

317 McDERMOT AVENUE

MILLER, MORSE & COMPANY BUILDING

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

317 McDERMOT AVENUE – MILLER, MORSE & COMPANY BUILDING

The growth of Winnipeg's warehouse district in the early 1880s, spurred on by the completion of Canada's first transcontinental railway, the Canadian Pacific, was a process of creation – solid brick warehouses began replacing the small wooden shacks that dotted the mud streets and avenues east and west of Main Street (Plates 1 and 2). Various districts of the city – residential, commercial and industrial – and their specific buildings established and became the foundation of the growth in the early 20th century.[1] The huge advance in land prices along Main Street north of Portage Avenue necessitated the replacement of the earlier residential development with large commercial structures. Investors chose to locate near one of the most important buildings, City Hall, from which would come assistance in advancing both singular business interests and those of the community at large.

The second growth phase, from 1900-1914, was characterized by expansion. Especially in the warehouse district, local, national and international firms recognized the geographic and economic importance of locating in Winnipeg, resulting in the construction and/or enlargement of dozens of warehouses both on the more established area west of Main Street (Plate 3) and the new area to the east (Plate 4). Approximately $5 million was spent on the construction and enlargement of warehouses in what is now the Exchange District between 1900 and 1914,[2] housing such successful ventures as R.J. Whitla, G.F. and J. Galt, Stobart, Eden and Company, George D. Wood, A.F. Gault and Company and J.H. Ashdown.[3]

In 1904, the local hardware wholesaler Miller, Morse and Company, which had operated out of a large (and expanded) warehouse on the west side of Princess Street (Plate 5), made the move to even more spacious accommodations, this time on a block of property it had earlier purchased on the east side of Adelaide Street from McDermot to Bannatyne Avenue (Plate 6). The move

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1 R.R. Rostecki, "The Growth of Winnipeg, 1870-1886," unpublished M.A. Thesis, University of Manitoba, 1980, pp. 112-14.

2 City of Winnipeg Building Permit Ledger Books, 1900-1914.

3 Manitoba Free Press, September 3, 1904, p. 14.

expanded the company's usable floor space from just over 1,700 square metres to nearly 8,000 square metres.

STYLE

The warehouse is an excellent example of the Romanesque Revival style, very popular in warehouse districts throughout North America from the 1880s well into the 20th century. The buildings were nearly always solid brick with a raised basement clad in rusticated stone, a material often used for accenting around windows and doors and at roof level. Other elements included towers flanking the main façade, quoins, belt courses, corbelled brick panels, chevrons and flat rooflines, with or without cornices and entablatures. The most obvious feature of these structures was the use of the arch above windows and doors. Often, straight-topped windows located on the middle storeys were grouped under large arches on the upper floors.[4] Although the style was applied to private residences and on large public buildings, in Winnipeg it was almost exclusively used in the warehouse district, where the designs were somewhat more subdued. The massiveness and sturdiness of the style appealed to wholesalers looking to promote their businesses and portray the stability of their firms through the design of the structures they occupied.

CONSTRUCTION

The building measures approximately 25.9 x 61.6 x 22.9 metres, the solid brick walls of the superstructure resting on a 91.4-centimetre thick stone foundation (see Appendix I for additional construction information). The building cost $105,000 to complete in 1904, one of only six permits to surpass the $100,000 mark for the year.[5] A year earlier, the company had a 1 storey, 25.9 x 19.5 x 7.3 metres garage built on the north end of the lot at a cost of $8,200.[6]

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4 L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough, ON: Broadview Press, 1992), p. 84; and Identifying Architectural Styles in Manitoba (Winnipeg, MB: Department of Culture, Heritage and Citizenship, Historic Resources Branch, 1991), p. 14.

5 City of Winnipeg Building Permit, (below as BP), #492/1904; and City of Winnipeg Building Permit Ledger Book, 1904.

6 BP #1041/1903. The garage was demolished in the early 1950s to make way for the present addition.

This warehouse was built using the most common construction method of the time – the mill system – a square timber beam and post support network where beams were attached to the solid brick exterior walls and covered by wood plank flooring and often a hardwood finish. This was a very popular system in warehouse districts throughout North America because of its sturdiness, the ease of adding additional storeys and its ability to suffer fire damage and not collapse.

While the Miller, Morse and Company Warehouse is one of many mill construction structures in the Exchange District, it features a number of unique elements, including large, double wood beams (Plate 7), unique metal caps/rods (Plate 8), corbelled brick exterior beams in the basement and first two floors (Plate 9) and a wide, tongue-and-groove sub-floor (Plate 10). These elements and others were utilized to ensure the building could handle the weight of the materials stored in it.

The 1950s addition on the north side utilizes a reinforced concrete and steel support system that, like the original building, is extremely heavily built (Plate 11).

DESIGN

Because of the building's corner location, it has two public façades, south facing McDermot Avenue and west facing Adelaide Street (Plate 12). The common clay brick walls on these elevations rise from the rusticated stone base, this stone cladding ends at the sills of the ground floor window openings. This base is interrupted by basement windows in rectilinear openings on both elevations. The south façade features the main entrance, an ornately carved stone element, centrally located and featuring smooth cut stone, carved ribbon, keystones and ornate mouldings (Plate 13). The west façade includes six entrances, two personnel doors set in smooth cut stone frames and four raised loading doors, two of which feature stone frames (Plate 14). All these openings are arched and several have been altered: bricking in of loading door openings and the conversion of the south end entrance into a window. The remainder of the ground floor on both façades is taken up with windows in arched openings with rough stone keystones and brick laid with deep horizontal grooves.

A rusticated stone belt course divides the two façades, the 2nd to 4th floors feature bays of slightly recessed windows in rectilinear openings with stone lug sills. Between the 4th and 5th floor openings is an area of corbelled brick and stone accenting and the top storey openings are arched with stone keystones (Plate 15). Two open metal fire escapes are also located on the west façade. The flat roof of the building features more corbelled brick and unique raised elements at the southeast, southwest and northwest corners (Plate 16).

The rear (north) façade of the original warehouse is covered by a large 4-storey addition (Plate 17) replacing the 1903-built garage (Plate 18). The east façade faces a back lane and includes windows in rectilinear openings with stone lug sills on all floors, rusticated stone cladding at grade and several raised loading doors (Plate 19). Older overhead lighting is also present (Plate 20).

The modern five-storey brick addition at the north end features a large grade-level loading door in the north façade and a raised loading door in the east façade and narrow bands of windows on all floors on the three visible elevations (Plate 21).

Alterations to the exterior of this warehouse have been relatively minor, with some redesigning or closing of door and window openings on the west side and the large addition on the north. Much of the original design and materials are still present.

