

194 BROADWAY – MANITOBA CLUB

City of Winnipeg
Historical Buildings & Resources Committee
Researcher: M. Peterson
August 2017

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

(a) Built in 1905 with several pre-World War I additions, the Manitoba Club was an important facility locating on one of the City's early signature thoroughfares, Broadway;

(b) It is associated with the Manitoba Club, Western Canada's oldest private club, whose membership role includes some of the City and region's most influential citizens;

(c) It is an excellent example of the Neo-Classical or Classical Revival style and was designed by local architect S. Frank Peters;

(d) It is built of dark brick with stone accenting on a stone foundation, all typical of the era;

(e) It is a conspicuous building within the downtown; and

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

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One of Winnipeg's earliest and most exclusive residential districts was known as the Hudson's Bay Reserve, so named because of its long association with the fur trading company. This large block of land, 188 hectares, near Upper Fort Garry was granted to the company under the terms of the surrender of the Company's land rights in Western Canada (Rupert's Land) to the Government of Canada. The Reserve included the land west of the Red River as far as Colony Creek (present-day Osborne Street) and from the Assiniboine River north to Notre Dame Avenue (Plate 1). Cottages and other small structures appeared as early as 1873 and by the 1880s, many of the city's most prestigious families and opulent houses were found in the area.[1] In fact, one study of early buildings in Winnipeg locates over half of the city's 22 most luxurious dwellings in the Reserve.[2] Large churches, terraces and schools were also part of the building stock (Plates 2 and 3).

As new areas of exclusive residential development organized further from the expanding downtown – Armstrong's Point, Fort Rouge, Crescentwood, Wolseley and River Heights – many of Winnipeg's elite families relocated. In 1910, however, the Reserve still boasted fine homes on sizeable grounds with Broadway, a tree-lined, expansive street, running through its heart (Plate 4). And Broadway's signature building of the pre-1920 era, the Hotel Fort Garry, was completed just before the start of World War I in 1913 (Plate 5).

Before the hotel was built, one of Manitoba's important early private institutions, the Manitoba Club, chose in 1904, to build their opulent new headquarters in the middle of the Reserve at the corner of Broadway and Fort Street (Plates 6-8), officially opened October 10, 1905.[3]

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1 M. Peterson, "Glines House (Tremblay Apartments) – 55 Hargrave Street," Report for the City of Winnipeg Historical Buildings Committee, July 1989, p. 1.

2 R.R. Rostecki, "The Growth of Winnipeg, 1870-1886," Unpublished M.A. Thesis, University of Manitoba, 1980, p. 11.

3 120 Years at the Manitoba Club, 1874-1994 (Winnipeg, MB: Manitoba Club, 1994), p. 4. Below as 120 Years.

STYLE

The Manitoba Club is an excellent 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.[4] Main façades were normally symmetrical with smooth cladding 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 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).

CONSTRUCTION

The present-day club building has seen numerous additions to the original structure, which was built between 1904 and 1905 (see Appendix I for addition information). This structure, 3½ storeys tall, measured approximately 29.9 x 25.3 metres and cost $90,000 to build (see Appendix I for more construction information).[5] It featured solid dark-hued brick exterior walls resting on a stone foundation.

In 1910, a sunroom was added on the south façade (Plate 9) as well as minor alterations to the interior, all work costing $3,000.[6]

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

5 City of Winnipeg Building Permit (below as BP), #987/1904.

6 BP #1401/1910.

In 1913, a large addition to the east and south sides was completed (Plates 10 and 11). Matching the existing structure's materials and design, the addition cost $47,500.[7]

In 1930, a one-storey addition was completed on the south side (known as the "Ladies' Annex"[8]) and in 2007 a three-storey enclosed staircase was also completed on this façade.

DESIGN

Clad in dark brick the symmetrical front (north) façade features a wealth of ornamental detailing: stone portico entrance with fluted columns, complete entablature and deck with stone balustrade (Plate 12), rectilinear window openings (newer window units) with stone keystones and sills, brick quoins, complete entablatures topped by a brick element punctuated with carved stone panels in the central section and numerous windowed hipped gable dormers on the low-pitched roofs of the central area and projecting ends (Plate 13).

The east and west façades continue the cladding, design and ornamentation of the front façade (Plates 14 and 15), although most of the dormers on the west slope are of eyebrow design (Plate 16).

The rear, which has seen several alterations and additions, includes much of the same architectural features of the other three elevations (Plates 17 and 18).

INTERIOR

According to the 1913 plans, the basement of the original Club held space for food storage, the furnace, a large refrigerator room, washrooms and several work rooms for staff. The first floor included several smoking rooms, a writing room and private parlours and dining rooms (Plate 19). Most of the second floor was taken by the large dining room on the west side and the

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7 BP #1744/1913.

8 120 Years at the Manitoba Club, 1874-1994 (Winnipeg, MB: Manitoba Club, 1995), p. 8. Below as 120 Years.

library (Plate 20). The third floor included the servants' dining hall and several small bedrooms (Plate 21).

The 1913 east side addition created a billiards rooms on the ground floor, several card rooms on the second floor and more bedrooms and a manager's suite on the top storey. Many of the original spaces were altered and/or re-purposed.

Today, the building's interior continues to display a wealth of fine finishes and a wealth of ornamentation, some spaces appear to be fairly original, while other areas have seen renovation (Plates 22-32).

INTEGRITY

The building stands on its original site and appears to be in good structural condition for its age. Alterations to the three main public façades have been minimal; the structure appears much as it has for the past 100+ years.

STREETSCAPE

The Club sits just west of Main Street at the southeast corner of Broadway and Fort Street at the east end of one of the city's signature thoroughfares. It is surrounded by some of Winnipeg's most iconic heritage structures and is an integral part of the streetscape (Plates 33 and 34).

ARCHITECT/CONTRACTORS

The architect for the Manitoba Club and the 1910 sun room addition was S. Frank Peters (Plate 35) who came to Winnipeg from Toronto in 1892 and set up a private practice (see Appendix I for biographical information). He was the designer of many fine buildings in the city and has been given 20 points by the City of Winnipeg Historical Buildings & Resources Committee. He is also listed on the City of Winnipeg Building Permit as the contractor for the 1904 work.

Noted local architect John D. Atchison (1870-1959) designed the 1913 additions and matched the Peters' original design and materials.

Contractor for the 1910 addition was A.B. Anderson, Grey and Davison built the 1913 addition.

PERSON/INSTITUTION

The Manitoba Club was founded on July 16, 1874, Western Canada's oldest private club. The first clubroom was a rented space called the Red River Hall in the McDermot Block on Main Street. These quarters went up in flames six months later and the club moved into a rented house across the street. In 1881, a new club was built on Garry Street (Plate 36). The club remained in this facility for 24 years. A stained glass window commemorating Queen Victoria's Diamond Jubilee (1837-1892) and known as the Jubilee Window, had been installed at the Club House during this period. In 1902, lots were purchased at Broadway and Fort from the Hudson's Bay Company for $8,000[9] and three years later, Earl Grey opened the new Manitoba Club on October 10, 1905 with the Jubilee Window installed from the old clubhouse (Plate 37).

