front façade; it appears that there were again four recessed openings at the south end of the ground floor of this façade with the three northern openings used as display windows (Plate 13). Today, these openings have been upgraded and altered over time (Plate 14).

As mentioned previously, with the exception of new single-paned windows, much of the upper portion of this building has not been altered since its original construction, while almost none of the ground floor remains unchanged.

The rear of the building is clad in common clay brick and features numerous square headed windows on all levels (Plate 15). The east side is partially hidden by the neighbouring building; the visible section to the rear is also clad in clay brick and features plain windows in rectilinear openings (Plate 16).

INTERIOR

Original architect's plans describe the Power Building in detail. The basement was originally laid out with access from two staircases or the elevator lobby at the east side of the building. The east side also held the boiler room (southeast corner) and coal bunker and a men's washroom and cloakroom (northeast corner). Immediately west was the mechanical area including transformer and engineer's rooms. The remainder of the basement was designed as display space for the Winnipeg Electric Company with a large area for vaults to the south.

Almost the entire ground floor was originally to be taken up by the display room and store of the Winnipeg Electric Company (WEC), the building's main tenant, with major recessed entrances to the space off Portage Avenue and Vaughan Street (Plate 17). A lobby associated with the elevators and staircase ran along the east side of the building. A small retail shop was also located in the southwest corner of this level with its own entrance. The second to sixth floors could be accessed via one of three staircases or the elevator and featured a central L-shaped hallway and numerous offices of various sizes and layouts.

This, however, is not how the ground floor was actually laid out. Images (Plates 10 and 13) and Henderson's Directory lists from the early 1930s suggest that rather than two Portage Avenue entrances there were actually four and the interior was divided into the elevator lobby on the east end, two small retail shops to the west and the showroom/store of the WEC in the western-most space. On the Vaughan Street side, entrances were provided for the WEC store and another of the Portage Avenue shops as well as a small store in the southwest corner and the side entrance to the upper floors.

According to City of Winnipeg records, Liggett's Drug Store renovated part of the building (ground floor and basement) to suit their needs in 1937-1938, including converting part of the basement into a dining room.[11] This renovation also changed the size of the WEC showroom (Plate 18).

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[11] This use may explain the ornamental features still evident (plaster ceiling elements and tile floors) as late as 2006.

Alterations to the entire interior have occurred periodically, as tenants and owners have remodelled, updated and renovated in response to new uses for the space (Plates 19 and 20). Parts of the basement appear to be in original state (terrazzo floor – Plate 21) and the rear staircase, with its metal and wood bannister, remains intact (Plate 22).

INTEGRITY

The building stands on its original site, appears to be in good structural condition for its age and has suffered little exterior alteration on the upper floors.

STREETSCAPE

The Power Building is an important contributor to its downtown streetscape and the block of similarly designed and clad commercial buildings on which it sits (Plates 23 and 24).

ARCHITECT/CONTRACTORS

The Power Building is the work of two local and distinguished architects, Ralph Benjamin Pratt and Donald Aynsley Ross. The pair met while working for the Canadian Northern Railway and their private partnership lasted from 1906 to the late 1940s (see Appendix II for biographical information). They have received 20 point from the Historical Buildings and Resources Committee.

Contractor for the building was the Carter-Halls-Aldinger Company (CHA). The principals of the company were William Henry Carter (1874-1962), a contractor; Frank Ernest Halls (1872-1950), a fire-proofing expert; and Albert Henry Aldinger (ca.1876-1942), a civil engineer.[12] CHA had its origins with the arrival in Winnipeg in 1903 of Carter, who was representing the William Grace Company, a Chicago contracting firm that was building the Bank of British North

[12] Biographical and construction information from R.R. Rostecki, "450 Portage Avenue – Hudson's Bay Company Store," report for the City of Winnipeg Historical Buildings Committee, October 2002; and M. Peterson, personal files.

America, 436 Main Street. Carter worked for Grace until February 1907 when he joined with Halls and Aldinger to found the new firm. By 1915, CHA was well-known throughout Western Canada with such Winnipeg buildings to its credit as the McArthur (later Childs) Building, 211 Portage Avenue (1909 – demolished); Confederation Life Association Building, 457 Main Street (1912 – Grade II); the Winnipeg Electric Railway Building, 213 Notre Dame Avenue (1912-1913 – Grade II); the Manitoba Free Press Building, 300 Carlton Street (1913 – Grade II); the Olympia (later Marlborough) Hotel, 331 Smith Street (1913 – Grade II); and the Minto Armouries, 969 St. Matthews Avenue (1914). The firm also had contracts in Moose Jaw, Saskatoon, Calgary, Edmonton and Prince George, British Columbia.

Their clients included the Dominion Government, as well as the Canadian Pacific, the Grand Trunk Pacific and the Canadian Northern railways. They also worked on the new Hudson's Bay Company stores in Calgary (1912), Vancouver (1913), and Winnipeg (1926), the Banff Springs Hotel and later the Winnipeg Civic Auditorium (1933). The firm specialized in bridges, subways, railway works, steel frame and other fireproof construction, as well as heavy masonry foundations and caisson work as found in the new Hudson's Bay Company store at Winnipeg. CHA was placed in voluntary liquidation in 1944, and was reorganized as two firms, Commonwealth Construction Company Limited and the Carter Construction Company of Toronto. This latter firm relocated to Winnipeg in 1950, being managed by W.H. Carter after his retirement from the Greater Winnipeg Transit Commission in 1956. Carter Construction remained in business until 1972 as a St. Boniface firm.

PERSON/INSTITUTION

The Power Building was built as a speculative venture by the well-established local real estate, finance and insurance company Oldfield, Kirby and Gardner that had been founded in the city in the early 1880s. It owned the building until 1955.[13]

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13 City of Winnipeg Assessment Rolls, Roll No. 12-093681000, 1930-1990.

