

# 405 BURROWS AVENUE

# MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE

City of Winnipeg
Historical Buildings & Resources Committee
Researchers: R.R. Rostecki, August 1991
M. Peterson, July 2017

This building embodies the following heritage values as described in the *Historical Resources By-law*, 55/2014 (consolidated update July 13, 2016):

(a) An early North End's infrastructure facility, this telephone exchange building was completed and operational in 1911 and is illustrative of the growth of the area and the need for modern services after 1900;

(b) It is associated with the dramatic growth of Winnipeg and public telephone services operated by the Province of Manitoba;

(c) It is a finely detailed Neo-Classical or Classical Revival style building designed by Manitoba's first Provincial Architect, Samuel Hooper;

(d) It is built of red Memominee brick with limestone stone accenting resting on a hybrid support system of reinforced concrete and wood framing, all typical of the era;

(e) It is a highly conspicuous building within its mostly residential neighbourhood; and

(f) The building's exterior has suffered little alteration.

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**

Horace F. McDougall, local manager of the Northwest Telegraph Company, began the telephone communication era in Winnipeg by placing two phones in the company's office.[1] By January 1878, several sets were in use and in March, McDougall paid for the right to use Bell Telephone's patented machines, renting their use to willing subscribers.[2] In 1881, McDougall sold his interest to the newly formed Bell Telephone Company of Canada and in May, the company opened the city's first telephone exchange in the Caldwell Block, McDermot Avenue and Main Street.[3] Over the next decade, the system greatly expanded into many areas of Winnipeg and in Portage la Prairie and Brandon. In October of 1896, the company moved its headquarters to a new building at 166 Thistle Street (now Portage Avenue East – Plate 1).[4]

Despite several additions, the Thistle Street facility was soon outstripped by demand, brought on by the large population increase. Plans were drawn up for a new exchange building. Work began at the corner of Corydon Avenue and Daly Street in 1907 and completed in 1908, although the building was not put in operation until March 1909 (Plate 2).[5] The reason for the delay was caused by the Government of Manitoba's involvement in ensuring telephone service by purchasing the Bell Company interests for $3.3 million in January 1908 and creating Manitoba Government Telephones, Canada's first provincially-owned telephone system.[6]

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1 Gilbert A. Muir, "A History of the Telephone in Manitoba," in MHS Transactions, Series 3, 1964-1965 Season, online version.

2 Manitoba Free Press, November 23, 1877, p. 1 and January 15, 1878, p. 1; and "An Historical Document," Telephone Echo, July-August 1949, p. 2.

3 "Our Telephone System," Winnipeg Daily Times, May 21, 1881, p. 1.

4 Manitoba Free Press, October 26, 1896.

5 "Branch Exchange for Fort Rouge," Winnipeg Telegram, July 18, 1906, p. 9.

6 James Mavor, Government Telephones - the Experience of Manitoba, Canada (Toronto, ON: Maclean Publishing Company, 1917), pp. 15-33; and "Manitoba Provincial Heritage Site No. 26 – Garry Telephone Exchange Building, 474 Hargrave Street, Winnipeg," http://www.gov.mb.ca/chc/hrb/prov/p026.html, 2015.

The new Manitoba Government Telephones moved quickly to increase its capacity – the 1910 Annual Report stated the system included nearly 30,000 telephones (Plate 3)[7] – by constructing its Sherbrook Telephone Exchange, 297 Sherbrook Street (Plate 4), opened July 4, 1910 and the important downtown Garry Exchange, 474 Charlotte Street (now Hargrave Street), opened January 8, 1911 (Plate 5) as both an telephone exchange and the office headquarters.

The third new facility opened by Telephones in 1911 was the St. John's Telephone Exchange, 405 Burrows Avenue (Plates 6 and 7), which officially opened November 5, 1911.

**STYLE**

The St. John's Exchange, like the design of the other pre-World War I telephone exchange buildings, is a fine example of the Neo-Classical or Classical Revival style, which as the name suggests, was a redefinition and revisiting of classical architecture form and ornamentation. Popular from 1900 into the 1930s in North America, its designs included columns, capitals, pediments and Greek or Roman embellishments.[8] Main façades were normally symmetrical, cladding smooth and rooflines flat. Windows and doors were placed in both lintelled and arched openings; the latter was especially prevalent in the most ornamentally complex variant of the style, Beaux-Arts Classicism.

Examples in Winnipeg, beyond the telephone exchanges, are numerous and include the Thomas Scott Memorial Orange Lodge, 216 Princess Street (1903), Imperial Bank of Commerce, 441 Main Street (completed in 1906), the Bank of Nova Scotia, 254 Portage Avenue (1910) and the Bank of Montreal, 335 Main Street (1913). Government buildings also used the style extensively: Provincial Land Titles Building, 433 Broadway (1903-1904), Law Courts Building, 411 Broadway (1912-1916), the Legislative Building, 450 Broadway (1913-1920) and Powerhouse, 219 Memorial Boulevard (1914).

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7 Second Annual Report of Manitoba Government Telephones Annual Report, 1910, quoted in Manitoba Free Press, February 22, 1911, p. 13.

8 Identifying Architectural Styles in Manitoba (Winnipeg, MB: Manitoba Department of Culture, Heritage and Citizenship, 1991), pp. 18-19.

**CONSTRUCTION**

The original St. John's Telephone Exchange is built of an unusual type of construction that mixes reinforced concrete with wood frame techniques within its load-bearing brick walls. Built on concrete footings, the structure boasts a 45.7-centimetre wide stone foundation[9] cut stone cladding to 1.8 metres above grade and Menominee brick walls of 45.7 and 33.0 centimetres on the ground and second floors respectively (see Appendix I for additional construction information). The first floor utilized reinforced concrete, the second storey 2 x 12" wood joists.

In 1922, an enclosed staircase was built on the west side of the building and in 1946, a large, two-storey addition, face brick on reinforced concrete, was completed on the east side of the original building. The 1946 work also included the replacement of all windows on the front (south) façade, the bricking in of the second storey windows on the north and south sides of the 1922 addition.[10]

Cost of the original construction was $50,000, the 1922 work cost $9,000 and the 1946 addition and interior alterations cost $63,000.[11]

The building was underpinned in 1960[12] and gutted when it was converted into residential use in the 1990s.

