



626 WARDLAW AVENUE

DeBARY (HIGHGATE) APARTMENTS

City of Winnipeg
Historical Buildings Committee

June 1998

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DeBARY (HIGHGATE) APARTMENTS

By the time the DeBary Apartments was completed in 1913, apartment blocks had become a familiar sight on most Winnipeg-area streets. The growth of this building type from 1905, when it first began to rise in popularity,¹ to 1912, when City of Winnipeg Building Permits for blocks totalled over \$3 million,² occurred for a number of reasons.

Winnipeg after 1900 saw a great influx of people moving to the city to find work, many coming with little capital. Increasingly, the apartment block was an easy way to get comfortable lodgings in the city without the expense of purchasing a home. Many of these new citizens were hired as commercial travellers, salesmen with large territories to service. Apartment suites were much easier to maintain for people with hectic travel schedules. As attractive was the fact that many of the pre-1915 blocks were located only a few kilometres from downtown or on major transportation routes, making it easier for tenants to utilize public transportation or otherwise get to jobs and other activities.³

Another important aspect was Winnipeg's financial environment. The city's economic growth led to a rise in personal wealth. Many successful businessmen and professionals sought safe, steady investment opportunities – exactly the type of return provided by the apartment block. Many investment syndicates, contractors and individuals financed the construction of blocks throughout the city, reselling the completed blocks immediately or owning them for decades.⁴

¹ M. Peterson, "The Rise of Apartments and Apartment Dwellers in Winnipeg (1900-1914) and a Comparative Study with Toronto," Prairie Forum, Vol. 18, No. 2 (Fall 1993), p. 167. Below as "The Rise of Apartments."

² City of Winnipeg Building Permit Ledger Book (below as Ledgers), 1912.

³ "The Rise of Apartments," pp. 159-60.

⁴ *Ibid.*, pp. 161-62.

For Winnipeg's elite community, the luxury apartment was also popular. In these large blocks were found many retired couples, widows, widowers and single professionals who chose apartment living for a number of reasons. Many of the amenities associated with mansions, including servants' quarters, luxurious interiors and privacy, could be found in the better blocks. The suites also offered a respite from the cost and effort of some of the chores related to maintaining a private dwelling – snow clearing, lawn maintenance, heating and general repairs.

Fort Rouge, because of the Main Street and Osborne Street bridges, grew quickly, attracting many of Winnipeg's wealthy families to its wide, tree-lined streets. Later, much of the open land was subdivided into residential lots. Blocks of single family-dwellings were built prior to World War I, as were numerous apartment blocks of various sizes and designs.

The DeBary Apartments was built just off Wellington Crescent, one of the city's most desirable addresses, adding to the growing list of Fort Rouge luxury apartment blocks.

STYLE

The DeBary Apartments is an excellent example of a large apartment block designed in the Queen Anne Revival style (Plate 1).⁵ 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.⁶

⁵ 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.

⁶ L. Maitland et al., op. cit., p. 98.

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 as 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. The Roslyn Court Apartments, 40 Osborne Street (1908-09), is designated as a national historic site by the Historic Sites and Monuments Board of Canada in recognition that it is one of the country's finest examples of the style adopted for use on an apartment block (Plate 2).

CONSTRUCTION

The DeBary Apartments is built of solid brick load-bearing walls resting on a stone foundation. Red tapestry brick is used on the Wardlaw Avenue (north), Daly Street North⁷ (west) and south façades; lighter-hued clay brick is used on the east wall. The building measures approximately 36.0 x 44.2 x 12.2 metres (118 x 145 x 40 feet).⁸

An unusual feature of the block is the lack of common interior walls, i.e. none of the floor plans are alike.⁹ Most of the blocks built during this period had common layouts for the upper floors, making plumbing and other services easier to provide.

DESIGN

The layout of this block is an extremely complex series of recessed light wells, bay windows, balconies and main entrances located within a spacious interior court (see Preliminary Report).

⁷ Daly Street was called John Street at time of construction.

⁸ City of Winnipeg Assessment Record, Roll No. 217525-12-1 (Condo #41). Below as AR.

⁹ Ibid.

