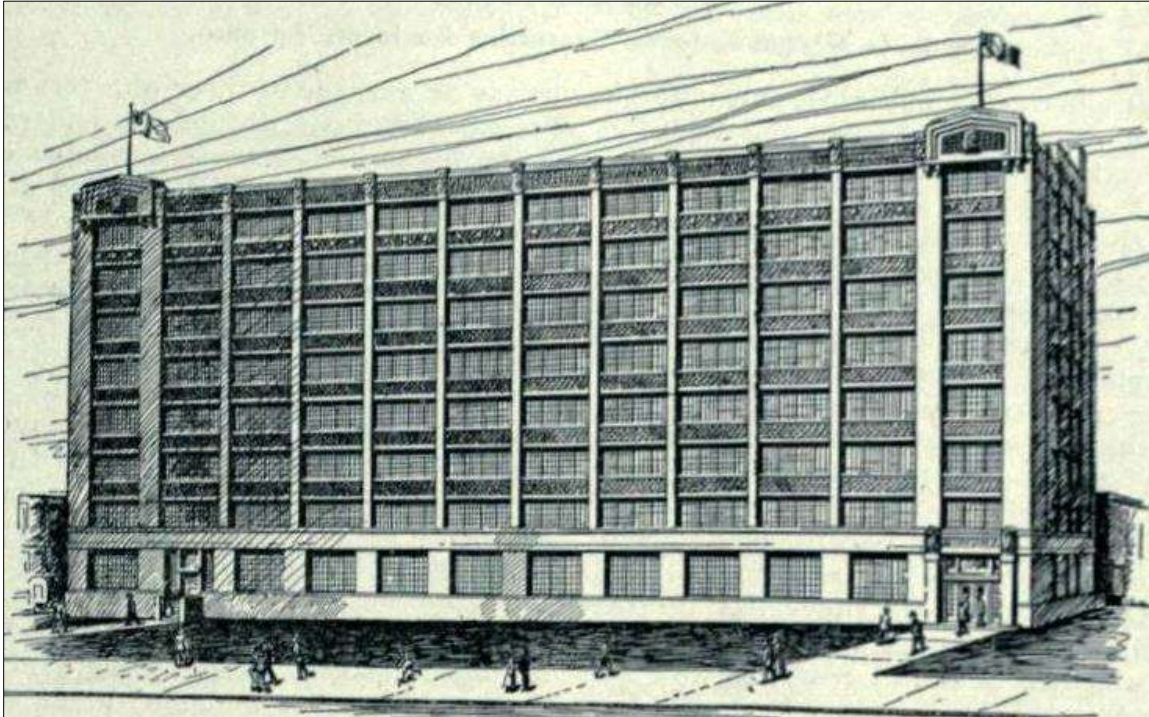


Robert Simpson Company Warehouse

1050 Broad Street, Regina, Sask.



by

Frank Korvemaker - February 21, 2017

Table of Content

• Introduction	p. 3
• Potential for Rehabilitation	p. 4
• Part 1: Initial Design and Construction: 1915-1916	p. 6
• Part 2: Additions and Alterations: 1917-2017	p. 10
• Appendix A: The Architect – N. Max Dunning	p. 30
• Appendix B: Henderson’s Directories	p. 39
• Appendix C: Related Preliminary Research	p. 41
• Sources and Acknowledgements	p. 43

Introduction:

This pictorial essay was commissioned by Heritage Regina and originated as a result of an e-mail from Jeannie Mah, a Regina-based ceramic artist and Board Member of the Architectural Heritage Society of Saskatchewan. On October 30, 2015 Jeannie reported that an application for demolition of the Simpsons-Sears Warehouse had been received by the City of Regina. As this building is on the City's Heritage Holding Bylaw, a 60 day assessment process was initiated by the City Administration on or about Oct. 21, 2015 to prepare a report for Council on the heritage value of the building. <http://www.regina.ca/residents/heritage-history/heritage-property/heritage-holding-bylaw-properties/>

Meanwhile, various people concerned with the future of the building collaborated to find relevant historical and architectural information and to provide a rationale for its preservation and rehabilitation. The intent was also to draft a report that the Society could submit to Council in support of preserving the building.

Public awareness of the pending demolition was augmented by:

- articles in the *Regina Leader-Post*,
- an interview with CBC Radio's Sheila Coles on November 4, 2015,
- a CBC television interview on November 4, 2015, and
- information posted on Facebook by interested parties.

The City's 60 day deadline for dealing with the matter by Council was set for the Dec. 21, 2015; however on Dec. 3, 2015 the CBC reported that the unidentified owners withdrew their application for demolition, and as of February 21, 2017, there has been no further word on the plans for this structure.

Following is a brief discussion relating to the rehabilitation potential of the Simpson's Warehouse. As well, there is a summation of the information relating to the construction and evolution of the Robert Simpson Company Warehouse, including a variety of historic and contemporary photographs, and components of architectural drawings.

Images: Some of the photographs and other images are presented for research purposes, and have been reproduced at low or medium resolution. For anyone desiring higher quality copies, please contact the "source" person or agency listed.

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For information on the Association: <http://saskarchitects.com/>

Potential for Rehabilitation

An Outstanding Saskatchewan Industrial Building

- From an architectural and engineering perspective, the Robert Simpson Company Warehouse reflects some of the best early 20th century industrial design, as emanating from the internationally recognized Chicago architect N. Max Dunning. The building also incorporates the highly effective reinforced concrete principles primarily developed by another well-known internationally-acclaimed American architect, Albert Kahn, who was also responsible for designing the General Motors complex in Regina (erected in 1928 at 8th Avenue and Winnipeg Street).
- The eight-storey Simpson's Warehouse – the largest of its kind in Saskatchewan during the early years of the 20th century – helped demonstrate the economic viability of Regina's Warehouse District. It consequently attracted other businesses to the area, not only at the outset but throughout the rest of the century.

An Economic Argument for Redevelopment of the Robert Simpson Company Warehouse

This warehouse is much more than just an important heritage building, it is a building ideally designed for rehabilitation into much-needed housing in Regina. At eight stories high, and encompassing about 500,000 square feet of space, it is functionally comparable to its sister building in Toronto, which has been converted into the Merchandise Lofts, a very economically successful condominium redevelopment. (In Regina, the adjacent low level storage accommodates at least an additional 600,000 square feet of space.)



Robert Simpson's Warehouse, Regina (L) and its larger counterpart in Toronto

Not only does it make no economic sense to demolish this Regina landmark, but it also means that there will be an unconscionable mass of building material going into Regina's landfill site.

The Simpson's Warehouse is a major component of the Warehouse District, and is its northern anchor. It affords good public access, ample parking, and sits adjacent to a large area of green

space. Moreover, tenants of the building would have an enviable view of the city. This is an ideal housing rehabilitation opportunity, one that should not be squandered.

The Robert Simpson Company erected excellent and durable buildings throughout Canada, and in the process made a significant contribution to the architectural heritage of the country. In recognition of this, every effort should be made to repurpose this building for other commercial or residential uses, for which the building is very well designed and located. Demolition is unwarranted, and environmentally wasteful.

Comments on rehabilitation from Toronto architect Robert G. Hill, creator of the *Biographical Dictionary of Architects in Canada: 1800-1950* website:

November 5, 2015.

Subject: RE: Simpsons-Sears Building, Regina - request for demolition

“... Yes, you are right. This is almost certainly the work of **Max Dunning** (see our entry). He was an expert in reinforced concrete construction, and visual similarities are striking. Look at the 8th floor roof gable at the corner. It's identical to the one in Toronto.

“... You should know that the Toronto renovation of the Simpson warehouse has been very successful financially. All units, with their wonderful 12 foot high ceilings, are fully occupied, and highly desirable.

“... It seems to me that you can make a simple statement on the potential profits here by citing the precedent of the successful conversion of the Toronto building by Dunning. Money speaks. No one in Toronto sees the Simpson Building as an eyesore. It has been transformed into a highly desirable downtown residential location that is 3 blocks from the core and Yonge St.”

Robert G. Hill

Biographical Dictionary of Architects in Canada 1800-1950

c/o KPMB Architects, 322 King Street West, 3rd Floor
Toronto , ON , M5V 1J2 Canada

website: <http://www.dictionarhofarchitectsincanada.org>

Part 1: Initial Design and Construction: 1915-1916

Although rumours may have circulated earlier about Simpson's coming to Regina, it is quite probable that the first knowledge most citizens had that the Toronto-based Robert Simpson Company was planning to build a massive warehouse in their city came on Monday, July 19, 1915, when the following article appeared on p. 10 of the *Leader*:

THE LEADER, MONDAY, JULY 19, 1915.

REGINA MADE WESTERN DISTRIBUTING POINT FOR MAIL ORDER BUSINESS OF ROBERT SIMPSON CO. OF TORONTO

COMPANY WILL ERECT A \$150,000 BUILDING ON TWO BLOCKS PURCHASED FROM THE CITY, AND DURING FIRST YEAR OF OPERATION WILL EMPLOY THREE HUNDRED HANDS—OTHER INDUSTRIES WILL OPEN HERE AS A RESULT OF MOVE OF ROBERT SIMPSON COMPANY.

After negotiations with the city lasting some weeks, the Robert Simpson Company, the big department and mail order house of Toronto, have decided to make Regina their western distributing point for their mail order business.

Arrangements have now been made for the purchase from the city of two blocks of property on Broad street between Fourth and Fifth avenues, on which property the Robert Simpson Company have undertaken to erect a building within twelve months costing \$150,000.

