

Bullivant Building

214-216 South Railway Street

Lot 18, Block 14, Plan 1491

Year of construction: 1920 (street frontage); City Bakery Bldgs. (rear), pre 1909

## **MEDICINE HAT NEWS HISTORY:**

### **Nov. 28, 1895**

The bakery conducted by Mr. Leonard has enjoyed a good trade since it was started in 1883. Although a number of bakeries have been started since its inception, yet this one always had the best trade, owing to the superior quality of the bread turned out. For the years, this bread was used on the CPR dining cars and there was never a single complaint. Wedding cakes are made to order, and a stock is carried of candies, confections, etc. Mr. Leonard has had 35 years experience in this line. He was born in Queen's County, Ireland, working for 15 years in Manchester and one year in Winnipeg. The premises occupied consist of a two-storey building occupying a ground space of 26 x 40 ft. in size.

### **Feb 27, 1919**

The life of Mr. M. Leonard was closely bound up in the small community of Medicine Hat which he enlivened with his music when he first came to the future city in June 1883. He arrived on the first train that crossed the bridge, bringing with him his son and two daughters. A baker by trade, he opened the first bakeshop in the city in a building that was found to be in the middle of the street when the town was surveyed, whereupon he moved to a store on South Railway Street where he carried on his business, until about the year 1908 when he turned it over to his son-in-law, Mr. F.B. McKinnon.

*Other notes: first wife died, second wife Mary Warden, in 1891 his daughter died of typhoid fever, age 19.*

### **May 18, 1912**

.. McKinnon's.. F.B. McKinnon desires to thank his numerous friends and patrons for their generous patronage during the past seven years in which he has conducted his bakery business, and begs to state that on and after April 15, the business will be carried on as a Joint Stock Company, Limited and would bespeak for the company a continuance of their esteemed patronage, with an assurance of a continuation of that service and quality which has always been associated with this store.

### **Jan 13, 1913**

Mr. F.B. McKinnon who recently bought out McKinnons Limited has disposed of the bakery business to Mr. John B. Richardson. Mr. McKinnon wishes to announce that he will carry on the confectionery business on a strictly cash basis.

**Jun 27, 1918** Mr. F.B. McKinnon decided to move to Lethbridge.

### **MH News: July 2, 1920    I. Bullivant to Erect New Store Premises**

Has bought the old McKinnon building (*Felix McKinnon, baker, son in law of Michael Leonard*) and will commence to demolish the present building on Monday. Mr. Bullivant has bought the 28-foot frontage known as the old McKinnon property and now occupied by the Graham confectionery (*front*) and Mr. Hood's barbershop (*brick bldg. in rear*). On Monday, he will start to demolish the building on this property and will erect a brick building the full 28 feet in width, and **back to the present brick building.**

He is closing out his Third St. store, and as rapidly as possible, he will become established in the new location. When the new premises are constructed, he will have a store 17' by the full depth of the building and a workshop 8' by 40' with separate entrance. Mr. Bullivant came from Ontario and started in business here in 1903 at which time the property he has bought was owned by the late Mr. Michael Leonard who conducted a bake shop there.

The Third St. store was opened five years ago. Mr. Bullivant has been 23 years in the shoe business and in addition to conducting stores, is thoroughly experienced in the factory and bench departments of business. He employs 3-4 shoemakers constantly and ever since coming to the 'Hat has specialized in the making of riding boots, his trade in the line covering Western Canada.

In tomorrow's News, there will appear a page advertisement announcing the sale by Mr. Bullivant which commences on Tuesday.

### **Aug. 3. 1920**

Hon. C.R. Mitchell is making arrangements to replace with a brick block, the frame structure on South Railway street, occupied for a number of years past by I. Bullivant. (*Note: this is the Levinson Music building*) As **Mr. Bullivant is at present erecting a brick building on the adjacent property, South Railway street** will be greatly improved in general appearances.