This complexity was in response to By-Law No. 5850 (passed on November 22, 1909), which set out a number of specific requirements for the planning and building of apartment blocks in an attempt to 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). Several clauses set minimum requirements for sizes and numbers of windows in each suite to ensure a proper supply of natural light and ventilation. Architects employed a number of design techniques to not only meet By-Law requirements, but also to attract tenants. Methods to increase air circulation and natural light were numerous, with options ranging from a simple box with protrusions (porches or wings) and recesses, to a “U”- or “W”- or “O”-shaped structure. The inner court and series of smaller recesses, balconies and bays of the DeBary Apartments dramatically increased the amount of wall surface (Plates 3 to 5). This ensured even interior suites would be bathed in natural light.

The height of this block, three storeys, and the fact that it is built of brick, are other reflections of By-Law requirements. Clause 8 stipulated that any apartment building over three storeys had to be of “fireproof construction,” an extremely expensive option that few developers chose. Clause 9 restricted the size of blocks built of wood, virtually prohibiting their construction. In order to meet By-Law regulations and yet give the highest possible investment return, the vast majority of pre-1915 apartment blocks were brick and three storeys high – like the DeBary Apartments.

The block is situated on a corner lot, necessitating two main façades of similar design. Both feature balconies, recessed stairwells and richly coloured red tapestry brick with stone highlights. The raised basement allows for large windows to light suites and other spaces found below grade. The main entrances are located within the large inner court, oriented towards the corner and accessed through a brick, stone and wrought-iron gate with the name “Highgate” in gold lettering. The façades on either side of the court finish in bay windows topped by conical roofs. A complete entablature runs along the north, south and west façades and partially along the east. Ornamental gable ends, with stone capping and accents, adorn the roof of the north and west elevations, as well as in the inner court.

The south or back lane elevation is similar to the main façades – similar building and accent materials, balconies and recessed stairwells (used as fire escapes and service stairs). The entablature is also present, but not the gable ends. Much of the rear or east façade is finished in clay brick, the windows are arched with stone lug sills and there are two sets of stairs (Plate 6).

Interesting features of the block are the three main entrances in the inner court, each marking one of the three separate sections into which the interior is divided. These highly stylized openings are found at the top of stone and wrought-iron steps.¹⁰ The heavy wooden doors are highlighted by etched glass (Plate 7).

Intended to attract an exclusive clientele, the DeBary Apartments was consciously designed to emanate taste, refinement and luxury. The architect cleverly balanced the bulkiness of the block with lighter accenting at the roof level – the gable ends lend an airiness to the block's visage and lessen the effect of the dark brick.

INTERIOR

Similar to the exterior, the interior of the DeBary Apartments is richly finished and luxuriously detailed. None of the 30 suites are exactly alike in design (Plate 8). All include either one or two bedrooms, a spacious living-room with open fireplace, service stairs, and a formal dining-room (Plates 9-11). Some suites also originally contained a servant's bedroom. The interior stairs and hallways are finished in dark wood with delicate stained glass accents (Plate 12). All suites originally included screened balconies, which were converted in 1987 into glazed sunrooms with metal cladding and aluminum windows.¹¹

¹⁰ The stone of the steps has been deteriorating for several decades. The steps were tiled (date unknown), but the stone continues to disintegrate and several of the iron rails are now in danger of collapse.

¹¹ City of Winnipeg Building Permit (below as BP), #9157/1987.

As mentioned previously, the interior is divided into three units. Access between the sections is limited to the basement. The sections hold 30 suites, nine each in Buildings B and C and 12 in Building A.¹²

INTEGRITY

The most profound and negative change to the structure occurred in 1987 with the alteration of the screened porches. The original elements included delicate balusters, alleviating some of the heaviness of the design (Plate 13). Other changes have included cosmetic repairs to the interior, the tiling of the original stone entrance steps and piling in 1936, 1938 and 1948.¹³ In 1978, in preparation for conversion to a condominium, \$13,000 in interior repairs were completed. Work included redecorating suites, remodelling bathrooms and kitchens, the addition of a gas-fired boiler, new carpeting, refinishing floors and the upgrading of all electrical and plumbing services. The roof was also resurfaced at this time.¹⁴

Taken as a whole, the DeBary Apartments has suffered only modest changes since 1912. The interior, especially hallways, has seen almost no change since the block first opened.

