



WINNIPEG  
ARCHITECTURE  
FOUNDATION



ARCHITECTURAL TOUR OF

Niakwa Park

Marieke Gruwel

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**Niakwa Park**

Marieke Gruwel  
Winnipeg Architecture Foundation

The Winnipeg Architecture Foundation is a nonprofit, registered charitable organisation dedicated to advancing the awareness and appreciation of Winnipeg's built environment through public education.

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Winnipeg is located within Treaty No. 1 Territory, the traditional lands of the Anishinabe (Ojibway), Ininew (Cree), Oji-Cree, Dene, and Dokota, and is the Birthplace of the Métis Nation and Heart of the Métis Nation Homeland.

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# **PREVIEW TO— NIAKWA PARK**

## **HOUSING SUB DIVISION**

**LOCATION:** Niakwa Park is a beautifully wooded area of 40 acres within 7 minutes from Portage and Main, and is adjacent to and reached by the new Trans-Canada Highway east via St. Anne's Rd.

This parklike property, between Windsor Golf course and the new highway has been sub-divided into good sized lots. Architects have been commissioned to design distinctive houses for each lot and to exercise architectural control over all building. Streets are arranged in the modern bay pattern and will be paved and have ornamental lighting.

A model home will be built and furnished and will be open to the public all summer.  
A large, well treed area has been set aside for park and children's playground.

If you are considering a new home you are cordially invited to visit Niakwa Park. There is an office near the highway and plans can be seen there or by contacting any of the following parties:

**DEVELOPERS:** NIAKWA PARK LIMITED — Phone 20-4848

**ARCHITECT:** N. M. ZUNIC

**BUILDERS:**  
J. BROWN — Phone 20-8486  
HEINTZ BROTHERS — Phone 40-6109  
• JOHANSON CONSTRUCTION — Phone 20-4324  
J. L. THOMPSON & SON — Phone 20-4304  
T. URBANSKI — Phone 50-1270

**SUPPLIERS:** THOMPSON LUMBER & FUEL LTD. Phone 20-4848

House plans may be seen at the Niakwa Park Office —  
(on the Building Site).

## Niakwa Park

Niakwa Park, located north of Fermor Avenue, south of Windsor Park Golf Course, and adjacent to the Seine River, was developed in the mid-1950s. When it was proposed, the project aimed to construct 160 homes on 16.2 acres of land. The area's homes were designed by Nicola Zunic, a 1950 graduate of the University of Manitoba's School of Architecture. The subdivision's name is derived from an Indigenous term for "winding river," and had earlier been applied to the Niakwa Country Club, established in 1921 and located south of Niakwa Park.

The construction of Niakwa Park was a direct result of a large population boom in St. Boniface during the post-war era. The number of people living in the municipality, which was amalgamated with the City of Winnipeg in 1971, increased by nearly 20,000 between 1951 and 1969. This growth rate significantly exceeded that of Metropolitan Winnipeg as a whole,

resulting in an increase in housing development projects. One of these projects was Niakwa Park, approved by St. Boniface City Council in 1954. Niakwa Park Limited (then the Niakwa Park Syndicate) agreed to spend roughly \$130,000 on roads and improvements including, as part of the agreement, constructing an extension of Archibald Street connecting it to the Trans-Canada Highway.

The subdivision was developed by Niakwa Park Limited. Beyond Zunic, partners in the area's construction included: Johanson Construction; builders T. Urbanski, J. Brown, and the Heintz Brothers; J. Les Thompson & Son; and, Thompson Lumber & Fuel Limited. 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. The initial investment in the neighbourhood was \$2.25 million, with homes selling for \$13,000 to \$15,000.

Of Niakwa Park, Zunic stated that he and his partners attempted to engender a certain diversity in design and wanted to embrace the park-like terrain, achieved partly by building around existing trees. Years later, Zunic commented further on the creative approach taken in the design: "...it was our plan that we wouldn't set up the houses like soldiers."

## The Architect: Nikola Zunic

Born on April 12, 1921 in Prilisce Dolnje, Croatia, Yugoslavia, Nikola Zunic and his family immigrated to Canada in May 1933. Zunic attended Immaculate Conception and Norquay Elementary schools, Aberdeen Junior High, and St. John's Technical High School. In 1939, he enrolled at the University of Manitoba in the Arts and Science Faculty.

His studies were interrupted in 1942 when he enlisted in the Royal Canadian Air Force, serving as a navigator with the 419th Squadron in England. He was honourably discharged in September 1945 with the rank of Flight Officer. Having witnessed war-time destruction, Zunic wanted to build. He was quoted in the *Winnipeg Free Press* saying, "I knocked down a hell of a lot of equipment in the war, so I decided it was time to build." He resumed his studies at the

University of Manitoba and graduated from the School of Architecture in 1950.

Following graduation, Zunic briefly worked for the University of Manitoba's Planning Research Centre, a position he held until 1952—the same year he registered with the Manitoba Association of Architects. He went on to establish his own practice, with his offices on the second floor of the Canadian Bank of Commerce building, located at the corner of Marion and Tache in St. Boniface. A large number of Zunic's projects would be built in this area, including the Niakwa Park subdivision.

Important early commissions included the design of a 12-classroom school in St. Pierre-Jolys, Manitoba. Another significant project Zunic worked on in the early stages of his career was the Canadian Legion Gardens on Talbot Avenue in Winnipeg. This development for low-income seniors—a series of small, clean-lined duplex cottages in a park-like

setting—was built with the aid of the Central Mortgage and Housing Corporation and Legion members on city-donated land.

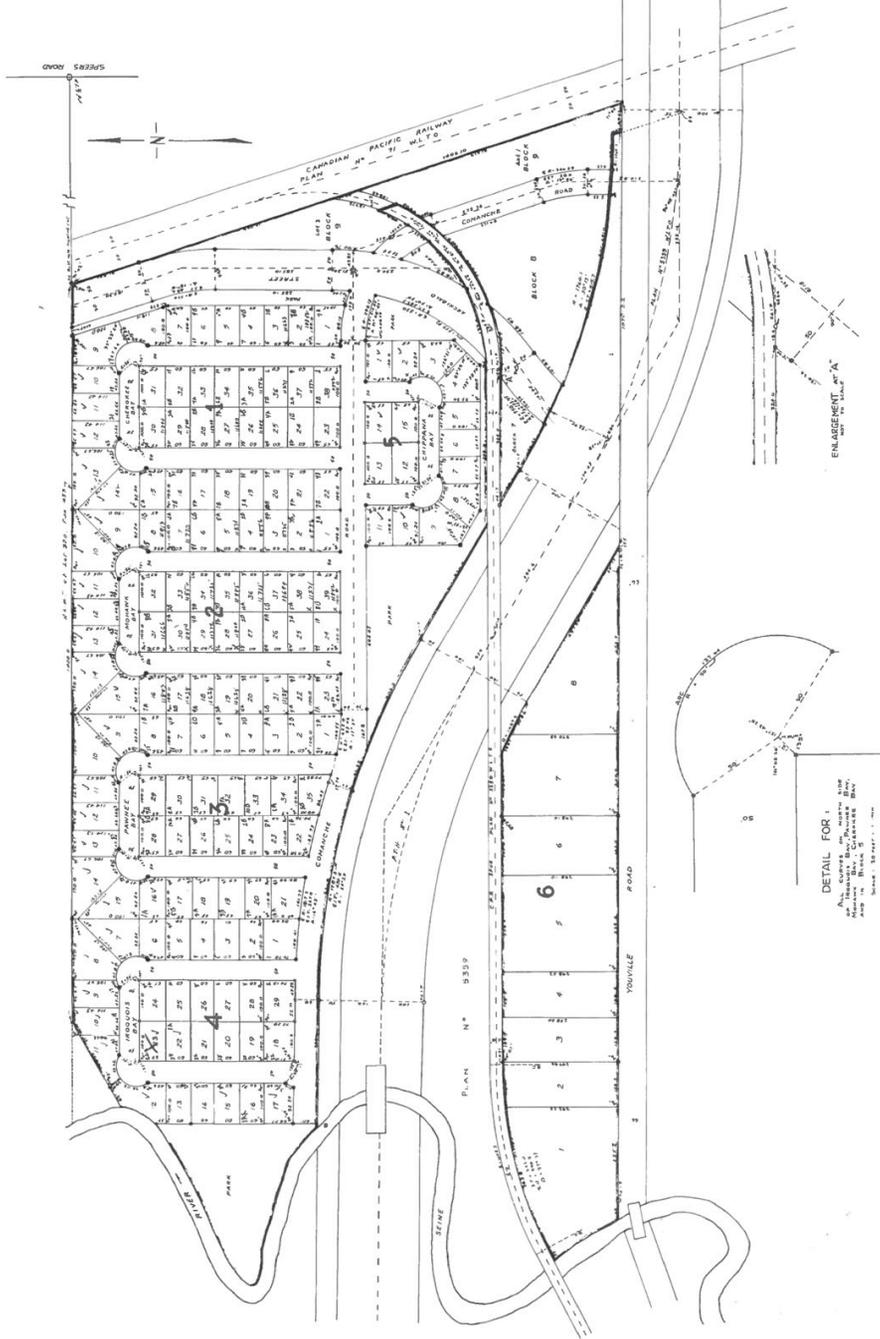
From this period onward, Zunic worked not only as an architect, but as a developer and builder as well. His designs expressed a tempered form of modernism that remained open to local conditions and alternative functions. This can be seen in the design of Niakwa Park, which may have been Zunic's largest project.

