

# NIAKWA PARK







# Looking For a HOME?

## Be Sure to See The Beautiful New Housing Sub-Division at **NIAKWA PARK**

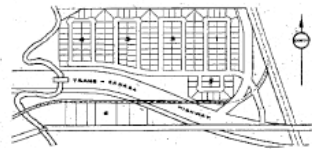
Niakwa Park Is A Beautifully Wooded Area Adjacent To  
The Trans Canada Highway East  
And Contains Only 150 Large Well Treed Lots

This park-like property has been designed as a unit in every detail, with each home arranged to suit its neighbor even as to color and plot plan. The price of each home will include concrete roads, ornamental lighting, children's park area, and all city sewer and water services.



Watch For The Opening Of  
The Niakwa Park Display Home  
On Or About June 7th

The plot plan shows the 5 bays of lots that face on to the concrete roads. And the position of the park beside the highway.



Distinctive original designs have been provided by Mr. N. M. Zunic, M.R.A.I.C., to the most rigid specifications.

All homes will be plastered and contain only No. 1 lumber and the finest of insulation. Open fireplaces are included in each design, and may or may not be included.

FOR INFORMATION CONTACT ANY  
OF THE FOLLOWING:

<b>N. M. Zunic, M.R.A.I.C.</b> Phone 30-3079	<b>J. Brown, Builder</b> Phone 30-8486
<b>Johanson Construction</b> Phone 30-4334	<b>Heintz Bros., Builders</b> Phone 40-6109
<b>T. Urbanski, Builder</b> Phone 30-1270	<b>J. Les Thompson &amp; Son</b> Builders Phone 30-4304
<b>Niakwa Park Ltd.</b> Developers Office on the Project	<b>Thompson Lumber &amp; Fuel Ltd.</b> Suppliers Phone 30-4348

Located north of Fermor Avenue, south of the Windsor Park Golf Course and adjacent to the Seine River, Niakwa Park is a park-like neighbourhood developed in the 1950s. The area's homes were designed by Nikola Zunic, a 1950 graduate of the University of Manitoba School of Architecture. The name Niakwa is derived from an aboriginal term for "winding river" and was earlier applied to the Niakwa County Club, established to the south of the Niakwa Park area in 1921.

Niakwa Park was developed by Niakwa Park Limited. Beyond Zunic, partners in the area's construction included Johanson Construction; T. Urbanski, Builder; J. Brown, Builder; Heintz Brothers, Builders; J. Les Thompson & Son; and Thompson Lumber & Fuel Ltd. Lorne Thompson, of the latter company, was an early leader in the area's construction and orchestrated the purchase of the neighbourhood's lots from the City of St. Boniface.

LEFT:

Advertisement for  
Niakwa Park. Winnipeg  
Free Press.



One of 150 homes in a new \$2,250,000 project in St. Vital, this attractive house is located in the Niakwa Park subdivision, a 40-acre site near Windsor golf course. The home will sell for between \$13,000 and \$18,000. The entire project has been architecturally designed and controlled throughout, and includes ornamental street lighting, pavement and other features in the price of the house. A large wooded area will be used for park and playground. A furnished model home will be open to the public all summer.

## Efficiency Leisure, Keynotes Of Modern Living Habits

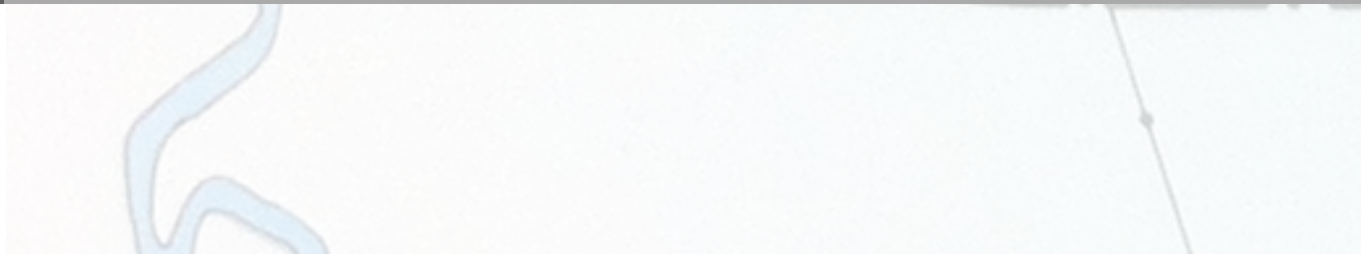


ABOVE:  
Article and photo  
on Niakwa Park.  
*Winnipeg Free  
Press*, 21 May 1955.

