



17 LUXTON AVENUE

GEORGE & ESTHER A. HARTLEY HOUSE

PREPARED BY PETERSON PROJECTS – DECEMBER 2009



17 LUXTON AVENUE GEORGE & ESTHER A. HARTLEY HOUSE

Date of Construction: 1909

Building Permit: N/A

Architect: Unknown

Contractor: Unknown

ARCHITECTURAL INTEREST:

Conspicuously located on a corner lot, this 2½-storey frame home has been part of the Scotia Street neighbourhood of West Kildonan for over 100 years.

The front (south) façade features a ground floor open veranda that wraps around the home's southwest corner and is supported by unfluted wood columns. An oval window is found beside the main entrance to the home. Horizontal wood cladding covers the building except for the fish scale shingles on the top floor elements. The steeply-pitched hip roof is interrupted by a front facing gable dormer and a turret in the southwest corner. This tower is highlighted by a series of arched windows and a conical roof. Ornamental bargeboard originally graced the gable end but has been removed.



Front (south) and east façades, 2009

The west façade features another large gable end with fish scale shingling and there is a one-storey lean-to attached to the rear (north) façade. The entire structure sits on a raised rubblestone foundation.

The building stands on its original site. It appears to be suffering from neglect and aging, some of the original ornamental elements are missing or in a state of deterioration.

This home is an excellent example of the Queen Anne style. This style borrowed heavily from English architecture of the 15th century, blending classical and medieval motifs into a picturesque form.¹ The desired asymmetry was achieved through a number of combinations of porches, bay windows, projecting wings, balconies and other devices. Roofs were usually irregular and complex, with dormers, gables and ornamental chimneys. Variations in materials and colours were also used to animate the façades. Given this freedom of design, however, accomplished designers were still able to create balance in the structures, offsetting busy surfaces by placing calmer elements nearby.² The popularity of the style in Canada began in the 1880s and lasted until World War I. On the prairies, pre-1900 examples of the style were not numerous because large-scale development occurred after the turn of the century. Post-1900, it was quickly adopted for use in the growing residential districts, especially the more affluent neighbourhoods where its showy qualities were greatly admired.



Front (south) and west façades, 2009

HISTORICAL INTEREST:

M. Willis Argue, a financial agent, originally owned this property, although it does not appear that he ever lived in the house. Early renters included George Cair and engineer Stanislas Skuzanski. George Hartley and his wife Esther A. Hartley, owned and occupied the house from 1912 into the late 1920s. Hartley worked for the Brunswick Feed and Sale Stable. In 1930, the house was owned by John Ketter, an employee of Burns and Company. He lived in the home into the 1950s.³



Rear (north) and west façades, 2009

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

Under the Historical Buildings By-law, this building meets a number of important criteria:

- its historical importance- a good example of the type of single-family home built throughout the city in the pre-World War I era;
- its associations- N/A;
- its design- an excellent example of the Queen Anne style;
- its architect- N/A;
- its location- defines an important intersection and contributes greatly to the historic streetscape of two major arteries within its neighbourhood; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (south) façade, 1978

ENDNOTES:

- ¹ Identifying Architectural Styles in Manitoba (Winnipeg, MB: Department of Culture, Heritage and Citizenship, 1991), p. 17; L. Maitland et al., A Guide to Canadian Architectural Styles (Peterborough, ON: Broadview Press, 1992), p. 102; and L. Maitland, The Queen Anne Revival Style in Canadian Architecture (Ottawa, ON: Environment Canada, 1990), p. 64.
- ² L. Maitland et al., op. cit., p. 98.
- ³ City of Winnipeg Assessment Rolls, Roll No. 14061156000, 1920-1990; and Henderson's Directory, 1915-1980.