During the last year of operation they will transfer to the average three hundred hands, after which it is anticipated the business will greatly increase. The question is giving a hand of Regina through an approach land company that the condition of the site will be completed with.

The mail order business of the Robert Simpson Company is already an extensive one in the west that the company came to the conclusion that it would be necessary to have a western distributing house, and sent their special representatives, Mr. Barnett on a tour of the west to choose the most suitable location. Eventually this representative got into touch with the Publicity Commission of this city and afterwards the City Commissioners.

The Commissioners made a report to the City Council who held a special meeting last Monday. They reported on the subject of the negotiations between the Commissioners and the representatives of the Robert Simpson Co., and the terms of the agreement which had been agreed upon. After some delay, the motion to approve the Commissioners' report was carried unanimously. Alderman Henderson being the only abstainer.

W. G. Stokes, of the National Trust Co., who is now handling the matter for the Robert Simpson Company, informed the board that he believed that the company would commence the work of construction of the building immediately.

During the extensive nature of their business, Mr. Barnett also pointed out to the Commissioners that the erection of a western distributing point at Regina would mean the setting up of other industries here for the marketing of western articles required for their business such as hardware, books, etc. It is not the intention of the company to monopolize these articles for themselves, if it is possible to purchase sufficient for their needs.

The representative informed the city that the company already had in this province about some fifteen hundred customers.

ANNOUNCEMENTS

A special meeting of the developers and donors will be held in the City Hall on Monday night at 8.30.

powerful man. Arnold declared an intention to do their best in this campaign.

Will you do that? The girl came to you as an individual. Will you put all you have and are into the cause of right?

And then there was the call of country. Surely the King had a right to call. His grandfather was known as Victoria the Good, and the father was called Edward the Peacemaker. We did not know what King George would be called, but he was first, last and greatest a man, and he had given of his own flesh and blood to help right a wrong.

Yes, the country is calling. We have, where you were born, Scotland that has been so well treated, the little German job, and all looking you on. In that little place across the sea, where you were born, perhaps the Germans were dragging homes, on cordons and non-military. While we were here they were seeing and suffering the horrors of war.

You say that you are Canadian and that what they are doing in England is wrong. But what the boys doing in England doing that will do in Canada tomorrow if they can. The only way to prevent the masses of Germans from coming to Canada is to fight where the battle will be decided. Suppose you are watching your kid and his while you are here to safety.

Graves at State Coll.

And then the graves of the fallen men who were shot as hostages in Britain or died in order that their lives might be held by hundreds of soldiers. Instead of a monument, the graves were falling to the men of Canada to arrange the attention which had been committed under the name of foreign bodies.

The friends women in France and England were calling and their were not the wild ravings of the last war, but they were the results of the close scrutiny of all families the chosen leaders of England and they proved the courage which we need of us having been perpetrated by the men of the Empire which had the

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subscribed.

His 1st horse, in

The Robert Simpson Company Warehouse, later known as the Simpsons-Sears Warehouse, was erected in 1915-16 – in the midst of World War I (1914-18) – to service the warehouse needs of the expanding Simpson's company throughout Western Canada. In fact, in the Dec. 25, 1915 issue of the *Regina Leader*, it was announced that a new subsidiary had been formally incorporated for this project: The Robert Simpson Western, Limited. But for just about everyone in the West, it was just known as "Simpson's".

With so many men and resources diverted to the war effort, the decision to erect such an enormous building in the middle of the War was seen as a major boon to the lagging construction industry. However, the decision to select an American construction firm for the project was controversial. Indeed, as documented in various issues of the Toronto-based *Contract Record and Engineering Review* between 4 August and 24 November 1915, in awarding the \$150,000 contract to an American builder during a time of patriotic wartime fervour, Simpson's incurred the wrath of at least some of the Canadian construction community. The objections raised particular concern about awarding the primary building contract to the Wells Brothers Company

of Chicago, Illinois, the city where the architect, N. Max Dunning, was also resident. Interestingly, no one seemed to question the selection of an American architect – Dunning – for this important Canadian industrial structure. To placate the nationalist objections, Wells hastily established a Canadian subsidiary called Wells Brothers Company of Canada, Limited.



Architect Max Dunning's presentation drawing of the Robert Simpson Company Warehouse, Regina.
 (Source: *Contract Record and Engineering Review*: Sept. 22, 1915, p. 979.)

It should be noted that the \$150,000 construction cost of 1915 would be equivalent to approximately \$3.5 million in 2017. This was clearly seen as a significant contract, one that would have greatly benefited the construction industry in Western Canada at a time when many new building projects were on hold due to the War.



Construction of the Robert Simpson Company Warehouse nearing completion: 20 Dec. 1915.
 (Source: *The American Architect*, Vol. 119, 2 February 1921, page 113)

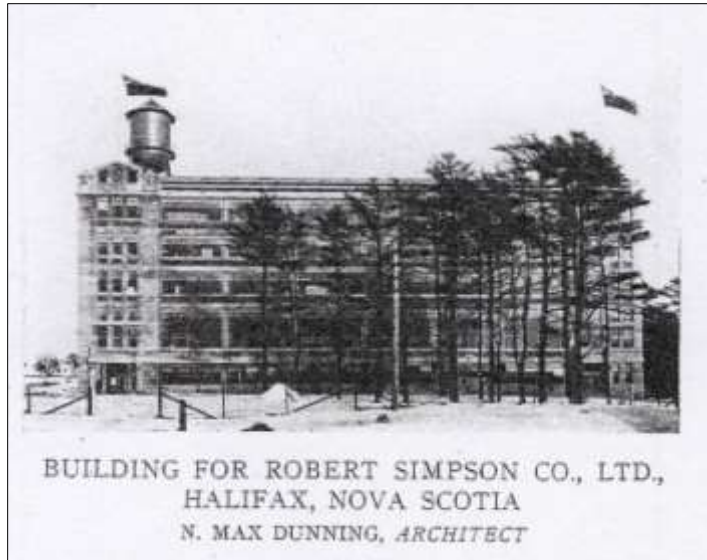
Ultimately Wells Brothers did hire a substantial number of local Regina men and purchased many local materials.

During subsequent operation, the Robert Simpson Company employed hundreds of men and women to work in the warehouse for almost 100 years – people who lived in Regina, and bought their homes and goods in Regina. Unquestionably, any concern that there may have been in 1915 about American participation in this project was quickly forgotten, and the economic and social benefits to the community and the province were appreciated by all.

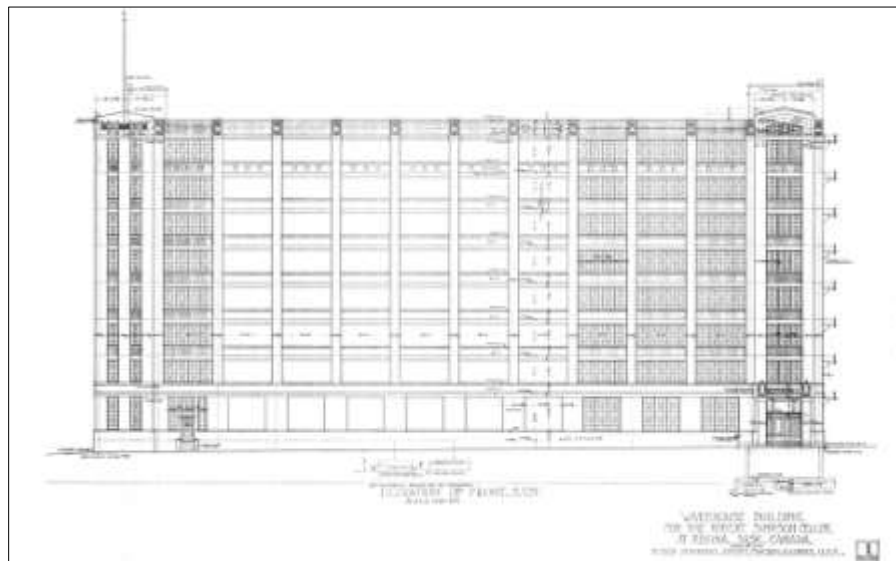


*Facing southwest. Probably taken shortly after completion in 1916. Note the projecting concrete supports on the north face for potential future expansion – perhaps adding another section the same size as the existing structure, with the present north entrance then being located in the middle of the larger structure. As well, there is a two-bay single storey structure on the far right that might be part of a garage. This is no longer extant.
(Source: Provincial Archives of Saskatchewan: R-B9593)*

According to an article in the Feb. 2, 1921 edition of *The American Architect*, (Vol. 119, p. 113), Dunning designed three large warehouses for the Robert Simpson Company's Mail Order operation: an 11-storey facility in Toronto (erected 1913), an eight-storey building in Regina (1915-16), and a five-storey structure in Halifax (1919). Plans for the Regina building at the City of Regina Archives indicate that the structure was designed in Chicago in the summer of 1915.



