

RURAL VERNACULAR ARCHITECTURE  
AS A CULTURAL AND ECONOMIC RESOURCE  
IN MANITOBA:

A METHODOLOGY OF TECHNIQUES  
FOR MANAGEMENT OF A RURAL RESOURCE

Thesis submitted to the Faculty  
of Graduate Studies, University of  
Manitoba as a partial requirement  
for a Master of Arts degree  
in the Department of Geography

Edward M. Ledohowski  
April 1988

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BY

EDWARD M. LEDOHOWSKI

A thesis submitted to the Faculty of Graduate Studies of  
the University of Manitoba in partial fulfillment of the requirements  
of the degree of

MASTER OF ARTS

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ABSTRACT

The field of heritage resource management has grown significantly in Manitoba during the past two decades, as it has across North America, particularly in the area of architectural preservation and development. This field continues to expand as government agencies and private organizations increasingly recognize the potential for profit and public appeal through the protection and rehabilitation of heritage structures for commercial and touristic purposes as well as for educational and cultural purposes. Currently, most Canadian urban centres are aggressively promoting heritage architecture development through the preservation and revitalization of vintage commercial and residential districts and main streets, and by the statutory designation and protection of individual architectural landmarks.

Despite this general growth in the level of development activity, rural architecture resources, and most notably vintage farm structures, continue to be comparatively ignored by developers as valuable cultural and economic resources. In Manitoba, this situation persists despite the acknowledged richness and variety of its early ethnic, or vernacular, farmstead building types.

Experience abroad, especially in Europe, indicates that vintage farm structures can be adapted to a wide variety of development types, most notably in terms of heritage tourist attractions and hospitality facilities. While a small number of heritage tourism developments have been attempted in Manitoba, the industry is in an embryonic stage, and given the rapid rate of loss of these structures through natural deterioration and planned demolition, it is unlikely that a significant

variety or number of characteristic vernacular farmsteads will be developed as either cultural or economic enterprises before they are effectively lost as developable sites.

This thesis proposes that by coordinating all existing and future heritage development initiatives according to an ethnic- and natural-mosaic thematic basis, and by connecting all such developments via a hierarchical matrix of motorized "heritage trails", a unified, highly visible tourist package can be created which could greatly enhance both the level of local heritage development initiatives and the province's overall attractiveness as a tourist destination area.

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## 1.0 INTRODUCTION: THE NATURE OF THE PROBLEM

During the past two decades heritage resource management in Canada has grown from a relatively low priority governmental responsibility to one of this country's fastest growing and most valuable resource disciplines --as it has in many other countries. The principal component of this new field, by far, has been heritage architecture.

In Canada, this sudden growth in the attention being given to heritage architecture, is largely attributed to the growth of Canadian nationalism commencing with the national Centennial in 1967, and through a growing realization that these irreplaceable vestiges of our national identity are rapidly decreasing in number. Included among this growing segment of the population are many private and government agencies who have recognized the potential for profit and public appeal through the protection and development of heritage structures for commercial and touristic purposes as well as for educational and cultural purposes.

A number of major development types have now become commonplace. Since the mid-1970s, a large number of Canadian communities have established heritage architecture conservation programs where entire, well preserved, older urban districts have been rejuvenated through architectural restoration and rehabilitation projects. Toronto's Yorkville District, Halifax's Waterfront District, Winnipeg's Exchange District and Vancouver's Gastown development are just a few of the better known such developments involving the recycling of outdated but aesthetically attractive urban structures.

The growing appeal among tourists, of restored and preserved historic structures, has resulted in an increasing number of open-air



museums or so-called "heritage parks", such as Calgary's well known pioneer village development and a number of other federally and provincially developed sites such as Lower Fort Garry in Manitoba, Fortress Louisburg in Nova Scotia, Upper Canada Village in Ontario and King's Landing in New Brunswick. Heritage accommodation in the form of Bed & Breakfast and Farm Vacation facilities is now becoming a form of tourist growth industry, especially in eastern Canada. Tourism is now recognized as the world's fastest growth industry, and heritage attractions and heritage hospitality facilities are steadily accounting for a greater percentage of the tourist dollar. As far back as 1971 Canadian Travel Survey found that over 30% of tourist spending was motivated by a desire to visit historical and cultural areas. This percentage has increased steadily.<sup>1</sup>

The growing popularity of heritage architecture development goes well beyond purely educational and commercial motives, as indicated by the booming home renovation industry. In Canada, in 1975 it represented 32% of all residential construction, in 1982 it had risen to 40% and by early 1987 it had surpassed the value of new home construction.<sup>2</sup> The popularity of such television shows as "This Old House", and the number of home renovation magazines such as "Country Living" attests to the popularity of older homes in today's real estate industry. Clearly, during the last twenty years heritage architecture has demonstrated an extremely valuable and popular type of resource potential.

Despite this recent growth of heritage architecture conservation and development, rural architectural resources have experienced much less attention, from research and documentation to planning and

development. Many noted authorities have recognized this gap. James Marston Fitch noted that, "Until very recently, most national preservation programs have been predominately upper-class and urbane in their emphasis, thus most artifacts studied and preserved have been monumental- the seats of the powerful and famous- as has the written record of history."<sup>3</sup> The principal landmark buildings of the countryside -farm buildings- have been particularly neglected, in both North America and in Europe, despite their often unique architectural and historical qualities. Samuel Stokes acknowledged "If American farm structures continue to diminish or disappear, we will have lost another irreplaceable reminder of our heritage, or more. For nowhere is architecture tied more organically to the land than in the pursuit of agriculture."<sup>4</sup>

In Manitoba, this situation is quite disconcerting, given the unique ethnic variety of this province's early agricultural building types. Research recently conducted by the Historic Resources Branch of the Manitoba government, has indicated that as much as three-quarters of pre-1945 surveyed agricultural structures in surveyed areas lie effectively unused, unmaintained and often abandoned. Of the historically and often architecturally more valuable pre-1914 structures, for those which still survive, the figure approaches almost ninety percent in some municipalities.<sup>5</sup> In light of these figures it does not seem likely that many of these early farm structures will survive the next decade, without some type of intervention.

This generally poor rural preservation situation in Manitoba may soon become even more desperate. Should proposed changes to the Municipal Assessment Act entail the removal of the tax-free status for

farm structures, there would be a real financial disincentive for farmers to retain redundant early buildings and thus a real threat would be created for mass demolition of this province's surviving early agricultural building stock -especially in light of the current farm financial crisis. Even a modest \$25 annual levy on an old barn would likely be considered an unacceptable financial burden if that structure were not being actively used. Considering the rich ethnic or vernacular nature of this province's early agricultural building types, the potential loss in terms of tourist and cultural resources would be immense. This province's rural heritage architecture is in grave danger and there is a very real sense of urgency for its conservation and development in Manitoba. Marc Denhez underscored the seriousness of Canada's rural heritage architecture situation when he noted that "if conservationists and authorities choose to wait until fancy economic schemes become available for designated heritage, they may be left with little heritage to protect."<sup>6</sup>

The preservation of farm buildings, however, is an extremely complex problem; one only recently addressed in North America, or even in Europe, despite the latter's well developed preservation programs. Government authorities and conservationists alike have little clear strategy as to how to deal with this particular problem.

Traditionally, the protection of heritage structures has been largely viewed as a cultural responsibility of government and Heritage Societies. In Canada the federal government has long recognized the importance of preserving selected architectural sites because of their historical significance and cultural value, as has the Manitoba provincial government. To date, the structures selected for protection

in Manitoba have been restricted to sites of recognized national and provincial significance which invariably tend to be large architect-designed structures located within or near large communities. While this mind-set is changing, most agriculture-related sites continue, in practice, to be regarded as being only of local significance, despite their architectural and ethnic variety and the important historic role many of them represent in terms of the development of the province and the country.

Recent new heritage legislation in Manitoba (1986) includes provision for Municipal designation of Heritage structures, thus providing local governments with the legal mechanism for the protection of rural sites. However, possessing the authority to act is one thing. The willingness and knowledge of how to use this authority effectively is often another matter, as has been shown in Saskatchewan.

Rural municipalities in Saskatchewan have had the authority to designate and protect local architectural landmarks since 1980. Their experience points out several problems with the municipal designation approach to architectural conservation. First and foremost, agricultural buildings were almost completely overlooked as sites meriting municipal protection. The latest available information (September 1987) indicates that of 400 sites designated, or in the process of designation, only twelve, or three percent, involve agricultural buildings. Community structures such as town-halls, railway stations, court houses, schools and churches were considered as more important structures for protection by the local authorities.<sup>7</sup> Secondly, it was found that the vast majority of the municipally designated structures were preserved as "display-pieces" or museums

which generate very little income for their own maintenance. Since municipalities must provide financial support, the possibilities of adding other, agricultural sites to the list is severely hampered.

Finally, the popularity of the local railway-station or school cum "village museum" approach to rural architectural preservation in Saskatchewan has resulted in a proliferation of almost identical eclectic displays of pioneer artifacts with low tourist appeal and minimal educational value.<sup>8</sup> Thus, the municipal designation and local museum approach has several serious shortcomings and is not of itself a viable solution to the problems facing rural heritage planners.

In light of the similarity of rural architectural resources and social-economic climate in Manitoba, the problem of conserving heritage farm buildings must, as it also should have been in Saskatchewan, be approached in a broader context.

In contrast to the rural situation, many of the architectural preservation programs in Canada's urban centres are characterized by private development of sites for commercial and residential use. These programs, such as Winnipeg's Exchange District and Halifax's Historic Waterfront project, have been highly successful, partly because of the strong emphasis placed on utilization of structures. Very few preserved urban structures are "show-pieces". A concentrated effort is made on the part of the planners to effectively use the buildings, and a wide range of usage types are generally incorporated. Rural architectural resources, however, especially farm structures, differ greatly in size, construction, design, function, and location. As a result they are often very difficult to adapt to new uses. This alone is a major reason why many rural architectural preservation programs

have not experienced the same success and why rural preservationists have had to rely heavily upon legal protection measures, despite the acknowledged deficiencies of this approach.

Further complicating the situation, farm structures are invariably thinly scattered throughout the countryside, hampering access and the provision of services. A comparatively small population and economic base also inhibits the creation and funding of preservation groups and programs, and legal protection measures are often resisted as an infringement upon private property rights. Thus many of the approaches used in urban conservation and development projects cannot be directly transferred to the rural situation. Indeed, as James Biddle, former president of the U.S. National Trust for Historic preservation, once stated "the prospect for saving rural historic architecture indeed seems bleak"<sup>9</sup>

Despite these obstacles, however, there are many isolated examples of successful preservation and development projects involving agricultural structures in Europe, the United States, and Canada. Generally, these combine ambitious legal protection measures with the commercial development of sites, high profile publicity, and public education programs. But these projects are the exception, not the rule. Many other projects have been less successful and, despite a growing awareness of the urgency of rural architectural conservation and the growing public interest in heritage architecture, the systematic protection and development of these potentially valuable resources continues to be a major resource management problem.

This thesis argues that, through a careful analysis of successful, heritage management projects, the inherent difficulties of rural

preservation, and the nature of the province's rural resources and social-economic climate, a comprehensive plan of action can be created to derive maximum use of this vanishing resource. Using this simple comparative process, this thesis will formulate a realistic development program for Manitoba's rural architectural resources in general and for its historic ethnic farmsites in particular.

Chapter Two will review the recent growth of heritage architectural preservation and development, the benefits which have been realized from development, and the difficulties encountered in rural programs, and will also investigate selected current approaches to rural architectural preservation in both North America and Europe. The nature of the province's rural architectural resources and current level of development activities will be reviewed and assessed in Chapter Three. Chapter Four presents a development model for a broad-based province-wide scheme for pursuit of regional development. The concluding chapter will outline recommendations for implementing the strategy as a province-wide regional development approach to rural architectural conservation.

An often heard critique of writings on heritage preservation is that they lack practicality. Indeed many do. This thesis will avoid this pitfall. Its focus is on specific resource problems and for the provision of workable solutions which will enhance the future of the province and its residents.

## 2.0 HERITAGE ARCHITECTURE AS A RESOURCE CONCERN - A PERSPECTIVE

### 2.1 Growth of the Architectural Preservation Movement.

It has long been recognized that certain old buildings possess a particular value beyond that of their purely functional use. As historical landmarks, selected architectural monuments in western Europe have inspired patriotism, evoked imagination, and have been protected and developed for these specific purposes since the days of the Roman Empire.

Planned protection and development of heritage architecture did not, however, become a serious resource concern in Europe until the Industrial Revolution swept the continent in the late 1700s. With rapid industrialization changing the face of both town and country, it became increasingly apparent to many scholars and historians that centuries of history, traditional lifestyles and buildings were being destroyed at an ever increasing rate. A small but growing movement was spawned to protect the best of what remained of Europe's architectural and historical treasures.<sup>10</sup> By the mid-1800s many European countries were legislating the protection of various categories of national monuments, including structures such as castles, cathedrals, manor houses, civic buildings and other such structures which may have played an important historical or cultural role. These national monuments invariably tended to be seats of the powerful and wealthy.

Despite this long-held recognition that selected heritage structures were important cultural symbols meriting protection or rehabilitation, it has only been in the past fifty years that the economic potential of heritage architecture has begun to be realized.



This has largely been the result of the growing appeal among the general public for heritage attractions and environments, facilitated by the development of rapid modes of public transportation and communication. Europe's castles and cathedrals have always had a certain tourist appeal, but lately, even the more domestic heritage sites, such as well-preserved old towns and villages and small country inns and hotels, have become increasingly popular. Similarly, there is a growing appeal in residing and working in heritage environments as an alternative to the largely impersonal settings provided by modern architecture. With this growing attention to heritage structures, many governments, resource planners, developers, heritage associations, and private individuals, now realize that "heritage pays". Architectural preservation, which began as a low scale, largely patriotic field of endeavor, has now become one of the fastest growing resource management fields in the western world.<sup>11</sup>

Historically, the heritage architecture preservation movement developed in two rather different branches; Preservation and Conservation. As Michael Middleton noted, "the former generally involves faithful restoration and implies the role of a museum, whereas the latter involves renovation and implies adapted and functional new uses. One becomes a monument to the past; the other continues to live."<sup>12</sup> The modus operandi of Preservation is the development of the cultural and educational potential of recognized architectural landmarks. The potential economic benefits through tourism are largely a spinoff or secondary benefit. The primary objective of Conservation, on the other hand, is to develop economic potential; culture and education is often somewhat compromised. Another basic difference

between the two approaches is that Preservation invariably involves a small number of often expensive developments, whereas Conservation generally involves a large number of comparatively inexpensive interventions.

### 2.1.1 ARCHITECTURAL PRESERVATION

The protection and Preservation of selected heritage structures has traditionally been the focus of Government and of well-organized heritage associations. Until quite recently it generally involved urban and/or upper-class types of architecture.

#### a) Preservation by Governments

The world's first recorded architectural preservation statutes were passed in ancient Rome, where in the fourth century A.D., various emperors issued decrees to protect monuments commemorating the glories of the Empire.<sup>13</sup> This recognition of the value of architectural preservation died with the Empire, and throughout the Dark and Middle Ages, mere survival undoubtedly occupied the minds and hearts of most governments and rulers.

The protection of architectural monuments for their cultural usefulness was revived by King Gustavus of Sweden who pioneered the identification and protection of prehistoric antiquities during the 1600s, and went on to preserve a large number of that country's ancient religious structures.<sup>14</sup>

A century later a number of German principalities were protecting various categories of monuments. In 1837 the French founded the "Commission Nationale de Monuments Historiques", and thus established

the first national architectural preservation program in Europe. This legislation was expanded and strengthened in 1887 and again in 1913. The British followed suit with similar legislation in 1882, 1900 and 1913. By 1980 France had "listed" some 228,000 buildings and sites, of which 12,000 were given statutory protection, while Britain has listed some 240,000, all of which receive a modest measure of protection.<sup>15</sup> The Netherlands in 1975 had over 40,000 structures of various types listed and protected under their Monuments and Historic Buildings Act.<sup>16</sup>

The United States Government first became involved with the preservation of national monuments when it passed the Antiquities Act in 1906 which offered protection for historic monuments on public land. In 1935 the National Historic Sites Act was passed authorizing the Department of the Interior to survey sites and acquire historic property. In a major piece of legislation, the National Historic Preservation Act of 1966 established a new expanded National Register of Historic Places, which, as a result of the Tax Reform Act of 1976, included major preservation tax incentives for listed income-producing properties.<sup>17</sup>

In Canada, the Historic Sites and Monuments Board was established by an Act of Parliament in 1919 to designate "persons, places and events of significance to our national history". For decades the Board simply concerned itself with the erection of commemorative plaques and offered no statutory protection or restoration programs for designated structures. Designation as a National Historic Site still offers no protection. However, beginning in the early 1950s selected national sites and structures were purchased and restored, or reconstructed, by the Department of Indian and Northern Affairs and opened to the public

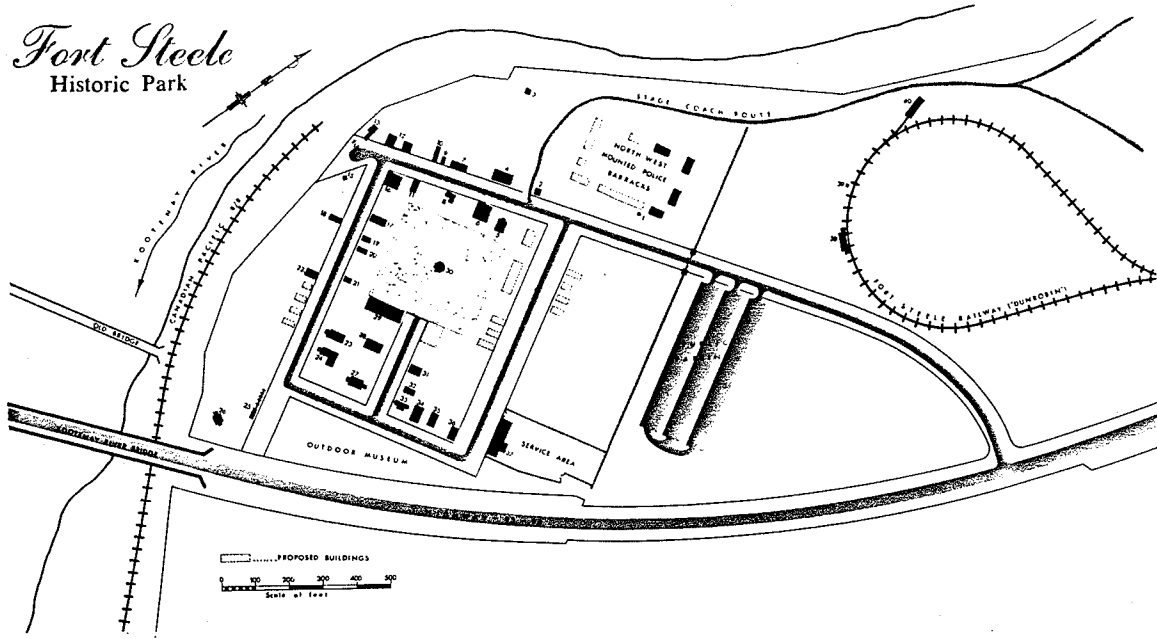
as National Historic Parks. Restoration work began at Fort Langley, British Columbia in 1955, at Lower Fort Garry, Manitoba in 1961, and at Fortress Louisburg, Nova Scotia, in 1965.<sup>18</sup> Currently there are almost seventy National Historic Sites and Parks maintained by the federal government. It is noteworthy that, of these, only two or three centre on, or commemorate agricultural, or ethnic-related historical themes.

The authority to provide statutory protection of recognized historic structures in Canada is the responsibility of the Provinces. In British Columbia, Barkerville and Fort Steele were designated and developed as Provincial Historic Parks in 1959 and 1961. (Plate 1)

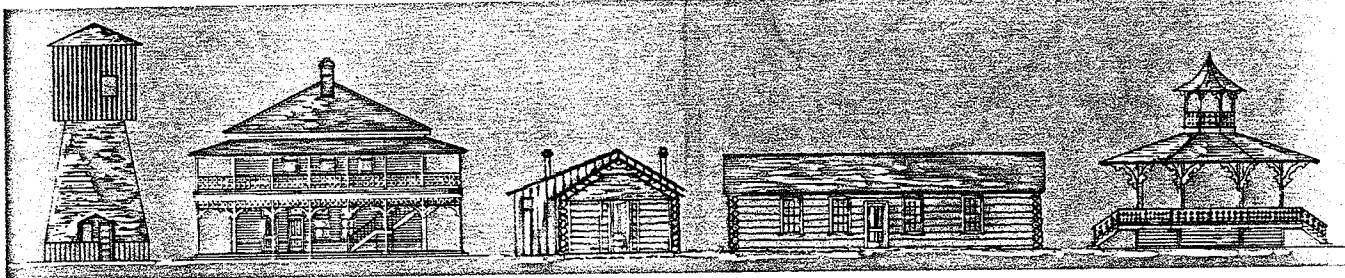
Manitoba's first heritage preservation legislation was passed in 1967. It authorized the creation of a provincial Historic Sites Advisory Board that recommended to the Minister responsible, events, sites and structures for provincial designation. The legislation also offered designated heritage structures limited protection from demolition and alteration. The first building to receive provincial designation was St. Peter's Dynevor church, near East Selkirk, in 1963. As of June 1987 twenty-three other structures have been designated. While roughly half are located in rural Manitoba, at the time of writing, none involve agricultural structures.<sup>19</sup>

In 1986 Manitoba strengthened and extended its heritage protection laws by passing the Heritage Resources Act. In addition to enhanced protection of designated sites, it brought Manitoba "into step" with most other provinces by enabling the creation of advisory committees to identify and recommend the designation and protection of sites of local and regional significance by municipal governments. In the nineteen months since the current legislation was officially proclaimed, eight

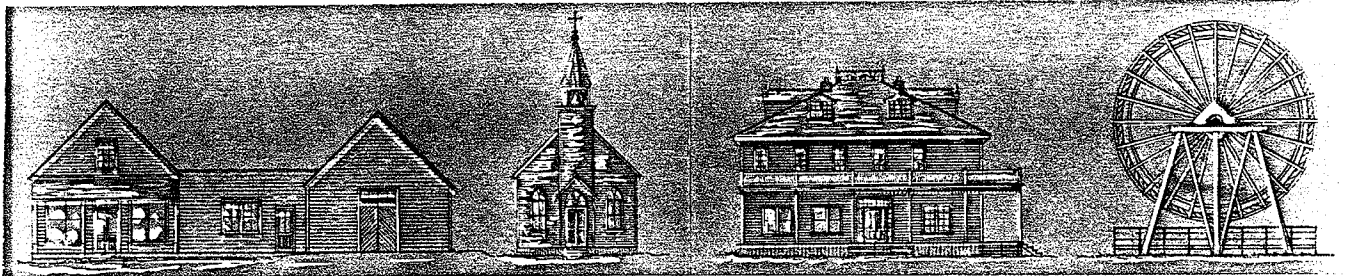
*Fort Steele*  
Historic Park



- |  |  |  |
|--|--|--|
| 1. National Historic Monument.                   | 15. Roosville Customs House.             | 29. Museum.                              |
| 2. Express Office.                               | 16. Windsor Hotel (Dalgardno House).     | 30. Bandstand.                           |
| 3. Water Tower.                                  | 17. Drug Store.                          | 31. The Mather House.                    |
| 4. Government Building.                          | 18. Kershaw Family Store.                | 32. The Cohn House.                      |
| 5. Private Residence.                            | 19. Dr. H. Watt's Office.                | 33. St. John the Divine Anglican Church. |
| 6. Livery Stable.                                | 20. Dentist's Office.                    | 34. The Vicarage.                        |
| 7. Carriage Shed.                                | 21. Telephone-Telegraph Office.          | 35. Private Residence.                   |
| 8. Post Office.                                  | 22. The Prospector Printing Office.      | 36. Private Residence.                   |
| 9. Harness Shop.                                 | 23. St. Anthony's Roman Catholic Church. | 37. Sash and Door Factory.               |
| 10. Blacksmith Shop.                             | 24. Public School.                       | 38. Railway Station.                     |
| 11. Barber Shop.                                 | 25. Air Locomotive Mining Train.         | 39. Water Tank.                          |
| 12. Carlin & Durick General Store.               | 26. Perry Creek Water-wheel.             | 40. Train Shed.                          |
| 13. Galbraith's Ferry Office.                    | 27. Presbyterian Church.                 |  |
| 14. "Galbraith's Ferry" Stop-of-interest Plaque. | 28. Masonic Building.                    |  |



Water Tower, 1897.      Museum, 1967, (patterned after Wasa Hotel).      Ferry Office-Customs House, 1894.      Officers' quarters, 1887.      Band stand, 1967.



Galbraith's store, 1870-1894, later Carlin & Durick, 1895-1909.      St. Anthony's, 1897.      Hotel Windsor, 1899 (built in 1894 as Dalgardno House).      Perry Creek water-wheel, 1933.

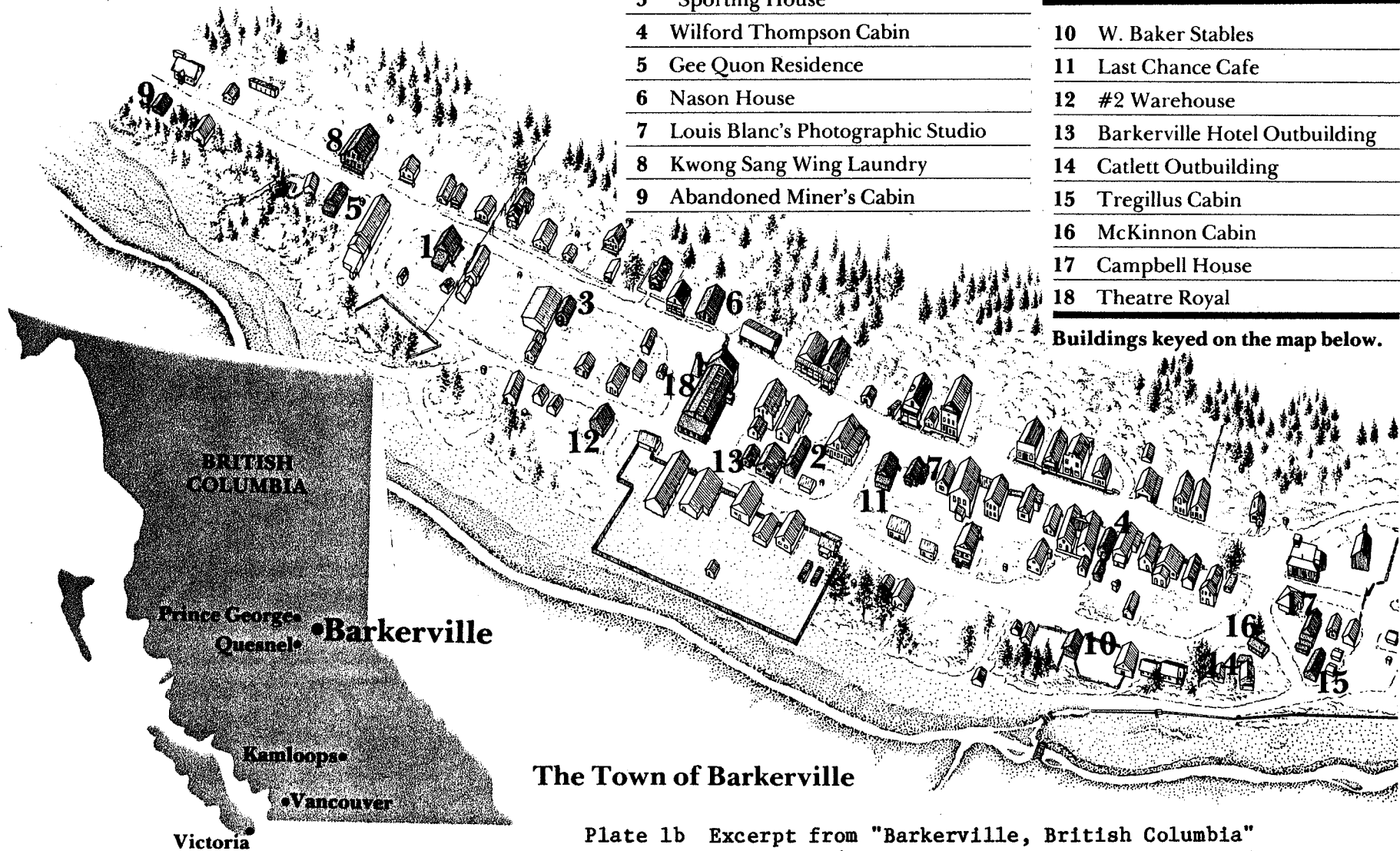
Plate 1a. Excerpt illustrations from a tourist pamphlet entitled "Historic Fort Steele" (British Columbia Ministry of Lands, Parks and Housing.)

## Buildings Identified for Restoration

Stabilization began in 1980

- |   |                                   |    |                               |
|---|-----------------------------------|----|-------------------------------|
| 1 | Chinese Masonic Hall              | 10 | W. Baker Stables              |
| 2 | Kelly's Saloon                    | 11 | Last Chance Cafe              |
| 3 | "Sporting House"                  | 12 | #2 Warehouse                  |
| 4 | Wilford Thompson Cabin            | 13 | Barkerville Hotel Outbuilding |
| 5 | Gee Quon Residence                | 14 | Catlett Outbuilding           |
| 6 | Nason House                       | 15 | Tregillus Cabin               |
| 7 | Louis Blanc's Photographic Studio | 16 | McKinnon Cabin                |
| 8 | Kwong Sang Wing Laundry           | 17 | Campbell House                |
| 9 | Abandoned Miner's Cabin           | 18 | Theatre Royal                 |

Buildings keyed on the map below.



The Town of Barkerville

Plate 1b Excerpt from "Barkerville, British Columbia" pamphlet, (British Columbia Ministry of Lands, Parks and Housing.)

municipal structures have been designated and at least six others are in the process of municipal designation. Again none of these involve heritage farm structures.

#### b) Preservation by Private Agencies

In the United States there was considerable private and state preservation activity before the federal government moved into the field. Nearly all of this had to do with the preservation of buildings associated with famous people or events. For example, the military headquarters at Newburg, N.Y., Morristown, N.J., and Valley Forge, Pa., that George Washington used during the American Revolution, were preserved in 1850, 1873 and 1878 respectively. Washington's Mount Vernon estate, Andrew Jackson's Hermitage and Carpenters Hall in Philadelphia -the site of the first Continental Congress- were also preserved during this same period. In each case patriotism was the prerequisite to preservation and the result was a museum intended to inspire its visitors.<sup>20</sup>

The development of heritage villages and historic parks is the logical extension to the patriotic museum. In Europe the concept of heritage parks or "open-air museums", as they are better known, began in 1891 with the creation of Skansen, near Stockholm, Sweden. It began with a small regional collection of folk artifacts and eventually developed into a centrally located collection of over 200 furnished, regionally characteristic, architectural types set in natural surroundings.<sup>21</sup> It was the world's first architectural museum, and within twenty years, most northern European countries had followed the Skansen example. Among the more notable of these were "Bygdoy" which

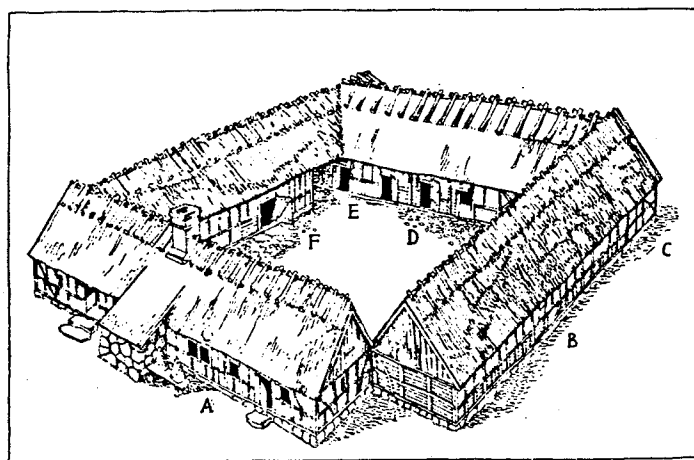
opened its doors in 1902 near Oslo, Norway and "Arnhem" which was established in Holland in 1912. (Plate 2)

The Skansen project was the first attempt at preserving vernacular architecture and turned out to be Europe's first theme park. The success and popularity of this approach was such that, well into the 1960s, it remained the accepted model for preserving and utilizing small rural architectural "monuments" such as farm buildings and churches. 22

The development of Heritage Parks began in North America in 1926-27 when John D. Rockefeller decided to finance a plan to restore Williamsburg, Va., as "an enduring example of America's colonial past. Since then about eighty million dollars has been spent in Williamsburg on the meticulous restoration of over 125 structures. In 1929, following Rockefeller's lead, Henry Ford commenced the development of the make-believe town of Greenfield Village by relocating and restoring over one hundred seventeenth, eighteenth, and nineteenth century buildings at a site near Dearborn, Michigan. In the United States, as in Europe, the heritage village concept proved to be extremely popular. It remains the generally accepted approach for the development of rural architectural resources. 23

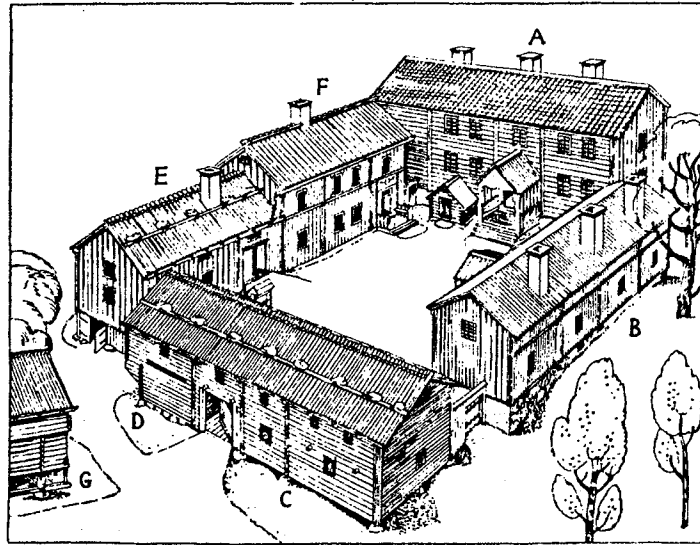
In Canada, one of the first large scale preservation projects to be instigated by private agencies was "Upper Canada Village" in Ontario which was created by relocating early homes and other structures threatened by the construction of the St. Lawrence Seaway during the early 1960s. Since then, both private organizations and provincial governments have used the heritage park/open-air museum approach for dozens of preservation and thematic developments throughout the country. Black Creek Village, St. Marie Among The Hurons, Old Fort William in Ontario, Heritage Park in Calgary, Alberta, and King's Landing in New



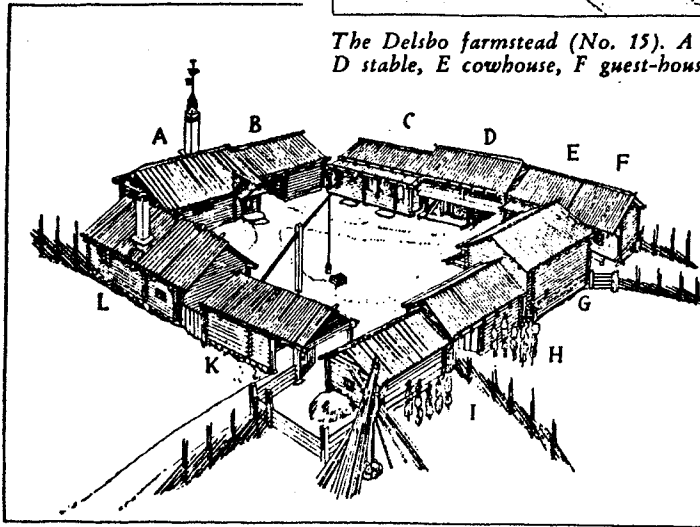


*The Ravlunda farmstead (No. 99). A dwelling-house, B and F barns, C cowhouse, D stable, E wood-shed.*

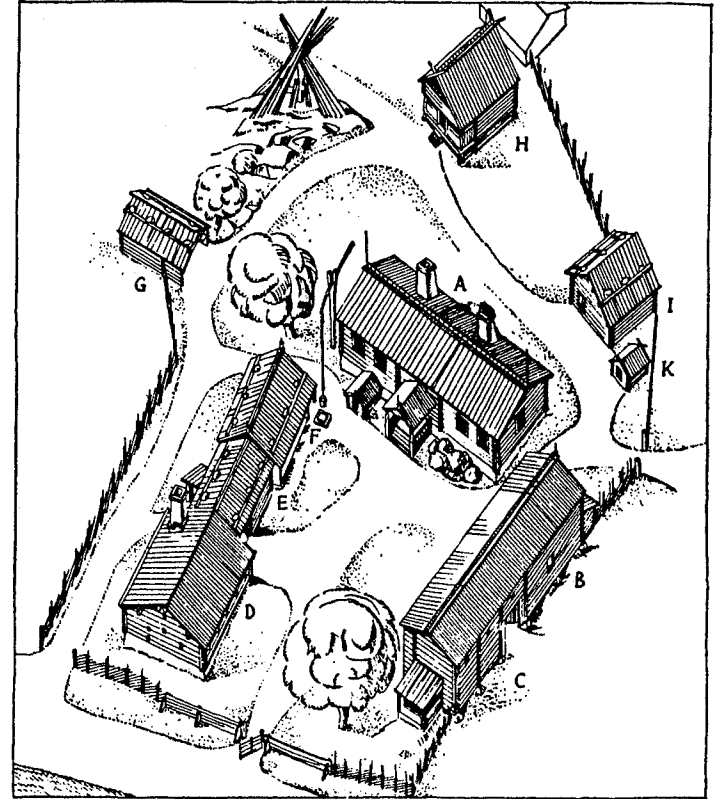
Plate 2a Skansen open-air museum, Stockholm, Sweden  
 Museum site-plan and illustration of the Ravlunda farmstead, one of over 100 historic rural structures and farmsteads that have been relocated and preserved at this site since it was established in 1891. (from "Skansen" by Dr. Erik Andren, A.B. Trycksaker, Norrk, Sweden, 1961)



*The Delsbo farmstead (No. 15). A and B dwelling-houses, C barn, D stable, E cowhouse, F guest-house, G store-house.*



*The Mora farmstead (No. 6). A and L dwelling-houses, B stable, C—F store-houses, G—H barns, I cowhouse, K store-house with a cellar.*



*The Alvros farmstead (No. 105). A dwelling-house, B and E barns, C store-house, D cowhouse, F stable, G kiln, H store-house, I smithy, K children's cabin.*

**Plate 2b** Skansen open-air museum, Stockholm, Sweden  
The Delsbo, Alvros and Mora farmsteads.

Landing in New Brunswick are only a few examples of this type of development. (Plate 3)

### 2.1.2 CONSERVATION

Conservation, while having a much broader focus than preservation, has nevertheless a much shorter history. During the early decades of this century, England's National Trust and the Society for the Preservation of New England's Antiquities in the United States began considering the architectural merits of buildings in addition to their historic and patriotic importance. William Summer Appleton of Boston, who established the latter organization, maintained that significant old structures did not necessarily have to be preserved as museums. By the 1930s the concept of allowing minor exterior alteration and major interior alteration to privately owned heritage structures had gained ground within the preservation movement.

In Great Britain the Town and Country Planning Act of 1932 enabled local governments to conserve buildings either singly or in groups, while the 1937 City of Bath Act protected Bath from development threats and helped safeguard it as a unique piece of 18th century town planning. The principle of conservation districts was extended in Britain by The Town and Country Act of 1947 and Civil Amenities Act of 1967 which permitted local government authorities to establish entire areas of architectural and historic interest to be designated as conservation areas. The 1947 legislation stipulated that no building listed within a Conservation Area could be demolished or radically altered without permission, while the 1967 Act made it obligatory for local governments to identify and constantly update the list of

**KINGS LANDING HISTORICAL SETTLEMENT  
LE VILLAGE HISTORIQUE DE KINGS LANDING**

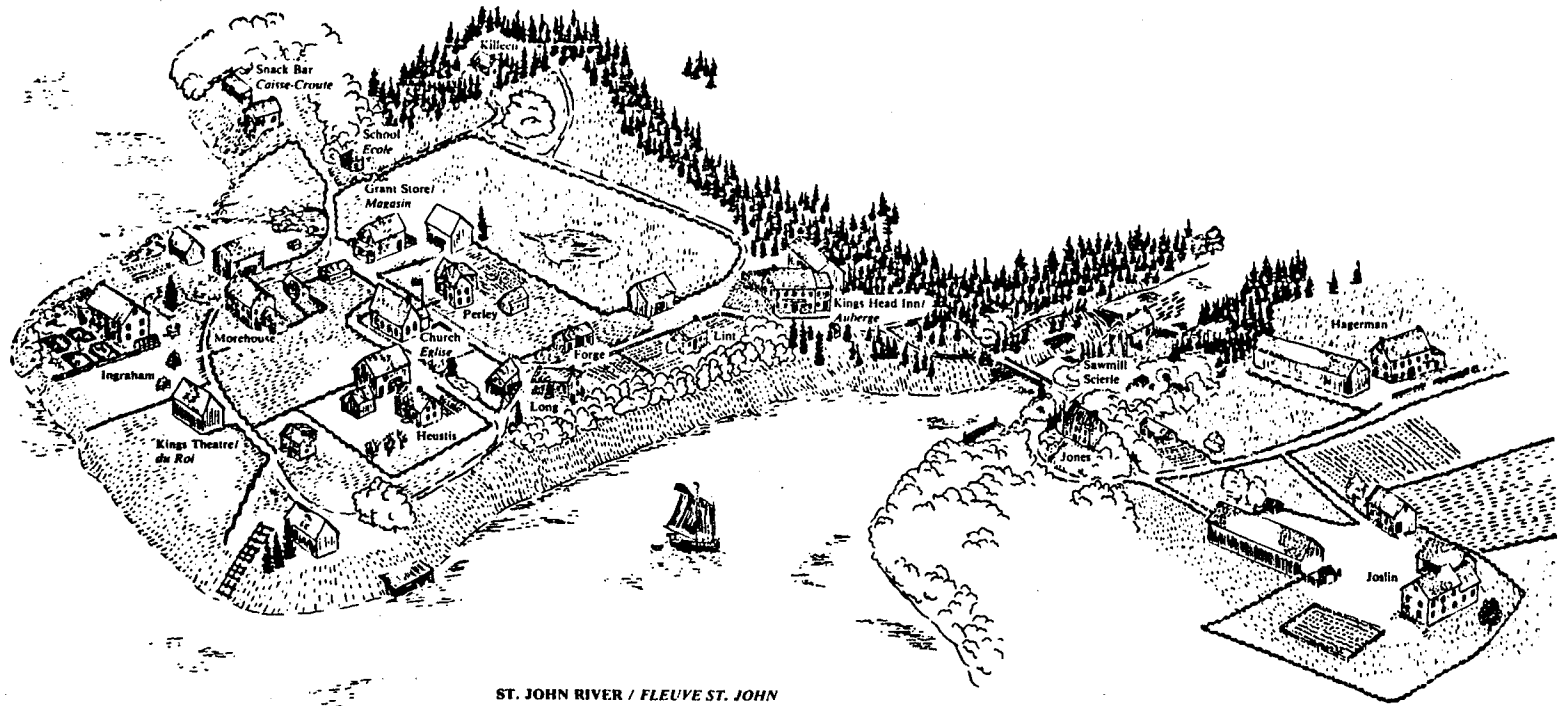


Plate 3 Site plan of Kings Landing open-air museum, New Brunswick.  
(From a tourist pamphlet entitled "Kings Landing - Site Plan")

Conservation Areas in their regions. In France, the 1962 Malraux Law similarly made it possible to establish "protected urban areas".<sup>24</sup>

In the United States, Charleston, S.C., and New Orleans were among the first cities to establish historic district zoning regulations. In 1950 there were six cities and towns in the United States with Historic District ordinances. By 1959 there were twenty-one, by 1963 sixty-eight, and in 1970 there were over one hundred. In Canada, the Jacque-Viger Commission of 1962 led to old Montreal being designated a historic district in 1964 under Quebec's Historic Monuments Act. Vancouver's historic Gastown area was similarly designated in 1971 by the British Columbia government. Currently, most major American and Canadian urban centres, including Winnipeg, have instigated major Heritage Conservation District projects.<sup>25</sup> (Plate 4)

As many examples have shown, urban Heritage Conservation Districts need not possess structures of outstanding architectural or historic merit. What is considered important is that the area to be designated, or the buildings to be protected, have a special heritage character. In this regard, scale, visual impact, age and topography are all important factors. In addition, the original function of a building need not restrict development, as invariably only exterior portions of the buildings are protected. For example, in San Francisco, an old canning factory and former chocolate factory have been converted into fashionable shopping and eating complexes; in Louisville, Ky., an 1830s-era warehouse has been transformed into the Actors' Theatre of Louisville. Similarly, in Winnipeg's Exchange District, various types of commercial and warehouse buildings have been converted into restaurants, nightclubs, vertical shopping malls and residential facilities.<sup>26</sup>

# The Exchange DISTRICT

**LEGEND**

The Exchange District Area

Walking Tour

Dash Bus Route

Parking

Day & Evening

Evening

WINNIPEG CORE AREA INITIATIVE

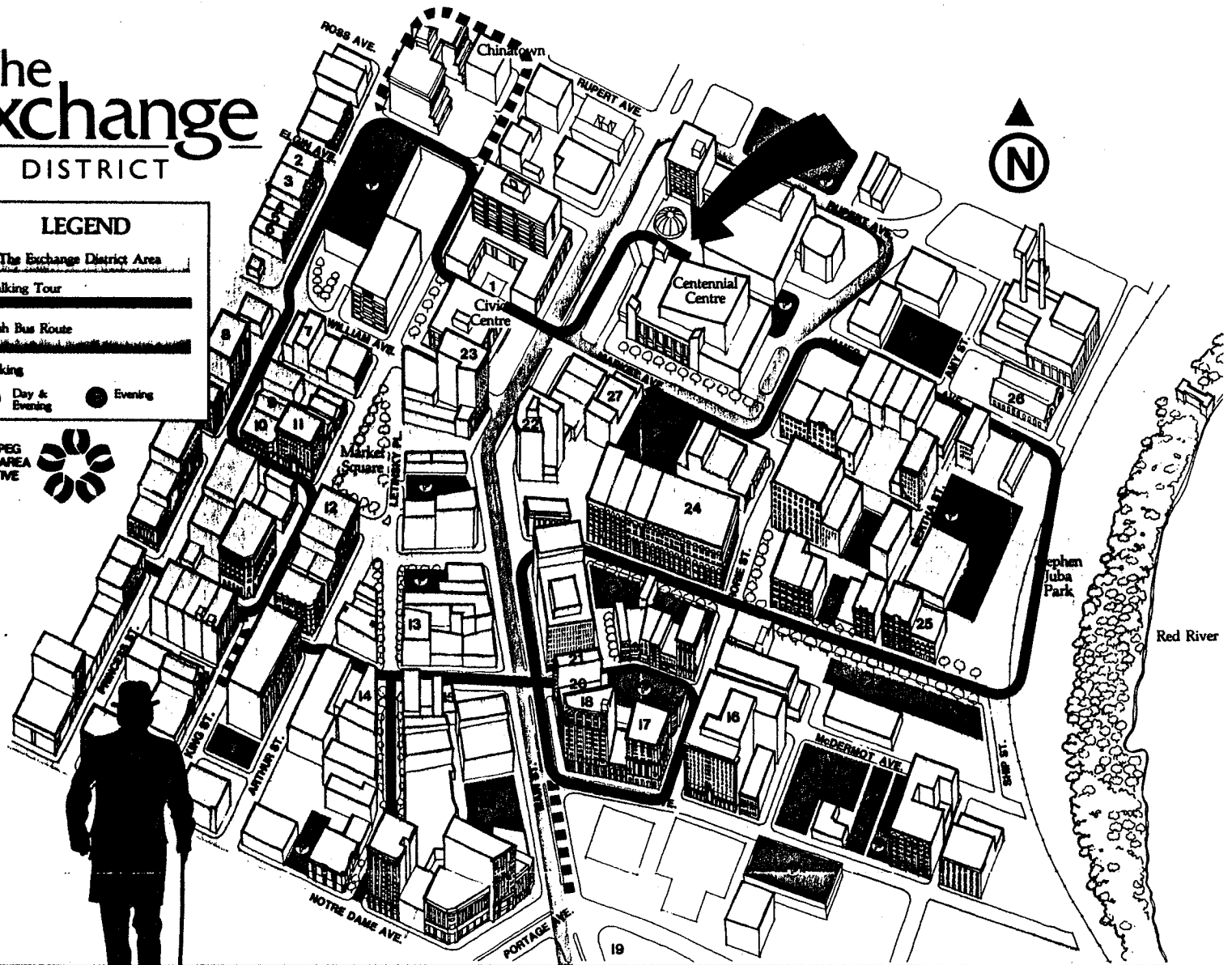


Plate 4 North American urban heritage conservation districts: Winnipeg's Exchange District. (From a pamphlet entitled "A Walking Tour of The Exchange District, published by the City of Winnipeg.)

The growing popularity of Heritage Conservation Districts as an unusual and attractive environment in which to work, live, shop and relax, has resulted in hundreds of individual recycling projects. Increasingly, individual property owners are purchasing and rehabilitating heritage properties on their own initiative. According to the Winnipeg Real Estate News, heritage residential properties are among the most sought after types of homes in Winnipeg.<sup>27</sup> The wide range of heritage magazines, such as Early American Life, Harrowsmith and Country Living, and the popularity of home renovation publications and television programs, such as "This Old House" offer an indication of the widespread popularity architectural conservation now enjoys.

## 2.2 BENEFITS OF HERITAGE ARCHITECTURE DEVELOPMENT

Preservationists, sociologists, historians, commercial and recreation planners all agree that there is great potential for economic and cultural benefits in heritage architecture development. Diane Maddex of the U.S. National Trust lists nine major types of potential social and cultural benefits and fourteen types of economic benefits which can be derived from development.

In terms of social and cultural value, she notes that, "Old buildings: are physical links to the past; give a sense of national and personal identity; provide environmental diversity; have intrinsic value as art; stimulate edification and education; lend psychological stability; serve as sources of recreation; encourage patriotism; and fulfill nostalgic instincts."<sup>28</sup>

Among the recognized economic potentials of development, she notes that: "recycling saves demolition costs; renovation can take less time

than new construction and can take place in stages; rehabilitation is labour intensive and thus is not as influenced by rising costs of materials as new construction; revitalized buildings and historic districts attract new businesses, tourists and visitors, stimulating retail sales and increasing sales tax revenues; property values and tax revenues often increase in revitalized areas; renovated buildings may command higher rental and sales prices because of their prestige value; old buildings can often be acquired for low prices; tax advantages are often available for rehabilitation and historic district designation often stimulates private investment in an area."<sup>29</sup>

Since these benefits are not always recognized by those unfamiliar with the field, a brief amplification of certain of these points raised by Maddex is in order.

#### 2.2.1 Cultural and Social Benefits.

While it is normally the economic potential which is the primary motivating factor in most other types of resource development, the broader cultural and sociological benefits of heritage resource development should not be underestimated. Even John Kenneth Galbraith emphasized these benefits, in saying, "There also should be no doubt that there are cultural, educational and aesthetic values that are well beyond the range of economic calculation."<sup>30</sup>

##### A) Physical links to the past.

Dr. Joyce Brothers suggested that "Individuals feel both more secure and more purposeful when they recognize that they exist as part of an historical continuum. Death is viewed with less fear, and life devoted to more-than-just-immediate pleasures seems more warranted".<sup>31</sup>



Margaret Mead similarly noted, "The destruction of things that are familiar and important causes great anxiety in people. So keeping some familiarity, often even token familiarity, is needed."<sup>32</sup> Alvin Toffler, in Future Shock, expounded upon this belief, noting that, "Our sense of the past is enhanced by...immediate contact with the objects that surround us, each of which has a point of origin in the past, each of which provides us with a trace of identification with the past."<sup>33</sup>

The notion that heritage architecture acts as a valuable physical link to the past is widely recognized. Others who have written on this subject include economist John Kenneth Galbraith, and preservationist Marc Denhez and historical geographer David Lowenthal.<sup>34</sup>

The particularly strong relationship between architecture and culture in vernacular and farm-related buildings is also well noted, especially among historical geographers. The distinguished American geographer, Fred Kniffen, holds that, "the unsung humble (farm) buildings are an integral part of the rural American landscape...and by reason of their adherence to type and numerical superiority were far more important as markers of basic cultural processes than are uniquely designed individual structures."<sup>35</sup> In Manitoba, historical geographers John Warkentin, and more recently John Lehr, documented this strong relationship between cultural change and architectural change within the province's early Mennonite and Ukrainian settlement groups.

While research has yet to fully substantiate the beneficial aspects of preserving heritage architecture as "signposts" to the past, the belief that it can and does provide modern society with a valuable sense of continuity is widely held.

B) Provides environmental diversity.

Society's need for environmental diversity is upheld by James Biddle. He states that, "The argument for Environmental Diversity is that everything need not and perhaps should not be alike, that preservation of elements of the past can create environments that offer valuable alternatives to much of modern society."<sup>36</sup>

The reason for modern society's growing need for environmental diversity is postulated by Jane Jacobs and Paul Goldberger, who lay the blame on the failure of modern architecture. Goldberger writes, "A great deal of the force of the preservation movement comes from contemporary architecture's failure to build well, its failure to build in a style that satisfies the needs of our cities and the needs of our senses. A lot of our belief in preservation comes from our fear of what will replace buildings that are not preserved; all too often we fight to save not because what we want is so good, but because we know that what will replace it will be no better."<sup>37</sup>

Others who have discussed the need for and benefits of environmental diversity include Peter Blake, Randolph Langenbach and James Marston Fitch.<sup>38</sup>

C) Lend psychological stability.

It is well recognized that general community appearance, including environmental diversity and links with one's past, are an important aspect of the public welfare, especially in urban areas. Many communities which have instigated major heritage conservation programs have clearly re-discovered a sense of civic pride which had faded with the deterioration of their buildings and neighbourhoods.

As an oft-cited example, it has been noted that in Galveston, Texas, after the development of its Heritage District, a drop in violent crime was experienced in that area of the city to 2.9% from 8.5% of the city's total. Similarly, between 1960 and 1976, the Pioneer Square district of Seattle, Wa., experienced a reduction from 13.1% to 2.9%.<sup>39</sup> Marc Denhez similarly reported an improved level of security in Vancouver's Gastown district since historic renovation began in the early 1960s.

Other cities have experienced similar declines in crime rates in areas in and around urban heritage conservation districts. While part of the reduction in the crime rates in these cities' historic districts can undoubtedly be attributed to gentrification, the increase in civic pride provided by the district renewal undoubtedly is a contributing factor.

D) Have intrinsic value as art.

The case for architectural preservation and conservation normally includes the argument of good aesthetics and design. It is often noted that many older buildings are superior in materials, craftsmanship and aesthetic form to many contemporary structures.

Similarly, it is noted that, "before the advent of the automobile, buildings were related to the human scale and there was a demand for interesting architectural detail. Conserving and restoring an area of older buildings...can recreate an ambience of charm and character impossible to achieve in a modern sub-division."<sup>40</sup> In heritage areas, ordinary people can discover that history and beauty are all around them. Vernacular architecture, as hand-made structures, similarly

often commands respect and appreciation for its simple craftsmanship, technical ingenuity, and aesthetic qualities.

E) Give a sense of national and personal pride.

The ability of some architectural monuments to promote patriotism has been recognized for centuries, and has been discussed by many historians and preservationists over the years. In the United States, this ability was voiced as early as 1856 by Ann Pamela Cunningham, who was instrumental in the restoration of George Washington's Mount Vernon Plantation in the 1860s. James Biddle recently echoed her words when he wrote: "Cunningham's crusade was based on her view that the historic plantation, being a three-dimensional piece of history, could teach its visitors as no book or lecture could hope to do, not only giving them a sense of a past way of life, but also inspiring the same kind of patriotism and the same noble character and deeds as it once witnessed."<sup>41</sup>

Developing such a sense of patriotism was the basis of thousands of preservation and restoration projects in Europe and North America. Structures and sites such as the Palace of Versailles, the Cathedral of Notre Dame, and the Eiffel Tower are revered as national treasures in France, as Colonial Williamsburg, the Statue of Liberty and the White House are in the United States, and the Parliament buildings and the Chateau Lake Louise are cherished in Canada. Heritage structures such as these are looked upon as symbols of nationhood and are recognized worldwide. David Lowenthal and Marcus Binny in Our Past Before Us and Jane Yarn in Preservation: Toward an Ethic in the 1980s provide good reviews of the patriotic aspects of architectural preservation.