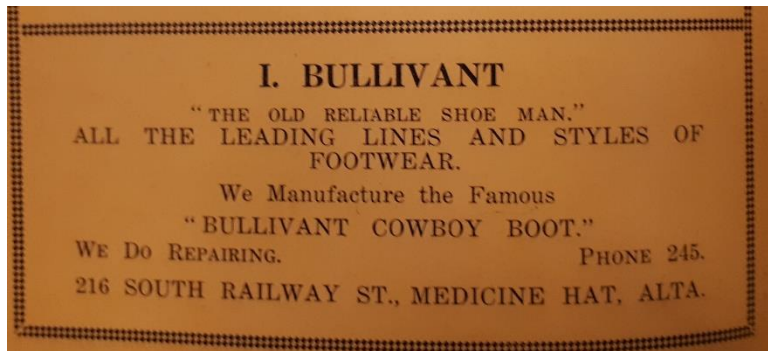
### **April 10, 1946**

Mr. Isaac Bullivant, ex-mayor of the city of Medicine Hat and owner and operator of Bullivant's Shoe Store, South Railway St., today announced the sale of his shoe business to Mr. M. Green of Lethbridge. Mr. Green took over the ownership yesterday. The new owner, Mr. Green was formerly in the grocery business in Medicine Hat from 1912-17. His son Joe, together with Mr. G.D. Church, an employee of Bullivant's Shoe Store for a number of years, will supervise the local business. The original staff is to be retained and at a future date the store will be given a new name.

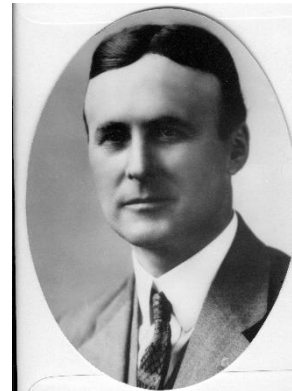
# PHOTO HISTORY:



Michael Leonard's "City Bakery", c1887 0281.0002 Demolished in 1920. Site of the Bullivant Bldg.



1913 advertisement for Bullivant's business, at that time, operating next door to the City Bakery, today the Levinson building

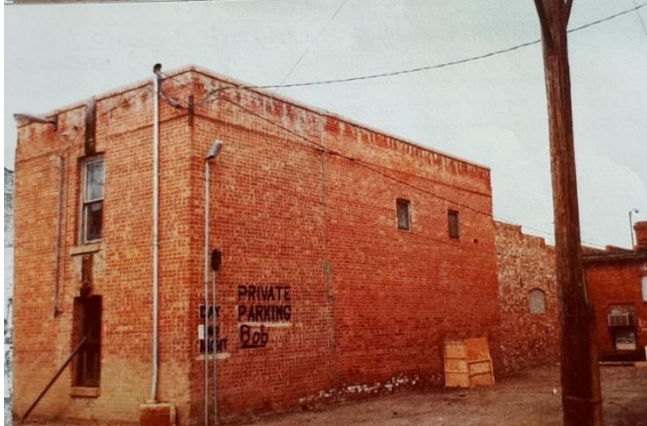


Right: Mayor Isaac Bullivant (1926-1938) 0525.0174



Left: The Bullivant building 1946-48, operating as Green's Shoes 0034.0085 cropped

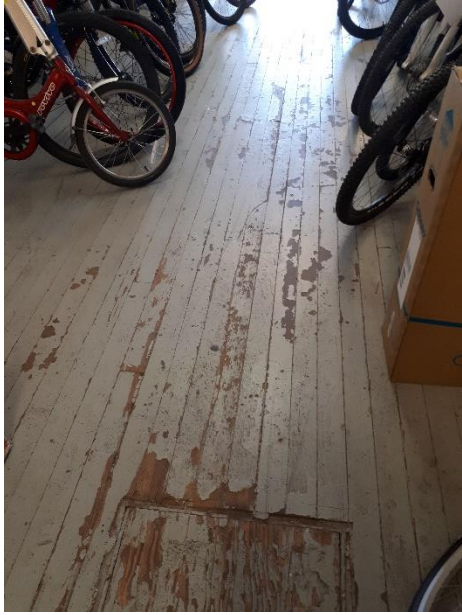
Below: South side rear 1979, old City Bakery. This bldg. housed the bakery oven until recently



