



40 OSBORNE STREET
ROSLYN COURT APARTMENTS

City of Winnipeg
Historical Buildings Committee

May 1998

40 OSBORNE STREET – ROSLYN COURT APARTMENTS

One of Winnipeg's earliest suburbs was Fort Rouge, originally known as St. Boniface West. Throughout neighbouring Winnipeg's infancy in the 1870s, this area was, as its name suggests, tied to the francophone settlement around the St. Boniface Basilica. St. Boniface West was home to a small group of French-Canadian farmers late into the decade.

Its modern development, along with many other areas, occurred during the frantic boom period of the early 1880s. Former residential districts were pushed out by the rapidly growing downtown warehouse/commercial district. The city's growing numbers of successful entrepreneurs, real estate speculators and businessmen sought exclusive residential property on which to settle. Developers were quick to address this need, organizing several districts with large lots and tree-lined boulevards. For St. Boniface West, the land speculators built a steel bridge crossing the Assiniboine River at the foot of Osborne Street – an added incentive for the prospective occupants. Fort Rouge was sold as the perfect compromise. It offered a quiet, county-like setting, but was conveniently close to the hustle and bustle of downtown Winnipeg. Many of the city's business elite were drawn to the area and Roslyn Road, Mayfair Avenue, River Avenue and Stradbrook Avenue all witnessed substantial up-scale residential development. In 1882, the area became Ward One of the City of Winnipeg (which took over control of the bridge) with a total population of approximately 150.¹

By the early 1900s, Fort Rouge was undeniably one of the most prestigious addresses in Winnipeg, known for its huge mansions, famous families and manicured grounds. Into this milieu came a new residential form – the apartment block. But in keeping with the nature of the neighbourhood, Fort Rouge saw the construction of many of the city's most luxurious and opulent multi-tenant blocks.

At the top of this list of lavish blocks was the Roslyn Court Apartments. Built on the corner of the area's major thoroughfares just off the Osborne Street Bridge, the block was completed in 1909 and immediately gained the reputation as one of the city's finest apartment blocks.

¹ J. Solonecki, ed., Fort Rouge Through the Years (Winnipeg: Fort Rouge Centennial Brochure Committee, 1974), pp. 2, 4.

STYLE

Three books on style, one provincial and the other two national, offer the Roslyn Court Apartments (Plate 1) as the quintessential example of the Queen Anne Revival style as applied to apartment blocks.² The style borrowed heavily from English architecture of the 15th century, blending classical and medieval motifs into a picturesque form. Asymmetry was achieved through any number of combinations of porches, bay windows, projecting wings, balconies and other devices. Roofs were usually irregular and complex, with dormers, gables and ornamental chimneys. Variations in materials and colours were also used to animate the façades. Given this freedom of design, however, accomplished designers were still able to create balance in the structures, offsetting busy surfaces by placing calmer elements nearby.³

The popularity of the style in Canada began in the 1880s and lasted until World War I. On the prairies, pre-1900 examples of the style were not numerous because large-scale development occurred after the turn of the century. Post-1900, it was quickly adopted for use in the growing residential districts, especially the more affluent neighbourhoods where its showy qualities were greatly admired.

In terms of rarity, most of the blocks built in Winnipeg prior to World War I, whether luxury or plain, were designed using classical elements. Queen Anne Revival style blocks are very unusual in the city and the Roslyn Court Apartments is the best example. The DeBary (now Highgate) Apartments, 626 Wardlaw Avenue, 1912 (Plate 2), is the other outstanding example from this era.

The Roslyn Court Apartments has been designated as a national historic site by the Historic Sites and Monuments Board of Canada because it is recognized as “one of Canada’s finest apartment buildings in the Queen Anne Revival Style.”⁴

² Identifying Architectural Styles in Manitoba (Winnipeg: Department of Culture, Heritage and Citizenship, 1991), p. 17; L. Maitland et al., A Guide to Canadian Architectural Styles (Peterborough: Broadview Press, 1992), p. 102; and L. Maitland, The Queen Anne Revival Style in Canadian Architecture (Ottawa: Environment Canada, 1990), p. 64.