Views of the Robert Simpson Company Warehouses in Toronto (left) and Halifax.
(Source: *The American Architect*, Vol. 119, 2 February 1921, page 113)



Front (East facade) of the Robert Simpson Company Warehouse, Regina.
(Source: City of Regina Archives: CRP-1- 639- modified edition)



Typical title block detail for Max Dunning's blueprint drawing of the Robert Simpson Company Warehouse, Regina – drawn Aug 16, 1915, and revised the following day – August 17. Note abbreviation for “Limited” is “LDT”, not “LTD” as is currently the preferred format. (Source: City of Regina Archives: CRP-1- 639)

Part 2: Additions and Alterations: 1917-2017

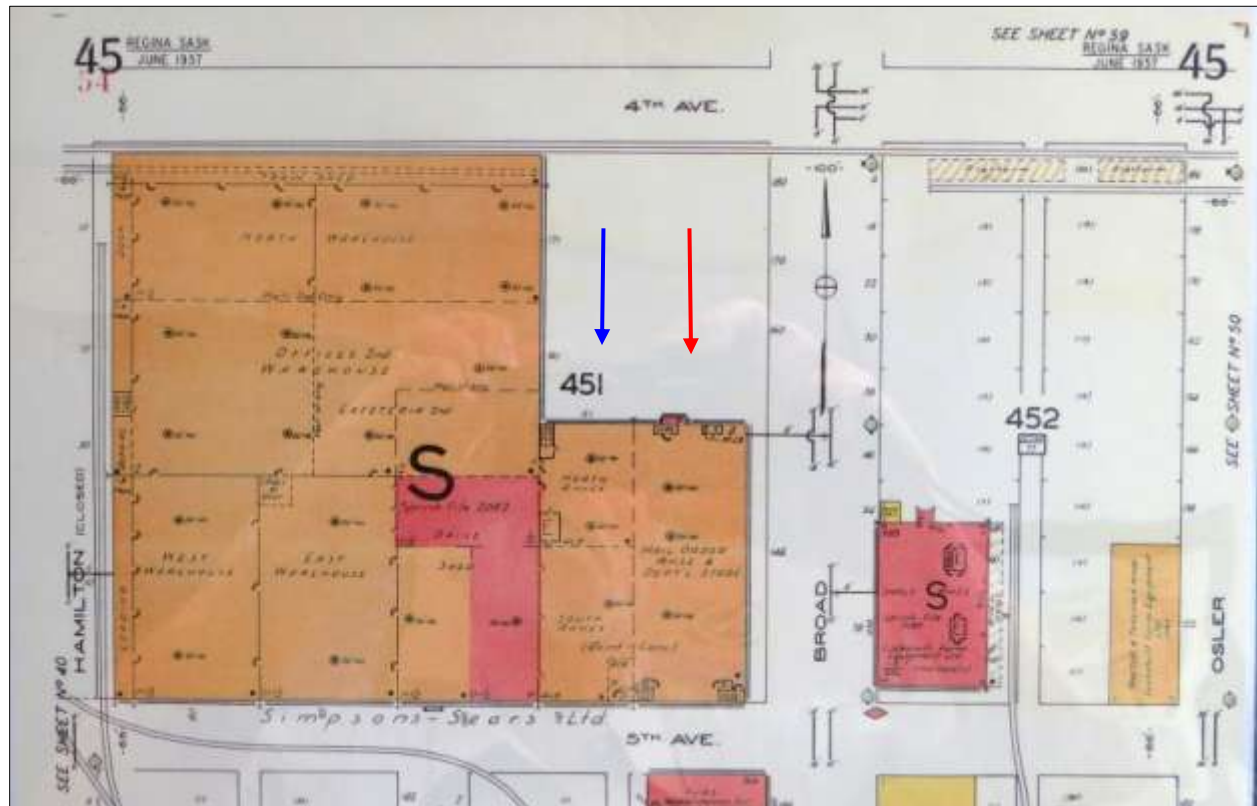


A 1920s aerial view, facing northwest, with garage extension at far right. The ivy planted along the ground floor has grown right to the second floor level across the front of the building. At the far right, across the street from the Simpson's Warehouse, stands the three-storey warehouse erected for Cockshutt Farm Implements.

(Source: Provincial Archives of Saskatchewan: R-A32,313-[3]).

In spite of this being the largest warehouse to be erected in Saskatchewan during the first quarter of the 20th century, there was surprising little fanfare associated with its construction and opening, or the construction of its later additions, with almost no coverage of these events in Regina's premier newspaper, the *Leader*. The 1921 *American Architect* article on "The Work of N. Max Dunning" implies that the original Regina structure was only half of the intended edifice. While business was likely profitable for the company during the 1920s, it is probable that any expansion was deferred because of the economic crash of the late 1920s and the subsequent Great Depression during the 1930s.

After World War II ended in 1945, the Robert Simpson Company Warehouse expanded dramatically, eventually encompassing three city blocks, as is evidenced in the following Fire Insurance Plan of 1957 and in the current Google aerial photo.



Fire Insurance Plan for the Robert Simpson Company Warehouse as it appeared in 1957, bordered on the east side by Broad Street, and on the west by Hamilton Street. Red arrow points to the original 1915-16 section of the eight-storey high building; blue arrow points to 1930s-50s eight-storey addition. The rest of building to the west was erected later and varies in height from one to two stories.

The Cockshutt Farm Implements Warehouse (pink) was situated on the northeast corner of Broad Street and 5th Avenue. This building is no longer extant.

In the 1970s Sears acquired the block to the west and expanded its warehouse operations to Scarth Street,

(Source: Provincial Archives of Saskatchewan: A311)



Aerial view of the Simpsons-Sears complex, occupying a full three city blocks, bordered by Broad Street on the east, 5th Avenue on the south, Scarth Street on the west, and 4th Avenue on the north.

A large warehouse addition was built in the 1970s between Hamilton and Scarth Streets. The curved SW corner of this addition (red arrow) indicates the former location of a railway spur.

The yellow arrow points to the SE corner of the original 1915-16 structure

(Source: Google Maps, possibly in fall of 2016)

The historic photos that follow were taken in 1922 and help convey the massive size of the Robert Simpson Company building in Regina's warehouse district. Even today this structure dwarfs all the other buildings in the district.



*A 1922 aerial view of the eight-storey Simpson's Warehouse (#3) showing the back and south side of the building, as well as the two-storey Eaton's Warehouse (#4) in 1922, facing northeast.
(Source: Provincial Archives of Saskatchewan: R-B8631, p. 1)*



*This 1922 aerial view, facing southeast, shows the back (west side) of the original eight-storey Simpson's Warehouse on the left and the two-storey Eaton's Warehouse at the upper right. Also, there is a substantial garage-like structure just north of the Simpson's building, which is no longer extant.
(Source: Provincial Archives of Saskatchewan: R-B8631, p. 3)*



*Another 1922 aerial view, facing west, shows the original eight-storey Simpson's Warehouse on the right and the two-storey Eaton's Warehouse at the left.
(Source: Provincial Archives of Saskatchewan: R-B8631, p. 4)*

With economic prosperity returning during World War II (1939-1945), it appears that the expansion intended earlier was finally initiated in the early 1940s, when Regina's Van Egmond and Storey served as associate architects to Simpson's Toronto-based chief corporate architect: F.S. Corley. The design for the two western additions was, surprisingly, a close repetition of the original 1915 structure. The first enlargement came in 1941, when a four-storey western addition, with windows, was constructed. That was followed at an undetermined time by an addition of another four stories, but this time without any windows. When completed, these two additions almost doubled the floor storage capacity of the original structure. While to the casual passerby the entire building may appear to have been built all at once, a careful examination of the building can pick out the three different phases evident in the historical photographs.

Alterations evident include, but are not necessarily limited to, the following:

- Interior renovations to accommodate the Retail Store opened in the 1930s
- Renovation of the north vestibule in the 1940s
- Redesign of the north and south entrances on the east facade in the early 1940s
- Doubling of the building size by constructing a two-phase addition on the west side, starting in 1941
- Removal of the small and large garages at the north end of the building
- Replacement of all original windows
- Construction of major new western additions to cover the balance of the block, starting in the 1940s, and completed in the 1970s.

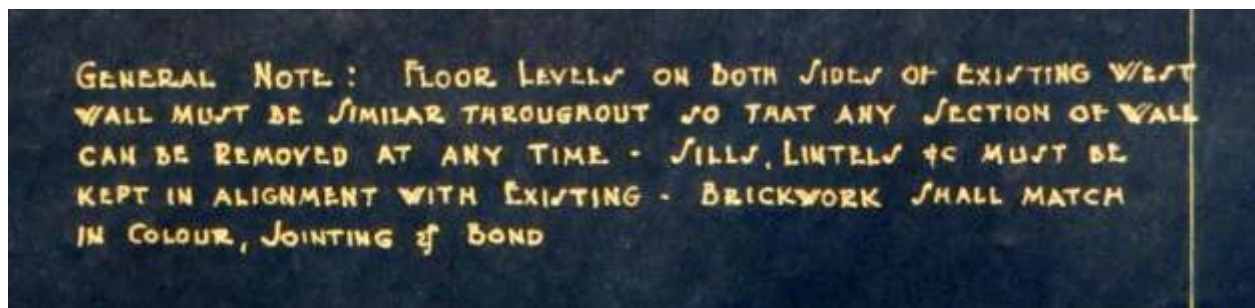


*South and west elevation drawings for the first major addition to the Robert Simpson Company Warehouse, designed by F. S. Corley and the Regina-based associate architects: Van Egmond and Storey: April 1941.
(Source: City of Regina Archives: CRP-1-631)*



*Title block detail for the 1941 addition drawings. Note, the new Simpson's logo is being used well before it appears in the Henderson's Directories in 1947.
(Source: City of Regina Archives: CRP-1-631)*

A note on these drawings provides some direction on how the new 1941 addition and the original 1915 structure are to be blended. It is this attention to detail which makes it difficult to readily discern that the entire eight-storey building was built in three phases.