2020 photos: Front and north side





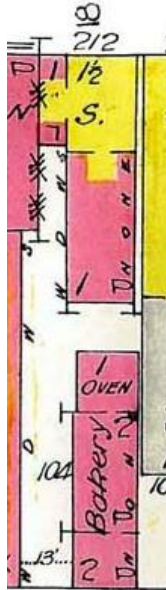


**Original floor and tin ceiling**



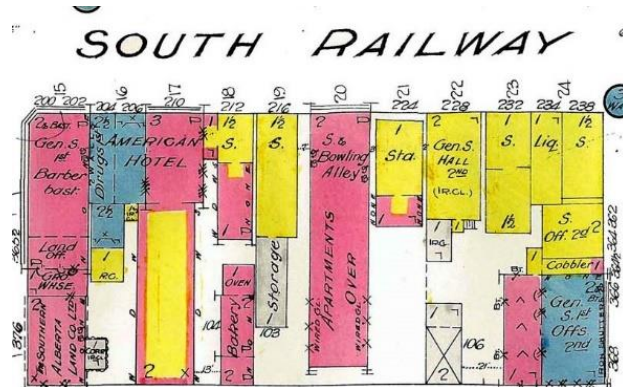
## Fire Insurance Map History:

**1910 map.** The City Bakery. The wood frame building is “yellow”, the attached brick and detached brick buildings are “pink”. Note the brick bakery/oven at the rear of 212 S. Rlwy. (pre 1914 address).

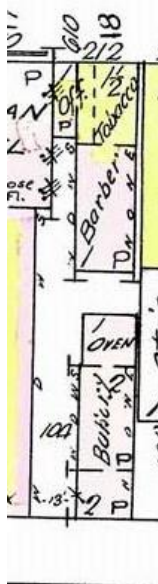


Left: City Bakery property 1910. Note the bakery oven in rear.

Below: 200 block of South Railway 1910

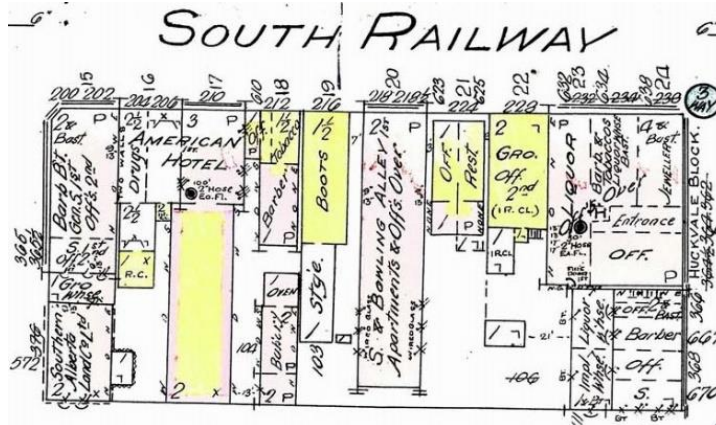


**1913 map.** Shows frame portion of building being used as the Alfred E. Whiffen tobacco store, the attached brick building as the Hubert R. Cook barber shop, and the rear detached brick building still operating as a bakery under J.B. Richardson. After 1914, the address will change from 212 South Railway to 216 South Railway. The frame building is demolished in 1920.



Left: City Bakery property 1913, bakery now operating from the rear brick building only. Still detached.