INTERIOR

As mentioned previously, load bearing capacity was critical to this building, which was organized as a basic warehouse with two freight and one passenger elevators.

Today, the building is a mix of original and altered spaces. The basement holds storage and the heating system (boiler) and on the ground floor, the Adelaide Street side (west) has been heavily altered into modern offices and meeting space, while the east side retains its loading dock

characteristics (Plate 22). The upper storeys are all utilized as manufacturing/storage space, accessed by the elevators and a wide, central staircase with sliding metal-clad fire doors (Plate 23). Alterations have included metal chutes used to convey material to lower floors (Plate 24).

The upper floors of the north addition are also used for manufacturing and storage; the ground floor features parking stalls and a large loading area (Plate 25).

INTEGRITY

The building stands on its original site, appears to be in good structural condition for its age and has not suffered from major exterior alteration.

STREETSCAPE

The building fills an entire block in the downtown, a commanding presence on and an important contributor to two important historic streetscapes (Plates 26 and 27).

ARCHITECT/CONTRACTORS

James H. Cadham, Ontario-born architect, designed this block,[7] as well as many buildings in Winnipeg's early warehouse district. Cadham was one of a number of self-trained designers who worked in Winnipeg in the late 19th century, Cadham being one of the most prolific, his contracts for the 1900-1907 period totalled nearly $1.8 million[8] (see Appendix II for biographical information). He has received 20 points from the Historical Buildings and Resources Committee.

Local contractors Philip Burnett and John Alexander Girvin were responsible for the construction of the warehouse.[9]

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7 BP #492/1904.

8 City of Winnipeg Building Permit Ledger Books (below as Ledgers), 1900-1907.

9 Manitoba Free Press, March 28, 1904, p. 3. Dobson, Jackson and Fry were responsible for the basement excavation work.

Burnett was born in England in 1848 and immigrated to Canada in 1872 and arrived in Winnipeg in 1879. He worked as a mason and contractor by the early 1890s and the 1901 Census of Canada lists Burnett, his wife Mary E. and six sons and one daughter in the city, with his three eldest sons, William J., Philip J. and David W. all working as bricklayers, likely for their father.[10] Burnett's career in Winnipeg was extremely busy, working the City's finest architects and building some of its landmark structures. He moved to Victoria, B.C. ca.1911 and died there in 1936.[11]

A list of his larger contracts would include:[12]

McDougall Memorial Methodist Church, 939 Main Street (1891)
William A. Black House, 22 Edmonton Street (1893)
Ogilvie Mills, Higgins Avenue (1895-1910) – demolished
McIntyre Block, 416 Main Street (1898) – demolished
G.D. Wood & Company Building, 250 McDermot Avenue (1898) – Grade II
Paulin-Chamber Company Building, 311 Ross Avenue (1899-1910, with J. Girvin)
Y.M.C.A., 276 Portage Avenue (1900, with J. Girvin)
Bank of Hamilton Building, 395 Main Street (1901, with J.A. Girvin) – demolished
Vulcan Iron Works, 120-150 Sutherland Avenue (1901-1910)
Strathcona Block (Fort Garry Court Apartments), 160 Main St. (1902) – destroyed by fire
McLaughlin Carriage Company Building, 208 Princess Street (1902-1906)
Stobart & Sons Block (Bedford Block), 281 McDermot Avenue (1903) – Grade III
Bright & Johnston Block (Mackenzie Block), 141 Bannatyne Avenue (1903, with S.B. Ritchie) – Grade III
Kemp Building, 111 Lombard Avenue (1903 with S.B. Ritchie)
Time Building, 333 Portage Avenue (1904) – destroyed by fire
Miller, Morse & Co. Building, 317 McDermot Avenue (1904, with J.A. Girvin)
Boyce Carriage Company Building, 318 Ross Avenue (1905)
Ogilvie Flour Mill, Fort William (Thunder Bay), ON (1905)
Trees-Spriggs Building, 312 Ross Avenue (1905 with J. Girvin)
Albany Apartments, 91 Edmonton Street (1906) – demolished
Frost and Wood Warehouse, 230 Princess Street (1906) – Grade III
Henderson Block, 332 Bannatyne Avenue (1910) – Grade III
Ashdown Warehouse, 167 Bannatyne Avenue (1910 and 1911 additions) – Grade II

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10 Census of Canada, 1901.

11 Winnipeg Tribune, December 8, 1936, p. 1.

12 Compiled from Historical Buildings and Resources Committee files; Manitoba Free Press; City of Winnipeg Building Permit Ledger Books, 1899-1926; and author's files.

John Alexander Girvin (Plate 28) was born near Goderich, Canada West (Ontario) in 1853 (also given as 1851), coming to Winnipeg in May 1877 where he first worked for the Canadian Pacific Railway. He formed his own business; later organized as the J.A. Girvin Company. He died in Winnipeg on May 6, 1931.[13] Among his larger local commissions were:[14]

Central Congregational Church, Hargrave Street (1882) – demolished
Y.M.C.A. Building, 276 Portage Avenue (1900, with P. Burnett) – Grade II
Bank of Hamilton, 395 Main Street (1901, with P. Burnett) – demolished
Tees & Persse Co. Warehouse, Princess St. (1904, at Point Douglas Ave.) – demolished
Miller, Morse & Co. Building, 317 McDermot Avenue (1904, with P. Burnett)
Leadley Warehouse, 306 Ross Avenue (1905)
Fairchild Company Warehouse, 110 Princess Street (1907) – Grade II
W.R. Allen House, 6 Roslyn Road (1907) – Grade III
G.F. & J. Galt Warehouse, 334 McDermot Avenue (1909)
Enderton Block, Portage Avenue (1909) – demolished
Foley Brothers Warehouse, 185-187 Market Avenue (1918, alterations) – demolished
Congdon Marsh Building, 86-88 Princess Street (1920, 2 additional storeys) – Grade III
Tees & Persse Warehouse, 315 William Avenue (1924, alterations)

PERSON/INSTITUTION

> This firm [Miller, Morse Company] reports business so far this season far in excess of last year, or, in fact, of any years since they had been in the country. Their capacity has been tested to the utmost, and the experience had [sic] been that it was difficult to get in goods fast enough to execute orders.[15]

This quote from a local newspaper of 1889 underlines the early success of wholesale hardware firm Miller, Morse and Company which had been formed in 1881 by Hyman Miller (1856-1913)[16] and Fred W. (1860-1905)[17] and Frank Morton Morse (1861-1931)[18]. After only six

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13 Manitoba Free Press, May 7, 1931; and Cochrane, Rev. William, Hopkins, John Castell and Hunter, W. J., The Canadian Album: Men of Canada (Brantford, ON: Bradley, Garretson & Company, ca.1893), p. 69.