The Club has continued to grow and prosper; its presidents and Honorary Life Members include Chief Justices, doctors, politicians from all levels and business leaders.[10]

EVENT

This structure has hosted numerous dinners and meetings featuring dignitaries and influential people from around the world. But there is no known important historical event connected with this building.

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9 120 Years, p. 8.

10 Ibid., pp. 81 and 127.

CONTEXT

This structure was built and greatly expanded in the decade prior to World War I when Winnipeg and the much of the province were experiencing significant growth. It has, since its formation, been an important institution locally and regionally and this building has served as its headquarters since the early years of the 20th century.

LANDMARK

The Manitoba Club building is well-known in the city because of its use and highly visible location on Broadway.

Historical Buildings & Resources Committee
THE CITY OF WINNIPEG

APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 194 Broadway

Building Name: Manitoba Club

Original Use: club

Current Use: club

Roll No. (Old): 928080 (16728)

RSN: 130037

Municipality: 12 Ward: 1

Property or Occupancy Code: 47

Legal Description: 1 St. John, Plan 23855, Lots 46/49 & 52 (Old: 1 St. John, Plan 129, Block 2, Lots 306/308; Part Lot 309 & part of lane)

Location: Southeast corner Fort Street

Date of Construction: 1904-1905 Storeys: 3½

Heritage Status: NOMINATED LIST

Construction Type: Brick and stone foundation

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

SEE NEXT PAGE

Information:
- 98 x 132 x 55'+ = 635,119 cu. ft.

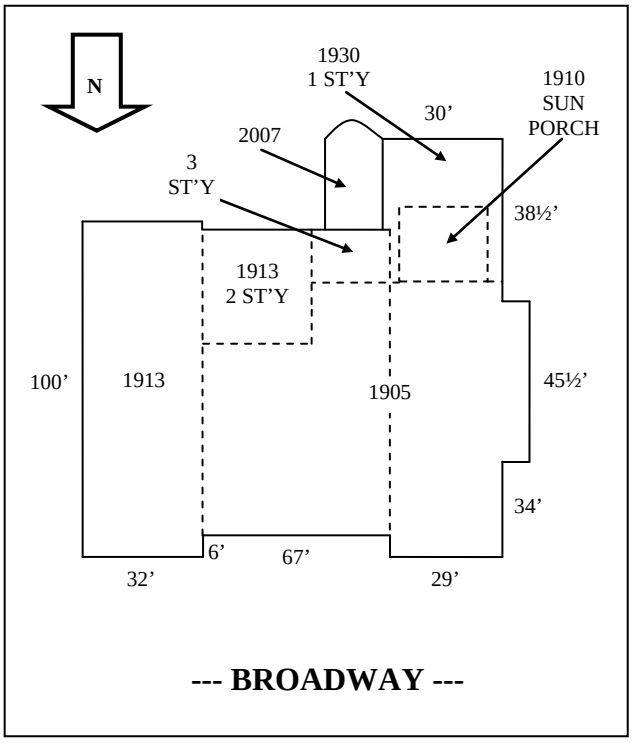
- 1949 Inspection- "building fairly good shape for age"

- façades- 6" cut stone base, balance red face brick

- ceilings- B- 8'9"+; 1- 13'+; 2- 15'+; 3- 10'+; Attic- 4-8'

- walls- B- 26" stone; 1- 21" brick; 2 & 3- 17" brick; Attic- 13" brick

- 1 passenger elevator & 3 dumbwaiters



ARCHITECT – PETERS, S. FRANK (1904 & 1910); ATCHISON, J.D. (1913)

CONTRACTOR – PETERS, S. FRANK (1904); ANDERSON, A.B. (1910)- GREY & DAVISON (1913)

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

YEAR	NO.	PLANS	AMOUNT	DESCRIPTION
1904	987		$80,000	Original
1910	1401	**CS**	$3,000	Addition (sun room)
1913	1744	**CS**	$47,500	Addition (east wing)
1930	2247	**CS**	$10,000	Addition (rear)
1937	2890		$500	Piles and alterations
1949	1936		$2,500	Alterations
1950	347		$2,000	Underpinning
1950	718		$1,000	Fire repairs
1951	1591		$1,000	Alter 2nd storey windows
1952	1911		$1,500	Interior alterations
1953	5628		$3,000	Interior alterations
1955	186		$4,000	Underpinning of north & south walls (20 piles)
1955	1189	**CS**	Unknown	Interior alterations
1957	205	**CS**	$1,500	Interior alterations (lounge)
1957	2737		$500	Brickwork repair
1958	558	**CS**	$8,000	Remove boilers and underpin centre of building
1959	189	**CS**	$21,275	Install new elevator
1960	2905	**CS**	$4,600	Replace dumbwaiter
1968	6447	**M162**	$10,000	Interior alterations
1973	5490	**Mi**	$2,000	Fire escape
1977	3985	**CS**	$15,000	Interior alterations (washrooms)
1977	5726	**CS**	$2,000	Interior alterations (dining room)
1979	6909		$25,000	Interior alterations
1982	3744	**CS**	$10,000	Interior alterations
1990	2650	**CS**	$25,000	Interior alterations
1999	133067		$50,000	Interior & exterior alterations
2000	163018		$7,000	Interior alterations
2007	116030	**CS**	$220,000	New 3-storey staircase on south side
2007	130793		Unknown	Foundation for addition
2009	116679		$2,000	Exterior alterations
2010	103284		$500,000	Interior alterations to main floor
2010	124730	**CS**	$10,000	Outdoor patio
2010	135588		$182,000	Interior alterations to main floor

APPENDIX II

Samuel Frank Peters (1847-1926)

S.F. Peters was born in Yeovil, Somerset, England on November 7, 1847[1] and was educated in London, Ontario, graduating with a civil engineering degree from Toronto University. He began his own architectural practice in London, Ontario in 1872 and in 1881 moved to the larger opportunities in Toronto.[2] In 1885 Peters took his first trip west as commander of a company of the 7th Fusiliers regiment of London, Ontario. The company formed part of the government response to the Riel Rebellion and Peters lost an arm in the conflict.[3]

Peters moved to Winnipeg in 1892 and set up a practice that was to include his brother, W.A. Peters, by 1902.[4] Throughout his career, S.F. Peters was a strong advocate of the development of a Canadian design, separate from the American and European standards. In a 1910 speech made to the Royal Architectural Institute of Canada, Peters dismissed the newly popularized skyscrapers as "cooping up a mass of hard workers."[5] He preferred classical detailing, however many of his designs, especially warehouses, borrowed liberally from the Richardsonian Romanesque style. He served as the first President of the Manitoba Association of Architects.

