

Spiralling land and construction costs have meant that even in the outer suburbs, the newer subdivisions provide for mixed and higher density forms of housing. This often occurs within the context of the conventional subdivision form, the only modification being that log frontages are made appreciably narrower to accommodate duplexes or terrace housing. More dramatic is the Planned Unit Development (PUD), a reversion to Radburn principles; where apartments, terraces, or townhouse complexes are positioned on a large land parcel in clusters around a centralized parking area, the clusters linked by intervening areas of open space. These developments, in fact, represent a truer version of the original Radburn concept in that they produce mixed housing forms at a higher dwelling density than the Wildwood project. Good examples of PUD's are to be found in Willow Park, an interesting cooperative housing development in northwest Winnipeg.

Emerging from this discussion of subdivision design come some general principles that remain common to all periods. First is the concern for value; that is, the financial returns from the land after parceling it up. Second is the preoccupation with shapes. Third, is the notion of amenity, while fourth is the question of access. In various combinations, these four principles govern subdivision design. The first grid-iron subdivisions used simple shapes for speedy, cheap land conversion, with amenity being provided by larger lots and wider, more prominent roadways. In contrast, the most recent subdivisions and PUD's rely on more complex designs with mixed land uses, artful arrangement of open spaces and accessways so as to maximize returns while enhancing amenity. The universality of these principles is clearly demonstrated in these examples of subdivision design drawn from the Winnipeg cadastre.

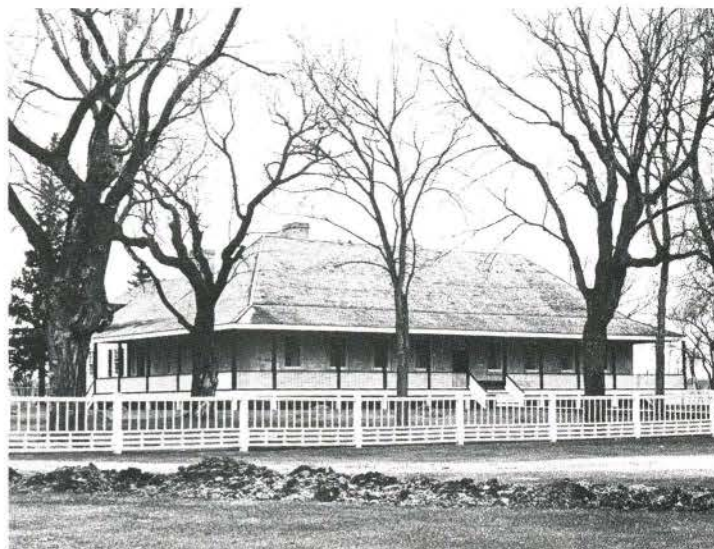
NOTES

1. For a more detailed account of the original surveys, see H.E. Beresford, "Early Surveys in Manitoba," *Papers of the Historical and Scientific Society of Manitoba*, Series III, (1954), pp. 9-15.
2. An account of the intensity, timing, and extent of land subdivision activity in the Winnipeg region is given in H. John Selwood, "Invisible Landscape: Premature Urban Subdivision in the Winnipeg Region," in John E. Welsted and John C. Everitt, eds., *Landscape Development and Boundary Influences in the Canadian Prairies*, (Regina: Regina Geographical Studies, No. 4, 1984), pp. 41-57.
3. Plan No. 700, surveyed by R.C. McPhillips and registered at the Winnipeg Land Titles Office on 23 September 1902.
4. See Plan No. 1374, surveyed by H. Paterson and registered at the Winnipeg Land Titles Office on 7 April 1908; also, "Proposed Map for Tuxedo Park," a promotional pamphlet produced circa 1906. Much of the original plan was replaced by one conceived by Frederick Olmsted, with C. Chataway the supervising surveyor. This plan was registered as Plan 1714 at the Winnipeg Land Titles Office on 31 October 1911.
5. See Plan No. 1504, surveyed by R.C. McPhillips and registered at the Winnipeg Land Titles Office on 28 September 1909.
6. Plan No. 4565, surveyed by S. Guttormsson and registered at the Winnipeg Land Titles Office on 3 May 1946.
7. For a description of the original Radburn proposal see James Bailey, ed., *New Towns in America*, (Washington: The American Institute of Architects, 1973), p. 8.
8. Plan No. 5090, surveyed by A.C. Findlay and registered at the Winnipeg Land Titles Office on 19 July 1950.