(Source: City of Regina Archives: CRP-1-631)

Elsewhere, a small notation directs the contractor to use red brick manufactured at Redcliff, Alberta. This might be an essential clue to determining where the bricks for the initial 1915 construction originated.



Red bricks manufactured at Redcliff, about 10 km NW of Medicine Hat, Alberta, have been found in buildings throughout southern Saskatchewan. The following letter, distributed a year before the Robert Simpson Company Warehouse was built in Regina, details the reason why Redcliff brick may have been used and later recommended for the 1940s addition.

Quotations Subject to Change without Notice. All agreements are contingent upon Duties, Accidents, and other delays unavoidable so beyond our control.

JAMES HARGRAVE, President JAMES MITCHELL, Vice-President HERBERT J. Sissons, Secy. and Gen. Mgr. A. F. WOODCOCK, Plant Manager



REDCLIFF PRESSED BRICK CO., Limited

MANUFACTURERS OF
HIGH GRADE PRESSED BRICK

ADDRESS ALL CORRESPONDENCE TO
H. J. Sissons, Manager.

160



Phone No. 40 Redcliff, Alta., March 12th, 1914

20209

Gentlemen,--

At the convention of the Builders Exchange, held at Medicine Hat about March 4th, it was suggested that the Brick Manufacturers supply the Architects and Contractors with a list of their stock on hand, so that the latter would know where they could secure supplies.

We might say that we have adopted a trade mark for our brick to distinguish it from the other manufacturers here, this was at the suggestion of a number of Architects and Contractors who wished to specify and use our brick, owing to the fine face and even size of our product.

I. X. L. brick has been well named, The Brick That is Making Redcliff Famous, as it is manufactured under the direction of Experts that KNOW HOW, who see that the greatest care is exercised in the manufacture, from the mining to the loading of the Cars.

We have been shipping our brick over a territory from Winnipeg to Vancouver, being one of the few Brick Plants to operate all winter, and the evidence of the satisfaction that our brick is giving, is in the repeat orders that are coming in daily.

In regard to the stock of brick on the yard we would advise that this is changing continually, and would advise where possible, that orders be placed early, this will save any possibility of being held up later on, we take pleasure in giving you our present stock with prices F.O.B. Redcliff, laid down prices and samples on application.

Stock and Prices

300.000	No. 101 Dark Red I.X.L. Pressed Brick	\$18.00 Per M.
554.000	No. 102 Medium Red I.X.L. Pressed Brick	17.00 Per M.
725.000	No. 103 Rich Red I.X.L. Pressed Brick	15.50 Per M.
470.000	No. 104 Red I.X.L. Pressed Brick	13.50 Per M.
110.000	No. 2 Seconds of the above	12.00 Per M.
90.000	No. Chimney specially for Lumber Yds.	9.00 Per M.
420.000	No. Common Pressed Brick	8.50 Per M.

May we not have the pleasure of sending you samples, or better still send you a sample car.

Trusting that we may have the pleasure of hearing from you at an early date.

Yours truly,
Redcliff Pressed Brick Co., Ltd.

Herbert J. Sissons Mgr.

(Source: Provincial Archives of Saskatchewan: Department of Public Works: R-195-2)

There are no obvious external characteristics to Redcliff brick to distinguish it from other similar red brick. Therefore, an examination of bricks removed from the building is the only way to verify which of the seven known variations of Redcliff brick were used in the Simpson's Warehouse.



Top left - segment of the south brick wall on the Robert Simpson Company Warehouse, Regina.

Some of the Simpson's Warehouse alterations undertaken during and after the 1940s are documented in the City of Regina Building Permits register, such as the one below for redesign of the south entrance. While the contractor is listed, the name of the architect is not documented, nor even requested. Similar permit applications have been recorded for alterations to the Retail Store in the late 1930s, and for the major additions in the 1970s.

BUILDING PERMITS						
MONTH OF <i>August</i>		19 <i>40</i>				
DATE	No. PERMIT	NAME OF OWNER	LOCATION OF BUILDING	LOTS	BLOCK	CITY OR SUBDIVISION
<i>Aug 2</i>	<i>240</i>	<i>J. Klummen</i>	<i>1715 Ottawa</i>			<i>City</i>
<i>" 2</i>	<i>241</i>	<i>John Mohr</i>	<i>Reynolds</i>	<i>18</i>	<i>51</i>	<i>Brookside Corner</i>
<i>" 3</i>	<i>242</i>	<i>L.H.G. Clark</i>	<i>Leopold Crescent</i>	<i>15 of 30 & 31</i>	<i>506</i>	<i>Crescent</i>
<i>" 5</i>	<i>243</i>	<i>D. Hodge</i>	<i>1251 Royal</i>			<i>Belvedere</i>
<i>" 6</i>	<i>244</i>	<i>Canadian Motors Ltd.</i>	<i>2201 Albert</i>		<i>432</i>	<i>City</i>
<i>" 6</i>	<i>245</i>	<i>R. Dent</i>	<i>1041 McTavish</i>			<i>City</i>
<i>" 7</i>	<i>246</i>	<i>John Mohr</i>	<i>Halifax & S. Railway</i>	<i>1 to 10</i>	<i>249</i>	<i>City</i>
<i>" 8</i>	<i>247</i>	<i>J.T. Deacon</i>	<i>Arthur St to Argyle</i>	<i>25 & 26</i>	<i>576</i>	<i>Wascana Park</i>
<i>" 8</i>	<i>248</i>	<i>Simpson West. Ltd.</i>	<i>Broad</i>	<i>11 to 20</i>	<i>78</i>	<i>City</i>

Left page

CITY OF REGINA					
CONSTRUCTION	PURPOSE	No. STORES	CONTRACTOR	COST	REMARKS
<i>Brick</i>	<i>Garage</i>	<i>one</i>	<i>owner</i>	<i>250.00</i>	<i>Construction</i>
<i>"</i>	<i>Dwelling</i>		<i>John Mohr</i>		<i>Removal</i>
	<i>Dwelling</i>	<i>2</i>	<i>A. Bernstein</i>	<i>4,500.00</i>	<i>Construction</i>
	<i>Garage</i>		<i>owner</i>	<i>100.00</i>	<i>Construction of shed up stairs</i>
	<i>Garage</i>	<i>1</i>	<i>Joe Mycock</i>	<i>1,000.00</i>	<i>alts & repairs</i>
<i>Frame</i>	<i>Porches</i>	<i>1</i>	<i>owner</i>	<i>40.00</i>	<i>addition</i>
			<i>John Mohr</i>		<i>Removal</i>
			<i>J.T. Deacon</i>		<i>Removal</i>
<i>Masonry</i>	<i>Entrance</i>		<i>Smith Bros & Wilson</i>	<i>2,000.00</i>	<i>addition</i>

Right page

City of Regina Building Permit # 248 (bottom rows) for August 8, 1940 show an application by the Robert Simpson Company for construction of new entrances, to be built by Smith Brothers and Wilson, at a cost of \$2,000.
(Source: City of Regina Archives: City Building Permits)

The old and new south entrances are illustrated in the images below:



(Left) Phase 1: Robert Simpson Company Warehouse c. 1925, before the north and south entrances were renovated (Source: City of Regina Archives: A-1223)

(Right) Detail of the new south entrance erected in the early 1940s, showing flags hanging above the south and north entrances, facing northwest from corner of Broad Street and 5th Avenue. Also evident is the heavy ivy growth covering the ground floor.

(Source: Provincial Archives of Saskatchewan: R-A8917)



North entrance before it was redesigned, and a two vehicle garage with very high doors. However, a small wooden porch was added to the main entrance between 1915 and 1925 to reduce the impact of inclement weather from entering the main vestibule.

No date; probably about 1945.

(Source: Provincial Archives of Saskatchewan: R-B4012-[1])

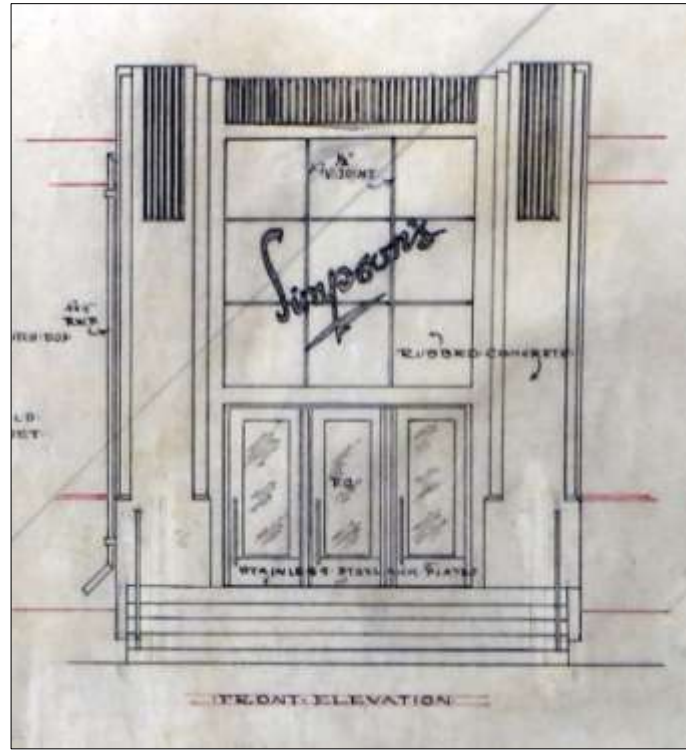


*“Freedom for All” signs inside the Retail Store, partly decorated in patriotic style at or near the end of World War II. No date; probably about 1945.
(Source: Provincial Archives of Saskatchewan: R-B4012-[3])*

The addition of a larger entrance near the south end, designed by Regina architects Storey and Van Egmond in 1940, plus the later redesign of the north entrance, incorporated elements of Streamlined Moderne, and are a harsh, bunker-like treatment compared with the original design. The interior renovations from this date have a much softer design. The new “Simpson’s” logo was released in the early 1940s and applied above the exterior doorways. Once it fell out of favour, this logo was simply painted over.



