



1403-1407 MAIN STREET

POLLOCK'S HARDWARE

City of Winnipeg
Historical Buildings & Resources Committee
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1403-1407 MAIN STREET – POLLOCK’S HARDWARE STORE

Ownership:

From construction (1922) until 1932, Alexander Pollock is listed as the owner of this retail block. Pollock is listed as a “builder” in the City of Winnipeg Tax Rolls although he also operated the hardware store. From 1933-40, R.J. Pollock (relationship unknown), was listed as the block’s owner, although the ownership was “c/o Alexander Pollock” and the latter was listed as the owner from 1949-1956. The property included a stable until 1937 and Pollock lived for many years at 114 Cathedral Avenue.¹

Tenancy:

The Henderson’s Directory for 1925 does not list Alexander Pollock as a resident of Winnipeg, the property at the southeast corner of Main Street and Atlantic Avenue (#1407) is occupied by Forest S. Keller Hardware Store. The store to the south (#1405) is occupied by William Hassan (also spelt as Hassam), plumber and Henry’s Barber Shop and in 1927, Pollock Hardware is located at #1407 Main Street.² This began nearly 80 years of use of the north end of the building as Pollocks, including its occupancy of the rest of the building by the late 1970s. Tenants in the other portion of the building included Henry’s Barber Shop (1925-ca.35), James Boddis, confectioner (1930), Stones Meat Market (Richard Stone, proprietor, 1940), Pollock’s Barber Shop (Harry Barry, proprietor, 1940), Harry Alexander, tailor (1945-50), Kay’s Beauty Shop (1945-50) and Gus’ Barber Shop (1950-ca.1972). The southern shop was listed as vacant in 1977 and occupied by Pollock’s Hardware in 1980.³

In the fall of 2007, the owners of Pollock’s announced the store, which had been unsuccessfully marketed for sale, was closing.⁴ A group of local residents came together with the idea of starting a

¹ City of Winnipeg Assessment Roll, Roll No. 14-060113000 (Old Roll No. 10680-12-3), 1 Kildonan, Plan 298, Block 5, Lot 1 (except northeast corner): Lot 2.

² Henderson’s Directory, 1925-27.

³ *Ibid.*, 1925-1980.

⁴ J. Loxley, “Forming a Co-operative in Manitoba: The Pollock’s Hardware Co-op Experience,” paper prepared for the Co-operatives Promotion Board of Manitoba, January 2014.

co-operative. After several public meetings and negotiations with the owners, Pollock's Hardware Co-op Ltd. opened in May 2008 and was incorporated in November 2009.

Building information:

According to the original City of Winnipeg Building Permit, the one-storey brick store rests on a concrete foundation, measures 17.7 metres along Main Street and 15.9 metres along Atlantic Avenue.⁵

Original plans show the building was originally divided into three shops (Plate 1), the northern two spaces separated by a wood partition wall, the southern spaces by a 20.3-centimetre brick interior wall. All three shops were accessed off Main Street by recessed entrances with large plate glass display windows (Plate 2). The north and south façades were windowless (Plate 3), the rear (east) façade featured windows and doors for all three shops. Access to the basement was found at the back of each shop. The basement is divided into two portions by a solid brick wall (Plate 4).⁶

At present, the exterior has seen some alteration, specifically the replacement of the middle and south recessed entrances with display windows (Plate 5). It is unknown whether the glass block in the original plans was executed in the completed construction, but the space is occupied by signage. The south façade is covered by the neighbouring building and the north façade is uninterrupted except for the west end (Plate 6), although it appears a window has been bricked in at the east end of the elevation. The rear façade includes a lean-to (Plate 7).

On the interior, the building operates as one unit and some of the original ornamental tin ceiling still covers much of the 3.5-metre high ceilings (Plates 8-11). Only one staircase at the rear of the north end of the building gives access to the basement (Plate 12).

⁵ City of Winnipeg Building Permit, #966/1922.

⁶ There is some discrepancy in these plans, the "Ground Floor" shows 3 sets of stairs to the basement, the "Basement Plan" only shows 2 staircases.