STREETSCAPE

The DeBary Apartments is located near Wellington Crescent in Fort Rouge. The streets and avenues in the immediate vicinity are filled with medium- and large-sized detached homes and apartment blocks of a similar vintage to this block. As well, there are also newer high-rise apartment blocks along Wellington Crescent. The DeBary fits well into its neighbourhood and contributes to the historic make-up of the area.

¹² Information supplied by Kornelija Tesla, Smith Agency Limited.

¹³ AR.

¹⁴ BP #9541/1978.

ARCHITECT/CONTRACTOR

Charles S. Bridgman was the architect of the DeBary Apartments. Bridgman came to the city in 1903 and for more than three decades was involved in architecture throughout Manitoba (see Appendix I for biographical information). In total, Bridgman designed nearly \$500,000 worth of buildings in 1912, the DeBary Apartments being the largest single project.¹⁵

The contracting firm involved in the construction of the DeBary Apartments was the Claydon Brothers Company, whose total contracts for the year reached nearly three-quarters of a million dollars.¹⁶ The company was founded in 1904 by Ebenezer (1881-1954) and Arthur Claydon, two of the five Claydon brothers.¹⁷ Ebenezer Claydon was born in Deeping St. James, Lincolnshire, England in 1881. After receiving his education in England, he immigrated to Canada in 1902, coming to Winnipeg shortly thereafter and establishing the general contracting firm Claydon Brothers in 1904.¹⁸ A third brother, Ernest, came to Winnipeg and joined the firm ca.1912. Arthur and Ernest enlisted and fought overseas during World War I and Arthur was killed in action in 1917. Ernest returned to Winnipeg and rejoined Claydon Brothers as the secretary-treasurer, with Ebenezer as president.

The firm was reorganized in 1917 and renamed Claydon Company Limited.¹⁹ By 1945, it had been expanded to handle home and business fuels and to include five Claydons: Ebenezer; his two sons, Oliver and Gurth E.; and Ernest and his son Rowland. Ebenezer died on February 26, 1954²⁰ and Ernest died in 1976. J. Norman Claydon, a son of Gurth E., was also associated with the business in the 1970s and continues to live in the city.

¹⁵ Ledgers, 1912.

¹⁶ Ibid.

¹⁷ Much of the biographical and business information on the Claydon family was furnished by Rowland R. Claydon, in conversation with the author, December 1, 1993. R.R. Claydon is the son of Ernest Claydon, brother and partner of co-founders Ebenezer and Arthur.

¹⁸ Winnipeg Free Press, February 27, 1954. During his career, Ebenezer Claydon was also president of the Winnipeg Builders Exchange and vice-president of the Canadian Construction Association.

¹⁹ Manitoba Gazette, Vol. 46, No. 29 (July 21, 1917), pp. 703-04.

²⁰ Winnipeg Free Press, February 27, 1954.

The company continued to operate until recently. Obviously, a contracting firm with such a long history would have a very long list of buildings to its credit. Like other medium-scale contracting firms, Claydon Brothers also designed and owned some of the structures they built, usually single-family dwellings. All of Winnipeg's important early twentieth-century architects used this firm. Some of its better known and larger projects include:²¹