*The first addition: a 1940s view showing the four-storey western addition, an eight-storey elevator, and the renovated south front entrance.
(Source: Regina’s Warehouse District, by Biographies of Regina, p. 176)*

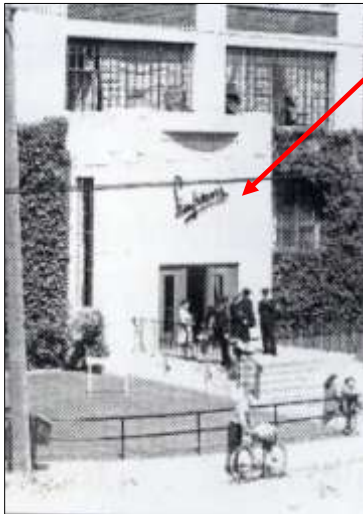


(Left) Detail of the original north entrance, including the corporate name above the doorway.

(Right) Details of the new south entrance in 1940, displaying the new corporate logo.

The same design was used for revisions to the north entrance.

(Source: Left: City of Regina Archives: CRP-1- 639; Right: PAS – R-P1.516)



(Left) New south entrance, featuring the new logo which became effective around 1940;

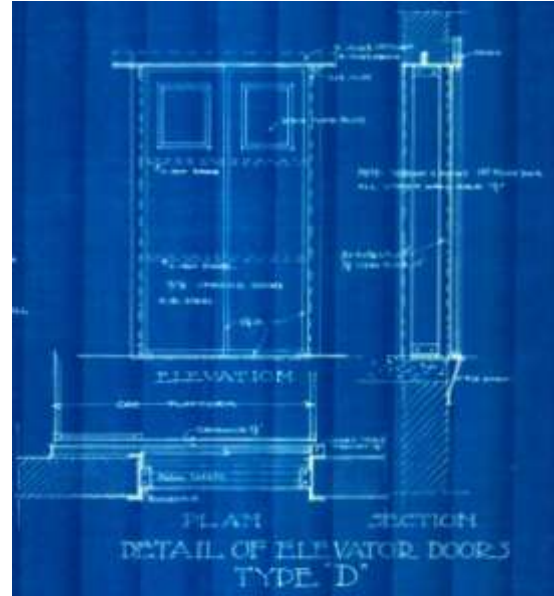
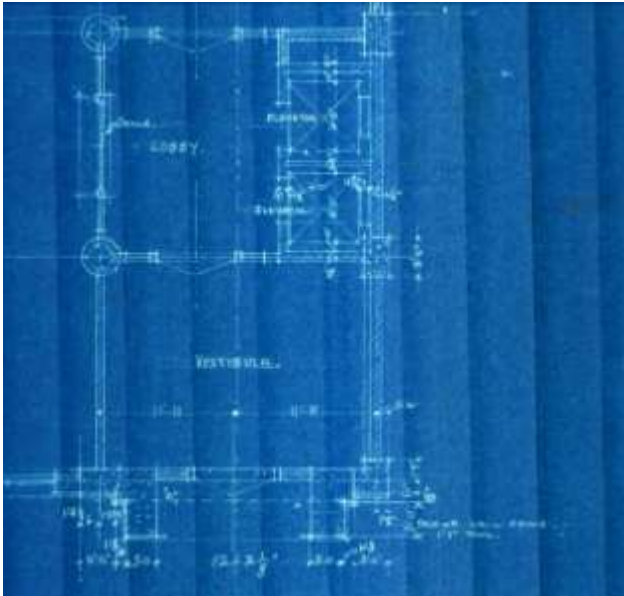
(Centre) original north entrance, with Robert Simpson Company name carved in stone;

(Right) renovated north entrance, as it appeared on November 4, 2015.

(Left Source: Regina's Warehouse District, by Biographies of Regina, p. 176);

(Centre): PAS: R-B9593); (Right): Frank Korvemaker, 4 November 2015).

Probably at the same time as the construction of the new entrances in the 1940s, the north entrance vestibule and elevators were renovated to give them a more contemporary appearance. The original 1915 plans are very different from the current appearance of these features, which reflect a Streamlined Moderne design. Of particular note is the curved projection over the new north and south entrances, which is also evident in the renovated vestibule.



(Left) Plan of Vestibule, Lobby and Public Elevators in 1915. Doors close off the Lobby from the Vestibule. (Right) Detail of the original 1915 Public Elevator doors – a very utilitarian design. (Source: City of Regina Archives: CRP-1- 639)



Hallway, elevators and terrazzo floor showing the renovated Lobby and Public Elevators. Note the curved projection over the Lobby doorway (arrow), similar to that evident on the exterior of the new 1940s entrances. Half-round decorations have also been incorporated above the elevator doors. (Source: Focus 91 Photography: April 2003)



View of the Vestibule from the front doors: chandelier and hallway. (Source: Focus 91 Photography: April 2003)



A 1940s aerial view, facing northwest, shows the four-storey addition to the west side of the building. The renovated front south entrance, built in 1940, is also evident. The three-storey Cockshutt Farm Implements Company Warehouse stands across the road from the Simpson's Warehouse, on the east side of Broad Street. (Source: Provincial Archives of Saskatchewan: R-B8587)



*1950s – The back (west side) of the building after construction of the first major addition – a four-storey structure, as well as some low-level additional storage in the foreground.
(Source: Provincial Archives of Saskatchewan: R-B8711-1)*



*Primary facade of the Robert Simpson Company Warehouse, facing west.
(Source: Frank Korvemaker, 18 July 2008)*



*Simpson's Warehouse, at the southwest corner of Broad Street and 4th Avenue, facing south.
(Source: Focus 91 Photography, no date)*



*View to the northeast, showing the imposing Simpson's Warehouse in Regina's Warehouse District, with the T. Eaton's Warehouse in the foreground (yellow arrow).
(Source: Frank Korvemaker: 4 July 2013)*



Facing southwest (Source: Frank Korvemaker: 4 November 2015)



*The north wall showing the original 5-bay wide construction on the left and two 4-bay wide additions built on the right. The lower four floors were built sometime between 1922 and 1950; the upper four windowless floors were added after 1950.
(Source: Frank Korvemaker, 4 November 2015)*

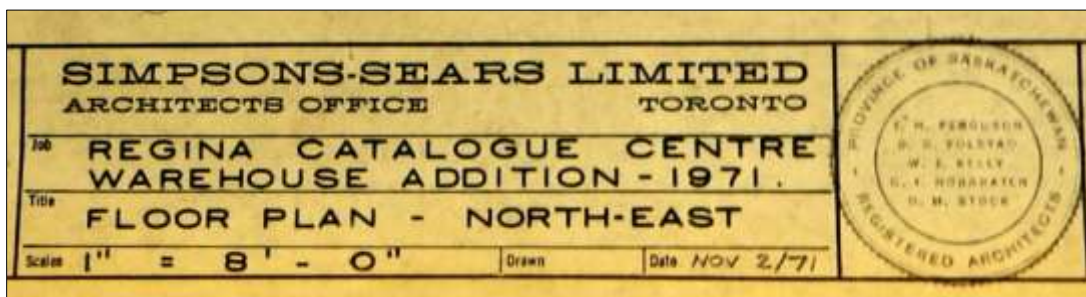


Detail of the additional structural supports built into the upper two storeys of the original 1915-16 north wall.

*Identical supports located along the entire original 5-bay wide north wall were later removed.
(Source: Frank Korvemaker 4 November 2015)*

In 1952, a partial merger with Sears in the United States created Simpsons-Sears Limited. It was this corporation that undertook construction during the 1970s of the last major additions. Built over several phases, these ultimately necessitated closing off Hamilton Street between 4th and 5th Avenues. Due to new concepts on storage management and shipping operations, a low single and double storey area was constructed over much of the empty property west of the original building. Although the plans were drafted in the Toronto office of Simpsons-Sears Limited, the project was supervised by a consortium of local Regina architects: Tom Ferguson, Don Folstad, Bill Kelly, Gerry Norbraten and Dan Stock.

As with the original 1915 Dunning drawings, there is no indication on the 1971 records as to who actually drew the plans.



Title block detail of the 1971 addition drawing identifying the Saskatchewan architects commissioned to oversee the construction and undertake design alterations as required.

(Source: City of Regina Archives: CRP-1-0640)



North side of the earlier eight-storey warehouse, and the low level one and two-storey additions built in the 1970s, facing southwest. (Source: Frank Korvemaker: 4 November 2015)



West and south sides of the earlier eight storey warehouse, plus the low level one and two-storey additions built in the 1970s, facing northeast. (Source: Frank Korvemaker: 4 November 2015)



North and west sides of the northwest additions built in the 1970s, facing southeast. (Source: Frank Korvemaker: 30 January 2017)

The Simpson's Warehouse retained its warehouse distribution function into the 1990s. The building was converted in 1993 into a Call Centre, which handled catalogue orders, gift registry and parts and repairs service. In 2009 Simpsons-Sears closed this Call Centre and transferred the work to offices in the Philippines. Later the company put the complex up for sale. The building was acquired in 2015 by a numbered company and an application for demolition of the structure was subsequently submitted to City Hall. To date (February 2017), no further action has been taken in that regard.