The company was founded by British immigrant John Henry Oldfield (1857-1924) in 1881. Although many such firms came and went during the real estate boom of the period, Oldfield was able to survive and in 1899 was joined by another British-born real estate man, William Hicks Gardner (1873-1951), who had worked for much of the 1890s as part of the real estate firm Nares and Gardner (ultimately becoming Nares, Robinson and Black).[14] The newly formed Oldfield and Gardner took up office space in the Bird Block, 433 Main Street. The company grew and in 1906 took on Walter T. Kirby (1858-ca.1950) as a partner. Kirby had been an insurance agent in the city for many years, both as an independent agent and in partnership with W.R. Colgate as Kirby and Colgate.[15] Oldfield, Kirby and Gardner were active in three areas – investment, general insurance (closely allied with the British firm Norwich Union Insurance) and real estate. It concentrated on attracting British investment, a task it successfully undertook for over half a century, and which garnered its most prestigious client, Lord Viscount Gort.[16]

The company continued to prosper, even with the demise of its three founders. In the early 1960s, the investment section split off and subsequently dissolved. The insurance and real estate departments continued on until 1967 when they merged with other companies (although the name Oldfield, Kirby and Gardner continued to be used for real estate transactions until 1980).[17]

The original and main tenant of the building was the WEC, which was formed as the Winnipeg Electric Street Railway Company in 1892 with an exclusive 35-year franchise to operate an electrical streetcar system in the city. Its principals were William Mackenzie and capitalist James Ross. Mackenzie subsequently joined with fellow railway contractor Donald Mann to develop the Canadian Northern transcontinental railway and Ross, an engineer, invested in urban

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14 Manitoba Free Press, October 16, 1924, p. 4; Winnipeg Free Press, January 11, 1951, p. 11; and Henderson's Directory, 1895-1899.

15 Henderson's Directory, 1895-1906.

16 "The Oldfield, Kirby and Gardner North West Trust Building (1909), 234 Portage Avenue," report for the City of Winnipeg's Historical Buildings Committee, 1987, n.p., below as "234 Portage Avenue"; and P. Brock, Royal LePage Capital Management Services Chairman.

17 Ibid., n.p.; and Henderson's Directory, 1954-1964.

transportation systems throughout North and South America and the United Kingdom.[18] The company would be renamed the Winnipeg Electric Railway Company (WERC) in 1904 and because of its gas, electrical and streetcar monopolies, was able to reap huge profits, pay its shareholders large dividends and exercise enormous influence on the Winnipeg and Manitoba economies.

However, with this control came controversy as citizens, politicians and businessmen strove to create a municipally owned power utility, even holding a civic referendum in 1906. Undaunted, the WERC continued its stranglehold on utilities in spite of repeated attempts by the City to acquire the WERC. It was not until 1911 that a City-owned hydroelectric development began delivering power to city residents, although the WERC still maintained its monopoly over streetcars, industrial and residential gas distribution, and the supply of electricity to municipalities adjacent to Winnipeg.[19]

The main thrust of the Winnipeg Electric Company (WEC), as the WERC came to be called after 1924, continued to be providing Winnipeggers with streetcar service (an estimated 105 million passengers in 1945-1946 alone).[20] Beginning in 1918, the company also began operating gasoline motorbuses within the city limits to counter the competition of independent jitney drivers (also known as mini-buses). The use of the familiar trolley cars began in 1938. The global economic downturn of the 1930s forced a reorganization of the WEC in 1935 but the company rebounded in the 1940s.[21] It was during the 1950s that the WEC was finally replaced. In 1953, the Greater Winnipeg Transit Company, a publicly owned entity under the direction of Winnipeg City Council, took over the WEC's operation of trolleys (two years later trolley busses were phased out on

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18 "213 Notre Dame Avenue – Electric Railway Chambers," report for the Historical Buildings Committee, April 20, 1981, pp. 1-3.

19 Ibid., p. 2.

20 "History of Electric Power in Manitoba," from www.hydro.mb.ca/about_us/history/history_introduction.shtml, no date.

21 David S.G. Ross, "History of the Electrical Industry in Manitoba," in Manitoba Historical Society Transactions, Series 3, 1963-64 season.

Winnipeg streets all together). All energy distribution licenses of the WEC were sold to City Hydro in 1955 (it became Winnipeg Hydro in 1964).[22]

But during the 1920s the WEC also moved into a new line of business – the sale of gas and electric appliances. The rise of household appliances, especially in the kitchen, was a result of the rapid electrification of urban centres during the "Roaring Twenties" and led to the invention of many common household gadgets. As early as 1917, advertisements for electricity called it "a way for the housewife to carry out her duties, such as washing, ironing, toasting and vacuuming, in a well-lit environment with the aid of her agreeable and competent electric servants."[23] Although natural gas continued to be used extensively, the detractors, the smell, the danger of the open flame and the risk of explosion, and a well-orchestrated campaign by the electric utilities meant the conversion to electrical appliances beginning in the late 1920s.

Advertisements for everything from stoves and washing machines to cream separators and waffle irons filled magazines and newspapers and retail outlets, often operated by the utilities themselves, began to dot the urban landscape. For the housewife, electricity promised safer and easier care of the home and family and more leisure time. For the electric companies, it was a method of offsetting the expense of expanding their domestic markets and ensuring their future profitability.[24] In 1929, a list of electrical items found in the average home included: washing machine, vacuum cleaner, refrigerator, flat iron, toaster, curling iron, percolator, heating pad, corn popper, vibrator and a mangler (a device used to iron sheets).[25]

In Winnipeg, the WEC chose a prime location on Portage Avenue, where its large display windows of electric appliance was seen by thousands of pedestrians daily. The company remained in the location until the mid-1950s.