F) Serve as sources of recreation

In many cases successful heritage developments serve not only to attract foreign tourists but also to serve the local residents as recreational areas, by providing alternatives to city and provincial parks. Walter H. Kehn and John Marsh both have discussed the world-wide concern over the need and role of near-urban parks in providing valuable open space and recreational facilities for urban populations.<sup>42</sup> Similarly, various provincial studies have shown the growing need for open space and recreational facilities in Manitoba. This growing demand has led in the past few years alone, to the establishment of several new provincial recreation areas, including two new major wilderness parks, Atikaki and Nopiming, and two new provincial campgrounds.

In addition to relieving the current heavy demand for recreational facilities, heritage developments could serve and facilitate the growth of a broader local user-group base. Seniors and family groups who do not usually frequent beach and other waterside recreation facilities, might be inclined to visit rural heritage sites, for the peace and quiet, cultural, nostalgic and educational qualities. The popularity of the Irish Tourist Cottage program and Sweden's country vacation cottages, which will be discussed in coming chapters, attest to the growing importance of heritage sites as regional recreation facilities. In Manitoba, for example, the popularity of the Glenboro hostel among cross country skiers using the trail system in Spruce Woods Provincial Park, similarly indicates the potential recreational aspects of heritage architecture development. In Manitoba, where much of the urban population still has strong rural roots and cultural

affiliations, our urban population could relate to and appreciate cultural recreation sites such as living heritage farmsteads as much, if not more, than urban or natural heritage sites and areas. Considering the increasing proportion of seniors in Manitoba's population base, cultural recreation sites and facilities are likely to play an important future social service role.

#### G) Stimulate edification and education

It has been reported that in urban environments, exploring a well-documented heritage area in which smaller simpler buildings, as well as larger more impressive structures, have been preserved can help the general public gain an understanding of the whole range of architecture, lifestyles and social levels in their city's past.

For example, in Winnipeg, Dalnavert, a turn-of-the -century home once owned by Sir Hugh John MacDonald, and restored by the Manitoba Historical Society, has proven to be extremely popular with city school groups because of the hands-on educational programs provided at the site. Lesley Hoffman, an University of Manitoba graduate student who helped design the museum's educational tours, indicated that the more students can see, touch and get the you-are-there kind of feeling, the more they will learn.<sup>43</sup>

#### 2.2.2 Economic Benefits.

##### A) Rehabilitation is more economical than new construction.

Economic realities dictate that not every heritage building can be saved. In some instances, the public must assist the private developer

if a heritage building is to live again. Nevertheless, there is a myth that old buildings are always a liability, that they should be demolished and replaced with more efficient modern structures. Studies have now clearly shown that, in many cases, renovation is less expensive than new construction.

In terms of land, it has been shown that, "Old buildings can often be acquired at less cost than vacant serviced land. For those who would create vacant land, there is the added expense of demolition, usually three to five percent of the cost of new construction, but sometimes as high as five to ten percent."<sup>44</sup>

Rehabilitation costs per square foot are often significantly less than the costs of new construction. For example, in San Antonio, Texas, a twenty-three storey 1930s landmark building was rehabilitated at the cost of thirty-eight dollars per square foot, whereas new construction would have cost seventy dollars. The costs of rehabilitating the Pioneer Building in Seattle, Washington was less than nineteen dollars per square foot, compared to thirty dollars for new construction of similar quality. Similar projects have proven time and time again that the costs associated with rehabilitating an existing structure can be lower than for new construction.<sup>45</sup>

Recycling old buildings is labour intensive. Canada Mortgage and Housing Commission and the Ontario Ministry of Housing studies have found that rehabilitation is one of the most labour-intensive industries in the Canadian economy: according to these reviews, the labour component of renovation proved to be 1.7 to 2.0 times that of new construction. Testimony by the General Services Administration before the U.S. Senate Subcommittee on Building and Grounds similarly

indicated that rehabilitation creates two to five times as many jobs as new building construction.

Furthermore, an overview of various U.S. studies indicated, in most cases, that twenty to thirty percent of rehab-workers came from the ranks of the unemployed, as rehabilitation work often involved a large degree of low to medium skill activities, such as stripping, cleaning and repairing of existing fixtures.<sup>46</sup>

It has also been demonstrated that existing buildings can be renovated in one-half to two-thirds the time of new construction. Where new construction takes up to two or more years on the average to complete, rehabilitation generally takes less than one year.

Similarly, renovation can take place throughout the year, because construction work is already shielded from the weather. Also, portions of a rehabilitated structure can be completed and rented out while work is being done to complete others, whereas new construction projects have to be virtually finished before space is rented.

The economic and labour implication of architectural rehabilitation has been discussed in a number of publications, most notably; Economic Benefits or Historic Preservation, by Thomas Bever, The O.H.R.P. Component of Costs and Labour Component of Residential Rehabilitation, both by the Ontario Ministry of Housing; and Economic Impacts of Renovation in Ontario by the Ministry of Municipal Affairs and Housing.

B) Historic buildings and districts can attract new businesses, tourists and visitors, stimulating retail sales, and increasing sales tax and other revenues.



Surveys have shown that heritage attractions are now the largest single attraction for tourists in Canada.<sup>47</sup> In addition to promoting foreign tourist visitation, a Canadian Travel Survey carried out as early as 1971 found that 29% of Canada's domestic tourist spending was attributable to travellers who listed their main activity as visiting historical and cultural sites. More recent Canadian tourist figures indicate that the tourism is now the second largest, and the fastest growing, industry in the country. The American Behaviour Science Corporation established that the strongest motive for family pleasure travel is the anticipated educational benefit to children, offering a clear reason for this popularity of heritage sites.<sup>48</sup>

The success of such early large heritage parks as Skansen in Sweden, Arnhem in Holland, and Greenfield Village and Colonial Williamsburg in the United States has prompted the development of numerous similar tourist attractions throughout Europe and North America.

In Canada, the recognition of the economic possibilities of historic sites as popular tourist attractions prompted the federal government to spend over \$25 million on the reconstruction of Fortress Louisburg on Cape Breton Island. Currently, there are dozens of such heritage parks in Canada, many of which are major tourist attractions and contribute millions of dollars to this country's economy.

In Manitoba, Winnipeg's "festival of the nations" Folklorama, has become one of North America's top ten tourist attractions, contributing upwards of thirty million dollars to the provincial economy annually.<sup>49</sup> A well-conceived and promoted network of rural ethnic sites could compliment the festival, strengthen the province's image as

the "multi-cultural centre of North America" and add a year-round cultural attraction for tourists visiting Manitoba.

Urban conservation districts are also known to attract a large proportion of the tourist dollar. For example, in New Orleans, where one of the first urban conservation districts in the United States was established, current tourist revenues are estimated at well over \$250 million. Similarly, in Savannah, Georgia, as a result of the extensive development of its heritage architectural resources, tourist revenues rose from one million dollars in 1972 to fifty million in 1974.<sup>50</sup> Similar results have been recorded in numerous urban centres. Winnipeg's Exchange District, for example, is now "internationally known as one of the finest collections of turn-of-the-century warehouse structures on the continent" and is one of the province's most notable tourist attractions.

Further evidence as to the importance of heritage sites to the tourist industry is extensive.

C) Renovated buildings may command higher rental and sales prices because of their prestige value.

A report by the Kentucky Heritage Council's Rural Preservation Task Force cited that in that U.S. state, there is a rapidly growing demand for old farm houses in the real estate industry. They cited that the interest in Kentucky's old farmhouses by city dwellers seeking vacation or second homes and by retired people has been increasing in the past decade. They reported also that it is now not uncommon to see "country natives" who had spent the majority of their lives outside the country and who had come back to "fix up the old homeplace" in their

retirement. Also, in near-urban areas, they found that recreation is a significant alternative function for old plantation houses such as at Flatrock, where a one such structure was adapted as a golf club house in a vacation community.<sup>51</sup>

D) Heritage District rehabilitation can lead to urban revitalization.

More recent experience has demonstrated that an aggressive heritage policy can have surprising economic repercussions in the retail sector. It has been shown, in numerous cases, that a tastefully preserved urban commercial area can draw increasing numbers of area residents as well as tourists to the downtown area. Increasingly people are shopping as a recreational experience, a leisure activity in commercial areas with special character, and retailers benefit from historical commercial area preservation as the atmosphere tends to counteract the conveniences of weather protection and parking ease offered by shopping malls.

For example, Alexandria, Virginia, experienced a 24% average annual increase in selected retail sales over six years, after its downtown historic district was established. Savannah, Georgia, experienced a 16% average annual increase in retail revenue from 1965 to 1977 in a 18 block historic district area. Also, the Strand National Historic District in Galveston, Texas, which contains 13 blocks of historic buildings rehabilitated for use as stores, restaurants, offices and apartment, showed a dramatic 125% average annual increase in selected retail sales over a four year period, with 11% and 9% respective increases in property values and property tax revenues.<sup>52</sup>

### 2.3 VERNACULAR HERITAGE ARCHITECTURE AS A RECENT CONCERN

Despite the long history of heritage architecture as a viable cultural and economic resource, it is only quite recently that vernacular architecture has attracted the attention of government and private heritage agencies and the academic community.

As late as 1960 in situ conservation and detailed documentation was still invariably reserved for examples of "high style" architecture. In Europe this situation began to change during the early 1960's; and in North America during the early 1970's, as statutory protection began to be extended to selected examples of traditional architecture through designation by local governments and by national governments' including vernacular building types in the "lists" of nationally recognized monuments.

Similarly, during the past twenty years, private preservation activities have also multiplied, with numerous new national and local organizations being established and a variety of small open-air museums and restored rural sites being developed.

In conjunction with this new interest in protecting and preserving rural sites, academic interest has also increased. Various new study groups devoted to the study and documentation of traditional architectural types have been recently formed in both Europe and the United States.

#### 2.3.1 Statutory Protection Of Vernacular Architecture.

In 1957 a major convention of the European Open-Air Museum Association was held in Denmark. In commenting upon the results of

that meeting, Mark Laenen recently noted that, "The 1957 definition reflected strikingly the principles of in situ conservation at the time. The conservation of buildings in situ was reserved for examples of great architecture. The other specimens of architectural heritage, including vernacular architecture, were not at the time given any attention as to conservation in situ."<sup>53</sup>

The general attitude in Europe towards vernacular architecture evolved rapidly over the next few years. As with the development of the open-air museum concept, Sweden led the way in giving increased government attention to the historic and cultural value of agricultural structures. Sweden's Historic Buildings Act of 1960, which allowed for effective state protection of agricultural buildings --by redefining the term "historical monument" to include "buildings which preserve the peculiarities of the mode of buildings of a past epoch,"-- was the first European heritage legislation to offer statutory protection for vernacular structures.<sup>54</sup>

Similarly, during the 1960s Holland gradually abandoned the open-air museum approach as the primary development tool for rural architectural preservation, adding to it an increased emphasis on in situ preservation and incorporation of sites into regional tourist routes.<sup>55</sup> Similar provisions for the protection of small vernacular structures, have now been adopted by many European countries, most notably Britain, Holland, Germany and France.

Scotland exemplifies the general situation that exists in Europe with regards to government involvement in vernacular preservation. Statutory protection was extended to include rural and urban vernacular structures during the early 1970's. "In practice, all buildings before

1700 which survive in anything like their original condition are listed. For the 1700-1840 period most are listed, though selection is thought to be necessary. Between 1840-1914 buildings have to be of definite quality and character, except where they form part of a group."<sup>56</sup>

Lists are maintained and updated by local government authorities, and while permission of the owner is not necessary in order to list a structure, that owner can appeal against listing. If a building is listed it cannot be demolished, altered or extended without following the "listed building consent" procedure. Although demolition and alteration permits are often granted, failing to seek consent can result in massive fines and/or imprisonment, depending upon the financial gain accruing from the contravention. Also, owners of listed buildings are responsible for normal repair and maintenance in the same way as owners of any other building in Scotland. In certain circumstances, grants or loans may be available from the central government or local authorities. However, it has been noted that, "the local authorities have problems over the criteria over grant aid, which may mean that either very few buildings could hope to qualify, or too many buildings appear to qualify."<sup>57</sup>

Alexander Fenton, the Director of the National Museum of Antiquities of Scotland, suggests further difficulties with the Scottish vernacular listing program when he noted: "All this boils down to the fact that, though legislation exists, it operates chiefly on a basis of selection related to quality or special interest. Our pleas are not for fossilization, but for surveying and recording as a basis for the reasoned selection, in appropriate areas and on

appropriate sites, of buildings and their features that are worth preserving as part of Scotland's architectural and historical record. In these days of Government encouraged and subsidized amalgamation of farms, it should not be an impossible aim, nor need it interfere with the proper progress of farming."<sup>58</sup>

Thus, despite the presence of legislation, it is evident that only a relatively small number of farm structures are effectively protected in Scotland. "Because few extensive studies of Scottish vernacular buildings exist in print, there is as yet no informed body of knowledge that can convincingly demonstrate that it can be in the national interest to draw attention to the importance of buildings that are often labelled as being of no more than local interest"<sup>59</sup>

With regard to surveys, detailed local inventories have been carried out in Scotland by several local government authorities, and in 1979 a limited nation-wide random survey of 23,000 small rural structures was conducted for research purposes. However, a proposed five-year national survey of vernacular structures for the purpose of identifying significant sites and structures has yet to be conducted, "because of the difficulty of financing the project".

Despite these difficulties, Scotland's new legislation and the preliminary survey work have spawned the formation of several interest groups, including the Scottish Vernacular Buildings Working Group, which are active in the areas of promoting preservation and documentation of vernacular architecture in Scotland, and the production of a number of new publications on rural architectural themes.

Despite enabling legislation, relatively few agricultural structures have been protected, a situation which appears to be fairly common in many European countries. Holland is the most notable exception to this rule, primarily because its small size facilitates detailed inventory, but also because it has a strong heritage amenity group movement and the government recognizes the value of heritage attractions in the Dutch tourist industry, and is committed to enforcing its heritage legislation and policies.

Hence, in 1975, only fifteen years after statutory protection of vernacular structures was made possible, the Netherlands had provided varying degrees of protection for almost 5,000 agricultural buildings among 40,000 listed monuments, many of which have been preserved as national monuments.<sup>60</sup>

In the United States, the National Register of Historic Places is the official list of the nation's cultural resources deemed worthy of preservation. Authorized in 1936, the register was expanded under the National Historic Preservation Act of 1966 to become a planning device for federal, state, local and private agencies. Listing in the Register provides some protection from federally financed or assisted undertakings, but offers no protection from privately funded projects. However, listing is a major recognition of a buildings historical significance and makes such structures eligible for federal funding programs and technical assistance.

In addition, since the Tax Reform Act of 1976, and subsequent tax Acts, owners of listed structures can qualify for federal tax benefits, such as the investment tax credit for rehabilitation of income-producing buildings and for the charitable deduction for



donation of easements. These and other provisions in the Act have had a major effect upon the heritage conservation movement in the United States. In 1985 it was calculated that over ten thousand rehabilitation projects and programs totalling outlays of \$75 billion for residential rehabilitation and \$100 billion for commercial projects, had occurred as a result of the tax credits provided through the Act.<sup>61</sup> The costs to the U.S. treasury had been calculated at only one dollar for every twenty dollars invested by private developers.

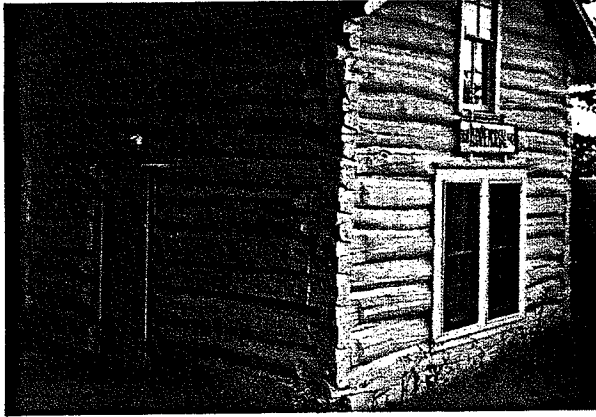
While not offering statutory protection, this legislation nevertheless acted as a major incentive for architectural preservation in the United States. These measures were so successful in fostering the rehabilitation industry that in 1981 and 1985 the incentives were extended for additional five year periods.<sup>62</sup> In 1980, in response to the growing interest in vernacular architecture and rural landscape preservation, the Register began to accept public nominations for the listing of rural sites and districts. Since that time, hundreds of rural structures and districts have been added to the Register and similarly benefited from the rehabilitation incentives provided for under this innovative legislation.

Previous to the establishment of the National Register in 1966, most States had established agencies to protect their cultural resources. Their activities, however, did not generally extend beyond the state ownership of important landmarks, supplemented by a historical marker program. With the federal government becoming extensively involved with heritage preservation during the early 1970's, assistance and standards for state preservation became available, and now most states have legislation providing designated

State Heritage Sites some degree of protection against demolition or extensive alteration.<sup>63</sup>

During the past ten years state preservation agencies have increasingly designated selected representative examples of rural architecture, including farmsteads. In Minnesota, for example, two country stores and a complete farmstead have recently been added to the list of state historic sites. Previously these consisted mostly of sites relating to the fur-trade, the 1862 Sioux Wars, natural features, and community residential and civic sites. Minnesota also has a number of historic log cabins, farmyards, schools, mills, bridges, etc. in rural areas which have been listed in the National Register of Historic Places.<sup>64</sup> (Plate 5)

In Canada, statutory protection of heritage sites is the responsibility of the provinces. Until recently most provinces were active primarily in the designation and protection of landmarks of provincial significance. In very few instances did these include farmsteads. Over the past ten years most provinces have extended designation authority to local governments, and an increasing variety of small town and rural structures are now being protected, including various pioneer log cabins. Again however, few entire farmyards are being locally designated. Most local heritage structures selected for protection, such as rail stations, churches, civic structures and schools, tend to be located in small towns. Only occasionally are rural churches, schoolhouses or settlers' log cabins designated and protected in their original locations. At present, no provincial or local governments in Canada have protected by designation a complete period farmyard, although several provinces, including Manitoba, are considering such a move.

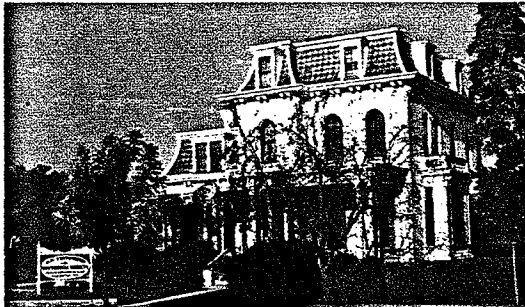


**Rudy Log Cabin**, one of Pioneerland's best-preserved cabins is located along Sioux trail (Co. Rd. #6). This Sioux trail contains several historic sites related to the Dakota (Sioux) War of 1862.

**Rudi Log Cabin.** This cabin built in 1868 is well preserved and on display. Maintained by the Enestvedt family. Along Sioux trail.



**Henderson Courthouse**, now used as a community center. National Registry of Historic Places.



**R.D. Hubbard House**, Mankato



**Livingston Log Cabin**, Fairmont, is listed on the National Register of Historic Places.



## **OLOF SWENSSON FARM MUSEUM**

*6 Mi. East and 4 Mi. South of Montevideo  
Open Sunday Afternoons - June thru Sept.*

17 acre farmstead, 22 room brick farm house, Large timber-framed barn, Grist mill with hand cut granite mill-stones, Family burial plot with monuments. Bequeathed to Chippewa County Historical Society by John Swensson, last surviving member of the Olof Swensson family, who died April 13, 1967.

**Livingstone Log Cabin.** Lincoln Park, 1300 block N. North Ave. Built by William Robert Livingston who came, with his wife, to Martin County in 1866. They settled in Silver Lake Township and named the homestead "Tall Oaks". In 1953 the cabin was moved to Lincoln Park.

Plate 5 Excerpts from a pamphlet advertising various heritage sites and attractions in Minnesota's "Pioneerland" tourism region. (Minnesota Historical Society)

### 2.3.2 Research and Documentation

When statutory protection was extended to include vernacular structures in Europe and North America in the 1970's and early 1980's, private preservation agencies and other closely allied organizations were increasingly expressing interest in agricultural structures and rural landscape preservation. This is evidenced by the expanding body of literature and by the increasing number of groups, conferences and symposia dealing with the subject. Not only has the United Nations' International Council of Monuments and Sites, ICOMOS, devoted several of its conferences to the subject of folk and rural architecture, but in 1975 it established the Comité International d'Architecture Vernaculaire, a special committee for the study of the typology and morphology and of the conservation, adaptation and rehabilitation of vernacular architecture.<sup>65</sup>

In England, a number of longstanding amenity groups and new heritage associations have recently begun to publish numerous articles and books dealing with agricultural and other forms of vernacular structures, including such groups as the British Automotive Association and various touring clubs which produce a wide range of high quality tour guides highlighting heritage attractions and routes.

Similarly, in continental Europe, the 1970s and 1980s witnessed a growth in organizations and publications concerned with rural and vernacular heritage conservation. In Holland, for example, there are currently over 600 national, regional, and local organizations involved in the protection of monuments and historic buildings. Among these, the Heemschut League, the Dutch Mill Society, and the Society for the Preservation of Nature Research in the Netherlands, are particularly active in the documentation, promotion and preservation of rural

structures. The latter, 250,000 member group, "has acquired over 33,000 hectares of land as well as a large amount of farmland of special interest and hundreds of buildings (castles, mills, farmhouses, country houses etc.)" as well as publishing numerous books, reports and articles relating to vernacular architecture.<sup>66</sup>

In the United States the National Trust for Historic Preservation has tackled the problems of rural architectural conservation and farmland protection as a single problem. In 1979, it released an informative publication "Rural Conservation" extolling the advantages of this approach. In 1980 proponents of material culture studies in the U.S. established the Vernacular Architecture Forum to facilitate interdisciplinary study and preservation of "ordinary buildings" through notices and queries, bibliographies, news of research in progress, annual meetings, conferences and the activities of related organizations.

In Canada, the Society for the Study of Architecture in Canada was founded in 1977. While it encompasses a wide range of architectural interests, vernacular architecture is one of its major areas of interest, as indicated by the frequency of articles on this subject in its newsletters.

Despite this recent shift in the level of attention given to vernacular heritage architecture, by and large preservation of farm structures is still an insignificant part of the overall preservation movement, and the conservation of rural landscapes has largely been ignored because of the complexities that are involved. The increase in documentation and research has, however, heightened the awareness of the significance of vernacular architecture and the growing need to

include rural architectural conservation in local, regional and national heritage conservation programs. The growing volume of research has similarly brought to light many of the obstacles which rural preservationists face in attempting to increase the level of preservation activities. These are discussed in the following section.

#### 2.4 General Obstacles to Rural Architectural Preservation

Specialists in the field of architectural preservation generally agree that rural heritage architecture still has not received the attention that its urban counterparts have attracted. Agricultural structures are singled out as being particularly difficult to preserve. This is so even in Europe with its well established architectural preservation movement, as Yvo.J.D. Peeters pointed out as recently as 1982. He indicated that "Rural architecture is every bit as imperilled, if not more, since life in the country has been revolutionized by industrialization, mechanization and modern systems of road communication."<sup>67</sup>

This same concern is reflected by James Biddle, former president of the U.S. National Trust for Historic Preservation, who adds, "Such changes, together with the difficulty of finding new uses for farm structures and the inherent fragility of many of them, make the outlook for saving old agrarian structures seem bleak."

Despite this acknowledged lack of attention, historians and preservationists have recently begun to address the problem of rural architectural preservation, and many of the obstacles that heritage planners face in this particular field have now been identified. Among the few people who have addressed this issue in detail are Robert E.

Stipe of the North Carolina State University and Samuel N. Stokes, director of the Mid-Atlantic Field Office, of the United States National Trust for Historic Preservation. Although largely inter-related, for the sake of review these recognized obstacles to development can be divided into four major categories: economic, physical, social and political.

#### 2.4.1 Economic Factors

##### A) The Effects of Agri-Business on Farm Structures

The growth of agri-business is the transformation of much of the western world's farm economy from small diversified family farms to large highly mechanized single-enterprise farm business units. During the past forty years this trend has had a most profound effect upon the nature and number of farm structures in Canada, as it has abroad.

J. Biddle indicated that in the United States, the rise of agri-business has perhaps done more to eliminate traditional farm structures on small farms than any other factor. Biddle suggests that "Freed from the tiny yields by the mechanization of labour, many farms forfeited the self-sufficiency of diversified crop and livestock production for the profits available in single enterprise production. With increasing profits and the ability to efficiently handle increased production, farm size began to increase at the expense of smaller, less mechanized and profitable farms. This move to larger less numerous farm units continued to grow as the size and efficiency of farm machinery increased over time."<sup>68</sup>

The rapid increase in farm size has had a number of profound effects pertaining to farm structures. The immediate result of the

mechanization of farm-labour was the replacement of the draft-horse as the main source of farm power by the gasoline tractor. This meant the facilities for sheltering the horses and feed became redundant and were generally put to alternative uses, demolished or allowed to decay. Secondly, increased production meant larger facilities were required and earlier facilities were either replaced or supplemented by new modern structures. Thirdly, less profitable farms were bought out and agglomerated into larger operations. Increasingly the older, smaller, facilities located on the active farmstead operations, and especially on the redundant farmsteads which had been bought out, were demolished to make room for increased production acreages.

The problems caused by the "Rise of Agribusiness" as it is sometimes called, is evident even in such countries as Sweden where the percentage of arable land is quite small. Pekka Karki summarized the situation in his country in the following terms: "The agricultural production increased as new, more effective cultivation methods were introduced. When the level of self-sufficiency was reached, the problems of over-production soon became a reality. Farms with low yields in remote areas had to shut down. One-third of the 300,000 active farms in 1960 had to be shut down. The remaining 200,000 are in urgent need of renewing the construction. Today they need big barns for machines, nearly industrial cow houses, massive grain silos, drying plants and green houses. With the new harvesting methods the old field barns are no longer in use".<sup>69</sup>

The nature and effects of the growth of agribusiness in western Canada has been documented by a number of researchers. In 1977, the author of this thesis investigated the effects of rural depopulation on



the rural communities in the central Interlake region of Manitoba.<sup>70</sup> This and other similar studies, by geographers such as T.R. Weir and Wm Carlyle, have shown that the effects of farm mechanization have been as profound in Manitoba, in terms of its effects on agricultural structures, as they have been abroad.<sup>71</sup> Table 1 provides a statistical indication as to the rate of farm depopulation, the reduction in the number of farms and the general increase in average farm size experienced in Manitoba since 1951.

The growth of agribusiness also has had a profound effect upon rural population and social life, which has contributed substantially to the difficulties facing rural heritage preservation programs, particularly in terms of the loss of community spirit, so necessary to social cohesion. Ann Satterthwaite discusses this facet of the problem. She noted that "As the economies of scale became more and more a fact of life faced by both public and private institutions, many of the services and community institutions that support social life in rural areas are moved further and further away, usually into bigger, more "efficient" facilities."<sup>72</sup> She adds "Not only are these new services and community institutions more remote physically, requiring longer journeys to reach them, but local jobs are forfeited as well. The sense of community provided by the local facilities is gone"<sup>73</sup>

Table 1: Manitoba Farm Trends

|                    | 1951    | 1961    | 1971    | 1981   |
|--------------------|---------|---------|---------|--------|
| Farm Population    | 219,233 | 172,947 | 131,202 | 98,375 |
| Number of farms    | 52,383  | 48,305  | 34,981  | 29,442 |
| ..over 1,599 acres | 273     | 503     | 1,124   | 1,930  |

(source: Canadian Grains Industry Statistical Handbook, Agriculture Canada, 1985)

In Manitoba, dwindling enrollment led to school consolidation and the closure of many rural schools during the early 1960's. Dwindling congregations similarly led to the closure of many small rural churches, with religious services being transferred to larger centralized churches in the larger communities. The dwindling number of farm customers resulted in the closure of many commercial and farm service enterprises in the small towns and hamlets. The combined effect of this reduced farm population was the decline and eventual loss of local social and commercial establishments and the rise of the central service centre. In addition to the actual loss of farm and community structures, the sociological effect was the loss of local identity and community spirit in rural districts. Loss of community spirit makes it extremely difficult to win support in a rural district for the goals of local heritage preservation.

B) Current National Unfavourable Farm Economy.

Another related, but separate, effect of the rise of agri-business is the declining economic base of many rural areas resulting from the high risk factor of single enterprise farm production. Tied to world markets, time and time again large farms have been caught by the vicious circle of over production, low prices and debt. Robert E. Stipe indicates, "The twin evils of recession and inflation are often simultaneously present."<sup>79</sup> The current so-called "international farm crisis" in cereal crop production is a consequence of the move to large single enterprise agricultural production. The preservation consequences are the lack of public and private money and high interest rates for the rehabilitation and preservation of historic buildings.

Even more serious than the lack of private and public funds for rural historic preservation is the resulting low priority farmers put upon historic preservation. Most farmers today are more concerned with immediate financial needs than the long-term cultural and economic potential of heritage conservation. What is likely to occur, however, is that by the time the current farm crisis is over, and individual operators begin to consider the potential benefits of heritage conservation, the resources may well have disappeared.

Stipe suggests yet another economics-related obstacle to rural heritage conservation: "A narrower scope than a general decline in the rural economy is the fact that while the oldest housing may be best from an architectural perspective or the preservationist's standpoint, it also often tends to be occupied by the poorest people. What do we as preservationists say to the rural family that chooses to leave a tumble-down Victorian farmhouse to abandonment and decay for the better environment of a new mobile home?"<sup>75</sup> Ultimately, preservationists and planners must ask who benefits from preservation, and of what value an architecturally important house situated in a handsome rural landscape is to a poor farm family.

In Manitoba, the effect of the current poor farming economy upon heritage matters has not been documented, however, it is highly likely that, given the current "lean times", most farmers' priorities centre on economic survival and that heritage preservation is of extremely low priority. As evidence, several individual situations were encountered by the author in the course of conducting architectural inventories for the Historic Resources Branch of the Department of Culture, Heritage and Recreation, where large turn-of-the-century n farm dwellings were allowed to deteriorate, while the families eagerly occupied nearby mobile homes. (Plate 6)



Plate 6 Former Wm. Anderson farmhouse, SE16-11-19W, near Brandon, recently abandoned by its owners in favor of a mobile home despite its good structural condition. (Historic Resources Branch photos)

### C) Urban Expansion

The problems caused by urban expansion are also well recognized among preservationists, especially in the United States. Robert Stipe noted "As business and industry move from urban areas to open country, new factories encroach on prime agricultural land, and crop and pasture land are replaced with space-consuming buildings and parking lots for employees; commercial and housing development spread to rural locations or to interchanges on the Interstate highway system; and public utilities and urban public works are needed to serve the requirements of growth."<sup>76</sup> The preservation consequence is general disruption or inappropriate conversion of historic buildings and thoughtless or willful destruction of heritage resources.

In Manitoba, the problems caused by urban expansion are present, but are largely restricted to the Red River corridor between Selkirk and St. Agathe. In these areas, especially north of Winnipeg to Selkirk, however, the majority of the significant surviving structures have been identified or have either been protected through designation as provincial historic sites or through other preservation programs. Nevertheless, many sites of local significance are not currently protected. Some historic vistas along the riverbank which are quickly being taken up with housing sub-divisions, also lack protection.

### D) Tax Policies

In 1976, the US Federal Government instituted a 25% tax deduction on approved rehabilitation for structures listed on the National Register of Historic Places in 1976 and expanded upon the program in 1981. The Canadian Federal Government, however, has steadfastly

refused to offer similar tax incentives, despite the overwhelming success which the U.S. program had in spurring preservation and conservation. The absence of such a tax policy on heritage properties in Canada is a major detriment to this country's preservation movement.

The problem of real estate taxes is discussed by Samuel Stokes, who notes: "Aside from the destruction caused by changing farming practices, many farmhouses are abandoned by their owners for new adjacent houses or mobile homes. Since building space is not at the premium it is in the cities, the unused farm buildings are often allowed to fall into ruin unless they are highly assessed for real estate tax purposes, in which case they are usually quickly demolished."<sup>77</sup>

In Manitoba, there exists the potential for a very serious obstacle to rural heritage preservation through the proposed removal of the traditional tax exemption status of farm structures. In 1980, a Municipal Assessment Review Committee identified an apparent inequity in terms of farm building taxation whereby, because of the existing farm building exemption clause, land intensive agricultural enterprises (such as cereal grain production and ranching operations) contributed the majority of municipal farm tax load while building intensive operations (such as poultry or feed-lot operations) contributed a significantly smaller proportion of total farm tax revenues to municipal governments.

The Assessment Review Committee recommended that all farm structures, regardless of age or function should be taxed at two-thirds their assessed market value. The recommendation was tentatively accepted by the government of the time, and during the summer of 1987

the task of assessing the market value of all the province's farm structures had been completed. However, due to the current farm crisis the implementation of the recommendation has been indefinitely postponed. Nevertheless, given that the necessary "paper work" now has been completed, it is probable that implementation of this plan could occur without significant delay at any time that the provincial government deems the farm economy could bear the burden - save a massive public outcry.

Should the "no exceptions" aspect of the reassessment plan be implemented as proposed, the result would very likely be rapid and widespread demolition of a vast majority of the province's vintage farm buildings, as farmers strive to reduce their individual tax loads. Hence, the province's heritage preservation community faces a very serious potential obstacle to farm building preservation, one which heightens the need for the development and implementation of a systematic program for the identification and development of at least the "best surviving examples" of the provinces various agricultural heritage building typologies.

#### 2.4.2 Physical Factors

##### A) The Inherent Fragility of Many Farm Structures.

Many farm structures in North America were often constructed hastily from natural materials available at hand, especially the architecturally and historically valuable early buildings. Most pioneer structures were temporary facilities so their construction was often not as sound as that of later structures. The materials used;

sod, logs, fieldstone and even frame lumber, meant that natural decay would occur at a rapid rate once they were vacated and maintenance curtailed. Many such structures are rapidly becoming unsightly, often dangerous and are increasingly being demolished as a result. The consequence is that many of the most valuable farm structures, from the point of view of the heritage conservationist, are in advanced stages of decay, are costly to rehabilitate and difficult to move.

This problem is particularly evident in Manitoba, as shown through the research conducted by the Historic Resources Branch Architectural Heritage rural inventories. Over 90% of surveyed log structures are now vacant. Many of these are in an advanced state of deterioration, and it is unlikely that they will survive into the next century.<sup>78</sup>

Even later, seemingly well-constructed farm structures sometimes suffer from the same problem. For example, in the Rural Municipality of Elton near Brandon, Manitoba, five of the ten surviving Ontario-style bank-barns are currently deteriorating because the local well-water used to make the concrete foundations apparently had a high iron content, and now that the exterior protective coating is not being regularly repaired, the softer interior sections are decomposing rapidly, causing major structural shifts in these barns. Similar situations exist with the area's fieldstone structures, where the mortar was also found to be defective. (Plate 7)

Because of inherent fragility a large number of the province's early farm structures are in a very precarious physical condition making their continued survival extremely doubtful.



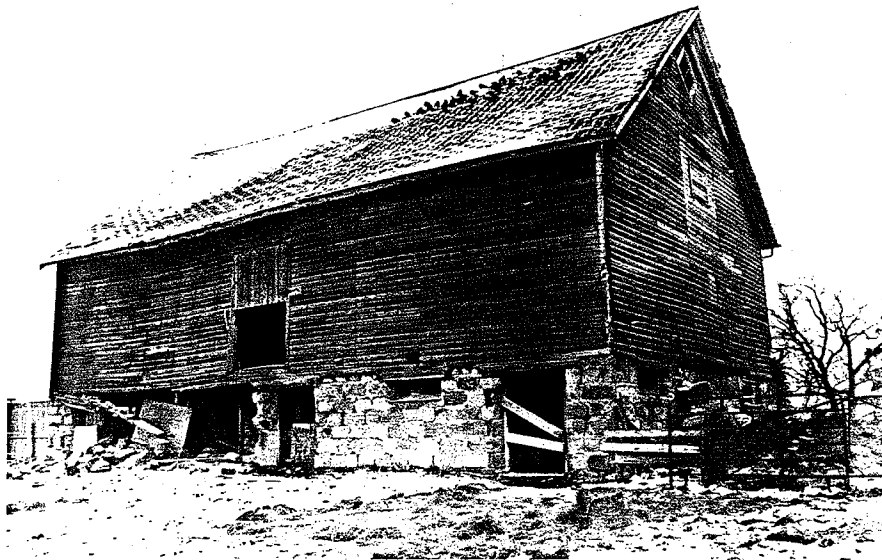
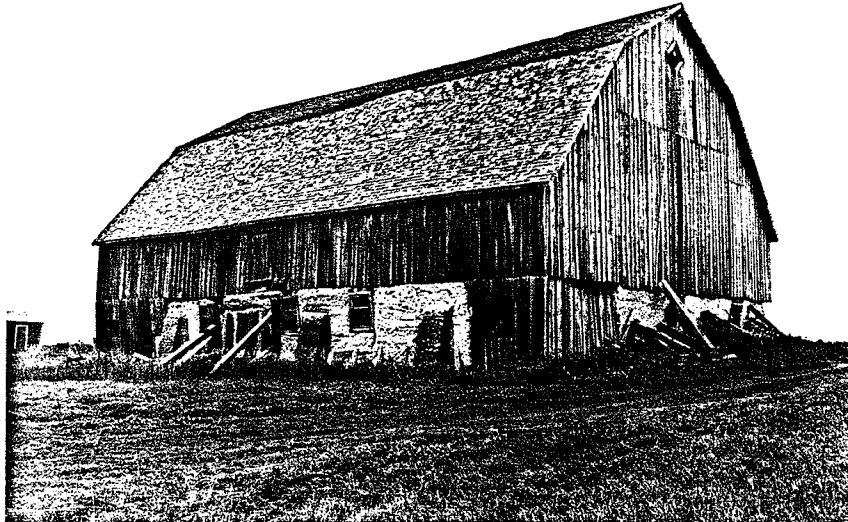


Plate 7 Former D. Forsyth barn NE35-11-19W (top), and former A.J. Gerry barn NE21-9-18W (bottom), near Brandon, showing deteriorating foundations caused by iron contaminated groundwater used in their construction. (Historic Resources Branch photos)

## B) Difficulty in Finding New Uses

The difficulty of finding alternative uses for rural structures, particularly farm structures which have outlived their original purpose, is recognized as being one of the most pressing problems in rural heritage development. As Stokes writes: "It is difficult to find new uses for farmhouses in isolated locations and even more difficult to find new uses for such structures as silos and corncribs."<sup>79</sup>

There are at least three separate aspects contributing to difficulties of finding new uses for old agricultural structures: small size, functional design and isolated locations.

**Size:** - Many early urban structures are large, spacious and solidly constructed, making reuse subject only to straightforward renovation in order to accommodate a wide spectrum of new uses. On the other hand, farm buildings are particularly difficult to recycle without destroying much of their architectural or historical value. Structures such as granaries, root cellars, silos, and poultry coops are often small and so do not lend themselves to alternative use, other than for miscellaneous dry storage. This limits effective alternative use and puts more pressure on their survival. (Plate 8)

**Design:** - Another obstacle is the highly functional design of many farm structures. Because of their compact and functional interior layout, conversion of many granaries necessitates removal of bin walls and much of the grain handling apparatus. Even barns are not immune to this problem, as stalls and feed alleys occupy much of the interior space.



Plate 8a Most vintage farm structures serve no useful purpose other than for miscellaneous dry storage: (above) ca.-1890 barn, SW32-4-5W, near Morden, and: (below) ca.-1924 poultry coop, SE9-4-7E near Miami. (Historic Resources Branch photos)

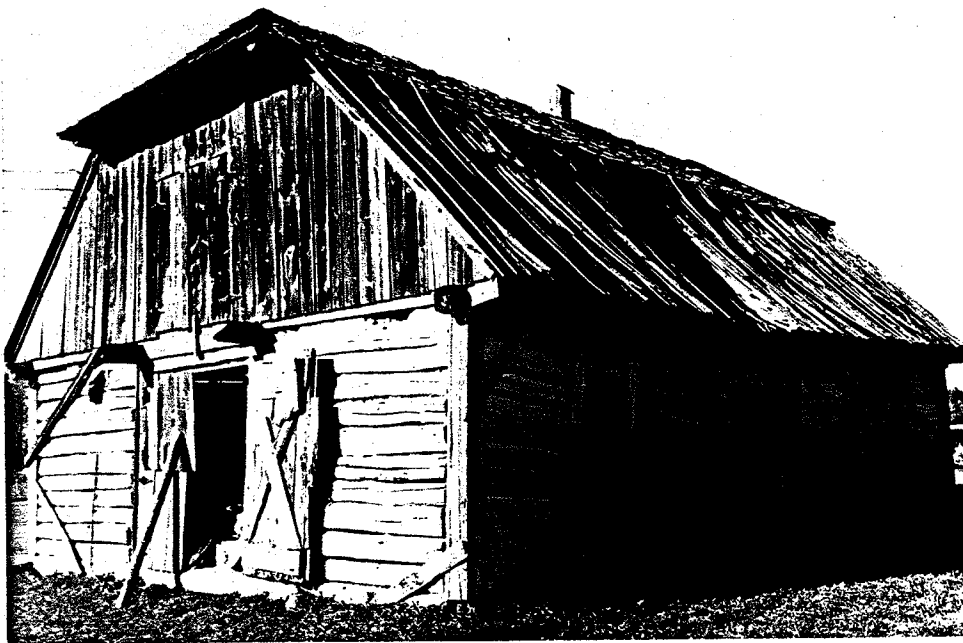
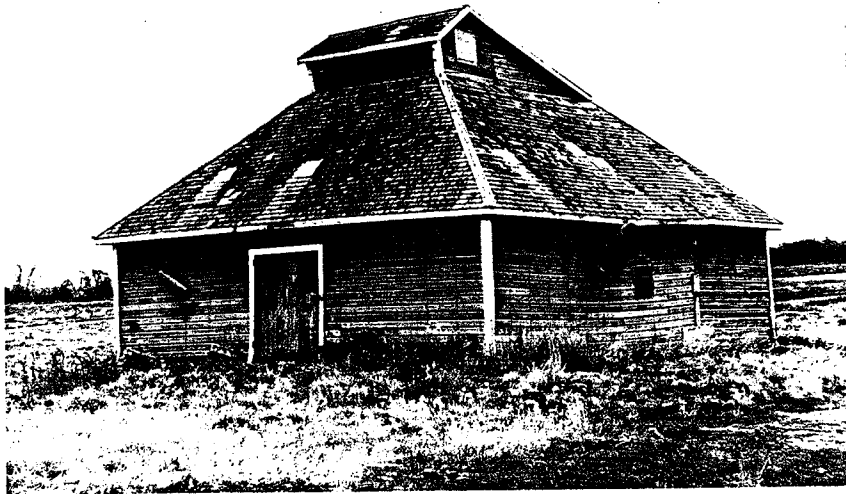


Plate 8b Abandoned farm structures: (above) ca. 1895 granary, Nw33-2-6W, near Morden, and; (below) ca.-1920 barn, SW4-22-1E, near Poplarfield. (Historic Resources Branch photos)



Plate 8c Abandoned farm structures: (above) 1882 shed, NE6-2-5W, near Morden, and; (below) ca.-1890 log granary, NW32-2-6W, near Thronhill. (Historic Resources Branch photos)



Plate 8d Former rural school (above) and farmhouse (below) converted into implement storage sheds by removal of the front walls. (Historic Resources Branch photos)

Scattered and isolated locations: - Even in cases when alternative uses for farm buildings are feasible, their isolated location often prevents conversions. For example, development of a former farmyard as a museum, cultural centre or crafts studio would be seriously hampered if the site were not close to a major population centre or even a major highway.

The problem is further exacerbated by the fact that most well preserved early farmsteads tend to be located some distance from major highways. The better positioned sites, being preferred by farmers for their base of operations, are usually devoid of most early farm buildings, for they were long replaced by more efficient modern facilities.

### C) Vulnerability of Older Farm Structures

Because many older farm structures are abandoned and lie unprotected in remote locations, they are prone to destruction by arson, forest fires or fires resulting from lightning strikes. Even if still in use, danger of fire due to outmoded wiring and heating systems is also a problem.<sup>80</sup>

Vandalism and stripping of hardware and valuable architectural details is also a particularly destructive problem in Canada as well as the United States. For example, a Heritage Canada report in 1984 indicated that in Ontario the stripping of wood siding and the outright dismantling of barns, "by interior decorators who have used the old boards to decorate offices, shops, dens and pubs", has been a problem for some time.<sup>81</sup>

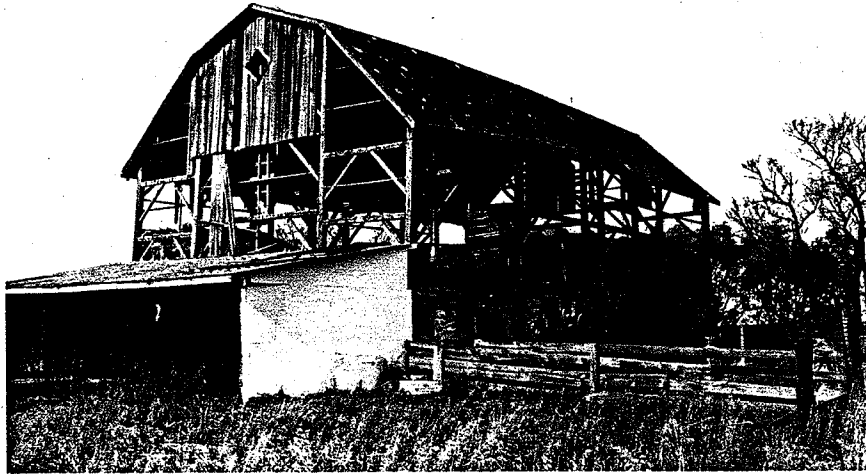


Plate 9 Former J. Moors barn SE13-11-17W (top), and former Wm. McCallum barn NW3-11-18W (bottom), near Brandon, showing the siding being striped for use as decorative materials in local commercial establishments and residences. (Historic Resources Branch photos)



### 2.4.3 Social Factors

#### A) Rural Attitudes

A sometimes overlooked but important factor in the difficulties of rural heritage development is that of a distinct rural mindset. Stipe suggested that "Rural residents tend to be much more conservative in their thinking, and are unusually independent, highly self-reliant, they have a strong attachment to the land and to landed traditions. The rural attitude is one that is especially contemptuous of restrictions of any kind on the use of land, and even in areas where regulations do exist there is a strong disinclination to drive all the way to the county seat to obtain a permit to do anything."<sup>85</sup> Thus, regulations devised for the protection of landmark buildings in rural areas are generally regarded as frivolous, and those designed for the protection of landscapes and natural resources are often viewed as interfering with the farmer's use of his land to make a living.

The classic rural attitude that "nothing is better than something brand new" is yet another real and legitimate problem in matters of rural heritage development. This attitude is stated as being a serious preservation obstacle even in such countries as Finland. Pany Kaila writes: "This general attitude influenced also the countryside: old meant old-fashioned, weary and poor, new meant good, beautiful and rich. The (folk) tradition, which already had lost its living connection, was forgotten, neglected, even actively done away with as in no other European country."<sup>86</sup>

In Manitoba, the rural attitude that "new is better" is epitomized by an incident related by Girling, who, when making an offer to buy the siding from an old barn, received the astonished reply, "but you can get new boards for cheaper".<sup>87</sup>

Such rural attitudes with regards to progress and property rights are important factors for the rural heritage developer to consider. As a public priority, historic preservation stands very low on the list of priorities for many individual residents, and most notably farmers, who wish to portray an image as a "progressive" farm operator to his peers.

B) Lack of Awareness

A further obstacle to rural architectural preservation, one not discussed at length in the source literature, but often encountered by the author in Manitoba, is that of a general lack of awareness in rural areas of the historical significance of early farm structures. Most farm residents have grown up surrounded by early buildings. Similarly, rural community dwellers have long observed old farm structures on numerous farmyards located along the roads. Thus, few rural residents see anything unusual or special about old farm structures. They do not realize that these structures may be unique to their area and in the broader perspective they are historically and architecturally important.

For example, during the course of a photographic inventory in the Interlake region of the province, a rare example of a typical pre-1900 Icelandic log house was discovered. Although it was still in fairly good physical condition, bales of hay had been placed inside the structure and, having become waterlogged, were beginning to cause the floor to rot. The owner of the building indicated that the buildings would soon be demolished. When the owner learned of the background to this type of house, the role it played in settlement in the area, and its rarity in the region, he first became curious, then genuinely interested, and soon had resolved not only not to destroy the structure but promised to remove the damaging bales from it.

Similarly, in conducting research for an illustrated history on western Canadian barns, Bob Hainstock, noted "One thing we did learn was that not even neighbours necessarily appreciate what they have in the district. How many times did we stop to pass the time of day with a local resident, asking if there were any particularly interesting old barns thereabouts, and receive a thoughtful but firm "nope". A few minutes later we would be off down the road, only to come upon a rare beauty of a barn. It is easy to take for granted what one sees every day."<sup>88</sup>

This obstacle undoubtedly exists beyond Manitoba's borders. Indeed, as Stipe suggests, "there is a vast educational and promotional effort yet to be undertaken locally in rural areas".<sup>89</sup>

#### C) Lack of Expertise

Stokes identified yet another social obstacle, the absence of local heritage authorities and agencies to help promote heritage preservation in rural areas, resulting in a general absence of local expertise in the field. He suggests with its small scattered population base it is difficult to persuade sufficient people to volunteer to form groups to initiate action. Even where there is sufficient interest, there are few local people familiar with government or private agencies, programs, laws or information which might prove beneficial to any local preservation program.

According to Stokes, there is seldom local knowledge as to which structures are important and how to go about preserving them, and "public participation in rural area conservation is essential to the success of any local planning or government control program."<sup>90</sup> Stipes

adds that local expertise in the field of conservation must be pooled or created into a highly visible organization if any project is to succeed in the rural areas.<sup>91</sup>

#### D) Lack Of Documentation

Another obstacle hampering rural architectural preservation, as noted by Wm. Tishler, is the general lack of documentation about typologies and design. He noted that in the United States, "American farmsteads are a significant element in the settlement fabric of our country."<sup>92</sup> Yet, as with other forms of anonymous architecture, we have given them little serious attention in our historic preservation efforts", perhaps because lack of documentation has meant that they have lacked "respectability".

From the bureaucrat's viewpoint, it is difficult to argue for the preservation of structures which have not received academic notice. How else can they point to its inherent worth when arguing for funding to execute preservation efforts?

#### 2.4.4 Political Factors

##### A) Lack of Political Power

The combination of a small scattered population base and the lack of local heritage experts or organizations in rural areas creates yet another preservation problem, that of a lack of political clout in obtaining federal or provincial grants. Also, as rural heritage groups deal with less-well known structures than their urban counterparts it is more difficult to justify government assistance in their preservation.

## B) The Problem of "Local Politics"

Another little recognized political factor is one of so-called "local politics", where the objection of a single individual can and often does impede the local political process even in cases for the general public good. As an example, a situation recently occurred at Hnausa, Manitoba, where local efforts to save the former village church were effectively squashed by an individual whose objection to the project was simply that she was not selected to head the project. Such a turmoil was created that the project was dropped and the church was eventually demolished. The problem caused by local politics is well known, especially among rural residents. (Plate 10)

## C) Problems of Logistics.

It is recognized that many rural districts are often of a large size, and as a result many by-laws and regulations relating to heritage preservation, even if passed, cannot be effectively monitored. Demolition can proceed, or serious alteration can be made to a structure, and not be realized by local authorities until long after the damage is done, simply because of the logistical difficulties of monitoring every site: Stipe notes: "The enforcement of regulations of all kinds is more difficult in rural areas than in cities because of the larger geographical areas involved, and in many cases, because of the lack of funds to employ a sufficient number of enforcement personnel."<sup>93</sup>

It can be seen that rural preservation planners face many obstacles. While it may explain why there has been a general lack of attention towards rural, and in particular agricultural building

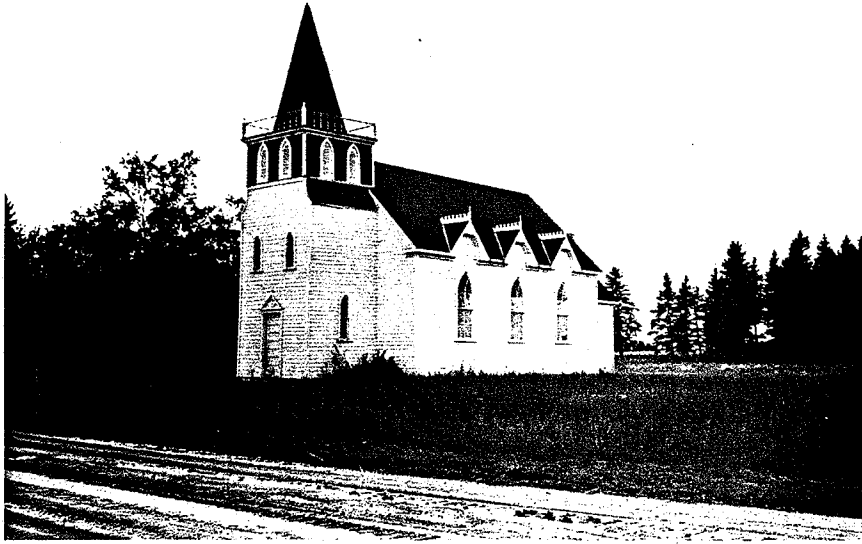


Plate 10 Former Hnaua Lutheran Church, SE28-22-4E, object of a local preservation project which failed as a result of local politics. (Historic Resources Branch photos)

preservation, in Manitoba and abroad, it also serves to illustrate the urgent need for serious attention to this matter, for it is apparent that if there is not immediate intervention of some sort, few structures will remain to develop. Currently, in Canada, and particularly in Manitoba, there may be the opportunity to select the "best" of what remains of our agricultural heritage, but within a few years we may not have much of a selection left and the few poor structures that remain will have to be looked upon as the last remaining representative sites.

## 2.5 CURRENT RURAL ARCHITECTURAL DEVELOPMENT TYPES ABROAD

Despite the inherent difficulties in preserving and developing rural heritage architecture, and particularly old farmstead sites, there nevertheless are a number of notable individual development projects and programs in existence which could serve as a conceptual component in formulating a province wide development strategy for Manitoba.

As noted in the introductory discussion, the primary approach to rural architectural conservation has long been through the open-air museum/heritage park method. It has proven to be both popular and economically acceptable to governments and heritage minded private associations and individuals alike. It however has some serious drawbacks: in terms of concentrating developed resources into a single, central location; in terms of the number of structures which are actually protected and developed; and the general absence of functional reuse of structures involved in such developments.

This major emphasis towards the development of heritage parks does not however, preclude the existence of other individual development types and programs. A number of both larger and smaller scale preservation and conservation development types currently exist, ranging from; "rural environment" heritage conservation districts, to small family run heritage hospitality facilities, to open house days in restored private residences.

Each of these, and other examples, are useful and valuable types of development approaches and their potential usefulness to Manitoba ought to be, at least briefly, discussed.

#### 2.5.1 Conservation Districts

The development of heritage architecture through their incorporation in heritage conservation districts, in which a number of heritage structures and their surroundings are protected and redeveloped, has been a particularly successful approach in many urban situations. Conservation districts have not, however, been applied with great success in agricultural areas and those few which have successfully been established tend to be in either urban shadow or near-wilderness situations. This is not to say, however, that the conservation district approach is without merit, and need not seriously be considered in Manitoba's situation.