During his career, Zunic designed more than 35 schools throughout the province and a large number of churches, including St. Alphonsus Catholic Church (with Victor Sobkowich) and the Holy Family Ukrainian Catholic Church (with Radoslav Zuk). Other notable projects included Happyland Park Swimming Pool, the St. James Civic Centre, and a retirement residence in Gretna, Manitoba.

Beyond his architectural practice, Zunic served on the executive of both the Manitoba Association of Architects and the Royal Architectural Institute of Canada. He was involved with the Canadian Chamber of Commerce, serving as an executive from 1957 and as a provincial representative beginning in 1965. Furthermore, beginning in the 1960s, Zunic was twice elected as a board member of the Central Mortgage and Housing Corporation, a prominent federal housing agency.

## Notable Projects in Winnipeg

- 101 Champlain Street, 1954
- Park Lawn Funeral Home, 1858 Portage Avenue, 1955
- Niakwa Park, 1955-1956
- Frontenac School, 866 Autumnwood Drive, 1956
- St. Alphonsus Catholic Church, 341 Munroe Avenue, 1958
- Windsor Park Library, 955 Cottonwood Road, 1961
- Happy Land Park Swimming Pool, 520 Marion Avenue, 1962
- Holy Family Ukrainian Catholic Church, 1001 Grant Avenue, 1963
- Transcend Police & Fire Hall, 730 Pandora Avenue West, 1966
- St. James Civic Centre, 2055 Ness Avenue, 1966
- 117 Clearwater Road, 1967
- Foyer Vincent, 200 rue Horace, 1970



The original Niakwa Park Subdivision Plan  
(City of Winnipeg Archives), 1955

## The Design of the Subdivision

In North America, a subdivision is an area of land divided into plots, becoming the location of housing, commercial, and industrial developments. The original Niakwa Park housing subdivision plan divided the land into 164 lots. Eight of these lots were located south of the Trans-Canada Highway and were ultimately never developed as part of the Niakwa Park subdivision; that land was later developed in the late-1960s as part of Niakwa Place.

Zunic was not just responsible for designing the homes of Niakwa Park; he also played a significant role in their placement and the general layout of the subdivision. Zunic, like other designers of post-war housing developments, opted to move away from the older grid-pattern street layout, which was increasingly criticised. The grid pattern

was simple and convenient for arranging homes, and allowed for easy identification of streets. However, a major criticism of this design was that these streets would often be used by commuters avoiding congested main roads. This additional traffic affected residential areas, making them less safe for children and less pedestrian friendly.

To discourage traffic, Niakwa Park has only one entry point, which also acts as the only exit. Another design element that decreases through-traffic is the inclusion of bays rather than streets. These design choices result in a safer and more private residential subdivision.

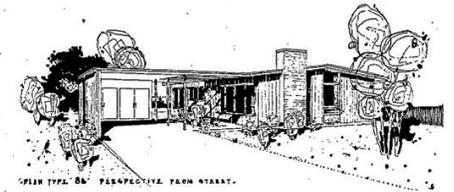
# Looking For a HOME?

Be Sure to See The Beautiful New Housing Sub-Division at

## NIAKWA PARK

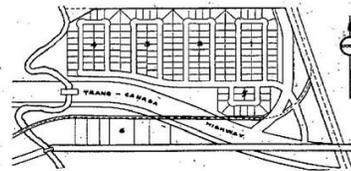
Niakwa Park Is A Beautifully Wooded Area Adjacent To  
The Trans Canada Highway East  
And Contains Only 150 Large Well Treed Lots

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.

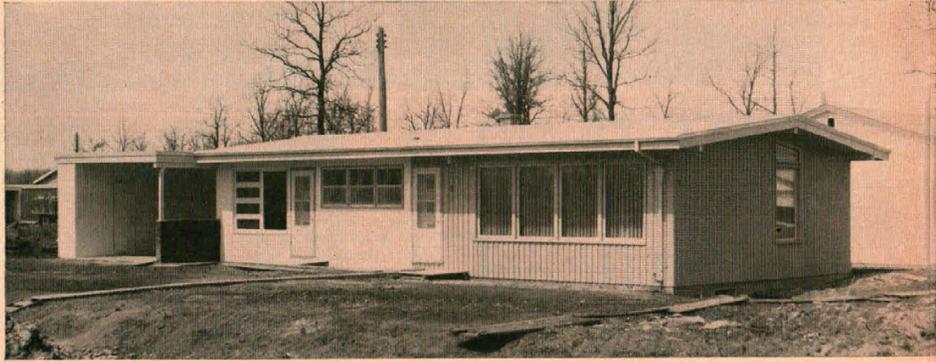
All homes will be plastered and contain only No. 1 lumber and the finest of insulation. Open fireplaces are included in each design, and may or may not be included.

FOR INFORMATION CONTACT ANY OF THE FOLLOWING:

<b>N. M. Zunic, M.R.A.I.C.</b> Phone 20-3079	<b>J. Brown, Builder</b> Phone 20-8486
<b>Johanson Construction</b> Phone 20-4324	<b>Heintz Bros., Builders</b> Phone 40-6109
<b>T. Urbanski, Builder</b> Phone 50-1270	<b>J. Les Thompson &amp; Son</b> Builders Phone 20-4304
<b>Niakwa Park Ltd.</b> Developers Office on the Project	<b>Thompson Lumber &amp; Fuel Ltd.</b> Suppliers Phone 20-4848

Winnipeg Free Press, May 21, 1955

**"STANDARD" MANITOBA RANCH-STYLE SETS A NEW**

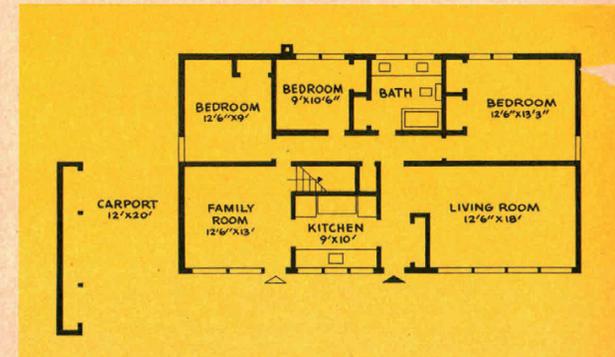


C. G. LEARNED

**STANDARD FOR TOMORROW**

ST. BONIFACE, MAN. \$16,724 standard ranch bungalow. Although this house has no more actual space than the usual three-bedroom bungalow, it seems larger because of its sloping ceilings and its good interior planning (Checkpoint #1). The family room beside the kitchen has been planned as a general activity room as well as a dining room (#2). Its many large

windows open the living zone to the outdoors (#5). Like the house above it has wide roof overhangs (#16). They keep the fierce prairie sun off the windows. Its carport, beside the family room, serves also as an outdoor shelter (#6). The house is built in the planned community (#15) of Niakwa Park, on the outskirts of St. Boniface, beside the city's Seine River.