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22 "History of Electric Power in Manitoba," from www.hydro.mb.ca/about_us/history/history_introduction.shtml.

23 Quoted in S. Strasser, Never Done: A History of American Housework (New York, NY: Pantheon Books, 1982), p. 77.

24 L. Lorance, "Promises, Promises: The Allure of Household Appliances in the 1920s," in Issue on Modern Architecture (Spring 1998).

25 Ibid.

Other early tenants of the building were varied, although much of the upper floor office space was occupied by doctors – a 1930 list included the Scientific School of Beauty Culture in Room 612 and eight doctors on the third and fourth floors.[26] Ground floor retail space was occupied by the Alaska Fur Company (#430), Madame Louise Limited, women's wear (#432) and the WEC (#434). On the Vaughan Street side, there were side entrances for the WEC and Madame Louise stores, the Irish Linen Store and the side entrance to the upper floors of the Power Building.

By 1935, the upper floors were filled with not only medical practitioners but others, such as the National Council of Education, the Empire Lumber Company, the Commercial Girls Club and the Overseas Education League. The ground floor tenants remained the same.[27] In 1940, only the WEC Store and Liggett's Drug Store were listed on Portage Avenue.[28] The Liggett drug store chain was the brainchild of Louis K. Liggett (1875-1946), a Massachusetts-born entrepreneur who created a large drug manufacturing business in 1902 known as the United Drug Company and shortly thereafter created the Rexall brand of products (originally including not only medicines but spices and even toilet soap). He then began the Liggett's chain of drug stores across North America and by 1928 his company's combined annual revenue exceeded $68-million.[29] Today, Rexall drug stores are found across Canada. In 1943, in addition to the new Liggett's store in the Power Building, there were Liggett's at 221 and 305 Portage Avenue and at 620 Main Street.[30]

From approximately 1943 to 1950,[31] the federal government, more specifically military departments and boards, occupied part of the Power Building. The War Time Prices and Trade

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26 Henderson's Directory, 1930.

27 Ibid., 1935.

28 Ibid., 1940.

29 Information on Liggett Drug Stores from: Harvard Business School, http://www.hbs.edu/leadership/database/leaders/526/ (2004 President and Fellows of Harvard College); M.A. Bealle, The Drug Story (Author: 1949), n.p.; and Northeastern University Archives and Special Collections, Finding Aid, 1996 at www.lib.neu.edu/archives/collect/findaids/m10find.htm+Louis+K.+Liggett&hl=en&gl=ca&ct=clnk&cd=17.

30 Henderson's Directory, 1943.

31 Ibid., 1940-1955.

Board (WTPTB) occupied several offices on the 5th and 6th floors while the Department of Munitions and Supply was found on second floor. The WTPTB also occupied main floor space in 1946 and the Department of Reconstruction and Supply Priorities was found on the second floor in 1948.

Significant changes in occupancy occurred on the ground floor retail space in the 1950s. Liggett's vacated their space in 1953; the WEC is not listed in the Power Building in 1957. The Liggett's space was taken over by Breslauer and Warren, jewelers, the WEC space by Guaranty Trust Company of Canada and Western Trust Company (Plates 25 and 26). These tenants remained into the 1980s. For much of this period and well beyond, the Vaughan Street retail space was occupied by W.O. Scott, optometrist and M. Hurtig and Son Limited, furriers (known as "Hurtigs of Vaughan Street").[32]

EVENT

There is no known significant historical event connected with this building.

CONTEXT

The Power Building was constructed at a period of modest growth in the City of Winnipeg, when economic expansion still created a demand for modern commercial and office space. It would be only a short time after its construction that the Great Depression was affecting the world economy and this demand disappeared. It stands, however, as a reminder of the times and the slow recovery after World War II and its place as an important downtown structure.

LANDMARK

The Power Building is a conspicuous building in downtown Winnipeg.

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32 Ibid., 1950-1963.

Historical Buildings & Resources Committee
THE CITY OF WINNIPEG

APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 428 Portage Avenue (428 & 434 Portage Ave. and 259, 261 & 263 Vaughan St.)

Building Name: Power Building

Original Use: mixed (retail/office)

Current Use: mixed (retail/office)

Roll No. (Old): 12093681000 (---)

R.S.N.: 141765

Municipality: 12

Ward: 1

Property or Occupancy Code: ---

Legal Description: 1 St. John, Plan 129, Block 3, Lots 780/781

Location: southeast corner Vaughan Street

Date of Construction: 1928

Storeys: 6

Construction Type: Stone, brick, reinforced concrete

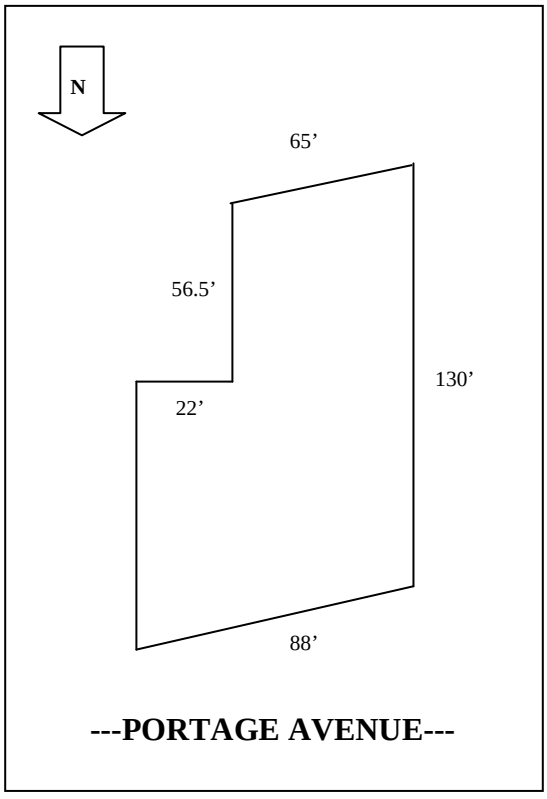
Heritage Status: ON NOMINATED LIST

Building Permits (Plans available: **[CS]** Department Storage; **[M]** Microfilm):

SEE NEXT PAGE

Information:

- 130 x 88 x 82’



ARCHITECT: PRATT & ROSS

CONTRACTOR: CARTER-HALLS-ALDINGER CO.