Heritage Conservation Districts, while possessing many faces, can be simply described as a well-defined district possessing a harmonious mixture of identifiable natural and man-made elements which are protected, to varying degrees, by municipal law. More elaborate definitions have been stated in various planning reports. One such



example reads, "A heritage conservation district can be defined as an area of urban, suburban or rural land which contains an integral concentration of architecturally, artistically, historically or ethnically important structures, sites, features, and development patterns which collectively illustrate a cohesive sense of time and place and represent a significant part of the community's province's or nations past."<sup>94</sup>

#### A) Districts in Small Towns and Villages:

While they are quite common now in large urban areas, the Heritage Conservation District approach to the development of heritage architecture has not been successfully applied to very many smaller towns and villages. However, in terms of generating new economic activity and tourist dollars, a scaled-down approach, via the so-called "Main street Project", has proven to be popular with rural community residents and to be economically beneficial in the long run. Main street programs, however, like the Urban Heritage Conservation District, are conservation, rather than preservation oriented initiatives. Few buildings are actually legally protected or restored to any great extent. The original building facades are revitalized, and the heritage vista provided by the structures is enhanced by period light stands, street furniture and tree plantings.

The Heritage Canada Foundation has been largely responsible for instituting the Main street approach in Canada, beginning in the late 1970s. In Ontario, with the benefit of enabling municipal by-laws, by 1985 Heritage Canada helped establish over fifteen Main Street revitalizations projects. They were also involved with a number of

larger developments in communities such as Nelson, British Columbia and Old Strathcona in Alberta.<sup>95</sup>

Provincial governments have now also established similar such programs. In Manitoba, Stonewall, Steinbach, Morden and Minnedosa are a just a few of the communities in which heritage architecture has been used as a prime ingredient for small town revitalization projects.<sup>96</sup>

While the Main street approach tends to involve only a small number of largely commercial heritage structures, it has nevertheless proved to provide an attractive downtown setting for the residents of the town, resulting in both social and economic benefits, albeit on a much smaller scale than that experienced in large urban settings.

For the past several years, the Heritage Canada Foundation has been encouraging the implementation of a relatively new type of Heritage Conservation District. Referred to as the "eco-museum" the concept involves an extension of the earlier Heritage Main street program by encouraging the resident participation in interpreting and utilizing heritage structures and local history to create a type of living outdoor heritage museum. Jacque Dalibard described the eco-museum concept in the following manner: "Where the Main Street program concentrates on the revitalization of downtown business cores, eco-museums --older districts with a mix of residential, commercial, and industrial activity or rural areas-- place more stress on the cultural and social dimensions."<sup>97</sup> He foresaw the continued use and proper maintenance of selected existing structures, the adaptive reuse of functionally obsolete buildings, and the continued practice of historical activities. Heritage interpretation, according to Dalibard, could include: research and collection of artifacts; displays in well

traveled public places; structured presentations on aspects of local heritage; opening industrial and commercial operations to the public; arranging house tours and street walks and inviting long time residents to share memories and exhibit heirlooms.

Although well defined districts and statutory controls are not necessarily involved in the eco-museum approach to district preservation and development, it still involves a number of landowners and potentially a substantial area of land and thus it can be considered as a type of Heritage Conservation District.

In 1981, with the assistance of Heritage Canada, this country's first ecomuseum was established in the Haute Beauce district of south eastern Quebec near the international border. The project began with the purchase of a former local presbytery to house the artifact collection of a local resident, and since then has grown to encompass numerous sites and displays in thirteen district villages. Among the many local site developments are numerous heritage structures, many of which are open to public visitation during set hours, including two presbyteries, several schools and churches, a convent, and orphanage and numerous private residences. In addition many outdoor panels identifying the boundaries of the ecomuseum, local heritage sites, commemorative themes have been produced and erected by the local citizenry.

#### B) Rural countryside conservation districts

As suggested above, experience has shown that the district conservation approach can be a useful and popular type of development in those smaller communities possessing good heritage architecture

resources, as it clearly is in many urban instances. This approach has its counterparts in the rural countryside, but the few Heritage Conservation Districts which have been established have shown that they are much more difficult to establish and administer.

England has several types of Rural Conservation Districts, notably "Areas of Outstanding Natural Beauty"; "Heritage Areas"; the National Parks and National Trust conservation areas.

The National Trust's Rural Conservation Areas appear to be largely successful, in terms of architectural and landscape preservation, but this is largely due to the fact that these areas are actually owned by the Trust, having been acquired through outright purchase and through invitation by the State to take land offered in lieu of estate taxes. The Trust currently owns some 420,000 acres in England, much of which is rented or leased to farmers and sheep ranchers who maintain large portions as wildlife reserves and informal recreation areas.

England's Heritage Areas and Areas of Outstanding Natural beauty are established through various types of management agreements and contracts between the landowners and various central or local government planning agencies. These agreements largely involve the preservation and enhancement of landscape elements such as trees, hedgerows, and riverbanks, and establish rights of public access to these areas for a specified period of time in return for financial compensation. While a number of such conservation districts have been established since the concept was introduced in 1970, Reg Hookway admits, "they can be something of a legal jungle and they can be costly".<sup>99</sup> In addition, it is said that the concept lacks formal powers of enforcement.

The British national park authorities, which are responsible for the conservation of the environment and informal recreation in areas of multiple land ownership, similarly have developed area management plans which involve some architectural controls. These conservation districts have been fairly successful as land owners in these areas have limited rights of objection to the controls imposed. However, such controls are generally not popular with landowners.

One of the few U.S. examples of a rural Heritage Conservation District in a largely agricultural area is that of the Goose Creek Historic and Cultural Conservation District which was created in 1977 in Loudoun County, VA., near Washington, D.C. Concerned that advancing suburban development would seriously undermine the area's "agricultural, architectural, cultural and scenic resources", the county government enacted an amendment to its zoning ordinance that provided for designating "historic and cultural conservation districts".<sup>100</sup> This enabling ordinance was used by an association representing 90% of the landowners in the Goose Creek district to establish controls to preserve the natural and architectural resources in that particular area.

Since the 10,000 acre Goose Creek Heritage Conservation District was established in 1971, four other smaller districts have been established in Loudoun County, VA., several of which have been listed in the National Register of Historic Places. The latest available literature suggests that these districts are still being successfully administered.

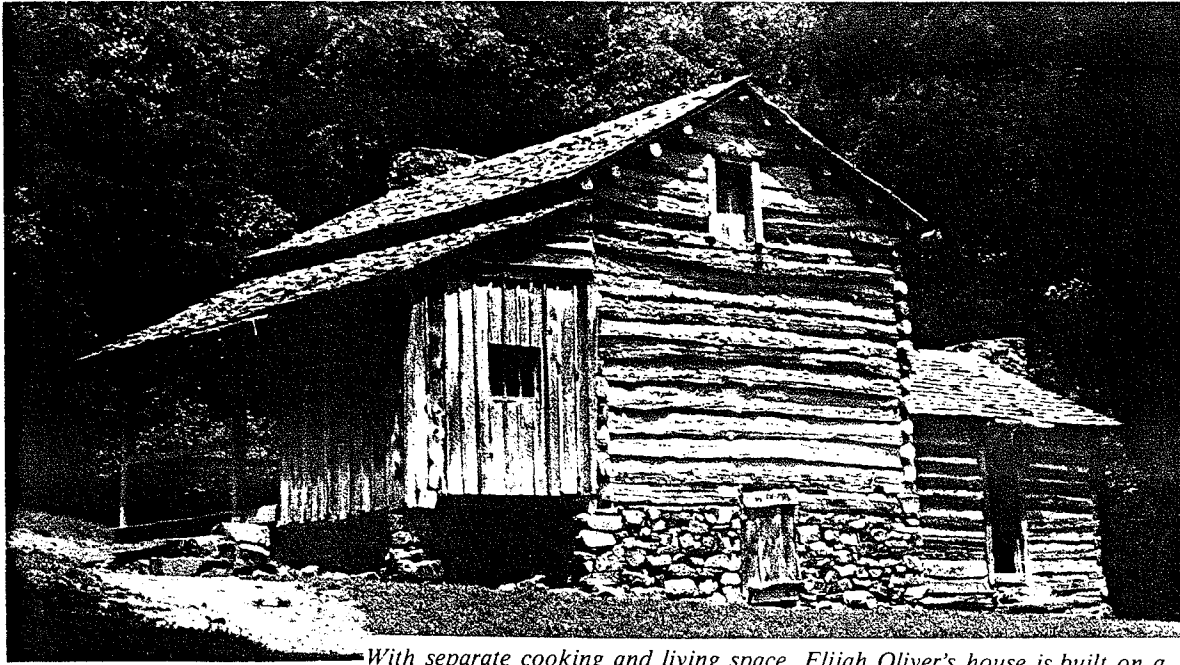
Despite the apparent success of the Loudoun County heritage conservation districts, it must be noted that the main threat to the

area's historic environment was suburban development, and some of the main reasons for the early success of the district is that, in addition to its well preserved architectural and scenic qualities, the population of the district included various urban professionals with the expertise and resources needed to plan and administer such a complex local project.

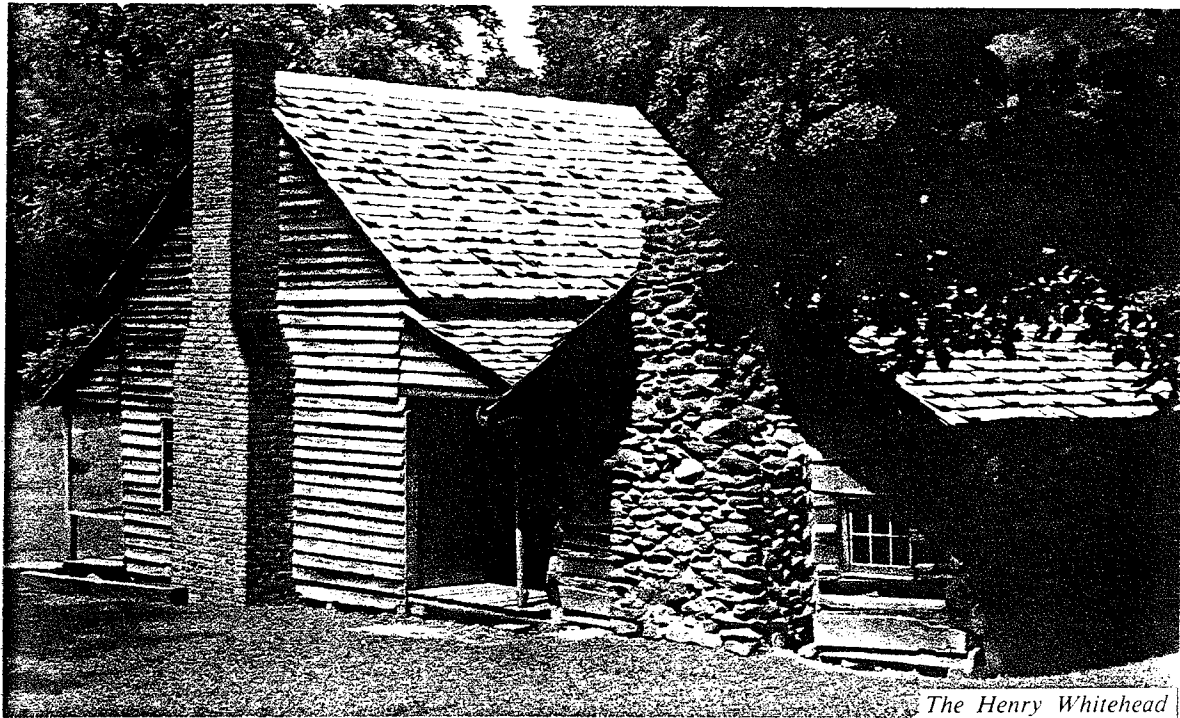
In Manitoba, it would be unlikely that more than a handful of districts would possess all the ingredients necessary to successfully incorporate the landscape type of Heritage Conservation Districts as a feasible development alternative. It is noteworthy, however, that the Province is currently considering changes to the Planning act which would allow such Historic Conservation District development to be established in rural communities or districts, if the municipal governments were so inclined.

As a final reference to existing rural heritage conservation district types, it is worth noting that in 1984 the U.S. National Park Service began to identify agricultural and cultural landscapes on lands it owned or controlled. As part of its operating policy, areas in which agricultural activity exists or recently existed, and where cultural resources and artifacts such as old farmsteads, fence lines, roads, etc. are of sufficient quality, these areas are now to be considered for restoration and designation as special rural heritage areas.<sup>100</sup> (Plate 11)

On the surface, rural Heritage Conservation Districts would appear to be an ideal tool for preserving heritage architecture in situ. Unfortunately, there are many problems associated with their establishment and management. The most difficult obstacle is that as



*With separate cooking and living space, Elijah Oliver's house is built on a slope—a split-level of two houses linked by an open, covered passageway.*



*The Henry Whitehead Place shows the architectural changes from the 1830's to the 1890's. The older cabin is a typical log structure with a flat stone chimney; the newer section has a chimney of bricks molded in the Cove.*

Plate 11a Preserved pioneer structures located at Cades Cove, Smokey Mountain National Historic Park, United States: a) Henry Whitehead House; and b) Elijah Oliver House. (from Early American Life magazine, April 1984, pp.57-63.)

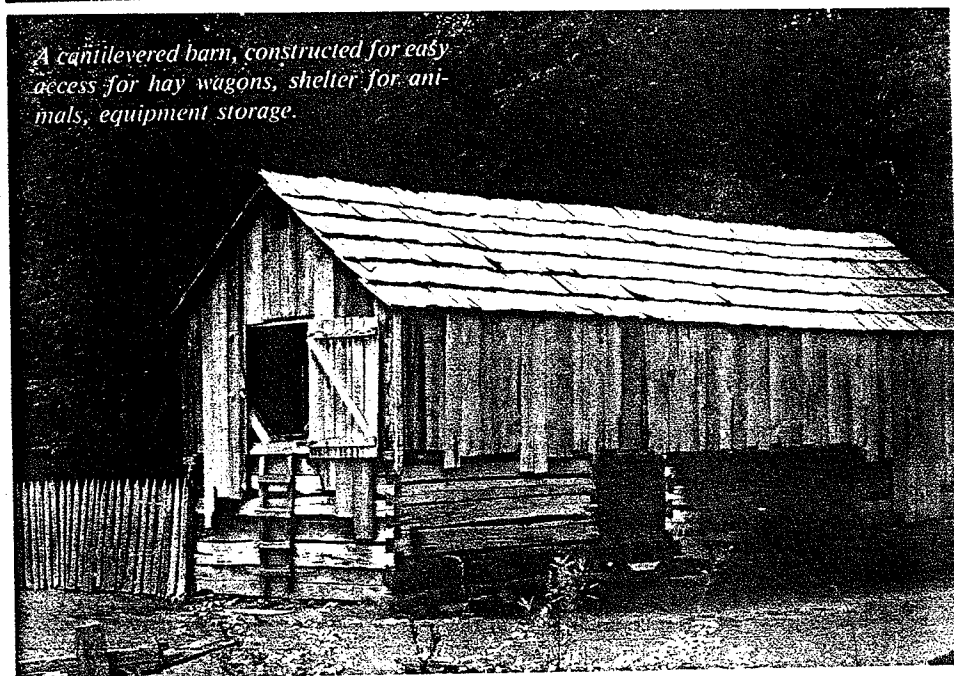
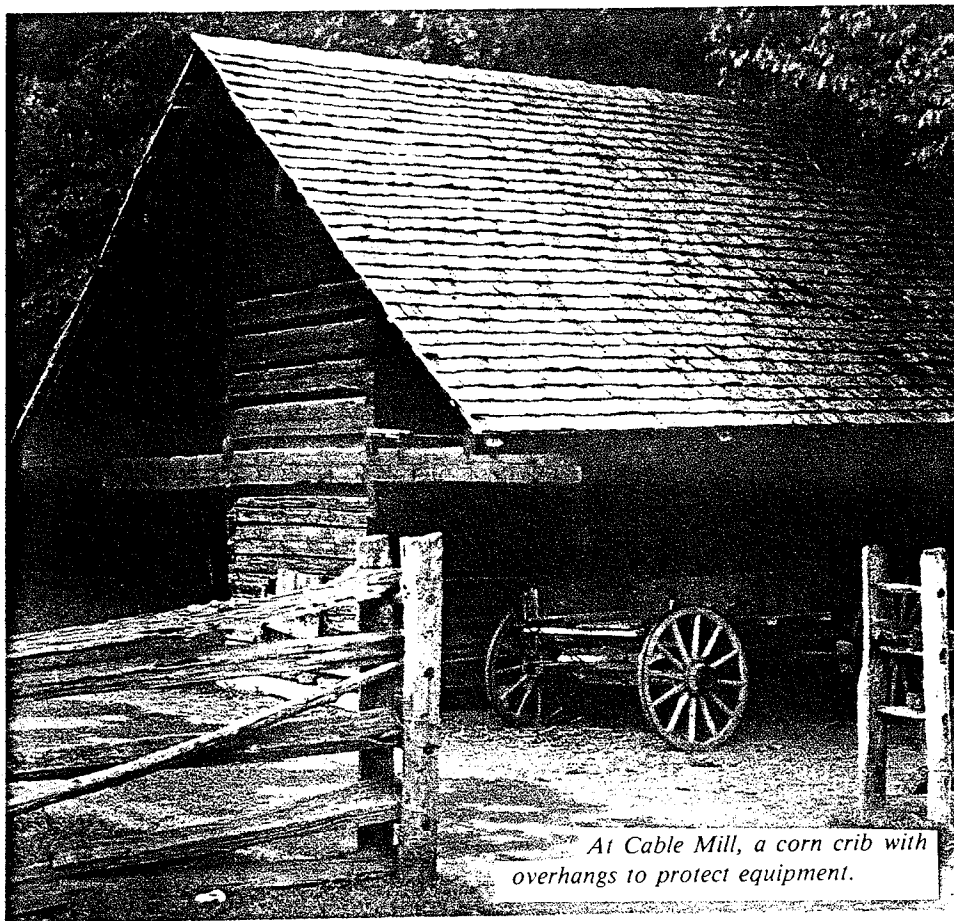


Plate 11b Preserved pioneer farmyard structures located at Cades Cove, Smokey Mountain National Historic Park, United States: (top) a cantilevered barn; and (bottom) a corn crib.



ownership of the land involved usually rests in many hands, conflicts of interest abound, and residents often resent what they perceive to be an unwarranted interference with their lives. This latter fact is exacerbated when the district is a working agricultural area and the requirements of conservation appear to be opposite to the interests of those working the land. Short term economic benefits are generally ranked above the possibilities of long term socio-cultural benefits which, it should be added, would largely benefit the wider community.

It is noteworthy to recognize that Heritage Conservation Districts appear to be more successful when established in agricultural fringe areas, where the number of landowners is relatively small and where agricultural lands are clearly defined by physical geographical features.

For example, a series of farms located along a river valley would have agricultural lands restricted to the valley bottom, and the valley sides would be left natural if the slope was steep. The land use would be largely determined by the land forms and there would be much less chance of the few land owners involved ever being in a position to impose major changes on this predetermined rural landscape.

Also, in agriculturally marginal areas, such as in Manitoba's "fringe" regions, limited agricultural resources tend to limit major changes to the landscape and buildings. As a result, fringe districts are often also the ones with the best architectural resources.

One of the primary advantages of using the Heritage Conservation District approach to the development of heritage architecture is that in the right situation, where good heritage and natural resources exist, and the support of the residents is strong, entire rural period

landscapes can be protected and developed, thus establishing a rare total historic environment. This could increase the potential for attracting the attention of tourists and developers to the district and, with the spin off economic implications, could prove to be a valuable economic as well as heritage development tool.

It can be concluded, therefore, that heritage conservation districts can be a valuable tool in the development of Manitoba's heritage resources, but only when and where the conditions are favorable.

## 2.5.2 Building Complexes

### A) Heritage Park/Museums

The "open air museum" or "the Heritage Park", as it is more commonly known in North America, has played a very important role in rural heritage architecture preservation and development for almost one hundred years. In Europe, where the approach first appeared in 1891, there are now over three hundred significant museums in twenty-one countries. In the United States, which saw its first heritage village in 1929, there are over fifty major heritage parks and villages. In Canada, while there are only a handful of significant developments, the high quality and large size of such "reconstructed" heritage sites such as Fortress Louisbourg and Old Fort William have gained us an international reputation in the field of open-air museums. In addition to these major museums, uncounted local open-air museums of various sizes can be found in many regions and countries throughout the world, including Japan, Australia, New Zealand and Indonesia. As a heritage preservation and development tool, the open-air museum is clearly a well established and often used instrument.<sup>102</sup>

As a rule, open-air museums tend to consist of a number of period structures moved from their original locations to a central site, rehabilitated or restored, furnished with period furniture and other authentic material items, and operated as public museums or cultural centre. Some open-air museums feature building reconstructions rather than restored original structures. However, these are not as common, and they usually are referred to as heritage "parks" rather than "museums". Various interpretative themes are used as a basis for both types of developments, generally reflective of regional history. For example, in Germany the Rhine Valley mining heritage is preserved in a large development near Mulheim/Ruhr. At Enkhuizen, Holland, the traditional fishing industry of the now largely drained Zuiderzee region is preserved and commemorated. In Bulgaria, the Grabovno Museum features a wide range of old water-powered mills and workshops which have been reconstructed on a site alongside a swift-flowing river to commemorate and demonstrate pre-steam industrial operations. While a variety of themes exist, the large majority of open-air museums in Europe portray traditional rural-village and agricultural themes.<sup>103</sup>

(Plate 12)

In the Netherlands, the development at Arnhem is typical of the many European open-air museums. It features "dozens of farmhouses, mills, village houses, cottages and workplaces...fitted up with antique furniture, implements and objects...beside gleaming pools and green meadows." Plate In addition to these and other period structures, the site includes a large restaurant for visitors and staff as well as an extensive heritage architecture research and restoration centre which is housed in the original facilities of a former dairy farm. Similarly,



Plate 12 Various views of the Zuiderzee Museum, near Enkhuizen, Holland. (From "Rijksmuseum Zuiderzee Museum" pamphlet, (Zuiderzeemuseum, Enkhuizen))

the Glomadal Museum, one of the largest in Norway, possesses over seventy relocated structures from the Roros valley region, including various agricultural and lumbering industry structures, a large exhibition hall, outdoor theatre and a restaurant. Frilandsmuseet in Denmark has over forty meticulously researched and preserved farmsteads, mills, cottages, churches and other traditional structures from regions throughout Denmark. These and numerous similar examples can be found throughout Europe, including thirty in the Soviet Union.<sup>104</sup> (Plate 13)

The first architectural museum in the United States was started in 1927 by Henry Ford, who created the fictitious village of Greenfield Village near Dearborn, Michigan, when he began to purchase, move and restore examples of 17th, 18th, and 19th century homes, stores, and farm buildings. It quickly became immensely popular, and soon afterward a wide range of heritage parks began to be developed throughout the United States. Among the more notable developments are: New Salem, which recreates the "rough and ready life-styles of the first wave of immigrants into primeval lower Illinois woodlands"; Old Sturbridge Village, Mass., a re-created New England community of about 1800 and the Mystic Seaport museum, in Connecticut, which is dedicated to America's maritime institutions. Among the many other historical themes commemorated and demonstrated through heritage park developments in the United States are: Native Americans; Colonial Settlements; Early American villages; Westward Migration; Gold and Silver Rush; Civil War Era; Communal Societies; and Industrial and Farm Villages. "The almost instant tourist success of such institutions", says James Fitch, "is another index to how important a cultural vacuum they fill".<sup>105</sup>

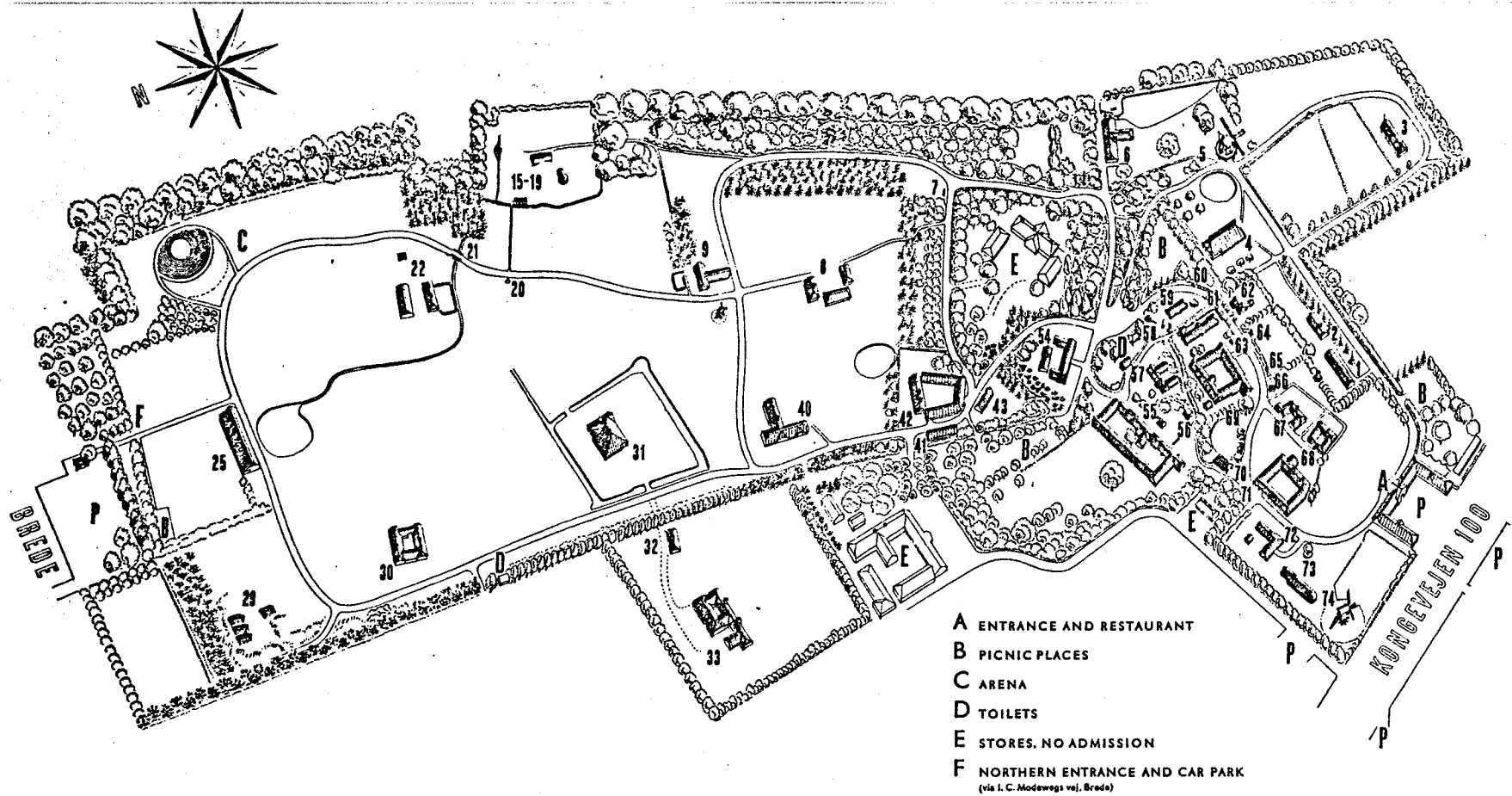
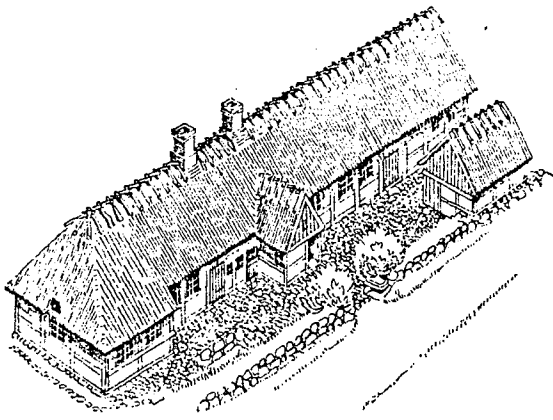
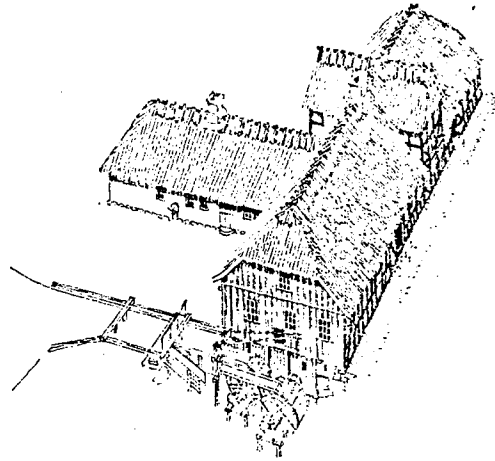


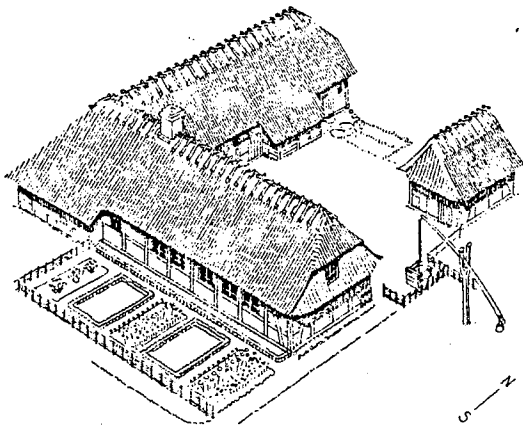
Plate 13a Frilandsmuseet open-air museum, Lyngby, Denmark Museum site-plan.  
 (from "Frilandsmuseet - An Illustrated Guide in English" by Kai Uldall, The National Museum of Denmark, Copenhagen, 1966)



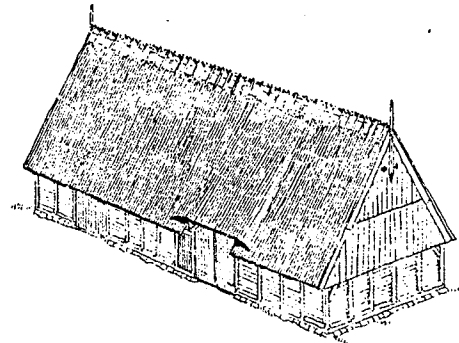
61. RURAL CRAFTSMEN'S COTTAGES FROM  
KALVEHAVE, ZEALAND



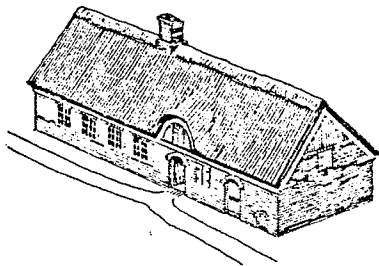
6. WATERMILL FROM ELLESTED, FUNEN



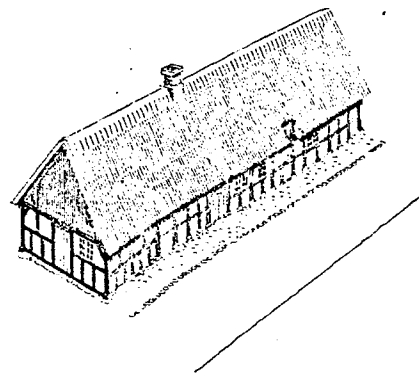
72. SMALLHOLDER'S FARMSTEAD FROM DANNE-MARE,  
LOLLAND



3. BARN FROM GRØNNINGHOVED,  
SOUTH JUTLAND

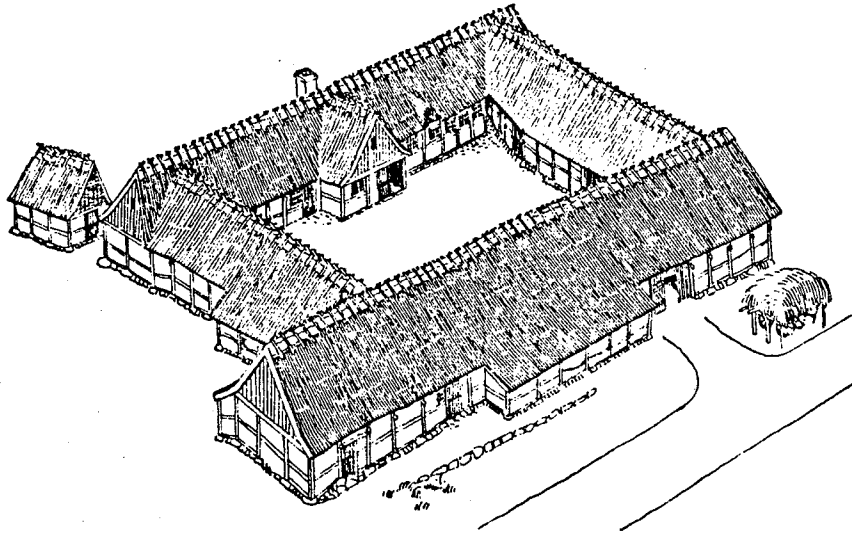


2. SKIPPER'S COTTAGE FROM FANØ,  
NORTH SEA COAST

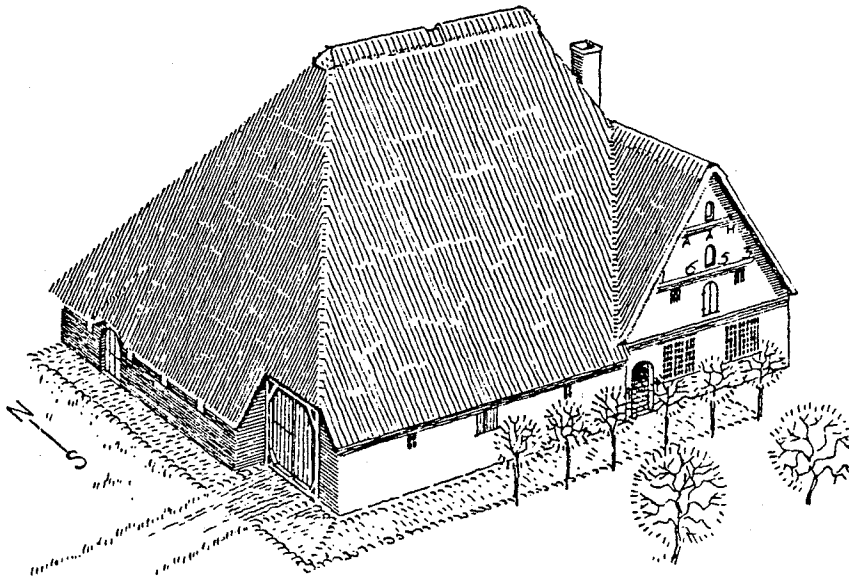


41. SMALLHOLDER'S COTTAGE FROM ØDIS BRAMDRUP,  
NEAR KOLDING, EASTERN JUTLAND

Plate 13b Frilandsmuseet open-air museum, Lyngby, Denmark  
Illustrations of various regional rural building  
types preserved at this site.



63. FARMSTEAD FROM PEBRINGE, ZEALAND



31. FARMSTEAD FROM EIDERSTEDT,  
SOUTHWEST SCHLESWIG

Plate 13c Frilandsmuseet open-air museum, Lyngby, Denmark  
Farmstead structures from the Zealand and Southwest  
Schleswig regions of Denmark being preserved at  
Frilandsmuseet.



In Canada the large open-air museum is similarly regarded as the primary management tool for preserving rural and vernacular heritage architecture and is often used by both government and public agencies. One of the earliest developments was Upper Canada Village, which was established as a "home" for some of the hundreds of old buildings which were doomed by a series of dams and locks during the construction of the St. Lawrence Seaway during the early 1970s. The same formula has been followed at Black Creek Pioneer Village near Toronto; Lee's Landing in New Brunswick, which depicts early United Empire Loyalist settlements; and Calgary's Heritage Park, to name but a few of Canada's larger heritage park developments. Many provincial and local heritage groups in Canada have also adopted this development approach to commemorate and preserve local historical themes and structures, including a number of agencies in Manitoba.

#### B) "Living History" Heritage Parks

In the early years most open air museums in Europe tended to be eclectic collections of only slightly related structures, in highly concentrated settings. Despite their popularity with the general public, they were often criticized by preservationists as being too static, like "so many old bottles on a shelf". During the early 1920s more emphasis began to be placed on environmental continuity of the original building sites and increasingly visual screens and topographic considerations were being instituted into existing and new museum developments. By the late 1960s, this had developed even further, and the depiction of traditional lifestyles began to play an increasingly important role in the operation of many open air museums, most notably

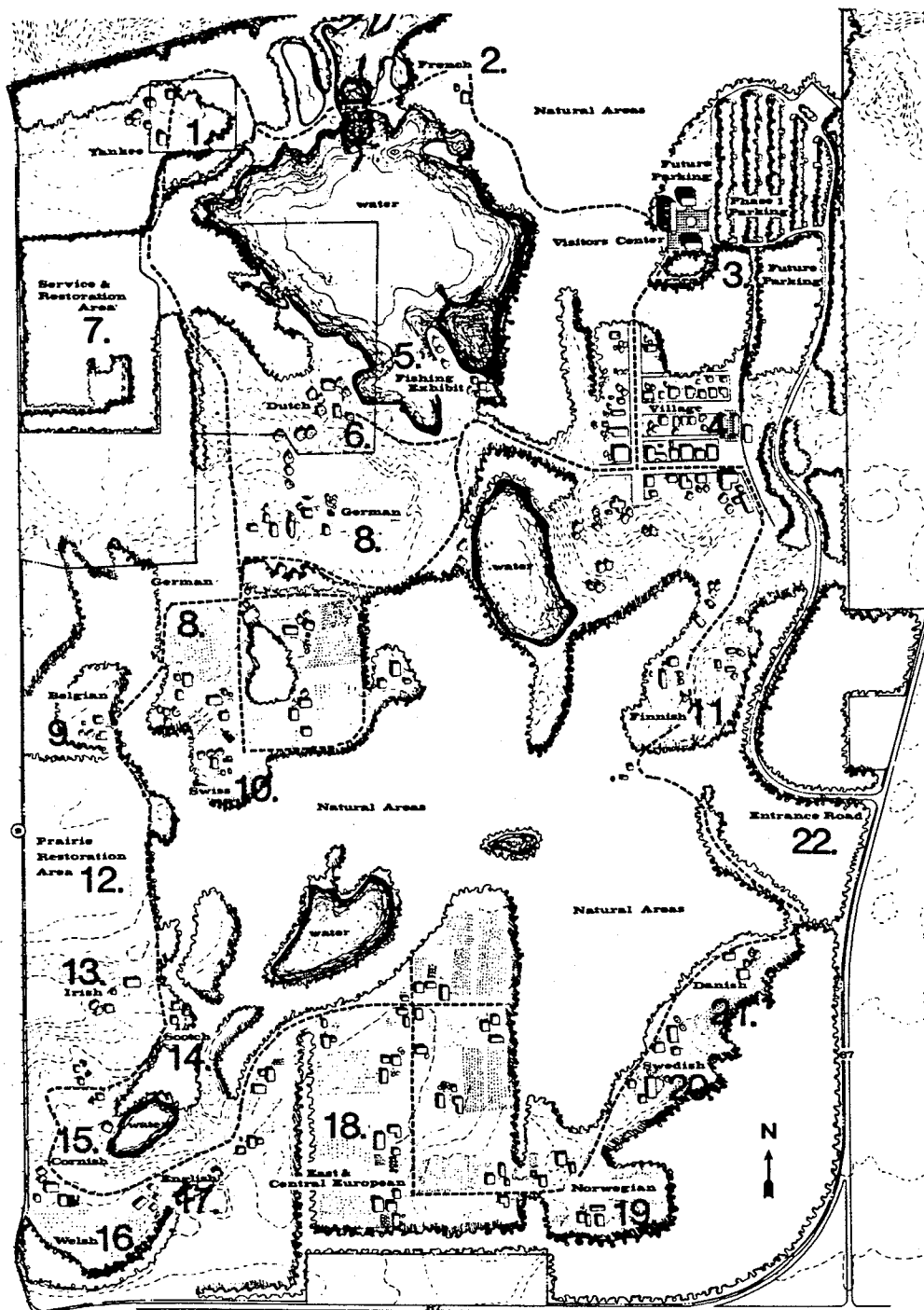
those located in North America. With the introduction of costumed museum staff interpreters portraying the part of historical residents, many museums progressively developed towards what is now commonly referred to as "living history" development concept. While costumed museum guides are not uncommon in Europe's open-air museums, many preservationists and museologists do not support the idea of animating the museums to the extent that occurs in North America, considering such "performances" as more "fakelore" than "folklore".<sup>106</sup>

The cultural animation of heritage parks began in North America began in earnest during the 1970s. Plymouth Plantation, Mass. is recognized by many in the field as the model of this type of development. It is a reconstruction of the 1626 Pilgrim Colony where mud and flies are tolerated for historical authenticity or "maximum verisimilitude" and where emphasis is placed "more upon the processes which artifacts supported than upon the artifacts themselves", such as how corn was milled or flax spun; how pewter was cast or butter churned; how hams were smoked, lard rendered, or bread baked. The policy of active demonstration of historical processes and activities instead of inert display in Plymouth Plantation and others of its type have proved to be extremely attractive with the modern public. According to James Fitch, this growing public appeal is largely due to the fact that modern society has largely become "divorced from firsthand knowledge of how ANYTHING is made". Fitch, adds that "When the activity is structured to permit participation instead of passive demonstration, it becomes even more attractive, especially to young people."<sup>107</sup> Among the other notable "living history" developments in the United States are: the Iowa Living History Farms complex at Des

Moines, Iowa; The Farmer's Museum at Cooperstown, New York; the Old Economy Village at Ambridge PA. and Old World Wisconsin --a large, innovative development begun in 1976 by the Wisconsin State Historical Society to celebrate the multi-national ethnicity of that states rural settlement groups. (Plate 14)

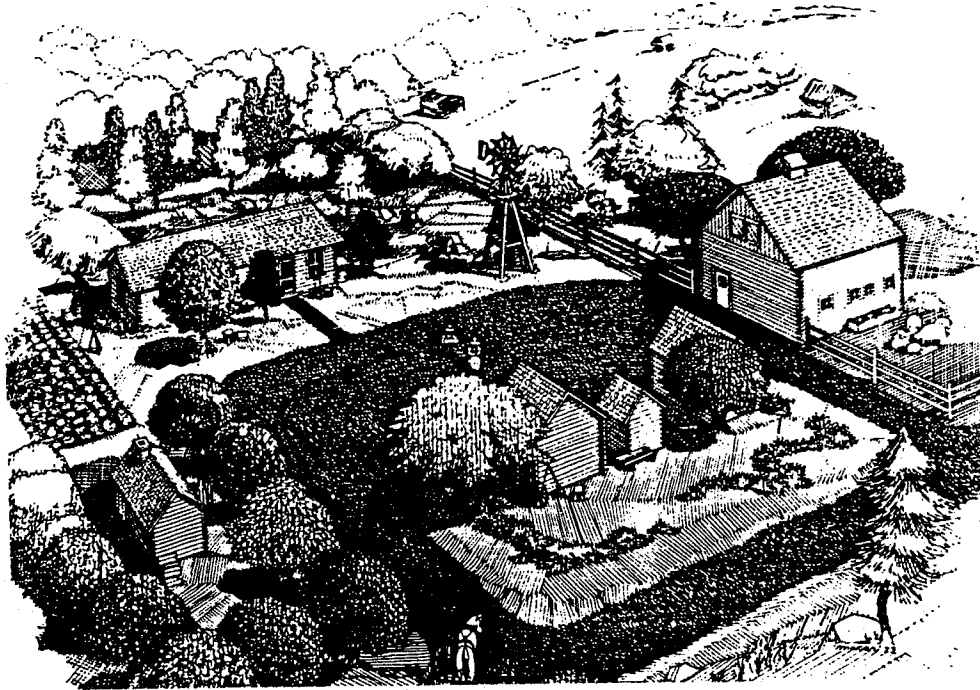
Many of Canada's preserved and reconstructed historic sites such as Fort Louisbourg, Old Fort William, and Upper Canada Village have also, to varying degrees, adopted the living-museum approach to heritage park development.

Thus, it is important to note that the open-air/heritage park approach to rural architectural conservation remains a popular and widely used development tool for rural heritage themes in many countries, including Canada. However, the nature of this type of development mechanism stresses centrality in that heritage structures are removed from their original districts, and are concentrated into a single small site, normally near a major urban centre. This centrality aspect results in some management advantages but also some serious drawbacks. The advantages include central administration and planning; a central attraction for visitors; and economy of scale for visitor services and maintenance. On the other hand, the spin off benefits are geographically limited. It tends to draw tourists away from other areas; it precludes local involvement and participation in planning and development; and, from the point of view of accurate interpretation, major sacrifices must often be made. For example, the setting cannot be authentic, the mix of buildings is often anachronistic and an eclectic mix of regional styles. Fitch suggests that "In very large and diverse countries such as China, the USSR, Canada and the USA, the



*Map of Old World Wisconsin.* 1. Yankee farm. 2. French farm. 3. Visitors' Center. 4. Village. 5. Fishing exhibit. 6. Dutch farm. 7. Service and restoration area. 8. German farm. 9. Belgian farm. 10. Swiss farm. 11. Finnish farm. 12. Prairie restoration. 13. Irish farm. 14. Scottish farm. 15. Cornish farm. 16. Welsh farm. 17. English farm. 18. East and Central European farms. 19. Norwegian farm. 20. Swedish farm. 21. Danish farm. 22. Entrance.

Plate 14a Old World Wisconsin outdoor museum, Wisconsin, United States. Site plan. (from Fitch, James Marston, Historic Preservation McGraw-Hill Inc., 1982, pp.234-235).



10.3. An innovative outdoor museum designed to celebrate the multinational ethnicity of Wisconsin was opened by the State Historical Society in 1976. On a large undeveloped tract, typical farmsteads representing all of the ethnic groups who settled the state are being re-created. All artifacts used are of authentic provenance: houses, barns, outbuildings; furniture and household goods; tools and farm machinery. When the farms are put into operation, historically appropriate crops and livestock are employed. The homesteads are dispersed naturalistically in the landscape, so that each is visually complete and self-contained (1). To ensure that the collection of farms would be both comprehensive and accurate, two types of research were carried out. Archives and libraries were scanned for visual and verbal documentation (2, 3); and a physical survey was made of the state to locate and photograph potential exhibits (4-7). On such a basis, appropriate buildings are acquired, either by gift or purchase. Depending upon their location and construction, they are prepared for transport and reconstitution on the museum site. Ultimately, all the farmsteads will be operated as working establishments, such as the German truck gardens shown in (2) or the Norwegian homestead in (3). Ultimately, there may be as many as 25 or 30 homesteads on display, in addition to the Wisconsin village which will be re-created near the Visitors' Center (4 on map).

10.3 (Continued). Each of the farmsteads in Old World Wisconsin has been designed for maximum verisimilitude by the Department of Landscape Architecture of the University of Wisconsin. Plot plans replicate with fidelity typical layouts of each ethnic group, reflecting the special building techniques and planning concepts that the pioneers brought with them to the new world. For example, the Scandinavians in Wisconsin employed several variations of the log cabin (4, 8). Some Pomeranian Germans continued to use late-medieval half-timbering until the present century (6). The whole process of disassembly, transportation, and reconstitution of selected houses is under the supervision of a staff of restoration architects, landscape architects, historians, and archaeologists. Traditional tools and methods are employed, as in the reassembly of a Finnish log cabin (8). Although not all buildings in any given group necessarily come from the same original farm, they will all have a common provenance. Farmhouses, barns, fields, and gardens will interpret the life-styles of the ethnic group represented. Thus, the Finnish farmstead (9) has a sauna (lower left) and a hay barn built out in the hay field (upper right).

Plate 14b Old World Wisconsin outdoor museum, Wisconsin, United States. Design perspective of the Finnish farmstead.

concept of a single comprehensive national museum of (folk) architecture is probably unworkable. A system of regional museums seems more appropriate."<sup>108</sup>

### 2.5.3 Individual Buildings

While the preservation of past rural lifestyles and architectural types has largely been accomplished through the development of open-air museums, in situ preservation increasingly becoming more common. As well, adaptive reuse of agricultural and other rural heritage structures is also increasingly becoming more popular among preservationists and private developers who are now recognizing the potential for profit and the development of unusual and attractive environments in which to live and work.

#### A) Preservation of rural structures

As noted in previous discussions, the statutory protection of selected agricultural structures through historic designation or through "listing" on various national registers has become commonplace during recent years. In many cases the most notable of these identified structures have been restored and developed into public museums.

The government of Holland was among the first to promote the in situ preservation of representative examples of period farmsteads. During the early 1970s a pilot project was established in the province of Friesland whereby a wide variety of historic and natural resources began to be developed and preserved by an umbrella group of government and local heritage agencies, known as The Foundation for the

Preservation of Rural Values. The entire province was looked upon as "one recreation area" with "a completely characteristic touristic route" being designed to tie in the wide range of attractions found in the region.<sup>109</sup>

As P. de Vireze wrote at the time, "To maintain an old church, a farmstead, the house of an artisan, a mill, on the spot where it has been built, has fulfilled a significant function and adorned the scenery, is infinitely more true, and more pleasant than to put all these elements in a park alongside a stream with "studied artlessness".<sup>110</sup> Objects brought into the care of the Foundation remain in their own place, and as resources permit, have been restored and put to suitable use. Included among the Foundations activities has been the rehabilitation of two farmers' villages, Orvelte and Oud Aalden, and several isolated farmyards, which have been restored and developed as museums.

Beginning in the late 1970s, this approach was expanded in a slightly modified version. The Netherlands National Tourist Office began to coordinate and develop tourist excursions of various durations to help promote the growing number of town and village conservation areas, small local museums, privately funded preservation projects and listed monuments and structures. This approach has been very successful in attracting tourist attention to previously little visited areas and regions, thus heightening the value and role of rural heritage attractions and tourist facilities.


The overall success of this approach is supported by research conducted in 1983 by the Netherlands Research Institute for Recreation and Tourism, which showed that 40% of Dutch holiday makers, and 60% of

foreign holiday makers, visit historic buildings and museums in Holland, contributing one billion guilders to the national economy.<sup>111</sup>

While not as broadly based or systematic as the Dutch approach, Scotland, through the National Trust for Scotland, has been successfully promoting and facilitating the preservation and restoration of numerous rural and village structures through its Little Houses Improvement Scheme. "A revolving fund was established (to allow) the National Trust to buy houses of merit and interest, restore them, equip them to modern standards and sell them under safeguards. The capital thus recovered is used to repeat the process with other properties."<sup>112</sup> Currently, some 167 structures have been restored by the Scottish National Trust, to a value of roughly two million pounds. Included among these structures are numerous small castles, mills, cottages, farm homes and other rural and village structures. While the majority of restorations under this program involve only exterior restoration and interior rehabilitation, the program has, nevertheless, been widely recognized as a valuable tool in rural architectural preservation.<sup>113</sup>

In addition to the Little Houses Scheme, the National Trust for Scotland has been active in acquiring and restoring selected rural structures as developing them as national museums since its inception during the early decades of this century. Among the ninety-seven properties and 100,000 acres under the care of the Scottish National Trust are a number of agricultural and other small domestic structures including: Old Leanach Cottage on the site of a 1746 Jacobite battlefield; the Preston Mill -the oldest working water-driven meal mill in Scotland; and the Weaver's Cottage in Kilbarchan near Glasgow.<sup>114</sup> (Plate 15)






## Culloden

(Off A1, 2 mi E of Inverness)  
Site of an all-year Visitor Centre  
Open 1 Apr to 31 May and 1 Sep to  
31 Oct, daily 10-5; 1 Jun to 31 Aug,  
daily 9-5.

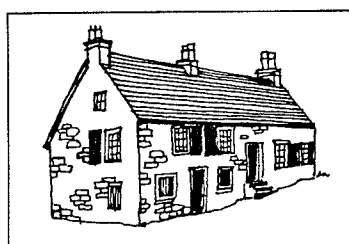
The battlefield graveyard where the Jacobite rising of 1745 ended disastrously for Prince Charles Edward Stuart is one of the most emotive places in Britain. Near the Memorial Cairn are the simple headstones which mark the graves of the fallen clansmen. In a major redevelopment, the area of the battle has been restored to its original appearance and the Visitor Centre enlarged and improved. The Jacobite and Government battle-lines are clearly displayed. The Visitor Centre comprises an improved historical display, and 80 seat auditorium with audio-visual show (French, German and Gaelic versions available for groups), bookshop, study room, and restaurant. Toilet facilities for the disabled. Adjacent Leanach Cottage, occupied at the time of the battle, is equipped in period style and has Gaelic music and verse on tape.



## Preston Mill

(Off A1, in East Lothian, 23mi E of Edinburgh)  
Open 1 Apr to 30 Sep, Mon-Sat 10-12.30 and 2-5.30, Sun 2-5.30; 1 to 31 Oct, Mon-Sat 10-12.30 and 2-4.30, Sun 2-4.30; 1 Nov to 31 Mar, Sat 10-12.30 and 2-4.30, Sun 2-4.30.

This 16th-century mill is the oldest mechanically working water-driven meal mill in Scotland and was last commercially in production in 1957. The conical-roofed kiln, red panicles and grouping of the buildings are popular with artists. Several species of ducks. Local craft goods available for sale. Phantassie Dooocot, a short walk away, once held 500 birds.



(Off A737, in Kilbarchan, 8m SW of Glasgow).  
Open: 6 Apr to 31 May and 1 Sep to 31 Oct, Tue, Thu, Sat and Sun 2-5; 1 Jun to 31 Aug, daily 2-5.

Built in 1723 the Weaver's Cottage is one of the last original houses still standing in Kilbarchan. From the thirty or forty pioneers of the 1690's, weaving expanded rapidly during the 18th and 19th centuries until peak production was reached in the 1830's from some 800 looms. Sadly, the industry has disappeared but the cottage's 200 year-old loom, operates on Tuesdays, Thursdays and Saturdays throughout the season. Refreshments and woven goods available.

Plate 15 Examples of various types of historic rural building types preserved by the National Trust for Scotland. (from a series of pamphlets entitled "Welcome The National for Scotland, Edinburgh)

The National Trust of England was established in 1896. The first heritage structure it acquired was a rural building -an old church manse. Since that time it has either bought or accepted into its care numerous small domestic properties and farmsteads. Many individuals, such as Beatrix Potter, have donated significant rural properties to the trust. Potter, who penned The Adventures of Peter Rabbit and other famous children's books, during her later years purchased fourteen upland farms in England's popular Lake District in order to protect the sheep-nibbled uplands and old farmsteads that she had grown to love from the effects of growing tourism in the region. These farmsteads and 4,000 acres of land were left to the Trust and are now leased to farmers with the condition that buildings and land continue to be used for sheep grazing purposes.<sup>115</sup> As in Scotland, the English National Trust maintains some of its buildings as museums, while others are maintained in, or restored to, near original condition and rented or leased to private individuals or organizations. While exact numbers are not available, numerous farmhouses and other agriculture-related structures such as barns, dovecotes, workshops, mills and labourers' cottages owned by the English National Trust are listed as open to the public.

In many other European countries, similar national and regional heritage organizations have and have given increased attention over the past twenty years to the in situ preservation of selected examples of traditional rural architecture. For example, The Finnish government converted an old farmstead in 1972 into a district Protection and Restoration Centre and museum. That same year a Finnish farmstead was purchased by a local government authority as a "monument to local

patrimony"<sup>116</sup> Other national and regional governments have similarly preserved period farmsteads on their original locations, particularly in Holland and Sweden.

#### B) Adaptive Reuse of Farm Structures

The heritage preservation movement in Europe and in North America's urban centres has shown a special adroitness in the private sector by devising new approaches to the saving of heritage structures through adaptive uses with an inherent concern for profit. It is well known, however, that this has not been accomplished with equal success in rural situations. While the numbers of redeveloped rural structures are relatively few, a wide range of adaptive re-use types nevertheless do exist, some of which are worth briefly viewing. Most notable among these development types are the use of farm and other rural structures for various types of so-called "heritage hospitality facilities", such as tourist accommodations in the form of Bed & Breakfast facilities; hostels; Vacation Farms; rural cottage retreats; restaurants; craft shops; offices and studios, camping and hiking shelters. In addition, the rehabilitation of period rural structures as seasonal and permanent private residences, studios, and other workspaces even offices is increasingly becoming common in many countries and are also worthy of brief investigation.