Broadway Baptist Church, Broadway (1906 and 1914 addition)
 Dominion Bank, 678 Main Street (1907)
 Church of Christ, Sherbrook Street (1907)
 Canadian Pacific Railway Immigration Office, Maple Street (1907)
 Assiniboine Park, first Pavilion (1908)
 Windermere Apartments, 224 Kennedy Street (1909)
 Kennedy Building, 317 Portage Avenue (1909)
 Havergal Ladies' College, 122 Carlton Street (major renovations, 1909)
 Kenilworth Court Apartments, 44 Hargrave Street (1910)
 St. Elmo Apartments, 177 Colony Street (1910)
 W.J. Christie House, 365 Wellington Crescent (1910)
 Ackland and Son Limited Warehouse, 67 Higgins Avenue (1911)
 DeBary (Highgate) Apartments, 626 Wardlaw Avenue (1912)
 Anvers Apartments, 758 McMillan Avenue (1912)
 Brussels Apartments, 150-56 Lilac Street (1912)
 Brown Block, 902 Home Street (1912)
 W.A. Hossie House, 66 Waterloo Street (1913)
 Sunnycrest Apartments, 667 Wolseley Avenue (1913)
 William Whyte School, Powers Street (1913)
 King George Hospital, 1 Morley Avenue (completed 1914)
 City Light and Power, Terminal Station, McFarlane Street (1918)
 St. Michael and All Angels Anglican Church, 300 Hugo Street North (1920)
 Lord Selkirk School No. 1, Brazier Street (major renovations, 1921)
 Isaac Newton Junior High School, 730 Aberdeen Avenue (1921)
 Indian Affairs Industrial School, Edmonton, AB (1923)
 T. Eaton's Company Garage, 349 Graham Avenue (1926)
 T. Eaton's Company Mail Order Building, Graham Avenue (additional storey, 1926)
 T. Eaton's Company Warehouse, 130 Galt Avenue (1927)
 Princess Elizabeth Hospital, 1 Morley Avenue (completed 1950)

Interestingly, Bridgman and the Claydon Brothers were also responsible for two other large apartment block projects in Fort Rouge in 1912. The Anvers Apartments, 758 McMillan Avenue

²¹ List compiled from City of Winnipeg Building Permits Ledger Books and personal files of D. Lyon and author.

(Plate 14), has a similar overall design, although it features an enclosed inner court. The Brussels Apartments, 150-56 Lilac Street, was also similar in design and both cost \$110,000 to complete.²²

PERSON

The original and long-time owner of the DeBary Apartments was the Belgo-Canadian Real Estate Company, incorporated in 1911 with money from investors in Antwerp, Belgium. The provincial Corporation Registry still has an active file for the company which owned extensive property in the city in the 1910s. The company continued to own this block until 1970 when it was sold to Percy Thompson, president of Thompson Brothers Appliances. It was sold in 1978 to Midland Commercial just prior to its conversion into condominiums.²³

Tenants of the block included bankers, managers, lawyers, salesmen and doctors, as well as a number of retired couples and widowers and widows. Many of the tenants lived in the block over many decades.²⁴ As would be expected, the property has had its share of famous occupants. Bishop John Grisdale (1845-1922) lived in the building from its completion until his death on January 27, 1922 (Plate 15). The Right Rev. Grisdale was a pioneer Anglican minister, arriving as a newly ordained priest from England in 1873. He rose to become a theology professor at St. John's College and dean of Rupert's Land. In 1896 he was elected Bishop of Qu'Appelle. He retired due to ill health in 1911.²⁵

Another early tenant was the Honourable George Lawrence (1855-1924) who entered Manitoba in 1878 to homestead near Miami. He became a member of the municipal council in 1882 and M.L.A. for the Killarney area in 1899. He was appointed minister of agriculture and immigration in 1911.²⁶

²² BP #2034/1912 (Anvers) and #2061/1912 (Brussels).

²³ City of Winnipeg Assessment Roll, No. 217525 (Old No. 4903), Ward 1.

²⁴ Henderson's Directory, 1915-present.

²⁵ Manitoba Free Press, January 28, 1922, p. 5.

²⁶ F.H. Schofield, The Story of Manitoba (Winnipeg: S.J. Clarke Publishing, 1913), Vol. II, pp. 144-45.

Another well-known tenant was Albert C. Ferguson, K.C. (1873-1940) who lived in the block in the 1920s. Ferguson was a lawyer in the city for nearly 40 years beginning in 1902 as a member of the firm Hough (J.S.), Campbell (I.) and Ferguson. He became a president of the Manitoba Bar Association before retiring in 1939 and moving to Vancouver, B.C.²⁷

EVENT

There is no known significant event connected with this building.

CONTEXT

The block 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 is a list of the 15 existing pre-1915 luxury blocks in the city costing over \$4,000/suite. Of these, nine are located in Fort Rouge, underlining the area's development as a middle- to upper-income district after the turn of the century.