Architect: N. M. ZUNIC Builder: J. L. THOMPSON LTD.

Canadian Homes & Gardens, August 1956

## The Homes of Niakwa Park

Period advertisements touted Niakwa Park as a park-like district and proclaimed the area's homes were designed to fit with their neighbours—even the colour of the roofs were taken into consideration. The neighbourhood was deemed a "High Class" project and described as "The most exclusive development in Western Canada."

The Niakwa Park homes were advertised as bungalows designed in the California style. The word bungalow dates back to the late seventeenth century

and originates from the Hindu word *baṅglā*, which translates to "belonging to Bengal." The California-style bungalow was one of the earliest variations of this type of dwelling to emerge in the United States. Appearing first in the late nineteenth century, these detached, single-family homes were popular through the twentieth century. Typically one or one and a half storey, California-style bungalows are characterized by their sloping roofs and front porches. They are designed to integrate into their surroundings and to connect their interior spaces with the outdoors.

Many of the Niakwa Park homes were also advertised as being designed in the ranch style, a style that had

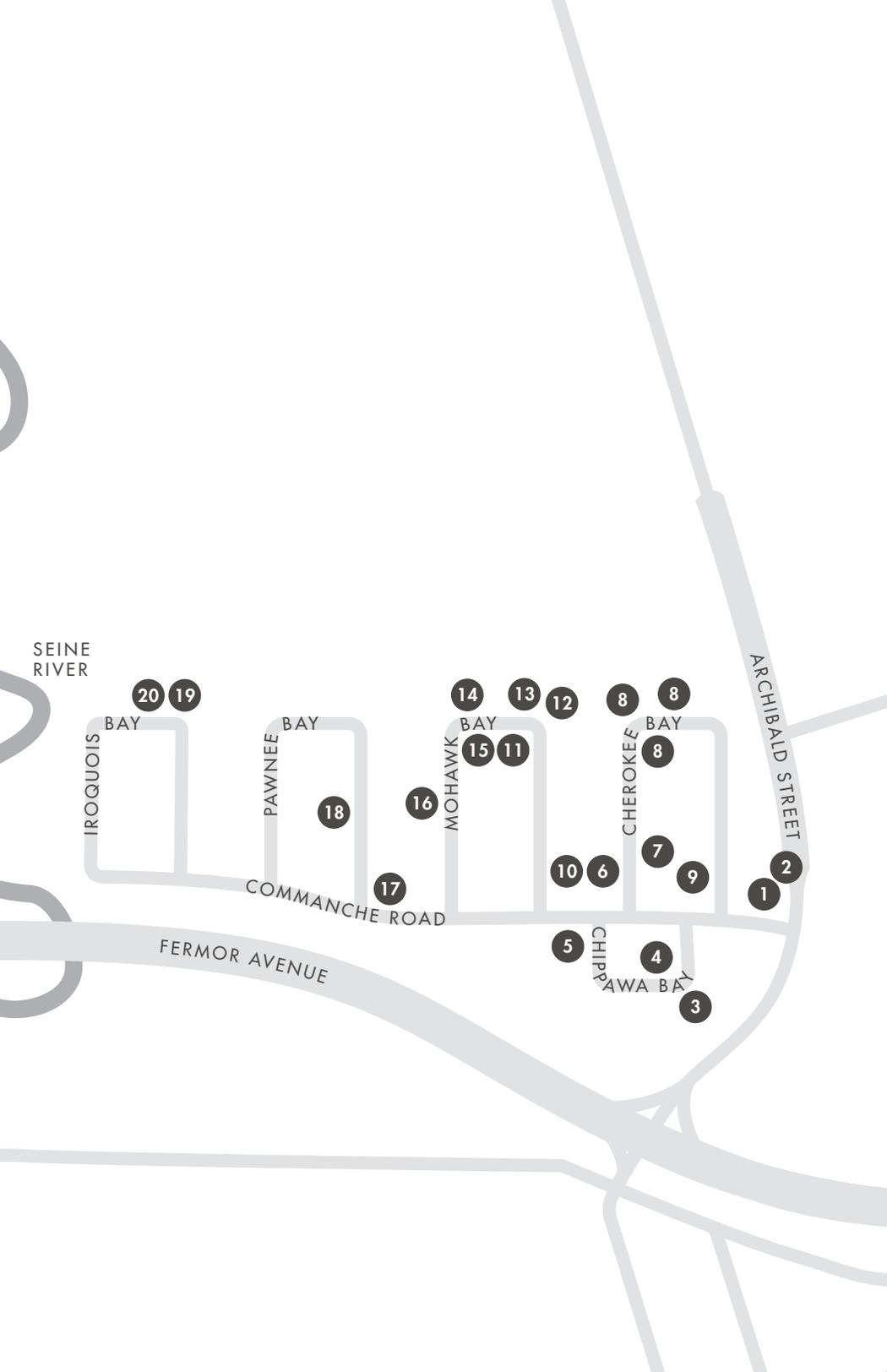
first appeared in post-war America. Ranch-style homes sit low to the ground and are defined by their horizontality and long, low-pitched roofs. Like California-style bungalows, ranch-style homes are designed to connect to the outdoors, often featuring large windows and sliding glass doors that open to a backyard.

To generate public interest in Niakwa Park, Alexander Agencies issued a booklet illustrating the designs of 10 different homes. Descriptions of the homes boasted various features, many of them characteristic of California- and ranch-style dwellings. While most clients were asked to choose one of the 10 designs, they were able to work with the architect and developers to create a home to suit their needs.

The City of Winnipeg's 1973 District Plan for St. Boniface describes Niakwa Park as a neighbourhood 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."*

More than half a century later, Niakwa Park remains a sought-after neighbourhood.



# Tour Stops

- |                           |                    |
|---------------------------|--------------------|
| 1 Entrance Sign           | 11 16 Mohawk Bay   |
| 2 Street Signs            | 12 19 Mohawk Bay   |
| 3 7 Chippawa Bay          | 13 21 Mohawk Bay   |
| 4 4 Chippawa Bay          | 14 25 Mohawk Bay   |
| 5 21 Chippawa Bay         | 15 30 Mohawk Bay   |
| 6 41 Cherokee Bay         | 16 37 Mohawk Bay   |
| 7 40 Cherokee Bay         | 17 1 Pawnee Bay    |
| 8 21, 25, 30 Cherokee Bay | 18 8 Pawnee Bay    |
| 9 4 Cherokee Bay          | 19 15 Iroquois Bay |
| 10 3 Mohawk Bay           | 20 17 Iroquois Bay |



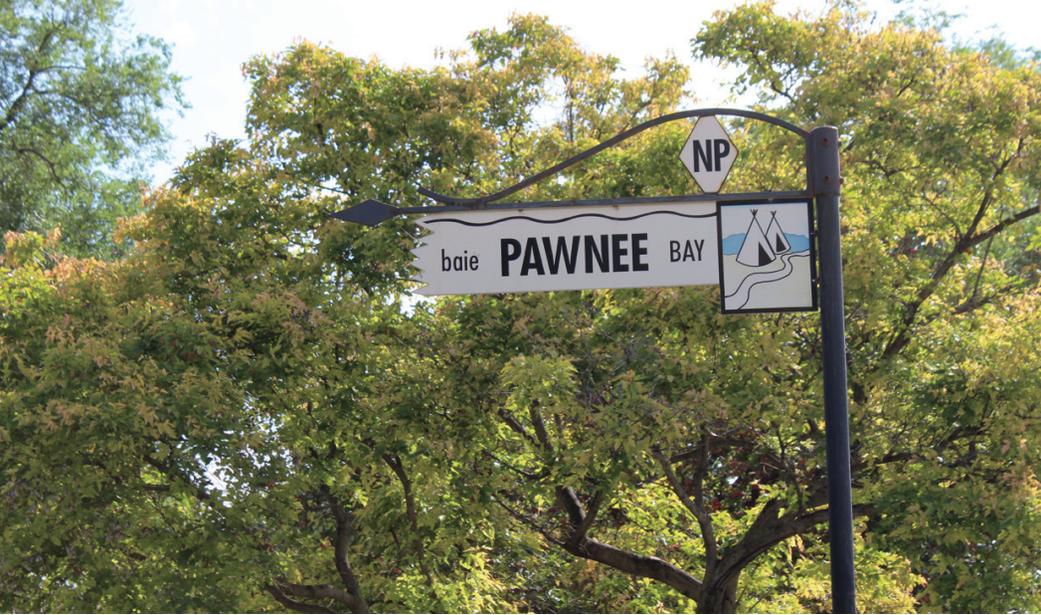
Niakwa Park Entrance Sign  
(Winnipeg Architecture Foundation), 2018

