



**314 BROADWAY**

**THE PRINCETON APARTMENTS**

City of Winnipeg  
Historical Buildings Committee

March 1996 (Updated August 2012)

## **314 BROADWAY PRINCETON APARTMENTS**

One of Winnipeg's earliest and most exclusive residential districts was known as the Hudson's Bay Reserve, so named because of its long association with the fur trading company. This large block of land near Upper Fort Garry was granted to the company under the terms of the surrender of Rupert's Land to the government of Canada. The Reserve included the land west of the Red River as far as Colony Creek (present-day Osborne Street) and from the Assinboine River north to Notre Dame Avenue. Cottages and other small structures appeared as early as 1873 and by the 1880s, many of the city's most prestigious families and opulent houses were found in the area.<sup>1</sup> In fact, one study of early buildings in Winnipeg locates over half of the city's 22 most luxurious dwellings in the Reserve.<sup>2</sup> Large churches, terraces and schools were also part of the building stock.

As new areas of exclusive residential development organized further from the expanding downtown – Armstrong's Point, Fort Rouge, Crescentwood, Wolseley and River Heights – many of Winnipeg's elite families relocated. In 1910, however, the Reserve still boasted fine homes on sizeable grounds with Broadway, a tree-lined, expansive street, running through its heart (Plate 1).

As in other areas of the city, initial opposition to the development of apartment blocks was overcome to permit their construction along Broadway. These multiple-family units were often designed to mimic their surroundings to attract tenants similar in status to those in nearby homes. In the Reserve, the apartment blocks were large and elegant, with roomy suites and little extras to make them more comfortable.<sup>3</sup>

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<sup>1</sup> M. Peterson, "Glines House (Tremblay Apartments) – 55 Hargrave Street," Report for the City of Winnipeg Historical Buildings Committee, July 1989, p. 1.

<sup>2</sup> R.R. Rostecki, "The Growth of Winnipeg, 1870-1886," Unpublished M.A. Thesis, University of Manitoba, 1980, p. 11.

<sup>3</sup> Charles E. Goad, Fire Insurance Plan of Winnipeg, 1918. The nearby Devon Court Apartments (326 Broadway) featured a dining room on the fifth floor.

In the summer of 1909, work began on another large apartment block on Broadway, this time on the south side between Hargrave and Donald streets. It was known as the Kenmore Apartments (it was renamed The Princeton in 1928). Towering five storeys above grade, it was one of the largest structures in the Reserve and the province.

## STYLE

The Princeton's symmetrical façade, Tuscan order columns, enriched and pronounced entablature topped with a simple parapet, and flat roof are all elements of the Beaux-Arts Classical Style, popular from the 1890s to after World War I.<sup>4</sup>

The style is named for the École des Beaux-Arts in Paris that created it and at its height, architects from around the world came to study at the school. The spread of the style in North America came after the Universal Exposition in Chicago in 1893.<sup>5</sup>

Described as “grand and theatrical, monumental and self-confident”<sup>6</sup> it was a style chosen by local architects to reproduce in buildings the optimism of the 1900-14 period. As a classically based style, Beaux-Arts buildings included familiar forms such as columns, pilasters, pediments and entablatures. Finishes, often in stone, were varied and whether the structure's proportions were monumental or modest, detailing and ornamentation was rich and extravagant. Free-standing columns, balustraded sills, enriched moldings, pronounced cornices and heavily detailed entablatures topped by a parapet are all common elements of the style.<sup>7</sup>

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<sup>4</sup> L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough, Ontario: Broadview Press, 1992), pp. 111-18; and J. J.-G. Blumenson, Identifying American Architecture (Nashville, Tennessee: American Association for State and Local History, 1981), p. 67.

<sup>5</sup> L. Maitland, op. cit., p. 111.

<sup>6</sup> Ibid., p. 111.

<sup>7</sup> Ibid., p. 111; and J. J.-G. Blumenson, op. cit., p. 67.

## CONSTRUCTION

The City of Winnipeg passed By-law No 5850 in 1909 to guarantee proper ventilation, lighting and fire safety in apartment blocks. The regulations dealt with everything from the number of windows and lot requirements to the interior layout and size of rooms. Clause 8 virtually prohibited large frame apartment blocks and further stipulated that buildings over three storeys in height had to be of “fireproof construction.” Because the cost of building was so high, only the very luxurious blocks could afford more than three storeys.<sup>8</sup>

For the developers/owners of The Princeton, the Kenmore Apartment Company,<sup>9</sup> this By-law was not a concern. Their intention was to build an apartment block of the highest standards for lighting, ventilation, fire safety and, most importantly, comfort.

The most unusual aspect of the construction of the block was its reinforced concrete frame which made it one of the first blocks in Winnipeg to utilize this relatively new technology.<sup>10</sup> The stronger concrete support system allowed for taller structures that also provided better fire protection.

The Princeton measures 36.6 m (120') along Broadway, with a depth of 34.8 m (114') and a height of 19.2 m (63'). Its first and second storey walls are 43.2 cm (17") thick, the top three levels have 33.0 cm (13") walls. The entire structure rests on a 53.3 cm (21") foundation of stone and concrete.<sup>11</sup>

The front (north) façade and interior court walls are built of red pressed brick, with common clay brick used for the remaining three elevations. Rough and smooth-cut stone and copper were used by the architect to add variety and ornamental relief.