##### I. Bed-and-Breakfast and Guesthouse Facilities.

Although not quite as popular in Canada or the United States, Bed & Breakfast facilities are a major industry in many European countries. Most are private residences in which unused or extra bedrooms are

offered as overnight or short term accommodations to travelers and tourists, with breakfast included in the price of the room.

In England there are many hundreds of licensed Bed & Breakfast facilities, many of which are located in heritage structures in rural areas and in small villages. In addition to residences, manor houses, railroad section cottages, warehouses, and estate houses, numerous former and working farmstead sites are also used for Bed & Breakfast operations.

In Canada the Bed & Breakfast industry is less developed than in Europe or the United States, but has been growing quickly in recent years. In John Thompson's 1983 edition of A Traveller's Guide to Canadian Bed and Breakfast Country Places, over four hundred sites are listed as located in rural areas and small towns. Of these, over fifty were described as being located in period rural residences or former farmhouses. Ontario possessed the most of any province, with 107 sites, Nova Scotia had eighty-six, (twenty-one alone on Cape Breton Island), P.E.I. forty-nine, B.C. twenty-eight, and Quebec thirty-seven. The prairie provinces have a combined total of only fifty-five sites, less than half the number in Ontario. Of these, Manitoba and Alberta each possessed sixteen each to Saskatchewan's twenty three. While it may seem only natural that the provinces with the greater population base (Ontario), natural attractions (coastal provinces) and longest history of settlement (eastern Canada) would have advantages over those located in the Prairie Provinces, there is nevertheless the potential for growth in this field, given its growing importance elsewhere.

Many Bed-and-Breakfast proprietors in Canada are also members of the Canadian Farm Vacation Association, which similarly inspects and approves association membership. The increasing significance of Bed & Breakfast operations in Canada's tourism is attested to by Thomson, who reports that the Bed & Breakfast industry is "the economical holiday way that is gaining ground faster than any other in North America."<sup>117</sup>

The strengths of the Bed-and-Breakfast as a tool in heritage architecture development are clear: they are rapidly growing in popularity; they are virtually all family-run privately operated enterprises; they appear to be successful in many rural or small town locations; they very often make use of old residences and even farmsteads. Thus, it would appear that this development type is well suited to rural heritage development in Manitoba.

## ii. Hostels

Another notable example of successful adaptive reuse of rural heritage structures is through the development of hostels.

The world's first youth hostel was established in 1909 in an 850-year old castle by a schoolmaster in Altena, Germany after he and his troupe of young hikers were turned away from a farmer's barn during a fierce rainstorm. The concept of providing simple dormitory accommodation for young hikers and travellers in converted old structures quickly gained popularity in Europe, and numerous local and national hostelling associations were soon formed. Today the hostelling movement is a highly successful international federation of over 5,500 hostels in 54 countries. As Otto Whirthensohn, the federation president, recently proudly proclaimed, "We are now the world's largest hotel chain".<sup>118</sup>

Hostels provide simple dormitory accommodations to individual members of all ages. Throughout Europe they are particularly well used by scout troupes, touring clubs, school classes and church fellowships, as well as a large number of international members. In recent years, many hostels have increased their clientele by offering private rooms for "family" accommodations.

Hostels range from simple, two- or three-room heritage cottages, sleeping eight to ten people, to large modern facilities accommodating several hundred. All, however, share a number of common elements, including a common kitchen, a visitors meeting room, separate dormitories, a bathroom and quarters for resident house parents. In addition, stays are limited, hostellers cannot remain in the facility during the day, and alcohol and drugs are strictly forbidden. In most cases hostel regulations require all hostellers to complete simple cleaning chores to help maintain the facility. Income for operation and maintenance is generated primarily by overnight fees, linen rental, and the sale of food stuffs, prepared meals, dry goods, camping and touring supplies.<sup>119</sup>

While a few of the hostels located in large urban centres are modern custom designed structures, most continue to be located in older, often unusual heritage structures. Lighthouses, castles, mills, small factories, hotels, former homes and cottages, barns and even ships and barges have been converted into hostels. Initially, hostel associations looked to old structures because of the often inexpensive purchase price or leasing costs. With the growth of the hostelling movement, however, heritage facilities eventually became somewhat of a trademark of the European hostelling movement. Over the past twenty

years, as international hostelling has increased rapidly, many of these hostels have become attractions in themselves, and a number house museum displays in portions of the structure.

In Europe, hostels are well used, accepted by the community at large, supported by government, and are viewed by preservationists as a valuable tool in the field of heritage resource development. Many regional and national associations are even licensed as charitable organizations for their valuable community service. Having stayed in numerous period hostels in Europe, including, among many others, an old fieldstone farmhouse in northwest Wales, a former medieval barn in southern Germany, a castle in rural Scotland, and an old railway employee's thatch-roofed cottage in England, the author can offer his personal endorsement as to the valuable role period hostels play in Europe in terms of architectural preservation in general, and particularly in rural preservation.

The hostelling movement in North America is not as well-developed as it is in Europe and therefore it is not as significant a tool in heritage conservation. However, hostelling is growing in popularity, in both the United States and Canada, and as more facilities are being added to the national network of sites, its potential usefulness is beginning to be recognized by preservationists, particularly in the United States. For example, the United States Hostel Association recently instigated a national plan for hostel development, with emphasis on the development of so-called "historic hostels". Two prototype projects were established in 1979 in Nantucket Maine, and Flagstaff, Arizona. The first involved the conversion of an 1873 lifesaving station and the latter a small turn of the century hotel.

Both structures are listed on the National Register of Historic Places and received grants from various local and national preservation foundations. Since that time twenty other historic hostels have been added to the network of over 225 American Youth Hostels. Working in conjunction with individual state historic preservation agencies, the U.S. association plans to develop a large matrix of historic hostels at strategic locations throughout the country. The sites for these historic hostels are being selected in areas having special cultural or historical significance, places such as Williamsburg, Virginia, New Orleans, Louisiana, and Crested Butte, Colorado.<sup>120</sup>

There are currently 110 facilities in Canada, with Quebec and Alberta possessing the most with thirty and nineteen respectively. Of these roughly twenty-five percent are located in heritage buildings.<sup>121</sup> The Manitoba Association currently has only two facilities, Knappen House in Winnipeg, and Hiwin-Glen near Glenboro, and as forthcoming discussions will detail, both of these facilities are located in period structures.

The advantages of hostel development as an architectural preservation tool in North America have been advanced by Robert Johnson. He notes that "Often adaptation costs are small, since almost any structure of suitable size can be used. Even in cases where significant renovation is necessary, such as re-roofing, re-plumbing, stabilizing foundations and bearing structures, the one-time capital cost may be no more than the alternate cost of tearing down a structure and clearing the sites."<sup>122</sup>

Johnson adds that hostels are largely financially self-supporting. Operation and maintenance costs are kept to a minimum



because of the work of the resident house parents and the self-help custom followed by the hostellers. Hostels provide income because fees are charged for overnight stays, linen rentals, and dry goods. They create people traffic, with sightseers, visitors, overnight guests and resident managers. For school children, a historic hostel and its immediate environment may become a special resource for studying natural science, history, or social studies, enlarging the boundaries and scope of the traditional school. Also, hostel operation is compatible with other uses such as a community meeting place, recreation centre, or a museum, allowing the economies that come from multi-use situations. Finally, many hostel associations are registered as non-profit charitable organization and are thus eligible for government grants and tax deductible donations. Johnson suggested that "In many instances, historic hostels provide a favorable long-range economic outlook."<sup>123</sup> Thus, it is clear that hostels can be a valuable development type in terms of both heritage architecture conservation and tourist development.

It is important to note, however, that most successful hostels in North America tend to be located along well traveled tourist arteries, or in well-developed natural or cultural resource areas, where local attractions provide a drawing card for hostel users. In Europe, many hostels are admittedly located throughout the countryside, often in very isolated areas. However, the immense popularity of hostelling, hiking and wilderness excursions as popular recreational activities make such locations economically feasible. It is not likely that many isolated rural locations would be feasible in North America. Another important aspect of hostel development in North America, is the general

public's misconception as to the purpose and operation of hostels, many believing that hostels are simply youth centres for delinquents, run-aways and low-lives. While this impression has been completely dispelled in Europe, it continues to be a problem in North America, so much so, that the Canadian Association recently dropped the work "Youth" from its official title.<sup>124</sup>

Despite the public relations problems facing North American hostel associations and the slow growth of the hostel movement in North America, the adaptive reuse of rural heritage structures as hostels is a proven valuable tool in heritage conservation and can be considered as a potential concept component of rural heritage preservation in Manitoba, given the right circumstances.

### iii. VACATION FARMS

Farmers in Britain discovered years ago that there was money to be made in operating working farms where catering for leisure is a subsidiary activity. A 1977 survey noted that more than 3,000 farmers in England provided accommodations for tourists and that more than 15,000 farmers in England and Wales (over 6% of all farm operations) catered for leisure in various other ways. The popularity of a holiday on a farm, with its healthy outdoor activities, its good simple food and its moderate prices is extremely entrenched in British society and continues to grow.<sup>125</sup> It was noted, however, that in Britain, farm vacation development has, in some situations, led to a loss in food production, but this was largely offset by helping to keep the farming community going and by the good use to which surplus buildings and the marginal land are put. In North America, the concept of Farm Vacation

development is only beginning and only small numbers of regional associations have been formed.

Accommodations on vacation farms range from a Bed & Breakfast type of arrangement in the farm house, on a self-catering basis in a separate structure, or on a camping site. Activities are based on the farms' resources such as riding, fishing, game shooting and climbing; country picnic, rare animal breeds, museums, sales of produce, farm trails, country crafts and occasional events like steam rallies and motorcycle scrambling.<sup>126</sup>

In Britain, farm tourism is an important tourist industry and a much publicized aspect of rural heritage conservation. In North America its general popularity has been growing in recent years, and it is increasingly becoming a valuable ally of architectural preservationists

#### iv. Heritage Trail Shelters

In many European countries, especially Switzerland, England, and Scotland, many alpine and hiking groups have rehabilitated old agricultural structures as trail shelters or mountaineering huts to provide shelter and simple facilities during their outings. Such developments, while not numerous, nevertheless are a very effective type of development in terms of rural architectural conservation.

In England, most developed trail shelters have long been recognized as "permanent-" or "stone-tents", and thus were not subject the expense of meeting modern housing regulations. In the late 1970s, the Derbyshire Historic Buildings Trust expanded somewhat upon the trail shelter or "stone tent" concept by sponsoring several barn

conversion projects which included the installation of simple plumbing, a raised sleeping area, and gas cooking and lighting facilities. Otherwise the structures were simply made wind and water tight. Several pilot projects were implemented to serve as examples and to form the basis of the establishment of a network of stone, brick and timber "tents" throughout the country. Although the concept was supported by the community at large, it was found that "the problems of raising money and getting the work done cheaply were nothing compared to the difficulties raised by the planners, rating and fire officers," who now insisted that with the increase in facilities, that such structures be subject to strict building and fire codes.<sup>127</sup>

Despite the difficulties of establishing serviced trail shelters in some regions of England, simple trail shelters have been established in many national parks and along designated trails in many countries and can be considered as a potentially viable rural heritage development type in Manitoba.

#### v. VACATION COTTAGES

In many European countries rural structures, including farm structures, have been converted into "holiday cottages." Like Britain's "stone tent" concept, these tend to be self catering facilities with built-in kitchens and washrooms, but are located in more populated areas and cater to paying tourists, rather than club members.

In Britain, such facilities are registered with one of several cottage agencies which inspect all facilities and rate them according to the standard of accommodation and nature of services offered, much

like the Bed & Breakfast operations are. And like the Bed and Breakfast sites, summer cottages are extremely popular in Britain, and their numbers are increasing every year. One agency, Summer Cottages, has over 900 properties registered, the majority of which are located in small towns, villages and rural locations. According to this agency's 1985 guidebook, converted heritage structures account for a large proportion of cottage sites and are particularly popular among the guests. As the guide proclaims, "Whatever you seek, you will find it here - from the traditional roses-round-the-door thatched cottage nestling in some sleepy hamlet through to period listed town houses. We have old smugglers', fishermen's and crofters' cottages, lovingly restored and modernized with discretion, converted barns and oast (hop) houses; hunting and fishing lodges for the sportingly inclined, old manor houses to cater for larger groups as well as modern flats and bungalows."<sup>128</sup>

In many Scandinavian countries, period structures rehabilitated as rural vacation cottages are also quite popular, and have been similarly recognized as a vital component of rural heritage preservation. Pekka Karki noted that: "Part of the deserted houses in the countryside have become "rescued" as weekend cottages; there is a great demand for "small red houses in the country". The town people have a great drive for life in the countryside."<sup>129</sup>

Yet another example of the great potential of rural cottages in heritage preservation can be found in Ireland. During the 1970s, a number of vacant farm cottages were rehabilitated under an experimental government program to induce tourists to visit out-of-the-way districts. The cottages became so popular with tourists that in some

areas the government is now actively building modern reconstructions of traditional cottage designs. As a publicity pamphlet describes, "We're inviting you to step back a century into an Irish village and live in a typical Irish thatched cottage, complete with half-door, open fireplace, traditional furnishings - but also endowed with all the modern conveniences that make life more livable". During a discussion with a resident who lived near to one of these new tourist cottage developments, the author was informed that the construction of these cottages had become a major employment industry in that region of Ireland. While this undoubtedly was somewhat of an exaggeration, it nevertheless underscores the high profile that rental cottages have attained in that country and its implication for Manitoba's own situation has to be recognized. (Plate 16)

Manitoba is one of several provinces in Canada, that are now constructing family vacation cabins in provincial parks. Cabins are now available in three separate locations in the province, and while these are designed on modern and rustic rather than heritage motifs, the provincial Parks Branch, which manages them, indicates that they too are extremely popular with vacationers and tourists. Considering the popularity of these developments the potential for heritage cottage accommodations as a component of a rural heritage development in Manitoba has to be considered as promising.

#### vii. Residential Conversions

In addition to the conversion of period farmhouses and other rural structures as heritage hospitality facilities for tourist and recreationists, the past twenty years have witnessed a growth in the

Only a special kind of person Rents an Irish Cottage . . .

If you're the kind of person who likes to relax in a quiet and peaceful environment, who appreciates meeting new people; who enjoys being treated as a welcome guest; who can see more in the countryside than a pleasant backdrop; who can relish a colourful blend of the traditional and the contemporary, then chances are you'll find the ideal vacation in one of our Irish cottages.

We're inviting you to step back a century into an Irish village and live in a typical Irish thatched cottage, complete with half-door, open fireplace, traditional furnishing — but also endowed with all the modern conveniences that make life more liveable.

A holiday under thatch is something special, the key to the Irish fresh air, warm hospitable villagers, fresh farm produce on your table and freedom from worries. Each cottage is provided with central heating, a lounge cum dining area; bedrooms with built-in wardrobes; a modern bathroom and toilet; kitchen utensils, bedclothes and linen, cutlery, crockery, etc. Complete furniture and furnishings — cot and baby chairs available, if required.

Not included in the rental is the cost of electric current for heating, lighting and cooking.

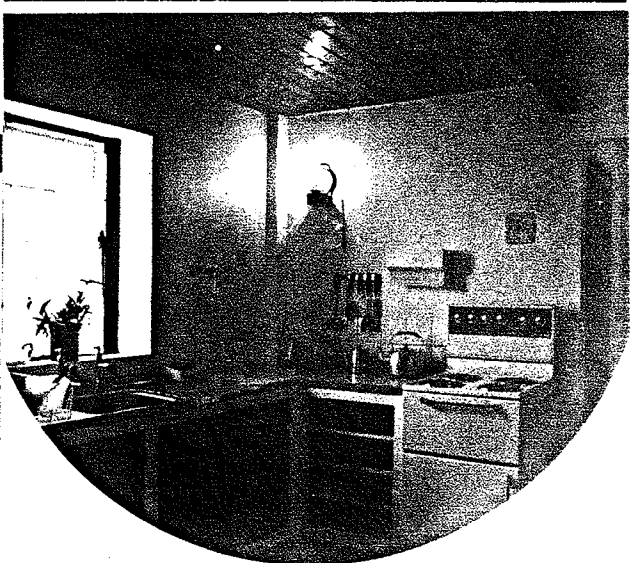
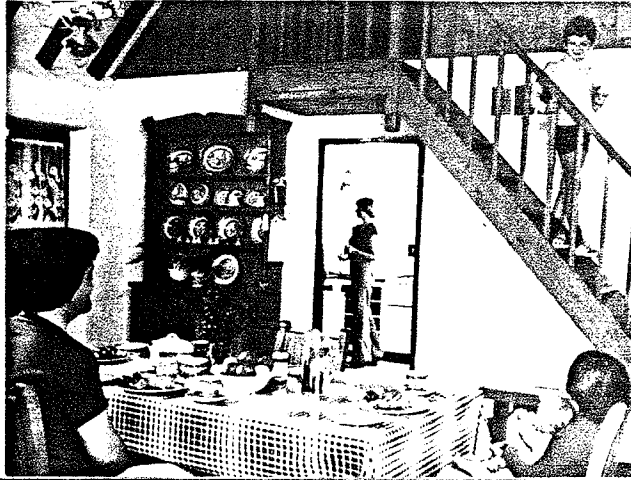


Plate 16 Excerpts from a tourist pamphlet advertising the Rent-An-Irish Cottage program. (produced by Shannon Free Airport Development Company Limited).

popularity of period rural structures as seasonal and permanent residences. There are numerous European examples which can be cited of rural schoolhouses, churches, farmsteads, mills and even dovecotes that have been converted into private residences. Given the active heritage conservation movement in most European countries, the high population density, and the well-developed road networks (where even minor roadways are hard-topped and maintained in good condition), the often large size of rural structures, and the frequent use of stone as a construction material, it is quite understandable that rural heritage structures are often converted into private homes and summer cottages. In rural North America, however, these factors are largely absent. Nevertheless, the number of residential conversions involving small rural structures is increasing, most notably in terms of Manitoba's situation, those involving old log structures.

In the state of Virginia, for example, W. Brown Morton, the former chief of the Technical Preservation Services Branch of the Department of the Interior, has established a thriving restoration business in which he purchases, rehabilitates and offers for sale, various types and sizes of eighteenth and nineteenth century log homes. In many cases the structures are dismantled, or moved intact, and restored in new locations. In the rolling hills of Loudoun County, Va., where several rural heritage conservation districts have recently been established, Morton's work is particularly in demand as residents and newcomers to the area are anxious to add to the natural beauty and period environment of the county by possessing their own heritage structures.<sup>130</sup>



The growing demand for restored log homes in Loudoun County, and throughout Virginia in general, has spawned several other log cabin restoration companies, including that of Lewis Ramsey, who specializes in disassembling the cabins he buys, repairing them in his shop, and re-erecting them in new locations, often in other neighbouring states. In some areas of the United States, log cabins are considered very chic, and command price tags from \$40,000 to \$250,000.<sup>131</sup>

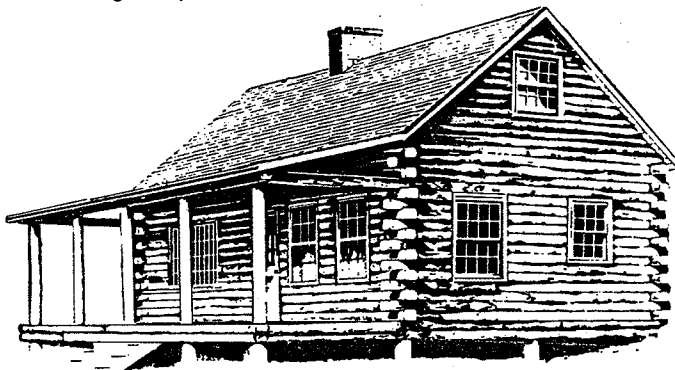
John Boslough notes that Virginia, Pennsylvania, North Carolina, and the Rocky Mountain States, (particularly Colorado) are centres of a burgeoning log house restoration movement, along with California, Oregon and pockets throughout the Midwest, the Tennessee Valley and the Ozark Mountains. Boslough adds, however, that in other areas, such as New England, where English settlers favored the more genteel wood frame houses in the 17th and 18th centuries, there are fewer log buildings to restore and less interest in restoring them. Also, in areas where log cabins are found almost everywhere, such as in the Appalachian states, where out of economic necessity many families still occupy log structures, they are scorned, "when with a little work they'd be the envy of anybody in the city."<sup>132</sup>

The popularity of converting old log structures into seasonal and permanent homes is also growing in Canada, particularly in Ontario, where in addition to numerous small companies specializing in log structure restorations, there are a number of firms manufacturing custom designed reproductions. (Plate 17)

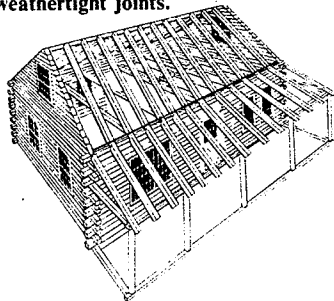
Private initiatives involving old log structures are also quite common in Ontario. In The Gatineau Hills area just outside Ottawa, for example, restored log homes are very popular as both permanent and

For those who want to get away from it all and live close to nature, a real log house has much to offer. This packaged 874 sq. ft. design, called The Hartland, is ideal as a vacation hideaway in the woods. Built of whole logs that serve as siding, insulation and finished walls inside, it is rustic, rugged and requires minimal upkeep. Log package (see elements in diagram below) consists of all log parts numbered, prehung doors and windows, weathertight system, com-

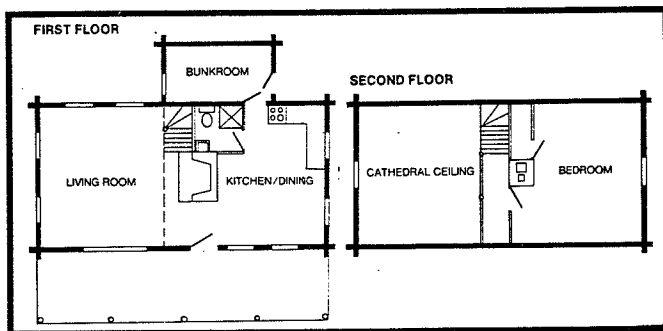
plete working drawings and technical advice on the site. (Roofing, flooring, partitions, plumbing, heating, wiring and kitchen equipment are supplied locally as are foundation, septic system and water.) Price: \$9,500. For finished house, add 2½ to 3 times cost of package if it is a do-it-yourself project. Add 4 to 4½ times basic price if it is put up by a builder. By Vermont Log Building, Inc., Dept. HS, Hartland, Vt. 05048. For catalog of log houses, send \$3.



Logs for the packaged house (above and right) are debarked, precut, notched, grooved and treated with a wood preservative. Their density makes them an efficient insulating material. Grooves in logs are filled with a spline of tempered hardboard and sealed with two polyurethane gaskets to insure weathertight joints.



Simple interior (plan below) includes a living-dining room, kitchen, bath and bunk room on first floor, balcony bedroom upstairs. Living room has a cathedral ceiling and space for a fireplace or wood stove. Main section: 16 ft. 8 in. x 32 ft.; porch: 8 ft. deep; bunk room, 6 x 12 ft.



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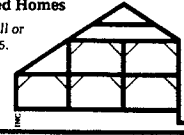
The insulating skin surpasses the energy efficiency of the R2000 home, all but eliminating your yearly heating bill and the need for summer air conditioning.

We provide professionally stamped working drawings to satisfy your discriminating taste and erect the frame on site. You may choose to act as an owner/builder or have us arrange to have your home completed should your project be outside our building area.

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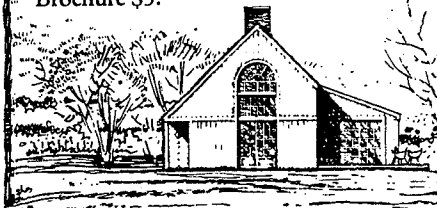
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**PIONEER LOG HOUSES**

We sell handcrafted log houses of new, hand-hewn white pine logs (minimum 8" thick) with dovetailed corners. Preconstructed to any chosen design and reassembled on your foundation. Originals and R-30 walls also available.

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**Pioneer Logs Ltd.**

R.R. 2, Singhampton, Ont., NOC 1M0

(519) 922-2836

(705) 445-0923

Plate 17 Examples of advertisements placed by prefabricated log structure firms. (left: from Early American Life, Vol.XV, No.2, April '84; right Harrowsmith, Vol VIII:5, Number 53, Feb/Mar '84.

summer homes. One of the founding members of the Heritage Canada Foundation, R. Phillips and his family, possess one of the better known properties in the area. What began as a family centennial project, to purchase and restore an original Ottawa valley settler's cabin as a family cottage and museum, eventually resulted in a sixteen-acre site consisting of more than half a dozen rehabilitated log structures, including two guest houses and an enormous T-shaped barn which now serves as the Phillipss' permanent residence.<sup>133</sup>

Thus, despite the major obstacles heritage planners face in Preserving and Conserving rural heritage structures, there are a large variety and number of development types which have succeeded, many of which could potentially be applied to Manitoba's situation. The following Chapter will assess this province's own particular situation in terms of rural heritage architectural development.

## CHAPTER 3 - VERNACULAR ARCHITECTURE IN MANITOBA

### 3.1 NATURE OF THE RESOURCES

#### 3.1.1 Manitoba's Ethnic Bloc Settlements

Manitoba has long been recognized for its rich multi-cultural heritage. In its historic role as the "stepping-stone" for western Canadian exploration and settlement, southern Manitoba attracted a wide range of culturally distinct settlement groups: from the shifting territories held by various native groups and trading companies during the fur-trade era; the unique Metis and "Selkirk" settlements of the early 19th century; to the repeated waves of colonist groups from Europe and eastern North America around the turn-of-the-century. To an extent likely unsurpassed anywhere else in North America, a large proportion of these various settlement groups settled on the land in homogeneous settlement "blocs", eventually creating a literal "patchwork" of cultural enclaves throughout the province. For decades, each of these settlement districts were characterized by distinct linguistic, religious, social, and architectural traditions. (Plate 18)

The nature and development of these settlement enclaves have been documented by a number of historians and geographers, including E.K. Dawson, W.L. Morton, J.Tyman, J.Warkentin, J. Richtik, J.Lehr and others, as well as by large a number of "local history" research groups and individuals. What is significant about the province's ethnic "islands", in terms of this research work, is their physical distribution within the province and the nature of the architecture which visually distinguished them from respective neighbouring settlement districts during their historic period.

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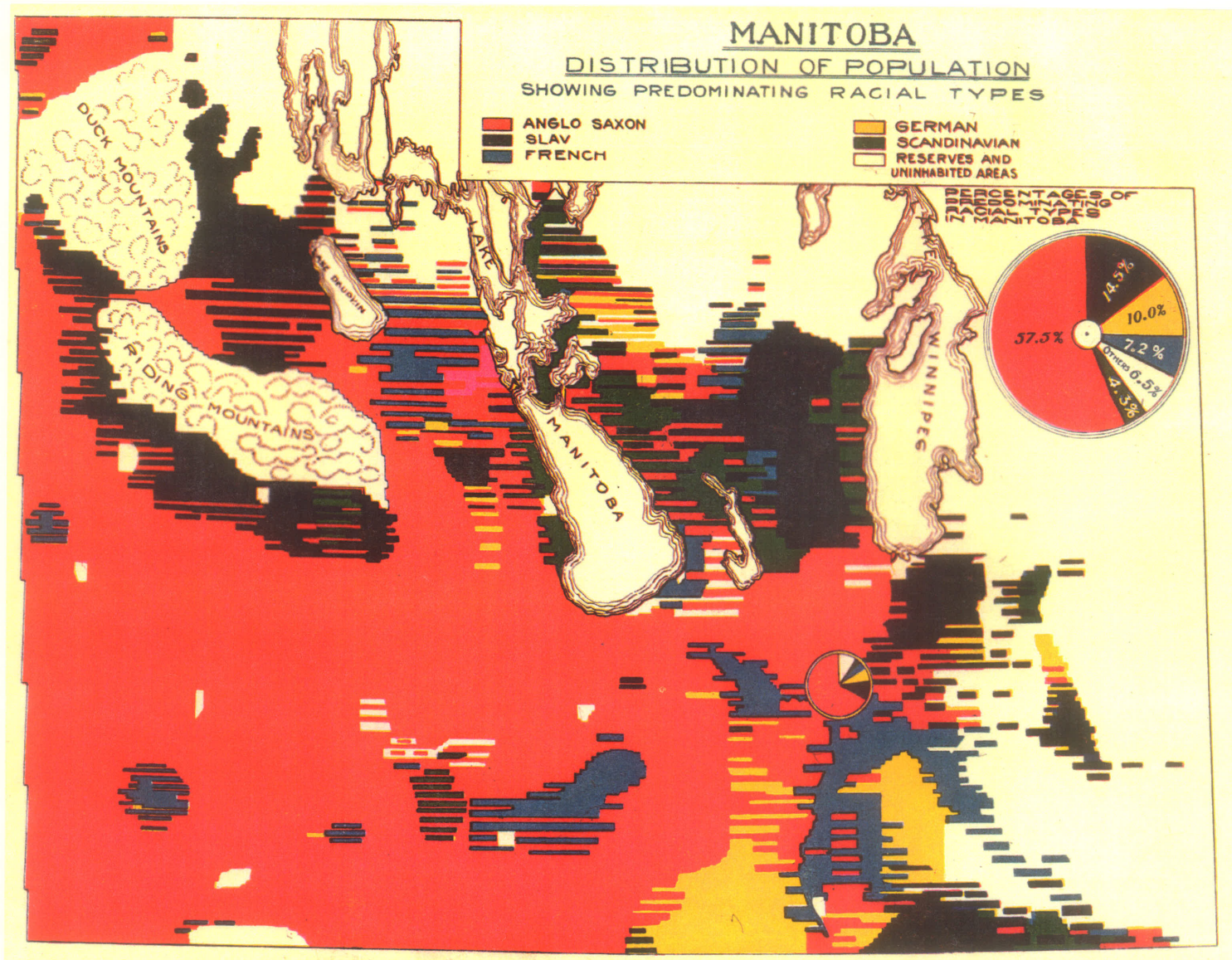


Plate 18 Ethnic bloc-settlement areas of Manitoba. (from "Some of the Charts and Maps Accompanying the Progress Report on the Manitoba Agricultural Survey 1921" Manitoba Agricultural College, 1921, p.12)

Several factors determined the location of Manitoba's early bloc settlements. Among the more significant of these was the time of arrival and the cultural traditions of each group which established them.

The Metis and Selkirk settlers, being among the earliest settler groups in the province, selected areas at strategic points along the major water transportation arteries, (primarily the Red and Assiniboine Rivers), and particularly near the only major commercial centre on the prairies, the Hudson Bay Company's administrative and trading centre at Fort Garry near the junction of Red and Assiniboine Rivers. Thus, during the early 1800s, the districts along these rivers, in close proximity to what is now the City of Winnipeg, came to be centres of Metis and Selkirk settlement.

Settlers from eastern Canada, primarily from southern Ontario, began arriving in Manitoba in small groups during the mid-1870s. Most of them took homesteads near the existing settlements around Fort Garry/Winnipeg and near what is now Portage la Prairie. As such immigration increased during the late-1870s, settlement spread further along the Red and Assiniboine Rivers and along their major tributaries, notably the Whitemouth River northwest of Portage la Prairie, the Little Saskatchewan River north of Brandon, and the Pembina and Souris Rivers near Turtle Mountain. Desire for access both to major sources of timber and flowing water, which were highly valued resources in their home province, resulted in Anglo-Ontario settlement in Manitoba to be confined to these few areas during this early period. It was a generally accepted fact that the province's early Anglo-Ontario settlers clearly avoided the open prairie grasslands despite the ease



with which the land could be broken. As Warkentin noted, the early Anglo-Ontario settlers commonly believed it impossible to survive a winter on the open prairie.<sup>134</sup> Not until the subsequent arrival of other settlement groups, such as the Mennonites, did Anglo-Ontario settlement spread from the relative security of these near-river forested districts to the nearby open prairie. Thus, the rolling landscape of south-western Manitoba and various districts along the Red and Assiniboine Rivers came to be largely associated with Anglo-Ontario settlement in Manitoba.

During the mid-1870s, German-speaking Mennonites from Russia and immigrants from Iceland began to arrive in Manitoba. As the province still was largely unsettled at this time, both of these groups were able to select those districts which particularly appealed to them. As history shows, they too selected landscapes which most resembled those they had left behind in their homelands. The Icelanders chose a large block of land along the south-western shore of lake Winnipeg, where they sought to recreate their traditional lifestyle based on fishing and livestock raising.<sup>135</sup> The Mennonites, on the other hand, were attracted to two areas of largely flat, open prairie south of Winnipeg which resembled the steppe lands of southern Russian which they had colonized a century earlier.<sup>136</sup>

During the early 1880s, groups of francophone settlers, primarily from Quebec and the province of Brittany in France, also made their way to Manitoba. Again, many of those who took to the land similarly selected districts possessing a landscape, and therefore resources, that were familiar to them, the preferred areas being the riverlot parishes along the Red, La Salle and Rat Rivers south of



Winnipeg, and near the low-lying meadow lands in the Shoal Lakes/St. Laurent areas.<sup>137</sup>

By the 1890s, most of the best agricultural land in the province had been claimed and most newly arrived settlers, such as the large contingent of Ukrainians who began to settle in Manitoba in 1896, were forced to take up land in the forested "fringe" areas of south-eastern Manitoba, the Interlake and the Dauphin regions. Although most Ukrainians had little choice of the areas they were to settle, research has shown that the marginal fringe districts actually appealed to the self-sufficient, peasant lifestyle to which the Ukrainians had been accustomed in their homeland. Having but sparse financial resources, these settlers looked upon dense forests and marshlands in these areas as all-important sources of building material, fuel, and animal fodder upon which they could draw to sustain themselves and their families. As historian Vladimir Kaye as observed, "They based their appraisal of a prospective homestead site upon the potential it offered for immediate survival, rather than upon its ultimate potential for long term economic growth".<sup>138</sup> Like the timing of their arrival, the insistence of most Ukrainian settlers on living near their friends, relatives and fellow countrymen, helped concentrate Ukrainian settlement in Manitoba in several large homogeneous settlement areas.

Other smaller settlement groups arriving around the turn of the century similarly had little choice but to take land in the fringe regions of the province. The more notable smaller bloc settlements established at this time include the "Hun's Valley" settlement northwest of Neepawa, the "Scandinavian" settlement around Erickson, Polish settlement in the vicinity of Beausejour, German settlement in the Interlake and the Belgian enclave around St. Alphonse.

Although such "ethnic bloc" settlement occurred in other provinces and in a number of American states, Manitoba quite clearly witnessed one of the richest and most distinct combinations of ethnic communities and districts in all of North America.

### 3.1.2 Major Building Typologies

Each of the province's major ethnic bloc settlements were characterized by distinct linguistic, social, religious, architectural and clothing styles. This distinctiveness prevailed for varying lengths of time, depending upon such factors as the location of the settlements, the economic progress of individual districts, and the relative strength of traditional social and religious conventions. By the late 1930s, however, assimilation to western Canada's anglophone "mainstream" had reached such a level that most cultural traditions had been seriously undermined. By the early 1950s, the vast majority of these settlement areas had all but lost their cultural distinctiveness. English had become the dominant spoken language; traditional social and cultural events, such as religious holidays, had largely disappeared, clothing styles conformed to international norms, while new building construction consisted of popular "plan book" designs. Except for the "Old World" placenames (such as Gimli, Steinbach, Polonia, and Tolstoi), which the early settlers had bestowed upon some their "new world" communities, and the presence of a few surviving vernacular building types (such as the distinctive domed Ukrainian churches and the attached Mennonite housebarn structures), today's travellers on Manitoba's highways would not realize that they were passing through a once-vibrant ethnic community.

Vernacular building forms were among the most visible of the many cultural traditions that the early settler groups transplanted and recreated on the Manitoba landscape. In addition to their cultural heritage, the various vernacular building forms also reflected general developments within the rural districts through the incorporation of contemporary-based design elements into their building designs as the years passed.<sup>139</sup>

It is a basic premise of this thesis that the continued survival of at least a selected representative sampling of these vernacular building types is of paramount importance if the social and economic fabric of these rural districts are to be strengthened and enhanced. As the vernacular building designs found in the province's early farmsteads are a basis for the proposed rural architectural development strategy, it is necessary to review, at least briefly review, the major known typologies. Although religious architecture often is "culturally distinct", and thus can be looked upon as a vernacular building form, this thesis is concerned primarily with agricultural vernacular structures, and therefore excludes discussion of clerical building types. Several research publications on Church structures in Manitoba are available through the provincial Historic Resources Branch, and include studies of Ukrainian, Presbyterian, Methodist, Congregational, United and Anglican structural types.

#### A) Research and Documentation

It is a long-acknowledged fact that Manitoba possessed a rich variety of rural ethnic settlements and that each cultural group, to varying degrees, re-created the traditional architectural forms of their

former homelands during the early decades after settlement. However, it has only been quite recently, when it became apparent that these traditional building forms were rapidly beginning to disappear, that detailed systematic studies of these rural building forms have been initiated.

Serious documentation of Manitoba's rural architectural heritage began with research by historical geographers, as a sidelight to studies focused on settlement patterns and processes. Among the earliest and most important of these studies is that conducted by John Warkentin, whose doctoral dissertation (1960) investigated the nature and development of early Mennonite settlements in southern Manitoba. Although the focus of his research mainly concerned social and economic development, the form and construction of the traditional Mennonite housebarn structures also were considered in this major study.<sup>140</sup> Warkentin's work spawned the interest of other historical geographers, particularly John Lehr, who during the late 1970s documented the major architectural forms that characterized many of the Ukrainian group settlements in western Canada.<sup>141</sup>

Academic interest in Manitoba's rural architectural heritage has grown steadily in recent years. In 1984, Jerry Dick documented the evolution of the Mennonite housebarn design in Europe and its transplantation in Manitoba as part of his Bachelor of Integrated Studies (B.I.S.) program requirements at the University of Waterloo.<sup>142</sup> Gwendolyn Dowsett's 1986 Masters thesis for the Department of History, University of Manitoba, is a comparative study of those building forms typical of three of the province's major early settlement groups, the Icelandic, Mennonite and Ukrainians.<sup>143</sup> Also,

the Department of Landscape Architecture, University of Manitoba, is responsible for several recent student projects dealing with rural ethnic architecture, including one which documents the typical village and individual yard plans of the province's Mennonite "Strassdoffer" farm-villages, and another which investigated heritage landscape elements that characterized the Ukrainian bloc settlement in the Gardenton area of south-eastern Manitoba. In addition to these group projects, several individual student term-papers, such as Patricia Buhr's 1986 research work on the Ukrainian settlement experience in Manitoba, similarly have touched on the nature and form of vernacular architectural types.

Some of the most extensive studies of rural-heritage architectural types have been produced by the Historic Resources Branch, Manitoba Culture, Heritage and Recreation. In 1981, as part of a multi-disciplinary program to assist various rural "planning districts" in formulating master plans for area resource development and management, the Branch's Architecture Section began to produce a series of reports entitled Architectural Heritage. To date this initiative has issued in the survey of five rural districts and the publication of three reports: No. 1, The Brandon and Area Planning District, documented the building traditions of the Anglo-Ontario settlers in the Rural Municipalities of Elton and Cornwallis; No.2, The Eastern Interlake Planning District, investigated the Icelandic, Ukrainian and German building styles in the R.M.s of Bifrost and Gimli; and No.3, the Morden-Stanley-Thompson-Winkler (M.S.T.W.) planning District, which focused on the Mennonite and Anglo-Ontario structures in the R.M.s of Stanley and Thompson in the Morden-Winkler area of the province. These

reports describe in detail the evolution of principal building forms among each settlement group in the areas investigated, from the earliest temporary farmstead shelters to the abandonment, ca.1945, of traditional building forms in favor of modern building designs and construction techniques. Unlike most other studies in vernacular architecture, which are concerned primarily with residential forms, a wide range of typical ancillary farmyard structures are also documented in these government research publications.

The research works noted above have contributed greatly to knowledge of the cultural forms and processes represented in the province's vernacular heritage resource. However, it is important to recognize that very few of these studies have been published, and that accordingly, this valuable research, while furthering the knowledge and understanding of vernacular architecture among specialists in the field, has not contributed equally to the general public's appreciation of rural heritage architecture in Manitoba. As a result, general public appreciation has not increased along with the growth in the level of academic interest.

To redress this situation, the Historic Resources Branch Architectural Heritage reports were specifically written to appeal to the general reader, and were published and distributed free of charge to most libraries, schools, museum, heritage societies, as well as to agencies and individuals sharing an active concern for preserving Manitoba's cultural heritage. This series has proved so popular with the general public it is out of print despite its second printing.

While articles on heritage architecture are increasing in number and frequency in Manitoba magazines and newspapers, most notably in the

Winnipeg Real Estate News, there is as yet a distinct neglect of the province's rural architectural resources by the public media. Other than the aforementioned Historic Resource Branch publications, only two other publications concerning this topic currently exist: Early Buildings of Manitoba by the Manitoba Historical Society, (1973) and Barns of Western Canada: An Illustrated Century, by Bob Hainstock, (1985).<sup>144</sup> It is worth noting, however, that despite their general value, neither of these publications include discussions of vernacular building typologies.

Collectively, the research works mentioned above offer a fairly significant insight into the principal building types that once dominated the landscape of Manitoba's various ethnic bloc settlements. Among the more significant conclusions that can be drawn through a review of these and other similar research works from abroad, is that given Manitoba's "ethnic" settlement experience, virtually all of the province's pre-1945, agriculture-related building types can be categorized in terms of basic ethnic and evolutionary development types.

#### B) Vernacular Building Typologies

For Manitoba, Warkentin undoubtedly was the first to discuss the evolutionary development of vernacular building forms when he noted that Mennonite construction techniques and architectural forms clearly assumed greater sophistication as a function of time.<sup>145</sup> He did not, however, identify any well-defined phases in terms of this evolution of architectural form. Lehr was probably the first to identify clear categories of vernacular building forms in his investigation of Ukrainian architecture on the Canadian prairies.

He proposed that while the process of architectural change, from the first temporary shelters to the adoption of modern building designs years later, did occur as a slow continuous process, distinct stages of development and representative building types were nevertheless recognizable. He identified four phases in the evolution of Ukrainian residential forms: 1) a pioneer phase, featuring crude and hastily erected structures based only loosely on traditional models; 2) a traditional stage, featuring a return to more substantial, traditional-based, building forms; 3) a transitional phase, marked by the fusion of traditional and popular forms as new building techniques and styles were slowly adopted through increased contact with mainstream Canadian society; and lastly 4) a modern phase, during which all new construction appeared to be based on mainstream popular building designs, and thus essentially was devoid of any traditional Ukrainian architectural elements.<sup>146</sup> (Plate 19)

Jerry Dick's research subsequently illustrated how this four-phase process of architectural evolution clearly corresponded with the general change in the Mennonite architectural forms which Warkentin initially had explored.<sup>147</sup> (Plate 20) These basic building categories were substantiated further by Gwendolyne Dowsett's work. She noted how cultural and architectural assimilation occurred at different rates in different areas, and elaborated upon Lehr's findings as to the effects of physical isolation and cultural insulation upon the nature and rate of architectural change.<sup>148</sup> Research by the Historic Resources Branch further supported the basic categories of building types as developed in these other studies and found that often, distinct early and later stages of each phase also were in evidence, particularly with regard to





Plate 19a Ukrainian vernacular structures: (top) period view of an unidentified "pioneer phase" Galician style residence in the Gimli district of the province's Interlake region, (Manitoba Archives photo) and; (bottom) the former Fedoryshyn Cottage near Caliento, in south-eastern Manitoba, which, before its recent removal was considered as one of the best surviving examples of a "traditional" Bukovynian style Ukrainian residence in the entire province. (Historic Resources Branch photo).



Plate 19b Ukrainian "early-transitional phase" residential types, -distinguishable from "traditional phase" examples by construction material and mode. (Top) the John Paulencu House near Lennard, Manitoba, an excellent Bukovynian example recently nominated for designation as a provincial heritage site, and; (bottom) the Wasyl Stelmach House, part of a superbly preserved Galician style farmstead set near Riverton, Manitoba. (Historic Resources Branch photos)

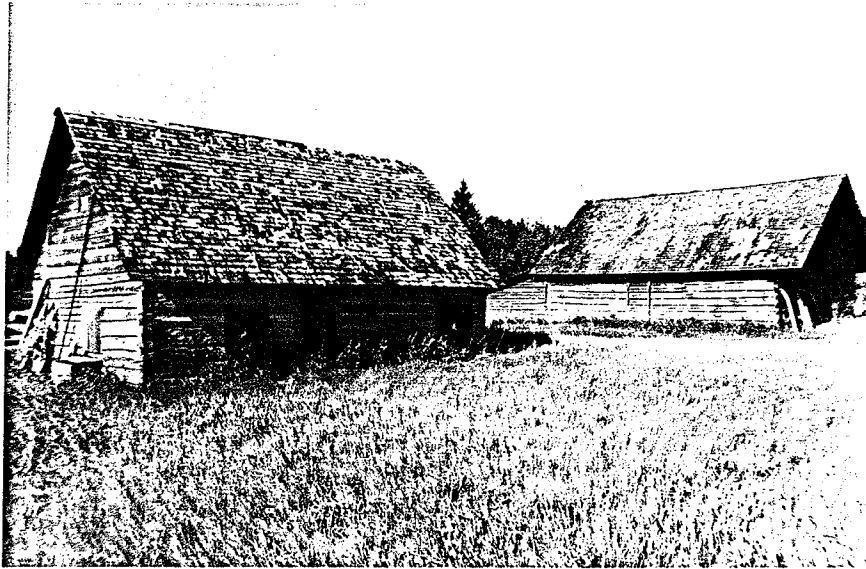


Plate 19c Ukrainian "early-transitional phase"  
 outbuilding types, -(top) a combination poultry coop/hog  
 barn on the Wasyl Stelmach homestead, near Riverton,  
 Manitoba and; (bottom) a cattle shelter on an unidentified  
 farmyard near Riverton, Manitoba. (Historic Resources  
 Branch photos)

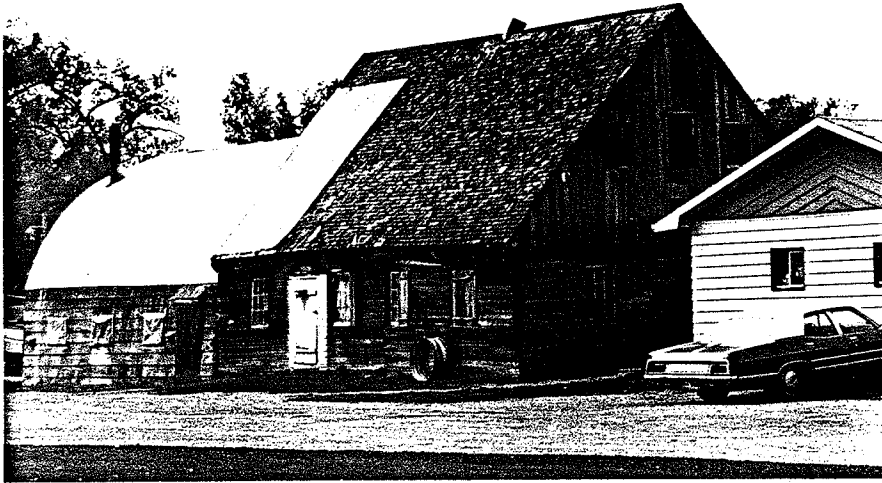


Plate 20a Surviving Mennonite vernacular structures:  
 (top) The former Weibe residence in Neuhorst, considered to be probably the best surviving "pioneer phase" Mennonite residence in Manitoba, and; (bottom) the former Buckeurt "traditional phase" house-barn structure in Chortitz, recently altered to accommodate grain and machinery storage. (Historic Resource Branch photos)

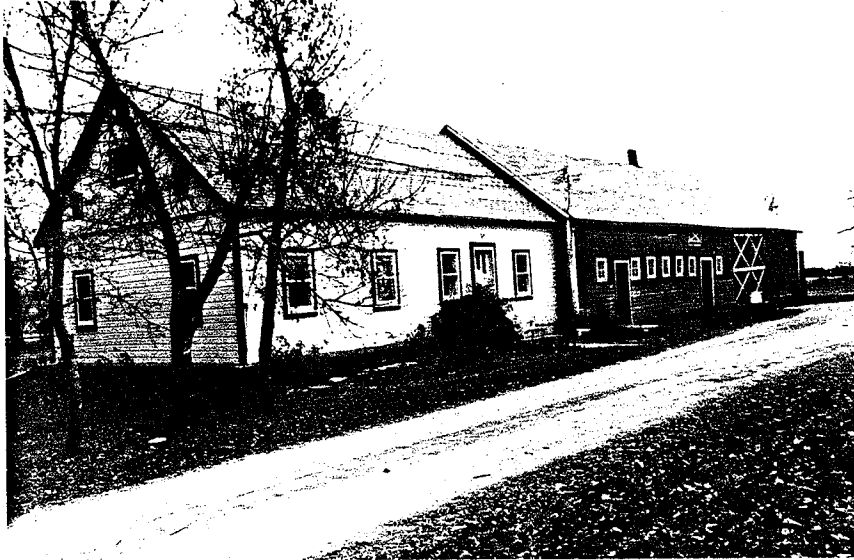


Plate 20b Surviving Mennonite vernacular structures:  
(top) The Neufeld house-barn in Hochfeld, and; (bottom)  
the Dyck house-barn in Neuenburg, two well-preserved  
"transitional phase" Mennonite structures.

Mennonite and Ukrainian building forms. Branch research also showed that even in the so-called "mainstream" Anglo-Ontario settlement areas, there was a similar phase-like evolution of principal building types, although involving popular or architect-designed styles rather than traditional building forms.<sup>149</sup> (Plate 21) This research also indicated that although the modern phase of architectural development often consisted of published "plan-book" designs, there often was great consistency in the use of particular designs in many of the ethnic-bloc settlement areas, especially in the Icelandic and often in the Ukrainian areas. (Plate 22) Thus in some areas, the final phase of architectural development, which was largely devoid of ethnic identity, also possessed certain characteristic building forms, and in these cases, a complete "set" of vernacular farmstead types ought also to include representative modern building types.

The above research shows that each of the major phases of architectural development could be characterized by particular building forms. However, it also clearly showed that these typical building types, to a large degree, are generalizations, and that within each phase of architectural development, there were many variations in form, style and construction material. Clearly, not all settlers within the same rural ethnic community constructed exactly the same type of structures during each general phase of development. Nor were earlier building forms wholly or abruptly replaced as a new period of community development opened.