14 Compiled from Manitoba Free Press, various dates; author's files; and Ledgers, 1899-1926.

15 The Sun, March 30, 1889, p. 4.

16 "Miller, Hyman," Memorable Manitobans, Manitoba Historical Society website, 2011.

17 Census of Canada, 1901; and Manitoba Free Press, January 4, 1913, p. 36.

18 "Morse, Frank Morton," Memorable Manitobans, Manitoba Historical Society website, 2012.

years, the company moved into its new modern warehouse at 86-88 Princess Street.[19] By 1890, the firm employed two travelling salesmen and a warehouse and office staff of six, and it covered a territory stretching into British Columbia.[20] Two years later, business expansion warranted the doubling of the Princess Street premises.

Within a decade, however, the company was again reaching the limits of its structure's capacity. Rather than make a second addition, the owners decided to build elsewhere, choosing property at the corner of McDermot Avenue and Adelaide Street. The company incorporated with Hyman Miller as president and Fred. W. Morse its vice-president. The company continued to operate out of this warehouse beyond the deaths of these two men, under the leadership of Frank M. Morse. C.A. Morell Miller, only son of Hyman Miller, who had assumed the presidency of the company ca.1924,[21] oversaw its sale to Marshall-Wells, another large wholesale hardware company, in 1927.[22]

The McDermot Avenue building was quickly sold to the Manitoba Liquor Control Commission, becoming its office headquarters and central distribution warehouse when it occupied the premises in March 1928.[23] In 1964, the Commission moved to new premises on Buffalo Place in Fort Garry and sold the McDermot Avenue building.[24] The building was purchased and became a centre for garment industry manufacturers and importers and was renamed the Apparel Mart Building.[25] While the building housed offices and tenants not in the needle trade, most of the occupants over the next three decades were associated with clothing, including: Singer Sewing Machine Company (1970); Imperial Knitwear (1970-1975); Tan-Jay Co. (1970-1985); Great

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19 Winnipeg Sun, March 29, 1887, p. 4 and July 21, 1887, p. 4.

20 Manitoba Free Press, December 20, 1890, p. 12.

21 Henderson's Directory, 1925. The Directory lists C.A. Morell Miller's residence as the Hotel Fort Garry.

22 Manitoba Free Press, November 17, 1927, p. 17. The article states Morell Miller was going to "return to England" after the sale was completed.

23 Manitoba Free Press, November 26, 1927, p. 4 and March 20, 1928, p. 6.

24 Winnipeg Free Press, August 25, 1964, p. 29 and August 26, 1964, p. 6.

25 City of Winnipeg Assessment Rolls, Roll No. 13-060989000, 1920-1990.

Western Garment Co. (Man.) Ltd. – GWG (1970-1975); Nygard International (1995); and Richlu Sportswear Manufacturing (1985-present), which presently occupies the entire building.[26]

EVENT

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

CONTEXT

This warehouse was one of many early 20th century buildings completed in the district to supply modern space for the growing Western Canadian wholesale sector increasingly centre in Winnipeg. It filled this role for many decades and then, as the wholesale function moved out of the downtown, the building was an integral part of another development period of the Exchange District – the needle trades which moved to occupy many warehouses in the 1960s.

LANDMARK

The massiveness of this structure adds to its conspicuousness in the area.

[26] Henderson's Directory, 1960-2000.

Historical Buildings & Resources Committee
THE CITY OF WINNIPEG

APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 317 McDermot Avenue (85 Adelaide Street)

Building Name: Miller, Morse & Co. Building

Original Use: warehouse

Current Use: manufacturing/warehouse/offices

Roll No. (Old): 13060989000 (10137)

R.S.N.: 185227

Municipality: 12

Ward: 2

Property or Occupancy Code: 50

Legal Description: 6/7^{W} St. John, Plan 16, Block B, west ½ except easterly 15' of Lots 5/8

Location: northeast corner Adelaide Street

Date of Construction: 1904

Storeys: 5 + B

Construction Type: Brick and stone

Heritage Status: ON NOMINATED LIST

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

SEE NEXT PAGE

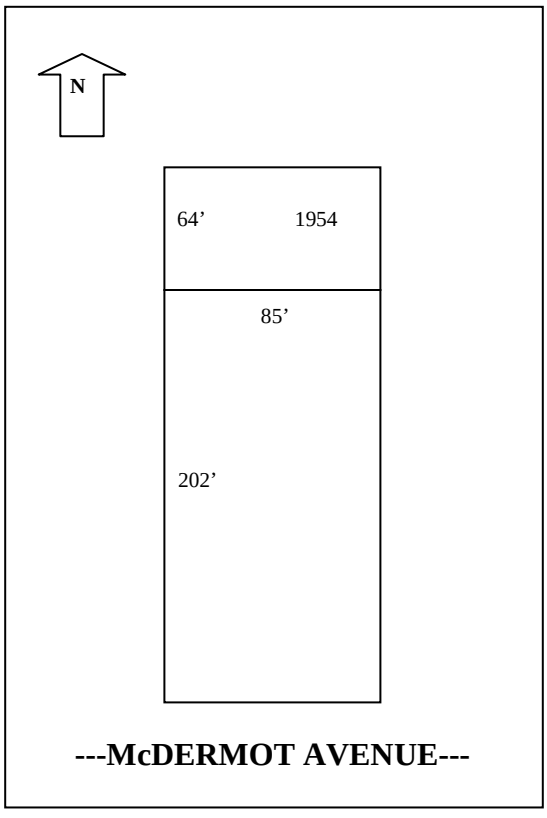
Information:

- Main building: 85 x 202 x 75' = 1,287,750 cu. ft.; walls- B- 36" stone; 1st- 32" brick; 2nd- 22" brick; 3rd & 4th- 17" brick; 5th- 13" brick; ceilings- B- 8½'; 1st- 13'9"; 2nd- 13'; 3rd- 12'; 4th- 11'; 5th- 13'; wooden columns- B- 18x18"; 1st- 16x16"; 2nd- 14x14"; 3rd- 12x12"; 4th- 10x10"; 5th- 8x8"

- 2nd floor office (1934)- 50 x 96'

- 1954 addition: 83 x 64 x 68', reinforced concrete, exterior walls 8" concrete block covered with 4" brick, 5 storeys, surface foundation

- rear (north) portion 1 storey garage with gravel floor (built 1903) via Permit 1041/1903 (85 x 64 x 24, $8,200), demolished ca.1953



City of Winnipeg Building Permits:
(Plans available: **[CS]** Department Storage; **[M]** Microfilm; **[MF]** Microfiche)