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<sup>8</sup> M. Peterson, “The Rise of Apartments and Apartment Dwellers in Winnipeg (1900-1914) and a Comparative Study with Toronto,” in *Prairie Forum*, Vol. 18, No. 2 (Fall 1993), p. 164. This By-law is the major reason that almost all blocks built after 1909 were brick and only three storeys tall.

<sup>9</sup> City of Winnipeg Building Permit (below as BP), #1045/1909.

<sup>10</sup> D. Spector, “Apartment House Architecture in Winnipeg to 1915,” Report for the City of Winnipeg, Planning Department, 1980, p. 24.

<sup>11</sup> City of Winnipeg Assessment Record (below as AR), Roll No. 925310-12-1 (PC 19).

The total cost of the project reached \$200,000. This made it one of the city's most expensive blocks and, with 55 original suites, the per-unit price of \$3,636 was one of the highest of any apartment complex to 1915.<sup>12</sup>

## DESIGN

In the design of this building, the architect used devices both typical and unique. The overriding goal, however, was clear – The Princeton would provide its tenants with modern and luxurious accommodations.

The raised basement, with its large windows, allowed suites below grade. This was a common practice for apartment blocks as well as schools. The surface rustication of the foundation wall above grade gives it a strong, rugged appearance.

The block was W-shaped to increase the availability of natural light and ventilation to suites (see Appendix I). Architects developed four main styles of blocks to maximize light and air movement. The simplest was the square or rectangular block with a series of indentations, recesses and protrusions, often creating H- or I-shaped buildings. The U-shaped building was common and found throughout the City. Less common were the W- and O-shaped blocks and only one of the City's yet designed apartment buildings is of this shape (see Appendix II). These last two shapes allowed for much greater wall surface and, when filled with bay or regular windows, increased the light and air available to the suites (Plate 3).<sup>13</sup>

The architect also designed a series of wooden and glass porches for the second, third and fourth-floor suites facing Broadway (Plate 4). The use of ornamental stone (second floor) and copper (upper levels) balustrades adds to the beauty and uniqueness of these elements. Bay windows in the interior courts and on the first four floors of the front façade add visual contrast to the elevations.

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<sup>12</sup> D. Spector, *op. cit.*

<sup>13</sup> M. Peterson, "Pasadena Apartments – 220 Hugo Street North," Report for the City of Winnipeg Historical Buildings Committee, August 1988, p. 3.

As with all classically inspired designs, the building itself mirrors the basic construction of classical columns – base, shaft and capital. The base receives the greatest amount of ornamentation, being the most visible section. The shaft or body of the column is unadorned and the capital is highly embellished. Following the basic tenets of the column, the base of The Princeton is emphasized by various elements, especially the raised foundation wall and the heavy stone band and grooved brick walls of the first floor. A thin stone belt course runs below the second-storey windows across the width of the block. The next four storeys form the shaft of the column and have minimal ornamentation. The rectangular windows feature stone lug sills and lintels on the second to fourth floors and continuous sills and lintels on the top floor. The top of the structure, the column's capital, features a complete entablature with metal dentils and cornice. The entablature runs across the main façade and in the two interior courts. It also wraps around the two corners, running only a short distance along the east wall and 5.0 m (16.5') along the west façade.<sup>14</sup>

The rear wall is built of common brick and is interrupted by two light wells which include fire escapes. Metal-clad bay windows are located near the east and west corners of this façade but, as with the front elevation, do not extend beyond the fourth floor (Plate 5). The west wall was built with no indentations or bays. Its numerous windows are finished with radiating brick heads and cement lug sills (Plate 6). The east wall, which is now a party wall, originally contained three light wells, plus several sets of windows (Plate 7).

Building permits listed against the structure (Appendix I) include fire escape and fire upgrading, minor alterations and underpinning, and elevator repairs in 1952. The exterior is in good condition and does not appear to have suffered major alterations other than the covering of the east wall by the neighbouring building.

## **INTERIOR**

While the interior of The Princeton was not finished as luxuriously as its exterior, the hallway, lobby and suite finishes are of good quality wood, with some marble accents (Plates 8 and 9).

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<sup>14</sup> City of Winnipeg, Architect's Plans, #1045/1909.

The original suites ranged considerably in size – from spacious two-bedroom units with dining rooms and parlours lit by bay windows, to more modest bachelor suites with no bedrooms.

The original layout of the basement included a laundry and the boilers in the southeast corner, and a three-room<sup>15</sup> suite in the southwest corner (Plate 10). Completing the basement was a five-room suite (northeast corner), two four-room suites (centre) and a six-room apartment (northwest corner). The remaining five floors are laid out in the same pattern – one five- and one six-room suite in the same locations as in the basement, four two-room bachelor apartments and four four-room suites (Plates 11 and 12).

Changes to this plan have been extensive as the block now boasts 45 bachelor suites (bathroom, kitchen and living room/bedroom).<sup>16</sup> Most of the suites facing Broadway have remained intact.

## **INTEGRITY**

The block appears to be in good structural condition, stands on its original site and has suffered little exterior alteration.

## **STREETSCAPE**

When this block was built, it fit perfectly into the neighbourhood, which at the time consisted of large mansions on extensive grounds facing wide, tree-lined streets. Apartment blocks had to include a high level of ornamental sophistication in order to continue the architectural language of the surrounding structures and attract tenants of similar status.