An incomplete list of Peters buildings includes:[6]

Wesley College (co-designed by George Browne), now part of the University of Winnipeg, 515 Portage Ave. (1896)
Ashdown Warehouse, 157-179 Bannatyne Ave. (1896) – Grade II
F.W. Alloway Building, 179 McDermot Ave. (1898) – Grade III
London Building, 432 Main St. (1898) – demolished
McClary Block, 185-187 Bannatyne Ave. (1899) – Grade III

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

2 "A Group of Winnipeg Architects," in Canadian Architect and Builder, Volume X (January 1897), p. 4.

3 The Year Past, 1983, (Winnipeg, MB: City of Winnipeg Historical Buildings Committee, 1984), p. 33.

4 Winnipeg Telegram, September 18, 1906, p. 55.

5 S.F. Peters, "Architecture in the West" in Construction, Volume III (October 1910), p. 78.

6 List compiled from City of Winnipeg, Building Permits; Neepawa, op. cit., n.p.; "Winnipeg Architects," Binder of the City of Winnipeg Historical Buildings Officer; and various newspaper articles compiled by the author.

S.F. Peters designs (continued):

Manitoba College of Pharmacy, 422 Notre Dame Ave. (ca.1899)
Gilmer Block, 329 Donald Street (1900)
Cockshutt Plow Warehouse, 238 Princess St. (1902-1903)
W.L. Alexander House, Colony St. (1903)
Town Hall, Strathclair, MB (1904)
Miller & Richard Type Founders Building, 121 Princess St. (1904) – Grade III
Massey-Harris Building addition, 294-296 William Ave. (1904) – Grade II
Manitoba Club, 194 Broadway (1905)
Nanton Building, 203 Portage Ave. (1905) – demolished
Ezra Mott House, 139 Middle Gate (1911)
Cornish Library, 20 West Gate (1914) – Grade II

He died in Winnipeg in 1926.[7]

[7] Neepawa, op. cit., n.p.

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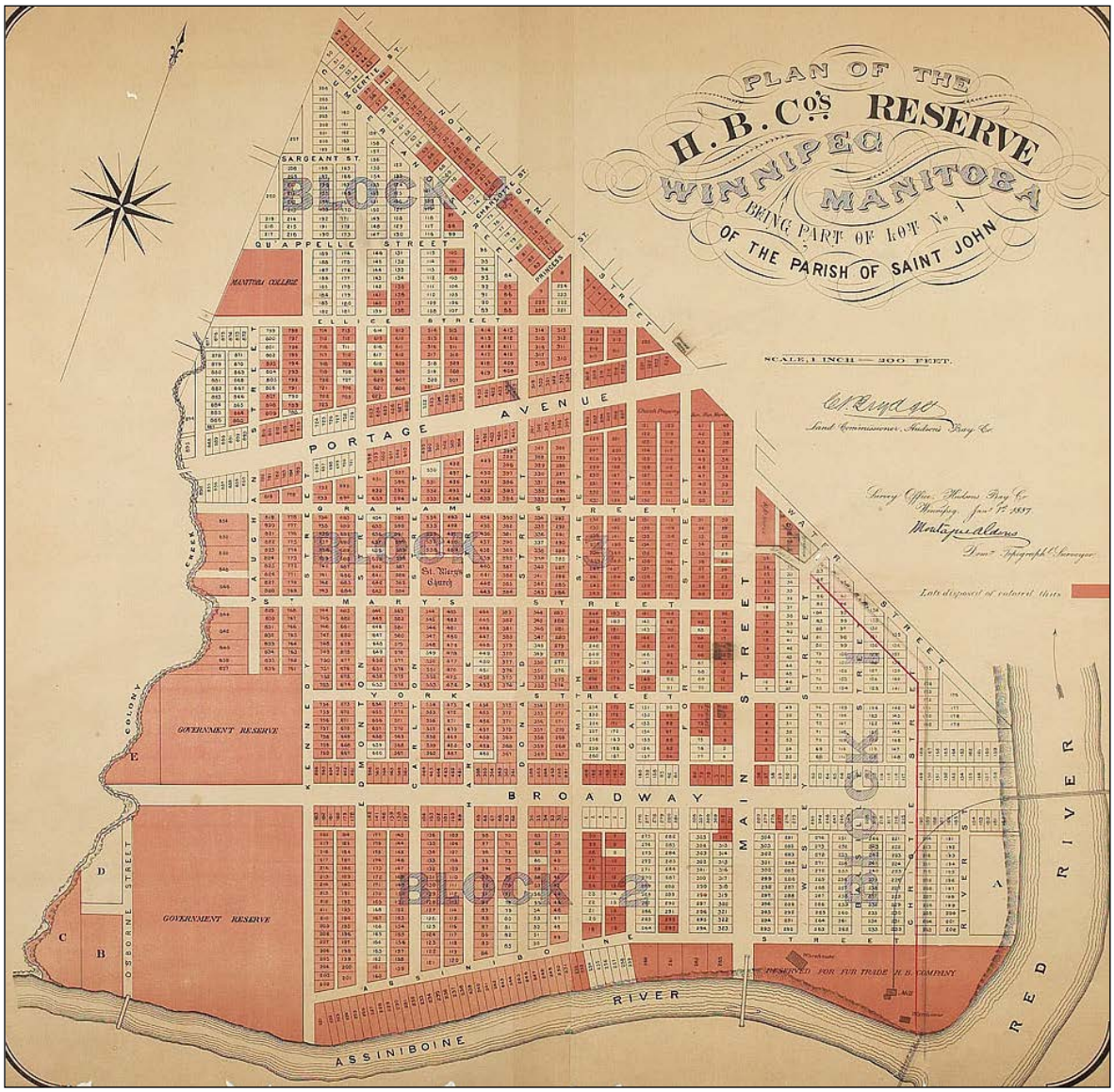


Plate 1 – "Plan of the Hudson's Bay Company Reserve," Winnipeg, Manitoba, by C.V. Brydges, 1887. Block 1 would later be converted into rail yards. (Reproduced from Library and Archives Canada, Ref. No. E-000007937, www.collectionscanada.gc.ca/canadian-west/052920/05292064_e.html.)

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Plate 2 – Broadway, 1900. (Reproduced from William H. Carre, Art Work on Winnipeg, Manitoba, Canada [Winnipeg, MB: William H. Carre Company, 1900], Part 6, Page 5.)



Plate 3 – Broadway, 1905. (Reproduced from Winnipeg Public Parks Board Annual Report, 1905, courtesy of City Archives.)

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Plate 4 – Broadway, looking west from Donald Street, ca.1910. (Courtesy of the Archives of Manitoba.)



Plate 5 – Construction continuing on the Hotel Fort Garry, Broadway, 1912. (Archives of Manitoba, "Winnipeg- Hotels- Fort Garry 9," N1464.)