## 1. Niakwa Park Entrance Sign (Archibald Street at Comanche Road)

The sole entry point into Niakwa Park is off Archibald Street. Upon turning into the neighbourhood, you are greeted by the Niakwa Park sign. The City of St. Boniface erected the sign, which features a colourful figure, in 1955. Over time, the sign's colours began to fade. In 2007, the Niakwa Park Residents Association held two contests:

(1) to name the figure on the sign and (2) to choose the colours that would be used to repaint the figure. The winning name was “Maqua” (pronounced Mukwa), the Ojibwe word for “bear.” An 11-year-old resident won the colour contest and the sign was later repainted according to her colour specifications.

In 2015, only a few years after being revitalized by the community—and coinciding with Niakwa Park's 60th anniversary—Maqua went missing. Preparing to fundraise to replace the figure, Niakwa Park residents must have been pleasantly surprised when they found out that the City of Winnipeg had already begun working on a replacement. A replica of Maqua was put up later that year.



Niakwa Park Street Sign  
(Winnipeg Architecture Foundation), 2018

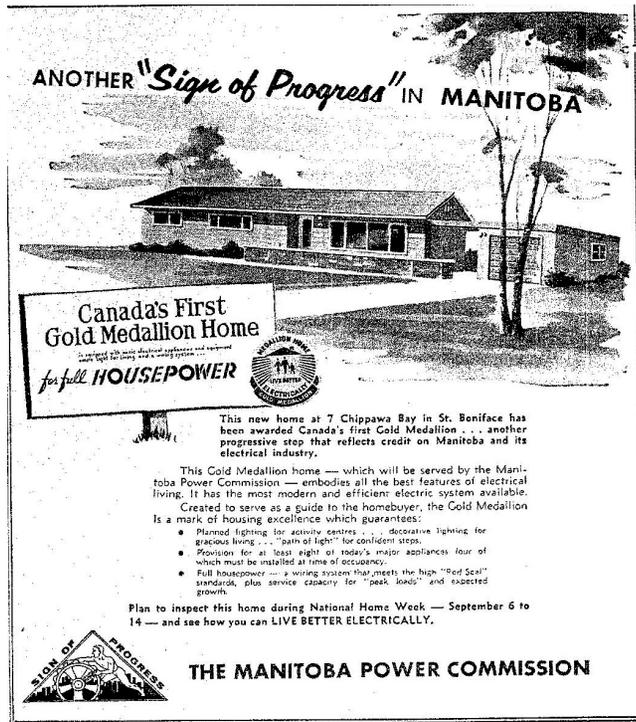
## 2. Niakwa Park Street Signs (Various Locations)

Articles published in the mid-1950s boasted the decorative elements found in Niakwa Park, including the ornamented street signage identifying the neighbourhood's five bays and one road. Each street—Iroquois, Pawnee, Mohawk, Cherokee, Chippawa, and Comanche—is named after an Indigenous group of North America. Not only are the street signs a different shape and colour than traditional street signs, they also feature drawings.



Niakwa Park Street Sign  
(Winnipeg Architecture Foundation), 2018

By 1996, many of the street signs had become worn down—some had even reportedly gone missing—and the Niakwa Park Residents Association wanted to do something about it. In a *Winnipeg Free Press* article, the president of the association at the time, Chris Chipman, expressed the neighbourhood's desire to maintain its heritage, including its unique street signs. The group applied for a grant to help fund its project, and also hosted garage sales and barbecues to raise the money.



Winnipeg Free Press, September 5, 1958

### 3. 7 Chippawa Bay

In 1958, the house at 7 Chippawa Bay was extensively featured in the local press as the winner of Canada's first "Live Better Electrically Gold Medallion Home." An advertisement from the time touted that the home was "another sign of progress in Manitoba" and had won the award for embodying "all the best



7 Chippawa Bay (Winnipeg Architecture Foundation), 2018

features of electrical living." The award was meant to serve as a guide for homeowners. Representatives of the Electric Service League attended the award ceremony where a medallion was embedded into a brick planter at the front of the house.

The home's three bedrooms were intentionally separated from the main living area as a way to ensure both privacy and restfulness. The kitchen was advertised as being designed to "run itself" and was equipped with electrical appliances that would make life "comfortable, easy, [and] enjoyable for years."

From September 5 to 20, 1958, this furnished award-winning dwelling served as a Niakwa Park display home.



4 Chippawa Bay (Winnipeg Architecture Foundation), 2018

#### 4. 4 Chippawa Bay

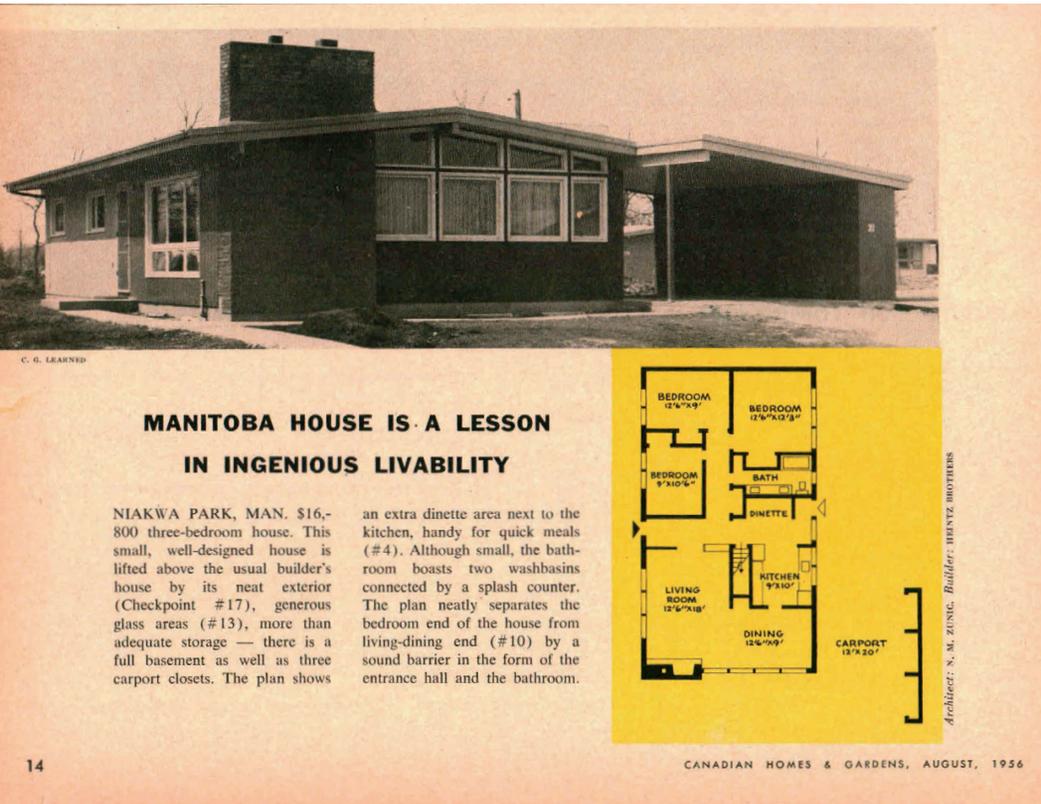
The Mawson family home at 4 Chippawa Bay was featured in the April 1960 issue of *Canadian Homes* magazine. The article, titled “The hideaway world of Bob and Lydia Mawson,” focused on the transformation of the couple’s backyard.