YEAR	NO.	PLANS	AMOUNT	DESCRIPTION
1903	1041		$8,200	1 storey garage (64 x 84')
1904	492		$105,000	Superstructure
1907	1847		$450	Tanks
1949	1333		$9,000	Alterations
1954	4106	**CS**	$151,674	Addition to north end
1954	4380		$5,000	Alterations to store
1965	5270		$50,000	Alterations
1965	8037	**M-515**	$15,000	Interior alterations for Jacob Fashions Ltd.
1965	8315	**M-515**	$1,000	Interior alterations (closure of boiler room)
1966	356	**M-301**	$15,000	Interior alterations for Winnipeg Pants & Sportswear Manufacturing Co.
1966	1291	**M-305**	$1,500	Interior alterations to 85 Adelaide St.
1966	3971	**M-313**		Interior alterations
1966	4209	**M-314**		Interior alterations
1966	7027	**M-328**		Interior alterations to 2nd floor, 85 Adelaide St. for N.B. Jacobs of Jacobs Fashions Ltd.
1966	7038		$780	Interior alterations (enclose incinerator)
1966	7039		$890	Interior alterations
1966	7359		$500	2nd floor partitioning
1967	453	**M-401**	$9,000*	Interior alterations to lobby and corridor; *- includes 646/1967
1967	646		---	Interior alterations
1968	6029	**M-159**		Interior alterations to 85 Adelaide St.
1971	8478	**M-133**		Interior alterations to 85 Adelaide St.
1974	54	**MF**	$450	Alterations to 85 Adelaide St.

APPENDIX II

James Henry Cadham

James H. Cadham was born near London, Canada West (Ontario), on August 31, 1850, the son of Thomas and Eliza Cadham, both English-born settlers of the area. Thomas operated a sash, door and blind factory in London. J.H. Cadham left public school at the age of 16 to learn the carpenter's trade.[1] In 1870, Cadham answered the call to arms in Eastern Canada by the Dominion government to protect its rights in the recently ceded territory that would become the Province of Manitoba. He was a private in No. 1 Battalion under Captain Cooke, part of the 1,200-man force that included 400 British Regulars and 800 Ontario and Quebec militiamen and would become known as the Wolseley Expedition.[2]

Cadham arrived with the rest of the force in late August to find the uprising led by Louis Riel and his followers had ended. Cadham, unlike many of the other militiamen, decided to stay after his discharge on March 4, 1871 and began working as a carpenter and contractor, under the name Blackmore and Cadham. Little is known about his early work in the city, although he apparently had enough experience by the mid-1890s to begin practice as an architect. In this capacity, Cadham had a profound effect on Winnipeg's skyline. He was responsible for many warehouses in the district before and after 1900. So highly regarded was Cadham that builders would often consult him about a new structure even though he was not the architect of the building.[3] He was an ardent hunter and was a Mason and a member of the Independent Order of Odd Fellows. Cadham continued to work up until a few weeks before his death from pneumonia on December 10, 1907. He left a wife, three sons and two daughters.

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1 Biographical information on Cadham from: Manitoba Free Press, December 11, 1907, p. 5; Winnipeg Telegram, December 11, 1907, p. 11; Manitoba Library Association, Pioneers and Early Citizens of Manitoba (Winnipeg, MB: Peguis Publishers, 1971), pp. 39-40; F.H. Schofield, The Story of Manitoba (Winnipeg, MB: S.J. Clarke Publishing, 1913), Vol. II, pp. 331-32; and G. Bryce, A History of Manitoba (Toronto, ON: The Canada History Company, 1906), pp. 493-94.

2 Canadian Encyclopedia (Edmonton, AB: Hurtig Publishers, 1988), Vol. 3, p. 1837.

3 Manitoba Free Press, December 11, 1907, p. 5.

A partial list of his work includes many of the Exchange District's most outstanding structures:[4]

Merchants Bank, Main and Post Office Street (now McDermot Avenue), 1875 (carpenter with Mr. Blackmore) – demolished[5]
Paulin, Chambers & Co. Biscuit Factory, Ross Avenue, 1899[6]
McIntyre Block, 416 Main Street (contractor – demolished)
W.F. Alloway Building, 179 McDermot Avenue, 1898 (Grade III)
Whitla Building, 70 Arthur Street, 1899
G.D. Wood & Company Building (Merchants Building), 250 McDermot Avenue, 1898
Daylite Building, 296 McDermot Avenue, 1899 (Grade II)
Imperial Dry Goods Building, 91 Albert Street, 1900 (Grade III)
G.F. Stephens Warehouse, 176 Market Avenue, 1901 (and additions) - demolished
Alloway & Champion Block, Portage Avenue, 1901 (demolished)
Moss (Kantor) House, 218 Roslyn Road, 1901
Arthur (Blue Ribbon Company) Building, 88 Arthur Street, 1901
Jerry Robinson Department Store, 49 Albert Street, 1902
McLaughlin Carriage Building, 206-210 Princess Street, 1902 & 1906 addition
Gregg Building, 52 Albert Street, 1903 (Grade III)
Elim Chapel (St. Stephens Presbyterian Church), 546 Portage Avenue, 1903
R.J. Whitla Factory, 371 Hargrave Street, 1903
Dingle and Stewart Warehouse, 263 Stanley Street, 1903
Robinson, Little and Company Building, 54 Arthur Street, 1903 (Grade II)
Prairie Lumber Company Warehouse, foot of Henry Avenue, 1903
Rat Portage Lumber Company Warehouse, 101 Higgins Avenue, 1903
Gaylord Block (Kemp Building), 111 Lombard Avenue, 1903
Winnipeg Saddlery Building, 284 William Avenue, 1903
Galt Building Annex, 92 Arthur Street, 1903 (Grade II)
Bedford (Stobart) Building, 275 McDermot Avenue, 1903 (Grade III)
Scott Furniture Building, 272 Main Street, 1904 (Grade III)
Stobart Company Overall Factory, 327 Cumberland Avenue, 1904
G. Velie Warehouse, 183-187 Portage Avenue E, 1904
Miller, Morse and Company Warehouse, 317 McDermot Avenue, 1904
Telfer Brothers Warehouse, 156 Lombard Avenue, 1904
Avenue Block, 261 Portage Avenue, 1904

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4 Compiled from local newspaper building lists, 1874-1908; The Exchange District. Part 1: A Property Survey (Winnipeg, MB: City of Winnipeg, 2001); and City of Winnipeg Building Permit Ledger Books, 1900-1907.