CITY OF WINNIPEG BUILDING PERMITS:

AVAILABLE PLANS: (CS=City Storage; Mi=Microfilm)

YEAR	NO.	PLANS	AMOUNT	DESCRIPTION
1928	4612	CS	$345,000	Superstructure
1934	539	CS	$2,000	Interior alterations
1937	3387	CS	$9,000	Alterations
1938	8	CS	$3,000	Alterations
1938	63		$5,000	Alterations
1943	3129	CS	$2,000	Alterations
1953	10823		$1,000	Alterations
1954	341	CS	$16,000	Interior alterations (434 Portage Ave.)
1956	3703		$4,000	Interior alterations
1956	3727	CS	$20,000	Interior alterations
1961	5917	CS	$1,000	Interior alterations (261 Vaughan St.)
1964	8753	CS	$6,000	Interior alterations
1965	2241	Mi 520	$2,750	Interior alterations (434 Portage Ave.)
1967	884	Mi 402	$41,000	Interior alterations
1967	6389	Mi 423	$25,000	Interior alterations
1968	1469		$1,000	Interior alterations
1968	4504	Mi 153	$10,000	Interior alterations (261 Vaughan St.)
1973	888		$18,000	Interior alterations
1975	9075	Mi 745	$11,500	Interior alterations
1977	9358		$8,990	Interior alterations
1978	543		$9,000	Interior alterations
1979	1381		$1,000	Construct exhaust fan
1982	271		$105,000	Interior alterations
1982	5666		$4,000	Interior alterations
1986	7853		$7,500	Interior alterations
1986	10953		$6,000	Interior alterations
1987	3218	CS	$90,000	Interior alterations
1987	3583	CS	$10,000	Interior alterations
1987	3818	CS	$19,000	Interior alterations
1988	6413		$20,000	Interior alterations
1988	10907		$2,000	Interior alterations
1989	2141	CS	$33,000	Interior alterations
1989	7406	CS	$120,000	Interior & exterior alterations
1989	10619	CS	$8,000	Interior alterations
1990	1108	CS	$10,000	Interior alterations
1990	5873		$4,000	Interior alterations
1990	9321	CS	$30,000	Interior alterations
1990	9522		$15,000	New windows
1990	9640	CS	$25,000	Interior alterations
1991	665	CS	$54,000	Interior alterations (434 Portage Ave.)
1991	689	CS	$10,000	Interior alterations
1992	433	CS	$2,500	Interior alterations

YEAR	NO.	PLANS	AMOUNT	DESCRIPTION
1992	1318	CS	$7,000	Interior alterations
1992	3925		$40,000	Interior alterations (261 Vaughan St.)
1992	6958		$3,000	Interior alterations (263 Vaughan St.)
1994	456		$5,000	Interior alterations
1994	1269		$50,000	Interior alterations
1994	3330	CS	$20,000	Interior alterations
1994	7024		$7,000	Interior alterations (263 Vaughan St.)
1995	2461		$15,000	Interior alterations
1996	409		$2,500	Interior alterations
1996	4085		$15,000	Interior alterations
1997	5126		$12,000	Interior alterations
1998	1670		$10,000	Interior alterations
1998	3623	CS	$20,000	Interior alterations
1998	104486		$20,000	Interior alterations (263 Vaughan St.)
1999	105123		$8,000	Interior alterations
1999	115579		$10,000	Interior alterations
2000	146145		$10,000	Interior alterations
2000	165471		$10,000	Interior alterations (2nd floor)
2001	176822		$10,000	Interior alterations (3rd floor)
2002	213421		$30,000	Interior alterations (Unit 200)
2002	279428		$30,000	Interior alterations (Unit 508)
2003	291551		$115,000	Interior alterations (Units 400/402)
2003	323816		$10,000	Interior alterations (Unit 203)
2003	323826		$10,000	Interior alterations (Unit 609)
2003	341246		$4,500	Interior alterations (main floor barrier free washroom)
2003	343217		$20,000	Interior alterations (3rd floor – removing all partition to make one large space)
2004	122763		$25,000	Interior alterations (Unit 408)
2004	313429		$10,000	Interior alterations (Unit 405)
2004	313431		$10,000	Interior alterations (Unit 406)
2004	313432		$10,000	Interior alterations (Unit 407)
2004	329384		$12,000	Interior alterations (main floor)
2004	330001		$25,000	Interior alterations (Unit 601)
2004	330007		$10,000	Interior alterations (Unit 611)
2005	111233		$200,000	Interior alterations (Unit 301)
2005	168777		$10,000	Interior alterations (Unit 304)
2006	164933		$23,000	Interior alterations (2nd floor)
2008	140168		$65,000	Interior alterations (main floor)
2009	137083		$30,000	Interior alterations (4th floor)
2009	165701		$50,000	Interior alterations (5th floor)
2011	106191		$20,000	Interior alterations (Unit 304)
2012	162626		$10,000	Interior alterations (Unit 611)
2015	120518		$40,000	Interior alterations (Unit 509)
2015	165467		$25,000	Interior alterations (Unit 600)