According to the City of Winnipeg Fire Atlas (1918), there were five large apartments including The Princeton on Broadway from Main Street to Osborne Street. The others were: Fort Garry (Strathcona) Court, a four-storey block built in 1902, at the northwest corner of Main Street,

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<sup>15</sup> The number of rooms in individual suites will not include the bathroom or kitchen, only bedrooms, parlours, living rooms and dining rooms.

<sup>16</sup> Building Superintendent, in conversation with the author, March 1996.

demolished after a 1976 fire; Devon Court, built in 1908 on the southeast corner of Edmonton Street, a five-storey block with 57-suites and a dining room on the fifth floor; The Strathmore, a 43-suite, four-storey block built in 1908 on the southeast corner of Hargrave Street, just west of The Princeton; and Broadway Court, built in 1906 on the northwest corner of Garry Street with 31 suites and four storeys. These blocks all had certain features in common – they were all intended to fit into their upper income surroundings, offering large, comfortable suites and impressive exterior designs. Of the four blocks, only The Princeton and The Strathmore remain. Renovations to The Strathmore have replaced original windows and converted the ground floor into retail space, making The Princeton the more original of the remaining Broadway apartment blocks.

## **ARCHITECT**

William Wallace Blair had already made a name for himself in apartment block architecture with the 1908 design of both the Warwick Apartments (366 Qu'Appelle Avenue) and the Roslyn Apartments (40 Osborne Street). It is not surprising that he should receive the commission to design a stately block in one of the city's most exclusive neighbourhoods (see Appendix III for biographical information). He has received 20 points from the Historical Buildings Committee for his design of houses, apartment blocks and office/factory buildings.

## **PERSON**

For unknown reasons, the new apartment did not fill quickly with tenants. As late as 1916, there were still a large number of vacancies even though apartment space was at a premium and most other blocks filled up immediately after opening. Whatever the initial problem was, it had been remedied by the 1920s, permitting the block to fill and never again suffer vacancies.

Right from the start, The Princeton (like Fort Garry Court) attracted a broad range of tenants, unlike Devon Court, 376 Broadway, or the aforementioned Roslyn Apartments which filled almost exclusively with upper-income tenants. At The Princeton, professional people, managers and accountants shared the block with a porter from the Fort Garry Hotel and a steward from the

Canadian Pacific Railway. The proximity of the building to the main railway station and yards meant many of its tenants over the years were employees of one of the major railway companies. Many employees of Eaton's downtown store also lived in the block.

In 1928, the block was sold to George E. Baldry (1883-1959), president of Baldry Engineering and Construction Company, and the name was changed to The Princeton.<sup>17</sup> The company owned the structure until the late 1970s and operated its business from one of the block's suites in the 1930s and early 1940s.<sup>18</sup> The change in ownership did not have a discernible effect on the type of tenants occupying the block. In 1936, a students' fraternity occupied one of the large front suites. Present tenants continue to come from a wide range of backgrounds.

## **EVENT**

There is no known significant event connected with this building.

## **CONTEXT**

The Princeton Apartments were built during the height of Winnipeg's growth period. The economy was booming, millions of dollars worth of buildings were constructed annually, and the city was one of the fastest-growing centres in North America. Optimism permeated every aspect of society and future progress seemed unstoppable. All along Broadway and throughout the Reserve, Winnipeg's elite businessmen and their families continued to live, many not yet lured by the newly developing residential neighbourhoods on the outskirts of town.

As the popularity of apartment blocks rose after 1900, they occupied sites in every part of the city, including exclusive districts such as the Reserve. The Princeton was the last of the great apartment blocks to be built in this part of The Reserve and stands today as the best example of the two remaining pre-1910 blocks.

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<sup>17</sup> Winnipeg Free Press, October 19, 1959; and C. Pierce, information on family supplied August 7, 2012. The Baldry family was one of the pioneer settlers of the Osgoode Township (near present-day Ottawa, Ontario). They moved to Winnipeg at the turn-of-the-century.

<sup>18</sup> Henderson's Directory, 1910-present; and City of Winnipeg Assessment Roll, 1910-89.

Table I below lists all apartment blocks on Broadway from Main Street to Maryland Street. Of the eleven extant blocks, The Princeton is the tallest, second oldest, and most ornamental. Many of the other apartment blocks were built after 1930 and are simple rectangular structures with little or no exterior adornment.

### **LANDMARK**

The Princeton Apartments once towered over Broadway as one of its tallest structures. With the evolution of Broadway into a business district from a residential neighbourhood, it and the intersecting streets have filled with large, modern office skyscrapers. The Princeton continues, nevertheless, to have a commanding presence on Broadway because of its historic façade, the excellence of its design and its unusual finishes.

**TABLE I**

BROADWAY APARTMENT BLOCKS FROM  
MAIN STREET TO MARYLAND STREET (1996)

<b>NAME</b>	<b>COST PER SUITE<sup>19</sup></b>	<b>STOREYS</b>	<b>YEAR BUILT</b>	<b>DESCRIPTION</b>
Nelson, #250	\$3,225	3	1941	I-shaped, brick & reinforced concrete
Drake, #270	\$3,325	3	1940	I-shaped, brick & reinforced concrete
Kolas, #296	\$4,167	3	1949	Rectangle, brick & reinforced concrete
Tweedsmuir, #301	\$3,225	3	1938	I-shaped, brick & reinforced concrete
Princeton, #314	\$3,636	5	1909	W-shaped, brick & reinforced concrete
Strathmore, #326	\$2,326	4	1908	Rectangle, brick & stone
Town House, #346	\$6,452	4	1948	U-shaped, brick & reinforced concrete
Carlyle, #580	\$2,500	3	1912	I-shaped, brick & stone
Gaspe, #597	\$2,059	3	1917	Rectangle, brick & stone
Gaspe Annex, #601	\$3,182	3	1929	Rectangle, brick & stone
Commodore, #624	\$2,667	3	1928	I-shaped, brick & concrete
Waldorf, #634	\$3,571	3½	1911	Rectangle, brick & stone

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<sup>19</sup>

AR; and BP.