³ L. Maitland et al., op. cit., p. 98.

⁴ Historic Sites and Monuments Board of Canada plaque, unveiled June 15, 1996.

CONSTRUCTION

The Roslyn Court Apartments is built of solid brick bearing walls on a framework of reinforced concrete and tile joists (this was an early use of reinforced concrete joists in a Winnipeg apartment block). The superstructure rests on a stone foundation 53.3 cm (21 inches) thick placed on concrete footings.⁵ The structure stands five storeys in height and originally contained 36 suites – over 17,000 cubic metres (605,655 cubic feet) of interior space.⁶ The building is irregularly shaped. The north and Roslyn Road façades measure 30.2 metres (99 feet), the east elevation 39.3 metres (129 feet) and the west façade (Osborne Street) 31.7 metres (104 feet).⁷ The block includes a passenger elevator.

Exterior wall thicknesses range from 43.2 cm (17 inches) on the ground and second floors to 33.0 cm (13 inches) on the upper three floors. The brick interior partition walls (which increased fire safety and soundproofing) are 33.0 cm (13 inches), except on the top floor (22.9 cm, 9 inches). For added fire protection, partition walls within the suites consist of hollow tile⁸

Stone was used on the ground-floor as facing as well as accents around windows and porches. During construction in 1908 and 1909, 115 cords of stone and 1,250,000 bricks were used.⁹

DESIGN

The first unusual feature about the design of the Roslyn Court Apartments is its height of five storeys. The City of Winnipeg, faced with a growing number of applications for multi-tenant blocks, was in the midst of finalizing regulations on all aspects of apartment block construction even as this structure was being built. The By-Law, No. 5850 (passed on November 22, 1909), set out a number of specific requirements for the planning and building of apartment blocks in an attempt to

⁵ City of Winnipeg Building Permit (below as BP), #229/1909.

⁶ City of Winnipeg Assessment Record, Roll No. 325051, Ward 1, PC 19. Below as AR.

⁷ Architect's Plans, #229/1909, courtesy of the City of Winnipeg Archives.

⁸ BP #229/1909.

⁹ BP #1523/1908 (foundation) and #229/1909 (superstructure).

discourage construction of apartment slums found in other North American cities. Cheaply built, wooden tenements were becoming fire and health hazards elsewhere and the city government moved quickly to prohibit their construction in Winnipeg. Wooden apartment blocks would not be given a permit (Clause 9) and any block taller than three storeys had to be of “fireproof construction.”¹⁰ As this was an extremely expensive option for the developer, virtually all of the city’s apartment blocks built in Winnipeg between 1909 and 1915 were three-storey brick buildings.¹¹

The Roslyn Court Apartments, located on a very busy corner of Fort Rouge, was designed with varied elevations linked by the raised, rusticated stone foundation encircling the entire block. Stone cladding also covers the ground floors of the north, south and west façades. The polychromatic exterior was another Queen Anne Revival element, enlivening an already animated façades with its clever use of red brick and limestone accents.

The north and east façades, in contrast to the more public elevations, are designed with a definite simplicity (Plates 3 and 4). The red brick walls of the west and south façades wrap around and run for a short distance along the north and east elevations respectively. The balance is completed in a light-coloured brick. Two sets of metal-clad bay windows rise the entire height of the building on both walls and the other windows include heavy stone sills and heads. The top floor is unadorned except for the heavy overhanging eaves.

The main façades of the block (south and west) are dramatically different in design. The Osborne Street (west) elevation (Plate 5) is the more subdued, featuring a large ornamental stone entrance and a series of unheated open walkways on the second through fourth floors, placed between projecting brick sections. These walkways were designed to service corner suites rather than act as a formal veranda or porch. The windows within the walkways were those of suites other than the corner apartment. The attic level includes stepped gable ends, a shed dormer framed by two small

¹⁰ City of Winnipeg By-Law No. 5850, “A By-Law of the City of Winnipeg to regulate the erection, ventilation and safety from fire or accident of Tenement Houses, hereafter erected or altered,” Clause 8.