APPENDIX II

Ralph Benjamin Pratt and Donald Aynsley Ross

Ralph Benjamin Pratt was born in London, England in 1872 and trained as an architect at the South Kensington School of Art. After completing his education, he immigrated to Canada and by 1892 was working in Winnipeg. Within the year he became an architect for the Canadian Pacific Railway and then in 1901, became a top architect for the fledgling Canadian Northern Railway (CNoR). In this capacity, Pratt designed many stations and repair shops for the growing line which ultimately became a transcontinental railway. The Neepawa station, built in 1902, is an extant example of Pratt's railway work in Manitoba. It was at the CNoR that Pratt met Winnipegger Donald A. Ross and formed a business partnership.[1] Pratt was president of the Manitoba Association of Architects from 1917-1919. He died in Winnipeg on March 14, 1950.[2]

Donald Aynsley Ross was born in Winnipeg in 1878. He attended Upper Canada College in Toronto and the University of Toronto, graduating from the latter with his Bachelor of Arts in 1898. He received his engineering degree from the School of Practical Science in Toronto and then moved to British Columbia to work as a mining engineer. In 1901, he became locating engineer for the CNoR and by 1905 was terminal engineer for the line. As such, Ross oversaw construction of the Pinawa Channel Dam on the Winnipeg River and Winnipeg's Union Station, Main Street at Broadway, finished in 1912.[3]

Ross was also involved in real estate and during his career was president or director of a number of local and regional realty companies, including the Hugo Ross Realty Company and the Western Canadian City and Town Lands Corporation. He also served chairman of the Aesthetic

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1 Winnipeg Telegram, September 12, 1906, p. 53.

2 Neepawa, An Architectural Walking Tour (Winnipeg: Manitoba Department of Culture, Heritage and Recreation, Historic Resources Branch, 1987), n.p. Below as Neepawa.

3 F.H. Schofield, The Story of Manitoba (Winnipeg: S.J. Clarke Publishing Co., 1913), Vol. III, pp. 538-41; and Neepawa, n.p.

Development Committee of the Winnipeg Town Planning Commission and vice-president of the Manitoba Association of Architects.[4]

After Pratt and Ross started their practice in 1906, they continued to design for the railway as well as working for private individuals and companies. Their body of work encompasses a wide range of building types across western Canada:[5]

Western Canada
Belgo-Canadian Realty Company office building, Prince Albert, SA
CNoR Prince Edward Hotel, Brandon, MB (1912) – demolished
CNoR Terminal Building, Vancouver, BC (1917-1919)

Winnipeg
Rosemount Apartments (1906)
Deer Lodge Hotel, Portage Ave. (1908) – demolished
Horse Show Amphitheatre (1909) – demolished (it was the largest of its kind in North America when built)
Garry Block (Belgica Block), 290 Garry St. (1911) – Grade III
Winnipeg Electric Railway Company warehouse, Main and Assiniboine complex (1912) – demolished
Brown and Rutherford Mill Plant, 1 Sutherland Ave. (1912)
Stanley Mineral Springs and Brewery Company factory, rue Messager (St. Boniface) (1912)
Electric Railway Chambers, 213 Notre Dame Ave. (1913) – Grade II
Sir Daniel McMillan House, 635 Wellington Cres. (1913)
Bank of British North America addition, 436 Main St. (1914)
Scott Block, reconstruction after a fire, 272 Main St. (1915) – Grade III
Winnipeg Electric Railway Company, new office building and post-fire car barn repairs, Main and Assiniboine complex (1920) – demolished
Breen Motor Company Building, 245 Main St. (1922 and 1925 addition)
Polo Park Race Track structures, Portage Ave. (1925) – demolished
Leonard-McLaughlin Motors Building, Portage Ave. at Maryland St. (1925-1926)
Northern Electric Building (with J.O. Despatie of Montreal), 65 Rorie St. (1928) – Grade III
Power Building, 428 Portage Ave. (1928)
Sherbrook Pool, 381 Sherbrook St. (1930) – Grade III
Structural Engineers and Mechanical Equipment Supervisors for the Winnipeg Civic Auditorium (now Provincial Archives of Manitoba), 200 Vaughan St. (1932-1933)
Harstone United Church, 905 Sargent Ave. (1946-1951)

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4 F.H. Schofield, op. cit., Vol. III, pp. 580-83.

5 Compiled from Neepawa, n.p.; F.H. Schofield, op. cit., Vol. III, pp. 538-41, 580-83; and Jill Wade, Manitoba Architecture to 1940 (Winnipeg: University of Manitoba Press, 1978).