The *Canadian Homes* article cited lack of backyard privacy as an issue for many homeowners purchasing in new subdivisions, whether that be



*Canadian Homes*, April 1960

privacy from vehicles driving by or simply from the curious eyes of neighbours. The Mawsons dealt with this issue by building a fence that enclosed their entire backyard. By the 1960s, many of their neighbours followed suit, even though initially some had not been pleased with the Mawsons’ “landscaping” efforts.



Canadian Homes & Gardens, August 1956

## 5. 21 Chippawa Bay

An early Niakwa Park show home, 21 Chippawa Bay was featured in the 1956 August issue of *Canadian Homes & Gardens*. The magazine called the home “a lesson in ingenious livability.” The home’s three bedrooms are located to the back, separated from the living-dining area by an entrance hall and bathroom.

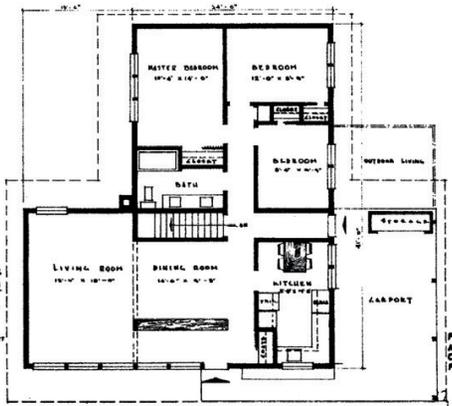
21 Chippawa Bay was completely decorated and furnished by Eaton’s Interior Decorating Service. A 1955 advertisement in the *Winnipeg Free Press* proclaimed that the decorators at Eaton’s had “scored a hit” with this home. The colours chosen for the interior created an “atmosphere of warm hospitality” while the furniture was meant to work with the architecture to create a beautiful and liveable bungalow.

**THE MOHAWK**



A comfortable roomy home with a very attractive street perspective embodying vertical ranch wall planking, stucco, plus an extra large overhang, tops off this smart ranch style exterior.

**FEATURE:**  
Variations of stucco, stonework or cedar siding used on all exteriors.



**NIAGARA PARK**  
IMPERIAL SUBDIVISION  
N. M. LUMIC - ARCHITECT  
FLOOR AREA 1234 SQ. FT.  
MAIN FLOOR PLAN  
HOUSE 1778 - 0-0

PRICE 16,000  
APPROXIMATE  
CASH 4,630  
PAY 913 PER M.

Alexander Agencies Marketing Booklet, c. 1955

## 6. 41 Cherokee Bay

The following description was published in  
*The Winnipeg Tribune* on Saturday, July 7, 1956:

“THE MOHAWK - Plan No. 9 built by Heintz Bros. on 41 Cherokee Bay. An L-shaped house with the 3 bedrooms at the front. Built-in mahogany divider and buffet between the dining room and hallway with wrought iron designs on top to give you a complete hallway and yet have an open effect. Built-in china cabinet. Large kitchen with mahogany cabinets. Living room approximately 18 x 12 ½. Twin coloured bathroom fixtures with tile around bathtub. Tiled hallway. Thermopane picture windows. Attached carport. Price \$16,400. Cash approximately \$4,630. Balance \$68.00 per month I.P. 5% interest.”

**NIAKWA PARK**  
**SECOND DISPLAY HOME**  
**OPENS THIS WEEK AT**  
**40 CHEROKEE BAY**

**This house is another original design and representative of the fine type of housing being produced in NIAKWA PARK. You are cordially invited to see this display home in the afternoon or evening.**

*For distinctive homes in a planned community visit NIAKWA PARK.*

**Concrete roads which are included in the purchase price of all homes, are now under construction.**

**To reach Niakwa Park turn East off St. Anne's Road on the Trans Canada Highway. It is only 10 minutes from Portage and Main.**

Winnipeg Free Press, September 20, 1955

## 7. 40 Cherokee Bay

Niakwa Park's second display home, located at 40 Cherokee Bay, opened at the end of September 1955. It was advertised as "representative of the fine type of housing being produced in Niakwa Park."

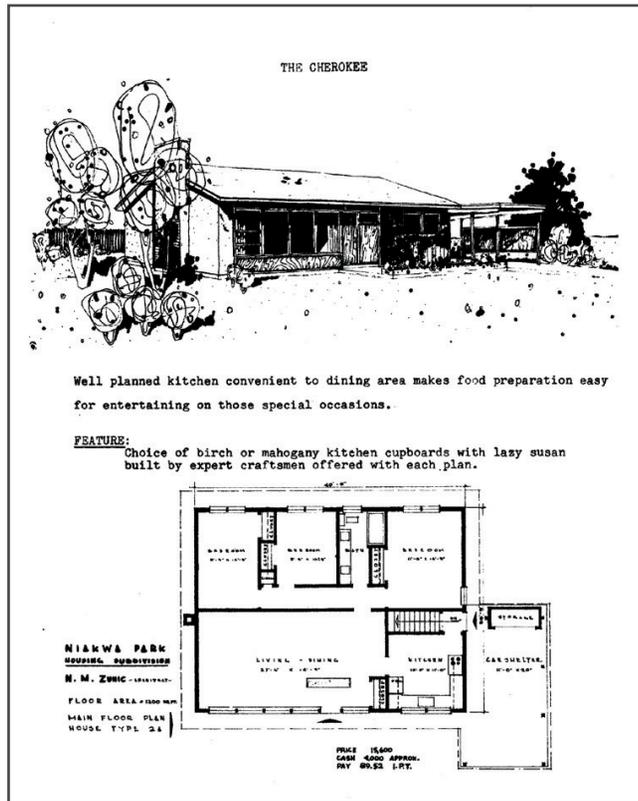
The house at 40 Cherokee Bay was built to "The Comanche" design, one of the 10 plans published in the Alexander Agencies marketing booklet. In the booklet, the design was described as having been "planned for luxurious living." The dining and living areas were in the "ever-popular" L-shape, allowing for spacious and open living spaces. A T-shaped hall connects all the rooms, but also facilitates a separation between the home's bedrooms and living areas. An advertised feature of "The Comanche" was the option of sliding, folding, or swinging doors for homes' closets.

## 8. 21, 25, and 30 Cherokee Bay

Standing at the curve of Cherokee Bay, you can see the diversity of design that the architect Zunic incorporated into Niakwa Park. Take, for example, the homes at 21, 25, and 30 Cherokee Bay. While all homes were built to a collection of plans drawn by Zunic, variations on these designs allowed for this diversity.

Occupying a corner lot, the home at 25 Cherokee Bay slightly follows the curve of the road. The home has elements of "The Niakwa Plan," which was one of the more expensive designs. The home features a pitched roof and a chimney that protrudes from the front facade. A breezeway acts as a connection from the home to the garage, and also can be used as a patio.

Across the street, the home at 30 Cherokee Bay is much more of the ranch style. While the roof is slightly pitched, it looks flat when viewed from the front of the home. This contributes to the horizontality of the home, which is extended even further with a carport. The home at 21 Cherokee Bay is also horizontal, but has added height due to its more pronounced pitched roof.



Alexander Agencies Marketing Booklet, c. 1955

## 9. 4 Cherokee Bay

The following description was published in *The Winnipeg Tribune* on Saturday, July 7, 1956:

“THE CHEROKEE - Plan No. 2 built by Geo. Demare Ltd. on 4 Cherokee Bay. This ranch style 3 bedroom bungalow has a combination living and dining room approx. 28 x 14 ideal for TV and entertaining. Bright roomy kitchen with birch cabinets. Birch doors throughout with by-pass double doors in bedrooms. Beautiful bathroom with coloured twin basins, built-in vanity accented by a mirror three feet by six feet. G.E. remote controlled wiring with master switch controlling all lights throughout the home. Finger-tip silent switched. Laundry tubs in the basement. Attached carport with a cement driveway to the street. Price \$15,900. Cash approximately \$4,350 Balance \$66.00 I.P. 5% interest.”