# APPENDIX I

## *CITY OF WINNIPEG - Preliminary Report*

### Assessment Record

Prepared By: M. Peterson

Building Address: 314 Broadway

Building Name: The Princeton Apartments

Original Use: apartment block

Current Use: apartment block

Roll No. (Old): 925310 (16578)

Municipality: 12

Ward: 1

Property or Occupancy Code: 19

Legal Description: 1 St. John, Plan 23855, Lots 29/30

Location: south side between Hargrave and Donald streets

Date of Construction: 1909

Storeys: 5

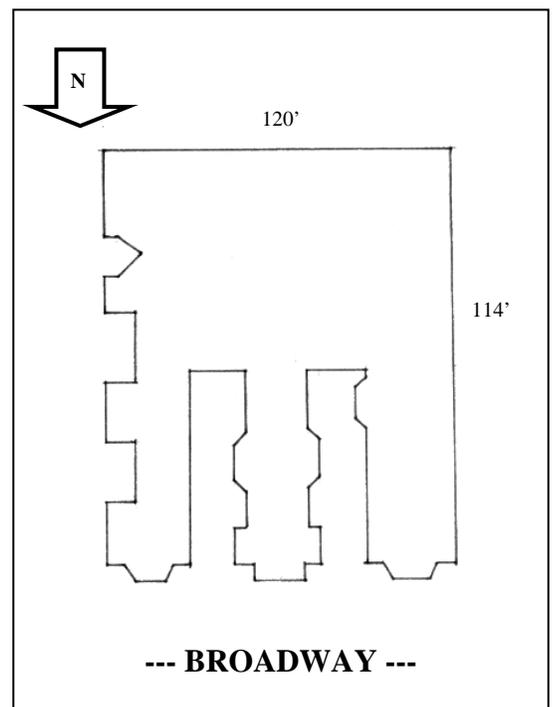
Construction Type: reinforced concrete, brick, stone and stone/concrete foundation

Building Permits (Plans available: [A] Archives; [M] Microfilm; [V] Vault):

1045/1909 \$200,000 (original) [A]; 2621/1927 \$4,500 (alterations); 22/1939 \$2,000 (fire escape) [A]; 143/1948 \$500 (addition); 770/1951 \$5,000 (alterations) [A]; 548/1952 \$11,500 (underpinning and elevator repairs); 7716/1977 \$50,000 (fire upgrade); 841/1990 \$5,000 (fire repairs); 1286/1990 \$1,500 (alterations); 5989/1990 \$1,200 (fire upgrade)

#### Information:

- 706,000 cu. ft.
- 21" stone foundation walls, 17" brick walls (1<sup>st</sup> & 2<sup>nd</sup>) and 13" brick walls (3<sup>rd</sup>-5<sup>th</sup>)
- metal cornice, stone heads and sills, red pressed brick front and courts with sandstone trim
- permit 2621/1927 converts one 6-room suite into 2 @ 3 rooms
- suites: B- 5 @ 3 rooms, 3 @ 2 rooms and 1 @ 4 rooms; 1<sup>st</sup>- 4 @ 2 rooms, 7 @ 3 rooms, 1 @ 4 rooms and 2 @ 5 rooms; and 2<sup>nd</sup> - 5<sup>th</sup>- 8 @ 2 rooms, 6 @ 3 rooms and 2 @ 5 rooms



## APPENDIX II

### APARTMENT BLOCKS EVALUATED BY THE HISTORICAL BUILDINGS COMMITTEE, 1979-1995

NAME	ADDRESS	GRADE	YEAR BUILT	COST PER SUITE <sup>1</sup>	SHAPE	COMMENTS
Anvers	758 McMillan Ave.	II	1912	\$4,400	O	
Avoca	329-35 Sargent Ave.	---	1905	\$1,923	---	Demolished 1983
Bellcrest	72 Lenore St.	II	1928	\$3,947	Square	
Boylston (Congress)	300 River Ave.	II	1910	\$3,103	U	
Breadalbane (Ambassador)	379 Hargrave St.	III	1909	\$3,925	Wedge	
Boradway Court	251 Broadway	---	1906	\$2,206	---	Demolished 1982
Devon Court	376 Broadway	---	1908	\$2,500	---	Demolished 1981
Passadena	220 Hugo St. North	III	1912	\$2,321	U	
Roslyn	40 Osborne St.	II	1909	\$5,694	Square	
Rothsay	828 Preston Ave.	III	1912	\$2,778	U	
Skjaldbreid (Allison)	745 Wolseley Ave.	---	1912	\$3,095	I	
Thelma	272 Home St.	III	1914	\$3,333	Square	
Waldron Court	544-48 Broadway	---	1909	\$3,600	U	Demolished
Warwick	366 Qu'Appelle Ave.	II	1908-09	\$2,206	Square	

There are, at present, nine designated apartment blocks still standing. They are located across the city and range in size, exterior ornamentation and cost (the average cost per suite of the nine buildings is \$3,523). By far the most expensively built structure is the Roslyn Apartments.