**DESIGN**

The original symmetrical front (south) façade begins with a tooled stone base and rectilinear basement window openings (Plate 8). The red Menominee brick of the superstructure is laid with deep grooves on the ground floor and is interrupted by windows in rectilinear openings. Two bands of corbelled brick lead to the top floor, its rectilinear window openings embellished with raised

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9 City of Winnipeg Assessment Record, Roll No. 303410-12-3 (PC 19). Below as AR.

10 Architect's Plans, "Elevation on Burrows Ave.," Plan No. 721/1946.

11 City of Winnipeg Building Permit (below as BP), #2706/1910, #1501/1922 and #721/1946.

12 BP #18/1960. Cost of the work was $6,000.

brick surrounds, the central bay projects slightly. The flat roof includes a metal cornice and stone capped brick parapet.

The main feature of this elevation is the raised cut stone entrance, accessed by wide stairs (Plate 9). The low stone walls at either end of the stairs includes volutes (Plate 10). Above the doorway, stone ornamentation includes oversized brackets with floral motifs and a complete entablature with the carved words "GOVERNMENT TELEPHONES" in the frieze, egg and dart molding and a carved Provincial shield supported by volutes (Plate 11).

The east end of the front façade features the 1946 addition, the brick colouring is slightly different but the design elements of the original are carried through (Plate 12) including on the east façade (Plate 13).

The west side of the building, the other public façade, continues the design features of the front (Plates 14 and 15). The projecting staircase section, added in 1922, also continues these features and includes an arched doorway (now closed) and keystone (Plate 16).

The rear (north) façade is plainly finished with rectilinear openings on all floors (Plate 17).

All windows have thin stone sills.

**INTERIOR**

As originally designed, the basement of the Exchange held the boiler and fuel room, an engine room, washrooms and a battery room.[13]

The ground floor held a variety of spaces, both public and private, including locker rooms, washrooms, offices and the large terminal room along the east side (Plate 18). It also included a "retiring room" where operates went to take breaks (Plate 19). A staircase near the centre of the

[13] Architect's Plans, "Basement Plan," Plan No. 2706/1910.

building gave access to the second floor work area (Plate 20). A second staircase was located near the northwest corner of the building with access to the back lane.

Alterations in the interior have been numerous and extensive over the years, including the removal of the central staircase in 1922.[14] The building's conversion into residential space has completely changed the interior (Plates 21 and 22).

**INTEGRITY**

This building occupies its original site and appears to be in good structural condition for its age. Two additions have been completed to the exterior, but both were designed sympathetically to the original design.

**STREETSCAPE**

The St. John's Telephone Exchange is situated on a busy intersection in the heart of an older residential neighbourhood that includes single family dwellings and apartment blocks. The replacement telephone exchange building, 421 Burrows Avenue, was constructed across Salter Street from the original Exchange in 1990 (Plates 23 and 24).

**ARCHITECT/CONTRACTORS**

There have been three architects or architectural firms associated with this structure since 1910. The designer of the original building was Manitoba's first Provincial Architect, Samuel Hooper (1851-1911), who has been given 20 points by the Historical Buildings and Resources Committee (see Appendix II for biographical information).

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[14] Architect's Plans, "Ground Floor Plan," Plan No. 1501/1922.

The 1922 staircase addition was designed by Scottish-born and trained architect John Manuel (1879-1933), who came to Winnipeg in 1912. He has been given 5 points by the Historical Buildings and Resources Committee (see Appendix III for biographical information).

The 1946 addition was designed by noted local partnership Northwood (Major G.W., 1876-1959) and Chivers (Brigadier Major C.W.U., 1879-1969). This pair has been given 20 points by the Historical Buildings and Resources Committee (see Appendix IV for biographical information).

Contractors for the building and its additions were:
1910- J.M. (James Michael) and J.J. (John Joseph) Kelly Company, began in ca.1907, part of the famous Kelly family of builders. The company was responsible for the construction of the Garry (opened 1911), Sherbrook (1910) and St. John's (1911) Telephone Exchange buildings, the Law Courts Building (1913-1916), Broadway and the Central Power House, Memorial Boulevard (1914-1915).[15]

1922- James McDiarmid (1855-1934), prolific builder who came to Winnipeg in 1882 and spent the next 50 years building and designing many fine structures throughout Western Canada.

1946- Malcom Construction. This company was founded 1900 by brothers, David, John and William Malcom who originated in Owen Sound, Ontario and came to Winnipeg in 1892 as stonemasons and bricklayers. Their general contracting firm remained active into the 21st century.

**PERSON/INSTITUTION**

The St. John's Telephone Exchange, with expansions and machinery upgrades, continued to serve the North End until after World War II (Plate 25), when new facilities opened with modern electronic communications equipment, such as the Inkster Park Exchange, which opened in the

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[15] J.M. and J.J. Kelly firm biography based upon the following sources: Manitoba Gazette, April 8, 1911, pp. 440-441; January 13, 1912, pp. 26-27; Annual Reports, Department of Public Works 1907-1917. The construction of the Garry Exchange was begun prior to the take-over of the Bell interests by the Government and in anticipation of the Government system rivalling that of Bell.

spring of 1973.[16] During 1989-1990, a new telephone exchange was erected across Salter Street which was cut into service on March 4, 1990, ending the functions of the older structure.[17]

The building stood vacant for only a short time; it was purchased and renovated by the Winnipeg Housing Rehab Corporation into multi-tenant housing, with fourteen 1- and 2-bedroom suites on the ground and second floors.[18]

**EVENT**

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

**CONTEXT**

The creation of a telephone system owned by the public came as a result of the recognition that telephone service was a valuable public utility. The acquisition of the Bell and other interests ensured Manitobans of uniform telephone service throughout the province as the work expanded to the present centralized system. In Winnipeg, this meant that the single, over-taxed exchange of the Bell was replaced by satellite exchanges in various areas of the city. This system of branch exchanges is still in operation, though of course, most of the buildings are now much newer than the surviving pioneer structures known as Garry, Sherbrook, St. John's and West. The St. John's Exchange was Winnipeg's fifth telephone exchange, and the first such structure to be erected to serve the growing needs of what was then a rapidly growing part of the city.

**LANDMARK**

The St. John's Telephone Exchange Building stands on a busy corner, its colour, materials and scale add to its conspicuousness in the neighbourhood.

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16 "Winnipeg's Newest Exchange to be served by SP-1 equipment," in Telephone Echo, May 11, 1973, p. 1.

17 "End of an era for St. John's exchange," in Telephone Echo, May 22, 1990, p. 5.