The DeBary Apartments is also a reminder of the type of development that occurred in Winnipeg prior to the economic downturn after 1914. The pre-World War I era was one in which Winnipeg rose to prominence on the regional, national and international stages. It was a time when capital for any number of projects was readily available from local as well as international sources. Winnipeg was at its zenith and the city filled with people seeking their fortune. Apartment blocks, whether luxurious or functional, had a steady supply of tenants during this era and the popularity of this residential form has lasted to the present.

²⁷ Winnipeg Tribune, December 11, 1940, p. 13.

LANDMARK

The DeBary Apartments is located on a busy corner of Fort Rouge. Its colouring and the excellence and wealth of ornamentation make it conspicuous in the neighbourhood.



CITY OF WINNIPEG - Preliminary Report

Date: May 1998

Assessment Record

Prepared By: M. Peterson

Building Address: 626 Wardlaw Avenue

Building Name: DeBary (Highgate) Apartments

Original Use: apartment block

Current Use: apartment block

Current Owner: condominium

Roll No. (Old): 217525 (4903)

Municipality: 12

Ward: 1

Property or Occupancy Code: Condo #41

Legal Description: 31/5 St. Boniface, Plan 144404, Parcels A/B

Location: southeast corner Daly Street North (formerly John Street)

Date of Construction: 1912-13

Storeys: 3 and basement

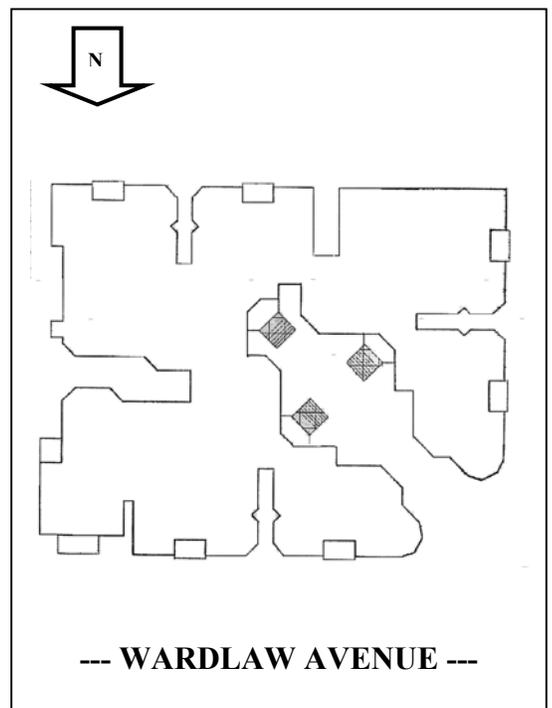
Construction Type: brick & stone foundation

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

- 2035/1912 [A] \$142,000 (original); 2201/1936 \$500 (concrete piles); 3072/1938 \$5,000 (concrete piles); 1948 (no number) \$600 (concrete piles); 7907/1953 \$100 (alter chimney); 1497/1965 \$800 (balcony repairs); 9541/1978 \$13,000 (upgrade); 9157/1987 [V] \$65,000 (repairs); 4596/1990 \$3,500 (fire upgrade)

Information:

- 118 x 145 x 40 (less light wells) = 499,160 cu. ft.
- 1948 piles on south & west walls by Baldry Engineering
- Permit 9157/1987: new aluminum windows, re clad sun porches, reshingle roof
- Permit 9541/1978: resurface roof, new carpet, refinish floors, remodel kitchens & bathrooms, redecorating, all new electrical & plumbing, new gas-fired boiler
- red tapestry and clay brick used
- designed with "no common walls" and some suites with fireplaces and maid's rooms



APPENDIX I

Charles S. Bridgman

C.S. Bridgman was a well-known and prolific architect who practised in Winnipeg for over 30 years. He was born in Toronto, Ontario on February 14, 1875, moving with his family at an early age to nearby London, Ontario, where he received his early education.¹ Deciding on a career in architecture, Bridgman moved to New York where he graduated from Atelier Masguray in 1891. For the next twelve years he worked as an architect in that city, before removing himself to Winnipeg in 1903.²