¹¹ The By-Law also set out very specific regulations on sizes of blocks, greenspace requirements and minimum ventilation and natural light levels. The strictly enforced By-Law ensured Winnipeggers high-quality living quarters in the multi-tenant setting.

dormers topped by conical roofs of green tile. The remainder of the roof is covered with red tile. Stone is used on the upper levels of this façade as window accenting and the cornices between the walkways are completed in copper.

The Roslyn Road (south) façade is the most ornate and most expressive of the elevations (Plate 6). The flatness of the other three façades is contrasted by the stepped design of the south wall. This series of projections and recessed areas is further accentuated by three bay windows, two- or three-storeys in height. A large, stone entrance is found towards the east end of this elevation at the top of a set of wide steps. Two sets of glazed porches provide suites on the upper floors. The complex roof includes ornate gable ends, dormers and large brick chimneys.

Another interesting feature of this block was the use of a light wells and an interior court (Plate 7). By-Law regulations required a certain amount of ventilation and natural light for each suite. The architect of the Roslyn Court Apartments chose an internal court, not accessible from the outside, as well as the walkways and porches on the outside of the building, to bathe interior space with light and air. The raised basement allowed for grade-level windows to be used to light the suites at that level.

The major renovation to the exterior was the glazing in of the walkways on the Osborne Street façade in 1957.¹² The change to the original design has been minimal.

INTERIOR

The original design of the block created 36 suites, 10 one-room bachelor units with full baths and 26 full-size suites with two or three bedrooms.¹³ The full-size suites also boasted living rooms, dining rooms and large kitchens. All kitchens were connected to service staircases to ease the delivery of goods. The block is a series of corridors and exterior walkways that can become quite confusing to a visitor.

¹² BP #2078/1957, costing \$300.

¹³ Manitoba Free Press, November 21, 1908, p. 3 (Second Section).

The largest suites, some over 200 square metres (2,200 square feet), were located on the Roslyn Road side of the building and included a separate entrance away from the Osborne Street doorway. Many of the suites featured beamed ceilings in the formal dining room, all included open fireplaces, and the larger suites had small bedrooms off the kitchen for live-in staff (Plates 8 and 9).

The two entrances featured marble wainscoting and floors accented with dark oak trim. Both have been recently renovated, the original marble has been replaced and the woodwork refinished.¹⁴ The dark-coloured woodwork was continued along the corridors and door frames. The opulence of the block's interior has not been diminished over time, much of the ornate plasterwork, woodwork and stained glass remains unchanged and carefully tended. Some water damage, due to roof problems, is visible in some of the suites and upper corridors.

Another unique feature is the passenger elevator, located near the Osborne Street entrance. The original elevator with its solid copper cage continues to service all floors, recent stripping of numerous layers of paint has uncovered the original material (Plate 10). The main staircases are lit by a skylight, while the much plainer and utilitarian service staircase is lit with windows at each level (Plate 11).

In the basement, several changes have been made. Originally, the level contained four suites, as well as storage and boiler rooms and laundry facilities. During the 1950 flood, over one metre (3½ feet) of water made its way into the basement.¹⁵ After the water receded, all electrical, plumbing and heating services were replaced and in an attempt to limit future damage, the walls were tiled to approximately two metres (six feet). Part of the storage space was converted into an office and in 1947 this was converted into a residential suite.¹⁶

In 1977, fire protection and detection systems were upgraded at a cost of \$30,000.¹⁷ The general condition of the interior is good, much of the public space has not been changed drastically. Suites

¹⁴ R. Penner, Globe General Agencies (property managers), in conversation with the author, May 27, 1998.

¹⁵ AR.

¹⁶ BP #465/1947.