18 AR.

Historical Buildings & Resources Committee
THE CITY OF WINNIPEG

# APPENDIX I

## *CITY OF WINNIPEG - Preliminary Report*

Building Address: 405 Burrows Avenue

Building Name: Manitoba Telephone System – St. John's Exchange

Original Use: telephone exchange

Current Use: residential

Roll No. (Old): 303410 (4874)

RSN: 164112

Municipality: 12 Ward: 3

Property or Occupancy Code: 19

Legal Description: 39$^{W}$ St. John, Plan 28, Lots 768/770 except northerly 8 feet

Location: northeast corner of Salter Street

Date of Construction: 1910-1911 Storeys: 2 **Heritage Status: NOMINATED LIST**

Construction Type: wood frame, Menominee brick, stone and stone foundation

Building Permits (Plans available: **[CS]** City Storage; **[M]** Microfilm):
- 2706/1910 **[CS]** $50,000 (original); 1501/1922 **[CS]** $9,000 (staircase addition); 721/1946 **[CS]** $63,000; 18/1960 [CS] $6,000 (underpinning); 8119/1964 **[CS]** $350 (construct in-ground storage tanks); 1202/1994 **[M]** $10,000 (interior alterations); 6933/1994 **[M]** $635,000 (interior alterations); 86/1995 $700 (remove in-ground storage tank)

Information:

- 79½ x 75 x 42 ft.

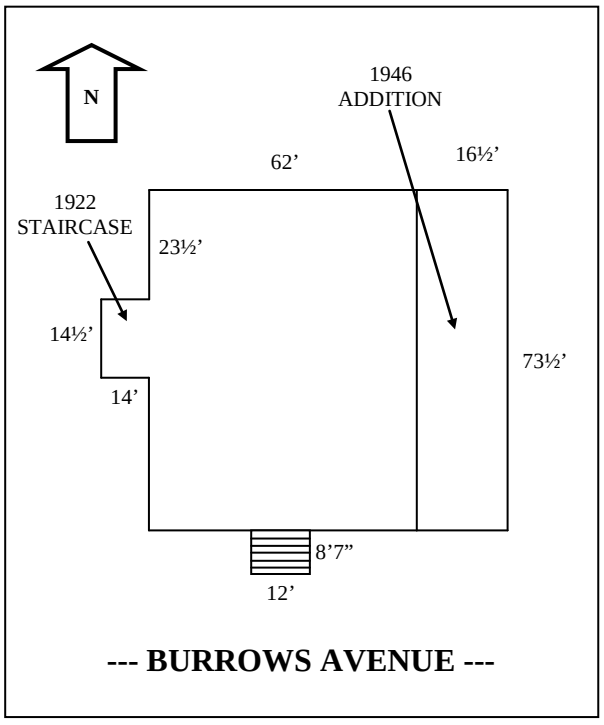
- 1994 work completed by Winnipeg Housing Rehab Corp. & Gil-Mar Construction. Interior gutted, all new mechanical, exterior brick repaired where needed- occupied May 1, 1995- 14 stes. (6 @ 1 bdrm., 8 @ 2, 4 of the 2 bdrm. stes. have mezzanine bdrms.); basement common room (no stes.); some stes. have original hardwood floors

- ceilings in 1911 bldg.): B- 9.75'; 1$^{st}$- 17'; 2$^{nd}$- 15'

- 1946 addition brick on reinforced concrete

**ARCHITECT – HOOPER, SAMUEL (1910); MANUEL, JOHN (1922); NORTHWOOD & CHIVERS (1946)**

**CONTRACTOR – J.M. & J.J. KELLY CO. (1910); JAMES McDIARMID (1922); MALCOM CONSTRUCTION (1946)**



## APPENDIX II

Samuel Hooper

One of Manitoba's most prolific and well-known architects, Samuel Hooper, was born in Hatherleigh, County Devon, England, in 1851. After attending school, he became an apprentice architect for his uncle. In 1869 the Hooper family immigrated to Canada, settling in London, Ontario. After nine years, the entire family returned to their native England but the 27-year old Samuel came back to Canada the next year, choosing Emerson, Manitoba, as his new home. The lure of opportunities in the big city prompted his move in 1881 to Winnipeg.

Together with Winnipegger David Ede he set up the Hooper Marble and Granite Company that created many statues and monuments. Hooper remained as president of the company for many years (Ede left in 1883), while his son, John S. Hooper, managed the business. Works designed and carved by the firm included the decorative Tyndall stone ornaments on the Merchants' Bank (1903), since demolished; a bust of Queen Victoria for the 1898 Jubilee Fountain in Assiniboine Park; and a commemorative monument of the Hon. John Norquay in St. John's Cemetery. Probably the most famous work was a monument to the fallen soldiers of the 1885 Riel Rebellion. This piece was originally placed in front of City Hall but later moved.[1]

In 1893 Hooper became an architect in the public works department of the provincial government. Together with this employment and the presidency of the granite company, he began a private architectural practice in ca.1905 with Albert Lee Houkes (Hooper and Houkes). Shortly after, this partnership was dissolved and Samuel created his most successful partnership – that of Hooper and Walker (Charles H.). Hooper's final partnership was with his son, Samuel Lawrence Hooper (Hooper and Hooper). S.L. Hooper was born in Winnipeg in 1888. After his father's death, Samuel L. became president of the granite company and formed the architectural firm of Hooper and Davis (William T.).[2] He died during the influenza epidemic in January 1919.[3]

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1 Manitoba Free Press, October 20, 1911; and Winnipeg Tribune, June 10, 1967.

2 Henderson's Directory.

3 Manitoba Free Press, January 9, 1919, pp. 5 and 12.

In 1904 the provincial government created the office of provincial architect to oversee design of numerous public buildings being planned in the province. Samuel Hooper was appointed to this position and held it until his death of bronchitis and asthma in England in 1911.