Manitoba Government Publications

The following titles are available from the Manitoba Culture, Heritage and Recreation, Historic Resources Branch.

- Archway Warehouse, Jail and Powder Magazine Norway House
- Brandon College
- Brandon Normal School
- Display Building Number 11, Brandon
- Grund Lutheran Church
- Isbister School, Winnipeg Paterson/Matheson House, Brandon
- St. James Church, Winnipeg
- St. Michael's Ukrainian Greek Orthodox Church, Gardenton
- Seven Oaks House
- The Emerson Courthouse and Town Hall Building.



LOWER FORT GARRY NATIONAL HISTORIC PARK

by Greg Thomas

Sir George Simpson, the overseas Governor of the Hudson's Bay Company and its most dominant nineteenth century personality, was a very parsimonious individual. In one of his rare outbursts of extravagance in a career which spanned more than four decades, Sir George Simpson established what has endured to become one of Western Canada's most prominent heritage resources; Lower Fort Garry. Situated on the west bank of the Red River twenty miles north of Winnipeg, Lower Fort Garry National Historic Park contains the most significant assemblage of original structures to have survived from the Canadian fur trade era.

Remarkably, Lower Fort Garry's survival at all is more of an historical accident than a deliberate design. When Sir George chose the location in 1830 and appointed a talented builder and mason, Pierre Leblanc, to begin construction, he was intent upon the provision of a safe retreat for his English bride, Frances, and an administrative hideaway, far from the historic centre of settlement at the forks. Leblanc first built a substantial stone residence facing the river. Later this "Big House" was flanked by stone warehouses each three storeys high, seventy feet long and thirty feet wide. Within a few short years, however, Simpson recognized the folly of his decision and Upper Fort Garry was constructed as the company's administrative headquarters closer to the centre of economic activity at the forks of the Assiniboine and Red Rivers.

Lower Fort Garry, or the "stone fort" as it came to be known, was not abandoned. Its infrastructure of solidly built stone residences and warehouses were ideally located to serve at the Hudson's Bay Company's major trans-shipment and provisioning centre as well as an assembly point for the boat brigades which travelled the Red River-Portage-La Loche-York Factory route. This function was complemented by the company's decision in 1857 to launch a farm at the lower fort. A farming operation soon extended for more than a hundred acres, excluding pasturage for the fort's extensive livestock operations. To complete the fort's economic role, a small industrial complex was established on the south side of the fort which included a brewery/distillery, grist mill/saw mill and steamboat repair area. The fort's active involvement in the transportation revolution reached a peak in 1872, when the new steamer "Chief Commissioner" was built and launched from an impromptu shipyard south of the fort.

With the decline of the fur trade after 1870, the role of Lower Fort Garry began to evolve. The fort began to assume an institutional flavour in 1871 when the fort's warehouse building was transformed to serve as Manitoba's first penitentiary. Two years later the newly created North West Mounted Police force arrived for a lengthy training session before their dispatchment westward. Throughout this period, and indeed until 1911, the Hudson's Bay Company continued to own and operate Lower Fort Garry, primarily in the later years as a part-time summer residence for the company's governors. Ever adaptable, in 1913 the Lower Fort's buildings and grounds were taken over by the Motor Country Club of Winnipeg who operated the fort as an elite summer club retreat until 1962 when the Hudson's Bay Company transferred title to the property to the federal government.

As a national historic park, Lower Fort Garry's surviving structures and landscape have been gradually restored and reconstructed to reflect its historic role as a significant fur trade trans-shipment and provisioning post in the nineteenth century. Of the buildings in general, it should be remembered that they formed a part of a business branch office. Like all companies, the Hudson's Bay Company was concerned with profits and the buildings were erected accordingly. They were simple, substantial and, above all, functional; with the exception of the Big House with its cornice and chair rail mouldings, painted walls and its dressed stone surrounds, few buildings at the lower fort indicated any conscious aesthetic flair. While the fort's architecture certainly could not be considered "flashy", the representation of three basic building types, stone construction, rubble fill and Red River frame, certainly illustrates that the fur trade period brought together a wide variety of cultural influences who adapted their building traditions to the conditions of frontier life.