¹⁷ BP #1362/1977.

have been renovated over time and some of the original woodwork has been painted over. Elsewhere, however, interior finishes have been meticulously cared for.

At present, there are 36 suites in the block: five in the basement, six on each of the first three floors, seven on the fourth floor and six on the top floor.¹⁸

INTEGRITY

The building stands in its original location and appears to be in good structural condition. City of Winnipeg Building Permits listed against the structure include only minor alterations, such as repairs made after the 1950 flood and the addition of piles in 1936 and 1938. The glassing-in of the Osborne Street walkways in 1957 is the major exterior renovation carried out over the past 85 years.¹⁹ Some of the brickwork is losing its mortar, especially around the unheated porches facing Roslyn Road.

STREETSCAPE

This block has been an integral part of the luxurious profile of Fort Rouge since its construction (Plate 12). It fits well with the collection of large contemporary homes and apartment blocks along Roslyn Road. Its scale also allows it to blend with the commercial structures on Osborne Street and the high-rise apartment blocks to the west.

ARCHITECT

William Wallace Blair, an Irish-born and trained architect, designed this structure. Blair only practised in Winnipeg for a short time and yet created some of the city's most memorable designs (see Appendix I for biographical information). He has been given 20 points by the Historical Buildings Committee.

¹⁸ Information supplied by R. Penner, Globe General Agencies.

¹⁹ AR.

The contractors chosen for the building were C.P. Mills and L.H. Shepley, a short-lived partnership that advertised as specialists in reinforced concrete.²⁰

PERSON

The Roslyn Court Apartments was not, like most other luxury blocks of its time, owned by an investment group or consortium of developers. It was owned until 1918 by one man, physician Dr. Richard J. Mattice,²¹ who also lived in the block with his wife. Dr. Mattice was born in Cornwall, Canada West (Ontario) in 1847 and trained at McGill University in Montreal and in England. After practising for over 20 years in Omaha, Nebraska, Dr. Mattice came to Winnipeg in 1902 and began his practice. He and his wife had no children and lived in one of the large suites for many years. He died on March 31, 1925.²²

Dr. Mattice sold the block in 1919 to bankers Robert Campbell and W.G. Yule of the Royal Bank of Canada. By the late 1920s it was owned by the Montreal Trust Company and from 1942-46 by salesman Leonard Wolinsky. Contractor P.E. Yager owned the block in 1947 before selling it a year later to Harry Bryk. Bryk, a retail grocer, was the owner until 1970 when title was transferred to the present owner, Roslyn Properties.²³

As would be expected, one of the city's most luxurious apartment blocks attracted its share of wealthy and influential tenants – military leaders, university professors, doctors and business owners. M.L.A. Kensington Downes was an early resident of the block. Among the long list of tenants, however, two names stand out. Lady Macdonald, widow of Sir Hugh John Macdonald, sold her Carlton Street mansion in 1930 and moved into this building. She stayed until her death in 1940 and her suite was frequently the site of social events.

²⁰ Henderson's Directory, 1910.

²¹ City of Winnipeg Assessment Roll, Roll No. 325051, Ward 1. Below as ARo.

²² Manitoba Free Press, April 1, 1925, p. 1.

²³ ARo.

Mrs. Minnie J.B. Campbell (nee. Buck) [1862-1952], a member appointed to the Order of the British Empire in 1935, lived in the block from 1940 until her death in 1952. She moved from Ontario to Winnipeg in 1884 as a newlywed. Her husband, Hon. Colin H. Campbell (1859-1914), was a city alderman who won a provincial seat in 1900. Over the course of his political career, he held the posts of Minister of Education (1900-07), Attorney-General (1900-11), and Minister of Public Works (1911).²⁴ He died in 1914. Mrs. Campbell was a long-time welfare and war relief champion, who volunteered for a number of organizations including the Y.W.C.A., Red Cross and I.O.D.E. She is the only Canadian woman to be awarded the Golden Cross of Merit by Poland for her war relief work and she and her husband were present, by command, at the coronation of King Edward in 1901.²⁵

Another of the many tenants was Dr. Olive Cole, one of Winnipeg's first woman dentists, who used her apartment as her office from the 1920s into the 1950s.²⁶

EVENT

There is no known significant event connected with this building.