It is important, nevertheless, in terms of this thesis, that the architectural history of many of the province's ethnic bloc settlements can be divided into several distinct phases, and that generally, each

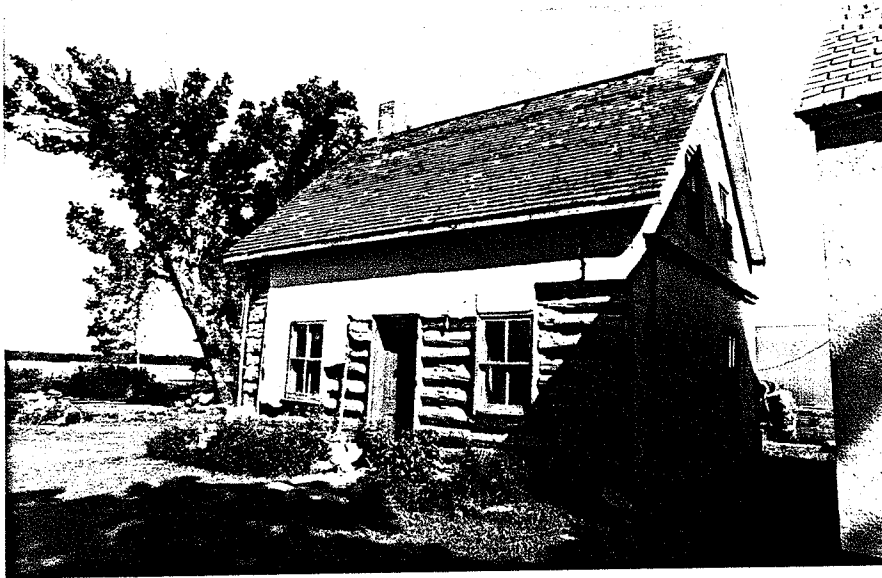


Plate 21a Surviving examples of "pioneer phase" Anglo-Ontario residential types: (top) former J.J. Thompson log cabin, SE10-15-1E, near Balmoral, and; (bottom) the former E. Fraser home, NE27-15-1E, near Gunton. (Historic Resources Branch photos)

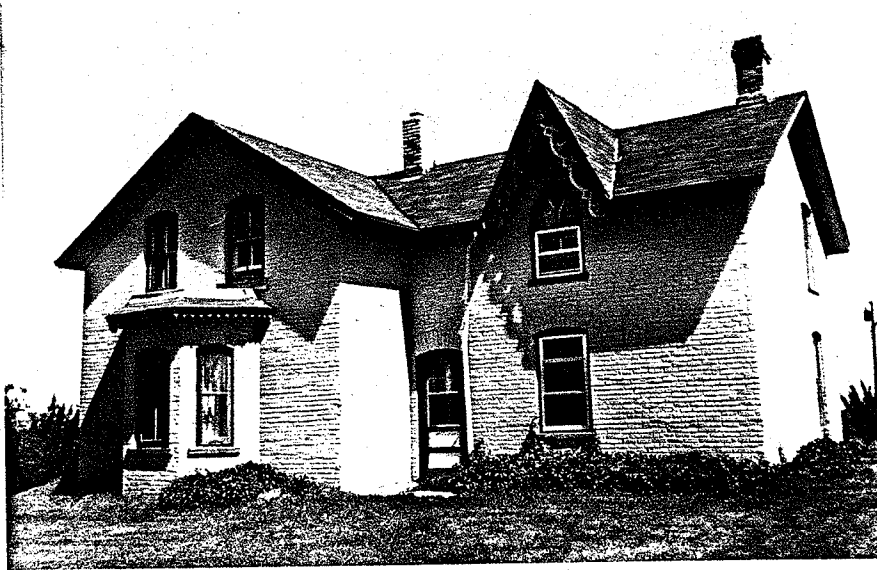


Plate 21b Surviving examples of "traditional phase" Anglo-Ontario residential types: (top) the former A.W. Kirk residence, NW8-14-1E, near Argyle; and (below) the J.C. Shaw residence, NW18-14-1E, near Argyle. (Historic Resources Branch photos)



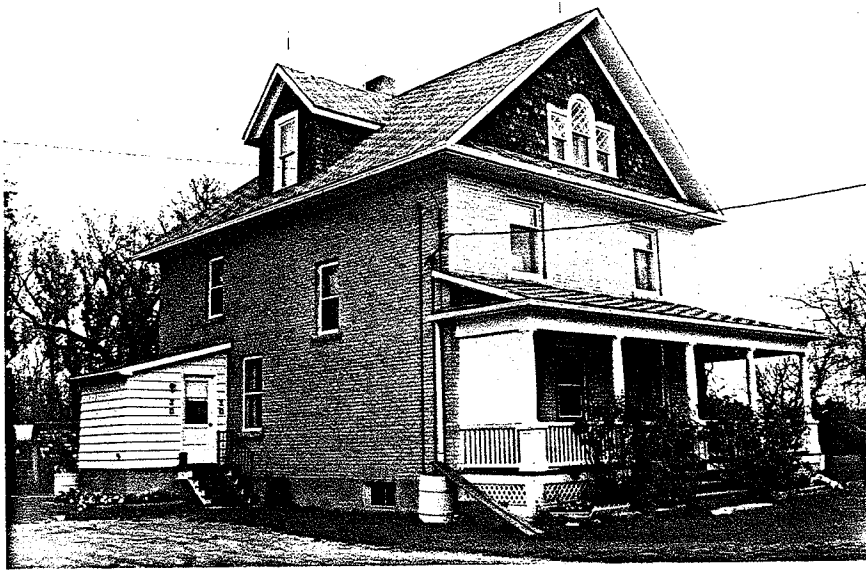


Plate 21c Surviving examples of "transitional" or "Late" phase Anglo-Ontario residential types: (top) the G. Gillespie residence, NW14-12-17W, near Brandon, and; (bottom) the Alex Cole residence, NE21-11-18W also near Brandon. (Historic Resources Branch photos)

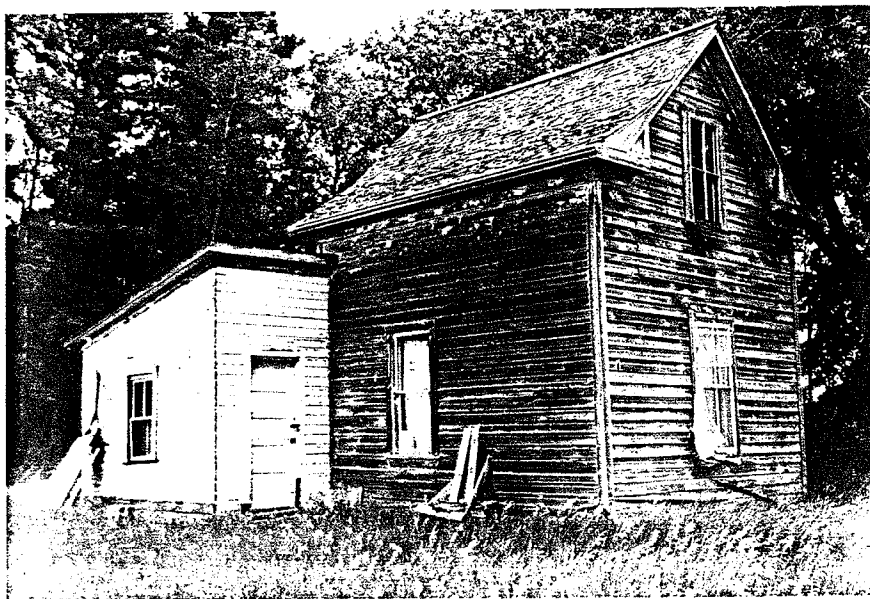
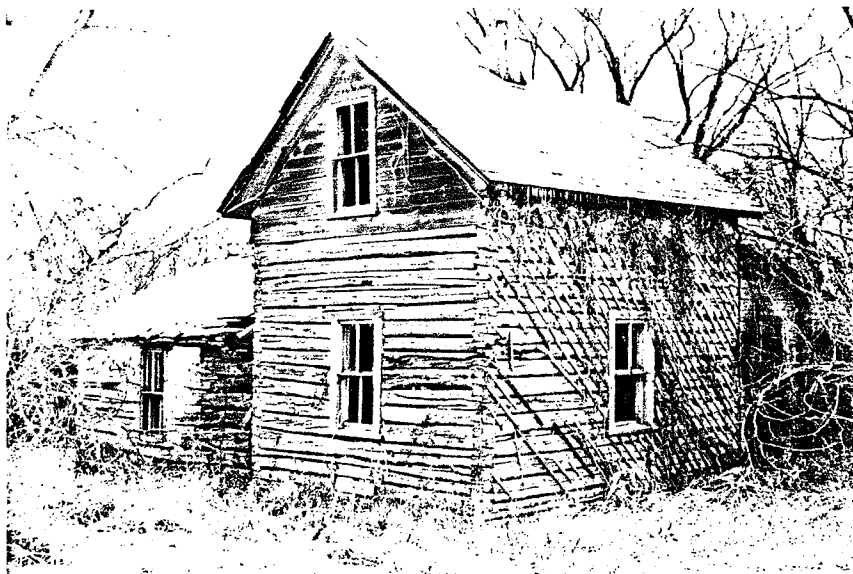


Plate 22a Surviving examples of "pioneer phase" Icelandic log residences: (top) former J.J. Thomason cabin, SW23-1-6W, near Windygates, and; (bottom) former H. Stefanson cabin, NW18-22-2E, near Arborg. (Historic Resources Branch photos)

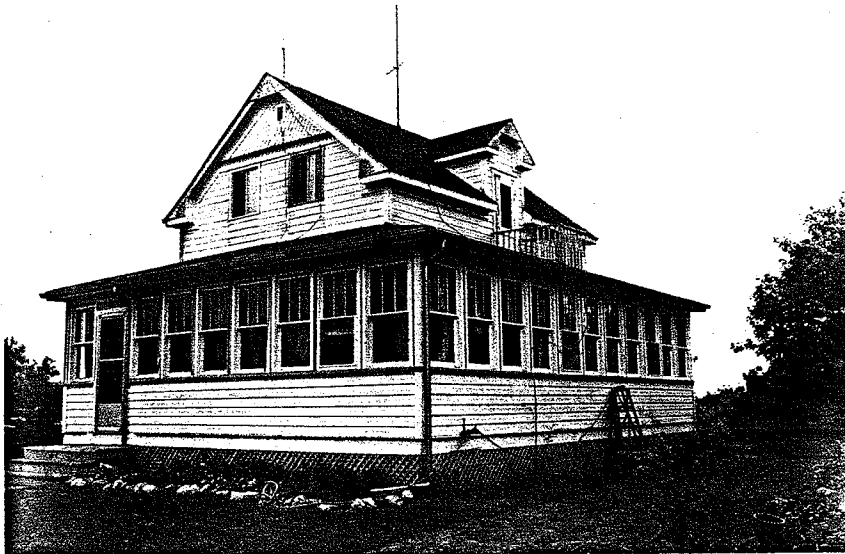
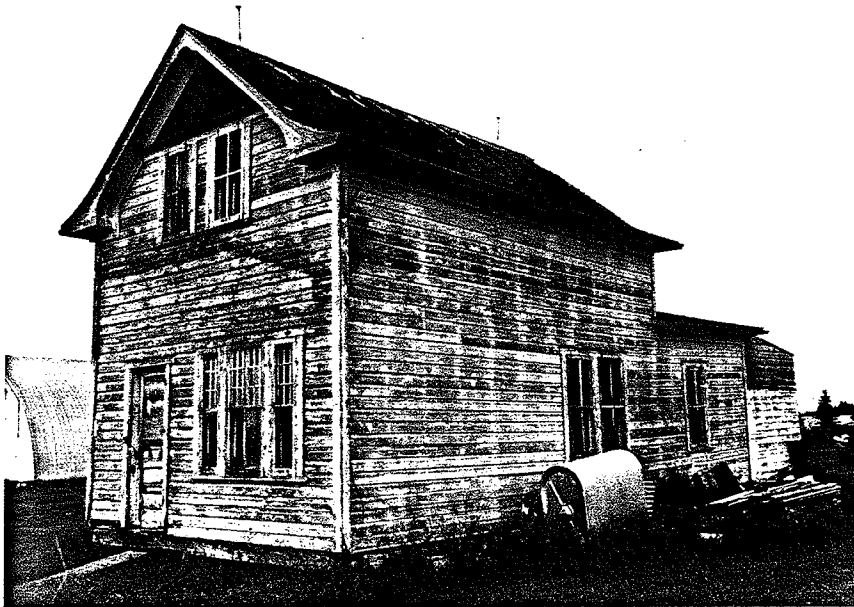


Plate 22b Surviving examples of "transitional phase" Icelandic residential types: (top) former B. Jonsson residence, River Lot 49, near Arborg, and; (bottom) The Gudrun Johnston House, River Lot 17, also near Arborg. (Historic Resources Branch photos)

phase has been representative of a major period of economic and social development in a given district. This is significant in terms of architectural preservation and development, for it allows planners and developers to identify representative typologies. It is also quite significant in terms of social history, as through a series of representative building types, the entire cultural and economic history of these settlements in Manitoba --from transplanted and difficult beginnings, and through consolidation and cultural revival, to assimilation and social integration-- actually can be seen and even touched, and therefore be better understood and appreciated. As "evolutionary sets" of cultural artifacts, such structures could teach those who visit them about such otherwise largely intangible historical processes as cultural assimilation and economic development in a manner far more effective and wide-reaching than any individual structure, or even many books or articles, could hope to do.

The matrix provided below illustrates those vernacular building forms which research has identified as having existed in Manitoba during its "settlement" period, from ca.1814 to 1924. As these building forms are discussed in detail in the research works noted above, most notably in the Architectural Heritage series of reports, they will not be described in this thesis. It is sufficient for the purpose of this discussion to recognize that the identified general categories of vernacular farmstead types are known to have existed, and that they can be used as guide to identify those surviving structures which possess significant architectural and historical qualities.

It is recognized that other cultural groups, such as those formed by American, British, Polish and Scandinavian immigrants, also

established minor bloc settlements in Manitoba. As yet, however, no characteristic building typologies have been identified for these groups and thus they are not represented in the vernacular building matrix. It is also recognized that for some groups, such as the Native, Metis and Selkirk Settler groups, "pioneer", "traditional" and "transitional" building typologies may not be as appropriate as perhaps "early-", "middle-", and "late-historic period" categories. Nevertheless, some evolutionary building typologies can be identified for each of the groups represented in the matrix, if only in general terms.

#### MATRIX OF KNOWN VERNACULAR FARMSTEAD CATEGORIES

|                    | pioneer<br>(early)<br>phase | traditional<br>(middle)<br>phase | transitional<br>(late)<br>phase | modern<br>phase |
|--------------------|-----------------------------|----------------------------------|---------------------------------|-----------------|
| Native             | ?                           | XXXX                             | XXXX                            | ?               |
| Metis              | ?                           | XXXX                             | XXXX                            | ?               |
| "Selkirk" settlers | XXXX                        | XXXX                             | XXXX                            | ?               |
| Anglo-Ontario      | XXXX                        | XXXX                             | XXXX                            | XXXX            |
| Menmonite          | XXXX                        | XXXX                             | XXXX                            | XXXX            |
| Icelandic          | XXXX                        | XXXX                             | XXXX                            | XXXX            |
| French             | XXXX                        | XXXX                             | ?                               | ?               |
| Ukrainian          | XXXX                        | XXXX                             | XXXX                            | XXXX            |
| German             | ?                           | XXXX                             | XXXX                            | ?               |
| Hungarian          | ?                           | XXXX                             | XXXX                            | ?               |
| Scottish           | ?                           | XXXX                             | ?                               | ?               |

? - undocumented

XX - known characteristic types

#### 3.1.3 Number and general condition of known surviving examples

Little statistical data exists concerning the general numbers and physical condition of surviving principal vernacular building types in Manitoba. However, there is sufficient evidence to support what is visually evident simply by travelling through the various former rural ethnic bloc districts and observing what survives, this being that

relatively few good examples of the various types of vernacular structures survive, and that those which do often are seriously threatened with decay and planned demolition. This is especially true of structures which exemplify the earliest building types.

The five planning district surveys conducted by the Historic Resources Branch offer the only available quantitative assessment of this situation. To facilitate the inventory process, each of the planning districts was subdivided into survey districts of approximately fifty square miles each. An assessment of a representative sampling of several survey districts in each planning district revealed that 52% of all recorded pre-1945 farmhouses and 75% of the barns were classified as vacant and unmaintained. Of the historically more-significant pre-1914 structures, 85% were classified as abandoned and in deteriorated condition. Assessment also revealed that 80% of all recorded pre-1945 farm production structures served no productive purpose, other than for miscellaneous dry storage.<sup>150</sup>

In considering this data sampling, it is evident that a large proportion of the province's surviving vernacular farm structures are threatened by neglect and decay. It is important also to recognize that old farm structures are not only lost through physical deterioration, but also due to planned demolition. As discussed earlier, it is well known that farmers regularly "pull down" or "put a match to" old and unused structures. This practice is alive and well in Manitoba, as it is in Saskatchewan, Alberta and in the American Midwest.

The author's personal familiarity with much of the Manitoba Interlake region confirms such practices are commonplace. Specifically it was noted that no less than ten relatively well-preserved vernacular

farm structures located along Provincial Highway No. 7 have been destroyed during the past ten years. (Plate 23) This is a significant loss, not only in purely historical terms, but also in terms of lost "high-profile" highly developable locations. The author has witnessed similar demolitions in many locations throughout the province, often involving large, well preserved period farmhouses which, had they been located in an urban or near-urban environment, likely would have been considered as prime real estate properties. (Plate 24)

Thus, even in the absence of detailed statistical assessments, it is evident that the province's stock of surviving vernacular farm structures is rapidly being depleted, and is seriously threatened. It is equally important, however, to note that examples of most of the major identified vernacular building types still survive. Hence, although seriously threatened, the architectural continuum for most of the province's major ethnic groups still exists. However, if current trends continue, within a few short years the most threatened earliest types largely will be lost, and the opportunity to select and preserve a complete evolutionary "set" of structures for each settlement group will have disappeared and the evolutionary continuum will have been lost forever.

### 3.2 CURRENT DEVELOPMENT INITIATIVES

As has been the case in other jurisdictions, the field of heritage resource development has grown quite significantly in Manitoba over the past two decades, particularly in the area of heritage architecture development in the province's urban centres. Despite this general growth, Manitoba's rural heritage architecture, particularly its

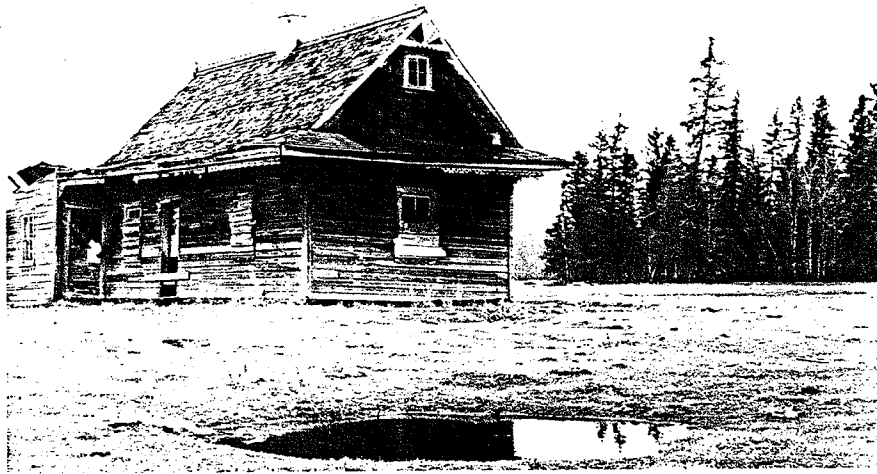
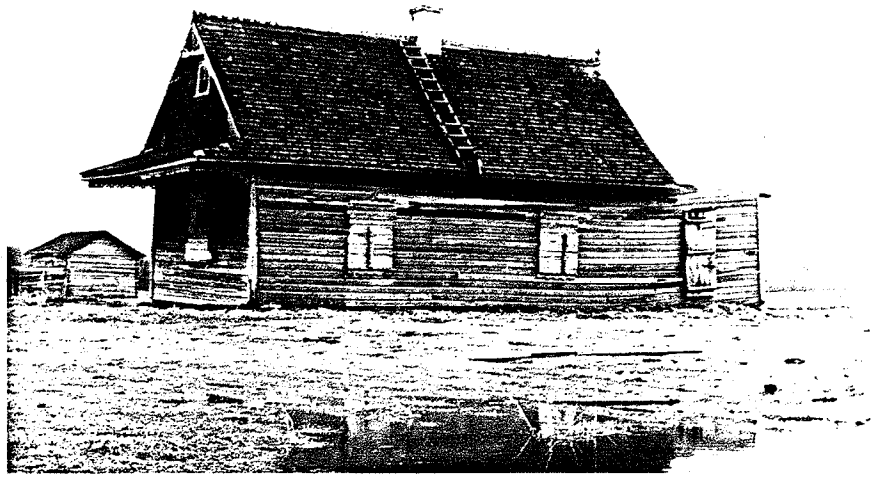


Plate 23 Former J. Andrusiak residence, NE22-20-2W. This log farmhouse is only one of a number of vintage farm structures located along PTH #7 which have recently been demolished.





Plate 24 Soon after the modern ranch-style bungalow under construction immediately behind this ca.-1900 brick farmhouse was completed, this fine vintage residence near Wellwood, Manitoba was demolished, despite its particularly well-preserved state.

vernacular architecture, continues to be largely overlooked as economic and cultural resources by many private and government agencies, despite the great possibilities suggested by experiences beyond Manitoba's boundaries. This is not to suggest, however, that there has been no activity in the area of rural architectural development and preservation. There is a small, but growing, number of general developments which hold out the promise of increasingly more effective utilization of rural architectural resources in the coming years, and which, collectively, could serve as the basis for a strategy of enhanced development. The following section will review some of the more significant of these initiatives.

### 3.2.1 Federal Historic Sites and Parks

Currently, two National Historic Parks and three National Historic Sites have been developed by the federal government through Environment Canada -Parks to interpret various aspects of the province's history and way of life before 1870. These consist of: Riel House in Winnipeg; Lower Fort Garry and St. Andrew's Rectory near Selkirk; and Fort Prince of Wales and York Factory on the shores of Hudson Bay. The latter three sites possess certain "ethnic" qualities and are thus of significance of this thesis.

#### A) Lower Fort Garry National Historic Park

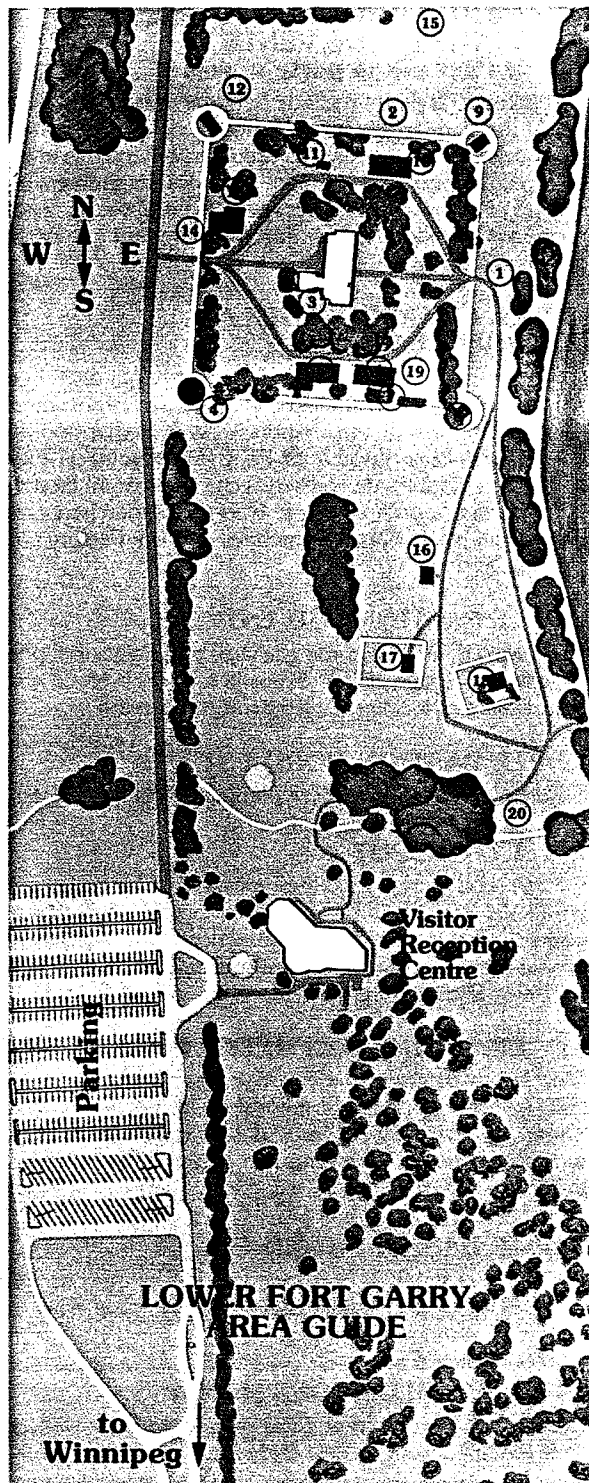
The largest and best known national historic site in Manitoba is Lower Fort Garry. This massive stone fort was constructed during the 1840s to give the Hudson's Bay Company a headquarters safe from Red River floods. Used by the company until 1911, Lower Fort Garry was an

important commercial, industrial, and political centre before the formation of the province and has been restored in recent years to depict fur trade and Red River Settlement conditions during the mid-19th century. The site is regarded as Manitoba's premier heritage development and in 1987 hosted over 100,000 visitors.<sup>151</sup> (Plate 25)

While all the heritage structures that have been restored or reconstructed at the Lower Fort Garry site relate to fur trade activities and a typical farmstead holding of the area's original "Selkirk" Scottish settlers is not represented, the site can still be regarded as a major representation of lifestyles and building types which existed in the province during the "middle" historic phase of the Selkirk Settlement community, ca.-1850. As such, it clearly would fit into the "vernacular building" matrix presented above, and would serve as a "keystone" attraction to any tourist-oriented development scheme focusing on the province's ethnic heritage.

#### B) St. Andrew's Rectory National Historic Site.

St. Andrews Rectory National Historic Site commemorates the role of the early Anglican missionaries in Red River. It is located on the banks of the Red River a short distance south of Lower Fort Garry and adjacent to St. Andrew's Anglican Church, which, as western Canada's oldest surviving stone church, is a major heritage structure in itself and a significant complementary attraction to the rectory site. The rectory exterior has been restored to its 1850s appearance, and inside are exhibits that trace the history and influence of the church missionary society during the early decades of the Red River Settlement.<sup>152</sup> (Plate 26)



## Lower Fort Garry

**National Historic Park**  
30 km north of Winnipeg

Lower Fort Garry is one of the oldest stone fur-trade posts still standing in North America. It was built in the 1830s as an administrative centre and trans-shipment post for the Hudson's Bay Company. Today these original buildings look as they did

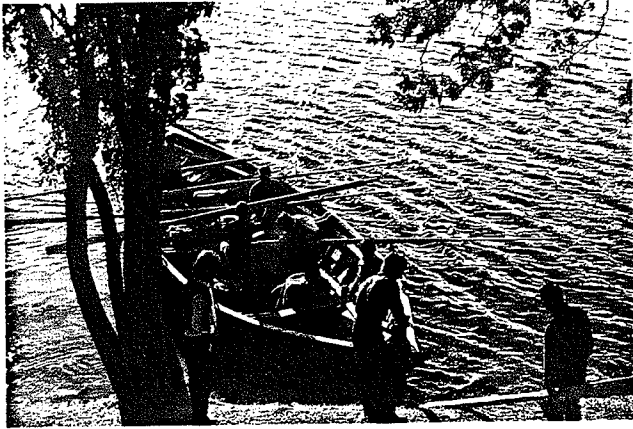


in the 1850s, and inside you may witness the tasks, customs, and pastimes of the officers and servants of the Hudson's Bay Company.

### Things to do:

- Sample the bannock prepared in the stone oven at the Big House.
- Listen to the officers of the Hudson's Bay Company discuss the business problems of the day.
- Watch the blacksmith making tools and ox shoes at his forge.
- Visit the furloft where the furs are stored before being transported up the river system to York Factory by York Boat and then by ship to England.

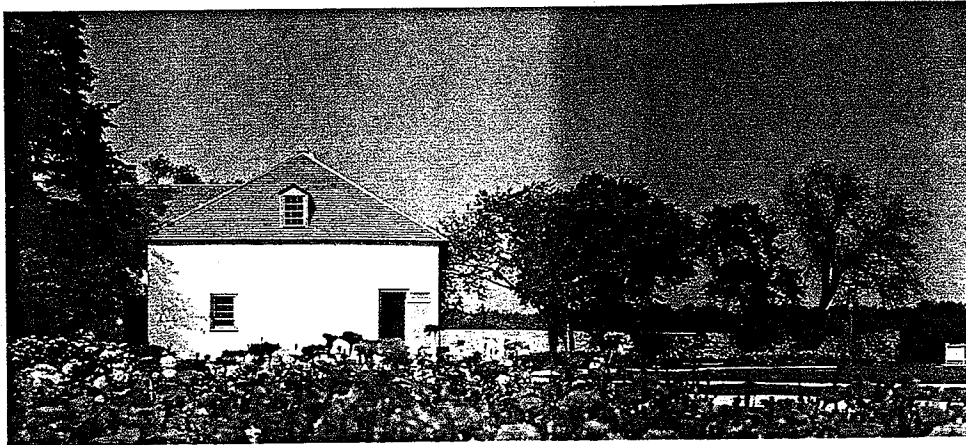
Plate 25a Lower Fort Garry National Historic Park. Site plan. (Excerpts from a tourist pamphlet entitled "Lower Fort Garry National Historic Park" published by Parks Canada)



1



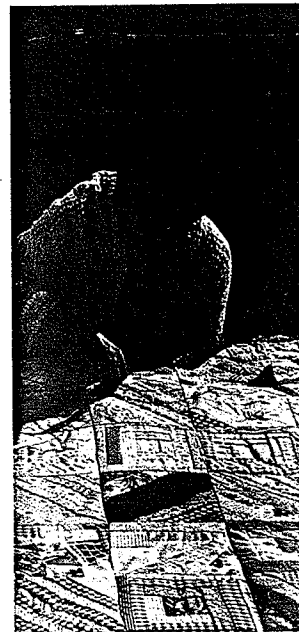
2



3



5



4

1. York Boats were the backbone of the transportation system between the far-flung trading posts of the Hudson's Bay Company.
2. Times have changed — but at Lower Fort Garry life still moves at a nineteenth century pace.
3. Flower beds and trees gradually replaced the barren landscape of the Fort's early days.
4. Through living history interpretation programs, park visitors can experience the life style of the Red River settlers during the mid-1880s.
5. No shot was ever fired through the notched portals of the Fort's limestone walls.

Plate 25b Lower Fort Garry National Historic Park.  
Various views. (Parks Canada).

## St. Andrews

**National Historic Park**  
10.5 km north of Winnipeg

St. Andrews Church and Rectory represent the surviving symbols of a much larger complex of buildings and facilities erected under the supervision of Reverend Cockran and his successors between 1830 and 1855. They were built to bring

## St. Andrews,

**parc historique national**  
10,5 km au nord de Winnipeg

L'église et le presbytère St. Andrews sont les seuls survivants des édifices construits sous la direction du révérend Cockran et de ses successeurs de 1830 à 1855. Ils ont été érigés pour y dispenser l'instruction religieuse, pour servir



religious instruction to the local community, to serve as an orphanage for the homeless, and to educate the English-speaking community in the fundamentals of learning and agricultural practice.

**Things to do:**

- Examine the architecture of the rectory.
- Discuss Reverend Cockran's agricultural work with the guide.
- Enjoy the historic landscape.

d'orphelinat, pour offrir à la communauté anglophone l'enseignement primaire et celui de la pratique de l'agriculture.

**Quoi faire :**

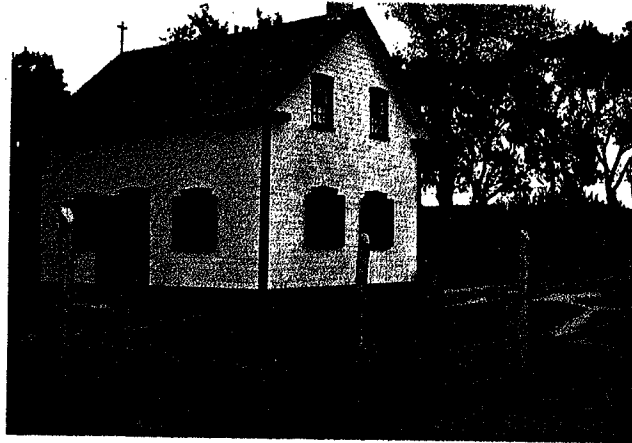
- Etudier l'architecture du presbytère.
- Discuter avec le guide les travaux agricoles du révérend Cockran.
- Admire le paysage historique.

While the agricultural production structures which are known to have existed at the rectory site have not been reconstructed, the structure itself is typical of the type of residents owned by the more prosperous of the settlement's farmers, and thus can be regarded as a good example of Manitoba's "Selkirk" vernacular architecture which existed during the district's "middle" historic period, ca.1840-60.

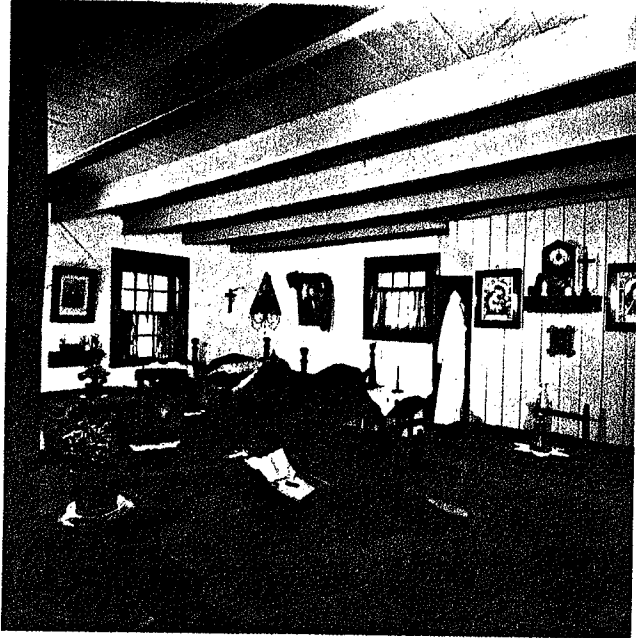
#### C) Riel House National Historic Site

Riel House National Historic Site, in the St. Vital district of Winnipeg, was the home of the Reil family (though not of Louis Riel) from 1881 to 1968. It has been restored and furnished as a typical residence owned by the province's Metis population during the 1880s, just prior to their mass exodus to the less "congested" regions of what is now central Saskatchewan. (Plate 27)

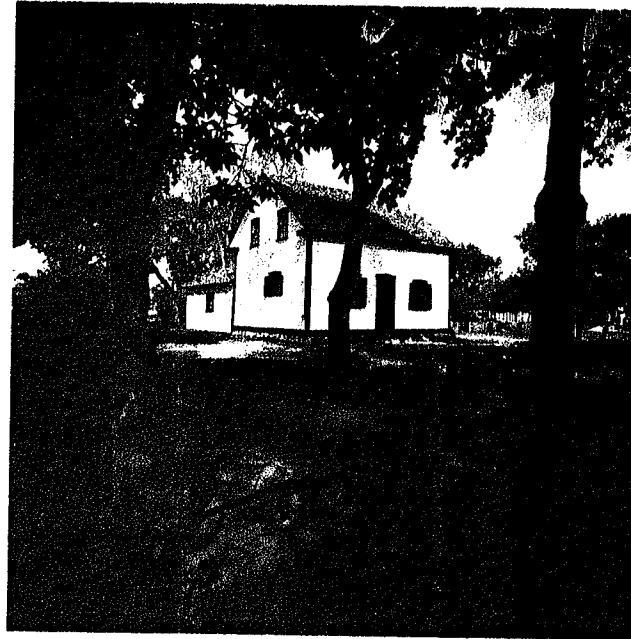
This structure, which is located on its original site (as are all National Historic sites), is intended to portray the land tenure system prevailing in the Red River Settlement prior to 1870.<sup>153</sup> It is somewhat surprising therefore, that the site does not include any agricultural production structures. It is also surprising and rather unfortunate that, while Parks Canada had the opportunity to acquire the entire riverside property "strip" and thus ensure the preservation of the original site environment, only a small parcel of land around the house has been purchased and preserved. Currently suburban residential development has virtually surrounded the site and it's original rural character has all but been destroyed. Despite the lack of agricultural thematic development, Riel House National Historic Site can be considered as an important example of a "late historic period" Metis



1. The Riel family home, a log "Red River Frame" structure, was built by Joseph Riel in 1880-81.
2. The main room (la salle) served as a living, dining and sleeping area for Mme Julie Riel.
3. The house was 400 metres away from the Red River and the annex, which served as a summer kitchen, overlooked the River trail.
4. In late spring general household activities were transferred to the summer kitchen which featured a large cast iron stove (poêle à deux ponts).



2



3



4

Plate 27 Riel House National Historic Park. Various views.  
(From a tourist pamphlet, produced by Parks Canada)



building type, and as such, represents an important component in the proposed vernacular building matrix.

Thus, the three national historic sites described above can be considered as significant rural heritage resource initiatives and despite the clear lack of agricultural thematic development, they are good representative examples of at least three of the thirty known vernacular building categories identified in the above matrix.

### 3.2.2. Provincial Parks

The Parks Branch of the Manitoba department of Natural Resources currently maintains a wide range of open-space recreational facilities and sites of various categories. These include: ten Natural Parks; forty-four Recreation Parks; more than one hundred Wayside Parks, five Heritage Parks and one Travelway Park. Included among these categories are one hundred campgrounds providing almost 7,000 campsites, a number privately operated hunting and fishing lodges, cabins and hotels and almost one hundred commercial ventures which provide support services ranging from marinas to restaurants. As well as the usual outdoor recreational facilities, such as picnicing, swimming, fishing and camping, many of the provincial parks possess various types of developed trails for trailriding, hiking, cross-country skiing, snowshoeing and snowmobiling.<sup>154</sup>

The current provincial park network is based on the recommendations of a 1975 planning directive formulated to meet growing public demands for open-space recreational facilities, and to take advantage of new types of popular outdoor recreation activities, such as hiking, canoeing and cross country skiing. Under the development

plan, all existing "provincial parks" were to be reclassified according to the new criteria and a number of new types of parks developed. A brief review of all the new provincial park categories will prove useful. These include:

- 1) Natural Parks - are areas that possess exceptional value or quality in illustrating or interpreting the natural landscapes of Manitoba. They are are capable of providing a wide range of outdoor recreational opportunities and are generally capable of accommodating commercial extraction/harvest activities;
- 2) Wilderness Parks - encompass outstanding land areas and their associated plant and animal communities. Largely untouched by man, wilderness areas provide superior recreational opportunities compatible with wildland character and experience. All-weather roads and major commercial resource extraction/harvest activities are not permitted in wilderness parks;
- 3) Recreation Parks - are designed to accommodate large numbers of people and a wide range of outdoor recreation uses including those that may require landscape modification (i.e. golf courses and tennis courts). High levels of use in these areas demand that resource extraction/harvest activities be limited or excluded;
- 4) Heritage Parks - represent landscapes or sites that are one-of-a-kind in Manitoba. They preserve and interpret key elements of Manitoba's natural and cultural history. Heritage Parks provide a range of outdoor recreational opportunities and experiences that emphasize appreciation of heritage values. Major commercial resource extraction/harvest activities are not permitted.
- 5) Recreation Trailways - are non-motorized trailways that link attractive landscapes or that run along linear features such as valleys. They provide encounters with wildlife in a natural setting.
- 6) Recreation Parkways - are especially attractive motorized-use recreation corridors designed for winter or summer use. They link historical or natural features and may also contain waysides, overlooks, or jump-off points for side trips.
- 7) Recreation Waterways - are travelways that include rivers chosen for their attractive natural features, historical significance, or exceptional recreational capacity.<sup>155</sup>

## A) Heritage Parks

Of particular importance to this thesis are the new Heritage and Travelway Park categories. The planning directive describes Heritage Parks in the following manner:

"Those areas, normally of small acreage, which are established for their human history or unique natural value or quality in illustrating or interpreting our provincial heritage, and not for their recreational potential," (these include:)

"i. Structures, sites or objects connected with historical events which have made a significant contribution to, are identified prominently with, or outstandingly represent the broad cultural, political, economic, military or social history of the province, and from which an understanding and appreciation of the larger patterns of our Manitoba heritage may be gained, as for instance:

c) structures that embody the distinguishing characteristics of an architectural type- exceptionally valuable for a study of a period, style, or method of construction - or notable structures representing the work of a master builder, designer, or architect;"<sup>156</sup>

Thus, as the above excerpts from the planning directive indicates, the provincial Parks Branch has clearly called for the inclusion of provincial vernacular architecture types in its network of Heritage Parks. To date, five Provincial Heritage Parks have been established in Manitoba, as many as nine others are proposed. While most of the existing and proposed heritage parks feature one-of-a-kind natural heritage environments, two of them, St. Norbert and Hecla Island currently include developed architectural heritage resources. Two others (Beaudry and Spruce Woods) have the potential to include such resources.

### i. St. Norbert Heritage Park

St. Norbert Provincial Heritage Park is a small "open-air museum" type of development designed to preserve and commemorate aspects of the province's early francophone population. Located in a riverside park setting at the City of Winnipeg's southern limit, the site is being

established in conjunction with the Federal/Provincial Agreements for Recreation and Conservation (A.R.C.) "Red River Corridor" development. Plans for this site call for the eventual development of several Metis and early French settler rural landholdings, including the reconstruction of several period farm structures.

Currently, the park's heritage attractions consist of two representative "French settler" residences, those of the Turenne (1870) and Boehemier (1890) families which have been meticulously restored and furnished to their original appearances. Unfortunately, the current site landscaping does not provide accurate environmental representation of the original sites, possessing as it does a decidedly "manicured" appearance devoid of traditional-style fencing, gardens and other yard fixtures which could do much to improve the environmental integrity of the development.

If developed as proposed, the site would undoubtedly be regarded as a major cultural and tourist attraction by both tourists and resident Manitobians alike and would provide a good impression of the total farmstead environment in which these structures were once situated. The park is already highly regarded among preservationists throughout the country for its high quality restoration work. However, due to the high cost and time factors involved in such "accurate" heritage building restorations, it has taken over ten years and roughly two million dollars in capital costs alone to attain the current stage of development. Given the recent trend toward provincial government fiscal restraint, it is unlikely that this particular development will be completed, or that similar heritage park developments will be attempted, in the near future. Nevertheless, even in its current stage

of development, St. Norbert Provincial Heritage Park, provides significant component representations of two vernacular matrix categories: "early-" and "middle-period" French settler building typologies.

#### ii. Hecla Island Heritage Park

Hecla Island was originally established as a Provincial Park during the late 1960s, but due to its significant natural and cultural resources was reclassified recently as a Heritage Park. Included among the major visitor attractions which have been developed in the park to date are: a large hotel and convention complex; a 18-hole golf course; marina; fifteen "light housekeeping" vacation cottages; camping sites; picnic and beach facilities; hiking trails; and, of major significance to this thesis, the "restored" Hecla Village.

Hecla village was established by immigrants from Iceland during the last quarter of the 19th century, and developed into a small, and for a time vibrant, community economically based on fishing, mixed-farming, lumbering and limestone quarrying. After the province acquired most of the private landholdings on the island, including village properties, a number of the surviving early village structures were "rescued" from deterioration and developed into a commemorative cultural site. The Village site presently incorporates ten stabilized and/or renovated structures, including: a log pioneer cabin, a church, a school, a community hall, a fish-processing plant, several residences, a boarding-house and a store. (Plate 28)

While Hecla village is undoubtedly one of Manitoba's largest architectural parks, several weaknesses are nevertheless evident. Few

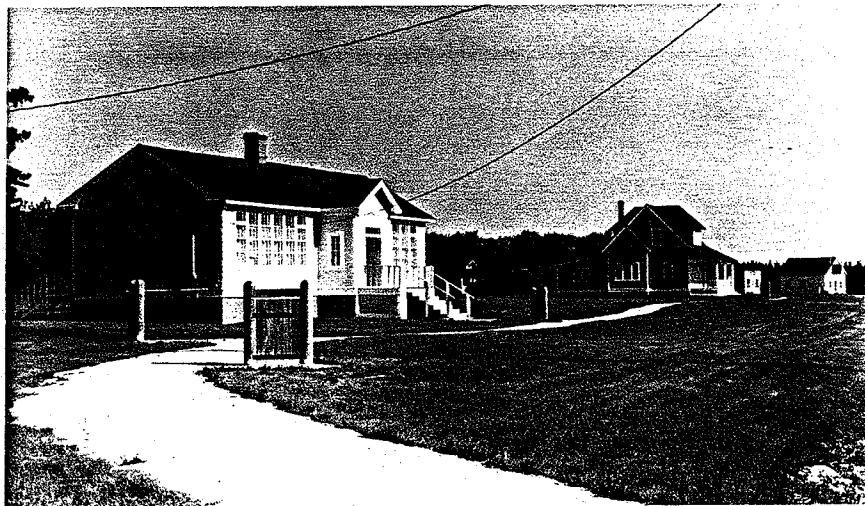
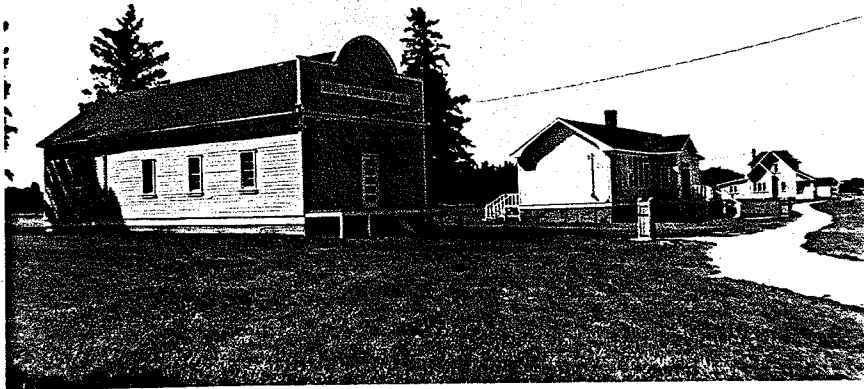
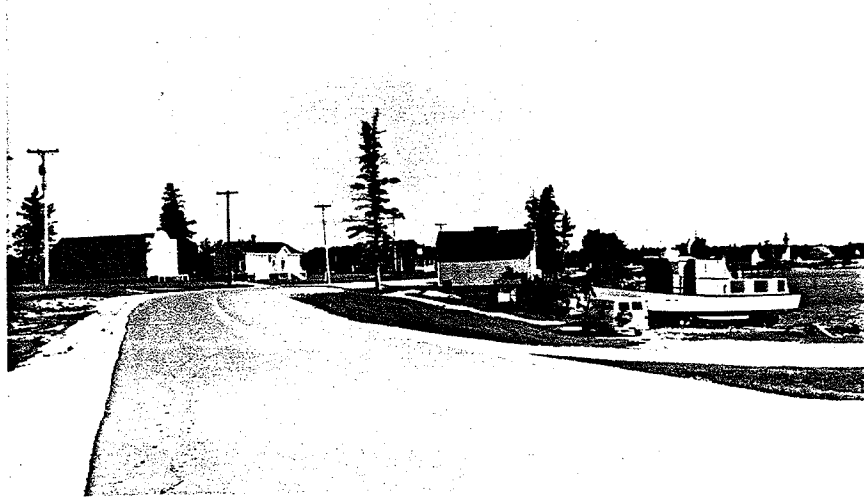


Plate 28a Hecla Village, Hecla Island Provincial Park, Manitoba. (Top) view from south. Middle L-R: Hecla Community Hall, Hecla Schoolhouse, former Williams residence; and (bottom) L-R: Hecla Schoolhouse, former Williams residence, R.H. Williams General Store, Sigurgjerson log house.

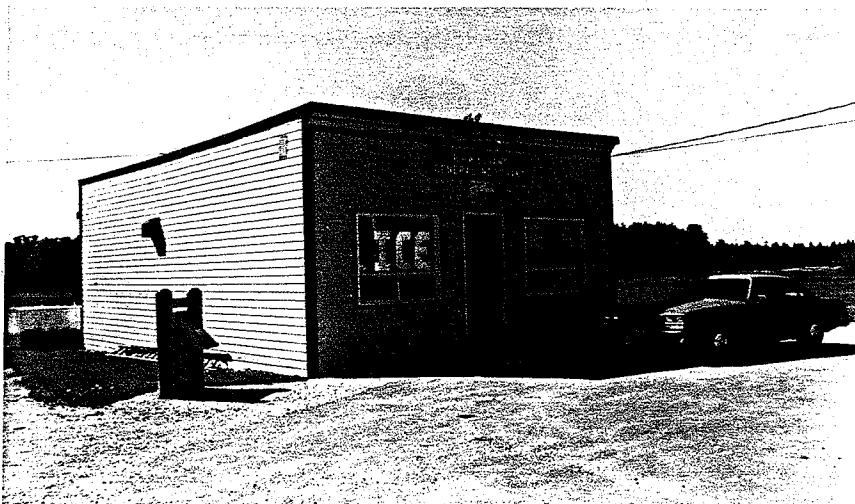


Plate 28b Hecla Village, Hecla Island Provincial Park, Manitoba: (top) Hecla Lutheran Church; (middle) former Tomasson boarding house; and (bottom) R.H. Williams General Store.

of the structures have had their interiors restored; none are currently used for museum collections or display purposes; and no ancillary yardstructures, such as stables, barns, smoke houses and storage sheds, are represented. Additionally, several important historic themes are not commemorated, including early settlement, agriculture, lumbering and stone quarrying.

Among the positive aspects of the Hecla Village development is that parks branch has attempted actively to utilize some of the original village structures, as opposed to having them all function as static outdoor museum displays. The store has been leased, is privately operated and retains its original function in providing groceries and fuel to visitors and island residents alike; the community hall is used several times a year by former residents of the village for reunion events; and the church is still regularly used for religious services. Plans are also being prepared to develop the former fish-processing building into an fishing industry museum and commercial outlet for local fishermen.

Thus, while Hecla Village is clearly a significant development in terms of preserving representative examples of the province's Icelandic architectural heritage, like the previously described heritage developments, it does not include agricultural themes, nor is the environmental integrity of the individual structures well represented. Nevertheless, it is important to recognize that this development possesses significant representations of "Transitional" or "Late Historic Period" Icelandic building types, and as in the case of Lower Fort Garry National Historic Park, this site could act as a major component in a series of developed "ethnic" heritage sites in Manitoba.



### iii. Beaudry Heritage Park

Located just west of Winnipeg, Beaudry is regarded as one of the last places in Canada with remnants of tall-grass prairie vegetation, and also boasts a river-bottom forest with towering cottonwoods. The park apparently is becoming increasingly popular with cross-country skiers, with its picturesque trails that traverse woodlands, open prairies, and the banks of the Assiniboine River that winds through the park.

The original site plans for Beaudry Heritage Park called for the development of a working period farmstead that, according to a Parks Branch pamphlet, likely would have been representative of a typical turn-of-the-century farm owned by the province's Anglo-Ontario settlers. However, no activity has yet occurred in this regard. Nor are plans actively being prepared for this aspect of the park's development.

### iv. Spruce Woods Heritage Park

Located midway between Brandon and Portage la Prairie and a short distance south of the the Trans Canada Highway, Sprucewoods is currently classified as a Natural Park, but due to its outstanding natural and physical resources, meets the criteria for classification as a Heritage Park, and is to be re-classified in the near future. Situated in the delta area of the former Assiniboine glacial spillway, the park features areas of shifting sand dunes, oxbow lakes, pots of quicksand, flowing springs, rolling prairie, and stands of spruce and basswood. Due to the significant timber resources of this area, early settlers of the region established several lumber mills in what is now

the park, and a number of farmsteads were established in locations near to the Assiniboine River, --the remains of some which still exist. One homestead in particular, known as the Criddle Farm, is recognized by the Manitoba Heritage Council as having provincial historical significance, and although the farmstead is located outside the Park boundaries, the relocation and development of these structures has been proposed as an architectural heritage component for the Sprucewoods Park.

#### B) Provincial Travelway Parks

As noted briefly above, Provincial Travelway Parks are intended to incorporate significant natural and historical attractions located along linear natural features and transportation routes. Three types of Travelway Parks are proposed: Trailways and Waterways for non-motorized use, and Parkways for motorized use. To date, only one Travelway Park (the River Road Parkway) has been established in Manitoba.

River Road is located in the R.M. of St. Andrew's, just north of Winnipeg, and runs along the west bank of the Red River between Parkdale and Little Britain. For decades, this section of the old "Kings Highway", which connected Upper Fort Garry and the community of Selkirk, provided a popular scenic route for recreational travel excursions from Winnipeg. As part of the recent \$14.1 million federal/provincial ARC Red River Corridor development, a variety of historic sites located along its length were developed as tourist attractions, then were transferred to the province to become Manitoba's first Travelway Provincial Park.

Included among River Road's developed attractions are a number of wayside interpretative displays, a bicycle path system, and several types of developments involving heritage architecture, including: St. Andrew's Anglican Church (which is still possesses an active congregation, but the site now offers visitors interpretative displays and guided tours); St. Andrew's Rectory National Historic Site; "Twin Oaks", (a 19th century finishing school for girls, which has been sympathetically converted as a private residence and developed as a "drive-by" heritage site through the use of a wayside commemorative display); Captain Wm. Kennedy House, the former home of the noted arctic explorer and geographer, and now a designated provincial heritage site, museum and teahouse; and Scott House "historic ruin". While Lower Fort Garry is not officially part of the River Road Development, located as it is at the northern terminus of River Road, it effectively functions as the grand climax of a tour along the River Road Provincial Motorway Park.

One of the most significant aspects of the River Road Provincial Travelway Park is the variety of development types that have been used to preserve and commemorate the various thematically-related heritage structures along its route. These structures include an actively used historic church, a private residence used as a drive-by site, a national historic site, a provincial historic site, and a historic ruin. It is noteworthy too that the various individuals and agencies which own these properties have successfully cooperated to create a unified, high-quality, tourist package without affecting the daily operation, management and objectives of the individual sites.

### 3.2.3. Designated Heritage Structures

The preservation of heritage architecture through statutory heritage sites "designation" (or "listing" as it is better known in Europe), is regarded as a major tool of heritage resource development in Manitoba, as it is abroad. Under the new Heritage Resources Act, which came into effect in May 1986, structures of recognized historic or architectural significance can be designated at both the provincial and municipal government levels.

Under the authority provided by the Act, designated heritage sites are protected to varying degrees from demolition or unsympathetic alteration, by requiring owners of such structures to apply for heritage permits from the designating authority as a precondition to applying for either a building or demolition permit from local planning authorities.

In addition to statutory protection, which is usually extended to exterior elements only, designation currently allows for the provision of government restoration grants available on a first come-first served, matching dollar basis of up to \$75,000 for provincially designated structures and \$35,000 for municipally designated sites. To date, only thirty-two heritage structures in Manitoba have been protected by provincial or municipal designation. Significantly, given the concerns of this thesis, not a single "ethnic" farmstead or individual farm structure has been so designated.

#### A) Provincially Designated Heritage Sites

The provincial government has been designating and offering some statutory protection to selected heritage structures for more than

twenty years. Twenty-four structures now are recognized officially as being of provincial architectural and/or historical significance. Twenty of these sites involve commercial, religious or civic building types. Only two of the four residences designated, Hay House and Captain William Kennedy House, are rural residential structures, and neither can be considered a farmstead residence. Also, only five of the twenty-four designated structures can be considered as rural building types, all of which are religious structures. It is important to note, however, that all of these church structures can be considered to be of "vernacular" design. (Plate 29)

Despite the apparent lack of a balanced representation of significant building typologies among the province's designated heritage structures, it is important to recognize that a small number of farmstead sites are being considered by the Manitoba Heritage Council as a result of recent public requests. Two Ukrainian vernacular houses and one complete farmyard recently have been recommended for designation. These include the Elaschuk House (an "early" historic period house of "Galician" design), now located on the grounds of the Keystone Pioneers Museum near Roblin; the Paulencu House (a "traditional" historic period home of "Bukovynian" design) near Russell, and the Negrych Homestead (an "early/Bukovynian" site) near Dauphin. Negotiations for designation and plans for rehabilitation have been completed only in the case of the Elaschuk House.

Provincial heritage planners recognize the importance of designating and thus protecting a variety of representative significant heritage building types in Manitoba, including vernacular and agricultural buildings. Recent research by the Historic Resources



Plate 29a St. Michael's Ukrainian Greek Orthodox Church  
provincial heritage site, NW28-1-6E, near  
Gardenton. (Historic Resources Branch photo)

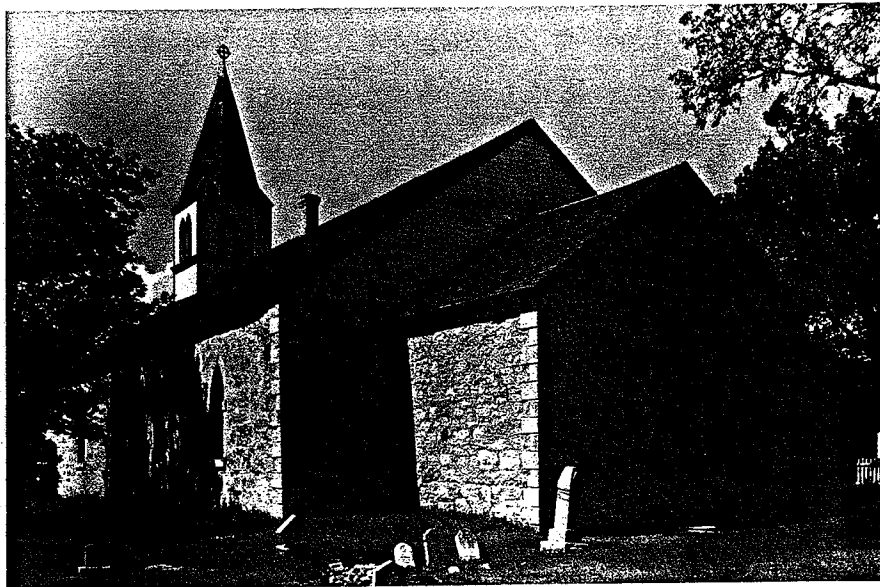
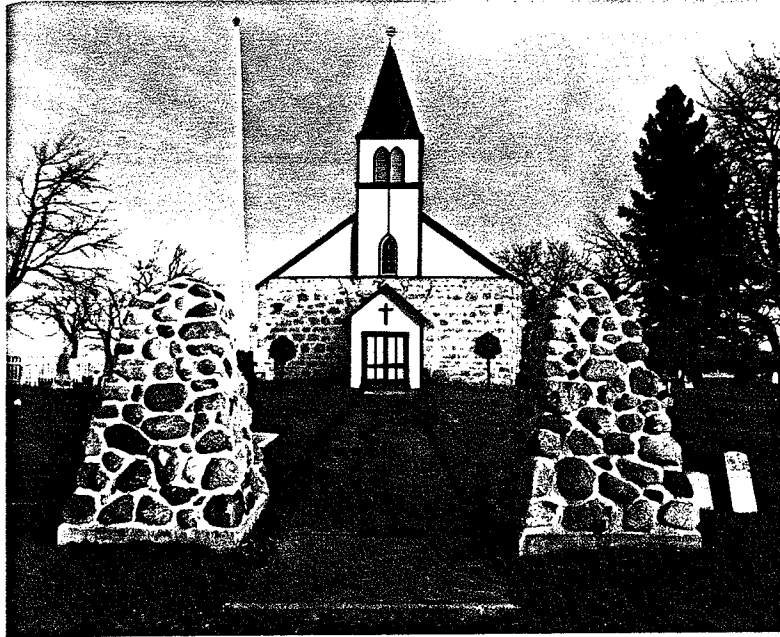


Plate 29b St. Peter's Dynevor Anglican Church provincial heritage site, River Lot 212, Parish of St. Peter's, near East Selkirk. (Historic Resources Branch photo)

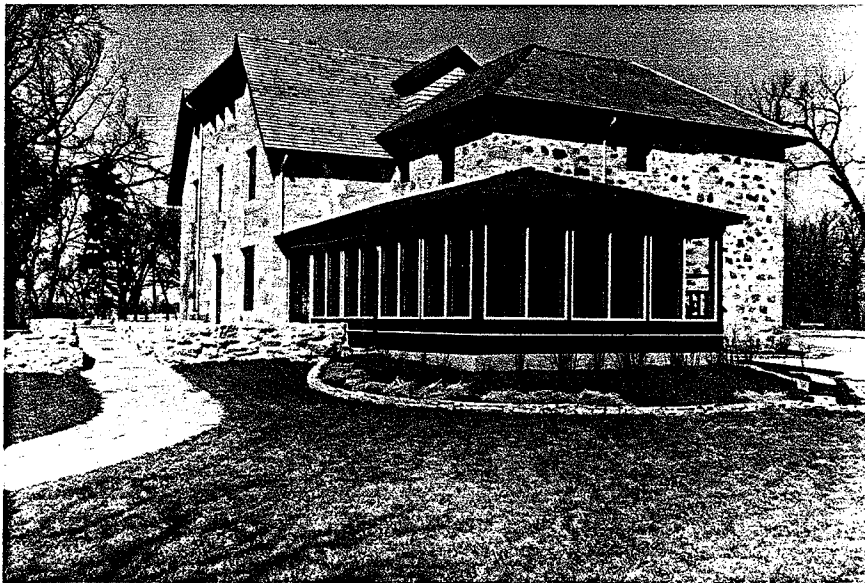


Plate 29c Captain William Kennedy House provincial heritage site, River Lot 63, Parish of St. Andrew's, near Lockport. (Historic Resources Branch photo)



Branch attests to this, as does publication of the aforementioned Architectural Heritage reports, and several similar reports on church structures and railway stations in Manitoba. The province has been highly praised for these innovative and useful heritage resource planning publications. However, a recent change in political and economic priorities is preventing further such thematic research projects, including a farmsteads study which was recommended by the Heritage Council to help it evaluate the increasing number of farmstead sites being nominated through public requests. Thus, it is not likely that more than a handful of the roughly twenty vernacular farmstead building types identified in the "vernacular matrix" will be preserved through designation as provincial sites in the next three to five years.