Below: 200 block of South Railway 1913, prior to address change



Street addresses change in 1914. The City Bakery property changes from 212 South Railway to 216 South Railway, where the new Bullivant store would locate in 1920. Bullivant's original store changes from 216 South Railway to 218 South Railway, the address today for the Levinson Bldg. These address changes can be seen on the following 1955 map:

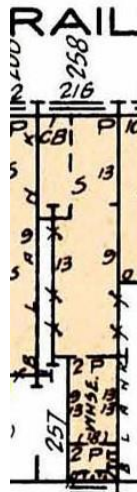
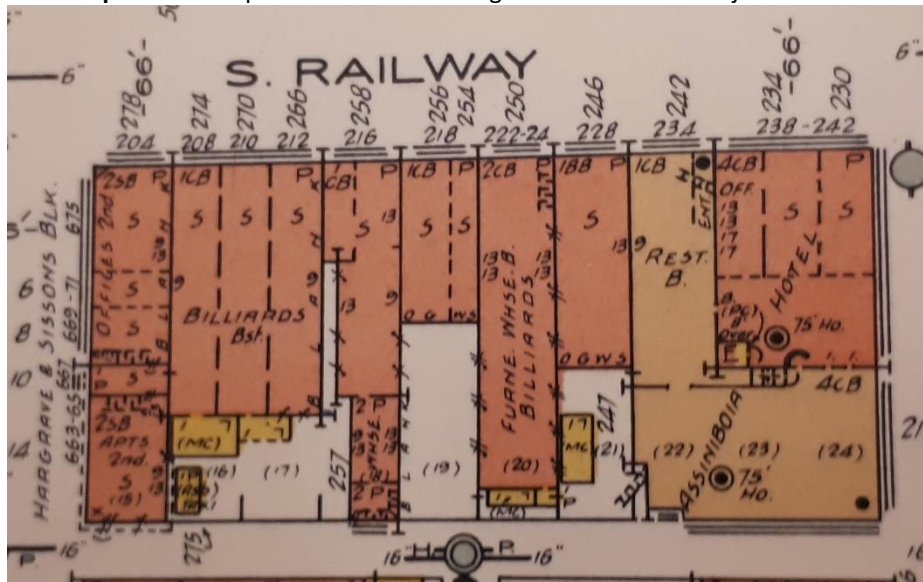
**1913 Addresses:**

Hargrave Sissons is 200-202  
 American Hotel is 204-210  
 City Bakery property (Bullivant's future store) is 212  
 Bullivant's original store/Levinson's site is 216  
 Montana (Boyd) Block is 218-222  
 Real estate office/restaurant is 224  
 Sprague & Williamson groceries is 228  
 Huckvale Block (Assiniboia) 232-328

**1955 Addresses:**

Hargrave Sissons is 204  
 Old Hitch'n Post site is 208-212  
 Green's Shoe Store is 216  
 Levinson's is 218  
 Boyd Block is 222-224  
 The Hub Store is 228  
 Assiniboia addition is 234  
 Assiniboia Hotel is 238-242

**1955 map.** Note: the pre-1910 'brick buildings in the rear are now joined and the 1920 front bldg. is now brick.



Above: 1955 map 200 block South Railway

Left: **1955** map of Bullivant building, 216 South Railway  
 Note: all three buildings are now attached



**Permit information:**

**City Bakery Building and Bullivant Building**

**March 10, 1910, Permit #29**

2 storey brick addition 18' x 13' Purpose **Bakery**, Builder George Worthy, Owner F.B. McKinnon  
No heating, cost of structure \$500. *This addition is to the rear building.*

**July 22, 1920, Permit #25**

New brick concrete frame building 26 x 28, Purpose Store, Builder I. Bullivant\*, Owner I. Bullivant. Gas furnace, estimated cost of structure \$3000.