CONTEXT

The Roslyn Court Apartments was built in the midst of Winnipeg's 20th century boom. It was a time when the city was at the centre of Canada's growth, having positioned itself between the growing industrial network in Eastern Canada and the burgeoning markets in the newly settled western prairies. Winnipeg's economy grew in every conceivable direction and people flocked to the city to be a part of this growth. Business successes mounted and personal fortunes were made. The demand for luxurious accommodations also grew and this block is an excellent reminder of this period.

²⁴ F.H. Schofield, The Story of Manitoba (Winnipeg: S.J. Clarke Publishing Co., 1913), Vol. II, p. 46.

²⁵ Winnipeg Tribune, November 4, 1952, p. 4.

²⁶ Henderson's Directory, 1920-60.

The block also reflects the growing acceptance of multi-tenant structures in the city. A relatively new building type just a few years earlier, Winnipeg's enthusiastic support of these blocks was unequalled on the Canadian stage. While apartment blocks came in all sizes and costs, many luxury blocks were built during the 1906-15 period.

Appendix II details the growth of apartment blocks along Roslyn Road and the immediate vicinity. As the list shows, these blocks range from small, under 25-suite blocks to skyscrapers with nearly 30 storeys and over 200 apartments. The Roslyn Court Apartments is the oldest block in the area.

Appendix III is a list of pre-1915 luxury blocks in the city costing over \$4,000/suite. Of these, 15 buildings on the list, the Roslyn Court Apartments is the oldest, largest and the most expensive per suite. Nine of the 15 blocks are located in Fort Rouge.

LANDMARK

The Roslyn Court Apartments is located on a very busy corner. This fact, along with its size and unique visage, make it a highly recognizable structure. It is a well-known structure to many Winnipeggers.



CITY OF WINNIPEG - Preliminary Report

Date: 05 May 1998

Assessment Record

Prepared By: M. Peterson

Building Address: 40 Osborne Street

Building Name: Roslyn Court Apartments

Original Use: apartment block

Current Use: apartment block

Roll No. (Old): 325051 (7395)

Municipality: 12

Ward: 1

Property or Occupancy Code: 19

Legal Description: 41 St. Boniface, Plan 27423, Lot 1 (old: Plan 314, Block 8, part Lots 37 and 38)

Location: northeast corner of Roslyn Road

Date of Construction: 1909

Storeys: 5 + basement

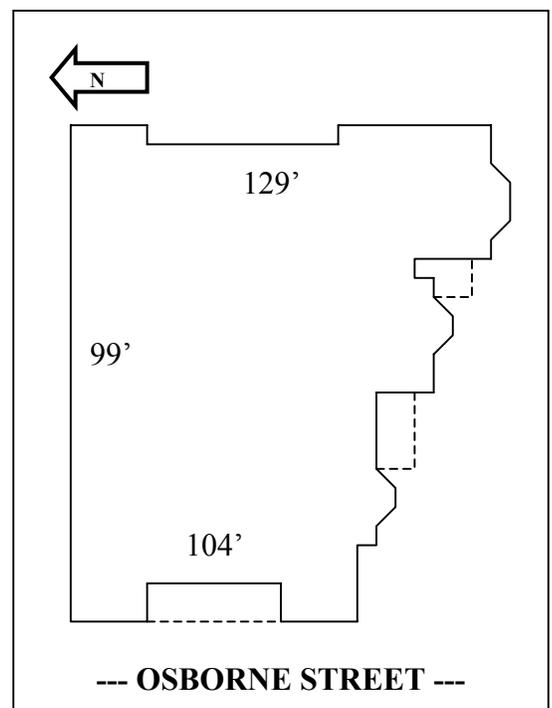
Construction Type: brick and stone, reinforced concrete and stone foundation