A partial list of work completed by Hooper includes:[4]

St. Mary's Roman Catholic Cathedral, new front façade, 353 St. Mary Avenue (1896)
Grain Exchange Building II, 156 Princess Street (1898) – List of Historical Resources
Isbister School, 310 Vaughan Street (1898) – List of Historical Resources
Provincial Deaf and Dumb Institute, Portage Avenue (1900) – demolished
Western Building (Schmidt Foundry), 90 Albert Street (1901) – List of Historical Resources
Provincial Gaol, 444 York Avenue (1901)
M. McMannus House, Edmonton Street (1902)
Icelandic Lutheran Church, Sargent Avenue (1902)
Thomas Scott Memorial Orange Hall, 216 Princess Street (1902)
St. Mary's Academy, 550 Wellington Crescent (1902)
Holman Meat Company Abattoir, Logan Avenue (1903) – demolished
St. Mary's Roman Catholic School, St. Mary Avenue (1903) – demolished
Carnegie Library, 380 William Avenue (1903-1905) – List of Historical Resources
Knox Presbyterian Church, Selkirk, MB (1904)
Avoca Apartments, 329 Sargent Avenue (1905) – demolished

Provincial Architect's Department-

Provincial Land Titles Building, 433 Broadway (1903-1904)
Neepawa Land Titles Office, 329 Hamilton Street, Neepawa, MB (1905)
Manitoba Agricultural College (1905-1907), 139 Tuxedo Avenue
Provincial Normal School, 442 William Avenue (1906) – List of Historical Resources
Provincial Telephone Building (Freed Building), 474 Hargrave Street (1907-1909)
Brandon Court House, 1104 Princess Avenue, Brandon, MB (1908-1911)
Minnedosa Court House, Minnedosa, MB (1909)
Manitoba Telephone System, St. John's Exchange (1910-1911)
Provincial Law Courts Building (with V.W. Horwood), 411 Broadway (1911-1916)
University of Manitoba, Administration Building (1911-1913)
University of Manitoba, Taché Hall Men's Residence (1911-1913)

[4] Building list compiled from the following sources. Photo Archives at Manitoba Archives; Manitoba Free Press, November 14, 1903; Winnipeg Telegram September 12, 1906, p. 55; Manitoba Free Press, September 12, 1906; Construction, III (December 1909), p. 68; F.H. Schofield, The Story of Manitoba, (Winnipeg, MB: S. J. Clarke Publishing Company, 1913), pp. 601-2; D. Spector, Apartment House Architecture in Winnipeg to 1915 (Winnipeg: 1980), p. 52; and HBRC and author's files.

## APPENDIX III

John Manuel

John Manuel was born in Hawick, Scotland on June 18, 1879 and after graduation, articled with James P. Alison in his hometown from 1894 to 1899. He then moved to Edinburgh, studying architecture at the Heriot Watt College and working as an assistant for leading designer from 1899 to 1904.[1] Manuel moved to London, England in 1907 after working in the office of Frank W. Simon, winner of the design competition for Manitoba's Legislative Building. This connection led Manuel to move to Winnipeg in 1912 to take the position of local supervising architect for the Legislative Building, completed in 1915.

Manuel also worked on his own commissions and opened a local office in 1918. He was elected as President of the Manitoba Association of Architects in 1926. Manuel moved to Alberta in 1927 where he supervised the construction work on the Canadian Pacific Railway hotels in both Banff Springs and Lake Louise. Manuel died on June 26, 1933, falling 270 feet to his death from a hotel roof in Calgary, AB.

A list of work includes:[2]

Waddell Fountain, 410 Cumberland Avenue (1914) – List of Historical Resources
Carnegie Library, 24 Main Street S, Kenora, ON (1914)
Science Laboratory, University of Manitoba, Broadway Site (1919-1920) – demolished
Manitoba Telephone System, St. John's Exchange addition, 405 Burrows Avenue (1922)
Science Building addition, University of Manitoba, Fort Garry Campus (1922-1923)
Manitoba Telephone System, West Exchange addition, Ness Avenue at Rutland Street (1925)
Banff Springs Hotel, Banff, AB (1926-1928)
United Church, Banff, AB (1927)
Institute Building, 109th Street, Edmonton, AB (1929)

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1 "Manuel, John," in R. Hill, Biographical Dictionary of Architects in Canada, 1800-1950, online version, http://dictionaryofarchitectsincanada.org/node/2151, 2017.

2 Ibid.; and R.R. Rostecki.

## APPENDIX IV

George William Northwood (1876-1959) and Cyril William Upton Chivers (1879-1969)

Major G.W. Northwood was born in 1876 and came to Winnipeg in 1905 as a graduate of McGill University, Montreal, PQ. At the time, he was affiliated with Werner E. Noffke of Ottawa, under the name Northwood and Noffke. For several years, this firm was the corporate architect for the Winnipeg-based Northern (later Northern Crown) Bank and responsible for the design of the company's banks prior to 1912.[1]

Shortly after his arrival in the city, Northwood formed a short-lived partnership with William Wallace Blair (1852-1916), an Irish-born designer 24 years his elder. This short-lived partnership, known as Blair and Northwood, lasted only the construction year of 1906. By 1907, the pair was working individually according to the City of Winnipeg Building Permit Ledgers. Northwood continued working alone for over a decade, designing a number of large and small structures. In 1919, Northwood formed a four-year partnership with local architect Raymond Marwood-Elton Carey (1883-1975).

Northwood worked alone after 1922 until 1924 when he joined with fellow World War I veteran, Brigadier Major C.W.U. Chivers, who had briefly worked with Northwood as Northwood Noffke and Chivers in 1905.[2] Chivers was born on April 11, 1879 at Avebury, Wiltshire, England and completed studies in drafting at the London Polytechnic Institute. He arrived in Winnipeg in 1897 and took a job in the office of local designer S. Frank Peters and a year later was working for George Browne. He was employed as a draftsman for the Canadian Pacific Railway from 1901-1908 and then opened his own architectural office. Chivers served with the First Canadian Mounted Rifles in World War I and returned to Winnipeg and renewed his practice. He was a life member of the Engineers' Institute and a Charter member and fellow of the Royal Architectural Institute of Canada. He was an Honorary Life Member of the Manitoba

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1 R.R. Rosteck.

2 Manitoba Free Press, July 12, 1905, p. 7.

Association of Architects after having served as its president in 1928 and 1940.[3] He died in 1969.

Northwood's career also included a seat on the Board of the Manitoba Association of Architects, membership in the Royal Architectural Institute of Canada, and the presidency of the Manitoba Club. He died in 1959.[4]

Northwood and Chivers was an extremely successful partnership that lasted into the 1950s and included Philip M. Casey and Chivers' son John.