428 PORTAGE AVENUE – POWER BUILDING

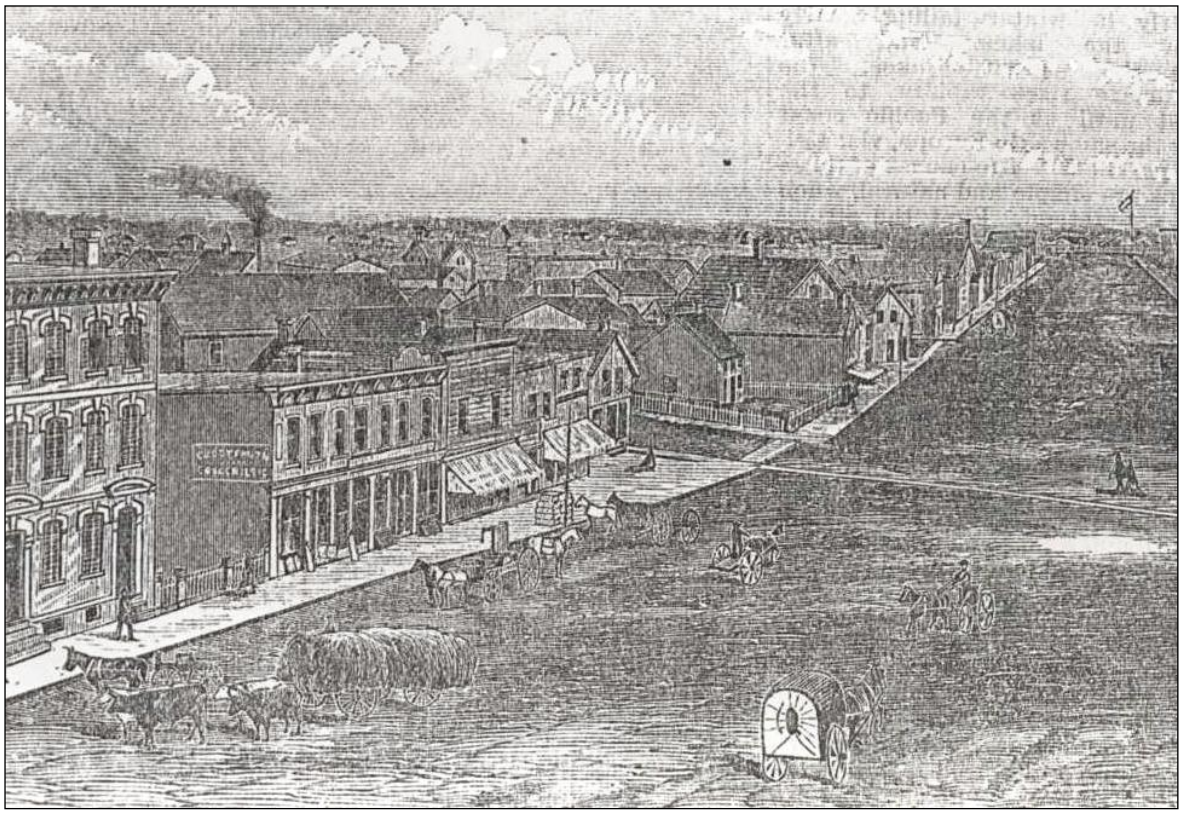

Plate 1 – This sketch from ca.1877, shows the east side of Main Street looking south from near Portage Avenue. The flag in the upper right corner flies over Upper Fort Garry. (Reproduced courtesy of Western Canada Pictorial Index, 604-18896.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 2 – The Clarendon Hotel, northwest corner of Portage Avenue and Donald Street (#311), ca.1905. (M. Peterson Collection.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 3 – Portage Avenue looking east from Hargrave Street, ca.1915. Eaton's (right foreground) towers over the smaller buildings on the north side of the street. (Archives of Manitoba, N12614.)



Plate 4 –Hudson's Bay Company Store, 450 Portage Avenue, during construction, August 23, 1926. (Hudson's Bay Company Archives.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 5 – Power Building, 428 Portage Avenue, centre, with the Bank of Montreal, 426 Portage Avenue to its left and the Hudson's Bay Company Store, 450 Portage Avenue to the right, ca.1932. (Courtesy of the Archives of Manitoba.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 6 – The newly completed Wheat Pool Building, 423 Main Street, 1929. (Reproduced from J.W. Graham, Guide to the architecture of Greater Winnipeg [Winnipeg, MB: University of Manitoba Press, 1960].)

428 PORTAGE AVENUE – POWER BUILDING



Plate 7 – Manitoba Telephones Building, 166 Portage Avenue, 1978. (City of Winnipeg.)