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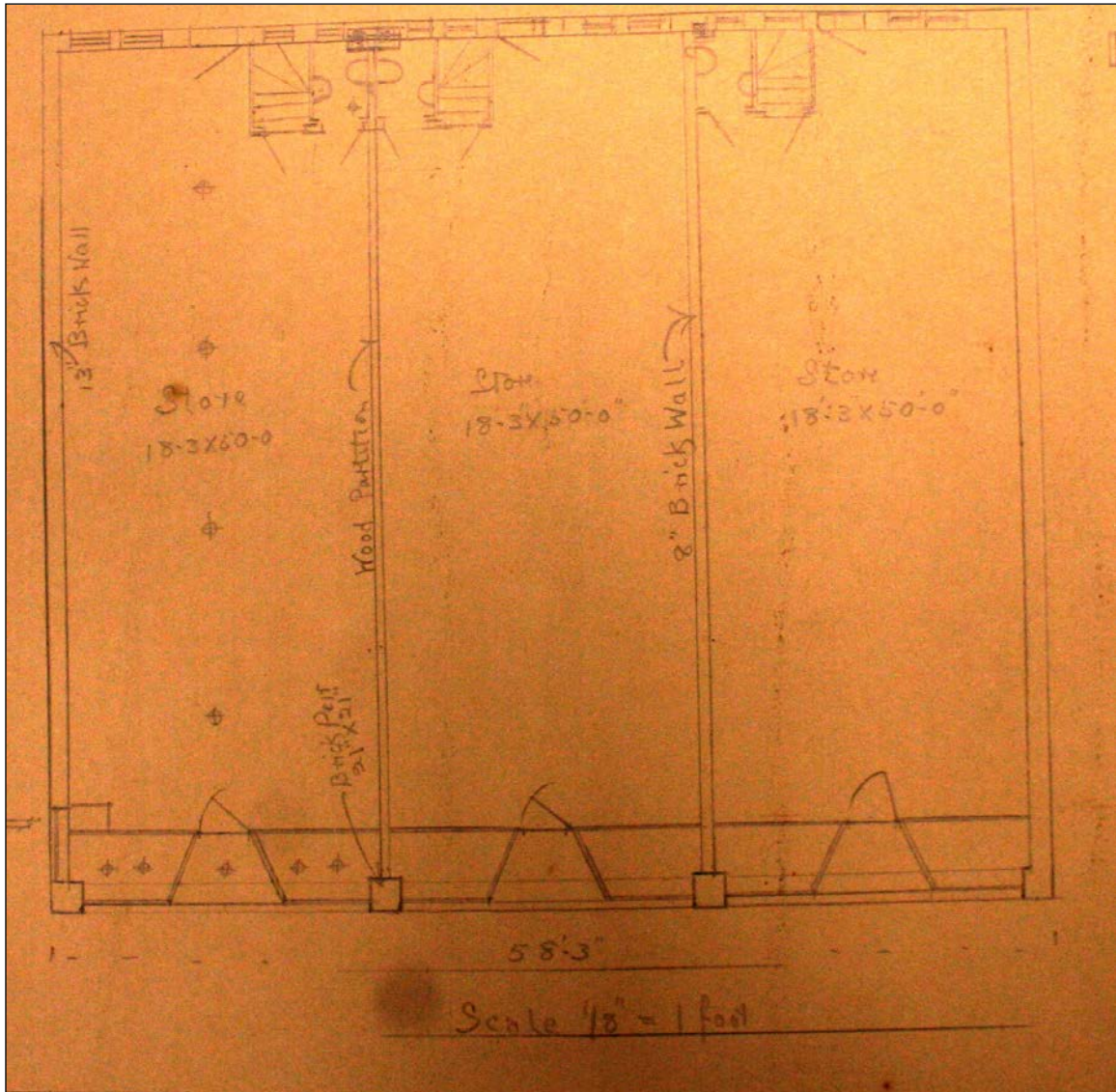


Plate 1 – Architect’s Plans, #966/1922, “Ground Floor”. (Courtesy of the City Clerks Department.)