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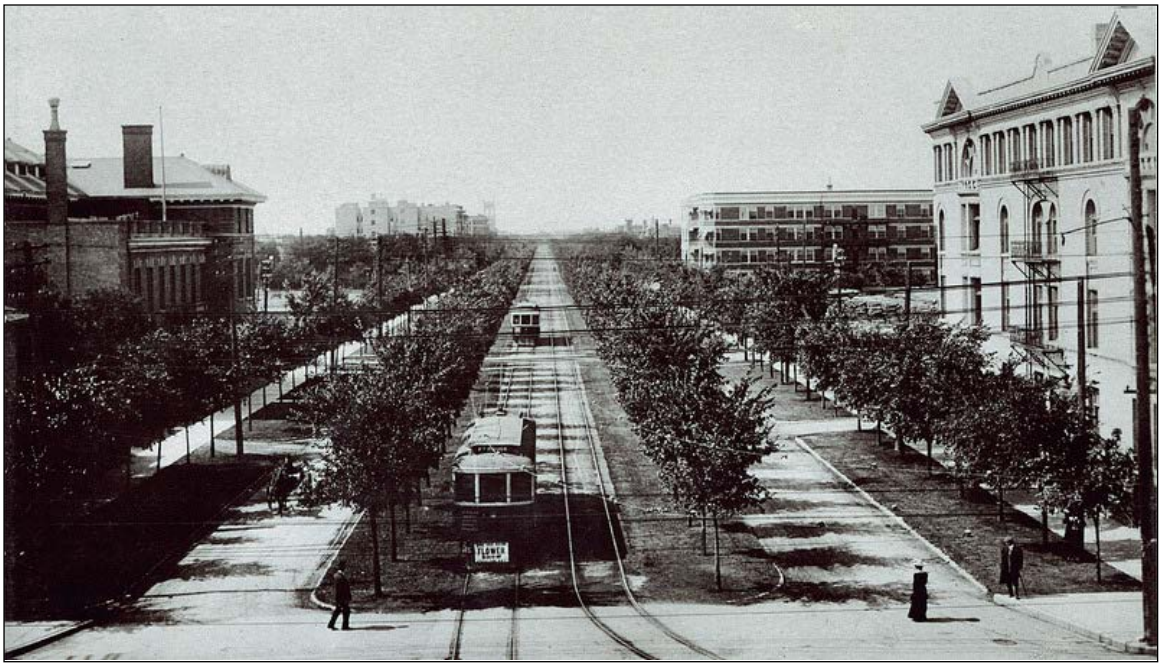


Plate 6 – Manitoba Club, Broadway, prior to the construction of the Hotel Fort Garry, ca.1910. (Peel's Prairie Provinces, University of Alberta Libraries, Post Card PC001887.)



Plate 7 – Manitoba Club and the Hotel Fort Garry, Broadway, ca.1915. (Archives of Manitoba, "Winnipeg- Hotels- Fort Garry 29," N10809.)

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Plate 8 – Broadway, looking west from Main Street, ca.1915 with the Manitoba Club in the left foreground. (Archives of Manitoba, "Winnipeg- Hotels- Fort Garry 29," N10809.)

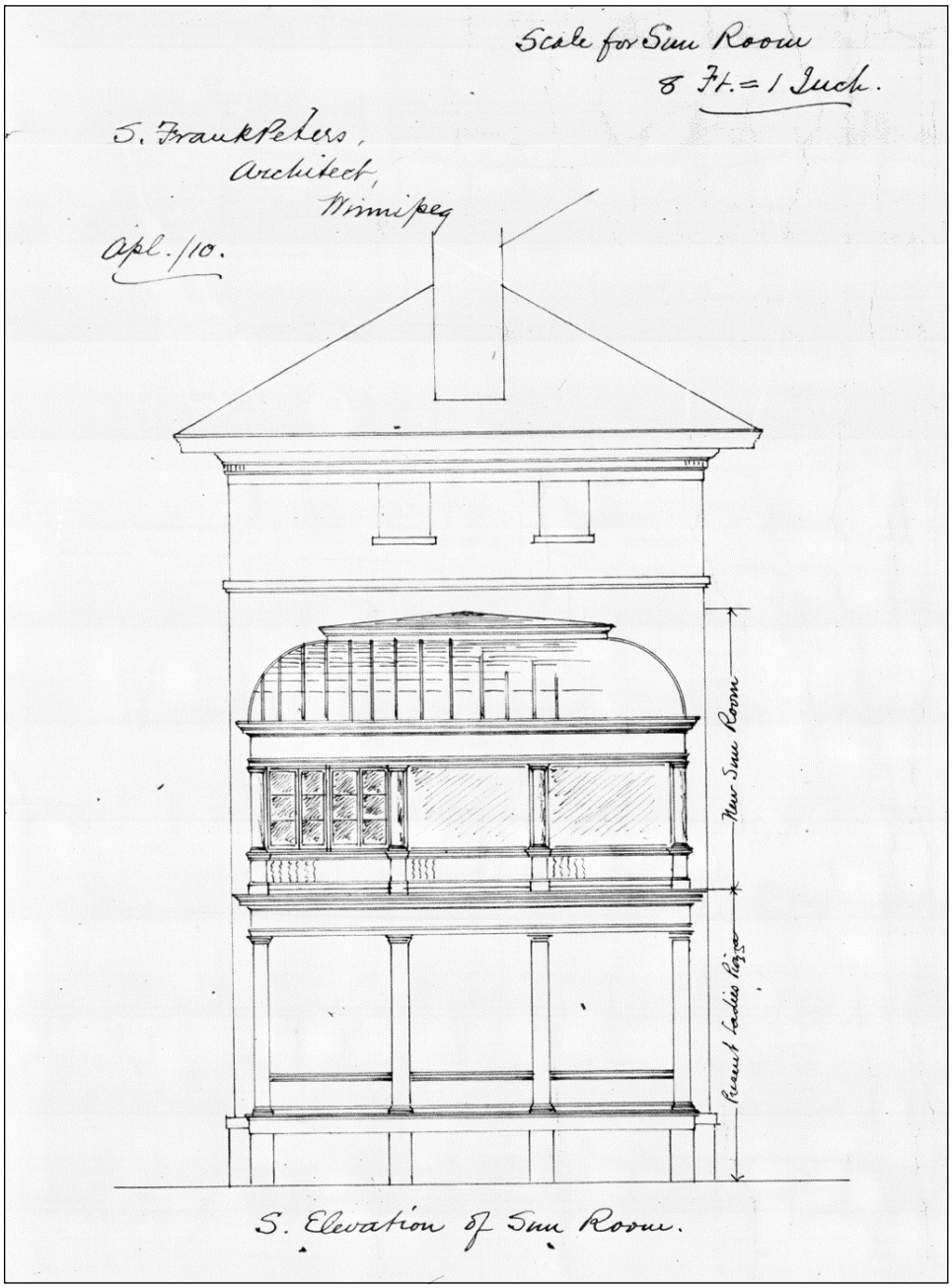


Plate 9 – Manitoba Club, 194 Broadway, "S. Elevation of Sun Room," architect's plans #1401/1910. (City of Winnipeg.)