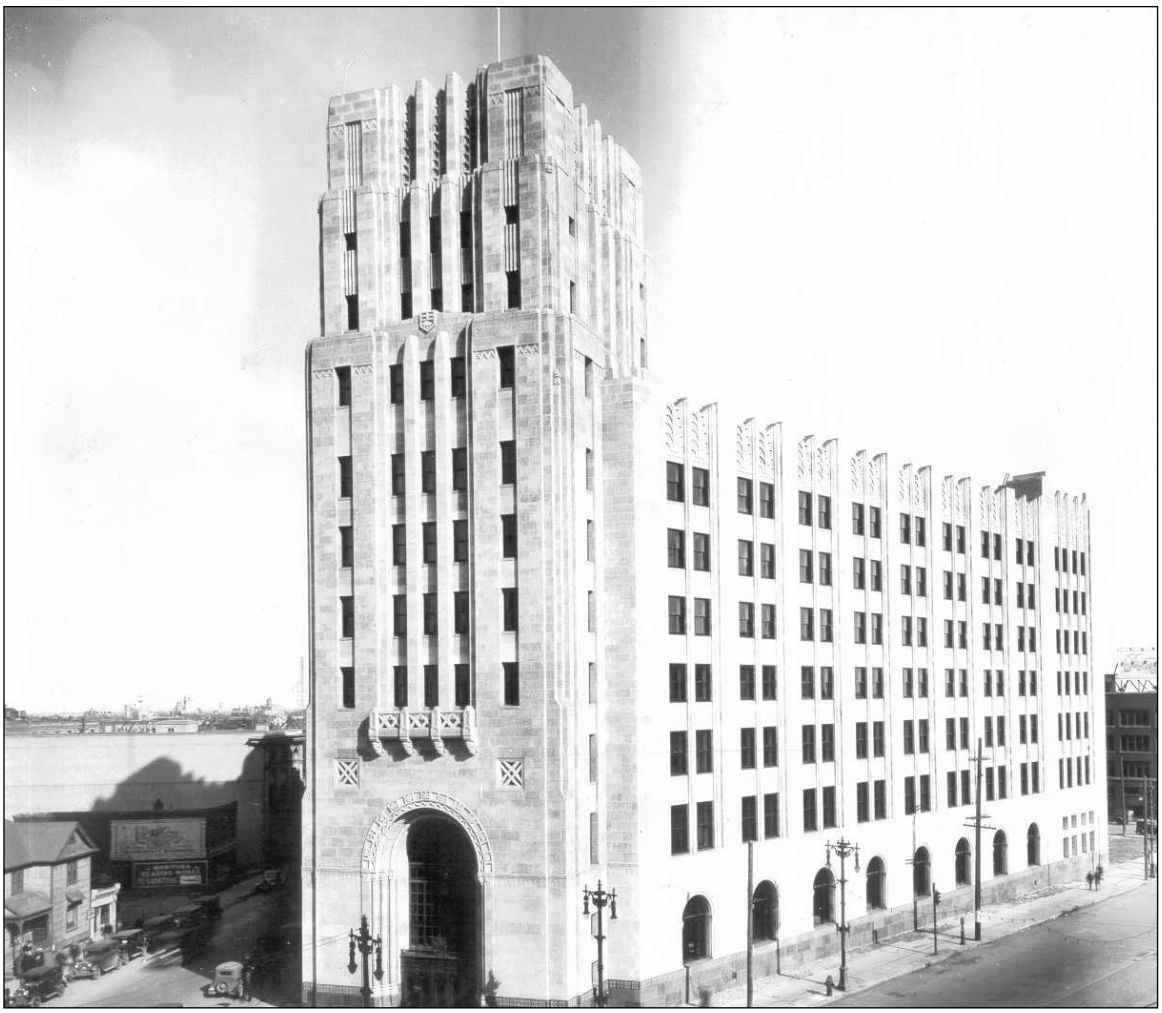

Plate 8 – Federal Building, 269 Main Street, 1936. (M. Peterson Collection.)



Plate 9 – Power Building, 428 Portage Avenue, example of reinforced concrete and hollow tile interior construction. (M. Peterson, 2006.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 10 – The Power Building, ca. 1932, and close-up of ground floor entrances. (Courtesy of the Archives of Manitoba, Outsize 132, Collection 17/17, N7401.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 11 – Power Building, 428 Portage Avenue, detail of main entrance, northeast corner, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 12 – Power Building, 428 Portage Avenue, detail of front (north) façade, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 13 – Detail of the west side of the Power Building, shortly after construction in 1928. (M. Peterson Collection.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 14 – Power Building, 428 Portage Avenue, west façade, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 15 – Power Building, 428 Portage Avenue, rear (south) façade, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 16 – Power Building, 428 Portage Avenue, rear (south) and east façades, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING

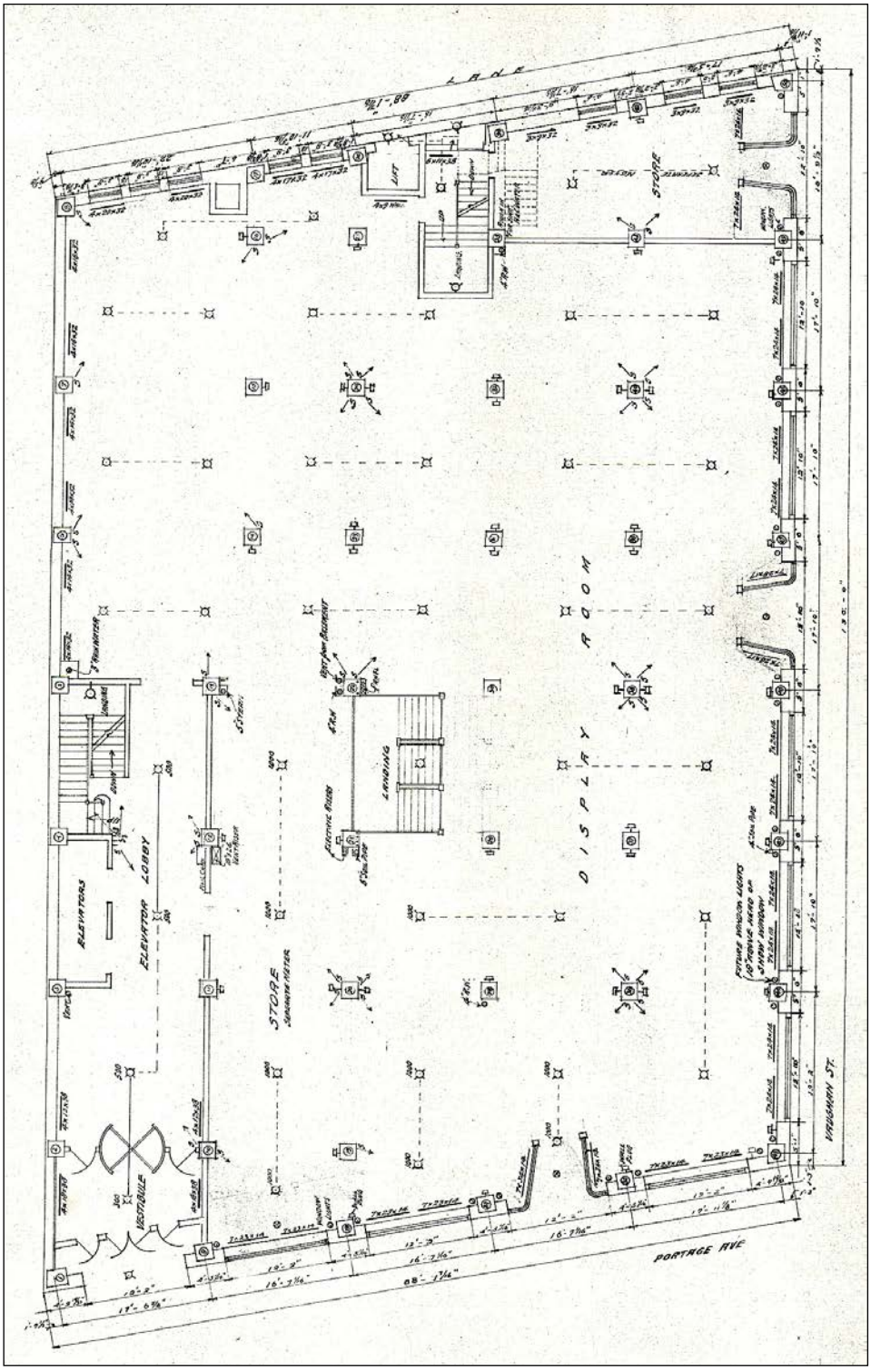

Plate 17 – Architect's plans, "Ground Floor," Power Building, 428 Portage Avenue. (City of Winnipeg, Plan #4621/1928.)