The Princeton Apartments compare favourably with the Congress and Rothsay apartments. All three feature deeply recessed main entrances and similar heavy massing. The Congress is the least ornamented with its simple entablature and modest window treatments. The Rothsay's embellishments are considerably more complex, highlighted by a raised stone foundation and an intricately designed entablature and parapet.

<sup>1</sup> Information from D. Spector, "Apartment House Architecture in Winnipeg to 1915," Report for the City of Winnipeg Historical Buildings Committee, Planning Department, n.d.

It is the extensive use of stone and copper accents that set The Princeton apart. Stone pillars at the two main entrances, the ornate glazed porches set in copper, the heavy stone accents around windows, and the massive metal and stone entablature give the block its impressive visage.

## APPENDIX III

### William Wallace Blair

William Blair was born in Ireland in 1852 and studied architecture at the Academical Institute in Belfast. After graduation, he began a private practice in Middlesbrough-on-Tees, England from 1874-76<sup>2</sup> before emigrating to Canada, settling in Toronto as well as Hamilton. In 1884 he returned to his mother country as resident engineer for the construction of the Londonderry and Ballymena waterworks systems. After five years he again returned to North America, working until 1905 in Chicago.<sup>3</sup> That year he chose to relocate to Winnipeg, and formed a short partnership in 1906 with George W. Northwood under the name Blair and Northwood.<sup>4</sup>

Blair practised in Winnipeg for less than 10 years, but during that time he designed a number of outstanding buildings. The list includes:<sup>5</sup>

Northern Bank, northwest corner of Selkirk Ave. & Main St., 1905  
Thomas Ryan Warehouse, 44 Princess St. (designed with G.W. Northwood), 1906  
Henderson Directory Building, Garry St. (designed with G.W. Northwood), 1906  
H.C.H. Sprague House, Roslyn Road, 1907  
Stable for Ravenscourt, W.J. Tupper Residence, Armstrong's Point, 1908  
Roslyn Apartments, 40 Osborne St., 1908  
Warwick Apartments, 366 Qu'Appelle Ave., 1908  
Princeton (Kenmore) Apartments, 314 Broadway, 1909  
Apartment Block for R.P. Roblin, Osborne St., 1909  
E.F. Hutchings Warehouse, James Ave., 1909  
Retail/residential block for A.R. Davis, northeast corner of Portage Ave. and Beverley St., 1909

W.W. Blair designs in western Canada, continued:

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<sup>2</sup> C.W. Parker, Who's Who in Western Canada, Volume I (Vancouver: Canadian Press Association Ltd., 1911), p. 112.

<sup>3</sup> Winnipeg Saturday Post, June 8, 1912, p. 38.

<sup>4</sup> D. Lyon, "Main Street," Report for the Historical Buildings Committee, Appendix D, F-58 and F-62.

<sup>5</sup> Compiled from City of Winnipeg Building Permits, 1905-15; Winnipeg Saturday Post, June 8, 1912, p. 38; and Historical Buildings Committee files.

Rookery Building, Smith St., 1909-11  
Victory (Farmer) Building, 333 Main St., 1910 (demolished)  
M. Fortune House, 393 Wellington Cres., 1910  
M.P. Blair House, Armstrong's Point, 1911  
Assiniboine Park bandstand and pavillion, 1911  
Great West Saddlery Building, 113 Market Ave., 1910-11  
A.B. Anderson House, Assiniboine (now West Gate), 1912  
Supervised construction of C.P.R. Hotel in Balfour, B.C., ca.1912  
C.P.R. office building, Edmonton, Alberta, ca.1912

- plus many other smaller residential, office/retail, and retail/ residential structures throughout the city

It appears that Blair retired to Victoria, B.C. in 1913 and built a magnificent home on nearly one hectare (2.25 acres) of land in a prestigious seaside location.<sup>6</sup>

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<sup>6</sup> "393 Wellington Crescent - M. Fortune House," Historical Buildings Committee files.

## 314 BROADWAY – THE PRINCETON APARTMENTS



Plate 1 – Broadway, west from Donald Street, ca.1910, including The Princeton Apartments (#1) and Devon Court (#2), 376 Broadway, another luxury block (built in 1908, demolished 1981). (Provincial Archives of Manitoba.)



Plate 2 – The Princeton Apartments, front or north façade; built 1909, W.W. Blair, architect, contractor unnamed. (M. Peterson, 1996.)