Lower Fort Garry's stone buildings—the Big House, sales shop, provision store, cottage, the defensive wall and the bastions with their enclosed buildings—represent the earlier building phases on the site and all are still standing. Although the first three buildings were built by French Canadians, it is difficult to isolate traits which might be attributed to Canadian origin, for these men worked within a tradition which had been associated with the fur trade since its inception, and a tradition which had become inextricably blended into its building. The rubble fill structures at Lower Fort Garry—the annex to the Big House, the old men's house, a stable no longer standing, and possibly the malt barn-mill and the guard house erected for the Quebec Rifles, share architectural similarities to the colombage pierrote construction common in New France, but it was certainly an uncommon form of construction for the fur trade and should be related to the peculiar circumstances of the lower fort and the Red River Settlement. Red River Frame, however, was the structural form most frequently employed at Lower Fort Garry. This building technique belonged to the same family as rubble fill construction except that horizontal logs instead of masonry were used as fill between uprights placed at wider intervals. The heavy posts were grooved to receive the tenons of the filler logs. The buildings of Red River frame at the lower fort ranged from the two and one half storey warehouses down to the small individual houses erected for some of the personnel at the fort.

The visitor to Lower Fort Garry today is presented with the programs and activities of a major national historic park. One is greeted at the inevitable Visitor Reception Centre where one can eat, walk through a major exhibit and view an impressive slide-show. There are guides to offer tours to the carefully restored structures where animators in costume stand amidst mid-nineteenth century furniture in a conscious attempt to provide the fur trade with some personality. But behind this swirl of costumes and period activities, the lower fort reflects aspects of the contemporary history of the Canadian heritage preservation movement. Lower Fort Garry National Historic Park is a microcosm of the ongoing debate surrounding architectural reconstruction, period landscapes, public access to major artifact collections and the variety of issues which must be addressed by Canada's heritage community. As Parks Canada enters into a new phase of fiscal restraint and co-operative involvement with the local community, it will be interesting to measure the impact upon Lower Fort Garry, a heritage survivor. □

Books - Livres

SOME RANDOM NOTES ON MANITOBA ARCHITECTURAL BIBLIOGRAPHY

The architectural publications of this province are the subject of, to date, one of the most complete and certainly the most professional of Canadian architectural bibliographies. Jill Wade's 1976 *Manitoba Architecture to 1940* identifies and locates many items both common and obscure. Lossely based on the Hitchcock model (*American Architectural Books*. N.Y.: Da Capo, 1976), it does not identify all editions or presumably, locations of material and so its usefulness is slightly limited for both the scholar and bibliophile.

The primary bibliography for western material (B.P. Peel, *A Bibliography of the Prairie Provinces to 1953*, Toronto: UTP, 1956, revised 1973), is less useful, being unreferenced for "buildings", than Wade. "Peel" does provide a listing place names and a subject heading entitled "Settling the West", both of which may provide architectural material. In certain areas Peel is superseded by F.J. Artibise's scholarly and useful *Western Canada Since 1870: A Select Bibliography* (Vancouver: UBC Press, 1978). For the study of French culture in Manitoba, while it does not specifically reference architecture, *Introduction à l'étude des Franco-Manitobains* by Lionel Dorje is essential. It was published in 1973 by La société historique de Saint-Boniface. As general sources to local history one cannot be better directed than towards *Manitoba History*, the triannual journal of the Manitoba Historical Society. Also, *The Beaver*, the

house organ of the Hudson Bay Company frequently has articles relating to early settlement in the province.

Given Wade's work, to reiterate her references would be more redundant than constructive. Instead a number of useful texts omitted from that bibliography are noted and then for the general reader, survey publications and recent periodicals are presented.

Of the notable exclusions to Wade, the first is the important incunabula, the *Report on the Building and Ornamental Stones of Canada*, by Dr. William A. Parks (Ottawa: Department of Mines, 1916) which in volume IV comprehensively deals with Manitoba rock formations, quarries and provides many illustrations of stone masonry buildings.