428 PORTAGE AVENUE – POWER BUILDING

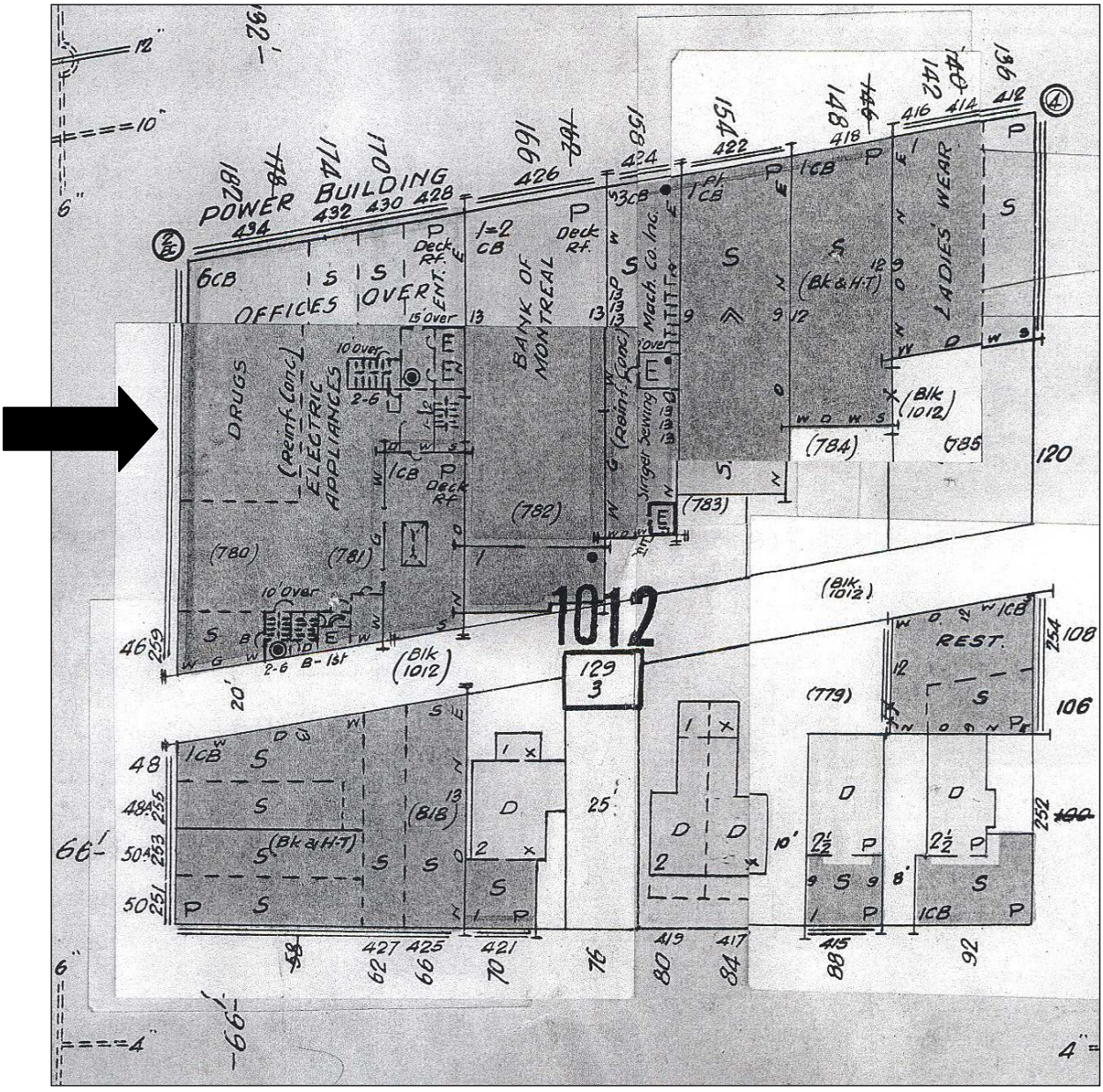

Plate 18 – City of Winnipeg Fire Atlas, Vol. I, Sheet 101, 1918 (Reprinted 1930, Revised to 1950), Power Building at arrow. Note that the WEC showroom is now located in the central portion of the ground floor with the drug store and two small shops surrounding it. (Courtesy of City Archives.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 19 – Power Building, 428 Portage Avenue, elevator lobby, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 20 – Power Building, 428 Portage Avenue, renovated hallway, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 21 – Power Building, 428 Portage Avenue, basement, 2016. (M. Peterson, 2016.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 22 – Power Building, 428 Portage Avenue, main floor stairs, northeast corner, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 23 –Portage Avenue looking west from Kennedy Street, 2015. (M. Peterson, 2015.)



Plate 24 – Portage Avenue looking east from Memorial Boulevard, 2015. (M. Peterson, 2015.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 25 – This 1964 photograph shows Guaranty Trust and Breslauer and Warren, Jewellers, as occupants of the Portage Avenue retail space in the Power Building, 428 Portage Avenue. (M. Peterson Collection.)

428 PORTAGE AVENUE – POWER BUILDING



Plate 26 – Power Building, 428 Portage Avenue, 1978, with Portage Avenue tenants Guaranty Trust and Breslauer and Warren, Jewellers. (City of Winnipeg.)