Just as the establishment of the Robert Simpson Company Warehouse was a newsworthy item in 1915, so was its closure 94 years later, as documented by CBC News on Sept. 18, 2009:

Sears call centre closes in Regina

[CBC News](#) Posted: Sep 18, 2009 5:55 PM



Friday was the last day on the job for workers at this Sears call centre in Regina.

The Sears call centre in Regina has closed after 16 years of taking catalogue orders.

The centre has been in operation since 1993 and employed about 250 people, who are now out of a job. The final shift at the centre was Thursday night.

Sears is now contracting out its call centre services to workers in the Philippines, a move that hasn't gone over very well with the Regina employees.

After working at the centre for almost a decade, it's insulting to have one's job sent overseas as a cost-cutting measure, Michael Morris said.

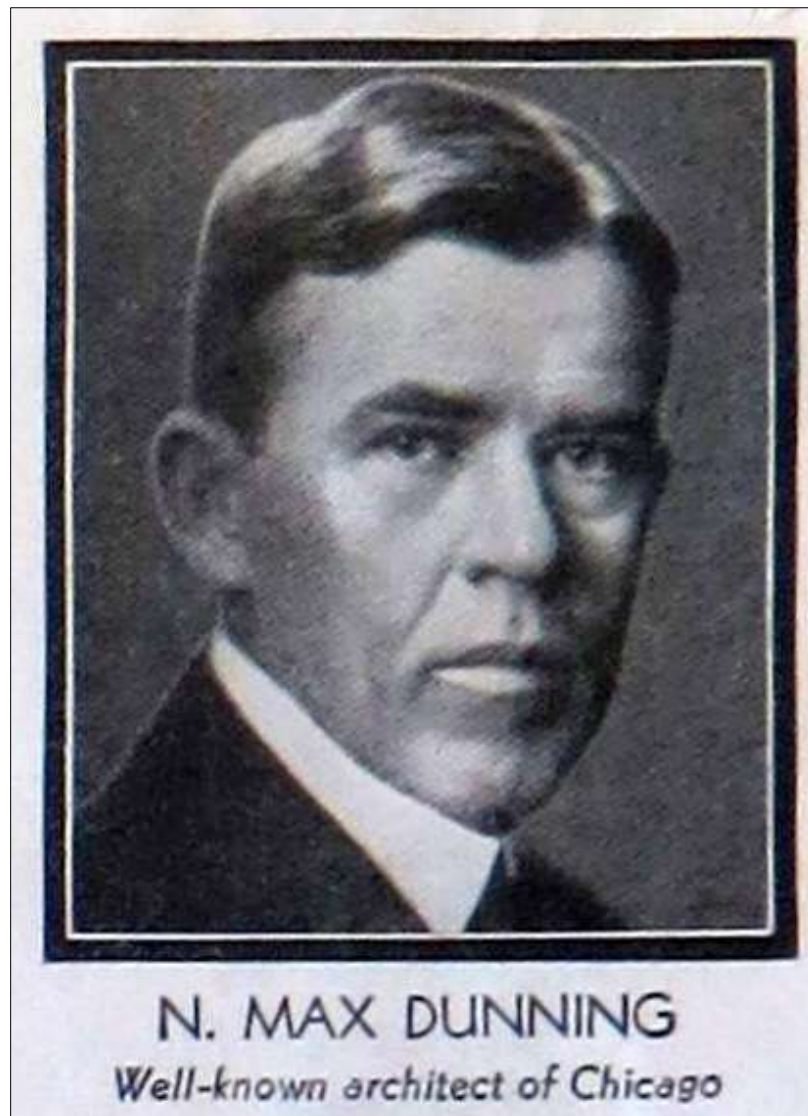
"It's like a big slap in the face, saying they don't care about anybody anymore," he said. "They just care about the almighty dollar."

For the out-of-work call centre employees, the strong Saskatchewan economy will provide a bit of a silver lining to a dark cloud, Regina Chamber of Commerce executive director John Hopkins said.

"If you're going to lose your job in a city or province right now, Saskatchewan's probably the best place that could happen," he said. "That doesn't make it any easier when you've lost your job. But at least there are opportunities here."

Sears employees who've been at the centre for 10 years or more will receive severance pay, but that won't help Morris, who says he's three months shy of the mark.

Appendix A: The Architect – N. Max Dunning



The Robert Simpson Company Warehouse was designed by the prominent Chicago architect N. Max Dunning, whose March 1916 application for membership with the Saskatchewan Association of Architects was approved on May 22, 1916 (SAA Registration # 113). Normally, registration is sought well before construction is undertaken. Why Dunning did not submit an application to the SAA until the building was almost completed has not yet been determined; perhaps it had to do with the earlier controversy over selection of the construction firm, and there was a belated move to have the primary architect registered in Canada as well. Although it is presumed that a local resident architect was commissioned to oversee the project, who that was has not yet been determined.

The Saskatchewan Association of Architects

FORM OF APPLICATION FOR MEMBERSHIP

The candidate must answer fully and concisely the questions set forth upon this form.

The application form must be accompanied by copies of testimonials and examples of the candidate's work.

The application should be signed by a member or members of this association, or by a member of any other association of equal standing, or by Public Notary who will testify as to the accuracy of the statements hereon.

All applications to be addressed to the Secretary of the Association, who will inform the candidate as to the result of such application as early as possible.

Name in full N. Max Dunning Date of birth 1873

Address 35 S. Dearborn St.
Chicago Ill.

1. When and with whom did you serve your articles or receive your early training? No. of years.

J. J. Beman
J. C. Lewellyn
Fourteen years

2. Are you, or have you been in practice; if so state period and place.

Yes
Chicago Ill. U.S.A.
Eight years



N. MAX DUNNING
Well-known architect of Chicago

3. State present position and other positions held by you during the past five years.

4. What are your qualifications? (Give list of diplomas, degrees, etc.).

University of Wisconsin - Art Institute -
Foreign Travelling Scholar - Study in Paris,
American Institute of Architects - Member -
Illinois Chapter A. I. A. - Director
Illinois Association of Architects - Director
Chicago Architectural Club - Member

Of what incorporated association are you a member?

5. Give list of works that have been executed from designs prepared by you

About \$800,000 worth of work

6. Any further particulars which will assist the consideration of your application.

One year Secretary of the Architectural League
of America -
One year President, Architectural League of
America -
Delegate appointed to International
Congress of Architects in London -

Max Dunning's Application for Membership with the
Saskatchewan Association of Architects, dated March 17, 1916.

I, W. Max Dunning do hereby declare that the particulars entered upon this form are a true statement of my qualifications, training and experience.

Signed, W. Max Dunning
 Date, Mar 17th 1916

Witness, Harry F. Dwyer
Notary Public

Introduced by _____
 of _____

TO BE LEFT BLANK FOR USE OF COUNCIL.

Signed _____

TO BE LEFT BLANK FOR USE OF EXAMINATION BOARD.

admitted to the association
AR Guig

Regina May 22nd 1916

Signed _____

Application received (date) _____ Candidate notified (date) _____

Examined by Council (date) _____ Samples of work, Testimonials, etc. returned: _____

Examined by Examination Board (date) _____ (date) _____

All inquiries to be addressed to the Secretary and Treasurer—W. C. Van Egmond,
For Knight G. P. Story Van Egmond 1914
 Regina, Sask.

Max Dunning's Application for Membership with the Saskatchewan Association of Architects, dated March 17, 1916.
 (Source: Provincial Archives of Saskatchewan: Saskatchewan Association of Architects Collection.)

According to Robert G. Hill's *Biographical Dictionary of Architects in Canada: 1800-1950*, Max Dunning was noted for "his large scale industrial, commercial and educational building" designs. As a primary resident of Chicago, his work is hence associated with what is commonly referred to as the Chicago-Style of architectural design, which was popular in Canada from the 1890s until the 1930s. The style features a primary main floor designed for pedestrian appreciation, a number of upper floors of basically identical design, and a top floor featuring a bold cornice. In the late 19th and early 20th centuries, that cornice was often a major projection dangerously overhanging the sidewalk. By the time of the Dunning design for the Simpson's Warehouse, that more classical cornice was replaced with a less intrusive band, leading into the era of Art Deco and Moderne design.

Following is the reference information provided on Dunning in the *Biographical Dictionary of Architects in Canada: 1800-1950*:

DUNNING, Nelson Max (1873-1945) was active in Chicago for much of his career, and specialized in the design of large scale industrial, commercial and educational buildings there. Born in Kenosha, Ill., he studied at the Univ. of Wisconsin and served an apprenticeship in the Chicago office of **Solon S. Beman**, and with Joseph C. Llewellyn from 1894 onward. He won a travelling scholarship offered by the Chicago Architectural Sketch Club in 1900, and after his return to the United States he opened his own office in Chicago in 1903.