The list of buildings attributed to Northwood and Chivers would include:[5]

Gordon Bell Junior High School, 3 Borrowman Pl. (1925)
William A. Smith House, 111 Park Blvd. (1925)
All Saints Anglican Church, 521 Osborne St. (1926)
Manitoba Cartage Building, 345 Higgins Ave. (1926)
Tuxedo School, 2300 Corydon Ave. (1926)
St. Ignatius Catholic Church, 255 Stafford St. (1928)
Canadian Wheat Board Building, 423 Main St. (1929) – List of Historical Resources
Robert H. Smith School, 500 Kingsway (1929) – demolished 1992
Assiniboine Park Pavilion (1929) – List of Historical Resources
Singer Sewing Machine Company building, 424 Portage Ave. (1929)
Imperial Bank, Invermere, B.C. (1929)
Hall Building, Howe Street, Vancouver, B.C. (1929)
Riverbend School for Girls Junior School (Balmoral Hall School), 630 Westminster Ave. (1930)
Canadian General Electric Building, 265 Notre Dame Ave. (1930) – List of Historical Resources
Women's Tribute Memorial Lodge, 200 Woodlawn St. (1931) – List of Historical Resources
Queenston School, 245 Queenston St. (1931)
High School, Kenora, Ontario, 1931
Public school, Ninette, Manitoba, 1932
Civic Auditorium, 444 St. Mary Ave. (1932 – member of Board of Design)

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3 See Manitoba Association of Architects File on C.W.U. Chivers; Winnipeg Free Press, August 12, 1969, p. 25; and John Chivers (son), "A History of the Manitoba Association of Architects," unpublished manuscript, ca.1966, pp. 26-27.

4 Winnipeg Free Press, December 15, 1959, p. 38.

5 City of Winnipeg, Historical Buildings & Resources Committee files; author; and Winnipeg Architectural Foundation website, www.winnipegarchitecture.ca, 2013.

Northwood and Chivers designs (continued):

Bank of Toronto, 420 Academy Rd. (1934)
Federal Building, 269 Main St. (1935 – member of Board of Design)
T. Eaton Company Department Store, 101st St. at 102nd Ave., Edmonton, AB (1938)
Singer Building, 590 Main St. (1939)
John Deer Plow Co. Office & Warehouse, Livingston St., Yorkton, Saskatchewan, SA (1941)
Manitoba Telephone System, St. John's Exchange, 405 Burrows Ave. (1946 addition)
Bank of Montreal, 676 Main Street (1948)
Winnipeg General Hospital, Bannatyne Ave. at Emily St., Maternity Pavilion (1948-1950)
Imperial Bank of Canada, Winnipeg, 1950
Royal Hotel, Flin Flon, MB, major addition (1950)
Bank of Toronto, 215 Portage Ave. (1950-1951) – demolished
Bank of Toronto, 1460 Corydon Ave. (1951)
Assiniboine Gordon Hotel, 1975 Portage Ave. (1951)
Manitoba Medical Service Building, 208 Osborne St. North (1951-1953)
St. Andrew Bobola Roman Catholic Church, 541 Marion St. (1953 – Northwood, Chivers, Chivers & Casey)
Thomas D. McGee Funeral Chapel, 124 Donald St. (1954 – Northwood, Chivers, Chivers & Casey)
Misercordia Hospital, 99 Cornish Ave., addition and nurses' residence (1954-1956 - Northwood, Chivers, Chivers & Casey)
Charleswood Collegiate Institute, 505 Oakdale Dr. (1955-1956 – Northwood, Chivers, Chivers & Casey)
Manitoba Motor League Building, 175 Carlton St. (1956 – Northwood, Chivers & Casey)

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Plate 1 – Bell Telephone Company Block, 166 Thistle Street (later Portage Avenue East), ca. 1910. The west (right) portion was completed in 1896, the east addition in 1904 (additions were also completed in 1900 and 1905). The building was demolished in 1930. (Courtesy of Western Canada Pictorial Index, 474-15197.)

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Plate 2 – Fort Rouge Telephone Exchange, Corydon Avenue, southwest corner Daly Street, 1912.
(Archives of Manitoba, "Manitoba Telephone System Collection- 27," N9856.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**