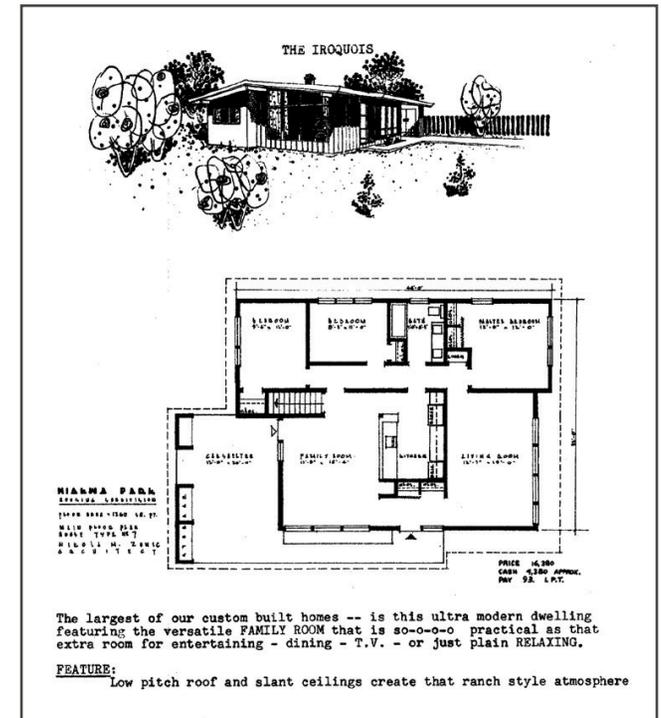


3 Mohawk Bay (Winnipeg Architecture Foundation), 2018

## 10. 3 Mohawk Bay

Built in 1961, 3 Mohawk Bay was completely remodelled in the 2010s but largely retained its mid-century modern exterior. The exterior was reclad in hardiboard, also known as hardy board and hardiplank, a building material made from cement reinforced with cellulose fibers. The interior floor plan was also changed, with the stairs to the basement placed on the other side of the home. A mudroom was added to the rear of the carport, leading directly into the kitchen.

This is a good example of alterations being made to the home, while also respecting and staying true to its original design.



Alexander Agencies Marketing Booklet, c. 1955

## 11. 16 Mohawk Bay

The following description was published in *The Winnipeg Tribune* on Saturday, July 7, 1956:

“THE IROQUOIS – Plan No. 7 built by J. Les Thompson & Son on 16 Mohawk Bay. Planned

for the large family. Sloping ceilings throughout. Spacious living room with solid mahogany planking along one wall. Large kitchen with plenty of cupboard space, ideal for a deep-freeze or built-in washer and dryer. Pass-through serving counter into the family room designed to cut down the work of the housewife. Large family room with tile floors planned for dining, TV or play-room for the kiddies. Three large bedrooms. Coloured bathroom fixtures with vanity and a large mirror. Attached carport with plenty of storage space. Price \$17,080. Cash approximately \$5,100. Balance \$69 per month I.P. 5% interest.”



19 Mohawk Bay (Winnipeg Architecture Foundation), 2018

## 12. 19 Mohawk Bay

The home at 19 Mohawk Bay was featured in the *Winnipeg Free Press* on October 6, 1962—six years after its construction. It was touted as having “achieved the utmost in privacy for family living indoors and out.” The home sits on a wedge-shaped lot, backing onto the Windsor Park Golf Course. The exterior of the T-shaped structure originally featured white stucco with cedar siding.

The floor plan shows kitchen, dining, and living rooms on the main floor, in addition to three bedrooms. The living room contained a fireplace made of gold- and pink-toned brick; windows face the trees that line the golf course. The basement contained a large rumpus room—now often referred to as the recreational room—as well as a smaller play area for the children. The furnishing of the rumpus room included black and red linoleum with matching checkerboard curtains and black walnut finishings on one of the walls. Another wall featured cedar siding that was meant to provide a “ranch fence effect.” This “fence” was then topped with plywood cutouts in the shape of cocktail, wine, and beer glasses.

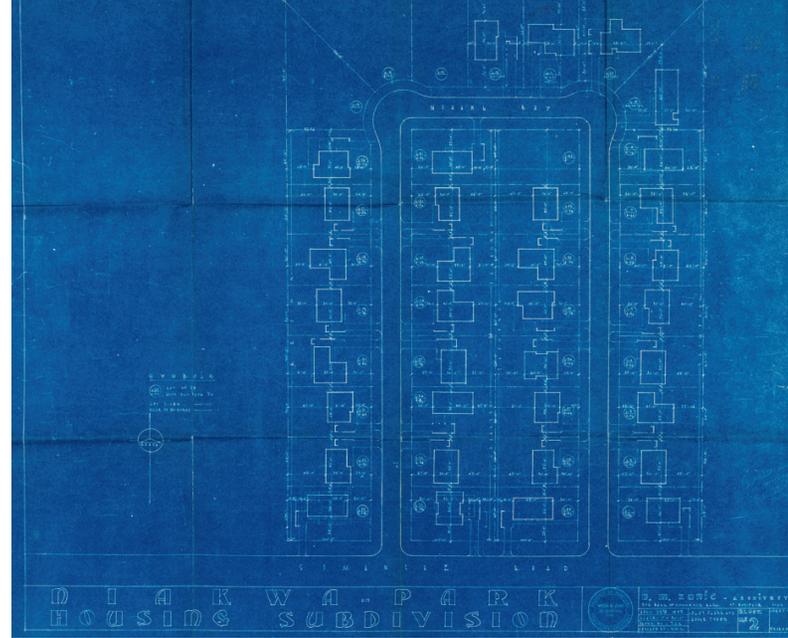
The original owners, Mr. and Mrs. Andrews, were involved with the design of the home. Mrs. Andrews had the idea of placing the kitchen to the left of the front door while Mr. Andrews asked for a nook with built-in seating around the two walls. While it is often the designers—in this case Zunic—who take credit for successful residential developments, 19 Mohawk Bay offers one of many examples that demonstrate the collaboration between builder and client.

Few alterations have been made to the front façade of the home, aside from the conversion of the carport into a garage and the recladding.

## 13. 21 Mohawk Bay

This lot backs onto the Windsor Park Golf Course, as do several of the homes in Niakwa Park. For this reason, Zunic wanted to place one of the larger and more expensive homes on the lot. To his dismay, the original owners had chosen the least expensive design from the portfolio. This led to a disagreement between the clients and the architect. Ultimately, they reached a compromise: the clients allowed for the addition of both a garage and a breezeway to their home.

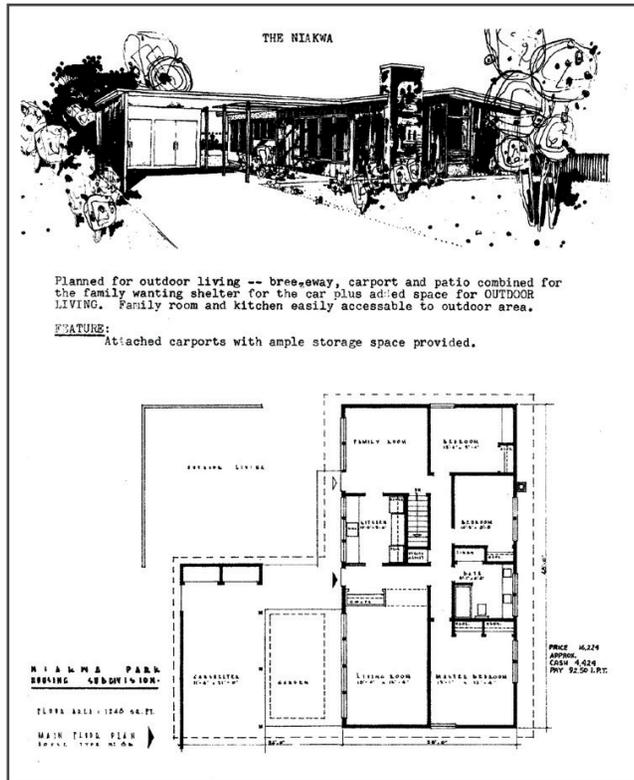
At some point, the original garage and carport must have been combined or torn down to create a two-car garage.