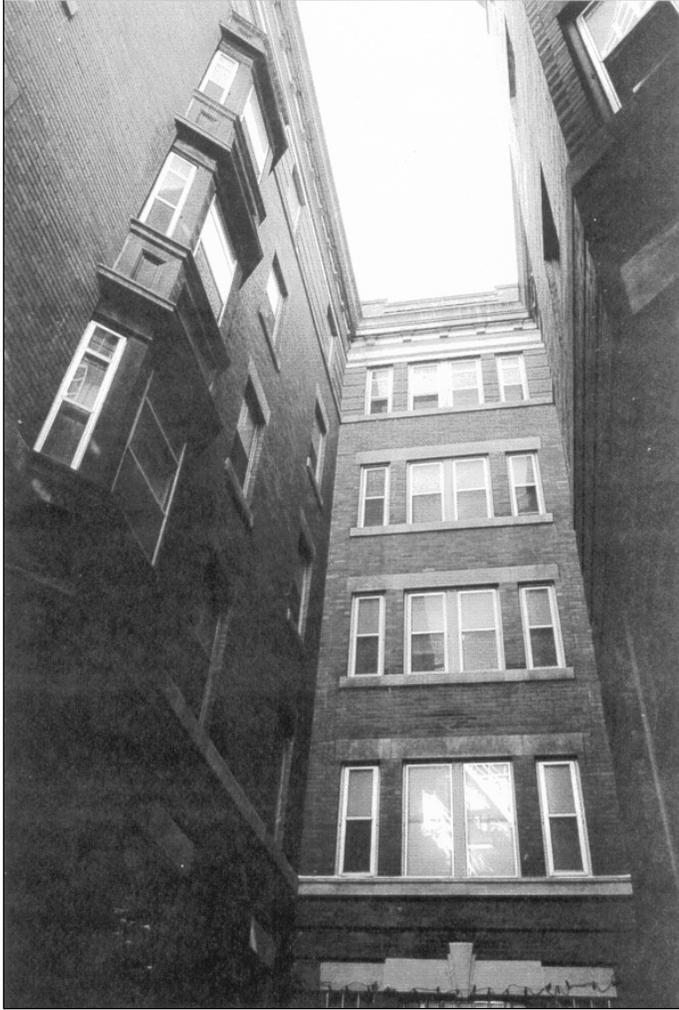


Plate 3 – The Princeton Apartments, interior court. (M. Peterson, 1996.)

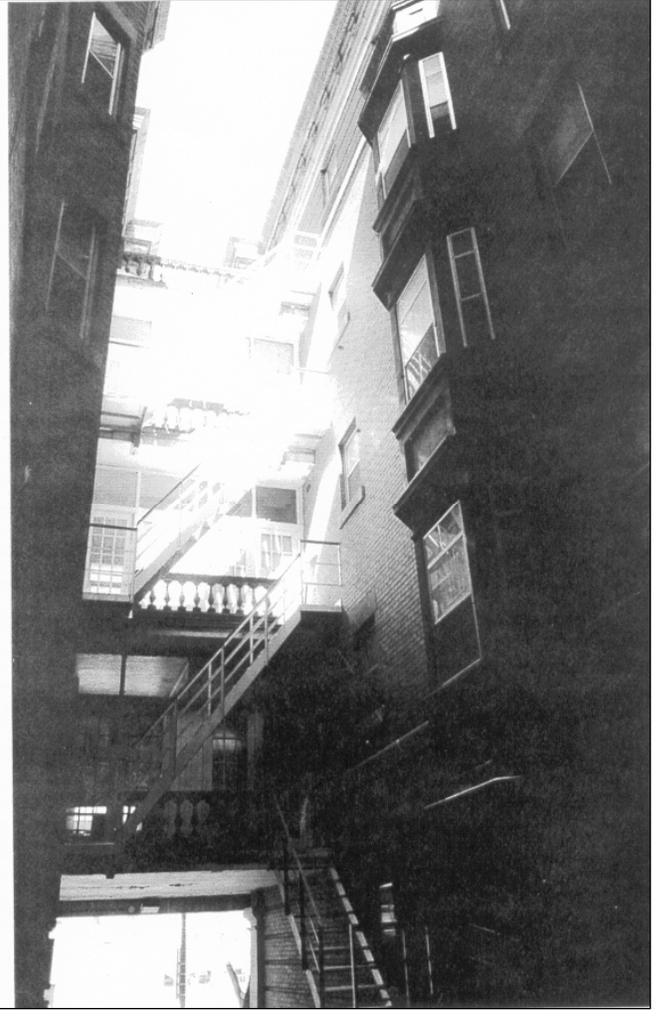


Plate 4 – The Princeton Apartments, glazed porches. (M. Peterson, 1996.)



Plate 5 – The Princeton Apartments, rear or south façade. (M. Peterson, 1996.)



Plate 6 – The Princeton Apartments, west façade. (M. Peterson, 1996.)