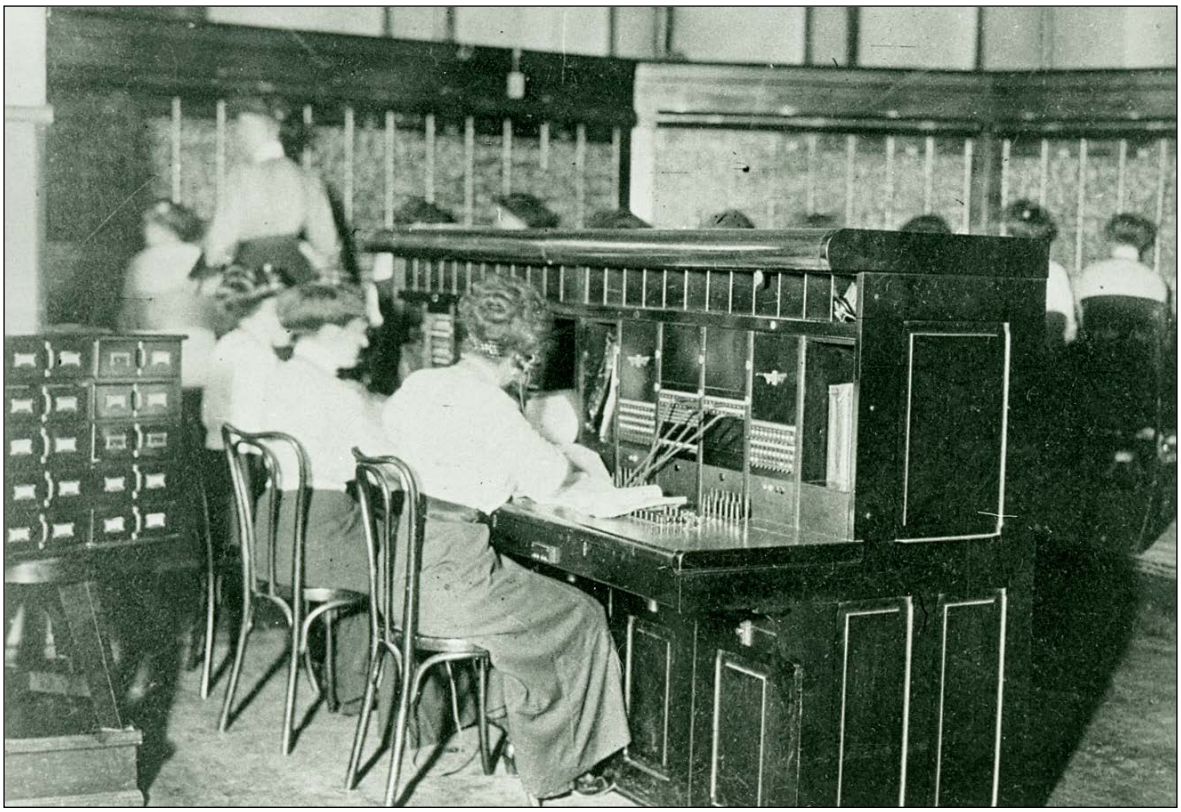


Plate 3 – Typical switchboards in an unnamed telephone exchange in Winnipeg, ca.1912. (Courtesy of the Western Canada Pictorial Index, 474-15184.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 4 – Sherbrook Telephone Exchange, 297 Sherbrook Street, 1912. (Archives of Manitoba, "Manitoba Telephone System Collection- 32," N9857.)

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Plate 5 – Garry Telephone Exchange, 74 Charlotte Street, ca.1910. (Archives of Manitoba, "Manitoba Telephone System Collection- 1-1".)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**

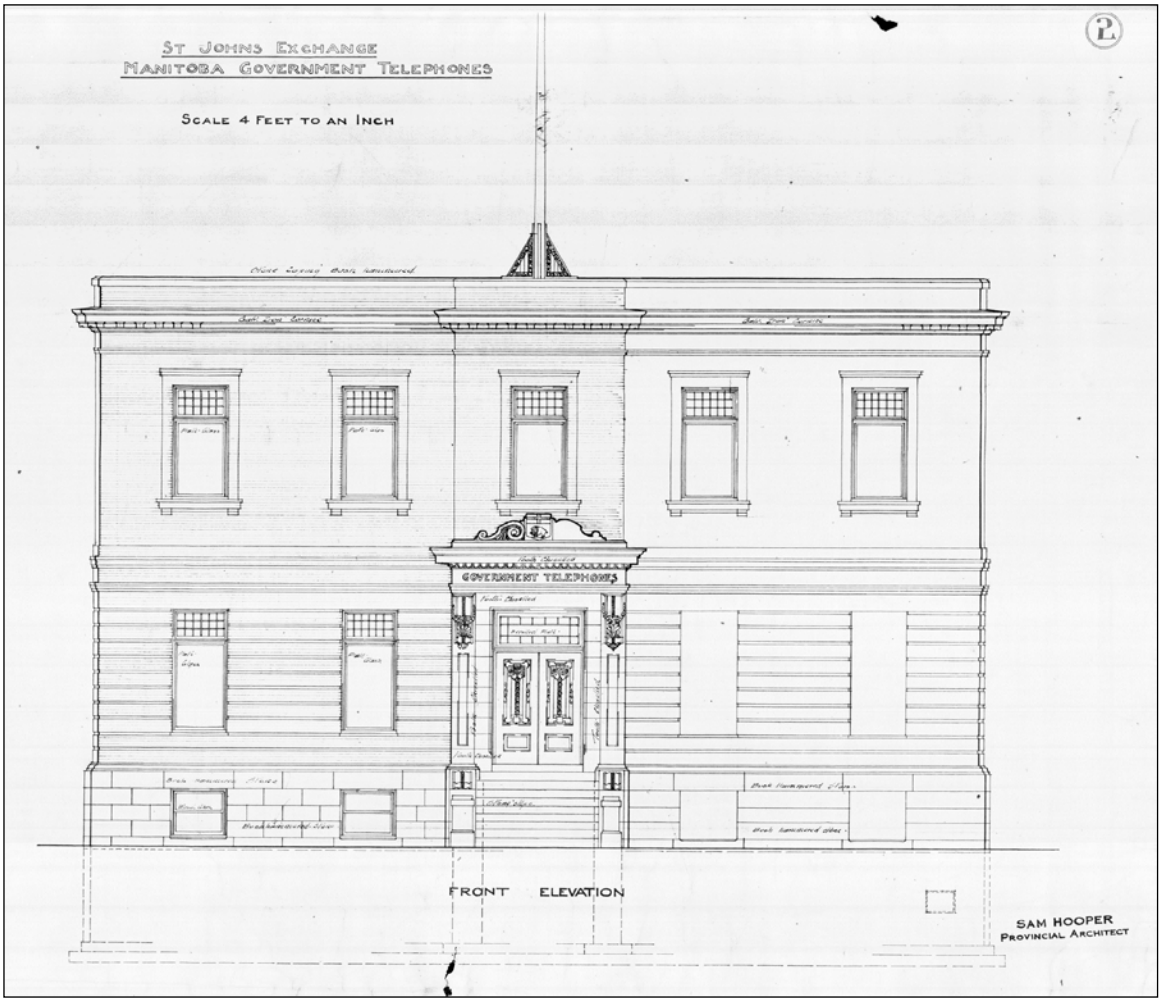



Plate 6 – Manitoba Telephone System, St. John's Telephone Exchange, architect's plans, "Front Elevation," 1910. (City of Winnipeg, Plan No. 2706/1910.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 7 – Manitoba Telephone System, St. John's Telephone Exchange, rear (north) and west façades, ca.1912. (Western Canada Pictorial Index, 478-15317.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 8 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, front (south) façade, 2016. (M. Peterson, 2016.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**




Plate 9 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, main (south) entrance, 2016. (M. Peterson, 2016.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 10 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, detail of main entrance, 2016. (M. Peterson, 2016.)




Plate 11 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, detail of main entrance, 2016. (M. Peterson, 2016.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 12 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, 1946 addition, front (south) façade, 2016. (M. Peterson, 2016.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 13 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, 1946 addition, east façade, 2017. (M. Peterson, 2017.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 14 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, front (south) and west façades, 2016. (M. Peterson, 2016.)