BELOW:  
Ornamental  
signage in Niakwa  
Park.

Period advertisements touted Niakwa Park as a park-like district and proclaimed the area's homes as designed to fit with their neighbours in plot, aesthetics and even colour. Articles boasted, as well, of ornamental street lighting and signage. Examples of these included the colourful decorative entry gate and the river and aboriginal-architecture themed street signs that remain today. This theme was continued with naming of the area's five bays after North American aboriginal groups and likely derived from Niakwa Park's Seine River-adjacent location and the aboriginal etymology of the area's name.

The neighbourhood, which includes 160 lots, was deemed a "High Class" project and described as "The most exclusive development in Western Canada" containing "Manitoba's No. 1 home" – a building that was featured in the August 1956 issue of *Canadian Homes and Gardens*. Of Niakwa Park architect Nikola Zunic stated that he and his partners attempted to engender a certain diversity in design and to embrace of the park-like terrain, maintaining existing trees. He elaborated: "it was our plan that we wouldn't set up the houses like soldiers." The initial investment in the neighbourhood was \$2,250,000, with homes selling for between \$13,000 and \$15,000.







#### ABOVE:

Map of Windsor Park area featuring Niakwa Park from the City of Winnipeg 1973 St. Boniface District Plan.

#### BELOW:

Home in Niakwa Park. The area's street-scape is dominated by an array of single-storey bungalows permeated by a modernist character. Gable roofs of a shallow pitch face passersby, often with one side reaching over an attached carport and shed.



The City of Winnipeg's 1973 District Plan for St. Boniface lists Niakwa Park within the Windsor Park Local Planning Area, at it's south-west edge. The same report describes the area as one of "well built bungalows of above average size for their time." It elaborates:

*"The interiors are well planned and every home has an attached garage or carport. Care has been taken in the choice and use of exterior materials—with great emphasis being placed on the natural materials such as brick, stone and wood. The use of these natural materials, house set close to the ground and a well tree'd area, gives Niakwa Park a character which is not apparent in most of the newer subdivisions."*

Niakwa Park was part of a large boom in population in St. Boniface during the post-war era. The municipality increased its number of inhabitants from 26,342 to 37,600 between 1951-1960, reaching 43,214 by 1966 and 45,370 by 1969; the area's growth rate significantly exceeded that of Metropolitan Winnipeg as a whole.

One of the early show homes in the Niakwa Park area was 21 Chippawa Bay. The home featured interior design by Eaton's Interior Decorating Service.

Period advertisements described as a "Modern" and "California-Style" bungalow, with its furnishings selected to compliment such architecture, with colour used to establish "an atmosphere of warm hospitality."

LEFT:  
Advertisement for Eaton's  
Interior Decorating Service.  
Winnipeg Free Press, 17 June  
1955.



## EATON'S Interior Decorating Service

**Completely Furnished and Decorated —  
This Modern, California-Style Home  
at 21 Chippawa Bay, Niakwa Road**

Once again EATON'S Decorators have scored a hit! They've completely planned and decorated this beautiful, livable California Style bungalow at 21 Chippawa Bay, Niakwa Road . . . they've used colour to give it an atmosphere of warm hospitality . . . they've chosen furniture to fit in with the architecture . . . they've added accents and fixtures that are imaginative and interesting. We invite you to see this lovely home for yourself . . . a fine example of what EATON'S Decorators can do for you! If you're building a new house or renovating the one you live in . . . call on our well-trained staff of decorators . . . they're only too happy to be at your service!

Interior Decorating Service,  
Sixth Floor, Dial 3-2-5.

**T. EATON CO.** Limited