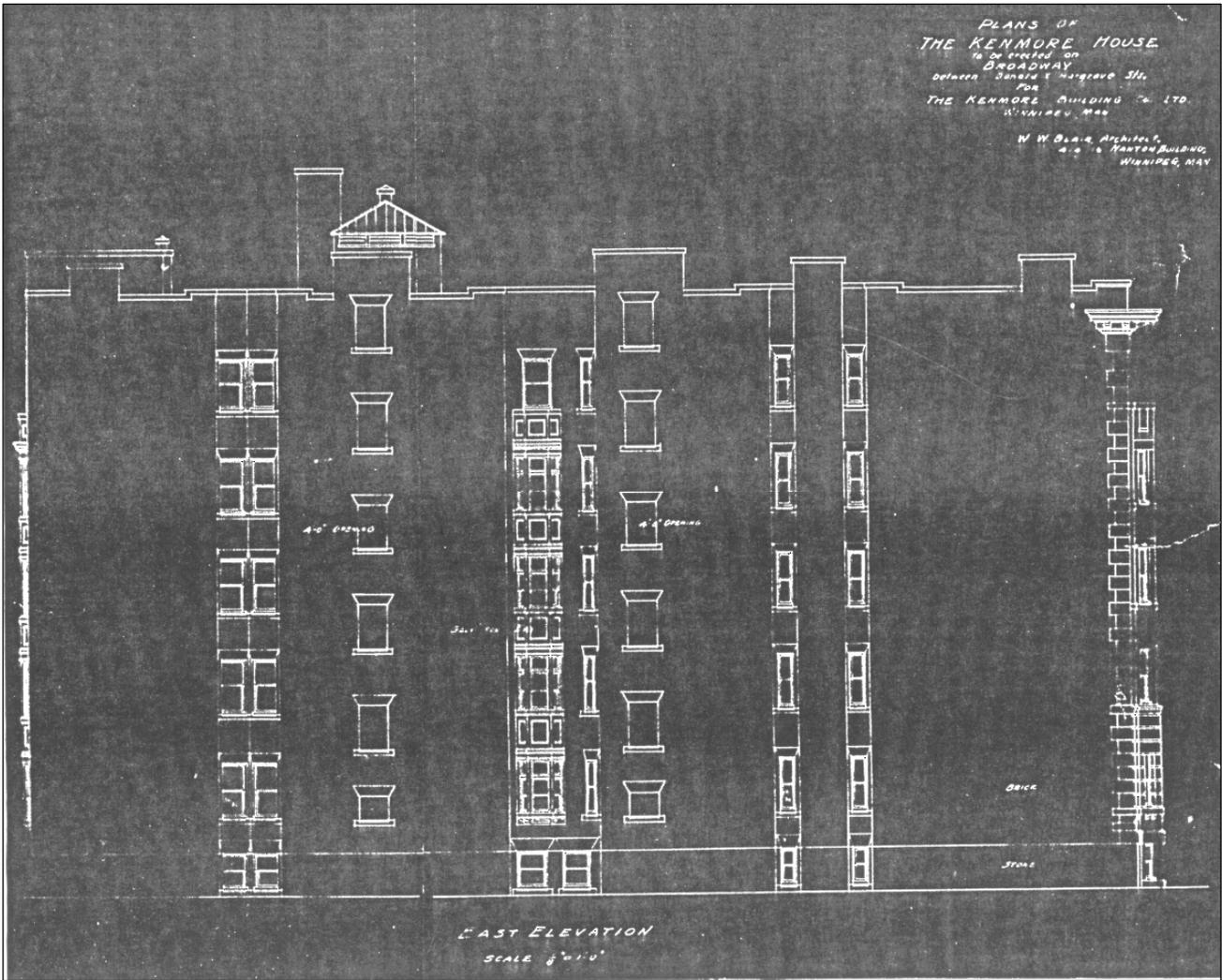


Plate 7 – The Princeton Apartments, “East Elevation.” (Reproduced from City of Winnipeg, Architect’s Plans, #1045/1909.)



Plate 8 – The Princeton Apartments, main lobby. (M. Peterson, 1996.)



Plate 9 – The Princeton Apartments, interior hallway of two-bedroom suite. (M. Peterson, 1996.)