5 Manitoba Free Press, September 23, 1875, p. 3.

6 Manitoba Free Press, March 14, 1899, p. 3.

J.H. Cadham designs (continued):

M. Fortune and Company Block, Smith Street, 1904
G.F. and J. Galt Building, 103 Princess Street (addition), 1904
Alloway and Champion Building, 667 Main Street, 1905 (Grade III)
Genser's Furniture Building, 289 Portage Avenue, 1905
West Hotel, 786 Main Street, 1905
H. Leadley Warehouse, 298 Ross Avenue, 1905
Manitoba Medical College, Bannatyne Avenue (corner Emily Street), 1905 – demolished
Trees, Spriggs Company Warehouse, 312 Ross Avenue, 1905
J.H. Cadham House, 336 River Avenue, 1906
Grose and Walker Warehouse, 261 Stanley Street, 1906

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Plate 1 – McDermot Avenue looking west from Main Street, ca.1881. Note the extensive number of homes in the area. (Archives of Manitoba.)



Plate 2 – The same view of McDermot Avenue as in Plate 1. This ca.1910 photograph shows the change in the area over 30 years. (Archives of Manitoba.)

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Plate 3 – Princess Street looking north from McDermot Avenue, ca.1903. The Miller, Morse Warehouse, 86 Princess Street, is in the foreground on the left hand side of the photograph. (M. Peterson Collection.)



Plate 4 – Bannatyne Avenue East, looking west towards Main Street, ca.1903. The Ashdown Warehouse is on the right. (Courtesy of the Archives of Manitoba, N3585.)

317 McDERMOT AVENUE – MILLER, MORSE & COMPANY BUILDING

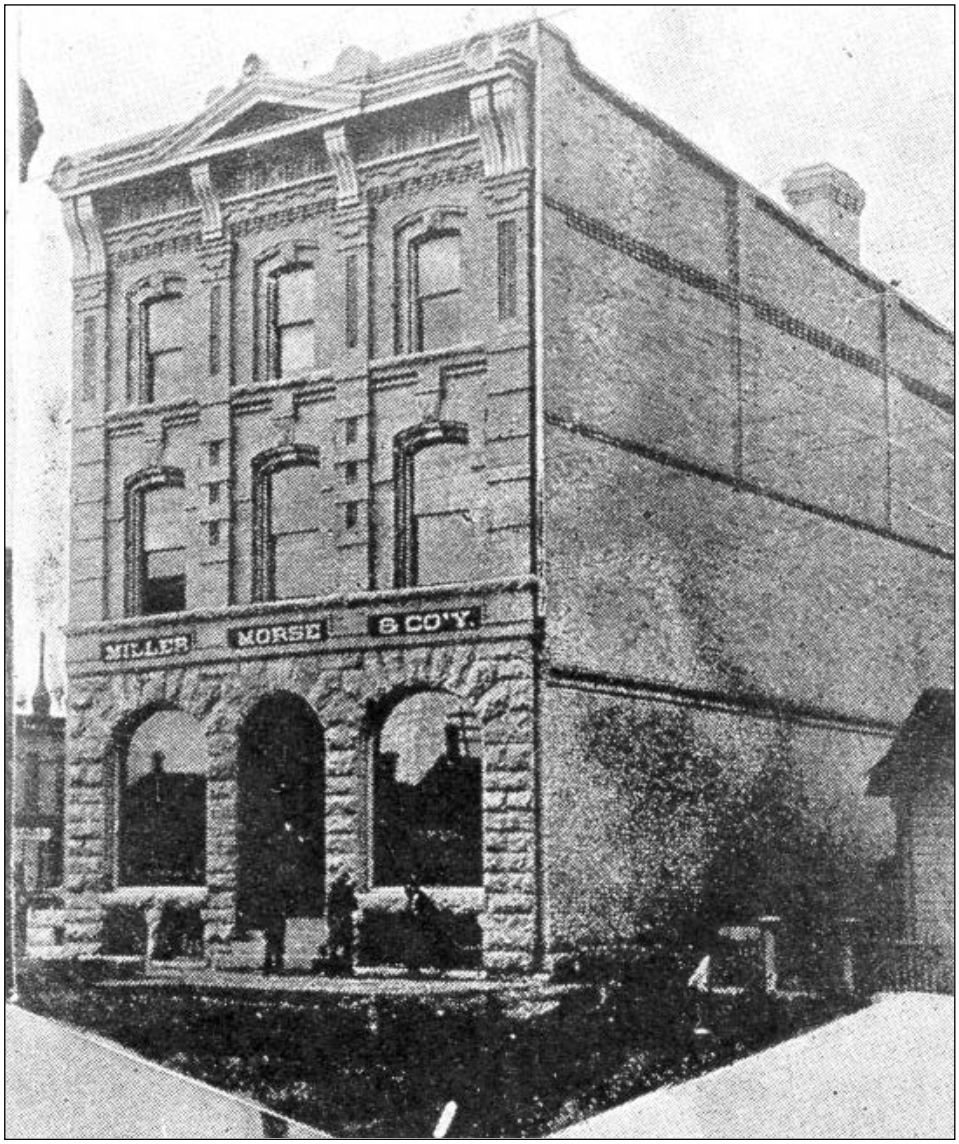


Plate 5 – Miller, Morse Warehouse, 86 Princess Street (built 1887), 1891, prior to its doubling in size with an 1892 addition. (Courtesy of the Archives of Manitoba.)