Plate 15 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, rear (north) and west façades, 2016. (M. Peterson, 2016.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 16 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, west side door (now closed with stone), 2017. (M. Peterson, 2017.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 17 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, rear (north) façade, 2017. (M. Peterson, 2017.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**

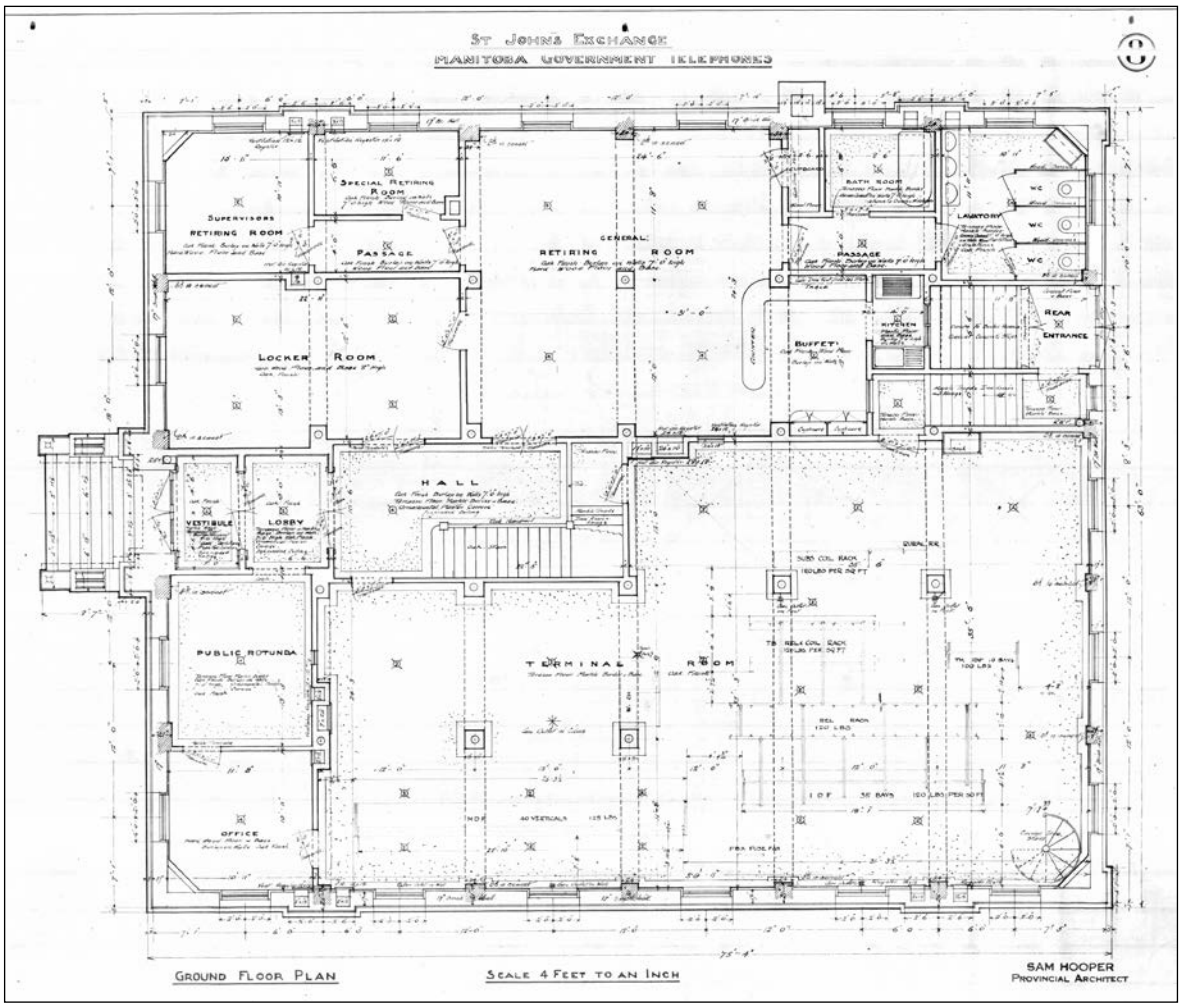



Plate 18 – Manitoba Telephone System, St. John's Telephone Exchange, architect's plans, "Ground Floor Plan," 1910. (City of Winnipeg, Plan No. 2706/1910.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**




Plate 19 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, first floor operators' "retiring room," ca. 1914. (Western Canada Pictorial Index, 478-15329.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM –
ST. JOHN'S EXCHANGE**