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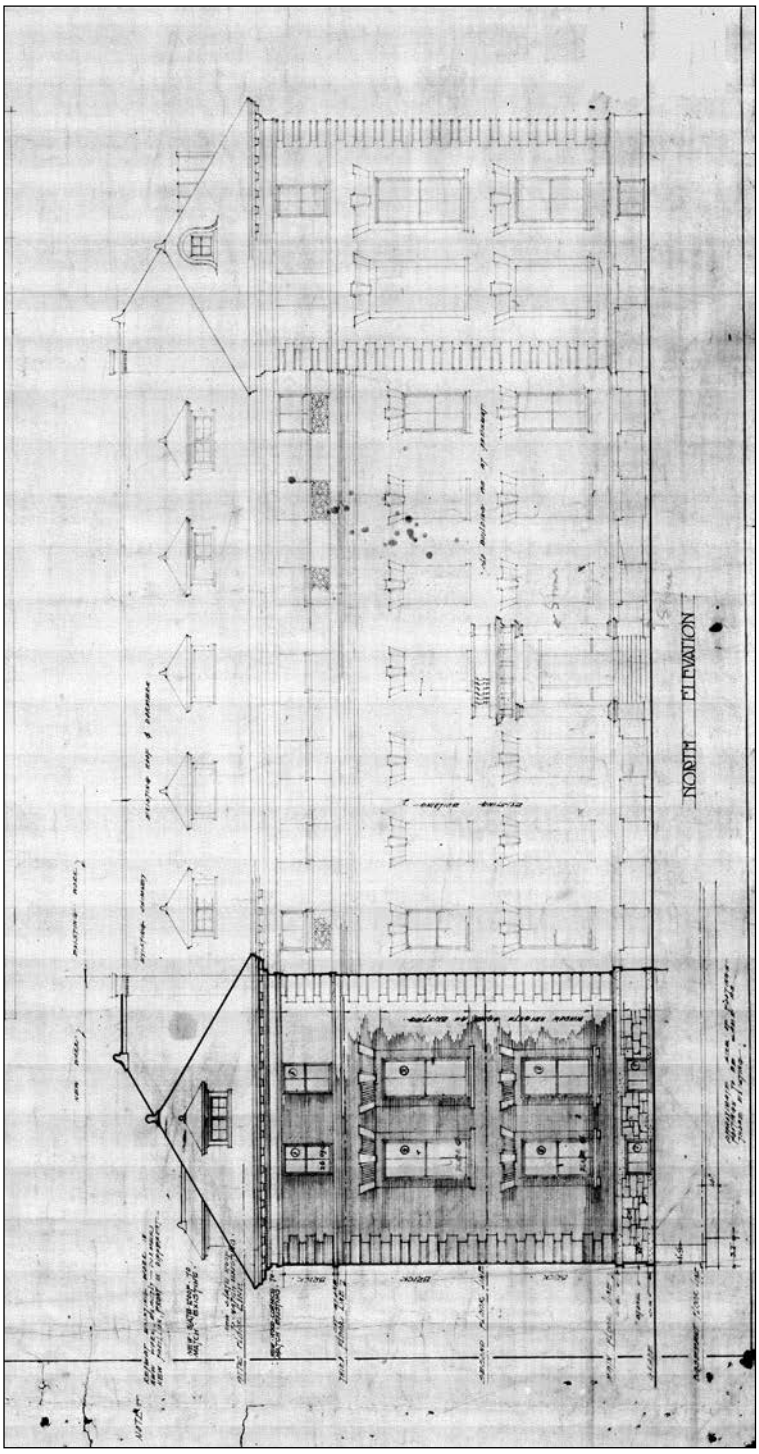


Plate 10 – Manitoba Club, 194 Broadway, "North Elevation," architect's plans #1744/1913. (City of Winnipeg.)

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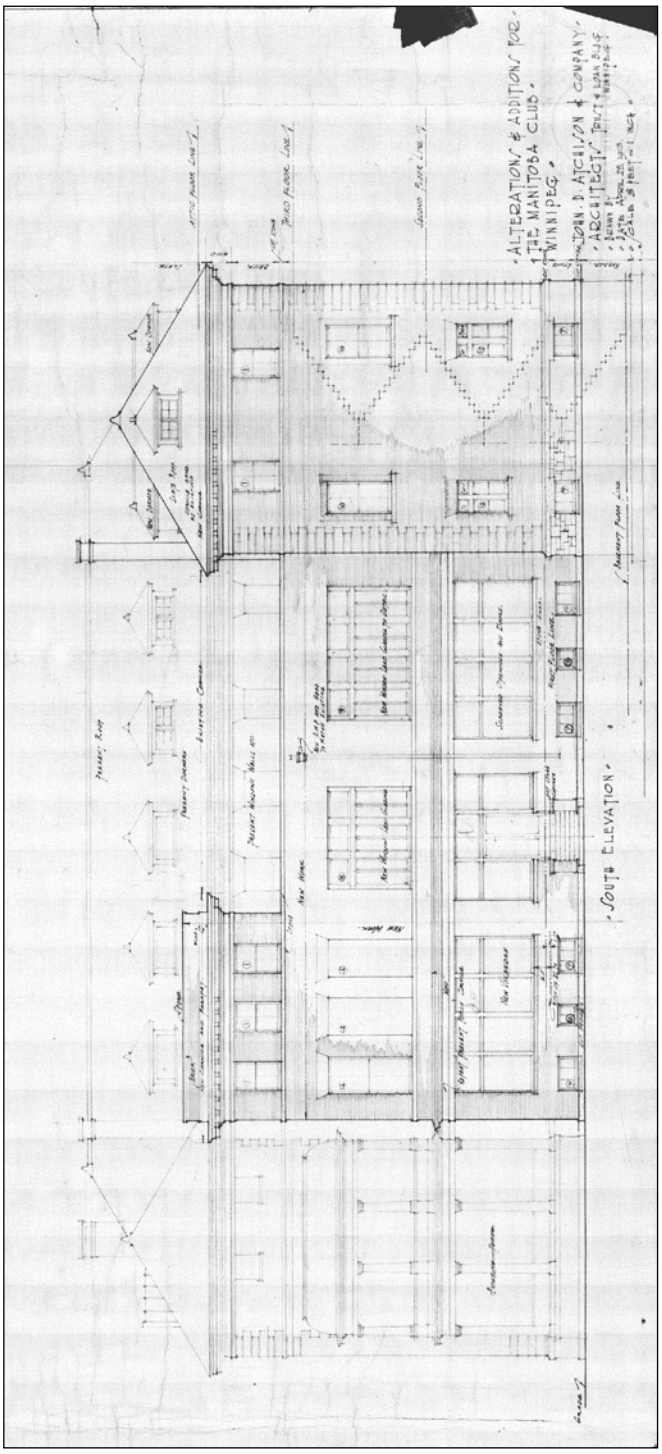


Plate 11 – Manitoba Club, 194 Broadway, "South Elevation," architect's plans #1744/1913. (City of Winnipeg.)

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Plate 12 – Manitoba Club, 194 Broadway, front (north) façade entrance, 2016. (M. Peterson, 2016.)