Site Plan for Mohawk Bay, April 1955

## 14. 25 Mohawk Bay

The house at 25 Mohawk Bay was built in 1958 with an advertised possession date of September 1 that same year. The home sits on a treed lot, backing the Windsor Park Golf Course. It is one of the larger homes built in Niakwa Park, featuring six large rooms, an L-shaped living and dining room, and a kitchen with a breakfast nook. Sliding doors located in the hallway separate the bedrooms from the front of the house.



Alexander Agencies Marketing Booklet, c. 1955

## 15. 30 Mohawk Bay

The following description was published in  
*The Winnipeg Tribune* on Saturday, July 7, 1956:

“THE NIAKWA – Plan No. 8 built by T. Urbanski on 30 Mohawk Bay. An Ultra modern three bedroom bungalow built on the turn of Mohawk Bay about 50 steps from the Golf Course. Spacious home with the living room accented by a mahogany divider and a mahogany paneled wall. Matching mahogany kitchen cabinets with a pocket door opening into a large tiled family room. Double closets in all bedrooms. Very large bathroom with built-in vanity tiles around the tub and frosted glass shower doors. Attached carport. Price \$16,800. Cash approximately \$5,000. Balance \$68.00 I.P. 5% interest.”

**THE PAWNEE**

One of our larger homes featuring living room and dining room combination with a tremendous window arrangement of 25 feet, affording a wonderful outdoor view. Wide eaves provide ample shade for southern exposure.

**FEATURE:**  
All homes equipped with self-storing combination all weather windows.

**N I & W B P A R K**  
**BOONING SUBDIVISION**  
**N. M. ZUNIC - REALTY**

FLOOR AREA - 1800 SQ. FT.  
MAIN FLOOR PLAN  
BOOK TYPE NO. 24

PRICE \$15,600  
CASH \$4,195 APPROX.  
PAY \$212 I.P.T.

Alexander Agencies Marketing Booklet, c. 1955

## 16. 37 Mohawk Bay

The following description was published in  
*The Winnipeg Tribune* on Saturday, July 7, 1956:

“THE PAWNEE - Plan No. 3 built by J. Brown Const. Ltd. on 37 Mohawk Bay. This 1,200 sq ft. bungalow consists of three bedrooms at the back portion of the house with double closets with by-pass door. Roomy kitchen with two-toned mahogany kitchen cabinets and double stainless steel sink. Built-in mahogany buffet faced in brick with a recess planter box. Combination living and dining room approx. 25 x 14'3". Wrought iron railing off the front step. Pella combination windows throughout. Attached carport. One of the lowest priced homes left in the project. Price \$15,750. Cash approximately \$4,195. Balance \$66.00 I.P. 5% interest.”

## 17. 1 Pawnee Bay

The following listing was published in the *Winnipeg Free Press* on December 10, 1956:

“NIAKWA PARK

Here at last!

A completely furnished Model Home situated at No. 1 Pawnee Bay, Niakwa Park.

See it!

6 room elaborately built L shape ranch style bungalow with 3 large bedrooms, open fire place, completely furnished by the 'Bay.'”

## 18. 8 Pawnee Bay

The following listing was published in the *Winnipeg Free Press* on May 26, 1957:

“NIAKWA PARK

Treed Development

Where Particular People Dwell

Come and see the new Display Home on No. 8 Pawnee Bay

Furnished by The Hudson's Bay Co.”



### Six Manitoba beauties

Six of the 12 finalists in the Miss Manitoba Pageant made a big splash at the swimming pool at the home of Maurice (Mo) Renaud, 15 Iroquois Bay, St. Boniface, Sunday. The five judges — including Tribune columnist Gene Telpner — concentrated on the girls' poise, personality and deportment. The winner will be announced Friday, 10.20 p.m. on the free stage opposite the Winnipeg Arena. Lou Thornton, new general manager of the Red River Exhibition (Mamisphere), was the only loser on Sunday — he was dunked (suit and all) in the pool at the annual Splash Party. Left to right, Barbara Dumas, Linda Knapp, Karen Hawthorn, Lynn Henry, Alice Zysk and Sandra Sigurdson.

The Winnipeg Tribune, June 17, 1968

## 19. 15 Iroquois Bay

In 1966, this home was purchased by Maurice (Mo) and Irene Renaud. Mo was a public announcer for the Winnipeg Blue Bombers Football club for 35 years and worked as a General Manager and CEO of the Red River Exhibition for 25 years. For several years in the late 1960s, their home was host to the swimsuit competition of the Miss Manitoba Pageant—also

known as the “Splash Party.” A *Winnipeg Free Press* article dated June 17, 1968 reported that the judges of the competition, including Professor of Interior Design Grant Marshall, “watched closely and took notes as the girls paraded around the pool in their bathing suits.” It has been claimed that this lot was home to the city’s first concrete residential pool, however this has never been confirmed.

*Winnipeg Free Press*, June 17, 1968

# Winnipeg Free Press

By Carrier 50c Per Week ★ MONDAY, JUNE 17, 1968

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## A Parade Of Beauties

### Ex Party Makes A Splash

By CLIFF SHIER

“It’s exciting,” remarked one of the attractive contestants in the 1968 Miss Manitoba pageant. In fact, all of the candidates for the coveted title think the flurry of activity preceding the crowning is a lot of fun.

And the observers at the “splash party” Sunday would agree. This part of the judging, held around the swimming pool at the home of Maurice (Mo) Renaud of 15 Iroquois Bay, St. Boniface, concentrated on the poise, personality, and deportment of the 12 finalists.

The five judges watched closely and took notes as the girls paraded around the pool in their bathing suits. They weren’t the only ones who watched closely.

After this the contestants played in the pool and



17 Iroquois Bay (Winnipeg Architecture Foundation), 2018

## 20. 17 Iroquois Bay

When a client purchased a lot in Niakwa Park, costs associated with constructing the subdivision, such as roads, were included in their purchase. Not all the lots were occupied at once and some residents moved in long before the subdivision's infrastructure had been completed. The original owners of 17 Iroquois Bay profited from this delay. For much of 1958, they boarded their horses in a shelter they built on the lot next door. They were known to take children living in the area on horseback rides. They also used that space for bonfires and as a starting point for their snowmobile drives to the Seine River.

## More Information

Niakwa Park is unlike most housing developments as no school or church was incorporated into the design of the area—likely due to the small size of the subdivision. As a result, children must cross a major street to walk or bike to school, or are required to take the bus or be driven. This is different from the design of Windsor Park, located on the east side of Archibald Street, where part of the design was to minimize the number of streets children had to cross to get to school. Also, of note, there is no public transit that passes through Niakwa Park—residents must walk to Archibald Street to access public bus service.

Over the years, efforts have been made to increase the number of services in the area, which includes a community pool and most recently, a public library. The following stops offer more information on these projects.

## The Seine River

The Seine River, a tributary of the Red River, is one of four rivers that flow through Winnipeg. Running through southeastern Manitoba, the Seine follows a winding course, meeting the Red River in St. Boniface. While some assumed the river was named after the Seine River in Paris, it is much more likely that its name is the French translation of what is thought to be the river's Indigenous name, Tchinâhâgânisipi.

Many important historical sites can be found along the Seine, some dating back to the early nineteenth century. The homestead of Jean-Baptiste Lagimodière (1778–1855) and Marie-Anne Gaboury (1780–1875) can be found along the river, as well as the family home of the writer Gabrielle Roy (1909–1983). The first written reference of the Seine River dates back to 1800 when fur trader Alexander

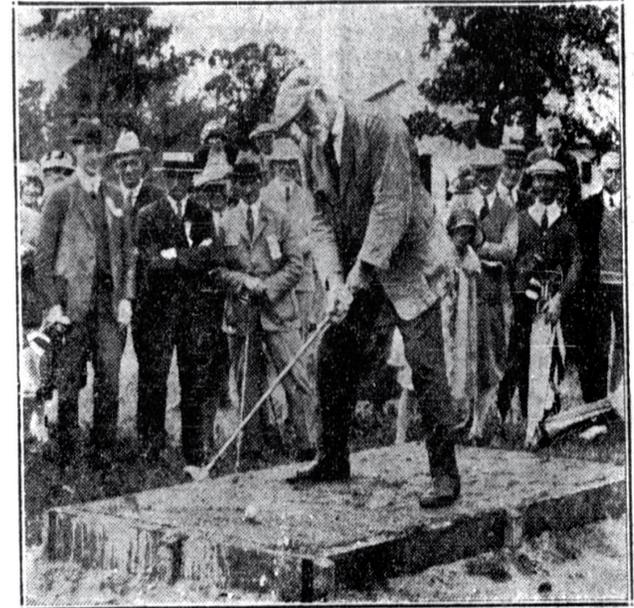
Henry wrote about the river in his journal. However, Indigenous peoples had a presence on the land long before European settlement.