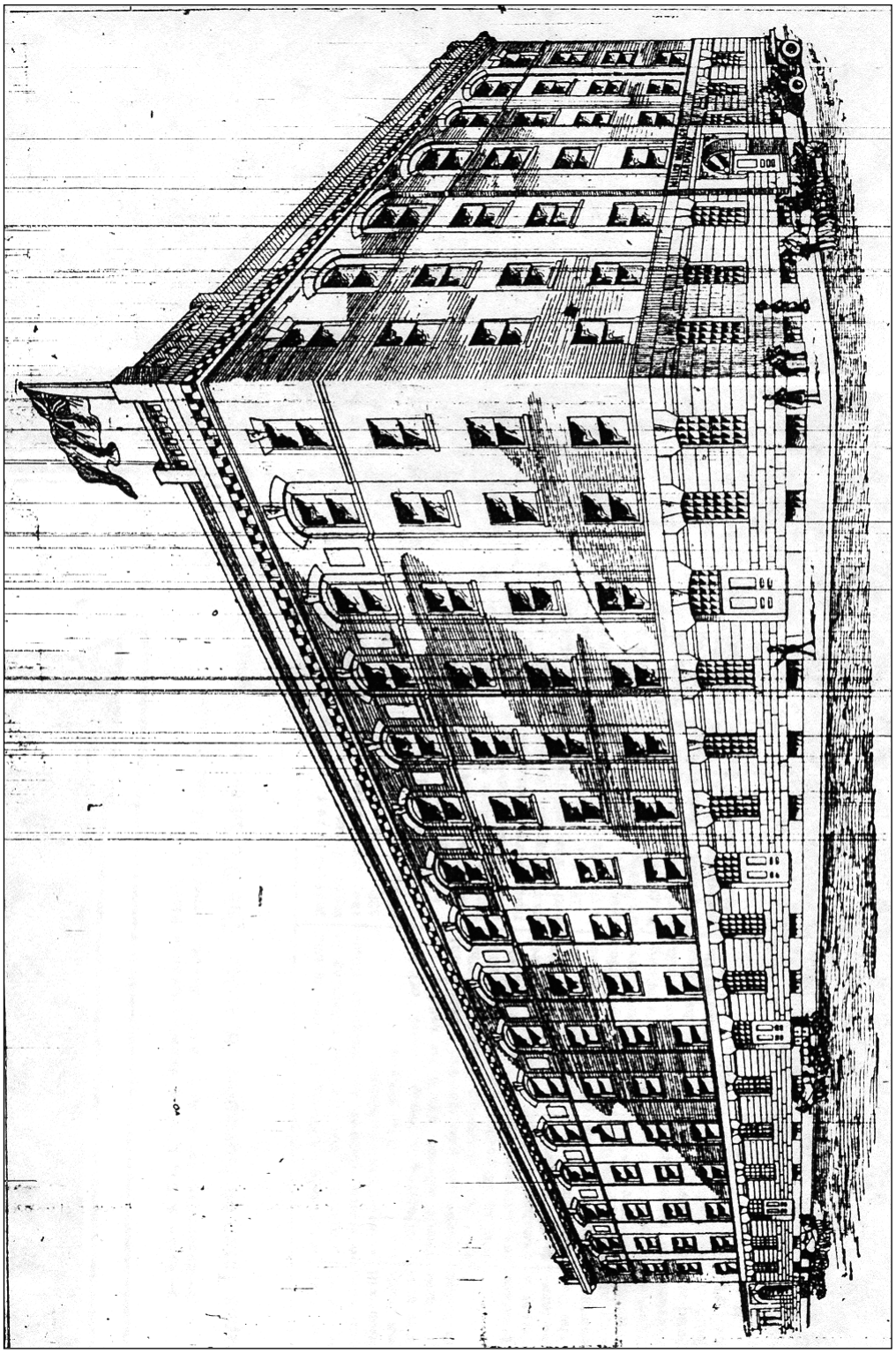


Plate 6 – Architect's rendering of the new Miller, Morse and Company Warehouse, 317 McDermot Avenue. (Reproduced from Manitoba Free Press, November 24, 1904, p. 18.)



Plate 7 – Miller, Morse and Company Building, 317 McDermot Avenue, double beam structural system, 4th floor, 2016. (M. Peterson, 2016.)



Plate 8 – Miller, Morse and Company Building, 317 McDermot Avenue, metal cap and rod system, 4th floor, 2016. (M. Peterson, 2016.)



Plate 9 – Miller, Morse and Company Building, 317 McDermot Avenue, example of corbelled brick post, 1st floor, 2016. (M. Peterson, 2016.)



Plate 10 – Miller, Morse and Company Building, 317 McDermot Avenue, example of the heavy tongue-and-groove subfloor, 3rd floor, 2016. (M. Peterson, 2016.)



Plate 11 – Miller, Morse and Company Building, 317 McDermot Avenue, concrete support, 5th floor, 1954 addition, 2016. (M. Peterson, 2016.)

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Plate 12 – Miller, Morse and Company Building, 317 McDermot Avenue, south and west façades, 2015. (M. Peterson, 2015.)

317 McDERMOT AVENUE – MILLER, MORSE & COMPANY BUILDING



Plate 13 – Miller, Morse and Company Building, 317 McDermot Avenue, main (south) entrance, 2014. Note: the "POLICE STATION" and "TORONTO CITY POLICE STATION 4" are leftovers from a movie set. (M. Peterson, 2014.)

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Plate 14 – Miller, Morse and Company Building, 317 McDermot Avenue, west façade, 2015. (M. Peterson, 2015.)



Plate 15 – Miller, Morse and Company Building, 317 McDermot Avenue, detail of upper storeys, west façade, 2015. (M. Peterson, 2015.)

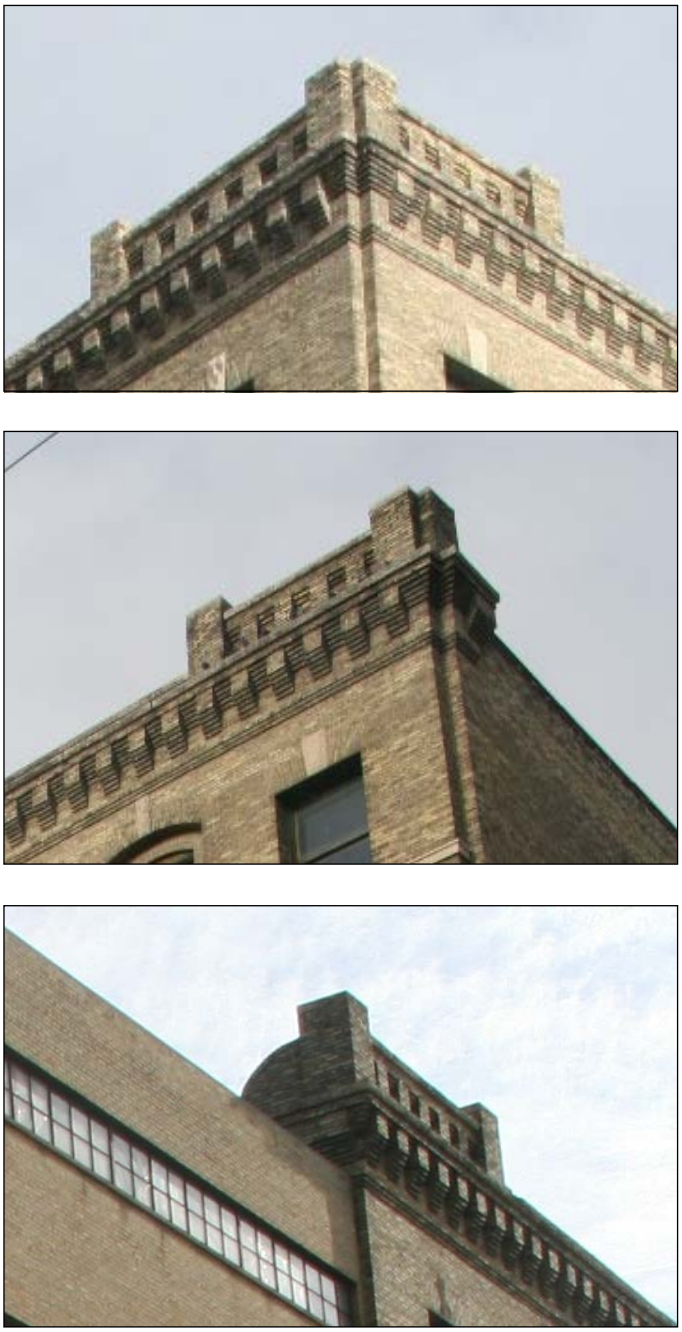


Plate 16 – Miller, Morse and Company Building, 317 McDermot Avenue, roof details: southwest corner (top), southeast corner (middle) and northwest corner (bottom), 2015. (M. Peterson, 2015.)