Wade in a well written preface describes the importance of the catalogue publications of the B.C. Mills (but fails to note the essential role of the "Western Retail Lumberman's Association"). Unfortunately the plan booklets of T. Eaton Company (for example, *Plan Book of Ideal Homes*, Winnipeg, c. 1918) are neglected. This is a major oversight given the publication location and the extent of the company's influence across Western Canada. Further, a professional architectural firm from Winnipeg issued a plan catalogue, complete with suppliers advertisements, which in my experience is unique in Canadian architecture. This unusual item (*Attractive Homes* by Edgar Prain and W.P. Watson, Associated Architects, Winnipeg, 1920) is also not in Wade.

Lastly, this bibliography fails to respond to the issue of the "building" forms of the aboriginal or first people. Norbert Schoenauer of McGill University mentions the Canadian prairie context in *Introduction to Contemporary Indigenous Housing* (Montreal: Reporter Books 1973, revised and expanded in *6,000 Years of Housing—The Pre-Urban House*, N.Y.: Garland STPM, 1981). However the most comprehensive Canadian work is a University of Manitoba publication (*Toward the Design of Shelter Forms in the North - Phase 1: Native Shelter Forms* by Arnold Koerte, Winnipeg: Centre for Settlement Studies, U of M, 1974).

These specific criticisms are meant to supplement rather than detract from the quality of this pioneering work. It is to be hoped that all provinces will eventually have such a useful reference to their architectural publications.

Leaving Wade, the first province-wide survey of which I am aware is M.S. Osborne's "The Architectural Heritage of Manitoba" in *Manitoba Essays Written in Commemoration of the Sixtieth Anniversary of the University of Manitoba* (Toronto: Macmillan, 1937). Some 33 years later, as part of the provincial centennial, Professor William P. Thompson prepared an exhibit entitled "The Architecture of Manitoba". In 1964 the Historical Survey of Manitoba Architecture was initiated. Milestone reports of this survey were published in *Manitoba Pageant* "The Historical-Architectural Survey", XII, Winter, 1967 and N.C.H. Russell, "Some Photographic Highlights of the Architectural-Historical Survey of Manitoba", XIV, Winter 1969). This research culminated in the publication of *Early Buildings of Manitoba* (by Moir et al, Winnipeg: Peguis, 1973). Individual reports of select buildings are published by the Manitoba Resources Branch for the provincial Historic Sites and Monuments Board.

As the provincial capital and the socio-cultural centre of the prairies for nearly a century, the architectural history of Winnipeg is particularly well documented. In addition to several early sources referenced in Wade, John Graham's *Winnipeg Architecture: The Red River Settlement, 1831-1960* (Winnipeg, U of M Press, 1960, 50 pp.) is recommended as is *Winnipeg Architecture 100 Years* by William Thompson (Winnipeg: Queenston House, 1975, reprinted 1983) and Alan Artibise's *Winnipeg, An Illustrated History* (Toronto: James Lorimer, 1977). From the same period is the useful survey report from the Canadian Inventory of Historic Buildings, *Early Buildings in Winnipeg* (manuscript 389, Vol. I-VII, 1974-77) by Saunders, Rosticki and Carrington. Like other Canadian cities, Winnipeg has undergone urban rehabilitation, with perhaps not as characteristically, a marked success. This story is told in *Winnipeg's Historic Warehouse Area* (Winnipeg, c 1978) and Steve Barber and a guide to the renovated area, the old warehouse district (*The Historic Winnipeg Restoration Area*, Winnipeg, c. 1978) and Steve Barber and Chuck Brook's "Historic Winnipeg Restoration Area: A Brief History" (*Prairie Forum*, Fall, 1980). Each year from 1979 through 1984, the Historic Projects branch, Environmental Planning department of the City has published *The Year Past*. This is the annual report of the City's Historical Buildings Committee and each provides architectural and historical comment on the various buildings graded that year and a summary of the buildings conservation list. The Environmental Planning department has sponsored several special publications including *Monuments to Finance* (by David Spector, Vol. I and II, 1979), *The Architecture of Functionality* (Spector, 1981), *Apartment House Architecture in Winnipeg to 1915* (Spector, 1980) and Graham Macdonald's *A Preliminary Inventory of Historic Churches in the City of Old Winnipeg* (1983). In all these special publications cover the architecture of banks, firehalls, apartments and churches and industrial buildings such as pump houses.