The river valley of the Seine had traditionally been home to a range of wildlife. Sadly, their habitats had been largely damaged or destroyed over the years as a result of various developments along the river. This reality, along with several other issues plaguing the river, resulted in a call to action by a group of concerned community members. The first accounts of the Save Our Seine advocacy group appeared in September 1990 in the *Winnipeg Free Press*, following a meeting that saw the formation of the Save Our Seine residents' committee. One of the committee members cited the river's "filthy condition," low water level, lack of flow, and pollution from chemicals and waste as the main problems the committee wanted to see addressed. That same committee member also expressed concern for

wildlife, commenting that in prior years, there had been wood ducks and mallards nesting in the area.

The group continues to be active today as a registered charity and not-for-profit organisation. It works towards goals that aim to preserve, protect, and enhance the river while also raising public awareness and improving appropriate and low-impact public access along the river.

## Windsor Park Golf Course Opens



**T**HIS picture shows James McDiarmid driving off at the first tee at the opening of Winnipeg's second municipal golf course on Thursday. Mr. McDiarmid is known in local golfing circles as the "Father of Municipal Golf" in the city. The opening was attended by the prominent Winnipeg golfers. The new course came in for many high compliments. It is well laid out, nicely bunkered, and the greens are good. The first foursome was made up of Dr. Robert Fletcher, chairman of the parks board; J. Coates Browne, John Easton and James McDiarmid.

*The Winnipeg Tribune, July 31, 1925*

## Windsor Park Golf Course

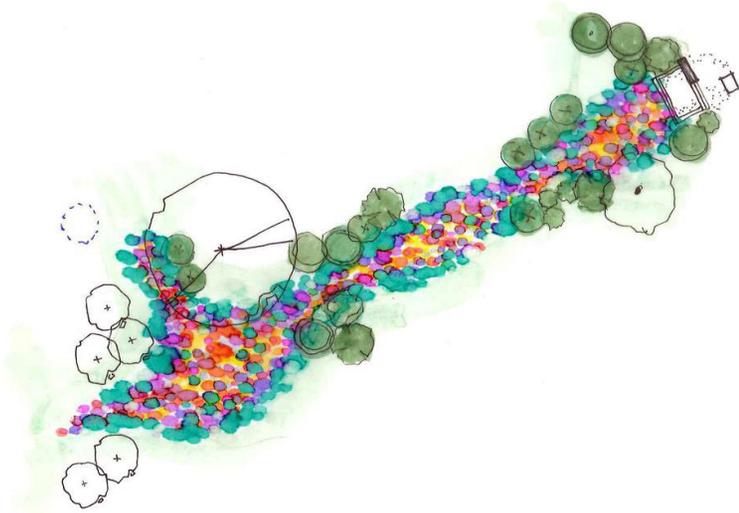
The boundaries of Niakwa Park include the Windsor Park Golf Course, a mass of land that takes up the

majority of the neighbourhood and is laid out on both sides of the Seine River. Early discussions of the course date back to 1921, the same year that the City of Winnipeg opened the first municipal golf course in Kildonan Park. On October 8, 1921, the members and board of directors of the Windsor Park Golf Course placed an ad in the *Winnipeg Free Press*, inviting interested community members to visit the property and witness its current developments. A couple of weeks later, another ad appeared in the *Winnipeg Free Press*, claiming that:

*“The essentials of a good golf course are undulating land, natural hazards and bunkers, well placed traps, light, loamy rich subsoil for fairways and greens, and surroundings which are attractive. These features will stand out prominently on the Windsor Park Golf Course.”*

The golf course was set to open on, or around, May 15, 1922; however, only nine holes would be ready for play. While it appears that there were no reports of this opening in the local press, a year later, the clubhouse had been expanded to accommodate additional lockers.

In 1924, the Winnipeg Parks Board purchased the Windsor Park Golf Course for \$75,000 from the Municipality of St. Vital, ultimately making it Winnipeg’s second municipal golf course. When the land was purchased, the golf course and its facilities had only been partially completed. A new clubhouse was built to the design of James McDiarmid, architect and member of the Winnipeg Parks Board since 1914. Known in the golfing community as the “Father of Municipal Golf,” McDiarmid drove off the first tee at the opening of the course on July 30, 1925. The course continues to be maintained and run by the City of Winnipeg.



Niakwa Trail Rain Garden  
(Save Our Seine and HTFC Planning + Design), 2015

## Niakwa Trail Rain Garden (located near St. Vital Pool)

Designed in 2015, the Niakwa Trail Rain Garden was the result of a partnership between Save Our Seine, Manitoba Eco-Network, the City of Winnipeg, and HTFC Planning & Design.

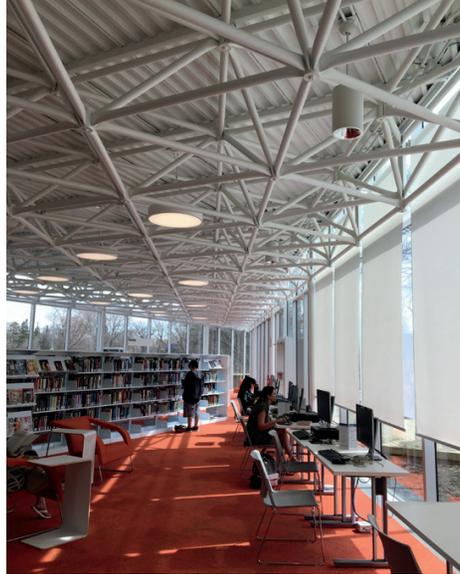
Located along the Niakwa Trail at Fermor Avenue and St. Anne's Road, the aim of the Rain Garden is to filter rainwater run-off, pollutants, and sediment before they flow into the Seine River. The water, coming from the adjacent Superstore parking lot and Niakwa Trail, first flows over stone and sod strips that help to filter out large debris. Then, the water flows into the garden, where it slows down and is absorbed by plants that neutralize and convert heavy metals and chemicals into useable nutrients. The urban habitat is now home to 670 native plants and 58 native species.



Windsor Park Library (Winnipeg Architecture Foundation), 2018

## Windsor Park Library (1195 Archibald Street)

The new Windsor Park Public Library at 1195 Archibald Street was designed by David Penner Architect with h5 architecture and built at a cost of \$4.9 million. Opened in March 2018, the new library replaces the 1961 Windsor Park Library at 955 Cottonwood Road. Not only does the structure meet the City of Winnipeg access standards, it was designed to meet LEED silver certification, exceeding the provincial standards for energy efficiency.



The 8,000-square-foot, triangular building features floor-to-ceiling glass, allowing a significant flow of natural light. Inside, a collection of 25,000 books, movies, and music is stored. There is also a mosaic mural of 60,000 ceramic tiles, created by local artist Simon Hughes. When you step outside to the back of the library, you will encounter an outdoor reading area and a surrounding of trees.

The library was part of the city's larger public library redevelopment strategy. The opening was marked with a ceremonial shelving of books as opposed to the more traditional ribbon cutting.

## Bonivital Pool (1215 Archibald Street)

Built in the early 1970s, Bonivital Pool was St. Boniface's first indoor pool. When it was constructed, it served the Niakwa Park, Windsor Park, St. Vital, and Southdale neighbourhoods. In 1971, there were approximately 50,000 residents living in these areas. However, with the addition of Southland Park, Sage Creek Royalwood, and Island Lakes, that number rose to just over 89,000 in 35 years. As a result, the community has expressed that not only are the facilities outdated, Bonivital Pool is just too small to accommodate this increase in population.

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We would like to thank the Niakwa Park Residents' Association and the many Niakwa Park residents who allowed us to consult their private collections during the research phase of this project.