Bridgman spent the next 35 years in Winnipeg, designing buildings of all scales and descriptions. In 1938, at the age of 63, he retired, moving back to London, Ontario. During World War II, he was called into service, assisting in the construction of Air Training Stations throughout central Ontario. He apparently enjoyed this return to work, because after the war he took up his profession again, this time in partnership with his brother, Gordon Bridgman. Retiring again at the age of 80, Charles Bridgman died in London on October 17, 1965, leaving behind three daughters.³

A list of large, more well-known structures designed by C.S. Bridgman would include:⁴

St. Luke's Anglican Church, 130 Nassau Street North (1904 & 1909 alterations)
Evangelical Lutheran Church of the Cross, Chambers Street corner Alexander Avenue (1905)
St. Giles Presbyterian Church, 294 Burrows Avenue (1907-08)
Mills Block, 1000 Main Street (1908)
Metcalf Block, 511 Pembina Street (1909)

¹ Winnipeg Free Press, October 27, 1965.

² Winnipeg Telegram, September 18, 1906.

³ Winnipeg Free Press, October 27, 1965.

⁴ Compiled from City of Winnipeg Building Permits, 1903-1926; and Western Canada Contractor and Builder, Vol. 27, No. 6 (June 1930), p. 46. Permits after 1926 rarely list architect and contractor, and many of the originals have been destroyed or misplaced.

C.S. Bridgman designs (continued):

Osborne-River Block (“The Courtyard”), 450-60 River Avenue and 100 Osborne Street (1909)

Riverview Block Apartments, 27 Balmoral Place (1910)

Anvers Apartments, 758 McMillan Avenue (1912) – Grade II

Brussels Apartments, 150 Lilac Street (1912)

DeBary (Highgate) Apartments, 626 Wardlaw Avenue (1912)

Regal Court Apartments, 152-54 Maryland Street (1912)

W.A. Hossie House, 66 Waterloo Street (1913)

Business Block for W.B. Chambers, 1156 Main Street (1913)

Hotel for J.J. O'Connell, 322 Nairn Avenue (1913)

Ellice Avenue Block Apartments, 468 Sherbrook Street (1914)

Aquilla Apartments, 519-21 William Avenue (1914)

Gaspe Apartments, 601 Broadway (1917)

Minneapolis Threshing Company Warehouse, 701 Henry Avenue (1917)

Canadian Ukrainian Institute Provista, 777 Pritchard Avenue (foundation 1918, superstructure 1921)

Dawson-Richardson Publishing Company Warehouse, 171 McDermot Ave. (1921) – Grade III

St. Edward's Convent, Yarwood Avenue (1922)

Sparling Apartments, 217 Sherbrook Street (1925)

Town Hall, Manitou, MB (1930)

APPENDIX II

WINNIPEG'S EXTANT PRE-1915 LUXURY APARTMENT BLOCKS¹

ADDRESS	NAME	YEAR BUILT	COST	NO. OF SUITES	COST PER SUITE
Grosvenor Avenue, 834	Eugene Apts.	1914	\$50,000	8	\$6,250
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 (Highgate) 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.

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Plate 1 – DeBary (Highgate) Apartments, 626 Wardlaw Avenue, north and west façades. (M. Peterson, 1997.)



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

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Plate 3 – Inner court of DeBary Apartments. (M. Peterson, 1998.)

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Plate 4 – DeBary Apartments, south façade. (M. Peterson, 1998.)



Plate 5 – DeBary Apartments, Wardlaw Avenue (north) façade. (M. Peterson, 1997.)

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Plate 6 – DeBary Apartments, east façade. (M. Peterson, 1998.)



Plate 7 – DeBary Apartments, one of the main entrances. (M. Peterson, 1998.)