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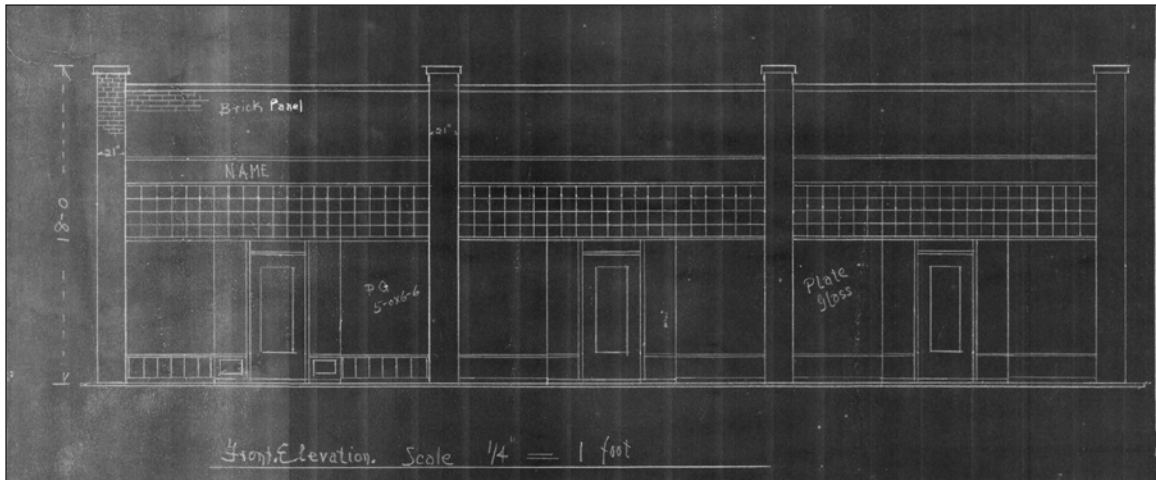


Plate 2 – Architect’s Plans, #966/1922, “Front Elevation”. (Courtesy of the City Clerks Department.)

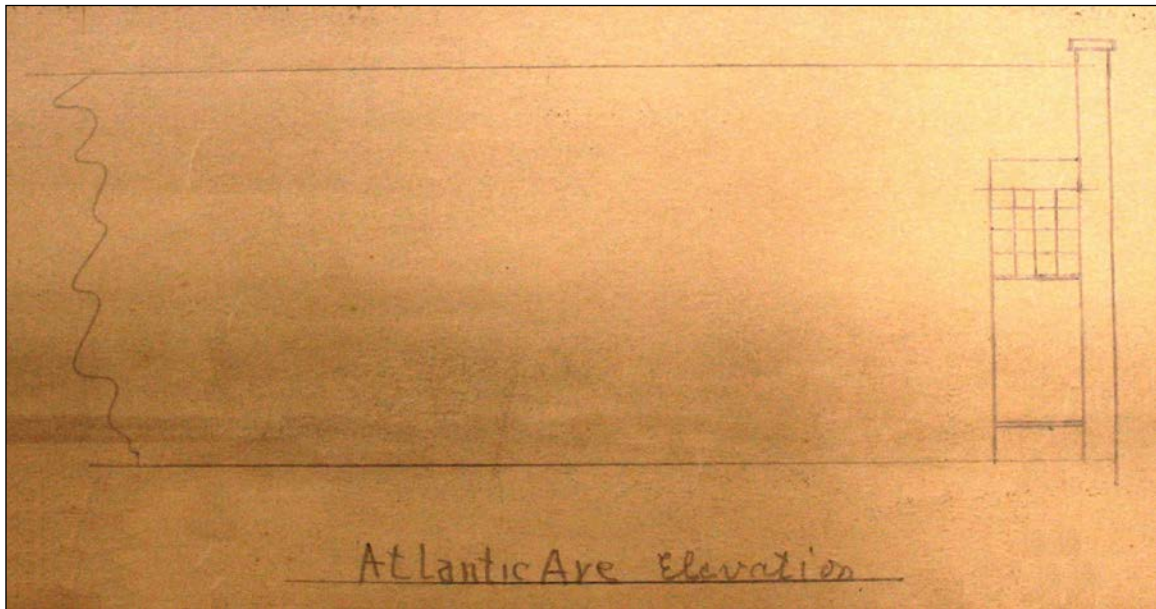


Plate 3 – Architect’s Plans, #966/1922, “Atlantic Ave Elevation”. (Courtesy of the City Clerks Department.)