In Canada, his most notable work is the colossal mail order warehouse building for the Robert Simpson Department Store Co. Ltd. in Toronto, Ontario. Measuring 280 feet x 115 feet in plan, and rising 11 stories, it was one of the largest reinforced concrete fireproof structures in Canada at the time of its completion in late 1916. The long and narrow floor plate, combined with high ceilings and extensive use of glass and glass block, allowed natural light to penetrate to all of the work areas on each floor. The exterior facades of the building incorporate ornamental blocks of pre-cast coloured concrete placed within panels below the continuous strip windows. A complete record of the development of the Robert Simpson Ltd. Warehouse in Toronto, later called The Merchandise Building, can be found in a privately printed book by Greg Lindberg, entitled *The Merchandise Building: Original Lofts, Original Story*, published in 2002. This Toronto warehouse appears to have served as the template for a virtually identical 8 storey warehouse for the Robert Simpson Co. at Regina, Saskatchewan, built 1915-16, which served as the distribution centre for the company in Western Canada.

In Chicago, the best known works by Dunning include the American Book Co. Building (1912), the 14th Church of Christ Scientist (1920-21), Immanuel Baptist Church (1923), and the sprawling The American Furniture Mart Block (1924-26) which, at the time of its completion, was said to be the largest commercial warehouse building in the world, and it held that title until an even larger complex for the Chicago Merchandise Mart was completed in 1930. Dunning was one of the organizers of the Architectural League of America in 1899, and served as its first president. He was nominated as a Fellow of the American Inst. of Architects in 1919. Dunning died in Washington, D.C. on 19 April 1945 (obit. New York Times, 20 April 1945, 19; obit. Washington Post, 20 April 1945; biog. H. Withey, Biographical Dictionary of American Architects, 1956, 184-85). An illustrated essay on the works of N. Max Dunning was published in the American Architect [New York], cxix, 2 February 1921, 111-116, illus., with 6 full page plates, and 16 February, 1921, with 7 additional full page plates. A photographic portrait of Dunning can be found in the Inland Architect [Chicago], xlv, April 1905.

(works in Canada relating to the Robert Simpson Company)

(with **Burke, Horwood & White**) TORONTO, ONT., Robert J. Simpson Co. Mail Order Warehouse, Mutual Street at Gould Street, 1916; stables and wagon shed, 1916; later warehouse additions 1940 by **Frank Corley** (Const., ix, Feb. 1916, 67; March 1916, 89, illus.; Sept. 1916, 316; Oct. 1916, 361; xi, Jan. 1918, 2-13, illus. & descrip.; C.R., xxxii, 26 April 1916, 400-01, illus. & descrip.; American Architect [New York], cxix, 2 Feb. 1921, 111-13, illus. & descrip.; Greg Lindberg, The Merchandise Building: Original Lofts, Original Story, 2002, 9-19, illus. & descrip.; dwgs. City of Toronto Archives)

REGINA, SASK., Robert J. Simpson Co. Mail Order Warehouse, Broad Street at 4th Avenue, 1915-16; still standing 2016 (American Architect [New York], cxix, 2 Feb. 1921, 113, illus.; blueprints at the Regina City Archives, Acc. CRP - 1 - 639; inf. Frank Korvemaker, Regina)

TORONTO, ONT., The Sherbourne Street Club, Sherbourne Street near Wellesley Street East, a home and residence for girls and women employed by the Robert J. Simpson Co., with a new four storey residence hall connected to the former mansion of Senator George A. Cox, 1916-17 (C.R., xxxi, 14 Feb. 1917, 139-40, illus. & descrip.; American Architect [New York], cxix, 2 Feb. 1921, 111, illus.)

HALIFAX, N.S., Robert J. Simpson Co. Mail Order Warehouse, Chebucto Road near Mumford Road, (now part of the West End Mall), 1918 (American Architect [New York], cxix, 2 Feb. 1921, 113, illus.; Greg Lindberg, The Merchandise Building: Original Lofts, Original Story, 2002, 77 illus. & descrip.; inf. Garry Shutlak, PANS, Halifax)

Source:

<http://www.dictionaryofarchitectsincanada.org/node/2275>

Edmond Burke, of Burke, Horwood and White

(with **Max Dunning**) ROBERT SIMPSON CO. WAREHOUSE, Mutual Street at Gould Street, 1916-17 (Const., xi, Jan. 1918, 2-13, illus. & descrip.; Greg Lindberg, The Merchandise Building: Original Lofts Original Story, 2002, 9-19, illus. & descrip.)

Source:

<http://www.dictionaryofarchitectsincanada.org/node/1678>

N. Max Dunning, Architect, 72, Dies Following Long Illness

N. Max Dunning, 72, nationally known architect and architectural adviser to W. E. Reynolds, chairman of the Public Buildings Administration, and one of the organizers of the Architectural League of America, died yesterday in Doctors Hospital after a long illness.



Designer of the Furniture Mart in Chicago, the Carter Hotel in Cleveland, the Lake Shore Club and the Hayes Hotel, both in Chicago, Mr. Dunning achieved a national reputation and during his years of Government service he came to be regarded as an outstanding authority on public housing.

He entered the Government during World War I as a member of the requirements division of the United States Housing Corp., and in the years following the armistice, he was a member of the President's conference on home building and ownership, and of President Hoover's Emergency Committee on Unemployment.

Following organization of the Reconstruction Finance Corp., he became its architectural adviser in 1933. The following year he was appointed assistant director for housing in the Public Works Administration.

Born in Kenosha, Wis., the son of Frank D. and Frances Baker Dunning, Mr. Dunning attended the University of Wisconsin from 1891 to 1894. He began the practice of architecture in Chicago in 1894 and in 1900 he won the first traveling scholarship of the Chicago Architectural Club which enabled him to continue his studies

in France, England, Italy and Germany.

He was a fellow of the American Institute of Architects. He was a member of the Chicago Association of Commerce, and the Cliff Dwellers, and the Salmagundi Clubs. During recent years, he made his home in the Roger Smith Hotel, convenient to his office in the Federal Works Building.

Surviving are his wife, Mrs. Ann Wilmot Dunning of Laguna Beach, Calif., and two brothers, Hugh B. Dunning of Maywood, Ill., and Frank Dunning of Hot Springs, Ark.

Other References, provided by Michelle Cabana, Saskatoon:

1. Dunning as a member of the University of Wisconsin Band: 1896 – front row, far right.
<http://digicoll.library.wisc.edu/cgi-bin/UW/UW-idx?type=turn&entity=UW.UWYearBk1896.p0213&id=UW.UWYearBk1896&isize=XL&q1=dunning>



2. Max Dunning entry in *The Book of Chicagoans*, 1917, pg. 201
<https://babel.hathitrust.org/cgi/pt?id=uiuo.ark:/13960/t1fj2cx01;view=1up;seq=221;size=200>

DUNNING, N. Max, architect; b. Kenosha, Wis., Aug. 4, 1873; s. Frank B. and Frances A. (Baker) Dunning; student Univ. of Wis., 1891-4. Came to Chicago from Madison, Wis., 1894, and since engaged in practice of architecture. Won 1st traveling scholarship of Chicago Architectural Club, 1900, for best design for residence for U.S. diplomats abroad, and traveled in France, Italy, England and Germany. One of the organizers Architectural League of America and sec. of its 1st conv. at Cleveland, 1903 (pres. 1904); mem. A.I.A. and 1st vice pres. Ill. Chapter same; dir. Ill. Soc. Architects; sec. Chicago Architectural Club 2 yrs. Apptd. by Gov. Lowden, July, 1917, mem. Bd. of Park and Bldg. Advisers of Ill. Mem. of Chicago Assn. Commerce. Club: Univ. of Wis. Home: 1535 E. 66th Pl. Office: 310 S. Wabash Av.

3. Undated Photo of Max Dunning (probably in the 1920s), in comparison with his 1917 pose as a member of the University of Wisconsin Band (right):

<http://www.thechicagoloop.org/arch.dunn.00000.html>



4. Newspaper photo of N. Max Dunning: *Chicago Sunday Tribune*, Feb. 8, 1931



Appendix B: Henderson's Directories

Evolution of Simpson's as documented in Henderson's Regina Directories

The Peel Library at the University of Alberta provides useful information for understanding the role of various Directories in the evolution of prairie communities. Included on their website is the following overview:

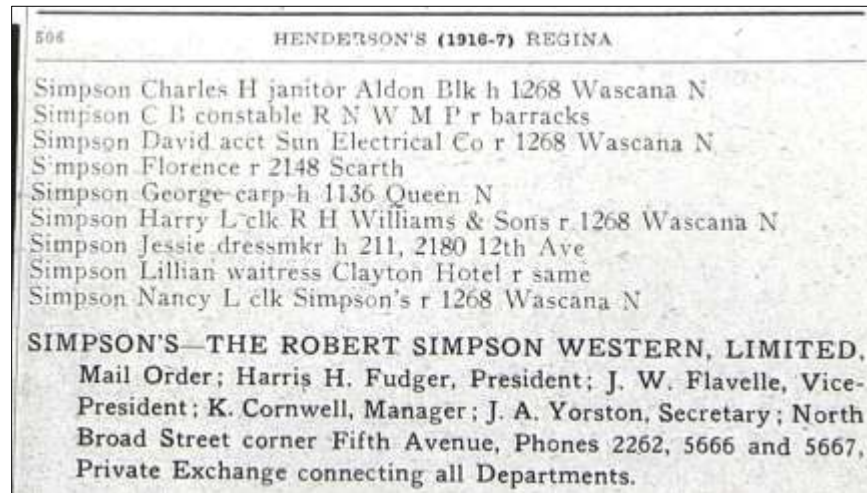
The **Henderson's Directories** contain addresses of citizens and businesses dating as far back as 1905. Historical research for the directories was done by expert staff who gathered information for the various cities and regions by visiting every home and business in person. These agents would secure the name of every person who makes the city his or her home, gathering information about them pertaining to their occupation, business address and residential address.