#### B) Municipally Designated Heritage Sites

The provision for municipal designation of heritage structures has existed in Manitoba only since the most recent heritage legislation was proclaimed in May of 1986. As of December 1987, only six structures have been designated, including two former schoolhouses, two private residences located in rural communities, a former post office, a bridge, and a former parsonage.

It is likely that the number of municipal designations will increase substantially in the near future as local governments become more aware of the importance of preserving local heritage resources. However, increased municipal designations will not necessarily result in greater attention being focused upon significant agricultural structures, as Saskatchewan's eight year experience with municipal designation has shown. To date, of that province's 400 municipally

designated sites, only twelve involve farmstead structures and only a single site is listed as being a "farmstead". As discussed earlier, farm structures simply are not widely recognized as potentially significant heritage resources, even rare well-preserved early examples. As a result, it is unlikely that many of Manitoba's surviving period farmsteads will be preserved in the coming years through designation as municipal heritage sites, unless there is a concerted effort on the part of heritage planners to educate the public as to the significant historical and architectural merits that some of these sites possess.

One of the reasons for this attitude against designating entire early farmstead sites is that in rural areas farmsteads may not be viewed as endangered, as many active farm operations possess at least one or two individual early farm structures in the yards, and abandoned farmyards are literally scattered across the rural countryside. It is not understood that well-preserved entire period farmstead sets of structures are extremely rare.

Political considerations are likely also a factor. It might be viewed as difficult to justify locally why one particular farmstead should be designated as being of heritage significance, and receive public funds to repair and preserve the buildings, when it appears that there are numerous other examples equally deserving. It would seem that lack of information, local political considerations and a prevailing urban-oriented attitude among preservationists as to what is important, combine to create this mind-set against designating farmyards as local heritage sites.

### 3.2.4 Rural Museums

The number of museums in Manitoba has grown from only a handful during the mid-1960s to 132 in 1987.<sup>157</sup> The majority of these were established as a result of the Canadian and Manitoba provincial centennial celebrations of the late 1960s and early 1970s. Of these, thirty-five, or roughly one-quarter, are located in the province's two major urban centres, with thirty located in Winnipeg and five in Brandon. The remaining ninety-seven museums, or roughly three-quarters of the total, are located in the province's rural communities and in several open-countryside locations. Thus, it bears emphasis that museum developments are a very popular type of heritage resource development in the province's rural areas.

Of the ninety-seven "rural" museums, 83% recorded that their collections include some sort of "pioneer" memorabilia, normally consisting of various types of household and personal items, tools and small equipment, but often including as well, farm machinery and vehicles of various types. Thus, it is evident, and important to recognize, that "settlement" historical themes are a major focus of most rural museums.

Also of significance to this thesis is the recent trend of incorporating various types of heritage structures into many rural museum developments. Currently, forty rural museums in Manitoba possess at least one heritage structure as part of their collections or facilities. Typically, such local "open-air" museum developments include such structures as former rural schools, churches, railroad stations and pioneer homes, relocated from their original sites to the museum grounds and "restored" to varying degrees.

While it would appear that the province's rural museums are a major developer of rural heritage architecture, a closer investigation of these developments indicates that very few of these museums can be considered as "quality" developments.

According to David McInnis, the Historic Resources Branch's Heritage Resource Officer responsible for Museums and Heritage Organizations, very few of these structures have been properly restored and many are used merely as collection display buildings, or storage facilities, or remain empty and undeveloped. He also noted that the so-called "restorations" are often poorly conceived in terms of their interior contents, in that often an unrealistic mixture of furniture and other domestic items is displayed. Additionally, most of these heritage structures tend to be located in close proximity to one another with little regard given to historical or environmental accuracy, "like so many old bottles on a shelf".<sup>158</sup> While a few original pioneer cabins and farm residences have been included in some museum building collections, characteristic ancillary structures such as stables, barns, privies, and fences are virtually non-existent.

This general low level of concern for historical authenticity, or "maximum verisimilitude" as it is sometimes known, often extends to the buildings themselves. For example, the Keystone Pioneer Museum in Roblin recently purchased a ca.1890 Methodist Church for use as a museum display piece. To permit relocation of the structure, the museum committee decided to lower the pitch of the church roof so that the building could pass beneath the overhead wires, and in doing so, totally destroyed the original character of the structure. Similarly, it is a common practice among many local open-air museum developments

to place their heritage structures, including pre-1900 log structures, upon large concrete pads and foundations, and not attempt to mask this obvious historical irregularity with earth shoring or shrubbery.

Yet another observation regarding some of the more apparent weaknesses of the province's rural museum developments involve the lack of clear "thematic" museum collections development. Despite the obviously strong local interest in settlement themes and the increasing use of heritage architecture as collection pieces, only a handful of rural museums have attempted to use heritage structures to represent specific ethnic or settlement themes. Most significantly, while farm buildings, particularly farmhouses, are beginning to be incorporated into these local open-air museums, not a single entire farmstead set has yet been preserved or recreated in its entirety in any rural museum project.

Of the ninety-seven registered rural museums in Manitoba, only twelve describe their collections as relating to specific historical themes. Among the more notable of the province's thematic museums are: the Marine Museum of Manitoba in Selkirk; the Dugald Costume Museum; the Manitoba Automobile Museum at Elkhorn; and the Manitoba Agricultural Museum near Austin. In most rural museums, artifact and building collections generally consist of a wide range of often-unrelated items. For example, the Pembina Threshermen's Museum near Winkler which includes a large collection of plastic ballpoint pens, and stuffed animals among its few displays. Many building collections similarly display little regard for thematic juxtaposition, e.g., the structures located at Fort la Reine near Portage la Prairie, includes a reconstructed fur trade post situated adjacent to a circa 1890 settlers cabin, a ca.1930 barn and a ca.1890 log cabin.<sup>159</sup>

Considering the overall lack of thematic collections in the province's rural museum development, it is significant to recognize that all of Winnipeg's thirty museum developments restrict their collections to very specific, single, historic themes. Among those involving heritage architecture, are: Dalnavert, the restored Victorian home of Sir Hugh John MacDonald; Grants Old Mill, a accurate recreation of western Canada's first watermill, and Seven Oaks House, the 1851 log residence of John Inkster, a prominent entrepreneur during the latter decades of the Red River Settlement.

Thus it is evident that, while examples of rural heritage architecture are becoming common components of many rural museums in Manitoba, few have attempted to recreate the "look" and the "feel" of the original setting and historical period which the buildings are meant to commemorate and preserve. This results in low educational value and tourist interest. This low priority for the value and significance of historical authenticity is recognized as a major shortcoming of many of the province's rural museums. As McInnis admits, "This growth in quantity (of rural museums) has not always been associated with a parallel growth in quality"<sup>160</sup>

McInnis also indicated, however, that while the majority of the province's rural museums suffer from the above noted weaknesses, several are attempting to improve the quality of their developments by reorganizing their collections to portray more accurate, and better-defined historical themes. The following examples will illustrate the wide quality range that is evident in assessing the quality of those rural museums which contain heritage architecture collections.

#### A) Pembina Thresherman's Museum

The Pembina Threshermen's Museum is typical of the majority of the province's rural architectural museums. Located along PTH No.3 between Morden and Winkler, it is situated on approximately thirteen acres of land and includes nine major buildings. In addition to a modest number of visitors each year, a little over 1,000 people attend its annual Threshermen's Reunion. The museum collection includes three modern metal-clad structures, one of which is used for the display of domestic artifacts. The other two serve as machinery storage facilities for a wide range of tractors and farm implements. The site's historic buildings consist of a ca.1910 one-room school house; the former Morden C.P.R. railway station; a ca.1890 Presbyterian church structure; two ca.1885 Mennonite log houses (without the characteristic attached barn sections); and an example of a typical, ca.1900, metal-frame windmill of the type used to generate power for driving a water pump before the advent of rural electrification.<sup>161</sup> (Plate 30)

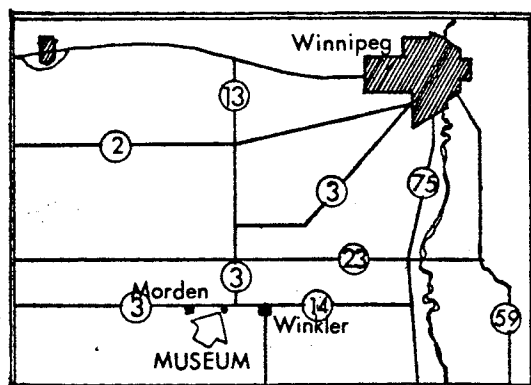
The weaknesses in this museum development, and in many similar to it, include: the use of large concrete pads as building foundations; structural weakening of some of the historic structures; unrestored and unfurnished building interiors; the absence of related ancillary structures and characteristic yard items, such as fences, outhouses, stables, barns and vegetative plantings; and the inaccurate juxtaposition in the siting of the heritage structures, ie: the typical "government design" rural schoolhouse is located adjacent, on one side, to a rail station that obviously was located in a large community, and on the other side, next to a traditional Mennonite farmhouse. The proximity of the traditional Mennonite house to the government-design

# PEMBINA THRESHERMEN'S MUSEUM

It has been said that a people without roots is a people without a future. Canada is a relatively new country, even if one considers the original peoples who lived here. The aim of the Pembina Threshermen's Museum is to record the young roots we do have in order that we may better assess the future.

The museum is owned and run by the Pembina Threshermen's Museum Inc., a non-profit organization who are anxious to please you.

Your co-operation in protecting the displays is appreciated. Enjoy your visit!



#### Hours of operation:

May 1 to October 1  
2:00 - 7:00 p.m., Sat. and Sun.

Admission: Adults \$1.00  
Children under 12 free

Group tours by appointment.

PEMBINA THRESHERMEN'S MUSEUM  
Box 1103  
Winkler, Manitoba, Canada R0G 2X0

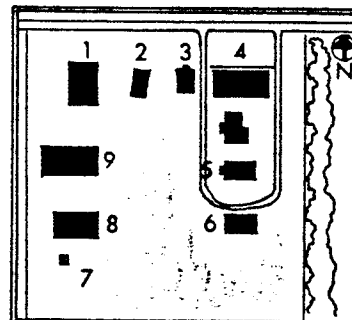
1. ENTRANCE - this building houses a large collection of domestic utensils, small farm machinery, equipment, and clothing. There are also many surprises.

2. BRAUN LOG HOUSE - built in 1885 in the Burwalde area. Note the dovetailing of the logs and the engraved numerals (at the outside corners) used in assembly.

3. POMEROY SCHOOL - typical of the one-roomed school houses which dotted every township before amalgamation. Built in 1909 in Pomeroy (near Roland).

4. MORDEN C.P.R. STATION - both Morden and Winkler had stations of the same type. This one was built in 1905.

5. ROSEISLE UNITED CHURCH - every community soon had a church. This typical one (the pulpit and stage are nearest one of the short walls) was built in 1891.



MUSEUM  
PLAN

6. REIMER HOUSE - a Mennonite house, believed to be over one hundred years old, from one of the nearby villages. The west side of this house faced the village street and a barn was attached on the east side. Note the chamfered ceiling beams inside and the details on the windowframes outside.

7. WINDMILL - this windmill was used to pump water before electrification. Collected around it are a variety of interesting machinery.

8. MACHINERY SHED - an interesting collection of tractors and some wagons and machinery are stored here.

9. MACHINERY SHED - a wide variety of vehicles, wagons, and implements are to be seen in this building.

Plate 30a Pembina Threshermen's Village Museum, near Winkler. Site plan. (Excerpt from a tourist pamphlet entitled "Pembina Threshermen's Museum", printed by the Pembina Threshermen's Museum, Inc.)



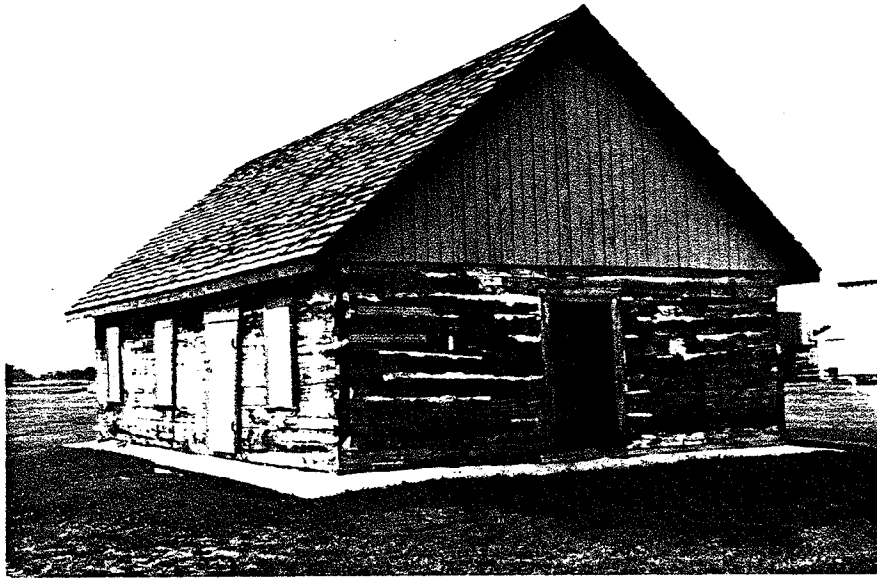


Plate 30b Pembina Threshermen's Village Museum, near Winkler: (top) a ca.-1890 Mennonite residence, and; (bottom) former Pomeroy Schoolhouse. (Historic Resources Branch photos)

public school is particularly interesting. Mennonite village elders would never have allowed such as schoolhouse to be constructed in a Mennonite farmvillage. Manitoba's Mennonite residents operated their own school system and constructed their own, traditional-style, school houses until well into the twentieth century. Also, several thousand Mennonites left Manitoba during the 1920s because of government attempts to force them to enroll their children in the public school system. Another recognized problem with the Pembina Threshermen's Museum, as noted above, is the use of many non-historic items in its collections; including a large taxidermy and plastic ballpoint pen collection.

#### B) Fort La Reine Museum and Pioneer Village

Fort la Reine is one of the province's larger architectural museums and is also "a cut above the rest" in terms of the quality of its collections. The museum is located at the junction of Highways 1 and 26, just east of the Portage la Prairie. It consists of a dozen structures, of which all but the visitor reception/main display building can be considered to be heritage structures. Fort La Reine does not host any "special events" or annual festivals. However, in recent years the annual visitor attendance has remained stable at a respectable level of approximately 20,000.<sup>162</sup>

The architectural collection at Fort la Reine include: a reconstructed ca.1850 fur-trade post; a ca.1880 pioneer log cabin; a ca.1900 furnished period farmhouse; a turn-of-the-century rural church structure; a 1920s style barn, a general store, a printshop, a one-room rural school, a simple firehall housing a vintage firetruck; and two

rail coaches (a caboose, and the former personal car of William Van Horne). Most of these structures possess artifacts relating to their original function, and thus portray at least a reasonable, if not totally accurate, impression of their original character.<sup>163</sup> (Plate 31)

Of particular merit, in the author's opinion, is the use of period photographs and artistic sketches (which adorn an entire wall of the former schoolhouse), to recognize and commemorate all of the rural schools in the Portage district. Such an effective use of period photographs was rarely encountered in the author's experience. Indeed, the use of period photos as heritage artifacts appears in general to be largely not practiced by many rural museums, despite their particularly evocative educational qualities as usually accurate glimpses into to the past.

Fort la Reine possesses many positive aspects, most notably in terms of the effective use of heritage architecture for the display of its artifacts collection. But like most of the province's other "pioneer village" museum developments, it suffers from a lack of environmental integrity. Not only are buildings of various functions and periods mixed in unrealistic arrangements, most are also located uncomfortably close to one another.

#### C) Winnipeg Beach Ukrainian Homestead, Inc.

The Winnipeg Beach Ukrainian Homestead, Inc. is one of only three rural architectural museums that attempt to portray a specific historic theme through the use of vernacular architectural types. (The Selo Ukraina site, near Dauphin, is similar to the Winnipeg Beach development, but as it is in an embryonic stage of development, does



Plate 31a Fort la Reine Museum and Pioneer Village,  
Portage la Prairie, Manitoba, various views.



Plate 31b Fort la Reine Museum and Pioneer Village,  
Portage la Prairie, Manitoba, various views.

not merit serious attention at this stage in its development.) The development concept behind the Winnipeg Beach Ukrainian Homestead museum is to recreate a single authentic Ukrainian farmyard, typical of what existed in the area around the turn-of-the-century. As a high-quality, but small and therefore manageable, thematic museum, it appeared that this museum development would have become a popular tourist attraction, and a model for local architectural museum development in Manitoba. But this has not proved to be the case.

Among the buildings acquired and rehabilitated by the Winnipeg Beach museum committee is a windmill (one of only two constructed in the entire region by Ukrainian settlers, and therefore not a typical farmstead structure); two former residences, (neither of which possesses strong traditional Ukrainian elements), a granary, and a former general store which is used as a museum office. Other components include: a reconstructed outdoor bake-oven; miscellaneous farm implements (in various states of disrepair) and a flagpole. Although the museum has succeeded in preserving a small number of the area's heritage structures, clearly, the museum collections do not represent a typical Ukrainian farmstead. In addition to rather poor choices for a typical Ukrainian settler's farmhouse, several important characteristic building types are not represented (e.g., a summer-kitchen, which was a very common yard structure; a tool shed, of which there are some excellent known examples in the area, and the ever-present chicken-coop and log barn). The site also fails to represent any form of traditional style fencing, or characteristic plantings. Having conducted an extensive building inventory in the Winnipeg Beach district for the Historic Resources Branch in 1982, the

author is very familiar with the architectural resources and heritage of the Winnipeg Beach area, and is of the opinion that the appropriate selection of structures needed to recreate a typical period farmstead does exist. It is evident that the museum committee neither assessed the types of structures and ancillary items that would have constituted a "typical" Ukrainian farmstead, nor attempted to select the best of those early farm structures which the district had to offer as museum pieces. (Plate 32)

Among other weaknesses evident in this museum development were: the siting of the museum within a chain-link compound, behind the district Highways Branch maintenance yard, virtually hidden from public view; the restoration of the atypical Ukrainian windmill at considerable expense, but in the absence and at the expense of other more characteristic Ukrainian style structures. And finally, and most inexplicably, the museum president noted in conversation with the author that plans were being considered to enlarge the site with examples of various types of European-style buildings, transplanted from Europe and placed alongside Manitoba versions of these traditional building types. Clearly, the original concept of a small, but high-quality, museum had been sacrificed in the face of grandiose local ideas and a lack of local heritage expertise. Over the past few years, local support for the Winnipeg Beach project has waned badly, and there has been an obvious lack of direction and sound planning from the museum executive. The current museum board has apparently offered to resign, but there appears to be few interested individuals willing to take on the responsibility.

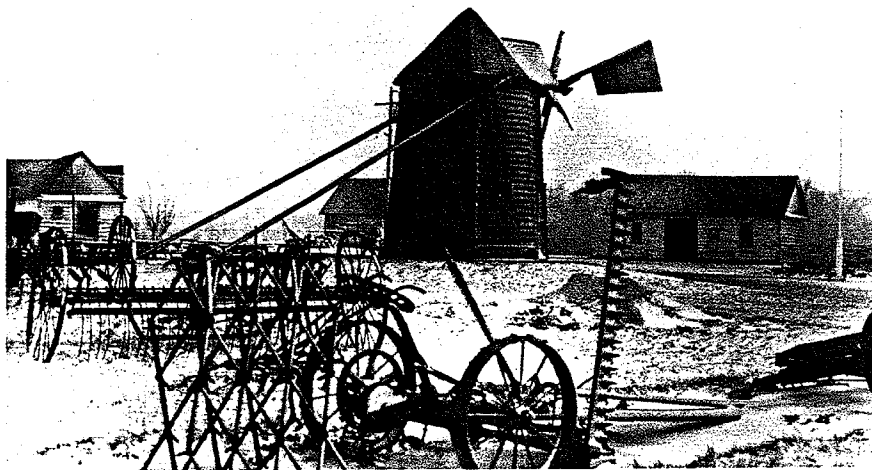
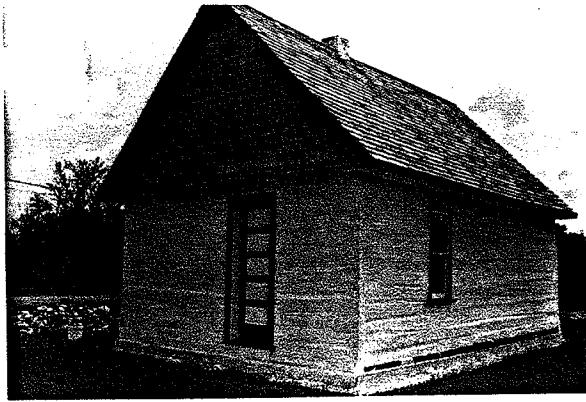


Plate 32 Winnipeg Beach Ukrainian Homestead Inc.,  
Winnipeg Beach, Manitoba. (Historic Resources  
Branch photos)



#### D) Steinbach Mennonite Village Museum

Of all the rural architectural museums investigated, Steinbach's Mennonite Village Museum clearly stands out in terms of its overall quality, and the effective use of vernacular architecture. Its site includes: a large modern display-building, as well as a furnished "traditional-style" Mennonite housebarn structure, an "early" log Mennonite house, a carefully restored traditional school and church building, as well as several other small yard structures, all or which are good representative examples of the "farm-village" period of Steinbach's development. Also included are a number of original and reconstructed commercial structures representative of the community's subsequent "service centre" period. (Plate 33)

Among the obvious strengths of this museum development are: its obvious emphasis on one specific historic theme, that being Mennonite village development; its use of appropriate interior fixtures and furnishing; and the use of fencing and plantings for improved environmental integrity. Also, an attempt has been made to organize the site plan according to distinct historical periods. Two broad phases in the growth and development of Steinbach are portrayed on opposite sides of a village street, with early "traditional" Mennonite structures lining the north side of the street, and more contemporary commercial and community structures on the south side. Also of merit is that a concerted attempt has been made to utilize functionally some of these structures for restaurant, souvenir sales, machinery display and meeting purposes.<sup>164</sup>

Despite these obviously positive attributes, the development does suffer from a few weaknesses. For example, several major structures,

# MENNONITE VILLAGE MUSEUM

Our forty acre museum complex spreads out from a village street reminiscent of the Mennonite villages found in Southern Manitoba before the turn of the century. The north side of the street displays the more traditional buildings while the south side illustrates the gradual shift to shops and other businesses as the pioneer villages began to diversify.

The objectives at Mennonite Village Museum are to preserve the Mennonite heritage and to illustrate a way of life that is fast disappearing. It is only through the continued efforts and assistance of the people in the community, as well as the larger Mennonite community in Manitoba and Western Canada, that these objectives can be met.

Many local volunteers come out to assist staff and management in making the visitors' stay both an educational and an enjoyable one.

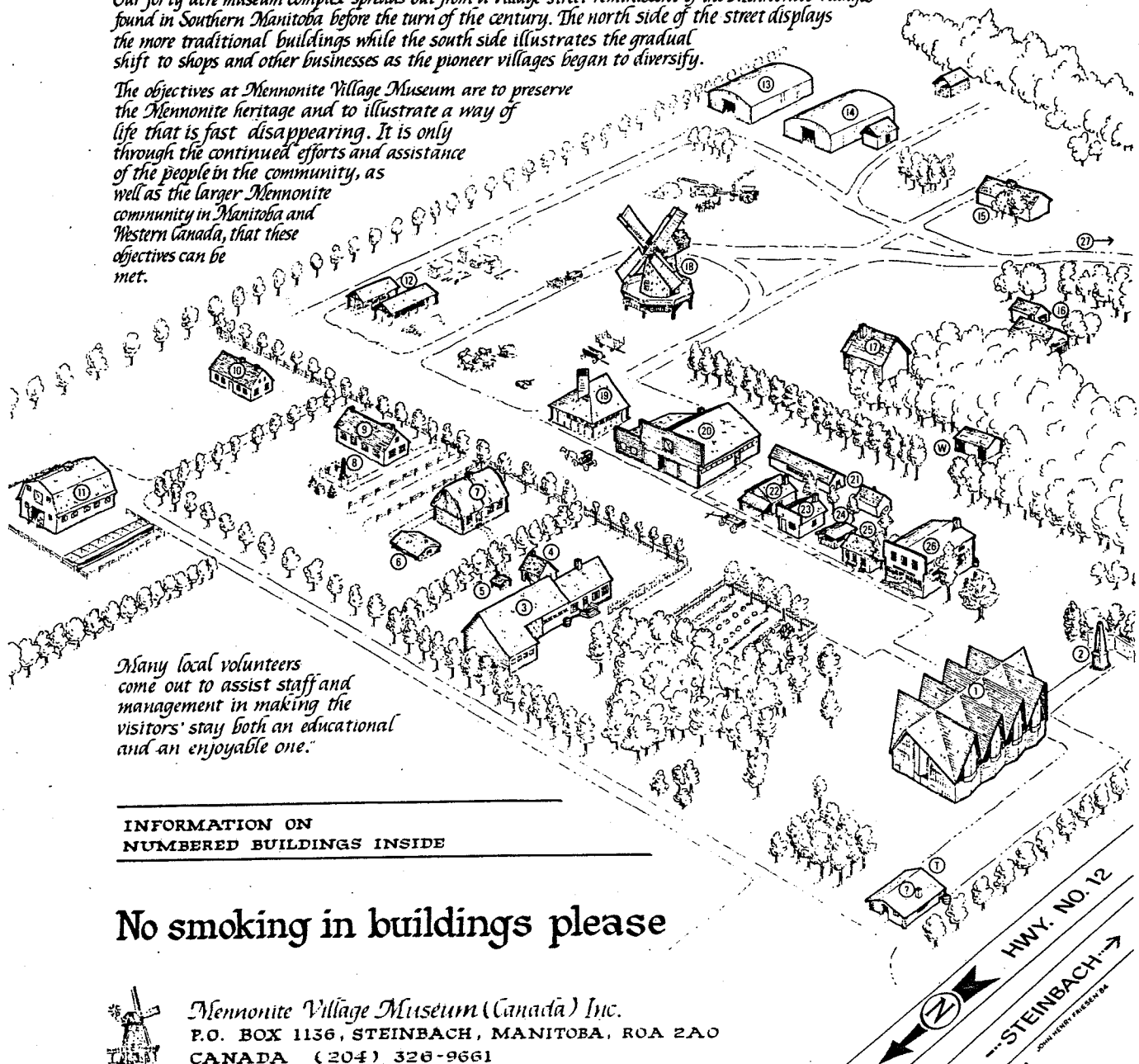
INFORMATION ON  
NUMBERED BUILDINGS INSIDE

No smoking in buildings please



Mennonite Village Museum (Canada) Inc.  
P.O. BOX 1136, STEINBACH, MANITOBA, R0A 2A0  
CANADA (204) 326-9661

Plate 33 Mennonite Village Museum, near Steinbach. Site plan. (Excerpt from a tourist pamphlet entitled "Welcome to Mennonite Village Museum" produced by the Mennonite Village Museum (Canada) Inc.)



such as the large windmill, and the 1930's style barn, are conspicuously located outside of the two historic zones portrayed in the site plan. But perhaps more seriously, the site does not include a good representation of the various ancillary farmstead structures that typically were found in most Mennonite farmstead lots, such as granaries, smoke houses, or machine sheds. Nor does it include other major categories of common housebarn types, particularly from the "transitional" and "modern" Mennonite historic periods. If these building types were added the museum would offer full representation of the complete range of Mennonite house-barn types found in Manitoba, and provide a more complete portrayal of village development.

Despite these minor weaknesses, Steinbach's Mennonite Village Museum easily can be considered the model of what a rural museum development can be. A relatively small-scale, but high-quality, thematic development devoted to a specific historical theme. Its popularity with tourists and school groups attests to the value of such a carefully conceived "thematic" museum development.

The success experienced by the Mennonite Village Museum, and by other thematically based museums such as Selkirk's marine museum, or Dugald's costume museum, suggest that as a whole, the province's rural museum developments, might be greatly improved, in terms of their economic and educational potential, if smaller scale developments and more clearly thematic concepts were adopted. Given the popularity of settlement-related collections, an agricultural and/or ethnic basis would seem appropriate.

It can be concluded from this brief assessment of the province's rural architectural museum developments that a large number of museums exist in the province, and that the use of heritage architecture is becoming increasingly popular. However, it is clear that there is a distinct lack of rural thematic museums, particularly those which might incorporate agriculture- and ethnically-related structures. Moreover, there is some indication that local concepts of what would constitute an interesting museum development often result in administrative and local support problems. Nevertheless, it is apparent that rural museums are major developers of rural heritage architecture, and that with the appropriate technical assistance, many such facilities potentially could become more interesting and popular cultural and tourist attractions.

### 3.2.5 Heritage Hospitality Facilities

As noted in Chapter Two, the term "heritage hospitality facilities" generally refers to privately-owned heritage structures that have been converted to offer tourist-oriented services and facilities, such as: restaurants, gift shops, artist studios/galleries and overnight accommodations generally in the form of Farm Vacation sites, Bed & Breakfast enterprises, vacation cottages, and hostels. In many areas of Europe, the United States and eastern Canada, the heritage hospitality industry has become a major component of the tourist industry. But in Manitoba, the industry appears to be in its infancy, and although a few heritage structures have been converted for use as heritage accommodation, none of these sites are known to involve good examples of vernacular building types.

#### A) Farm Vacation Sites

As discussed previously, Farm Vacation enterprises involve active farmstead operations which offer overnight accommodation to individuals and small groups in spare bedrooms either within the operator's own residence, in separate facilities, or at on-site campgrounds.

Currently, there are fifty-four members in the Farm Vacation Association of Manitoba. In addition to offering tourist accommodations, many Vacation Farms keep a wide range of domestic and wild animals as added attractions for children, and offer a wide range of recreational activities and facilities such as nature hikes and cross-country skiing, cook-outs, horseback rides, fishing, hunting and swimming. According to Irv Kroeker, Association executive director, eight of the province's fifty-four Vacation Farm operations offer accommodation in period farm residences, while two others utilize heritage structures to provide museum-like attractions. A telephone survey of these eight sites revealed that most involve recently "rehabilitated" turn-of-the-century vintage farmhouses illustrative of Anglo-Ontario heritage.

In addition to providing accommodation and recreational activities for individuals, a number of Manitoba Vacation Farms participate in organized school-group and senior-citizen tour days. Such programs feature planned demonstrations and home-cooked meals which offer students first-hand experience with agriculture and farm life, and to some elderly people, a brief return to their country roots. Such tours have proved very popular. According to Mr. Kroeker, 22,000 students participated in the 1986 school tour program. In addition, Manitoba's Vacation Farms were visited by 15,000 daytime and 8,000 overnight guests.<sup>165</sup>

An important aspect of the Manitoba Farm Vacation industry is its popularity among domestic tourists. Kroeker indicated that 50% of the 1986 visitors were from Winnipeg, 30% from rural Manitoba, and only 20% from elsewhere. Also, with recent increased tourist interest in "heritage" attractions, the Association has begun to identify specific members whose operations include vintage structures as "Heritage" Farm Vacation sites in the promotional literature.

Perhaps, with greater emphasis on the use of heritage structures and activities, increased growth in the Manitoba Farm Vacation industry could be achieved, especially if the new Heritage Farm Vacation sites were to offer "period lifestyle" accommodations and activities in fairly authentic heritage settings. As it is, with eight heritage Farm Vacation sites, the Farm Vacation industry in Manitoba currently is but a minor participant in rural heritage development.

#### B) Bed & Breakfast Sites

The Manitoba Bed & Breakfast Association currently is comprised of thirty members. All of their sites are located in the province's major urban areas, with 24 in Winnipeg, 2 in Brandon, and one each in Boissevain, Killarney, Morris, and Portage la Prairie. While none of these current operations involve rural heritage structures, according to Len Loewen, Association executive director, at least four are located in period community residences. The most notable of these "heritage" Bed & Breakfast sites are the two located in Brandon (1605 Victoria Avenue and 706 Lorne Avenue). (Plate 34) It is also noteworthy that these so-called Heritage B&B's have all been established during the past three years, which suggests growing public

**(D) Lynn Whidden**  
 706 Lorne Ave., Brandon, Man. R7A 0T6  
 (204) 726-8305  
 Single-\$28; Double-\$38

Our beautiful, three-storey Queen-Anne style Victorian mansion was built in 1895. It has the usual bay windows, Palladian windows, and a large veranda which includes two enclosed balconies. The grand entrance foyer has a fireplace and stair case illuminated by a large stained glass window. There is a large sitting area off the two bedrooms.

Within walking distance are the City Centre Mall, public library, Y.M.C.A., Brandon University, Centennial Auditorium and Via Rail Station.

Come and enjoy an overnight stay with a unique setting; children are welcome!  
 Preferences: advance notice, no pets please.

\* \* \* \* \*



3 storey tudor house, built in 1912 with red brick exterior, has the appearance of a Ginger Bread house. It is steeped in history! The spacious interior decor is in beautiful quarter-cut oak, oak panelling and hardwood floors. Two of the bedrooms are complete with a fireplace. One bedroom has an adjacent reading room, which can be used as an office. Private phone available on request.

We offer: transportation by appointment, including pick-up and delivery at Brandon airport, Via Rail, and Bus Depot. Also sight-seeing at additional charge; family room, crib, babysitting, laundry and free parking available. Full course, home-cooked meals served for party on request for additional charge.

Preference: non-smokers and advance notice.

Plate 34 Excerpt from the B & B Association of Manitoba  
 1987 guidebook showing Heritage B & B  
 accommodations in Brandon.

*"Let Us Help You!"*



**BRANDON  
 CONVENTION & VISITORS  
 BUREAU INC.**

1043 Rosser Avenue  
 P.O. Box 1417  
 Brandon, Manitoba, Canada  
 R7A 6N2  
 Phone: (204) 728-3287

## **(E) CASA MALEY**

1605 Victoria Ave.  
 Brandon, Man. R7A 1C1  
 Wm. Shawluk (204) 728-0812  
 (between 7:00 a.m. & 12:30 a.m.)  
 Single-\$30; Double-\$40

For a unique family atmosphere and display of genuine hospitality, come and stay with us! This European-style,

interest in this type of accommodation.<sup>166</sup> In light of Ontario's thriving rural heritage B&B industry, it is likely that if owners of large heritage farm residences in Manitoba were made more aware of the potential economic benefits of such enterprises, at least a few rural Bed & Breakfast sites could be successfully established in Manitoba, particularly if such developments were located along the province's major tourist routes.

#### C) Hostels

As noted, the Manitoba Hostelling Association currently maintains but two hostel facilities. However, it is significant that both of these are located in period residential structures. Winnipeg's "Knappen House" (at 210 Maryland Street) is located in a rehabilitated ca.-1900 residence, and "Hiwin Glen" (near Glenboro) is located in a ca.-1930 farmhouse. Owen Desnoyers, director of the Manitoba association, indicates that while the Hiwin Glen facility operates out of a former farmhouse, the structure has been substantially renovated and can not be considered as a "heritage" hostel of the type commonly found in other provinces and countries. Thus, although neither of the province's two hostel facilities involve vernacular architecture, these sites are significant to this thesis in that they show both that rural locations for hostel sites are feasible and that period residences can serve as suitable facilities for this type of enterprise.<sup>167</sup>

#### D) Rural Resorts and Lodges

In addition to the Bed & Breakfast and Farm Vacation types of rural tourist accommodation, there are a growing number of "rural



resort" developments in Manitoba. Some such developments have existed for many years in the Whiteshell Provincial Park, and include the Tallpine Lodges, Falcon Lake Resort, Inverness Falls Resort and Otter Falls Resort. But in recent years, several new resort developments have been established elsewhere in the province. The most notable of these is the Elkhorn Resort near Riding Mountain National Park.

The Elkhorn resort began ten years ago as a small Bed and Breakfast-type of enterprise catering to tourists visiting the nearby park. This initiative has grown rapidly during the past five years, and currently is in the throes of a \$3-million expansion launched shortly after the facility won the imprimatur of Resort Condominiums International, a world-wide five-star holiday resort association. Shirley Hartley of Winnipeg, resort sales manager, has said that with the completion of improvements by summer 1988, the Elkhorn resort will include sixteen chalet style cottages, a restaurant and entertainment centre, a nine-hole golf course, an indoor swimming pool and aquatic centre, trail-riding facilities, a day-care centre and a laundromat, and will afford easy access to the nearby park's own many tourist facilities and services. Of particular interest is the resort's emphasis on winter sport activities, which includes an arena-sized outdoor skating rink, snow-shoe and cross country ski trails, and regular sleigh-rides. The resort reportedly is "heavily booked during the winter months by vacationers making use of the nearby downhill ski slopes at Mt. Agassiz as well as the twenty-eight cross country ski trails in Riding Mountain National Park."<sup>168</sup>

It is evident that resorts such as the popular Elkhorn development currently do not include heritage structures among their facilities.

Nor does it appear likely that they ever will, for they primarily are "wilderness-type" resorts. However, potential for change does exist. The five-year, jointly-funded Federal/Provincial "Manitoba Rural Resort" assistance programme was implemented recently to improve the quality and number of the province's tourist resorts under the slogan "Go World Class". A programme spokesman, Fred Whitehouse, noted that heritage-oriented resort proposals under the new scheme were being actively sought, and even extended an invitation to the author, as an authority on rural heritage architecture in Manitoba, to address a meeting of interested individuals as to the possibilities of such a resort-development concept.

#### E) Restaurants

The use of heritage structures as restaurant facilities is fairly common in Winnipeg. Among the more notable examples are: The Old Spaghetti Factory and the Fort Street Keg (respectively located in an early municipal dray garage and an automobile dealership building); Dubrovnik's and Du Bon Gout Restaurants (located in large former residences); La Vieille Gare (located in a former rail-station and dining car); and Mother Tucker's Restaurant (located in a former Masonic Hall). While such restaurant heritage hospitality facilities have been developed successfully in Winnipeg, not a single notable example is known to exist in rural Manitoba.

Nevertheless, numerous restaurants in Winnipeg and in many rural communities throughout the province feature heritage "motifs", such as decorative displays of antiques and other period artifacts, period photographs, old furniture, and recycled architectural elements such as

fireplace mantels, wood-panelling, and decorative fixtures. Examples include Mother's Pizza, Clancy's, and Trapper John's in Winnipeg, Hanya's Hen House in Morden, Uncle Jake's in Steinbach, and the Wagon Wheel Restaurant in Roland, to name but a few.

Given the popularity of "heritage surroundings" among Manitoba restaurant proprietors, it is likely that at least a few restaurant developments in the province's rural communities in future will utilize entire heritage structures, rather than simply period elements. For example, plans were prepared recently to develop the former James Scott House, located on the outskirts of Morden, into a "fine-dining" facility. However, the project ran into financial difficulties, and the owner demolished the well-preserved fieldstone structure to take advantage of his lot's prime commercial potential.

It might appear unlikely that a rural restaurant could be a commercial success, but it is worth pointing out that "rural" restaurants are quite commonly found in Europe and the United States, and very often in large old farmhouses. The availability of a large, attractive structure in a near-urban location is, of course, important to the success of such enterprises, in addition to the serving of good meals. Such potential rural restaurant locations do exist in Manitoba, and include the former J.D. Sandison farm residence, a large, ornate fieldstone structure erected only three miles northwest of Brandon in 1898. This site, and several similar to it, offer various commercial possibilities. (Plate 35) Thus, although no rural heritage structure yet has been converted into a restaurant, the potential for such development does exist.



Plate 35 J.W. Sandison House, SW 9-11-19W, near Brandon  
This large architect-designed farm residence, constructed in 1892 for one of Manitoba's most notable "bonanza-farmers" has survived almost intact, but despite its architectural and locational merits, remains ill-maintained and undeveloped.

Similarly, this potential extends even to a number of small vernacular structures. One of the last surviving Ukrainian thatched-rooffarmhouses in Manitoba, the Fedoryshyn Cottage near Caliento, recently was purchased and dismantled by an Alberta entrepreneur for recreation as a special attraction within a large modern restaurant facility featuring Ukrainian cuisine.

This brief review of Manitoba's heritage hospitality facility industry supports the conclusion that the industry definitely appears to be in its infancy, and does not play the significant role in rural heritage preservation that it does in many other jurisdictions. However, several examples have been noted which suggest sound potential for future development in this field.

### 3.2.6 Private Restorations

The restoration and rehabilitation of period structures for private residential use, as noted above, is quite popular in Winnipeg. This appears to be somewhat less true of the province's smaller urban centres, and quite rare indeed in the province's rural areas, particularly in areas where such structures are remote from major population centres. In the author's experience, one is more likely to see ten "modernized" period farmhouses, with aluminum-sided additions and cedar decking, for every one structure that has been rehabilitated with an eye to retaining the original character of the structure.

There is little information available to indicate how many Manitoba vintage farm residences are being preserved through private restorations. However, a review of Historic Resources Branch rural inventory data reveals some interesting statistics on this point.

Specifically, of 108 period farm residences recorded by the author for the Branch in the Eastern Interlake Planning District (R.M.'s of Bifrost and Gimli), only eight were described as having been well-maintained in their original character. Of 119 period farm residences recorded in the M.S.T.W. Planning District (R.M.'s of Stanley and Thompson), seventeen stood out for their well-preserved heritage character and good physical condition. In the Brandon and Area Planning District, only nine of 133 recorded period farm residences were recorded as well-preserved. Additionally, only five of these thirty-five "notable" farm residences showed evidence of recent restoration work. The remaining thirty appeared simply to have survived in their original state.<sup>169</sup>

Although the on-site assessment of these farm residences admittedly was cursory and impressionistic, such statistics nevertheless offer some indication of the farming community's relatively low level of interest in heritage-related residential rehabilitation. It is evident that rural community members still cleave to the old adage, "new is better". Also, it is noteworthy, in terms of this thesis, that the majority of farm residences known to have been restored or maintained in their original form generally involve structures deriving from the Anglo-Ontario and Mennonite architectural traditions, and were constructed during the later stages of community development. As such, very few structures of log construction have survived relatively intact.

The foregoing discussion, while not attempting to assess definitively the current state of Manitoba rural heritage architecture development and preservation, nevertheless offers evidence that, as a

whole, only a small number of the province's major vernacular building types are being preserved effectively as museums, or through other imaginative and effective types of adaptive reuse.

It can be concluded that a good representation of the province's surviving Selkirk Settlement, Metis and French Canadian building types is quite well represented in existing Federal and Provincial government heritage parks and site developments. However, it is also evident that the agricultural heritage of these groups is not well represented in these developments.

A number of good examples of typical "later" Icelandic building types are being preserved in Hecla Island, although earlier more traditional Icelandic building types have yet to be preserved anywhere in the province.

Despite several attempts by local museums to preserve various aspects of Ukrainian vernacular architecture, these developments have met with only limited success and, as yet, there are no characteristic Ukrainian farmstead museum developments in existence.

The province's Anglo-Ontario building typologies are, as a whole, the best represented and most durable among the province's many identified "culturally distinct" building typologies, and many vintage Anglo-Ontario farm residences are still occupied. However, no complete farmstead building complexes of Anglo-Ontario heritage yet have been preserved as farmstead museum pieces, despite many restorations of pioneer cabins and early farmhouses by the museum community.

Traditional period Mennonite building types are well represented in Steinbach's model museum development, and it is evident that a number of "transitional" period housebarn structures are still occupied and maintained in good condition.

Thus, while there are some significant architectural heritage developments in Manitoba, it is clear that only a few of the identified major categories of vernacular types are encompassed by them. Also, without some type of enhanced development program, the possibility of preserving complete farmstead sets of the province's vernacular heritage as major tourist and cultural attractions will soon be lost.

In terms of the adaptive re-use of the province's vernacular building types, it can be concluded that while some private restorations and heritage hospitality facility developments have been initiated recently, very few of these developments include examples of vernacular structures. The only significant examples of adaptive reuse known to exist involve farm residences of Anglo-Ontario heritage that have been converted to serve heritage accommodations for tourists.

### 3.3 POTENTIALS FOR ENHANCED DEVELOPMENT

Despite the many impediments to widespread rural heritage resource development reviewed in Chapter Two, Manitoba possesses much potential which, if properly coordinated and utilized, could facilitate a much higher level of development, and produce potentially generous economic and social benefits for the entire province. The following discussion will focus on some of these positive factors including: 1) recent social and economic trends; 2) potential site developers; and 3) a growing support-group base.

#### 3.3.1 General Socioeconomic factors:

Despite the current downturn in certain sectors of the provincial economy, particularly in agriculture and the public service, there are



several positive socioeconomic trends which could lend valuable support to an enhanced program of rural heritage development. Most notably, these involve the growing economic significance of tourism and outdoor recreation, and the growing influence of the province's heritage preservation movement.

A) The success of Folklorama

The success and recent expansion of Winnipeg's two week long "festival of nations" has given the city, and Manitoba as a whole, an international reputation as a rich multi-cultural centre. In 1987, this event was declared one of North America's top ten tourist events by the United State tourist industry. A year-round rural extension to this event, focusing on the province's rich "ethnic-island" mosaic, undoubtedly would serve to enhance this provincial reputation and increase its tourist appeal.<sup>170</sup>

B) Increasing rural heritage awareness

Despite the recognized low level of architectural heritage development in rural Manitoba, it is evident that public interest in the province's rural heritage resources is beginning to grow. This is evinced by the increasing number of "heritage highlight"-type of articles appearing in the Manitoba urban and rural newspapers, by growing interest in municipal heritage site designation; and by the growing popularity of local "pioneer village" museum developments.

C) The growing significance of heritage tourism.

As noted earlier, recent surveys have indicated that heritage attractions rapidly are emerging as a major component of the Canadian

tourist industry. The recent federal/provincial agreement leading to the development of the Red River Corridor Travelway Park; the establishment of several new Provincial Heritage Parks by the province, and recent private initiatives in the area of "heritage hospitality facilities" suggest that Manitoba's tourist industry increasingly is leaning toward the creation of new types of heritage attractions as a means to enhance the province's tourist industry. Further evidence of the growing importance of heritage in tourism is the recently instituted, federal/provincial Rural Resort development program, which seeks to help individuals and agencies develop "world class", "one of a kind" tourist facilities in certain rural "target areas" across the country.<sup>171</sup> This new program was outlined at a recent tourist industry convention held in Winnipeg, and the importance of developing more heritage-type attractions appears to have been particularly stressed by the program officials.

D) The expanding outdoor recreation industry.

The growing popularity of various new types of outdoor recreation activities in the province is resulting in increased domestic tourism, and potentially will stimulate the development of interest groups who might support rural heritage-site development. Activities such as cycling, hiking, canoeing, and wilderness camping in the under-forty age bracket has been increasing in recent years, as has the incidence of bus-touring among elderly people. Heritage site developments could cater to many of these new types of recreation groups by providing both an interesting and educational attraction as well as an unusual type of accommodation.

### 3.3.2 Potential Future Development Types

#### A) Federal Heritage Parks

Environment Canada - Parks recently has begun planning a series of new national heritage parks in western Canada, to be based on prairie settlement themes. Research is currently underway to document the prairie settlement themes which will furnish the thematic basis for these parks. The author was asked to review the draft research manuscript, and during the course of discussions with Parks Canada researcher, Lyle Dick, was informed of the Parks Canada proposals. It appears likely that a series of developments based on prairie settlement groups and agricultural technologies will be developed on a private/federal cost-sharing basis, in a manner similar to the Motherwell Homestead National Historic Site (near Abernathy, Saskatchewan), which includes the restoration of an extant period farmstead to commemorate Anglo-Ontario settlement in western Canada around 1900.<sup>172</sup>

If this Parks Canada plan comes to fruition, it is likely that the Russian-Mennonite settlements of southern Manitoba will be one of the adopted commemorative themes, as these communities undoubtedly were the earliest and most significant Mennonite settlements in all of western Canada, and one of the most culturally-distinct among western Canada's prairie settlement groups. It is conceivable, too, that Ukrainian and early Anglo-Ontario settlement themes in Manitoba might also be included in the proposed network of national historic sites.

Considering the high quality of most national historic park developments and their popularity with tourists, one or two such heritage park developments could prove to be a very valuable component

of a province-wide heritage conservation/tourist program. They could act as a major drawing-card for a region where provincial and local sites could complement and supplement such development through the creation of local or regional site networks.

#### B) Provincial Heritage Parks

It has been shown that the Manitoba Parks Branch has recognized the value and potential of developing selected examples of the province's "ethnic" architecture as tourist attractions in its network of parks. Although development in this area has been somewhat limited, in terms of the number of site developments there are clear signs that further development in this area is likely.

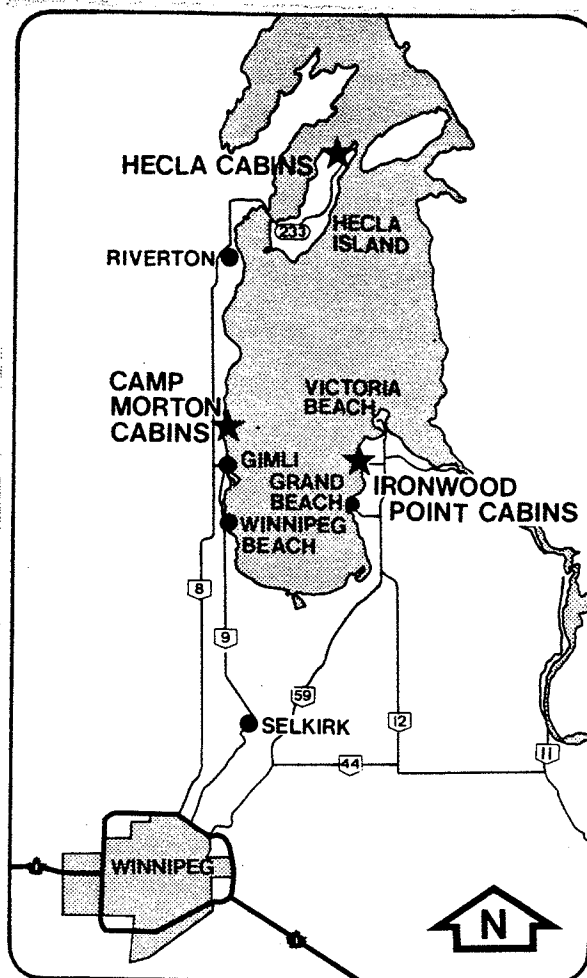
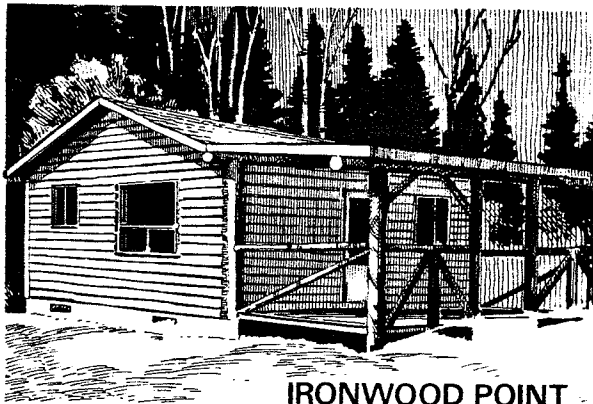
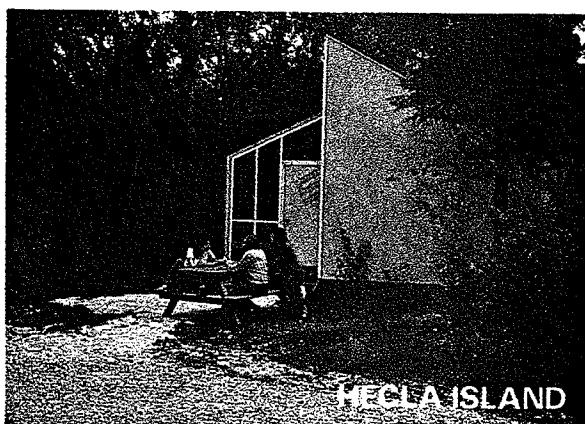
For example, the provincial Parks Branch is planning a Heritage Parks forum in which specialists in the fields of park development, tourism and heritage resources management will discuss and propose possible strategies and themes for future Provincial Heritage Park initiatives.<sup>173</sup> The fact that such a forum is planned suggests the likelihood of increased heritage park development in the near future, and the probability that more examples of the province's vernacular building types will be included in these future developments. With French and Icelandic building types already incorporated in existing developments at St. Norbert and Hecla Island, it would appear logical to surmise that other settlement groups whose contributions will be so commemorated are the Ukrainian, Mennonite, and Anglo-Ontario.

Another encouraging sign in terms of rural heritage architecture within the provincial parks system involves the proposed development of various types of heritage accommodations. In recent years, the Parks

Branch has supplemented its various camping and hotel facilities with the development of vacation cottages, which are available to the public on a short-term rental basis. Such facilities have now been constructed at Camp Morton, Hecla Island, and Ironwood Point Provincial Parks. (Plate 36) These cottages have quickly become very popular and reportedly are "booked solid" during the summer months, while being increasingly favored by cross-country skiers during the winter months. In response to this strong demand, plans are being considered to expand these facilities. According to William Anderson, a Parks Branch planner, these expansion plans include the strong possibility that Manitoba will pursue development of cottages designed along the lines of the Irish Vacation Cottages concept described earlier.

Hecla island is considered by the Parks Branch as the ideal location to test this new type of park facility, given that the existing fifteen A-frame cabins are inadequate to meet current demand, and because of the Island's strong "heritage" component. While it is unlikely that actual pioneer log cabins will be preserved in this manner, even loosely based replicas of early Icelandic pioneer cabins would do much to heighten the "Icelandic" culture theme of the park. It would also allow park visitors to experience something of what it was like to live on the island during its early days, and thus enhance general heritage awareness of Icelandic culture and history in Manitoba. It is noteworthy that the Parks branch also might return the former boarding house located in Hecla Village to something of its original function by using it to offer overnight accommodations to Island visitors.

## MANITOBA FAMILY VACATION CABINS



### A RELAXING VACATION HOME ——— AWAY FROM HOME

Comfortable vacation cabins are available for rent in three locations on the shores of Lake Winnipeg; at Ironwood Point near Belair Provincial Forest, Camp Morton Provincial Recreation Park and Hecla Provincial Park.

Each cabin has floor covering throughout and is fully furnished. The furniture in the log cabins at Ironwood Point and Camp Morton is of rustic design. Every cabin is supplied with electricity, a refrigerator, a stove and a wash basin. Water is available from a convenient central location within each cabin grouping. The basic light-housekeeping utensils provided include a broom, dust-pan, mop, pail and sponge, water container and garbage bags.

Guests will be responsible for bringing their own pillows, bed linen or sleeping bags, food, cooking and eating utensils.

Plate 36 Excerpts from a tourist pamphlet describing the Manitoba Family Vacation Cabin sites developed by Manitoba Department of Natural Resources.

### C) Local Museum Developments

It has been shown that most of Manitoba's 100 rural museums tend to be small eclectic developments of limited educational value or tourist appeal. It is significant, however, that the provincial Historic Resources Branch has proposed a program to improve the quality of many of these developments through the implementation of a Regional Museums Plan. Branch official David McInnis outlined the program in a recent issue of Dawson & Hind, the Manitoba Museum Association's newsletter. This scheme envisions the eventual development of a series of twenty or so high-quality regional thematic museums, with "two or three per region." According to McInnis, the province would, over a five-year period, provide capital development funds on a decreasing scale to those selected existing museums whose development plan is formulated to emphasize a clear thematic basis for the displays, and an appropriate well-formulated educational program oriented to school groups.<sup>174</sup>

A pilot project, involving two as-yet unspecified rural museums, is scheduled to be implemented in the near future. Depending upon the success of this project, and upon budgetary considerations, the entire program would be phased in over a five-to-ten year period.