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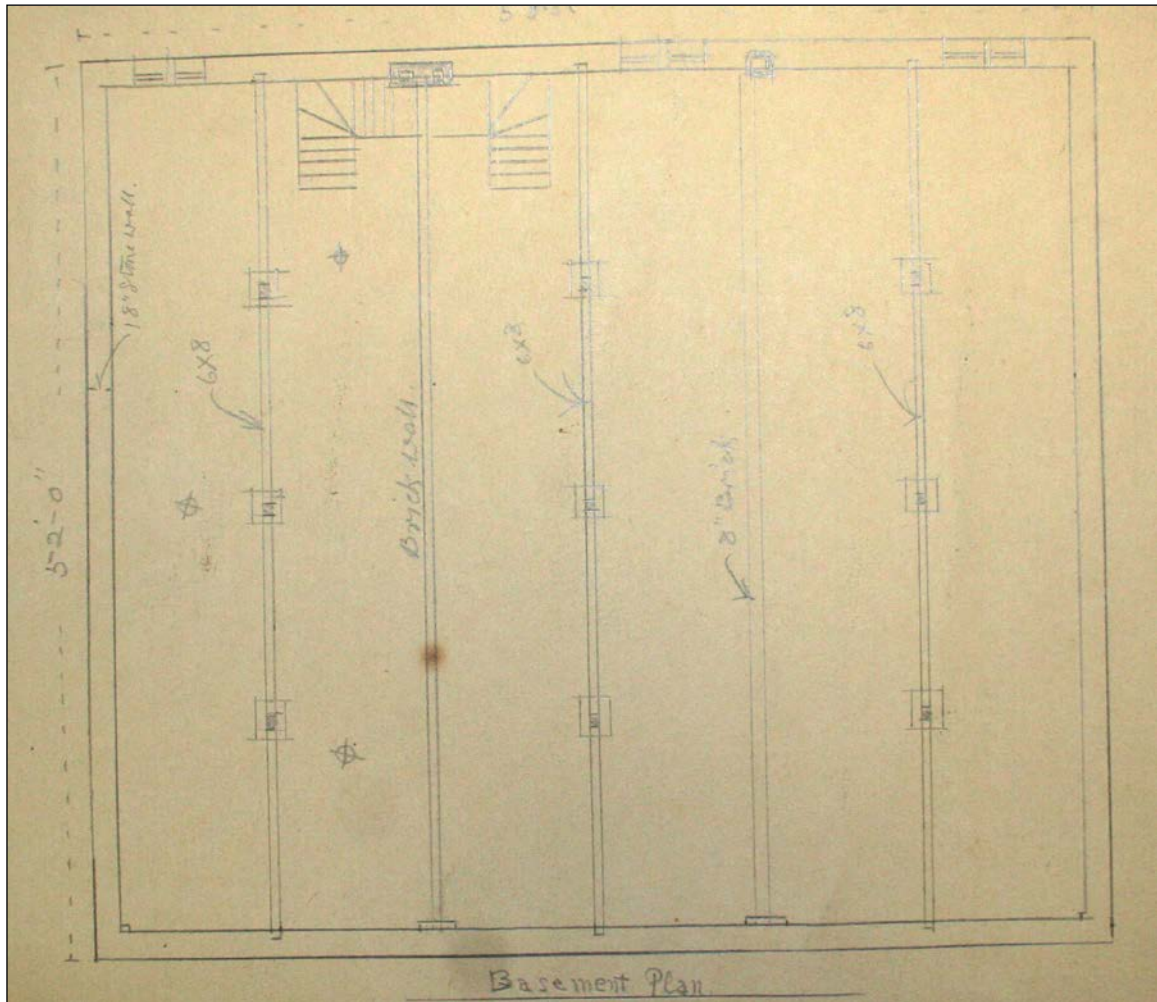


Plate 4 – Architect’s Plans, #966/1922, “Basement Plan”. (Courtesy of the City Clerks Department.)

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Plate 5 – Pollock’s Hardware Store, 1403-1407 Main Street, front (west) façade, 2022. (M. Peterson, 2022.)



Plate 6 – Pollock’s Hardware Store, 1403-1407 Main Street, front (west) façade, 2022. (M. Peterson, 2022.)

A photograph of a two-story industrial building. The building has a red metal roof on the left side and a brick chimney. The main body of the building is made of light-colored concrete or stucco, showing signs of wear and peeling paint. A blue pickup truck is parked in front of the building, and a yellow SUV is parked to the left. There are trees and a street with a stop sign visible in the background.

Plate 8 – Architect’s Plans, #966/1922, “Section”. (Courtesy of the City Clerks Department.)

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Plate 9 – Pollock’s Hardware Store, 1403-1407 Main Street, store interior, north end, 2022. (M. Peterson, 2022.)



Plate 10 – Pollock’s Hardware Store, 1403-1407 Main Street, store interior looking southeast from entrance, 2022. (M. Peterson, 2022.)