317 McDERMOT AVENUE – MILLER, MORSE & COMPANY BUILDING



Plate 17 – Miller, Morse and Company Building, 317 McDermot Avenue, 2015. (M. Peterson, 2015.)

317 McDERMOT AVENUE – MILLER, MORSE & COMPANY BUILDING

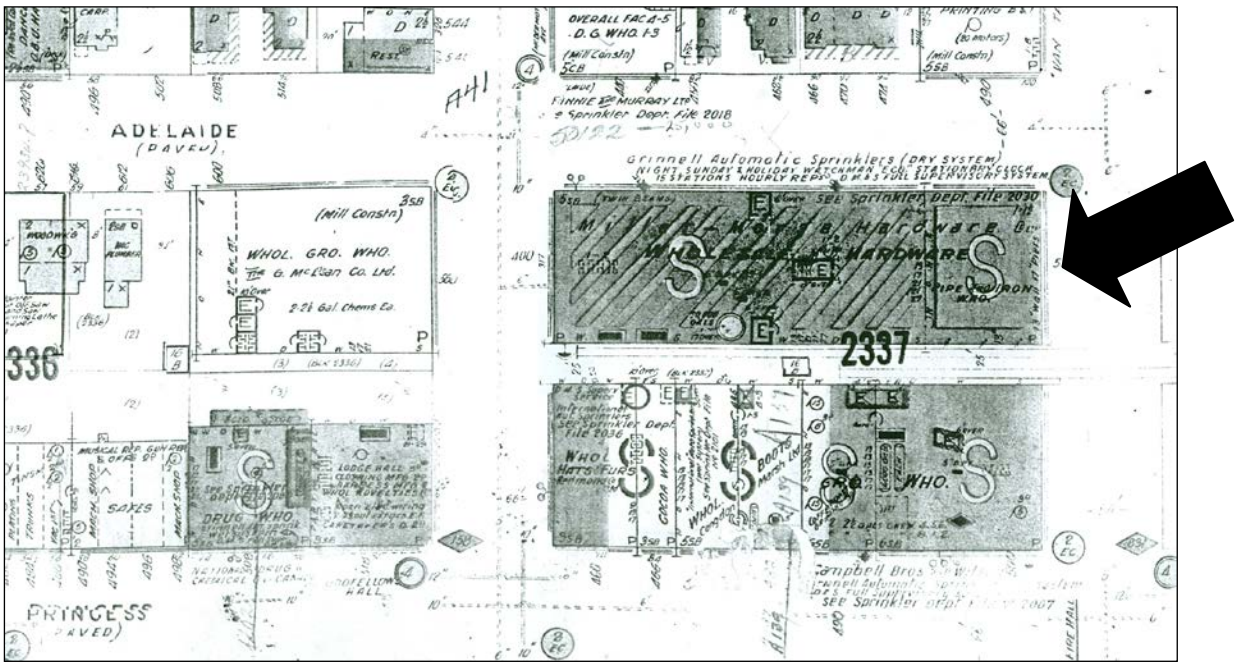


Plate 18 – Miller, Morse and Company Building, 317 McDermot Avenue, 1917. The rear portion (arrow) has been converted from a garage to a "Pipe and Iron" wholesale area. (Fire Atlas, City of Winnipeg, Vol. II, Sheet 233, September 1917.)



Plate 19 – Miller, Morse and Company Building, 317 McDermot Avenue, east façade, 2015. (M. Peterson, 2015.)

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Plate 20 – Miller, Morse and Company Building, 317 McDermot Avenue, lighting on the east façade, 2015. (M. Peterson, 2015.)



Plate 21 – Miller, Morse and Company Building, 317 McDermot Avenue, rear (north) addition, north and east façades, 2015. (M. Peterson, 2015.)



Plate 22 – Miller, Morse and Company Building, 317 McDermot Avenue, east side loading area, 1st floor, 2016. (M. Peterson, 2016.)



Plate 23 – Miller, Morse and Company Building, 317 McDermot Avenue, stairway entrance and sliding metal-clad fire door, 2nd floor, 2016. (M. Peterson, 2016.)



Plate 24 – Miller, Morse and Company Building, 317 McDermot Avenue, chute, 3rd floor, 2016. (M. Peterson, 2016.)