<http://peel.library.ualberta.ca/henderson.html>

In Regina, an examination of the entries for the Robert Simpson Company from 1916 to 2000 reveals an interesting record of how the company promoted itself through one particular medium: the Henderson's Directories. While the Directories are an excellent source for research information, the data is not always up-to-date or fully accurate, and often entries are a year late, as the annual updates were undertaken before people moved into the premises. Some of those revisions to the Company's entries likely reflect changes in operation, rebranding of the company name, and mergers. Further research is required to determine exactly when such activities actually took place and what impact they might have had on occupants of the Robert Simpson Company Warehouse and/or Simpson's other Regina operations.

The changing content of those directory advertisements also reflect to some extent the value that the Company placed on this form of advertising. By 2000, the last year that the Henderson's Directories were apparently published in Regina, the entry for the Warehouse was barely noticeable, and in fine print, without any bold print title drawing attention to the Company.

The First Advertisement: 1916-17 (p. 506)



The Robert Simpson Western Limited – Mail Order. This was the first Henderson's Directory entry after the Company began operations in 1916. It maintained large advertisements in Henderson's for decades, but scaled back its Warehouse Mail Order ad sizes by the mid 1950s. By contrast, progressively larger ads for its retail operations ran from 1932 until the mid 1980s.

The Last Advertisement: 1990-2000 (1990 - p. 78 green pages)



Sears Canada Inc The final entry for SEARS occurs in 2000. For the previous decade only a small ad appears in the green pages of Henderson's Directory, not under the name of the company but under the street address. This is the least impressive of all its past advertisements. One feature that is noticeably different is that the warehouse is now referred to as the Distribution Operation. There were apparently no further Henderson's Directories published for Regina after 2000.

Appendix C: Related Preliminary Research:

In communication with Myrna Williams, Saskatoon, on 5 November, 2015, the following information was exchanged relating to a similar warehouse being demolished in New Brunswick. This exchange is provided in order to demonstrate some of the back-and-forth research discussion that is generated during the course of most historic building projects.

Myrna Williams: “I haven't heard of the Simms Building in Saint John, New Brunswick.



“They do look somewhat similar, and might well have been by the same architect – or perhaps just the same “school” of architecture. Likely Robert Simpson had a corporate architect on retainer for some time, while his company expanded across the country. As for Regina, this demolition in Saint John would have been a serious heritage loss for the city, as are all demolitions of community landmarks.

“These warehouse buildings could make such wonderful condos – so much light. But ironically no owners with vision.

“According to another Simms Building link, *A Boston architectural and engineering firm was hired more than a century ago to design the unique manufacturing facility in west Saint John. “It is poured concrete and steel reinforcing rods that allowed more space on the floor for production and more window light for employees,” says New Brunswick Museum curator Gary Hughes. The building’s blueprints are now in the care of the museum, along with other artifacts from the iconic building.*

<http://atlantic.ctvnews.ca/historic-t-s-simms-paint-brush-factory-slated-for-demolition-1.1661117>)

“That information might give us a clue about who the architect(s) for our Simpson’s Warehouse might be – possibly Amos D. Lockwood and Stephen Greene, who are listed

for the Simms Building in the *Biographical Dictionary of Architects in Canada: 1800-1950*, by Robert Hill: <http://www.dictionaryofarchitectsincanada.org/node/1727>:

SAINT JOHN, N.B., T.S. Simms & Co., Suspension Bridge Road in Fairville, brush and broom factory, 1913 (Canadian Builder & Carpenter, iii, Dec. 1913, 38, illus. & descrip.; J. Leroux, Building New Brunswick - An Architectural History, 2008, 113, illus.)”

Other Architects:

Frank Korvemaker: “Alternate potential architects for the Regina building include the following (Burke seems to be the best bet, as he designed a number of Simpson’s buildings in the late 19th and early 20th centuries.):

“**Nelson Max Dunning**, of Chicago, who partly designed the Robert Simpson Warehouse in Toronto – 1916

(with **Burke, Horwood & White**) TORONTO, ONT., Robert J. Simpson Co. Mail Order Warehouse, Mutual Street at Gould Street, 1916; stables and wagon shed, 1916; later warehouse additions 1940 by **Frank Corley** (Const., ix, Feb. 1916, 67; March 1916, 89, illus.; Sept. 1916, 316; Oct. 1916, 361; xi, Jan. 1918, 2-13, illus. & descrip.; C.R., xxxii, 26 April 1916, 400-01, illus. & descrip.; Greg Lindberg, The Merchandise Building: Original Lofts, Original Story, 2002, 9-19, illus. & descrip.; dwgs. City of Toronto Archives)
<http://www.dictionaryofarchitectsincanada.org/node/2275>

“**Edmond Burke, of Burke, Horwood and White**

(with **Max Dunning**) ROBERT SIMPSON CO. WAREHOUSE, Mutual Street at Gould Street, 1916-17 (Const., xi, Jan. 1918, 2-13, illus. & descrip.; Greg Lindberg, The Merchandise Building: Original Lofts Original Story, 2002, 9-19, illus. & descrip.)
<http://www.dictionaryofarchitectsincanada.org/node/1678>

“**Frank Sidney Corley** – addition of the Robert Simpson Company Warehouse in Toronto

TORONTO, ONT., major additions to the Mail Order Warehouse for the Robert J. Simpson Co., Mutual Street, an 11 storey extension to the existing warehouse designed in 1916 by **N. Max Dunning** of Chicago,....
<http://www.dictionaryofarchitectsincanada.org/node/967>

“**Albert Kahn**, of Detroit

Kahn was noted for his industrial buildings, and did design the GM Plant in Regina; but, alas, there is no reference to Simpson’s in his bio.
<http://www.dictionaryofarchitectsincanada.org/node/1722>”

Sources and Acknowledgements:

My appreciation is extended to the people and organizations that provided information during the course of my research on the Robert Simpson Company Warehouse, including:

Research Colleagues:

- **Liberty Brears**, Policy Analyst (Heritage), City of Regina Current Planning Department
- **Michelle Cabana**, Saskatoon-based historian
- **Amanda Don**, Reference Services, Provincial Archives of Saskatchewan
- **Sandy Doran**, Executive Director, Regina's Warehouse Business Improvement District.
www.warehousedistrict.ca
- **Robert G. Hill**: *Biographical Dictionary of Architects in Canada: 1800-1950* :
<http://www.dictionaryofarchitectsincanada.org/introduction>
- **Margaret Hryniuk**, Regina-based historian and writer
- **Harold Kalman**, *The Evaluation of Historic Buildings*, Parks Canada, 1980
- **Jeannie Mah**, Regina-based artist
- **Melissa Munro**, City of Regina Archives: Information Preservation Assistant (access to blueprints for the Robert Simpson Company Warehouse, by N. Max Dunning, 1916:
<http://www.regina.ca/residents/heritage-history/archives/>)
- **Mikaela Miller**, Reference Services, Provincial Archives of Saskatchewan
- **Tim Novak**, Reference Services Archivist, Provincial Archives of Saskatchewan
- **Jackie Schmidt**, President, Heritage Regina: <http://heritageregina.ca/>
- **Myrna Williams**, Saskatoon-based Communications Consultant

Selected Sources:

- "A Guide to Canadian Architectural Styles", by Shannon Ricketts, Leslie Maitland & Jacqueline Hucker, Second edition, 2004, p. 165-169.
- *The American Architect*, v119, pt.1, 1921: The Work of N. Max Dunning pg 111-116
<https://archive.org/stream/tamericanarchitec119newyuoft#page/194/mode/2up>
- BigTO Website article: "How a historic Toronto warehouse gets upcycled":
http://www.blogto.com/city/2016/03/how_a_historic_toronto_warehouse_gets_upcycled/
- CBC NEWS: 4 Nov. 2015: <http://www.cbc.ca/news/canada/saskatchewan/sears-regina-warehouse-building-fix-it-or-tear-it-down-1.3303834>
- CBC NEWS: Dec. 3, 2015: <http://www.cbc.ca/news/canada/saskatchewan/owners-decide-against-regina-sears-warehouse-demolition-1.3349531>

- City of Chicago Landmark Designation Reports / Dunning biography:
<https://archive.org/stream/CityOfChicagoLandmarkDesignationReports/AmericanBookCompanyBuilding#page/n17/mode/2up>
- Department Store Museum website:
<http://www.thedepartmentstoremuseum.org/2010/05/robert-simpson-company-ltd.html>
- Focus 91 Photography: <http://focus91photo.com/>
- Online History of Simpson's # 1:
<http://www.hbcheritage.ca/hbcheritage/history/acquisitions/retail/simpsons>
- Online History of Simpson's # 2:
<http://www.historymuseum.ca/cmhc/exhibitions/cpm/catalog/cat2407e.shtml#1235817>
- Provincial Archives of Saskatchewan: Henderson's Regina Directories for 1050 Broad Street; and 1971 blueprints for Simpsons-Sears warehouse :
<http://www.saskarchives.com/>
- Sears Call Centre closures: <http://o.canada.com/business/sears-canada-outsourcing>
- Saskatchewan Association of Architects: <http://saskarchitects.com/>