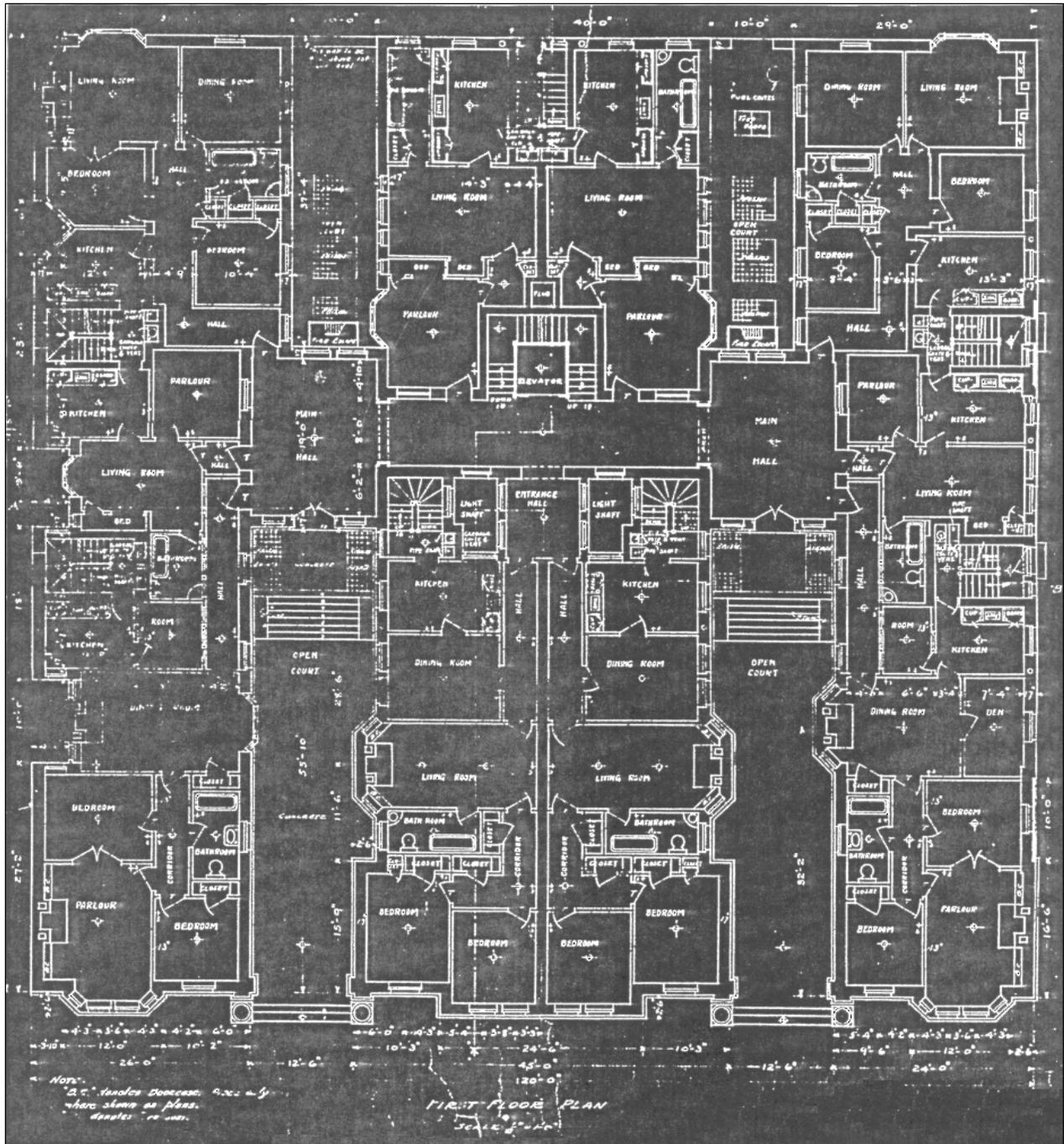


Plate 11 – The Princeton Apartments, “First Floor Plan.” (Reproduced from City of Winnipeg, Architect’s Plans, #1045/1909.)

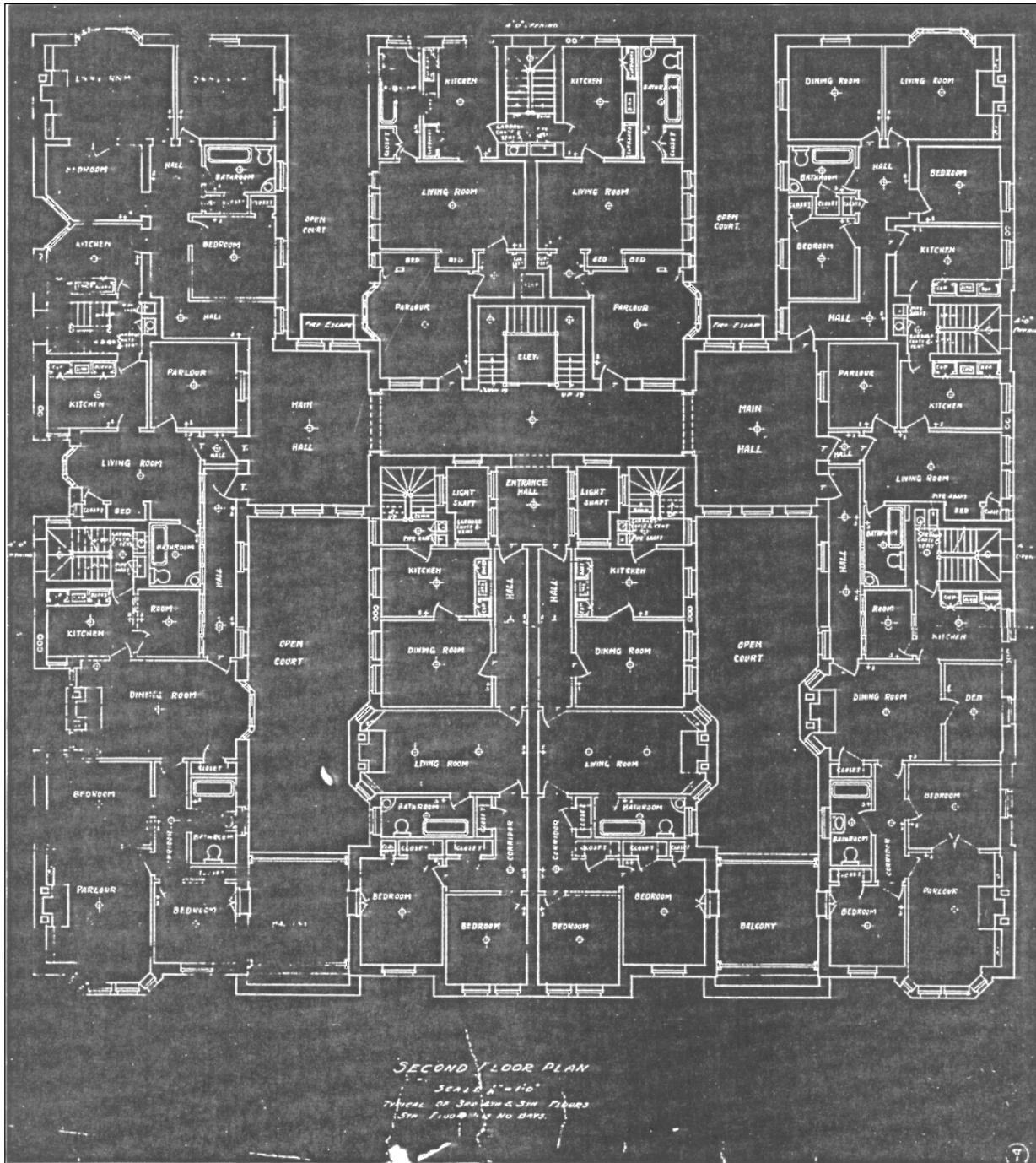


Plate 12 – The Princeton Apartments, “Second Floor Plan.” (Reproduced from City of Winnipeg, Architect’s Plans, #1045/1909.)