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Plate 11 – Pollock’s Hardware Store, 1403-1407 Main Street, store interior, southeast corner, 2022. (M. Peterson, 2022.)



Plate 12 – Pollock’s Hardware Store, 1403-1407 Main Street, store interior, south end, 2022. (M. Peterson, 2022.)

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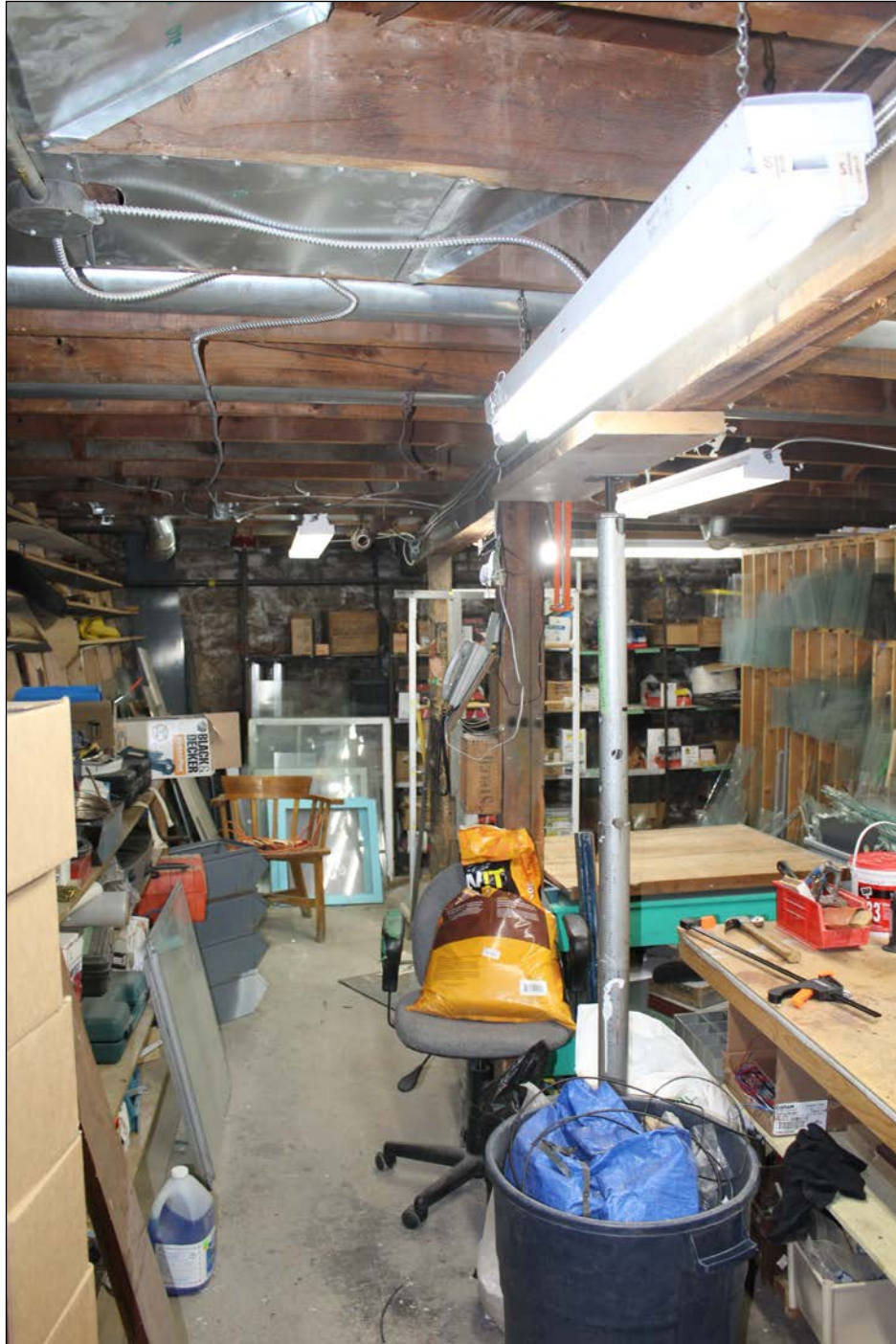


Plate 13 – Pollock’s Hardware Store, 1403-1407 Main Street, basement, 2022. (M. Peterson, 2022.)