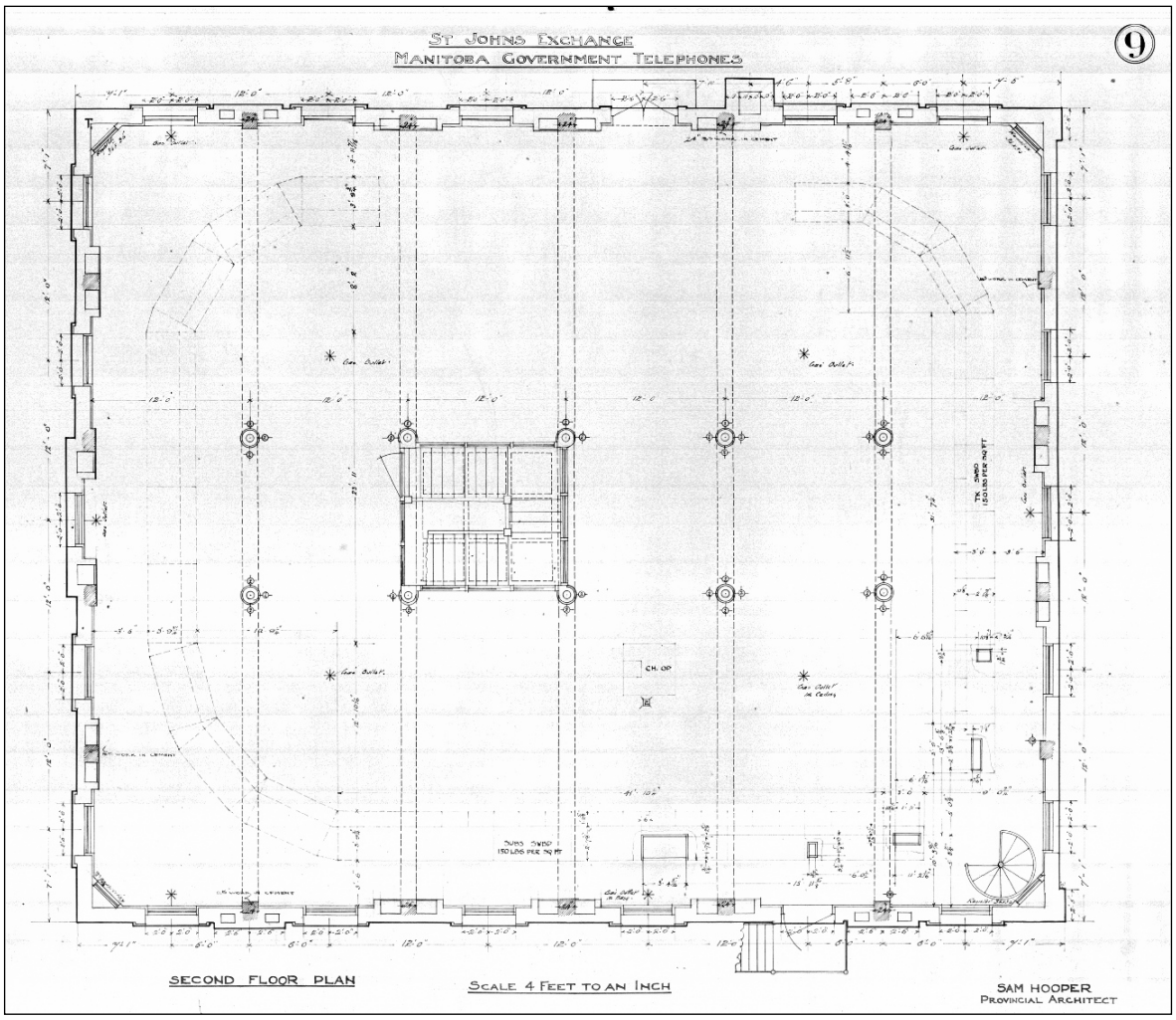



Plate 20 – Manitoba Telephone System, St. John's Telephone Exchange, architect's plans, "Second Floor Plan," 1910. (City of Winnipeg, Plan No. 2706/1910.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**

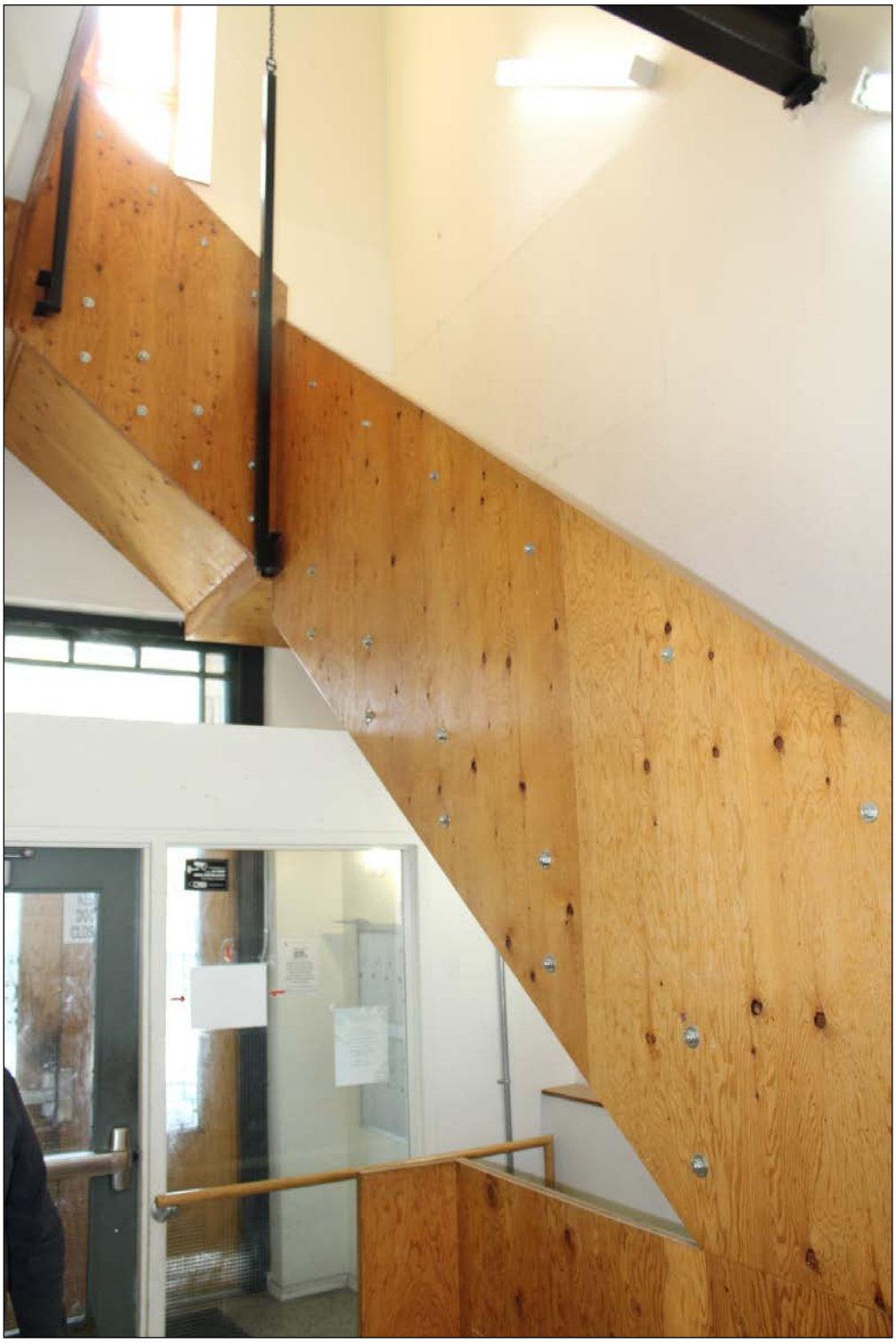


Plate 21 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, front staircase, 2017. (M. Peterson, 2017.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM – ST. JOHN'S EXCHANGE**



Plate 22 – Manitoba Telephone System – St. John's Exchange, 405 Burrows Avenue, first floor hallway, 2017. (M. Peterson, 2017.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM –
ST. JOHN'S EXCHANGE**



Plate 23 – Looking south on Salter Street towards Burrows Avenue, 2016. The 1990 Telephone Exchange Building, 421 Burrows Avenue, is the low building on the right side of the photo. (M. Peterson, 2016.)



Plate 24 – Looking north on Salter Street from Burrows Avenue, 2016. (M. Peterson, 2016.)

**405 BURROWS AVENUE – MANITOBA TELEPHONE SYSTEM –
ST. JOHN'S EXCHANGE**



Plate 25 – St. John's Telephone Exchange, 405 Burrows Avenue, ca.1945. (Archives of Manitoba, "Winnipeg- Buildings- Provincial- Manitoba Telephone/St. John's- 1," N9858.)