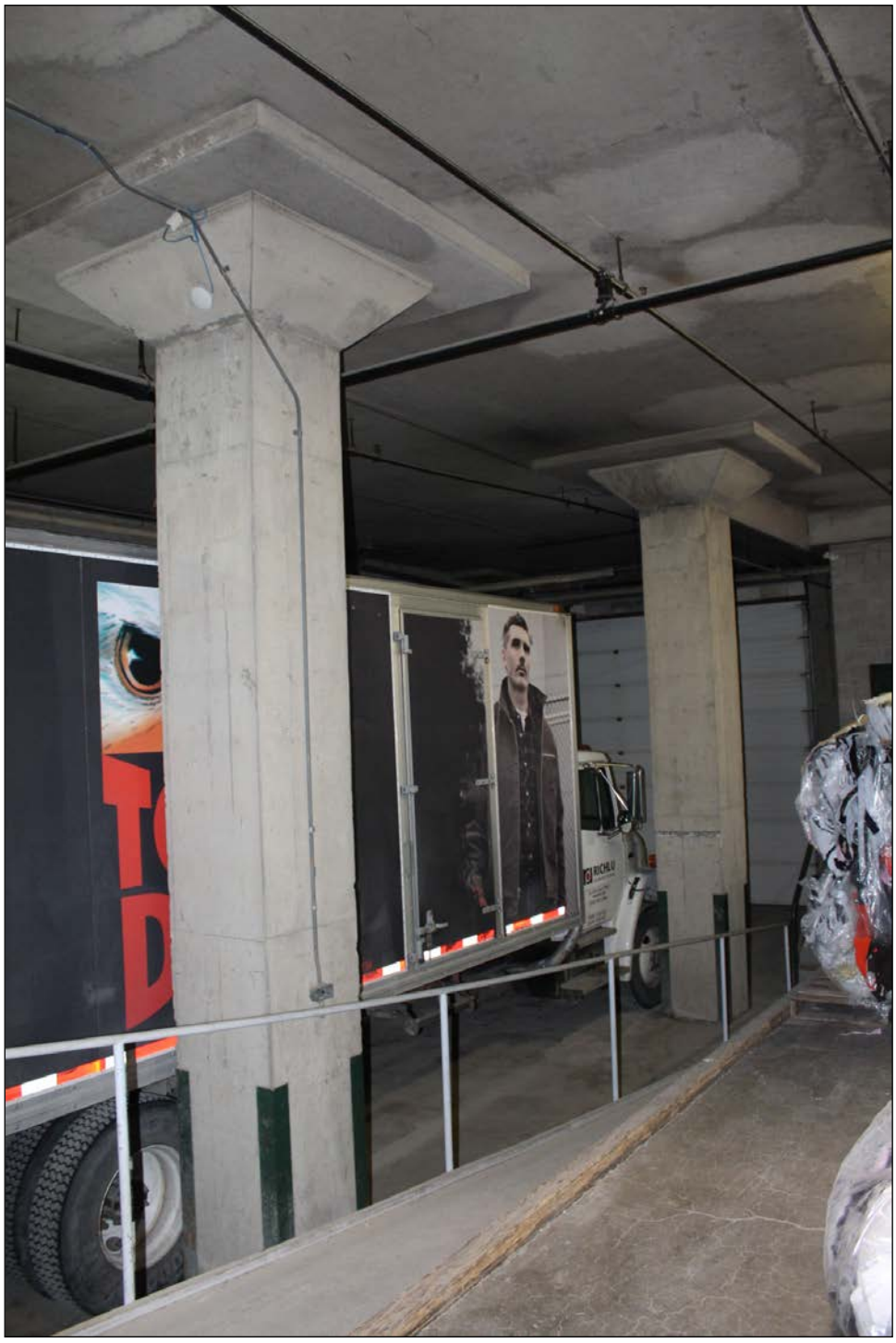


Plate 25 – Miller, Morse and Company Building, 317 McDermot Avenue, interior loading/ parking area, north end, 2016. (M. Peterson, 2016.)

317 McDERMOT AVENUE – MILLER, MORSE & COMPANY BUILDING



Plate 26 – McDermot Avenue looking east from Adelaide Street, ca.1905. The Miller, Morse and Company Building is seen on the left side. (Courtesy of the Public Archives of Canada.)

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Plate 27 – Miller, Morse and Company Building, McDermot Avenue looking east, 2015. (M. Peterson, 2015.)

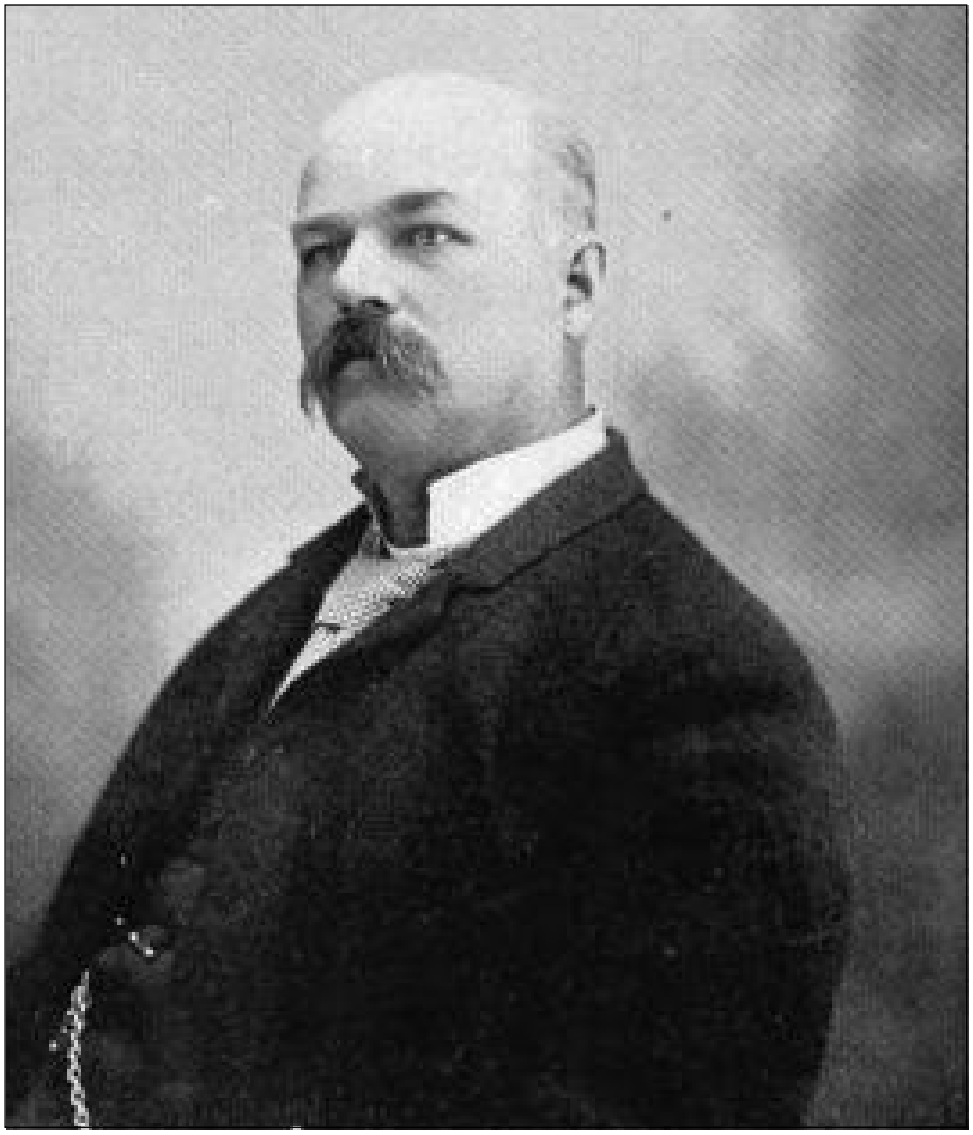


Plate 28 – John Alexander Girvin (1853-1931), ca.1893. (Reproduced from Cochrane, Rev. William, Hopkins, John Castell and Hunter, W. J., The Canadian Album: Men of Canada (Brantford, ON: Bradley, Garretson & Company, ca.1893), p. 69.)