**April 23, 1923, Permit #10**

New brick and concrete addition 20x26x22, Architect and builder H. Crake, owner I. Bullivant  
Cost of structure, \$1000. *Possible addition to attach the rear brick building?*

**Oct. 23, 1945, Permit #259**

Brick alteration. Purpose-living quarters, builder J. Dryden, Owner. I. Bullivant Cost \$450.00

**May 1, 1947, Permit #126**

Brick alteration to entrance door, builder W.Werre, owner Green's Shoe Store

**1955:** Permit #223. Addition

**1966:** Permit #58. Interior renovations

**1969:** Permit #122. Small addition on the north side, 6' x 7' 6"

**1972:** Permit #9. Interior renovations

**1983:** Permit #17. Interior renovations, Cat's Cradle books

**2014:** Permit DM 313 – a second floor demolition

**2014:** Permit BP 13088 – uncovered exterior deck

**2017:** Permit BP 15741 – Hot tub, 20 roof mounted solar panels

*\*(It is possible that professional contractor Alex McCarter may have contributed. McCarter had built Bullivant's personal brick residence at 286 Prospect Drive, 4 years earlier. The two were both from North Simcoe county, in the area at the tip of Georgian Bay. Both arrived in Medicine Hat around the same time. Bullivant was a pall bearer at McCarter's funeral, suggestive of a close friendship. In 1911, McCarter built an addition onto the personal residence of father-in-law, Michael Leonard.)*



**Early Henderson Directory Information Re Bakery:**

**1913:**

Richardson's Bakery is operating from "Rear", 212 South Railway

FB McKinnon is operating from 391 Main Street (617 2 St.) Next to Monarch Theatre, bakery and store, includes ice cream parlour

McKinnon F B 391 Main

RICHARDSON'S BAKERY, rear 212 S. Railway.

**1914:**

Richardson's Bakery is operating from 642 - 10 St. S.E.

A "City Bakery" is operating from 663 2 St. "Rear". (old Merchant's Bank Bldg. next to lane, next door to Hargrave Sissons building).

**1915 AGT.** Richardson's Bakery is listed at 720 - 4 St. SE, no listing for City Bakery or FB McKinnon

**Bullivant Building, Timeline**

216 South Railway Street

Lot 18, Block 14, Plan 1491

Year of construction: 1920 (street frontage); City Bakery Bldgs. (rear), pre 1909

**1883:** Irish born Michael Leonard sets up temporary bakery on South Railway Street in June of that year. This was before the street was surveyed. Leonard's bakery was in the middle of the street and had to be resituated further back after the survey.

**About 1884:** Leonard's wood frame City Bakery building is constructed on South Railway Street.

**1908:** Leonard's son-in-law, Felix McKinnon, takes over the bakery business. He operates a bakery, a confectionery, and a tea room out of the building.

**1913:** McKinnon sells the bakery business, but not the S. Rlwy. property, to J.B. Richardson. McKinnon leases the three buildings. The original frame building facing the street is operated as a tobacco shop, the attached brick building is leased for a barber shop and Richardson runs his bakery from the detached brick building facing the lane.

**1914:** The City of Medicine Hat changes the numbering of the 200 block of South Railway Street. The original address of the bakery was 212 South Railway. The City Bakery property, once addressed as 212 South Railway, will become 216 South Railway.

**1918:** Felix McKinnon moves to Lethbridge but retains ownership of the South Railway property.

**1919:** The original owner of the property, Michael Leonard, dies.

**1920:** Shoemaker Isaac Bullivant purchases the McKinnon property. Bullivant had once operated a shoe store next door to the City Bakery, today the site of the Levinson building, at the same time Michael Leonard was operating the bakery. The frame building is demolished and replaced with a new brick building at a cost of \$3000. The brick buildings remain intact.

**1923:** Isaac Bullivant adds a 20x26x22 addition at a cost of \$1000.

**April 1946:** Bullivant sold the business and the property to Maurice Green who operated Green's Shoe Store from this location until about 1958.

*Prepared by Sally Sehn*

*Heritage Resources Committee, City of Medicine Hat*

*July 7, 2020*

*Sources: Esplanade Archives, Medicine Hat News*