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

- 1523/1908 \$7,500 (foundation only); 229/1909 [A] \$205,000 (superstructure); 2309/1936 \$500 (piles); 2798/1938 \$1,000 (piles); 465/1947 \$2,000 (addition); 127/1950 \$500 (repairs); 2078/1957 \$300 (glaze in verandas); 1362/1977 \$30,000 (repairs); 820/1994 \$5,000 (alterations)

Information:

- 37 suites, 605,655 cu. ft.
- Permit 465/1947- convert office in basement (formerly locker rooms) into suite
- Permit 127/1950- basement had 3½' of flood water, replaced electrical, heating, plumbing and repaired flood-related damage
- Permit 2078/1957- all new windows (aluminum in wood frames) on west side (previously screened)
- Permit 1362/1977- fire upgrade throughout building



APPENDIX I

WILLIAM WALLACE BLAIR

William W. 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 1874-76¹ 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.² 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.³

Blair practised in Winnipeg for less than 10 years, but during that time he designed a number of outstanding buildings. The list includes:⁴

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
Warwick Apartments, 366 Qu'Appelle Ave., 1908 – Grade II
Roslyn Court Apartments, 40 Osborne St., 1908-09
Princeton (Kenmore) Apartments, 314 Broadway, 1909 – Grade II
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
Rookery Building, Smith St., 1909-11
Victory (Farmer) Building, 333 Main St., 1910 (demolished)
M. Fortune House, 393 Wellington Cres., 1910 – Grade III

¹ C.W. Parker, Who's Who in Western Canada, Volume I (Vancouver: Canadian Press Association Ltd., 1911), p. 112.

² Winnipeg Saturday Post, June 8, 1912, p. 38.

³ D. Lyon, "Main Street," Report for the Historical Buildings Committee, Appendix D, F-58 and F-62.

⁴ Compiled from City of Winnipeg Building Permits, 1905-15; Winnipeg Saturday Post, June 8, 1912, p. 38; and Historical Buildings Committee files.

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

M.P. Blair House, Armstrong's Point, 1911

Assiniboine Park bandstand and pavilion, 1911

Great West Saddlery Building, 113 Market Ave., 1910-11 – Grade III

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 at a prestigious seaside location.⁵

⁵ S. Grover, "393 Wellington Crescent - M. Fortune House," Historical Buildings Committee files.

APPENDIX II

ROSLYN ROAD APARTMENT BLOCKS

ADDRESS	NAME	AGE	NO. OF STOREYS	NO. OF SUITES	COST
#1	Locarno Apartments	1929	3 & 4	37	\$ 300,000
6	Lilly Apartments (house conversion)	1914	2.5	19	20,000
7	Gannon Apartments	1957	3	30	150,000
16	The Shelldrake	1958	3	20	100,000
21	Twenty-One Roslyn Road Apartments	1979	12	112	1,600,000
26	Marquis Apartments	1958	3	21	125,000
29	Roslyn on the River	1988	8	23	N/A
43	Blair House	1957	5	40	300,000
50	Riverborne-Roslyn Place	1992	4	40	N/A
51	Saigon Apartments	1952	3	25	115,000
71	Penthouse Towers	1960	10	99	1,000,000
80	Rossmore Apartments	1929	3	25	100,000
81	Shorecrest Plaza	1959	3	60	320,000
90	unnamed	1985	3.5	14	560,000
99	Roslyn Manor	1958	3	66	225,000
100	Blackstone Apartments	1927	3	18	45,000
139	London Towers	1965	8	31	310,000
144	Clifford Arms Apartments	1961	3	23	235,000
151	Dorset House	1965	7	24	237,000
176	Manor Apartments (house conversion)	1909	2.5	6	18,000
188	Nassau House	1966	10	34	350,000
230	Sussex House	1965	14	111	1,100,000
246	Imperial Place	1968	12	117	1,038,000
260	Canterbury Place (Townhomes of)	1967	2 & 3	19	230,000
270	Canterbury House	1967	12	142	1,400,000
300	Fountain House	1963	13	180	1,800,000