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Plate 13 – Manitoba Club, 194 Broadway, front (north) façade, 2016. (M. Peterson, 2016.)



Plate 14 – Manitoba Club, 194 Broadway, east façade, 2016. (M. Peterson, 2016.)

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Plate 15 – Manitoba Club, 194 Broadway, west façade 2016. (M. Peterson, 2016.)



Plate 16 – Manitoba Club, 194 Broadway, 2016. (M. Peterson, 2016.)



Plate 17 – Manitoba Club, 194 Broadway, southwest corner detail showing the roof of the 1910 sunroom, 2016. (M. Peterson, 2016.)



Plate 18 – Manitoba Club, 194 Broadway, south façade, 2016. (M. Peterson, 2016.)

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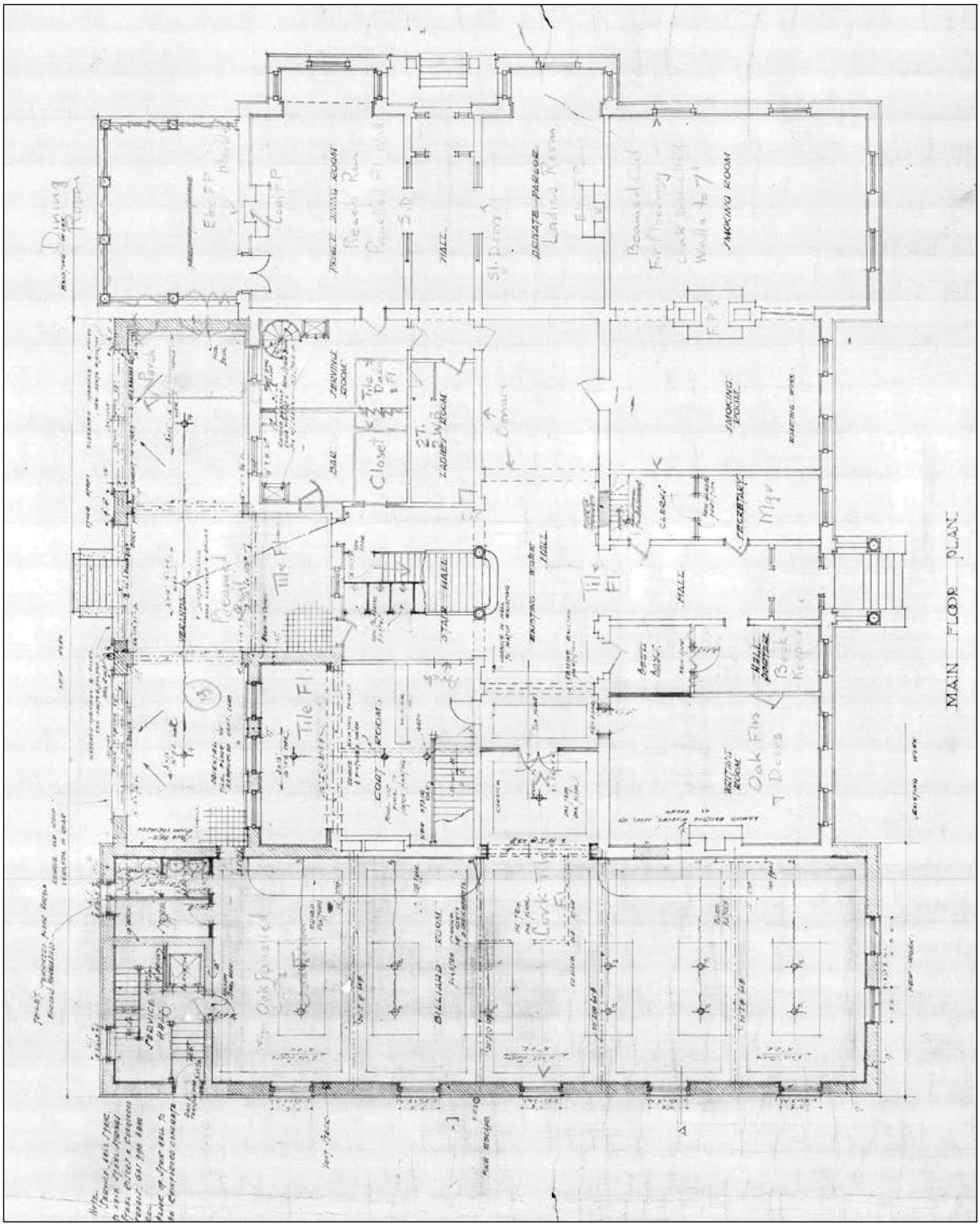


Plate 19 – Manitoba Club, 194 Broadway, "Main Floor Plan," architect's plans #1744/1913. (City of Winnipeg.)