With reference to the province's "pioneer village" museum developments, such as the Manitoba Agricultural Museum and similar, smaller developments, it is intended that they "rearrange" their collections to create historically-authentic thematic areas. These would include such area-developments as: one or more complete farmsteads sites (each representative of different historical periods and/or ethnic backgrounds); a typical rural cross-roads settlement

(with a church, school, and rural store located in each corner); and a typical railroad town (with appropriate examples of community commercial, residential and civic structures).

If the province's Regional Museum Development Plan is successful, a number of the province's rural museums likely will become highly attractive tourist destinations. More significantly, such regional thematic museums would act as a model for smaller museum developments and promote both more authentic displays of rural heritage architecture, and a greater emphasis on specific historical themes, and quite possibly on ethnic settlement themes.

#### D) Heritage Hospitality Facilities

##### i. Rural Hostels

Owen Desnoyers, the Manitoba Hostelling Association executive director, indicated to the author that while only two hostels exist in the province, there are plans and funds to develop additional facilities, specifically of the type he referred to as "owner-operator/destination-oriented" developments.

Until recently, most Canadian hostels tended to be located along major east-west transportation routes, catering to individuals and groups travelling across the country. Two such "network" hostels were established in Manitoba, these being the current Winnipeg facility and another in Brandon. It was discovered, however, that the Brandon hostel was located too close to Winnipeg and thus was under-utilized by through-province travellers, forcing its closure. A number of such "network" hostels in other provinces were closed for similar reasons. According to Desnoyers, the cross-Canada network of hostel facilities



is now firmly established, and the development of "destination hostels" is now being emphasized.

The term "destination hostel" refers to hostel developments which are located in areas possessing substantial recreational and/or cultural attractions, and which cater to people whose primary objective for travelling is to use and visit these attractions. Many destination hostels tend to be privately owned and operate on an associate basis with the provincial hostel associations. The Hiwin-Glen hostel near Glenboro, Manitoba is such a hostel. It is located in an old farm residence near Spruce Woods Provincial park, and is used by individuals and groups as a base for hiking and cross-country skiing expeditions in the park. Since it opened five years ago, the number of overnight visits at Hiwin-Glen has increased steadily, and is now approaching a per-year one thousand bed-night level.<sup>175</sup>

Because of the success of the Hiwin-Glen facility, and others of its type in other jurisdictions, Desnoyers indicated that the Manitoba Association is prepared to support the establishment of a privately- or community-run hostel in any of several "near-park" areas around the province, including the Whiteshell, Riding Mountain and Hecla regions. In return for a one dollar-per-overnight service charge, the association would provide domestic and international advertising, act a booking agent, assist in organization and management and in applying for government grants. The owner/operator would retain all profits from the operation. Additionally, if local support were strong, an appropriate facility developed, and a five-to-ten year agreement approved, the Manitoba Hostel Association would consider providing development grants of up to \$30,000 for creation of new destination hostels in Manitoba.

Thus, it is clear that there is good potential for the establishment of at least a few hostels in rural locations in Manitoba, and as suggested by the Hiwin-Glen hostel, such a development can be both a profitable enterprise and a popular heritage preservation initiative.

ii. Bed & Breakfast and Farm Vacation facilities

The potential for the establishment of heritage Bed & Breakfast and Heritage Farm Vacation Sites in Manitoba is probably the most encouraging of all adaptive re-use possibilities involving Manitoba's rural heritage architecture.

According to the executive directors of both the Manitoba Bed & Breakfast and Farm Vacation Associations, memberships have been increasing at a slow but steady annual rate of approximately 10-15 percent since the inception of these organizations. The directors also stated that during the past two years, public inquiries by potential new members have increased dramatically. Director Kroeker of the Farm Vacation Association attributed this to the poor farming economy, which impels some farmers to consider tourist accommodation as a means of supplementing income which does not require them to seek work away from their farms. Both directors told the author that they would be very interested in any opportunity whereby they could encourage individuals or groups to join their organizations, and would gladly attend meetings to describe their organizations and assist in setting up new member sites. The recent addition of so-called "heritage" Farm Vacation and Bed & Breakfast member sites, and the enthusiasm demonstrated by the association staff in promoting these additions to their associations,

suggest that the future growth of these enterprises likely will include increased emphasis on the utilization of rural heritage architecture.

Considering the success of the Farm Vacation program in Manitoba, and the number of rural B&Bs in other provinces, this type of development ought to be considered as having great potential as a rural heritage conservation tool.

#### E) Private Restorations

It is evident from previous discussions that many Manitoba farmers choose to erect new modern bungalows, rather than rehabilitate the existing "old farmhouse" when the opportunity arises to improve farmstead accommodations. It is also evident, however, that a small number of Manitoba farm families have retained the old residence, and in some cases have gone to great lengths to sympathetically rehabilitate these structures. It is likely that the rehabilitation of greater numbers of occupied, period farm residences could be promoted by highlighting the efforts and successes of those few owners who already have done so.

The overwhelming reader response to the "Rural Building" series published in the Manitoba Co-operator (weekly) newspaper during 1980-85 suggests that, contrary to general opinion, many farm families are heritage minded, especially when it comes to something they can relate to, i.e., farming and farm buildings. The general apathy that the farm community has shown toward heritage preservation in the past may well be due to the fact that, until very recently, most heritage preservation initiatives involved public/urban sites and structures. The farm population's growing heritage awareness is further

demonstrated by the increasing number of public nominations for provincial heritage-site designations involving farm structures, and the greater popularity of so-called "threshermen reunions" in which old-time threshing bees are re-enacted.

Given this growing heritage awareness on the part of the farm community and, specifically, the interest galvanized by the Manitoba Co-operator Rural Building feature articles, it is likely that a regular series of articles in the province's major farm newspapers, highlighting the preservation activities and achievements of individual farm families, could promote a groundswell of period farmhouse restorations. At the very least, such widespread publicity might prompt farmers to retain old farm homes and other selected farmyard structures for possible future use, sale, or donation to museum developments. Bob Hainstock, Manitoba Co-operator editor, personally has endorsed such an idea, and has offered to publish such articles, free of charge, if made available to the newspaper's editorial department.<sup>176</sup>

### 3.3.3 Potential Support Groups and Agencies

#### A) Film Industry Agencies

A little-recognized, but potentially valuable ally for future development of rural heritage architecture in Manitoba can be found in the film and television industry. In addition to Canada's own growing film industry, many American film companies are now taking advantage of favorable tax credits for the production of major film projects in this country.

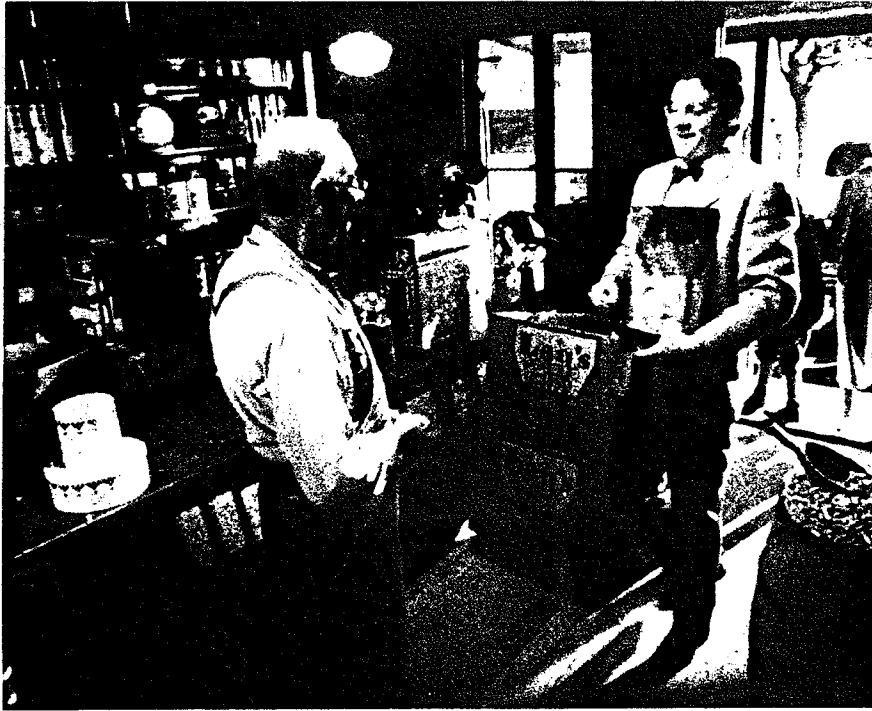
For example, an abandoned farmstead located near Stonewall was recently given a facelift for the Canadian Broadcasting Corporation production of The Gentle Sinners. Had an existing rural museum included an entire period farmstead complex, the CBC's funds and other resources could have gone toward improving these museum structures, or toward museum coffers in the form of site-rental fees, rather than being expended on a one-time use of the abandoned site, which once again was left to deteriorate when filming ended.

Similarly, on several occasions the author has been contacted by representatives of the provincial Cultural Industries Development Officer (C.I.D.O.) to help American film-industry location scouts identify potential rural locations for period films. On at least one occasion when the desired well-preserved early farmstead site could not be located, Tri-Star Productions Limited of California offered to assist in the costs of rehabilitating structures, if an appropriate site could be located. Although a site within Birds Hill Provincial Park was identified, it proved not to be suitable, and the location scout went elsewhere in western Canada to find a site.

In addition to the possibility of assisting in the restoration of period rural structures, film companies often pay generous amounts for the use of restored sites. As noted above, the restored 16th-century town of Culross in Scotland often is used for English film productions set during the Jacobean Era. A Portion of the rental fees which the Scottish National Trust collects through such film ventures is allocated toward the costs of maintaining and restoring other period structures in the town.

Also, film productions often provide valuable national and international public exposure of communities and sites used as settings. For example, in 1986 the film Roxanne, starring Steve Martin, was filmed entirely on location in Nelson, British Columbia. As a direct result of the favorable portrayal of the town's pleasing heritage character through the film, there was a noticeable increase in the number of American tourists visiting the community in 1987, many of whom specifically identified the film as having furnished their "motivation for visiting." In addition to increased tourism, the film has been credited with boosting the morale of the local residents. According to a local politician, "People are a lot more helpful and friendly this year. The movie seems to have made them more aware that we really have something to be proud of."<sup>177</sup>

Also, heritage architecture is increasingly being used in the production of commercial advertisements. It is a common current practice to hark back to the "good old days" in television commercials as a sign of product quality and popularity. The J.M. Schneider and Kraft Foods interests were among the first companies to use period settings for television advertisements, and now everything from popcorn to pizza is portrayed in period settings as way of promoting sales. (Plate 37) The use of heritage settings for television commercials is evident even in Manitoba. Several television commercials for automobile dealerships have been produced recently at the Mennonite Village Museum in Steinbach. If more such high-quality building restorations were in existence in Manitoba, the television and film industry would likely prove to be a very valuable supporter of the heritage architecture preservation movement.



Courtesy of Tracy-Locke/BBDO for Frito-Lay, Inc. (both)

In scenes from a historical TV spot for Frito-Lay, actors depict young entrepreneur Herman W. Lay delivering potato chips to a country store.



Courtesy of Kraft, Inc.

Kraft Cheese built a detailed turn-of-the-century street set and replicated its founder's grocery wagon to tell TV viewers about company roots.

Plate 37 Sample commercial advertisements which make use of heritage architecture to create a nostalgic setting. (Historic Preservation magazine, August 1984, pp.30-31.)

## B) Fraternal Organizations

Among other potentially-valuable groups in support of rural architectural development are the province's many service organizations, such as the Elks, The Variety Club, and Kinsmen Club. Mr. Paul Jovanovich, president of the Kinsmen Clubs' Winnipeg "downtown district", recently indicated that many fraternal clubs, including his own, in fact are actively seeking good causes to support, and that there probably was a very good chance of Kinsmen financial support, on a short-term basis, for any well-conceived heritage preservation project. For example, in 1986, this club donated \$500,000 to the Assiniboine Zoo for the construction of a year-round replacement to Aunt Sally's petting farm. According to Jovanovich, "community usefulness and a well thought out concept plan" were among his club's criteria for funding projects. He indicated that other fraternal clubs operate on much the same basis.<sup>178</sup>

## C) Agricultural Corporations

Other potential financial supporters undoubtedly can be found in the agricultural industry. If a museum or historical group were to approach such companies as United Grain Growers, Pool Elevator, John Deere, Massey Harris, or even fertilizer and chemical companies, with a plan for the development of a working period farmstead in which their products are incorporated or their support advertised in a highly visible manner, chances are that support would be seriously considered. Support would be good for public relations, and very probably tax-deductible; nor need it involve large sums of money, but perhaps simply a grant to cover the cost of purchasing or restoring a



period tractor, field implement, or farm structure. In many cases, some sort of credit in the way of product advertising is all such companies ask in return for charitable support, and if that charity were an agricultural museum development which illustrated how the sponsoring firm played a part in the development of the farming industry in Manitoba, it would likely be considered a cause very worthy cause of support.

#### D) Automotive Associations

Automotive associations and clubs, such as the Manitoba Motor League, the Rotary Club of Winnipeg, and the Manitoba Classic and Antique Auto Club, might also prove to be a valuable supporter of rural heritage development initiatives. For example, if some sort of nominal incentive were provided to members of such clubs and associations, (e.g., a percentage reduction of fees for members who use museum, camping or accommodation facilities), it is likely that financial or even simply free advertising in the club newsletters could probably be arranged. Also, heritage driving tours identifying interesting local sites and attractions likely would be a welcome addition to these publications and would promote greater visitation of such sites by club members.

#### E) Other Support Groups

Many other Manitoba groups and associations should be considered potential sources of support, if only in a "user" capacity, especially in terms of heritage hospitality facilities and services. For example, a growing number of cycling and hiking clubs, senior citizens clubs,

school groups, and naturalist clubs, organize daily or weekend excursions to various parts of the province. Prospects for increased visitation by such user groups, and for a related increase in revenue of heritage developments such as museums, Bed & Breakfast sites, and restaurants, could be greatly enhanced if one or more designated routes were established with attractions and services located at various points along their course.

It can be concluded from this discussion of the potentials for Manitoba rural-heritage resource development, that there are many sources of potential support for such initiatives, as well as various agencies, most notably in the area of heritage accommodation facilities and heritage park development, which could play important and complementary roles in pursuing them. If the growth of the province's existing rural heritage developments and proposed future developments were carefully coordinated, a series of high-quality developments focusing on the province's ethnic mosaic heritage could be established without the need for massive inputs of public funding. The following chapter presents a strategy by which these existing and planned heritage developments can be moulded into a unified tourist attraction which might be of great potential cultural and economic benefit to the province.

#### 4.0 A STRATEGY FOR RURAL HERITAGE DEVELOPMENT

As the preceding chapters have shown, it is clear that rural heritage architecture has become an important resource management concern, and that development of this resource can be potentially profitable, in terms both of cultural and of economic benefits.

In Chapter Two it was shown that, in terms of its cultural and artistic significance, rural architecture -and particularly vernacular architecture- increasingly is being recognized by the academic community as a major cultural "sign post" for appreciating the course of a society's development. Examples of vernacular architecture are considered now to be at least as worthy of preservation as "national monuments" as are examples of "higher architecture", due to vernacular architecture's especially close relationship with the natural environment and with cultural change. Chapter Two also showed that, in addition to the growing popularity of heritage sites as cultural and recreational attractions, the adaptive re-use of agricultural and other rural building types as heritage hospitality facilities is becoming a significant component of North America's tourism industry. Additionally, it was shown that the renovation of period residences is becoming a major component of the construction and real estate industry. Thus, despite recognized obstacles to developing rural heritage architecture on a large scale, there are clearly many potential benefits to be gained through development, and many examples of successful projects that can serve as development models.

In Chapter Three it was shown that, despite recent rapid growth in the rural-heritage development field, Manitoba's rural architectural

resources remain largely undeveloped, and in fact are seriously neglected. This situation persists, despite the rich variety of Manitoba's "ethnic" architectural types, and the province's growing reputation as a multi-cultural community (as is suggested, for example, by the success of Winnipeg's annual Folklorama festival). Clearly, there exists in Manitoba at this time an opportunity to greatly enhance the province's role as an international tourist destination area by developing its rural heritage resources, while at the same time strengthening the local cultural and social fabric by providing residents with physical links to their roots as a people and as a broad community. What is required, besides the desire and commitment to grasp this materially-fragile opportunity, is a well-conceived development concept. One such possible strategy for realizing potential benefits is outlined below.

#### 4.1 PLAN PREREQUISITES

In considering possible approaches for increasing the level of vernacular architecture preservation in Manitoba, a number of prerequisites were recognized. It is evident that any appropriate development strategy would have to incorporate a wide range of existing and projected future heritage development types. Also, such a strategy necessarily would need to identify quickly and effectively those rural sites and structures of strong development potential, while making provision to devise some mechanism for protecting these sites pending the realization of their potential through possible future development. Additionally, an effective strategy would encourage and coordinate participation by a wide range of local and provincial

interest groups and agencies. Finally, and most importantly, the strategy plan would tie together all the various types of heritage sites, attractions and individual initiatives into a single, easily identifiable "package" for facilitating effective marketing and public education, while encouraging growth in the heritage development industry.

#### 4.2 STRATEGY CONCEPT

What is proposed is the creation of a network of sites and tourist routes throughout southern Manitoba, based largely upon the "ethnic island" and "architectural evolution" concepts discussed above. Rural "ethnicities" would be a major focus of such a network. However, given the current lack of quality ethnic heritage developments in the province, the proposed "heritage trails" necessarily would also include community/urban heritage initiatives, natural features and attractions, as well as those tourism-related commercial services which, strictly speaking, are adjunct to the heritage resource base proper. By incorporating all possible types of sites and attractions in the trail network, the initial success of the network would more likely be assured, and the ethnic components could then be developed as tourism and regional resources build over time.

#### 4.3 THE TRAIL NETWORK

The ultimate objective of the proposed strategy is the development of a three-tiered heritage trail network. When fully developed, the network would consist of a cross matrix of routes including two primary or provincial trails, several secondary or regional routes and,

potentially, a generous number of tertiary or local routes. Located along, or near to, each of these trails would be a broad selection of "registered" heritage developments (such as heritage parks, designated heritage sites, heritage hospitality facilities, and commemorative cairns), each correspondingly categorized in relation to the network system's three tiers as: provincial, regional and local "nodes" or individual "sites". This site classification would be based on the size and quality of the respective developments. The underlying theme linking all of the sites together would be Manitoba's cultural and natural "Heritage Mosaic". Each site would be regarded as a unique component of this mosaic. (Plate 38)

#### 4.3.1 Primary Routes

It is proposed that two primary or provincial routes be established: firstly, a cross-province route, which could be referred to as "The Heritage Highway"; and secondly, a circle route, which could be referred to as "The Colonization Trail."

With Winnipeg as the principal departure point, and using the major highway arteries, the Colonization Trail would traverse southern Manitoba, passing through each of southern Manitoba's five major provincial government administrative regions, (the Eastman, Interlake, Parkland, Southwest and Central regions), and in doing so would communicate directly or almost directly with most of the province's major rural communities, ethnic bloc-settlement areas, and physiographic regions.

The Heritage Highway would follow the route of the Trans-Canada Highway, and offer tourists and travellers driving through the province

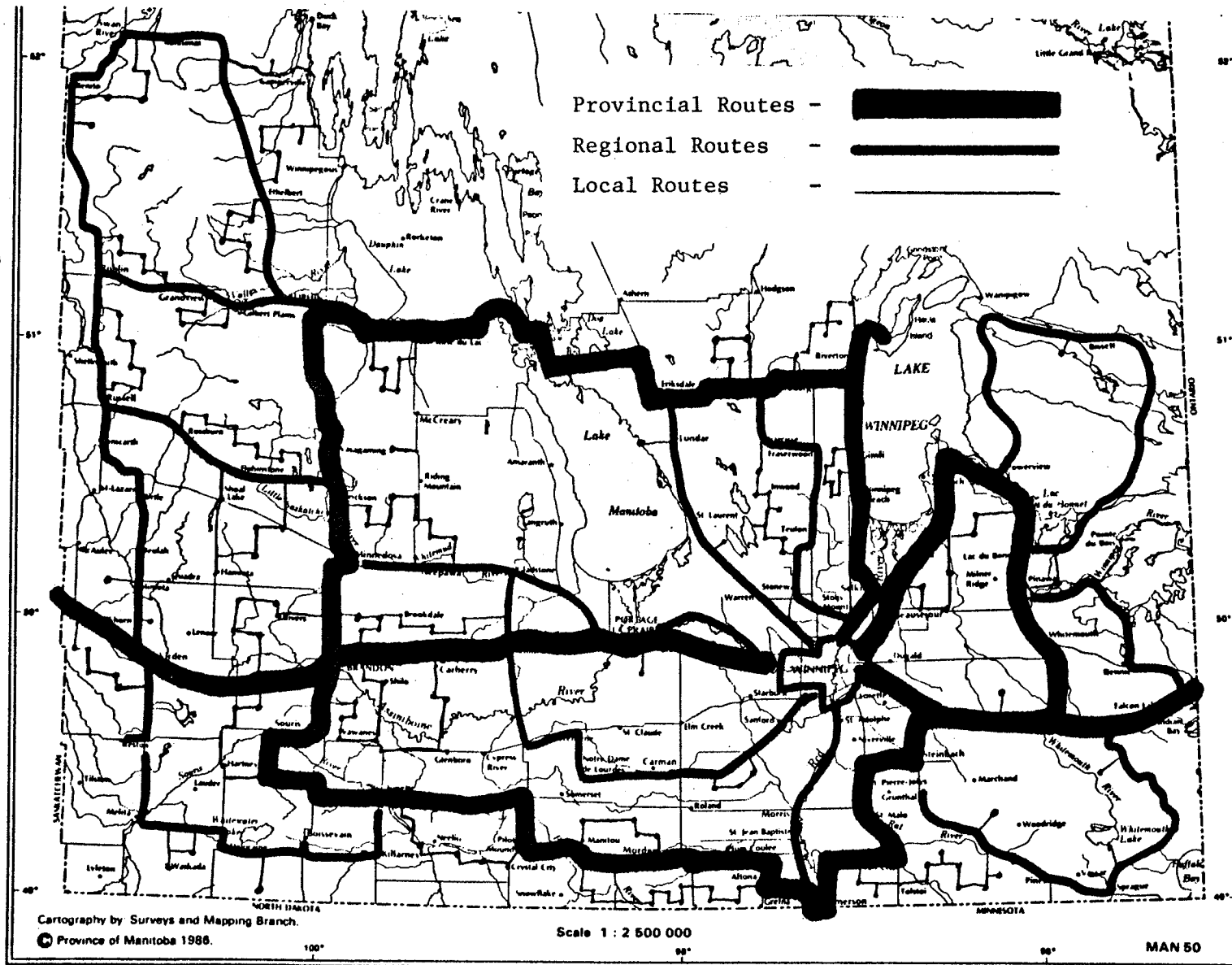


Plate 38 A schematic heritage trail network for southern Manitoba.

Plate 38 A schematic heritage trail network for southern Manitoba.



a "sampling" of Manitoba's heritage mosaic, without requiring major departures from the route.

#### 4.3.2 Secondary Routes

Emanating from the regional nodes, or from various locations along the provincial routes, would be a number of secondary "regional heritage trails." Generally these, too, would follow primary and secondary transportation arteries. Regional trails would either traverse individual regions, while communicating with particular communities and districts located off the primary routes, or provide for an alternative route between two regional nodes. For example, a "Riding Mountain" regional heritage trail could depart from the provincial trail at Dauphin, circle the western half of Riding Mountain (passing through Roblin, Russell and Rossburn), and rejoin the provincial trail near Erickson. Similar regional trails could be established in the Duck Mountain area, the Interlake region, Eastern Manitoba, and southwestern Manitoba.

#### 4.3.3 Tertiary Routes

Tertiary or "local" heritage routes would emanate from the regional trail system, from communities located along the secondary route, or even from points along the primary routes. These trails generally would utilize simple gravel or dirt roads, to offer short side-trips away from primary or regional trails.

#### 4.4 COMPONENT SITES

It is proposed that in addition to a hierarchical classification of trail types, a corresponding typology to "rate" component sites

would be advantageous. A trail guidebook cataloguing a given route's featured sites and attractions, with reference to thematic basis, interpretive programs, significance and number of structures involved and visitor services offered, would better allow travellers to plan which sites they wished to visit, and ascertain the length of time they might expect to spend at each site, as well as the overall quality of a given attraction. The formulation of a rating scale might also encourage individual developers to improve the quality of their sites, given that such improvements would secure for them a higher site-rating in the promotional literature, and in turn a greater number of visitors. (A site rating system of this kind, as used in Michelin's popular "Green Book" tourist guides to recommend suitable restaurants, has proved very effective in promoting high quality standards among food-industry entrepreneurs.)

Also, this categorization both of the trails and of sites has implications for a possible hierarchical distribution of sites, whereby major developments would be located along major trails and minor sites along minor trails. Such an orderly distribution of sites is an important consideration, for many tourists likely will not visit even high-quality heritage developments if this demands a long drive along a second- or third-class road.

#### 4.4.1 Provincial Nodes

The provincial nodes would each consist of multi-component heritage attractions, involving a variety of structures and/or offering a variety of visitor services and facilities, (e.g., restaurants, site interpretive centres, accommodation, picnic and camping facilities,

etc.). Such nodes would include existing developments such as Lower Fort Garry National Historic Park, the restored Icelandic village in Hecla Island Provincial Park, and the River Road Parkway to Lockport.

#### 4.4.2 Provincial Sites

Provincial sites should include isolated but significant individual sites and attractions which would provide only limited visitor services or facilities. Most federal and provincial heritage site initiatives should be placed in this category, including such sites as Riel House National Historic Site, St. Michael's Ukrainian Greek Orthodox Church, and the Stonewall Quarries (provincial heritage sites). Those provincial and federal parks and recreation areas devoid of heritage architectural components also would be classified as provincial "sites".

#### 4.4.3 Regional Nodes

Regional nodes would consist primarily of good-quality, private-sector heritage initiatives involving several heritage structures and a variety of visitor services, (e.g., interpretive displays, cultural events, concessions, etc.). The Agricultural Museum at Austin, the Mennonite Village Museum at Steinbach and, potentially, the Selo Ukraina complex near Dauphin, all would fit into this category. A number of rural communities also could be classified as regional nodes. Morden, for example, with its excellent palaeontological museum, its large stock of well-preserved vintage community structures, its annual Corn and Apple Festival, and its tourist information services, easily could represent a major attraction

in itself, requiring a day or more to visit. Other mid-sized rural communities, such as Neepawa, Killarney, Stonewall, Dauphin and Virden, each able to boast of fairly well-developed "main street" programs and an array of heritage structures and tourist attractions, also could be classified as regional nodes. The regional nodes, in addition to being "multi-component" trail stops, also would offer travellers a home-base for exploring local district trails and attractions.

#### 4.4.4 Regional Sites

Regional Sites would include such sites as local museums and parks, municipally designated heritage sites, and provincial commemorative heritage markers. Those Bed & Breakfast and Farm Vacation sites offering accommodation in period structures could also be identified in a trail guidebook of regional sites.

#### 4.4.5 Local Sites

Local heritage sites would largely consist of undeveloped sites and attractions of local historical interest. Many of these could function simply as "drive-by sites" or "road-side stops" and involve such structures as rural churches and school sites, well-preserved "century-farmsteads" and local commemorative cairns. Background information on these sites could be provided through short descriptive notes in the trail guidebook, or provided in the form of a simple plaque erected near the site (as is the case with those sites which have been developed along the River Road Provincial Parkway). Bed & Breakfast or Farm Vacation sites not offering period accommodation could also be incorporated into the site network as local sites, and promoted in the trail guidebook for their tourist-services function.

#### 4.5 POSSIBLE FUTURE SITES AND ATTRACTIONS

A number of potential new sites and development types could be promoted and added to the trail network as they are developed. These new features would include initiatives such as prospective "registered" municipal sites, vacation heritage cottages, trail shelters, historic ruins, and (a key element in the entire heritage trail strategy) the proposed "ethnic homestead" development project.

##### 4.5.1 "Registered" Municipal Heritage Sites

Manitoba's recent Heritage Resources Act (1986) empowers both provincial and municipal levels of government to "designate" significant heritage sites and structures. The legislation further extends to municipalities the authority and the responsibility to protect these sites and structures from unwarranted demolition or unsympathetic alteration.

Prior to the enactment of this new legislation, the Manitoba government found it useful to recognize those structures which did not quite fit the criteria for provincial designation, but which yet possessed important heritage qualities, by declaring them "identified" provincial heritage sites. The significance of such structures was further acknowledged by the erection of provincial commemorative plaques and the publication of historical pamphlets. Although such structures are not legally protected, public attention was thus brought to bear on their significance. Quite often, this galvanized local preservation initiatives aimed at ensuring the continued survival of these structures. It is proposed that recourse to such an "identified" heritage site category would be highly advantageous in terms of

facilitating and promoting a greater number of local government-level heritage conservation initiatives.

Owners of Manitoba heritage properties benefit from securing designated heritage site-status mainly in terms of eligibility to receive government restoration grants. Due to budgetary considerations, however, only a few designated-building restoration grants are available each year. Since provincially designated structures receive greater levels of assistance, the funding available for municipal heritage site restoration projects is quite limited. Thus, the number of sites each municipality can designate and protect under the Act is effectively restricted. This tends to mean that very few farm structures are likely to be municipally designated, given that local schools, churches, post offices and railway stations invariably are favoured in terms of local significance as heritage structures.

By including a second municipal heritage site classification, such as "Identified" or "Registered", and by attaching certain non-monetary benefits to the classification, a greater number of heritage structures could be officially recognized by each municipality. This likely would increase the prospect for greater attention to the significance of vintage farm structures. For example, a municipal historic plaque could be placed on such buildings, and perhaps an appropriate photograph and text could be prepared for publication in the local newspaper or in the municipal register of historic sites. Also, such structures, particularly early ethnic farm structures, could be chosen as subjects of school group history and stabilization projects. In this manner, the owners of such sites might be encouraged to retain these buildings although no municipal funds for improvements were

immediately forthcoming. Registered Municipal Heritage Sites would enjoy a kind of intermediate status, whether as "runners-up" to those structures chosen for municipal designation, or as being "still-in-the-running" for designation, but not yet fully evaluated by the municipal council.

Moreover, a secondary municipal heritage-site classification as outlined could be very useful in monitoring the disposition of local heritage resources. By recognizing such structures as important local heritage resources and plotting their locations on municipal resource base-maps (maintained by all local planning authorities), when owners of such structures apply for demolition or building permits, the appropriate local or provincial heritage agencies could be notified and possible mitigative measures undertaken.

Thus, even though registered municipal heritage status would provide neither for statutory protection of significant rural heritage structures, nor for restoration grants, it would establish a valuable mechanism to promote preservation initiatives, and to monitor the existing rural heritage resource base.

Another possible advantage of the proposed municipal "registering" of local heritage structures involves farm structure taxation. As noted above, the provincial Municipal Affairs Branch proposes to amend the Municipal Assessment Act to eliminate the tax-free status that farm structures have always enjoyed in this province. Although the Manitoba Assessment Review Committee has recommended that there be no exceptions to the "market-value" farm building assessment proposal, departmental officials are considering a possible tax exemption of significant heritage farm structures, provided such structures are not in active

use, and that some means be implemented to identify those farm buildings possessing significant historical/architectural qualities.

Registered municipal historic site status could furnish the criteria for continued tax-exemption for certain agricultural structures. Nominations for registered heritage farm-structure status could be adjudicated by the municipal council, or by municipal heritage advisory committees where these have been established. Those farm structures deemed to possess significant historical/architectural qualities could be listed as Registered Municipal Heritage Sites, and the local assessment office instructed to extend exempt status to these structures. The amount of revenue to be gained by taxing old, largely unused farm structures, would be far less than the potential income that could be generated through their continued survival and the development of their potential as a tourist and local cultural attraction. While exemption from realty taxes will not in itself ensure vintage farm structures against destruction by their owners, it could act as a valuable signal gesture and help prevent the loss of significant examples.

Hence, the registering of the more important among these largely unused vintage farm structures, at least, could serve as a valuable mechanism for conserving such resources.

#### 4.5.2 Restored Residences

While the rehabilitation and continued use of period residences is not as common in Manitoba's rural areas as it is in urbanized areas, a number of period farmhouses are still occupied, and many of them have been carefully maintained or sympathetically renovated. In the United



States, owners of period residences sometimes have banded together to form "heritage home owner associations" which promote and assist such initiatives by offering advice, ideas and moral support to owners of period residences. These associations have been very successful in fostering appreciation for the ownership and restoration of period houses, and in providing a social forum. These residences often are included as attractions on non-invasive local walking and driving tours. Also, many such groups routinely organize annual open-house tours, which offer the public an opportunity for a close-up look at such residences.

Residential rehabilitation owes its popularity in urban areas to of the positive reinforcement owners receive in being part of a period district, in which individual home owners, neighbours and other community members can see, compare and appreciate the beauty of a well maintained heritage home. Part of the joy of owning something special lies in showing it off.

This sense of pride in ownership could be promoted in rural areas through the establishment of analogous heritage home owner associations, but adapted to encompass members on a district or regional basis. Articles distributed for publication in local area newspapers, and describing private restoration efforts, could help to foster this sense of pride, while alerting other owners of period farmhomes to the prestige that can accrue from renovating, rather than replacing, vintage farm residences.

Meanwhile, with the owners' permission, restored period residences could be added to the local heritage-trail roster as "drive-by" sites, perhaps with an annual schedule when all the homes in one particular

district were open to public visitation (e.g., on a particular weekend). Alternatively, if these open house events were scheduled on different weekends, owners would be able to visit other sites. An additional advantage of this option is that it would allow for an extended period when houses could be visited by tourists and local residents alike.

#### 4.5.3 Heritage Hospitality Facilities

The establishment of a heritage trail network could foster increased numbers of heritage hospitality developments in the province. With tourist travel to rural areas of the province likely to increase through the development of the proposed trail network, new tourist accommodation facilities will likely be required. If these accommodations were heritage attractions in themselves, the likelihood of new facilities succeeding is good. As discussed in the foregoing chapter, the directors of the Manitoba Bed & Breakfast Association, the Manitoba Hostelling Association and the Farm Vacation Association have expressed interest in attending meetings with interested individuals and families to encourage the development of new member sites.

Such heritage facilities need not consist of large, extensively restored residences. The author is familiar with many farmsteads on which small unused log cabins and wood-frame houses in good structural condition are set off to one side of the farmyard. If such structures were relocated nearer the main farmstead approach road, where they would be more visible to passing travellers, and then simply cleaned and repaired, they could provide simple, but comfortable and inexpensive, accommodations for tourists, cycling clubs, and weekend

vacationers. Also, such small-sized residential structures could be purchased and easily relocated to sites along the major heritage trails. If they were strategically located near major park and recreational areas, their appeal to recreation users would be greatly enhanced. It is conceivable, in certain localities, that enterprising farmers could set up and successfully operate a site incorporating several such "heritage cottage" facilities.

#### 4.5.4 Trail shelters.

In many European countries, hiking and alpine groups acquire and convert old rural structures, such as shepherds' cottages and small barns, as trail shelters which are popular and well used. The hiking population is not nearly as large in Canada as it is in Europe, but nevertheless is rapidly growing. In Ontario, for example, more than 2,100 kilometres of trails are now maintained for hikers. Membership in the province's six regional hiking associations has doubled from 10,000 to 20,000 in the past five years.<sup>178</sup>

In Manitoba, a number of hiking, cross-country and snowmobile trails have already been established in several provincial parks. While some of these are relatively truncated, several others, such as those in Spruce Woods and Whiteshell Provincial Parks, offer the opportunity for extended trips and overnight camping. Also, recognizing the growing popularity of nature trails in Manitoba, the provincial Parks Branch has proposed the establishment of new hiking trails, including one along the length of the Pembina River Valley from the international border to Killarney.

Currently, only a few of the province's designated trails include picnic or camping shelters. All are modern-design, frame-lumber

structures. There are numerous abandoned old log cabins in the province that could serve as excellent trail shelters. It would be a relatively straightforward job to dismantle such structures, and erect them at strategic intervals along the trails. Such trail facilities could range from simple "shells" with a table and a simple cooking stove, to weather-tight cabins equipped with plexiglass windows and simple bunk beds. In "settled" areas of the province, such trail shelters could be made to represent appropriate regional types of pioneer log cabins, and in wilderness areas, trappers' or miners' cabins would be equally appropriate shelter representations.

The relocation of appropriate old log structures could be undertaken as local student employment projects funded under the auspices of the annual Student Temporary Employment Program, or of the Manitoba Heritage Federation Grant Program. In addition to its local employment possibilities, another advantage to the concept of renovating log structures as trail-shelters is that vandalism would not likely be a problem, for the accessibility factor would limit visitors largely to serious hikers.

It is recognized that government agencies tend to prefer standardized, factory-made types of park facilities. Even if such heritage trail shelters were not actual period structures, but stylized replications, they undoubtedly would add to the attractiveness of the trail experience, while also promoting heritage awareness.

#### 4.5.5. Historic Ruins

So-called "historic ruins" represent yet another development type that could be promoted and incorporated into the heritage trail

network. In Europe, historic ruins are a popular tourist attraction and are advertised in all sorts of tourist literature and travel guides. While Manitoba does not have the ancient, monolithic stone ruins of castles, abbeys, and manor houses that dot the European landscape, we do have numerous small, quaint, abandoned rural churches, schoolhouses, homes, stores, etc. While some people might suggest that these structures are useless eyesores, for many people, including amateur and professional photographers and painters, home-comers, tourists, etc., they are prized attractions. It is not uncommon to see a vehicle parked near an abandoned old log barn or fieldstone residence, and an easel or tripod set up in the yard, or simply to see someone exploring the site, contemplating its background and enjoying the "sense of place". The value and popularity of visiting abandoned architectural ruins in Manitoba is vastly underestimated, and it would be a waste not to conserve and develop selected numbers of them, if only temporarily, by forestalling their demolition and incorporating such sites into the heritage trail network as "heritage ruin" attractions.

During the 1970's a "Wildlife Oasis" program was initiated by Manitoba wildlife agencies in which abandoned farmyards possessing mature shelterbelt planting were purchased and set aside to provide shelter and forage for prairie wildlife. According to John Morgan of the Manitoba Wildlife Association roughly two dozen such sites were acquired under the program. Unfortunately, to prevent possible injury to both animal and human visitors to the site, extant agricultural structures were demolished at these sites. Wildlife conservation agencies in Saskatchewan recently initiated a similar farmstead shelter

program, but on a voluntary basis.<sup>179</sup> It is proving to be quite successful. Such a program, if re-established in Manitoba, could result in the development of a series of such sites serving both the province's wildlife population and its artistically-inclined and heritage-minded human residents. All that would be required is an agreement on the part of the owner not to destroy the sheltered former farmstead site, a plaque identifying the site as a "wildlife/heritage ruin" and warning visitors not to enter any structures (for safety reasons), and perhaps a small grant to a local resident to maintain the site, (cut the grass on a small portion of the site, clean out trash-bins, stock the animal feeders, maintain a supply of firewood for barbecue pits, etc).

#### 4.5.6 Ethnic Homesteads - A decentralized heritage park

While the above-described sites and attractions in themselves might constitute an interesting and effective basis for a network of heritage trails throughout Manitoba, they would do little to heighten the "ethnic mosaic" character of the province's rural architectural resources, or to preserve selected accurate examples of the province's major vernacular building typologies. To address this gap in the network-site development proposal, it is suggested that, once the network of trails is well established, a series of "ethnic homesteads" could and should be established. These sites would constitute a key element in the proposed network, and would complement other development types by providing an accurate historical "point of reference" in relation to the building types associated with other developments.

Each ethnic homestead development would consist of a re-created or restored period farmstead, representative of a particular ethnic group during a particular phase of that group's experience in Manitoba (such as those described in the previous chapter: the pioneer/early, traditional/middle, and the transitional/later phases).

The main objective of each homestead development would be to portray accurately the type of buildings, machinery, material items and general lifestyle that would have existed on a typical farmstead in each of the province's major bloc settlements during each major period.

Unlike most of the province's "pioneer village" museums, the ethnic homestead would not function as a repository for various types of largely unrelated buildings, farm machinery and material items from different periods of time and cultural backgrounds. Collections would be limited to those items that would have existed on a real farmstead during the period being depicted.

For example, a pioneer farm in most Anglo-Ontario settled areas during the early 1880s generally would have consisted of a small log cabin and several small log outbuildings. Any lumber used in construction either would have involved hand-sawn or locally-milled rough planks and would have been used primarily in floors, ceilings and roofs. Farm machinery on such a farmstead would have consisted of a few basic horse-drawn implements. There would have been no steam-powered tractors, no large brick, stone or wood-frame residences, nor any barns, granaries or workshops of so-called "plan-book" design. Material items, for the most part, would have been similarly simple and few.

The same farmstead, during the mid-1890s, likely would have consisted of a four-room frame-lumber or granite-fieldstone residence of "Gothic-Revival" design (popular in Southern Ontario during the time most of the Anglo-Ontario settlers migrated to the prairies), a small timber-framed barn, and several lumber outbuildings. Machinery still would all be of the horse-drawn type, but now a "stationary" steam-engine likely would have been present to power a threshing machine and to crush feed-grain. Typically, the farmyard would by now be fenced, and graced by a formal driveway and decoratively-planted trees. Only a few of the original structures would remain in the yard, while the original cabin likely would now be relegated to use as a calf-stable or chicken coop.

This same farmstead, ca.-1914, typically would be well-established, and exhibit signs of relative prosperity. The yard would include items such as a large Ontario-style bank barn; an American "Foursquare"-style house constructed of brick, moulded-concrete block or of kiln-dried frame-lumber construction; a large set of ancillary structures of "plan-book" design; a self-propelled steam-powered tractor, and some work-horses; and a wide range of field implements. Material items and domestic goods would likely all have been industrially-manufactured items, imported by railroad from eastern Canada and the American Midwest. While not all Anglo-Ontario farms in Manitoba would have progressed in such a linear and continuous fashion, the scenario outlined in the preceding few paragraphs would have been typical in many districts of central and south-western Manitoba.



The items that would have comprised a typical Anglo-Ontario farmstead during each of these three periods, and thus the associated changes that would have been evident as time progressed, are of utmost importance in understanding and appreciating the development process which typified Anglo-Ontario settlements in the province. Thus, for historical reasons, and to stimulate tourist interest, these items should be accurately portrayed in their proper context.

It is recognized that no two farmsteads in Manitoba were exactly alike. However, recent research has identified the principal range of architectural and of many material items, current to those areas of the province settled respectively by Mennonite, Ukrainian, and Anglo-Ontario populations, from the onset of settlement to ca.-1945 when evidence of the population's ethnic distinctiveness all but disappeared from new construction. Also fairly well-documented are the architectural types representative of the Scottish settlers of the Red River Settlement, the Icelandic settlements in the Interlake, French and Metis inhabitants of the Red and Assiniboine River parish-lot settlements, and of the German-settled districts in the Eastern Interlake. In total, there are approximately twenty principal ethnic homestead types that could be developed.

#### Ethnic Homestead development

The proposed ethnic homestead developments could be pursued, not only to represent one of a range of possible themes, but also to feature a range of attractions and facilities. Each site could be developed initially as a basic farmstead/museum complex and, as resources permit, be built up to include a wide range of thematically

related structural attractions and various visitor facilities, eventually reaching a stage at which it could be regarded as a sort of heritage resort.

#### A. Phase One - basic homestead development

The initial phase of ethnic homestead developments would consist largely of a static museum-piece type of development. For example, a "traditional" period (1900-1920) Ukrainian homestead project (such as one being planned by a Poplarfield area group in the Interlake region), could begin with selection of appropriate, representative period structures in the surrounding area, and their relocation on a site near the outskirts of town. In this example, the structures would all be of log construction and of relatively small size. Thus the job of relocating them would be relatively straightforward and inexpensive. As most period Ukrainian structures now serve little useful purpose, they could probably be acquired through donation in exchange for suitable acknowledgement in the form of a small plaque on the building and possibly a modest charitable-donation receipt. After relocating the structures, an authentic farmyard setting could be recreated by the construction of animal pens, yard fencing, tree plantings, fields and vegetable gardens.

For the next few years, development efforts would focus on acquiring an appropriate selection of period farm implements and domestic articles to create a more complete farmstead restoration. Such items also could likely be obtained through donation in the manner suggested above.

In a similar manner, volunteer labour could be acknowledged, and thus encouraged, by entering the names and activities in a homestead ledger. The record of donated items and labour would prove useful when applying for those government and corporate grants which require the identification of some level of community support for a given project. Funds also could be raised through the usual variety of local events, (bake sales, lotteries, banquet and dance socials, etc) and through application to government grant programs and corporate sponsors.

Once the appropriate structures, implements and material items were acquired and rehabilitated, the development would constitute an authentic period Ukrainian farmstead, suitable for film sets, school social study and history class projects, and organized tourist visitation. As discussed earlier, with appropriate technical advice and the addition of a few more structures, many of the province's existing "pioneer village" museum developments could be transformed into authentic homestead museum sites.

Subsequently, as museum resources and collections increase through admission fees, public donation or fund raising campaigns, this hypothetical "basic" Ukrainian homestead development could be extended beyond being a static display-piece by being used in special homestead events. Horses could be rented, or even raised by a local farmer, and demonstrations of past farm practices and technologies could be presented in connection with these special occasions. These events could include simple period activities of a type in which visitors and volunteers alike could participate, such as fence construction, sawing firewood, planting of trees, grass mowing, stone and stump removal, even the repair or construction of minor outbuildings. In the case of

the proposed Poplarfield Ukrainian Homestead, demonstration activities could include roof thatching, wall plastering, craft construction, or traditional food preparation. Carefully selected, such activities and events could result in valuable improvements or additions to the museum. For example, rather than demonstrating the operation of a portable lumber mill and having the lumber remain unused or taken off the site for personal use (as occurs at many of the province's "pioneer village" museums), the lumber could be used for the construction, restoration or repair of the homestead structures and facilities. A wide variety of such possibilities exists, subject to such factors as the level of local interest, availability of resources, and commitment to planning and publicity.

Demonstrations of period farm practices could be videotaped for use in school history and social study classes, as heritage vignettes or public television programs. They could also be shown in senior citizens' residences simply as entertainment, or as part of a "period lifestyles" school project where such images might promote valuable discussions concerning the details of such period activities and lifestyles, which then could be used as interpretive resource material for use in future homestead activities and demonstrations. In this way, such special events could result both in museum growth and in the fostering of increased local heritage awareness and involvement.

Properly coordinated, the homestead special-event activities mounted at different "pioneer village" and ethnic homestead sites could be made to complement one another. For example, wooden shingles could be split as a demonstration activity at one homestead, and exchanged for products and resources produced by yet another museum (such as

lumber, threshed grain for feed, or firewood). Various types of artifacts or domestic materials could also be exchanged between museums and homestead developments. Since each homestead site would only require a limited selection of articles, duplicates or non-appropriate items could be exchanged for "missing" items. For example, extra crockery or lamps could be exchanged for a small stove, or a grain-wagon could be exchanged for a set of discs or a particular type of grain-seeder. This type of cooperation between homestead developments could prove to be a valuable mechanism, not only for completing individual farmstead collections, but for creating a sense of community among different museum developments. In turn, this could lead to a variety of joint endeavors.

The observation of, or actual participation in, past farm technologies and practices at such homestead developments would be significant in attracting in-province visitors. Mr. Abe Leoppky, a Niverville-area farmer, expressed a sentiment that many other farmers have echoed. He indicated to the author that, in his experience, "farmers today, especially the younger generation, are not really very interested in old farm buildings." However, he added "they are very interested in farm machinery." Thus, one way of attracting the interest of farmers, who traditionally are not very avid supporters of heritage preservation, would be to emphasize the accurate portrayal of period farm technologies and practices at such homestead special events. As Mr. Loepky added, although he was not a heritage-minded individual, he would be quite interested in observing, or even "trying his hand out," at the type of farm work that his grandfather would have done. By emphasizing farm practices rather than simple museum displays

at such ethnic homestead developments, it might be possible to involve area farmers as volunteers entrusted with repairing and maintaining items of machinery, or even as demonstrators of former farm practices and technologies.

Phase Two- Living homestead and cultural centre.

In time, as site facilities are expanded, the homestead museum could progress from occasional demonstrations and special events to becoming seasonal or year-round "living farmsteads", as are many museum developments in the United States (such as the Ohio Period Farms complex described earlier). Seasonal or year-round, live-in curators could actually operate the facility on a small scale, (sow some crops, raise a few head of livestock, maintain a small garden) while experiencing for themselves, and demonstrating to visitors, the settlers' life-style during a given historical period. While some historical purists have criticized the living museum concept as being "artificial history", the popularity of such attractions with tourists in the United States is well documented, and likely would lead to an increased number of tourists visiting the site.

Living-homestead site managers could include volunteers, student summer-work program participants, retired couples, or any interested party whose remuneration for maintaining the site could be rent-free use of the period residence or of an on-site ancillary residence. The presence of full-time on-site staffing would permit the museum to operate on extended hours and would serve to deter vandalism or theft.

The facilities used by the site manager could, in many instances, be made to appear part of the ethnic homestead site, as a sort of

"neighbouring" period farmstead, whether as a typical variation of the same ethnic/period theme represented in the main homestead complex, or as a later period farmstead complex. The exteriors of this neighbouring farmstead could be restored to their original appearance, while the interiors could contain completely "modern" fixtures and utilities. The barn and ancillary structures could be used as storage facilities for museum equipment, machinery or personal items. In this way, the entire second farmstead could enhance visually the authentic period environment of the homestead site, but function as a museum maintenance/service centre.

Alternatively, structures located on the "adjacent" farmstead could be developed as an interpretive and cultural centre. The farmhouse could be made to serve as a visitor reception area, with washrooms, site office, meeting rooms or gallery space for local arts and craft display and sale. Also, the second barn could be used for the display of cultural artifacts and items (such as photographs, crafts, and other ethnic interpretive materials) not directly relating to the homestead development. Also, such a facility could incorporate a local "pioneer hall of fame" where portraits of early pioneers and significant community members could be displayed. Induction ceremonies could be organized as a "highlight" of the special events weekend.

Thus, during this "expansion" of project development, the ethnic homestead could include two or more farmstead sites, only one of which would be an authentic recreation of a typical farmyard complex, while the adjacent farmyard functioned as an interpretive cultural centre and/or accommodation for the site's curatorial staff.

### Phase Three - heritage resort

When additional "neighbouring farmstead" facilities are sufficiently developed, the ethnic homestead development could include the provision of period accommodations for tourists or groups wishing to spend several days at the site. Such accommodations could be located in small "semi-accurate" reproductions, constructed or rehabilitated by the permanent site managers, or through the labour of district volunteers participating in the special events. Such "heritage cottages" would best be located toward one end of the homestead so as not to detract from the authentic homestead portion of the development. These facilities would provide basic light housekeeping accommodation, or function as a registered Bed & Breakfast enterprise where one or more meals are provided by the site manager. As some hostels have done in Europe, an ancillary structure such as a barn could be converted into dormitory accommodation for visitor groups.

During this final phase of development, other visitor attractions could be added to the ethnic farmstead development, such as nature trails for summer hiking and cycling, and for cross-country skiing and snowmobiling during the winter. If located near one of the province's many provincial or federal recreation parks, the availability of accommodations and heritage attractions likely would draw a large number of visitors whose primary objective would be to enjoy the park facilities, but who might not be attracted to the often-crowded campground and beach facilities at many provincial parks.

Another commercial sidelight which could be incorporated in such homestead developments could be the leasing of private garden plots.



Such rural garden-plot facilities are very common in Europe, not only as a result of the urban space constraints, but also because of the relaxing rural environment such "garden sub-division" developments provide. By providing seasonal garden-plots in a location near the homestead facilities, the rental cottages might attract regular visitors who value the site as their summer-weekend retreat, as well as vacationers visiting local sites and parks.

Another possible commercial focus for ethnic homestead developments could be found in a "U-pick" berry enterprise. U-Pick saskatoon berry operations are becoming quite common in some parts of Saskatchewan, and if planted in sufficient numbers during the early stages of the homestead development, within ten years could help support the operations of the ethnic homestead developments and attract more overnight visitors.

Finally, it is conceivable that at some point in the development of a given ethnic homestead project, the level of visitation would facilitate the development of a restaurant featuring authentic ethnic cuisine, such as the one located in Steinbach's Mennonite Museum. However, rather than simply offering a snackbar menu and buffet-style service, such restaurants could be developed to provide a quality dining experience. Such ethnic restaurants are a major drawing card for Spain's and Portugal's posada/hotel chains. As Fernando Venancio, Portugal's Posada reservations manager informed the author, the attractive period environments offered in these rehabilitated castles, monasteries, and manor-houses, were intended originally as the main attraction of these tourist facility developments. However, during the past several decades, the fine regional cuisine offered at these sites

has become increasingly popular, and is now considered as the highlight attraction of these heritage hotel chains. While it is not likely that such homestead associated ethnic restaurants would become internationally renowned, if such facilities were established near the entrances of homestead sites, and if the sites were located along major transportation routes, such facilities could be a successful proposition, attracting both local patrons and travellers not intent upon visiting the homestead attraction per se.

Thus, a wide range of facilities and types of attractions could be incorporated in the network of ethnic homesteads. Each development could start as a small and simple museum development, and as visitation levels and resources increased, could grow to become increasingly self-supporting through various types of heritage-related enterprises. Even in the early stages of development, and even if only a few such sites were developed in the province, they would offer an extremely interesting tourist attraction, for domestic and out-of-province visitors alike, by offering them an authentic representation of the province's ethnic and agricultural heritage.

Moreover, if a series of homesteads was developed, and each was representative of a particular ethnic/period theme, the potential for attracting tourists, and for interpreting Manitoba's heritage, would be enormous. The architectural and technological differences between sites representative of the different ethnic backgrounds and different development phases, would be clearly evident and would provide a valuable basis for site interpretation. Such differences, properly interpreted, could foster a valuable curiosity among tourists, promote

visitation to other ethnic homesteads in the network, and ultimately provide visitors with an understanding of the link between technological change and social development within the province's rural ethnic communities. Similarly, the influence of natural resources and landscape types upon agricultural production, settlement patterns and economic progress could be interpreted through such a series of sites.

The development of a network of ethnic homesteads holds out the potential for creating a major tourist and cultural attraction for the province. As high-quality thematic attractions, individual homestead sites would act as a regional drawing-card for tourists who could then be enticed to visit other local attractions. Through their individual "identities", such developments could promote cooperation, rather than competition, among local preservation museum groups. As regionally representative sites, they could foster greater local identification, and therefore derive greater support from the local population than do most existing "pioneer village" developments.

As a decentralized provincial open-air museum, a series of ethnic homesteads would spread tourist revenue over a much wider area than would a central large development. In turn, the homesteads collectively would promote additional "spin-off" types of local tourist facilities and services in their respective home regions. They also would serve to give the province's farming community yet another source for pride, by promoting their particular heritage, rather than heritage projects having an urban/elitist air about them. Similarly, such developments would appeal to the province's ethnic communities by highlighting the unique architectural heritage which has characterized each group during its early decades of development in Manitoba.

#### 4.4 NETWORK DEVELOPMENT

##### 4.4.1 Administrative Requirements

In considering ways to establish an effective administrative network to facilitate the proposed development of a provincial heritage trail network, several prerequisites were recognized, just as they were in considering the heritage trail concept.

It is evident, first of all, that trail development would have to be coordinated by some type of regional planning and development agency, given the existing well-established regional framework in which the operations of most of the province's government institutions and departments function (i.e., Manitoba Tourism, Municipal Affairs, Culture, Heritage and Recreation, etc.). Such a regional development agency would serve as an umbrella-group for all those who are party to potential trail network development within each region.