APPENDIX II (CONTINUED)

OTHER AREA APARTMENT BLOCKS

	NAME	AGE	NO. OF STOREYS	NO. OF SUITES	COST
40 Osborne Street	Roslyn Court Apartments	1908-09	5	36	208,000
1 Evergreen Place	No. One Evergreen Place	1970	29	221	2,962,000
7 Evergreen Place	Evergreen Towers	1981	26	183	7,760,000
11 Evergreen Place	(originally Hycroft Towers)	1984	26	185	5,740,000

APPENDIX III

WINNIPEG'S EXTANT PRE-1915 LUXURY APARTMENT BLOCKS¹

ADDRESS	NAME	YEAR BUILT	COST	NO. OF SUITES	COST PER SUITE
Osborne Street, 40	Roslyn Court Apts.	1909	205,000	36	5,694
Grosvenor Avenue, 812 ²	Crescent Grove Apts.	1912	32,000	6	5,333
Donald Street, 54	Paterson Block	1909	30,000	6	5,000
Wardlaw Avenue, 626	DeBary Apts.	1912	142,000	30	4,733
Grosvenor Avenue, 914	Winston Apts.	1913	65,000	14	4,643
Lilac Street, 150	Brussels Apts.	1912	110,000	24	4,583
Balmoral Street, 33	Sheridan Apts.	1912	100,000	22	4,545
River Avenue, 351	Rosemount Flats	1906	62,000	14	4,428
Wolseley Avenue, 812	Wolseley Apts.	1912	70,000	17	4,118
Kennedy Street, 165	Conway Court	1912	90,000	22	4,091
McMillan Avenue, 847	Lucerne Apts.	1913	45,000	11	4,091
McMillan Avenue, 758	Anvers Apts.	1912	110,000	27	4,074
Colony Street, 177	St. Elmo Apts.	1910	88,500	22	4,023
Westminster Ave., 641	Harald Apts.	1911	60,000	15	4,000

¹ Information from D. Spector, "Apartment House Architecture in Winnipeg to 1915," Report for the City of Winnipeg, Historical Buildings Committee, 1980. List includes all blocks costing \$4,000/suite and over.

² The exterior of this block has been severely altered.

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 1 – The nearly-completed Roslyn Court Apartments, 40 Osborne Street, 1909.
(Reproduced from *Construction*, Vol. III, No. 2 (December 1909), p. 74.)

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 2 – Highgate (originally DeBary) Apartments, 626 Wardlaw Avenue; built 1912, architect C.S. Bridgman. (M. Peterson, 1997.)



Plate 3 – Roslyn Courts Apartments, 40 Osborne Street, west and façades. (M. Peterson, 1998.)

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 4 – Roslyn Courts Apartments, 40 Osborne Street, south and east façades. (M. Peterson, 1998.)



Plate 5 – Roslyn Courts Apartments, 40 Osborne Street, west façade. (M. Peterson, 1998.)

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 6 – Roslyn Courts Apartments, 40 Osborne Street, south and west façades. (M. Peterson, 1998.)

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 7 – Covered walkway in internal courtyard. (M. Peterson, 1998.)

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 8 – Open fireplace and attached shelves. (M. Peterson, 1998.)



Plate 9 – Hallway woodwork in Suite #25. (M. Peterson, 1998.)

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 10 – Copper cage elevator still in use at the Roslyn Court Apartments. (M. Peterson, 1998.)

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 11 – Interior service staircase. (M. Peterson, 1998.)

40 OSBORNE STREET – ROSLYN COURT APARTMENTS



Plate 12 – The Royal Procession at the corner of Osborne Street and River Avenue with the Roslyn Court Apartments in the background. (Provincial Archives of Manitoba.)