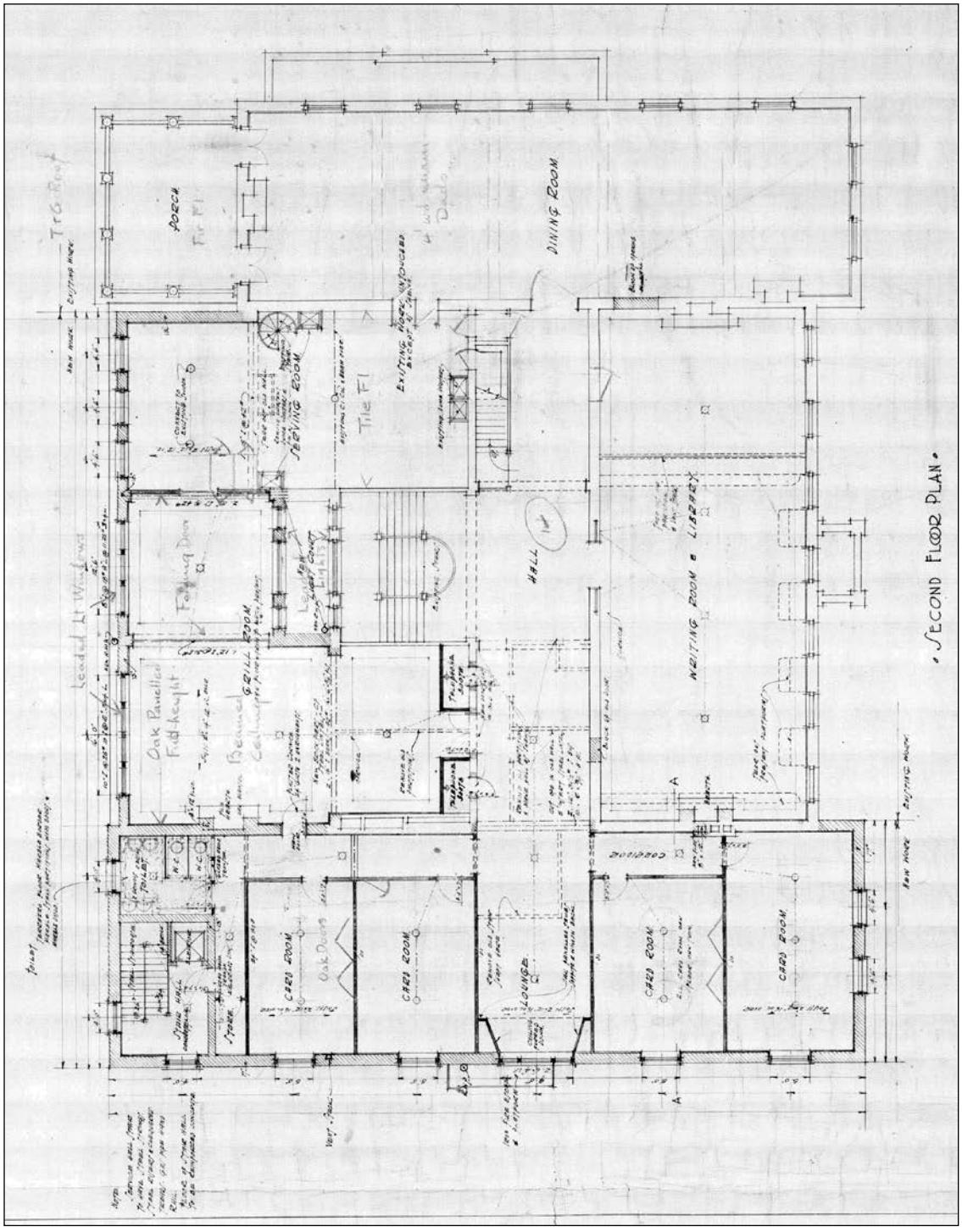


Plate 20 – Manitoba Club, 194 Broadway, "Second Floor Plan," architect's plans #1744/1913. (City of Winnipeg.)

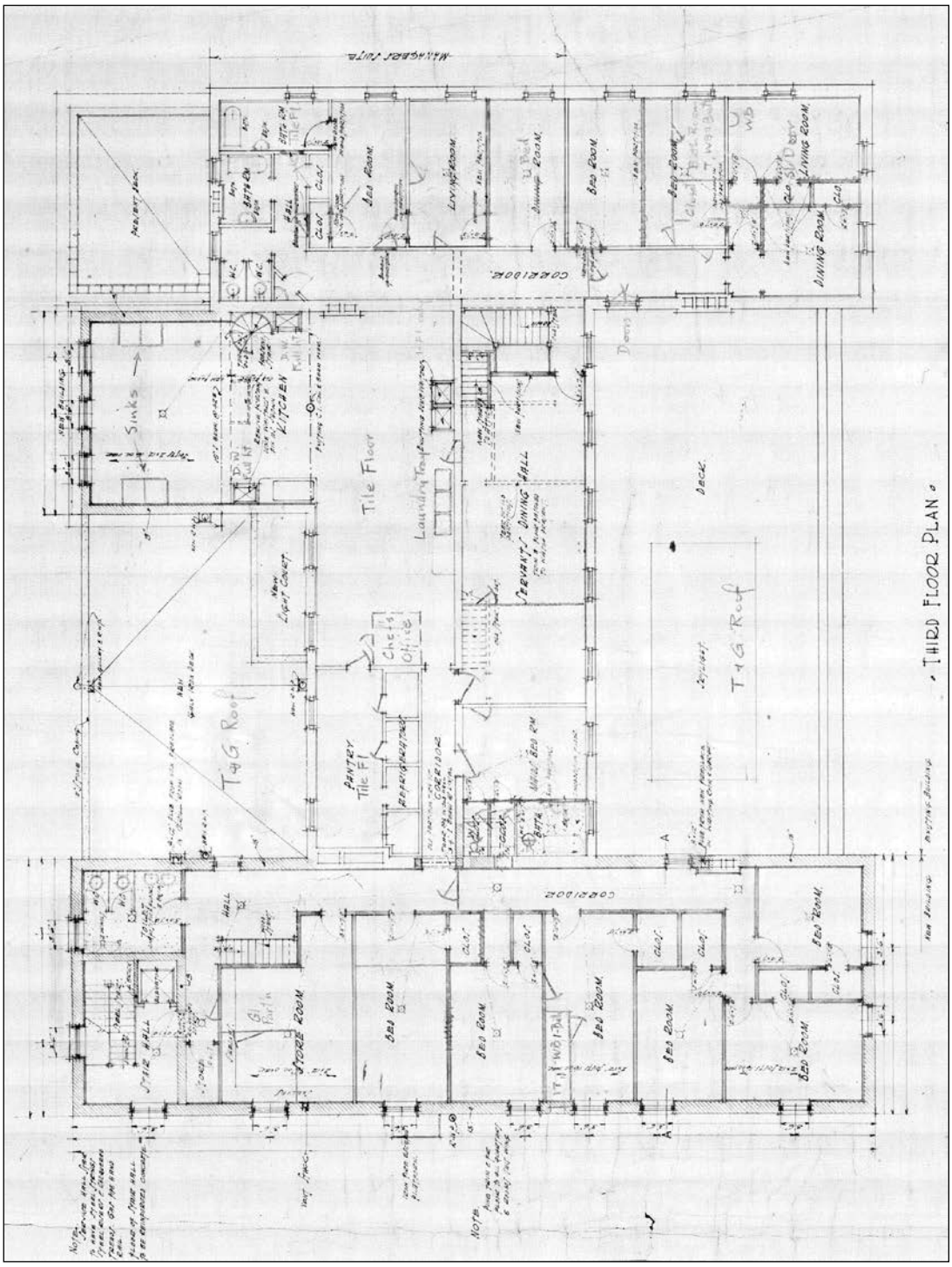


Plate 21 – Manitoba Club, 194 Broadway, "Third Floor Plan," architect's plans #1744/1913. (City of Winnipeg.)



Plate 22 – Manitoba Club, 194 Broadway, basement, former boiler and coal room, 2017. (M. Peterson, 2017.)



Plate 23 – Manitoba Club, 194 Broadway, main floor foyer, 2017. (M. Peterson, 2017.)

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Plate 24 – Manitoba Club, 194 Broadway, main staircase, 2017. (M. Peterson, 2017.)



Plate 25 – Manitoba Club, 194 Broadway, main floor, Fireside Lounge, 2017. (M. Peterson, 2017.)

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Plate 26 – Manitoba Club, 194 Broadway, second floor hall, 2017. (M. Peterson, 2017.)