Secondly, it is evident that any regional development agency would have to possess two levels of administration: a central planning committee to bring a regional perspective to bear upon the various trail development components, and to act as a liaison between local groups and sources of technical assistance and information; and various community level committees to coordinate individual initiatives and concerns, and to relay information concerning local initiatives to the central planning committee.

Thirdly, it is evident that the regional development agency would have to be simple in nature and based, as much as possible, upon existing private and public agencies within each region. Given the resource and manpower difficulties currently experienced by many

existing rural volunteer agencies, it would be impractical to attempt to create an entirely new heritage organization.

Finally, and most importantly, the duties and responsibilities assigned to the respective members of the regional association would have to be similar to the types of activities they are already involved in. Local volunteer support and government-agency involvement likely would be minimal if it entailed a substantially increased personnel work load, or new types of work.

#### 4.4.2. Administrative and development phases.

It is proposed that the development of a regionally-based province-wide heritage trail network could be accomplished through a four- or five-year intensive "delivery" program.

The first two years of the program would be regarded as the "establishment" phase of trail development. Activities would focus on establishing an initial "core" administrative and planning organization within each region, and designating one or more of the proposed major (provincial and regional) trails according to the nature and distribution of existing heritage sites and attractions. General activities during this phase of development would simply involve collecting informational materials and producing a heritage-trail guidebook for each of the province's six regions.

Once all existing sites were incorporated into a basic trail network, emphasis would be placed on enlarging the organizational framework and promoting the development of new local trails and sites. Most of the administrative activities during this "expansion" phase of development would involve consultations among various members of the

core planning group and local representatives to plan a series of heritage workshops where specialists would offer information on relevant heritage development topics.

After several years of intense promotion and development, the proposed heritage trail network likely would be fairly well established. The public would have become well acquainted with the trail concept, its benefits, and the various opportunities for participation in its continued growth and development. Additionally, the trail guidebook would likely be substantially completed, with the vast majority of possible trails and site components in each region already described in the literature. Thus, during this final, on-going, "maintenance" phase of delivery, the pace of activity, on all sides, would likely diminish significantly. Administrative activities would most likely consist simply of the updating of information presented in the annual regional tourist guidebook as new sites are developed or existing ones upgraded.

Establishment and development of a province-wide heritage trail network likely would not require a permanent commitment either by the provincial government or by local heritage agencies, but rather an intensive, short-term delivery program. Given the precarious state of much of the province's surviving vernacular resource base, such a commitment seems warranted, and indeed it likely is the only effective means of grasping what has been shown to be a rapidly fading opportunity for effectively utilizing the province's rural architectural resources.

#### 4.4.3 ADMINISTRATIVE COMPONENTS AND RESPONSIBILITIES

##### A) The Regional Heritage Tourism Association

The Regional Heritage Tourism Association is the largest of three proposed primary organizational units. It would be a loosely-organized association whose membership potentially would include a wide range of private and public groups, agencies, and individuals - in short anyone with a stake in enhancing heritage preservation and regional tourism. Those who would be encouraged to become Association members include members of such agencies as: historical societies, museum groups, economic development corporations, arts and crafts clubs, senior citizens' clubs, chambers of commerce, women's groups, wildlife and recreation organizations, and local newspapers. The proposed association also would include representatives of a number of regionally-based government and private-sector agencies, (e.g., the provincial Economic Development Corporation, the Manitoba Departments of Municipal Affairs, Tourism, Culture, Heritage and Recreation). Participation by all such interest groups and agencies would not be necessary during the initial "establishment" phase of trail development, except for those involved in the operations of a core working group. Additionally, the entire membership of such a Regional Heritage Tourism Association need not meet on a regular basis, save perhaps for an annual convention/social event. The Association's role would be to act as a regional heritage umbrella-group, and to provide representatives to various Association committees described below.

## B) Executive Planning Committee

The executive planning committee would consist primarily of representatives from a selected number of regional agencies, including such government departments as: Provincial Parks, Municipal Planning, Culture, Heritage and Recreation, Manitoba Tourism, and Regional Economic Development, and such private agencies as regional arts and cultural associations, senior citizens', wildlife, recreation and agricultural associations. In instances where such regional umbrella groups did not exist, well-established, influential local groups could be encouraged to join the executive planning committee. Although the executive planning committee eventually would require broad-based representation, during the initial "establishment" phase of the heritage trail development it could function quite effectively with only a small core of regional representatives, assisted by at least one or two contact persons from the local government jurisdictions which comprise a given region.

### Function

The primary function of the executive committee, during the initial phase of development, would be threefold. Firstly, the committee would establish a basic trail network by identifying all known heritage and natural sites and attractions, and delineate appropriate provincial and regional routes to encompass these sites and attractions. Secondly, the committee would market the "existing" trails by collecting appropriate informational materials and promoting sites via the annual Regional Tourist Guide that each Regional Tourism office publishes annually. Thirdly, the committee would encourage the establishment of local heritage committees by identifying potential



local interest groups and individuals, and by organizing a series of informational meetings to explain the regional heritage trail concept to interested individuals and groups.

The local promotional meetings would serve as a forum in which representatives from the executive planning committee could describe the heritage trail network, and emphasize the potential tourism/heritage awareness benefits that could accrue from developing various types of new trail sites and attractions for inclusion in the regional trail network.

Little new research likely would be necessary to identify existing- site developments, or to produce an effective regional trail guidebook. This is because promotional literature about the majority of Manitoba's existing heritage developments already is available. Production of the trail guidebook thus would simply involve obtaining the information from the various site developers (Federal and Provincial Parks offices, Historical Resources Branch, Manitoba Association of Museums, Farm Vacation Association of Manitoba, etc) and editing these materials for use in the new guidebook. Currently, most of the regional tourist guides produced by Manitoba Tourism merely list those community-based attractions and commercial services that are available in a given region. By presenting this information, and additional information on various rural heritage and natural site attractions, in a new format which corresponds to the trail and site categories described above, an informative and more appropriate tourist-oriented promotional vehicle could easily be produced.

Once the "existing" trail network and the new regional tourist guide format had been established, executive planning committee

operations would shift to encourage the development of new trail sites. This would be accomplished by gathering information on undeveloped heritage structures and natural attractions, and by suggesting viable development types to owners or potential developers. If and when sufficient interest was generated to tap such new resources, heritage development workshops would be arranged at which specialists in relevant fields would describe suitable techniques and procedures for developing these sites. For example, a representative from the Historic Resources Branch could attend a meeting of local heritage society members and/or heritage homeowners to outline the Manitoba Community Commemorative Plaques Grant Program, and suggest ways and means of thus highlighting significant local heritage sites and structures. With the owners' permission, such sites could then be incorporated into the trail network as "wayside" or "drive-by" local heritage sites. Also, if enough individuals were interested in developing heritage accommodation facilities, representatives of the province's Farm Vacation, Bed & Breakfast and Hostelling Associations could attend a public meeting to describe the nature of these organizations, and the potential benefits of joining them. A wide range of such "workshops" is possible, each potentially leading to new additions to the regional heritage trail network.

### C) Municipal Heritage Committees

In addition to an executive level committee, it would be important to establish some type of community-level organization. It is proposed that such locally representative committees should consist either of loosely-organized groups of heritage-minded individuals, (referred to

in this thesis as Municipal heritage/tourism Committees), or be constituted formally as the "Municipal Heritage Advisory Committees" provided for by Manitoba's current heritage legislation.

As briefly noted above, the recent Manitoba Heritage Resources Act empowers local government jurisdictions to establish the latter advisory committees, whose primary role is to make recommendations to local government councils concerning the designation of municipal heritage sites and structures. However, under Section 60 of the Act, such committees can, on behalf of the municipality, "undertake educational programs...and... research projects,...prepare informational material,...and... provide assistance to any group... involved in any specific projects relating to the heritage resources of the province or of the municipality." To date, three such municipal heritage advisory committees have been established (in Morden, Brandon and Treherne). The participation in heritage trail development initiatives by such committees, where they are established, would appear to fall well within the mandate of these committees, and likely would prove to be a most effective local-level component of the proposed heritage trail administrative mechanism. Where such committees do not yet exist, their formation could be encouraged. Alternatively, the creation of an informal municipal heritage/tourism committee could be promoted to serve as the local contact agency in developing the regional heritage trail network.

The role of the Municipal Committees (or their designates), would be twofold throughout the term of the plan delivery. Firstly, these committees would provide local representation at the executive committee level so that information regarding the heritage trail

concept and site-development possibilities could be disseminated at the local level. Secondly, the committees would help process local development ideas, concepts, interests and information for forwarding to the executive committee. It is envisioned that the latter committee function would be carried out systematically through a series of regular meetings.

During the initial "establishment" phase, it is likely that only one or two representatives from each local government jurisdiction could be persuaded to join the executive committee. However, given the growing interest in promoting tourism and heritage development, as well as the large number of heritage and local museum societies in rural Manitoba, it is unlikely that it would be difficult to secure such representation, at least on an interim basis. Municipal representatives' initial responsibility would simply be to contact all local individuals and organizations interested in heritage preservation and/or tourism, and to arrange for a promotional meeting, during which a presentation on the heritage trail concept could be made by one of more representatives of the executive committee.

At these initial meetings, the benefits and costs of becoming formally associated with the regional trail network would be outlined. The benefits of becoming a member of the Regional Heritage Tourism Association, and of developing a site for inclusion in the regional trail network, would be increased exposure for owners of local heritage resources, and most likely, increased tourist visitation and its implied economic benefits. The requirements, in most cases, would consist simply of preparing a short text describing the individual attraction, and in the case of commercially-operated heritage

attractions, the levy of a nominal five- or ten-dollar annual fee to cover the cost of publishing the regional heritage trail guidebook in which such sites were to be promoted. Such fees would be regarded as legitimate business expenses, and thus would be tax-deductible.

During the "expansion" stage of the regional heritage trail development, the role of municipal committee representatives would increase only slightly. Meetings would be arranged for the local heritage and business community to discuss ideas and prepare information about local heritage resources for presentation to the executive committee, and to outline executive-committee suggestions regarding possible development initiatives involving these resources. Once sufficient interest was generated, a sites workshop could be arranged to bring together various authorities and interested parties to devise suitable development strategies. Such workshops could be held at both a local and regional level, depending upon the subject matter and the level of local interest.

Thus, the municipal heritage committees could consist simply of one or more local representatives who would take it upon themselves to contact individuals with interests similar to their own, and to organize a series of meetings. If the level of local interest was sufficiently high, the municipal association members could establish a more formal organization, and initiate various types of heritage-awareness campaigns or site-development projects (such as the establishment of local heritage trail routes, community walking tours, the establishment of a local "pioneer hall-of-fame", etc.).

#### D) Regional Coordinator

In addition to the administrative and planning components described above, a key element in the entire heritage trail concept lies in the designation of a Regional Coordinator. The person entrusted with this position would be charged with managing the trail development plan within his or her particular regional jurisdiction for a term of four or five years, during the critical "establishment" and "expansion" phases. The regional coordinator would be an expediter who followed up leads, arranged for guest speakers at committee meetings and workshops, represented the regional association at regular planning sessions with other regional associations, lobbied for corporate donations for possible ethnic homestead developments, and so on. Such a person would have to possess a certain expertise regarding heritage preservation, Manitoba history, and the tourism industry. Also, a certain familiarity with regional natural and heritage resources would be requisite, as would the ability to communicate effectively both with local residents and with urban professionals.

It is quite evident that the regional coordinator would have to be a government employee from the ranks either of the provincial tourism department or Culture, Heritage and Recreation. Research into the programs of these two government departments indicates that the department of Culture, Heritage and Recreation is in the best position to provide the resources for such term positions.

Currently, through its Regional Services Branch, this department maintains offices in each of the provinces' six major administrative regions. In addition to a Regional Manager, Regional Consultant and a small support staff, each regional office employs a number of district

recreational directors working out of various field-offices. These latter officials range in number from six in the Eastman Region to twelve in the Central Region. All of them come from a background in the recreation field. For many years their activities primarily involved developing recreational activities and programs, as was ascertained by the author's review of the newsletters which each Regional office has published on a regular basis for several years.

Since the province's new heritage legislation, which empowers municipal governments to take an active role in preserving local heritage resources, was proclaimed in May of 1986, the Regional Services Branch has endeavored to include a greater emphasis on heritage development through the activities of its regional field offices. R. de Pencier, director of the Regional Services Branch of Manitoba Culture, Heritage and Recreation, indicated to the author that a term position, such as the one this thesis proposes, would fall within the mandate of this Branch. Ms. de Pencier further indicated that the branch foreseeably could allocate funds for the position of Regional Co-ordinator discussed above, particularly if a pilot project indicated that a single "heritage development officer" could successfully initiate a significant number of local heritage initiatives.

#### 4.7 Strategy Assessment. Potential and Advantages

Thus, by establishing a regionally-based hierarchical system of tourist-oriented "heritage trails" connecting a wide variety of architectural, historical and landscape sites in the manner described

above, it is proposed that a highly attractive unified package could be developed which would form a very effective basis for both an expanded tourist industry and a more active rural heritage preservation movement in Manitoba. The advantages of this type of approach are clear.

By establishing a hierarchical network of trail and site categories, a wide range of existing and potential future heritage attractions to be incorporated into the plan, from large-scale federal and provincial heritage-park developments, individual federal, provincial and municipal designated historic sites, local museum developments, to small private development initiatives, as well as various natural landscape features. In doing so it would draw upon a wide range of support groups, yet allow each site to be developed and administered independently without undue interference from other component sites. Also, by involving a large number of local community groups and agencies, the residents of a particular region would be made to feel that they were developing their own resources, rather than having the government do it for them.

By identifying and promoting each of the component sites according to their particular "role" in the development of the province's ethnic and physical mosaic, each site could be made to possess an individual identity, but at the same time act as an integral part of the total provincial perspective. Individual vernacular structures could be linked to all other vernacular building types by either their ethnic heritage, their representative evolutionary development phase, or simply as variations of a specific ethnic building type during a representative period of that ethnic community's development in Manitoba. In the same manner natural resources and landscape features



could be linked to settlement patterns and building construction modes. Thus, would be possible to link all component sites together, thereby creating a highly visible, unified, and interesting package for effective marketing and public education.

Such a network of trails and sites would also accommodate a wide range of out-of-province tourist and traveller types, including persons simply travelling through the province en route to other destinations, tourists and visitors who may be spending a little time in one or more of the province's major centres, to "serious tourists" interested in visiting a large number of sites and attractions throughout the province. This would be possible because, through a matrix of sites and routes, any combination of primary, secondary or tertiary routes could be selected to form a custom-designed tour of the province, depending upon the personal interests of the individual. For example, visitors to the province could travel along the provincial loop, stopping only at the major attractions, or take a reasonably quick tour of one or more regions or ethnic "bloc areas" via the regional routes, or choose one- or two-day "outings" from any of a number of regional centres.

Such a network of trails and sites could attract a wide range of provincial "user groups", such as school groups, cultural groups, social clubs, and small family groups as well as individuals. Senior citizen club bus tours are already quite popular in Manitoba, and heritage attractions are among the more popular stops during such one and two-day outings. With the proportion of seniors in the province's population steadily increasing, a well developed heritage trail network could offer an increasingly important recreational activity for this

segment of the population. Also, it is well known that many school boards in the province are attempting to increase the so-called Canadian content in the school system and that class field-trips are increasingly becoming a common school group activity. With the obvious educational value that the proposed site network would provide, particularly the ethnic homestead development type, a variety of historical themes and processes could be taught in an interesting and enjoyable environment, thus increasing the likelihood that cultural awareness and appreciation would be fostered in our younger generations. Similarly, with increasing pressure on the province's provincial park, the provision of heritage accommodations within the trail network could relieve some of the pressure on the park system, and at the same time provide recreational activities for such groups as seniors and family groups which may be disinclined to resort to camping.

Yet another advantage of the proposed plan scheme lies in the development and administration mechanism, which provides for an effective centralized planning organization, makes use of existing, rather than new heritage preservation and development agencies, and provides for a short-term delivery program, without the need for large expenditures of public finances. Similarly, with the possibility of incorporating small local heritage initiatives, private and individual would be encouraged.

In spite of the short-term program delivery, the plan permits a slow, steady buildup of developments. Another advantage of the proposed development plan is that it provides for a balanced representation of the province's major cultural groups and physiographic regions, all of the province's rural districts and cultural groups can participate in the plan, at any level they choose.

**CHAPTER V: SUMMARY AND RECOMMENDATIONS**

## V. SUMMARY AND RECOMMENDATIONS

The preceding chapters have shown that the field of heritage resource management has grown substantially in most western industrialized countries during the past several decades, particularly in the area of heritage architecture development. What began primarily as a governmental responsibility for saving a select few "national landmarks" for patriotic and nationalist purposes has now spread to many sectors of the public domain, and the so-called preservation movement continues to grow each year as increasing numbers of private and government agencies and individuals recognize the potential for profit and public appeal through the protection and development of heritage structures for commercial and touristic, as well as for educational and cultural purposes.

In Manitoba, as in most other Canadian provinces, the preservation movement began with the rise in Canadian nationalism generated during the national celebration of 1967. Among the many projects and initiatives undertaken during the late 1960s, and leading up to the provincial centennial in 1970, was the establishment of numerous local museums, many of which were located in vintage structures. This new interest in heritage preservation led the provincial government to enact the Historic Sites and Objects Act, (1967) which provided statutory protection for sites and structures deemed by a provincial heritage advisory board to be significant heritage landmarks. The heritage preservation field in Manitoba received yet another boost when Lower Fort Garry, the former administrative centre for the Hudson's Bay Company in Canada, was purchased by Environment Canada - Parks and a multi-million dollar restoration program begun.

During the latter 1970s the private sector in Manitoba became actively involved in architectural preservation, when a massive public outcry prevented the demolition of the former Bank of Commerce and Bank of Hamilton buildings in downtown Winnipeg. This initial victory served to consolidate the city's fledgling preservation agencies and led directly to the passage of the city's Historical Buildings By-law (1474/74) in 1977, which provided recognition and varying degrees of protection to structures deemed to be significant to the history and development of the city. During the early 1980s, growing recognition of the historical integrity and significance of the city's downtown warehouse district led to the establishment of a sixteen-block heritage conservation district, now known as the Exchange District. The public's growing interest in this collection of vintage commercial structures led to the commercial redevelopment of many of the structures, and currently the area is a highly attractive and profitable commercial district, with numerous offices, restaurants, night clubs and commercial outlets.

During the early 1980s, the growing demands of the province's rural residents for increased control over local heritage architecture resources, led the provincial government to enact new heritage legislation. The Heritage Resources Act, proclaimed in May 1986, provides not only more sweeping protective powers for heritage sites designated by the province, but also empowers municipal governments to establish local heritage advisory committees to recommend sites of local significance for recognition and protection through municipal designation.

The growing public awareness of heritage preservation during these years led to increased involvement of the academic community, particularly in terms of the documentation of the province's rural ethnic building types. At the same time the growing significance of heritage attractions in the province's tourism and recreation industry spawned the development of a number of heritage hospitality facilities by both government and private agencies. Historic Hecla Village in Hecla Island Provincial Park, St. Norbert Provincial Heritage Park and River Road Parkway are all recent provincial government initiatives that are quickly becoming popular tourist attractions. Similarly, private heritage tourism developments in the form of Vacation Farms, Bed & Breakfast facilities, and hostel accommodations are becoming more increasingly common.

Thus, heritage architecture preservation and redevelopment has become an increasingly prominent resource management industry in Manitoba, as it has abroad, and currently involves players ranging from private individuals and small local heritage societies to major corporate developers and all three levels of government. The current growing level of development initiatives and public interest indicates that the field of heritage resource development in Manitoba will continue to grow in importance.

Despite this recent rapid growth in heritage architectural preservation, considerably less attention has been directed towards preserving and rehabilitating examples of the province's vintage agricultural structures, particularly its historically and culturally significant vernacular structures.

As a result of its role as the stepping-stone for prairie settlement, Manitoba hosted a wide variety of ethnic settlement groups, many of which established homogeneous bloc settlements. In addition to linguistic, religious and other cultural traits, a number of these groups transplanted distinct architectural traditions. Recent research by the academic community has shown that, in many instances, an identifiable evolution of building types chronicled the early development and eventual assimilation of these settlement groups into the province's mainstream Anglo society. Thus, through the careful selection and preservation of specific types of vernacular farmstead sites and structures, the entire history of each of the province's major rural ethnic groups could be portrayed, from initial settlement and cultural transplantation, to economic establishment and cultural revival, through to consolidation and cultural assimilation. Such a series of sites, if properly developed and interpreted, undoubtedly would be very attractive tourist destinations for out-of-province visitors as well as important educational and cultural foci for Manitobans of all cultural backgrounds. It is a basic premise of this thesis that the continued survival of at least a selected representative sampling of these ethnic building types is of paramount importance if the social and economic fabric of the province's rural districts are to be strengthened and enhanced.

Unfortunately, few of the province's many rural museums thus far have adopted an ethnic basis for their artifact collections, despite the proven popularity of so-called "pioneer" historical themes and the growing use of vintage structures as museum display pieces. Also, the provincial and municipal heritage site designation authorities have

been slow to designate and provide statutory protection to vernacular agricultural building types, despite the fact that these resources are seriously threatened by decay and planned demolition. It is very likely that without some type of serious intervention on the part of the province's heritage community, by the turn of the century --in only a dozen years-- the vast majority of our surviving vernacular agricultural structures will be effectively lost as developable cultural and economic resources.

It has also been shown that this lack of vernacular architecture development and preservation is not entirely due to a lack of concern or interest. Rural preservationists throughout North America and Europe have indicated that the preservation and redevelopment of agricultural structures is particularly difficult on a widespread systematic basis.

The low population density of most rural areas results in a lack of financial and volunteer resources, limited political clout, corporate lobbying power, and locally available technical expertise. Obstacles to preservation also exist within the resources themselves. Vintage agricultural structures were often hastily and crudely constructed with impermanent natural materials, particularly those constructed during the earliest period of agricultural development, resulting in rapid deterioration once regular maintenance was abandoned. Also, the small size and highly functional design of many farm structures makes reuse possibilities quite limited without destroying much of the historical and architectural fabric of the buildings. The often isolated locations of many farmsteads makes them highly susceptible to vandalism and material stripping once vacated or abandoned, both of which has led



to the destruction of many well-preserved and highly developable sites. Additionally, farm mechanization and the recent international agricultural produce "price subsidy wars" have put increasing pressure on the province's farming community to make maximum use of existing land and building resources, resulting in widespread abandonment and demolition of redundant and outmoded vintage farmyard facilities. Thus the preservation and redevelopment of even selected examples of vintage agricultural vernacular structures is not an easy goal to attain.

Despite these inherent obstacles to rural architectural development, it has been shown that there are many examples of successful development initiatives in Manitoba and particularly abroad, involving vintage agricultural structures. These experiences indicate that effective development of Manitoba vernacular resources would appear possible, particularly in their potential for enhancing the tourism industry.

The most common development type involving small structures lies within the various forms of architectural museums that have been established throughout Europe and North America in recent years, museums such as Skansen in Sweden, Arnhem in Holland, Old Sturbridge Village in the United States and Upper Canada Village in Canada, to name but a few. Small local versions of such architectural museums, or "pioneer village museums" as they are better known, are already quite popular in Manitoba. However, experience from abroad has shown that public appreciation, and thus the ultimate success, of this type of development depends upon historical accuracy or "maximum verisimilitude" and a well-defined thematic perspective on site interpretation, rather than the tightly packed collections of seemingly

unrelated structures only half-heartedly restored, which is largely the norm for Manitoba local pioneer village developments. Given the rich variety of vernacular building types that exist in the province, it is surprising that only a few local museums have adopted a specific ethnic/development-period basis for their building and artifact collections. Clearly the resources exist to create twenty or thirty small but well-defined, high-quality local ethnic museums in Manitoba, each possessing a separate thematic identity but collectively representing the history of settlement and community growth of most of the province's rural districts.

The preservation of rural sites on their original locations is not as widely used a development technique as is the relocated building collection concept. Nevertheless, in well-populated regions and in areas located along major transportation arteries, many isolated rural structures, such as old farmhouses, churches, mills, inns, lighthouses, and in some cases, entire farmyards, have been successfully preserved. While only a relatively small proportion of these developments tend to be accurate museum restorations, through sensitive redevelopment for such purposes as cultural and social centres, private and holiday accommodations, and commercial outlets, significant numbers of small rural structures have been preserved, even if only in terms of their original exterior appearances. Through municipal heritage site designation, a significant number of vintage rural landmarks in Manitoba could be preserved in their original locations, including former schoolhouses, churches, as well as selected individual farm structures and entire farmyard building complexes. Each rural municipality could be encouraged to designate at least one

"representative" rural church, schoolhouse and farmstead as a goal to be reached in celebration of the turn of the new century.

In many countries, conservation development types, particularly those relating to tourist services and attractions, are rapidly becoming as important a heritage resource management tool as the open-air museum approach. Vintage rural structures in Europe have long been used as holiday and recreation accommodations in the form of hostels, Bed & Breakfast facilities and Vacation Cottages. With the growing significance of the tourism and recreation industries to regional and national economies in North America during recent years, such developments are increasingly becoming more popular commercial enterprises, and experience has shown them to be profitable experiments. Given the growing public demand for recreation and holiday facilities in Manitoba, as witnessed by the recent establishment of several new provincial parks, including the highly successful holiday cabin programs, there is clearly a strong potential for increased use of rural heritage structures as tourist hospitality facilities, and existing hospitality agencies and associations are eager to promote the industry.

These and other examples of successful rural heritage preservation initiatives has shown that there are many benefits to be gained, both in cultural and economic terms. In terms of cultural benefits, it has been shown that heritage architecture can provide valuable links to a community's past, provide a sense of national and personal pride, have intrinsic value as art, stimulate edification and education, lend psychological stability, serve as sources of recreation, and fulfill nostalgic instincts. Among the recognized economic benefits of

development, it is known that building renovation and restoration is often more economical, less time consuming, and more labour intensive than new construction. Revitalized buildings and historic environments often attract new businesses, tourists and visitors, stimulating retail sales and increasing associated tax revenues and property values.

Despite these proven benefits to heritage architecture preservation and redevelopment, and the existence of a rich variety of developable sites and structures, rural heritage architecture development in Manitoba continues to lag far behind the level that exists in the province's urban areas. What is needed to enhance the level and quality of development, more than increased public funding of preservation, is greater direction and coordination among the wide range of players who are currently involved in this field of endeavor. Currently, the various interest and development groups function virtually independently of one another. The federal government, through Parks Canada, possesses its own set of goals and objectives in selecting and preserving sites and structures of national significance, as do the province's heritage and parks departments and numerous local heritage and tourism agencies and organizations. The lack of coordination between these and other players in rural heritage development for available resources and client groups has resulted in competition rather than in cooperation. As a result, marketing and growth in the heritage resource field is largely stymied, and the level of growth and development in this field falls far below its potentials. Given the precarious state of most of the province's vernacular resources, this situation must be addressed with a province-wide coordinated program of development if the best of the

existing rural heritage resources are to be effectively utilized.

The proposed network of motor vehicle heritage trails and site attractions would provide an effective mechanism for coordinating both existing and possible future rural heritage development initiatives into a high profile, easily-marketed, heritage-tourism package. By using a three tier system of trail categories, whereby the few existing major heritage site developments would be connected by either the through-province route or the more comprehensive circle-route, regional sites and attractions would be connected by various possible secondary routes, and small local sites connected by any possible number of tertiary routes, a well-organized matrix of tourist trails and sites could be established. Such a hierarchical trail network would permit a wide variety of possible travel routes and thus attract a wide range of tourist and client types.

By incorporating a wide range of development types as trail attractions, and identifying those involving vintage structures according to their ethnic and development-phase heritage, and those involving natural features according to the various physiographic regions and features in the province, all component sites could be interpreted as unique, but related, pieces of the overall cultural and physical mosaic that characterizes the province's rural environment. For example, a "pioneer phase" Ukrainian farmstead museum located in south-eastern Manitoba could be made to complement a "traditional phase" Ukrainian farmstead museum in the Dauphin region by illustrating the inherent architectural and material differences evident during these two periods of development. The effect of natural resources and land quality on the economic progress of Ukrainian settlers in these

two areas could also be interpreted, thus raising visitor interest in physical and environmental elements, and encouraging visitation to other regions of the province for comparison purposes. Similarly, a "drive-by" site such as a well preserved ca.-1900 farmhouse of granite fieldstone construction built by Anglo-Ontario settlers in the Morden area could be tied to a farm residence of similar heritage and vintage in the Stonewall area, but of local quarried limestone construction, by showing the effect different geographical areas, and thus available resources, had upon architectural modes, but not upon popular architectural styles. Thus, cultural, natural, economic and even technological themes could be interpreted at various sites despite the specific type of development offered as a trail attraction, whether they were a private residence developed as drive-by attractions, an abandoned farmstead developed as a heritage ruin, a museum display piece located in a local pioneer village, or privately operated heritage cabin accommodation. Also, by including purely natural attractions and sites such as wildlife reserves and natural vistas, the number of trail attractions along any given route could be maximized, thus giving tourists the widest possible range of sites to visit and thus possibly extending the time spent in each region, thereby increasing the economic spin-off effect of tourist visitation. It would also give opportunity of witnessing the effect site features and site context had on the design of the rural buildings and yard plans. The key to site development under the proposed scheme is to maximize the number and types of sites incorporated into the trail network and to relate all sites to each other by interpreting their specific ethnic and natural qualities according to a provincial perspective.

The proposed mechanism for implementing the heritage trail strategy is believed to be equally simple but effective. It is based primarily upon coordinating local heritage groups and owners of various types of heritage resources with potential support groups, technical and professional expertise and possible sources of financial assistance. Again, large influxes of public funds would not be a prerequisite nor would a large administrative framework. Also of significance is that strategy implementation would not require a long term delivery program. One heritage/tourism coordinator would be assigned to each of the province's six regional offices maintained by Manitoba Culture, Heritage and Recreation. This heritage development officer would simply join with representatives of existing regional tourism, economic development and social agencies to create a regional heritage-tourism planning committee. During the first two years of trail development, this committee would collect information on all existing regional attractions and establish a basic regional trail network, and coordinate the initial trail routes with neighbouring regional jurisdictions. Information on local sites and attractions would be obtained from existing local heritage organizations and publications. The primary marketing tool would be a redesigned regional tourist guidebook which is currently published annually by each regional tourism office.

Once the basic trail network is established, the planning committee would work with existing local municipal heritage advisory committees and similar informal groups to arrange a series of technical workshops in which local individuals and groups could be instructed on the various types of developments which might be incorporated into the

initial trail network. After roughly two years of workshop presentations, the central planning committee could cease to function as an active development and advisory body. Each regional trail network would be largely in existence and self-sustaining. As all the advisory contacts would have been made and all development possibilities explored, individuals interested in adding a site to the trail network could thenceforth work through the existing staff at each regional Culture Heritage and Recreation office.

The province of Manitoba stands at a crossroads today. Most rural districts suffer from economic want, while potentially valuable cultural and economic resources in the form of surviving vernacular resources are continuously being lost to decay and destruction. Within a few years, likely by the turn of the next century, these resources will largely be lost as either a cultural or an economic resource. As Denhez indicates, by the time an acceptable development plan is devised and implemented there likely will be few resources left to develop. This thesis provides what is believed to be a simple yet very effective approach to rural heritage architectural development in Manitoba. It has been shown that the need exists, the resources exist, even the desire on the part of the residents and government of Manitoba exists, now a plausible concept also exists. All that remains is a commitment on the part of the provincial government to implement the plan, and on the part of the province's rural residents, to participate in the plan.



## RECOMMENDATIONS

### 5.2 RECOMMENDATIONS

While it is certain that the proposed development concept would be successful if implemented as a province-wide development program, and although a full-scale implementation would not require a massive investment on the part of the Manitoba government, it is not likely that a full-scale implementation would be attempted by the government, without some type of pilot project. Therefore, in order to test the feasibility of the strategy it is recommended that one region be selected as a trial development area. It is also recommended that the Interlake Region be selected for this pilot project.

The Interlake region of the province is generally regarded as an economically depressed area, with a low population density and a limited physical resource base. It therefore might be regarded as a poor environment in which to implement a large scale heritage development program. However, the region possesses a number of advantages that would lend themselves very well to such a project.

First of all, and most importantly, the Interlake region is the best documented of all the province's administrative regions, in terms of its settlement history and its existing heritage resources. It has been the subject area for a large number of historical research projects, by such notable historians and geographers, as C.A. Dawson, James Richtik, Paul Yuzyk, Vladimir Kaye, as well as by a wide variety of local historians and historical societies.

Also, largely for logistical reasons, the region has been the focus of a variety of so-called planning district studies, which have been

undertaken by the provincial Historic Resources Branch research during the past eight years. To date three planning district heritage resource reports have been produced by the branch's history section, including: A History of the Western Interlake Planning District (R.M.s of St. Laurent, Coldwell and Siglunes) published in 1980; Heritage Resources of the Eastern Interlake Planning District (R.M.s of Bifrost and Gimli) published in 1982, and the Southern Interlake Planning District Heritage Report published in 1984. These reports document the settlement history of each of the study areas and provide background information on all known local historical sites. Of somewhat greater significance to this thesis is the existence of two Architectural Heritage reports for this region, including The Eastern Interlake Planning District published in 1983, and The Selkirk and District Planning Area, which is being printed at the time of this writing. As noted earlier, these reports document the nature and evolution of major building typologies from initial settlement to approximately 1945, and include a selected inventory of known surviving sites of various categories. In addition to these publications, detailed photographic inventories have been conducted for both of these planning districts as well as for the Southern Interlake Planning District. Also of significance, the branch has recently published an archaeological resource report for the Selkirk and Area Planning District. Thus, in addition to its well documented settlement history, the Interlake region is undoubtedly the best documented of all the province's regions in reference to existing heritage resources.

Another advantage in choosing the Interlake region for a pilot project is that it originally possessed a number of well-defined ethnic

bloc settlement districts, including Anglo-Ontario in the south centre area, Scottish-Native-Metis near Selkirk, Icelandic near Lake Winnipeg, Ukrainians in the central, Metis in the south western part, as well as isolated islands of French, Norwegian, German, Jewish and native settlement.

Also of great importance is the existence of several major heritage park developments in this region, including Lower Fort Garry National Historic Park, River Road Provincial Travelway Park, and Hecla Village, each of which could serve as important attractions.

Finally, and most importantly, over the past ten years the extreme eastern portion of the region, fronting on Lake Winnipeg, has been rapidly growing in importance as a major tourist and recreation area. Several new provincial and municipal parks have been established in this area, as have a number of new cottage subdivisions and marinas. The district planning office indicates that development activity is occurring along the whole length of the lakeshore between Matlock and Hecla Island. The investment dollars and holiday makers that are being attracted to this portion of the Interlake would provide an extremely valuable support base for the development of new heritage attractions, most notably in terms of various types of heritage hospitality facilities.

Listed in Appendix A are the major known heritage resources of the Interlake region, including both existing sites and attractions as well as potential resources, in the form of identified examples of major vernacular building types. This resource inventory indicates that there are undoubtedly sufficient existing resources to establish an initial "basic" trail framework in the region, including the Interlake

segment of the Provincial Loop or "Colonization Trail" at least one regional trail and several local trails. In addition to the existing museum and park developments, this inventory also suggests that sufficient architectural resources exist to establish several of the proposed "ethnic homestead" types of development, most certainly for Icelandic and Ukrainian cultural groups, and quite possibly for German and French groups as well. There is also a sufficient number of fairly well-preserved, small vernacular former residences that could be easily relocated and rehabilitated for use as heritage holiday accommodations. Finally, there are numerous surviving rural churches and former rural schools, as well as a number of well maintained vintage farm residences as potential drive-by sites for incorporation into local trail routes.

In conclusion, it can be said that the stated goal of this research work has been achieved. By adopting a simple comparative process whereby, through a careful analysis of successful heritage management projects in Manitoba and abroad, and of the inherent difficulties of rural architectural preservation and the nature of the province's rural resources and social-economic climate, a comprehensive plan of action has been created to derive maximum use of the province's vanishing vernacular architecture resources. The proposed heritage trail development concept does not require large inputs of public funding, a large administrative mechanism, nor a long-term delivery program. It can be said that this plan is both realistic and potentially effective. Finally, the ultimate success of this research work lies in its practicality. Its focus is on specific current resource problems in Manitoba, and on the provision of a workable solution which could enhance the future of the province and its residents.

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## APPENDICES

TOURIST AND HERITAGE RESOURCES OF THE INTERLAKE REGION  
A PRELIMINARY INVENTORYA) FEDERAL HISTORIC PARKS AND SITES:

1. St. Andrew's Rectory National Historic Park;
2. Lower Fort Garry National Historic Park.

B) PROVINCIAL HISTORIC SITES:

1. Captain Willian Kennedy House, near Lockport;
2. St. Peter's Dynevor Anglican Church; near East Selkirk;
3. St. Peter's Dynevor Rectory (recommended for designation);
4. Stonewall Post Office (recommended for designation);
5. H.P. Tergesson Store, Gimli, (recommended for designation).

C) PROVINCIAL HISTORIC PLAQUES:

1. "Captain William Kennedy", near Lockport;
2. "St. Peter's Dynevor Church", near East Selkirk;
3. "Chief Peguis", near East Selkirk;
4. "Icelandic Settlement", Gimli;
5. "Sigtryggur Jonasson", Gimli;
6. "Icelandic Settlement", Riverton;
7. "Origin of the Name Manitoba, Lake Manitoba Narrows;
8. "Bender Hamlet", near Narcisse.

D) COMMUNITY MUSEUMS:

1. Ashern (Ashern Museum); 2. Eriksdale (Eriksdale Museum); 3. Gimli (Historical Museum); 4. Lundar (Lundar Museum); 5. Moosehorn (Moosehorn Museum); 6. Selkirk (Marine Museum of Manitoba); 7. Stonewall (Stonewall Quarry Park); 8. Teulon (Teulon and District Museum); 9. Winnipeg Beach (Ukrainian Homestead Inc.); 10. Woodlands (Pioneer Museum).

E) RECOGNIZED LOCAL HERITAGE SITES:

- 1) Willow Point;
- 2) Sandy Bar Townsite;
- 3) North West C. Wintering Post site;
- 4) Betsey Ramsey's Grave;
- 5) Tomas Jonason Farmsite;
- 6) Arborg North Star Creamery site;
- 7) Norris Lake Colonization Trail Stopping Place;
- 8) Stony Mountain Trail and Stopping Place;
- 9) Hunter's Hospital heritage site, Teulon;
- 10) Gunton Quarries heritage site;
- 11) Stony Mountain quarries heritage site;
- 12) Little Stony Mountain quarries heritage site;
- 13) Stonewall quarries heritage site;
- 14) Rosser Indian Mound heritage site.

F) CAMP MORTON "STACKWALL" STRUCTURES:

- 1) former stackwall cottages in Camp Morton;
- 2) former stackwall garage, SW23-20-3E;
- 3) former stackwall barn, NW12-20-3E area;
- 4) stackwall, implement shed, workshop, poultry barn, NE-11-20-3E;
- 5) stackwall workshop, NE22-20-3E;
- 6) stackwall residence, NE23-20-3E;
- 7) stackwall residence, NE10-20-3E;
- 8) stackwall residence, NW8-20-4E.

G) RURAL SCHOOLHOUSES

- 1) New Valley, SW33-22-1E, (Arborg district);
- 2) Okno, SE10-24-2E, (Arborg district);
- 3) Hayek and teacherage, NW9-24-3E, (Arborg district);
- 4) Bjarmi, NW2-23-3E, (Arborg district);
- 5) Vidir, SW30-23-2E, (Arborg district);
- 6) Rosenberg, NW24-24-2E, (Riverton district);
- 7) Lilac School and teacherage, SE24-19-2E, (Gimli district);
- 8) Willow Creek, SW3-19-3E, (Gimli district);
- 9) Brant School, Argyle;
- 10) Barmoral School, Balmoral;
- 11) Gunton Consolidated, Gunton;
- 12) Komarno School, Komarno;
- 13) Norwood School, NE14-15-3E, (Selkirk district);
- 14) Cloverdale School, NW4-14-4E, (Selkirk district).

H) NOTABLE GERMAN STRUCTURES:

- 1) log granary, SW30-20-3E, Berlo district;
- 2) Gottfried residence, SW27-20-3E, Berlo district;
- 3) Former Adam Schnerch house, SE15-20-3E, Berlo district;
- 4) Frank Eires residence, SW27-20-3E, Berlo district.

I) NOTABLE SCANDANVIAN STRUCTURES:

- 1) Olsen log cabin, SW20-17-1E, (Inwood district);
- 2) Sundberg log cabin, NE9-17-1E, (Inwood district).

J) NOTABLE UKRAINIAN STRUCTURES AND SITES:

- 1) Lawrence Babiak house, 1900. NE1-8-3E, Foley district, (excellent "pioneer" residence, but damaged);
- 2) Harry Halyk house, ca.1910, SW4-24-3E, Shorncliffe district, (good "pioneer" residence, but deteriorating rapidly);
- 3) P. Verdyn residence and tool-shed, Poplarfield district, ca.1908, (excellant "pioneer" residence and outbuilding, beginning to deteriorate);
- 4) Former A. Leschynski house, SE5-22-1E, Skylake district, (good "pioneer" residence, beginning to deteriorate);
- 5) John Lemecha house, SW23-21-3E, Arnes district, ca.1910, (good "pioneer" residence, beginning to deteriorate);
- 6) Metro Szczepaniuk house, Broad Valley district, ca.1908, (good "pioneer" residence, beginning to deteriorate);
- 7) Wasyl Stelmach homestead, SW27-24-3E, Shorncliffe district, (excellent "traditional" homestead, excellant condition);
- 8) Ivan Iwansiuw residence, Poplarfield district, ca.1914, (excellent "traditional" residence, beginning to deteriorate);

- 9) A. Rostkowski barn, SW4-22-1E, Skylake district,  
(excellent "traditional" barn, but deteriorating rapidly);
- 10) John Lemecha tool-shed, SW23-21-3E, Arnes district, ca.1910,  
(excellent "traditional" outbuilding, excellent condition);
- 11) F. Kachanoski summer-kitchen, SE30-24-3E, Shorncliffe district,  
(excellent "traditional summer-kitchen, excellent condition);
- 12) Anton Owchar homestead, NW21-24-3E, Shorncliffe district,  
(excellent "transitional" homestead);
- 13) Michael Owchar homestead, NE20-24-3E, Shorncliffe district,  
(excellent "transitional" homestead);
- 14) A. Kuzniak homestead, NE23-19-3E, Gimli district, ca.1915,  
(good transitional homestead, with several Pioneer outbuildings);
- 15) M. Pamowski residence, NW1-18-3E, Foley district, 1915,  
(good transitional residence, good condition);
- 16) Former A. Leschynski barn, SE5-22-1E, Skylake district,  
(excellent "transitional" barn, excellent condition);
- 17) Wasyl Kwizina barn, SE9-24-2E, Okno district,  
(excellent "transitional" barn);
- 18) Log barn, SW36-24-2E, Shorncliffe district,  
(excellent "transitional" barn);
- 19) R. Zabriski barn, NW12-21-3E, Arnes district,  
(excellent "transitional" barn);
- 20) Former A. Kusniak house, SW29-19-3E, Gimli District,  
(excellent "late transitional" house);
- 21) Former John Maximchuk house, NW2-20-3E, Camp Morton district,  
(very good "late transitional" house);
- 22) Former A. Baraski house, NE30-19-3E, Gimli district.

**K) NOTABLE ICELANDIC STRUCTURES AND SITES:**

- 1) Log cabin. Hnausa. ca.1880,  
(possible "first generation" log residence);
- 2) G. Oddliefsson cabin, SE19-22-3E, Arborg district, ca.1890,  
(good "first generation" log residence);
- 3) Kristjan Sniefald cabin, SE17-22-4E, Hnausa district, ca.1890,  
(excellent "first generation" log residence);
- 4) Log cabin, Second Avenue, Gimli, ca.1890,  
(possible "first generation" log residence);
- 5) T. Borgfjord cabin, SW19-22-3E, Arborg district, ca.1890,  
(excellent "first generation" frame-lumber residence);
- 6) Johnson cabin, Front street, Riverton, ca.1900,  
(good "first generation log residence");
- 7) Gislason shanty, SW23-22-3E, Geysir district, ca.1900,  
(good "first generation frame-lumber residence);
- 8) Former S. Halldersson shanty, SW17-22-4E, Hnausa district,  
(good "first generation frame-lumber residence);
- 9) Former Hannes Johnson storage shed, Rosmon Road, Riverton  
(excellent "second generation" structure);
- 10) Former Oli Johnson, storage, smoke, and equipment sheds, Riverton,  
(excellent "second generation" structures);
- 11) Former L. Johnson farmstead, NE17-22-4E, Hnausa district,  
(good "third generation" house and outbuildings);
- 12) Former T. Stefansson house, Riverlot 9, Riverton,  
(excellent "third generation" residence);

- 13) Former Gudrun Johnson house, Riverlot 17, Arborg,  
(excellant "third generation" residence);
- 14) Former Gudrun Holm house, NW17-23-2E, Vidir district,  
(good "third generation" residence);
- 15) Former Jon Bjarnason farmstead, SE5-22-4E, Hnausa district,  
(good "third generation" house and outbuildings);
- 16) Former L. Einarsson farmstead, SW29-21-4E, Arnes district,  
(good "third generation" house and outbuildings);
- 17) Former G. Helgason farmstead, NE27-22-4E, Hnausa district,  
(excellant "third generation" house and outbuildings);
- 18) Former fish-processing plant, SE16-22-4E, Hnausa district,  
(good "third generation" fishing industry structure);
- 19) Drunken Creek fish-processing plant, SW15-21-4E, Arnes district,  
(good "third generation" fishing industry structure);
- 20) Former Halli Bjarnason house, SW7-23-4E, Riverton district  
(fair "third" generation" residence, excellent heritage ruin).

L) NOTABLE ANGLO ONTARIO STRUCTURES:

- 1) Marshall residence, NW9-16-2E, Teulon district,  
(very good "first generation" grout (early concrete) house);
- 2) Former B. Mudd House, SW17-16-2E, Teulon district,  
(good "first generation" grout (early concrete) house);
- 3) Log house, NW13-16-2E, Teulon district,  
(excellent "first generation" log cabin, good condition);
- 4) Former Reynolds House, NW23-15-1E, Woodroyd district,  
(excellant "first generation" log cabin, good condition);
- 5) Former Rudy House, MW24-15-1E, Woodroyd district,  
(good "first generation" log cabin, good condition);
- 6) J.H. Harrison House, SE10-15-1E, Woodroyd district,  
(good "first generation" log cabin, good condition);
- 7) W.Y. Last log house, SW4-15-1E, Woodroyd district,  
(fair "first generation" log cabin, good condition);
- 8) H. Miller House, SW13-13-1E, Stonewall district,  
(good "first generation" grout house and good "second generation"  
barn);
- 9) Mannix residence, SE17-14-2E, Stonewall district,  
(good "second generation" frame house);
- 10) Wm. Matheson House, NE14-13-1E, Stonewall district,  
(excellant "second generation" frame house);
- 11) Farmstead, NE13-14-1E, Stonewall district,  
(good "second generation" farmstead);
- 12) Harrisson House, SW11-13-1E, Stonewall district,  
(good "second generation" frame house);
- 13) Residence, SE16-13-1E, Stonewall district,  
(good "second generation" frame house);
- 14) Barn, SE25-15-1E, Woodroyd district,  
(good "second generation" fieldstone barn);
- 15) Barn, SW24-15-1E, Woodroyd district,  
(good "second generation" fieldstone bank-barn);
- 16) A. Quail House, NW32-14-2E, Balmoral district,  
(excellent "second generation" frame residence);
- 17) A.H. Matheson House, SE6-15-2E, Balmoral district,  
(excellant "second generation" stone residence);
- 18) L. Appleyard barn and granary, SW1-15-1E, Balmoral district,  
(excellent examples, but deteriorating in condition);

- 19) M.E. Irwin House, NW14-15-2E, Balmoral district,  
(very good example of "first generation" grout house, good heritage ruin site);
- 20) J.F. McCulloch House, NE14-15-2E, Balmoral district,  
(very good example of "second generation" frame residence);
- 21) F. Walker House, NW7-14-2E, Balmoral district,  
(good "second generation" frame house, excellent location);
- 22) Milton Good residence, SE32-14-2E, Balmoral district,  
(good "third generation" frame residence, good heritage home);
- 23) A. Coleman House, SW12-15-1E, Balmoral district,  
(good "third generation" frame residence).

M) RURAL CHURCHES:

- 1) Arnes - Lutheran Church,  
NW9-21-4E;
- 2) Arnes - Sts. Peter & Paul Ukrainian Catholic Church,  
SE16-21-3E;
- 3) Bjarmi - St. Demetrius Ruthenian Greek Catholic Church,  
SE10-23-2E, (Arborg district);
- 4) Camp Morton - St. Anthony's Roman Catholic Church,  
SE13-20-3E, Camp Morton;
- 5) Cloverleaf - Sts. Peter and Paul Ukrainian Greek Catholic Church,  
(Lockport district);
- 6) Dnister - Nativity of the Blessed Virgin Mary Ukrainian Catholic Church,  
SE31-19-4E, (Gimli district);
- 7) Dynevov - St. Peter's Dynevov Anglican Church,  
River Lot 212, (East Selkrik district);
- 8) Felsendorf - Sts. Cyril and Methodius Polish Catholic Church,  
NE15-19-3E, (Gimli district);
- 9) Finns - St. Edward's Polish Catholic Church,  
NE32-21-4E, (Gimli district);
- 10) Finns - Our Lady of Mercy Polish Catholic Church,  
NW32-21-4E, (Gimli district);
- 11) Foley - St. Michael's Ukrainian Greek Orthodox Church,  
NE27-18-3E, (Gimli district);
- 12) Grassmere - Grassmere Presbyterian Church,  
NW10-13-1E, (Stonewall district);
- 13) Gonor - Ukrain Catholic Church of the Holy Trinity,  
(Lockport district);
- 14) Gonor - St. Nicholas Greek Orthodox;  
(Lockport district);
- 15) Hamerlik - St. John the Baptist Ukrainian Catholic Church,  
(Poplarfield district);
- 16) Hnausa - St. Joseph Roman Catholic Church,  
NW33-22-4E, (Riverton district);
- 17) Ledwyn - St. John the Baptist Roman Catholic Church,  
NW20-23-3E, (Riverton district);
- 18) Ledwyn - St. Mary's Greek Orthodox Church,  
SE28-23-3E, (Riverton district);
- 19) Lilyfield - Lilyfield Methodist Church,  
(Stony Mountain district);
- 20) Little Britain - Little Britain United Church,  
River Lot 123, (Lockport district);
- 21) Malonton - St. Micheal's Ukrainian Greek Orthodox Church,  
(Arborg district);

- 22) Meleb - Assumption of the Blessed Virgin Mary Ukrainian Catholic Church, (Arborg district);
- 23) Okno - Ruthenian Greek Catholic Church of Saint Pakrawa, SW12-24-2E, (Riverton district);
- 24) Rossdale - Blessed Virgin Mary the Protectoress Ukrainian Catholic Church, River Lot 78, (Lockport area);
- 25) St. Andrew's - St. Andrew's-On-The-Red Anglican Church, River Lot 63, (Lockport district);
- 26) St. Clement's Mapleton Anglican Church, River Lot 21, (Lockport district);
- 27) St. Matthew's - St. Matthew's Anglican, SW33-13-4E, (Lockport district);
- 28) Shorncliffe - All Saints Ukrainian Catholic Church, SE15-24-3E, (Riverton district);
- 29) Shorncliffe - Roman Catholic Church, NE16-24-3E, (Riverton district);
- 30) Victoria - Victoria All Saints Anglican Church, SE21-14-2E, (Stonewall district).

N) FARM VACATION SITES:

1. Aunt Shirley's Farm (Argyle); 2. Goodman Taxidermy and Game Farm (Camp Morton); 3. Marten Farm (Eriksdale); 4. Michie's Menagerie (Eriksdale); 5. Willow Point Farms (Fisher Branch); 6. Pleasant Oak Farm and Ranch (Lundar); 7. Jonsson Farm (Oakview); 8. Krym's Farm (Rosser).

O) PROVINCIAL PARKS:

1. Hecla Island (Natural Park);
2. Grindstone (Recreation Park);
3. Winnipeg Beach (Recreation Park);
4. Camp Morton (Recreation Park);
5. Beaver Creek (Recreation Park);
6. Hnausa (Recreation Park);
7. Lundar Beach (Recreation Park);
8. Steeprock River (Recreation Park).

P) BEACHES:

1. Arnes; 2. Camp Morton; 3. Gimli; 4. Gypsylville; 5. Hecla Island Provincial Park; 6. Hnausa; 7. Lake Manitoba Narrows; 8. Lundar; 9. Oak Point; 10. Petersfield; 11. St. Laurent; 12. Stonewall; 13. Teulon; 14. Winnipeg Beach.

Q) CAMPGROUNDS:

1. Woodlands; 2. St. Ambroise; 3. St. Laurent; 4. Oak Point; 5. Lundar; 6. Eriksdale; 7. Ashern; 8. Lake Manitoba Narrows; 9. Moosehorn; 10. Steep Rock; 11. Fairford; 12. Gypsumville-Anama Bay; 13. Waterhen; 14. Arborg; 15. Dallas; 16. Lake Mantagao; 17. Hodgson; 18. Inwood; 19. Lake St. George; 20. Stonewall; 21. Teulon; 22. Lockport; 23. Selkirk; 24. Breezy Point; 25. Netley Creek; 26. Petersfield; 27. Winnipeg Beach; 28. Sandy Hook; 29. Gimli; 30. Camp Morton; 31. Arnes; 32. Hnausa; 33. Riverton; 34. Hecla Provincial Park.

R) WAYSIDE PARKS:

1. Breezy Point, (Selkirk); 2. McEwen Memorial Park (Eriksdale); 3. Hnausa; 4. Lake St. Andrew's; 5. Lockport; 6. Lake Mantagao; 7. Netley Creek; 8. Norris Lake; 9. Oak Hammock Marsh; 10. Steep Rock Provincial Recreation Park; 11. Stefansson Memorial Park, (Arnes); 12. Winnipeg Beach Provincial Recreation Park.



S) CROSS COUNTRY SKI TRAILS:

1. Arborg; 2. Hecla Provincial Park, 3. Selkirk; 4. Stonewall; 5. Winnipeg Beach.

T) GOLF COURSES:

1. Arnes -9 holes; 2. Ashern -9; 3. Gimli -9; 4. Hecla Island Provincial Park -18; 5. Lundar -9; 6. Rosser -18; 7. Sandy Hook -9; 10. Selkirk -18; 11. Teulon -18; 12. Warren -9; 13. Winnipeg Beach -9.

U) POWER TOBOGGAN TRAILS:

1. Hecla Island Provincial Park -58km/36mi groomed trails, warming hut;  
2. St. Martin-Gypsumville -over 240km/150mi of groomed trails, warning huts.

V) WILDLIFE MANAGEMENT AREAS: (total 24):

"Little Birch WMA" (near Ashern); "Broad Valley WMA" (near Broad Valley); "Sleeve Lake WMA" (near Camper); "Narcisse WMA" (near Chatfield); "Sharpwood WMA" (near Eriksdale); "Peonian Point WMA" (near Steep Rock); "Gypsumville WMA" (near Gypsumville); "Hilbre WMA" (near Fairford); "Lee Lake WMA" (near Hodgson); "Mantagao Lake WMA" (near Hodgson); "Clematis WMA" (near Inwood); "Inwood WMA" (near Inwood); "Lundar WMA" (near Lundar); "Marshy Point WMA" (near Lundar); "Grant's Lake WMA" (near Meadows); "Moosehorn WMA" (near Mooshorn); "Dog Lake WMA" (near Vogar); "Netley Marshes WMA" (near Petersfield); "Rembrandt WMA" (near Rembrandt); "Harperville WMA" (near St. Laurent); "Basket Lake WMA" (near Gypsumville); "Grahamdale WMA" (near Spearhill); "Oak Hammock Marsh WMA" (near Stonewall).

(Source: Manitoba Department of Natural Resources, Parks Branch, and Manitoba Department of Culture, Heritage and Recreation, Historic Resources Branch, files.)