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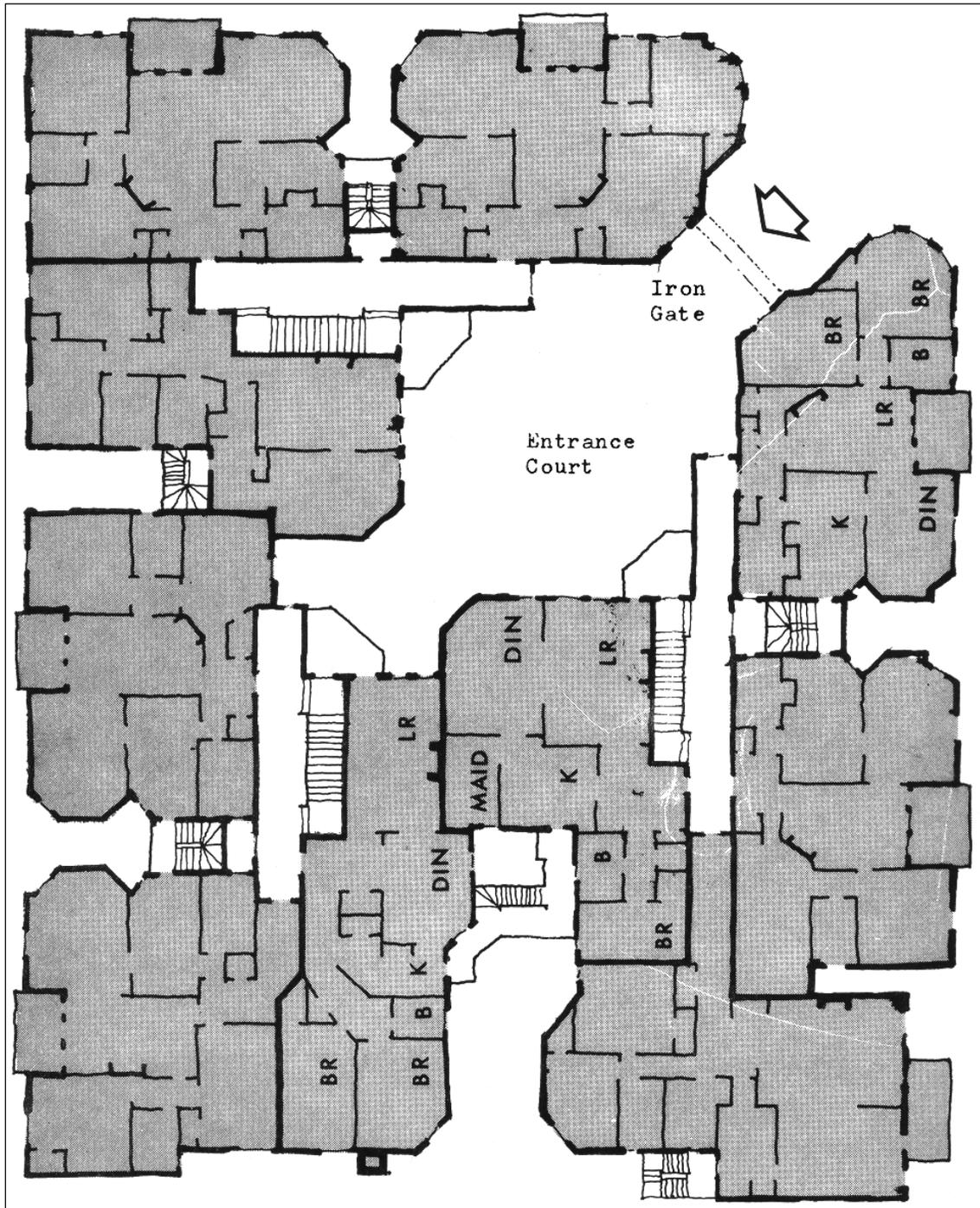


Plate 8 – DeBary Apartments, ground-floor plan. (Reproduced from D. Styliaras, et al., *A Study of Apartment Housing in Winnipeg*, 1967, p. 270.)

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Plate 9 – DeBary Apartments, living-room fireplace. (M. Peterson, 1998.)



Plate 10 – DeBary Apartments, dining-room. (M. Peterson, 1998.)

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Plate 11 – DeBary Apartments, entrance alcove with bookcase and stained glass. (M. Peterson, 1998.)



Plate 12 – DeBary Apartments, hallway. (M. Peterson, 1998.)