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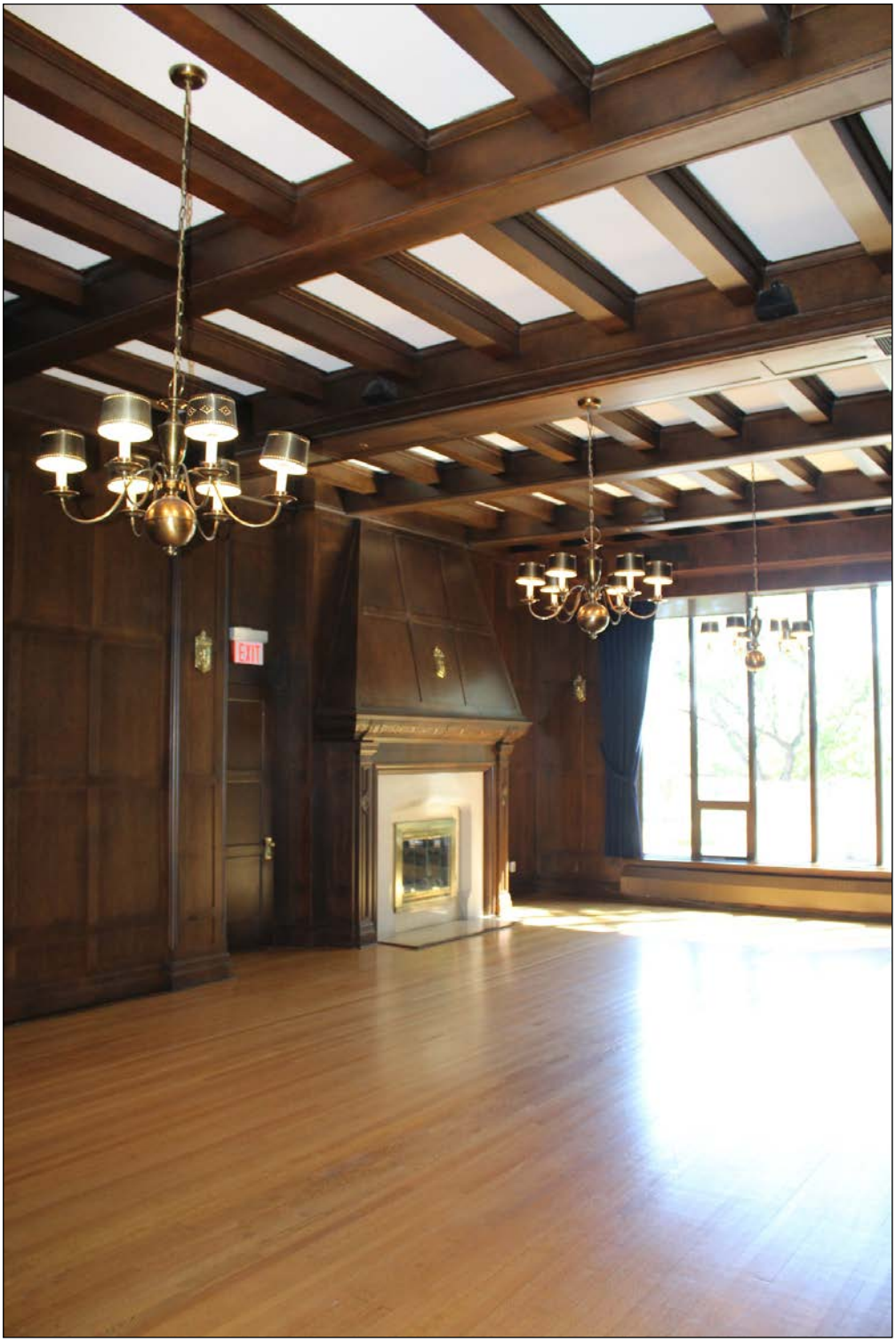


Plate 27 – Manitoba Club, 194 Broadway, second floor, Oak Room, 2017. (M. Peterson, 2017.)

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Plate 28 – Manitoba Club, 194 Broadway, second floor, light well, 2017. (M. Peterson, 2017.)



Plate 29 – Manitoba Club, 194 Broadway, second floor, hallway detail, 2017. (M. Peterson, 2017.)



Plate 30 – Manitoba Club, 194 Broadway, second floor kitchen, 2017. (M. Peterson, 2017.)



Plate 31 – Manitoba Club, 194 Broadway, third floor kitchen, 2017. (M. Peterson, 2017.)

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Plate 32 – Manitoba Club, 194 Broadway, attic hallway, 2017. (M. Peterson, 2017.)

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Plate 33 – Broadway looking east towards Main Street, 2016. (M. Peterson, 2016.)



Plate 34 – Broadway looking west from Main Street, 2016. (M. Peterson, 2016.)

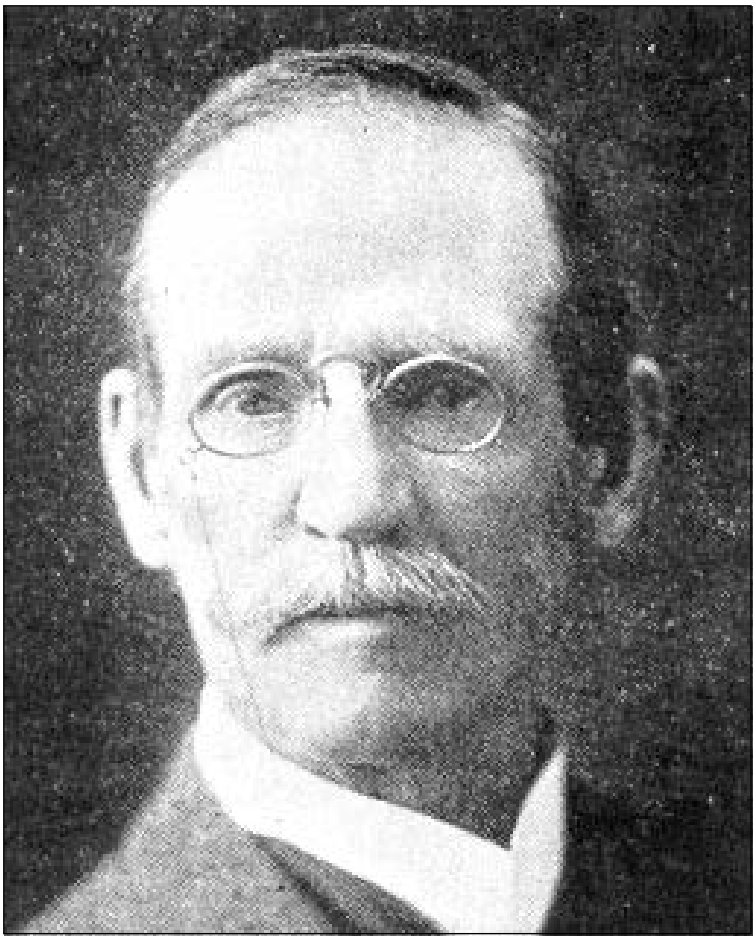


Plate 35 – S. Frank Peters (1847-1926), ca.1916. (Reproduced from Who's Who and Why in Canada, 1915-16.)

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Plate 36 – Manitoba Club, 290 Garry Street, 1900. (Reproduced from William H. Carre, Art Work on Winnipeg, Manitoba, Canada [Winnipeg, MB: William H. Carre Company, 1900].)

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Plate 37 – Manitoba Club, 194 Broadway, Jubilee Window, 2017. (M. Peterson, 2017.)