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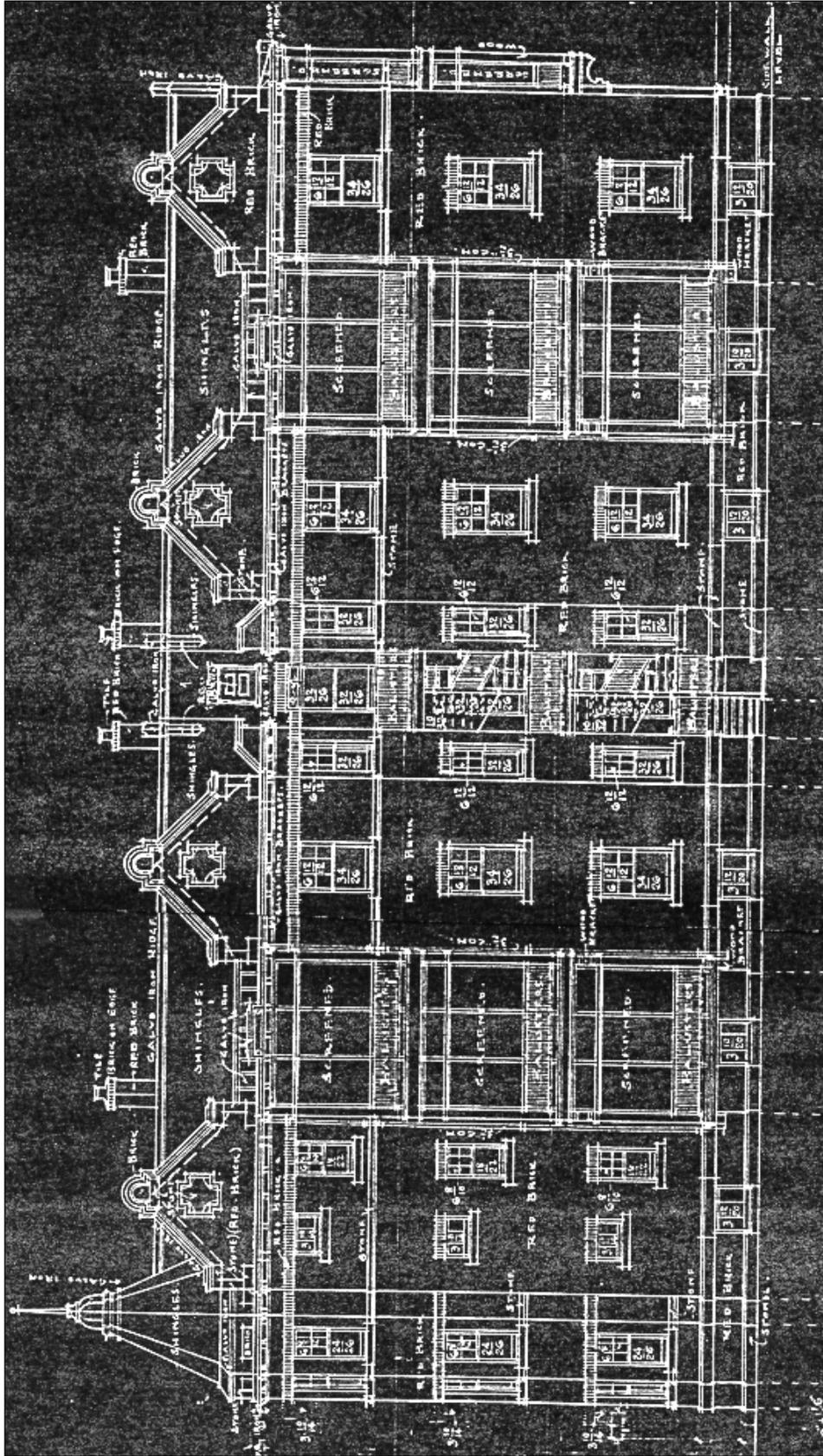


Plate 13 – DeBary Apartments, original plans of west side showing screened balconies and balusters. (City of Winnipeg Archives, Plan #2035/1912.)

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Plate 14 – Anvers Apartments, 758 McMillan Avenue, south and west façades. (M. Peterson, 1993.)



Plate 15 – Bishop John Grisdale (1845-1922), ca.1922. (Reproduced from Manitoba Free Press, January 28, 1922, p. 5.)