



**544 WARDLAW AVENUE**

**WARDLAW (WARDLOW) APARTMENTS**

City of Winnipeg  
Historical Buildings Committee

May 1999

## 544 WARDLAW AVENUE

### THE WARDLAW (WARDLOW) APARTMENTS

Entering the majority of the more modern apartments, the impression is most pleasing with a spacious reception room, and large, pleasant, home-like living room, quite a refreshing departure from the old time front and back parlor with long narrow dark passageways ever present in the older buildings, quite considered passé by the average occupant.<sup>1</sup>

The article that followed this quote described in glowing terms one of Winnipeg's finest apartment blocks.

This structure represents one of the earliest luxury blocks in Winnipeg. It was built at the very beginning of the city's golden age of apartment blocks, from 1905 to 1914, when hundreds of multi-tenant structures were erected (see Table 1). More blocks were built in Manitoba's capital than anywhere else in Canada during this period. The reasons for the popularity of this building form were numerous.

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 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.<sup>2</sup>

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<sup>1</sup> "Splendid Arrangement of New Winnipeg Building," in Construction, I, No. 2 (1907-08), p. 48. Below as "Splendid Arrangement."

<sup>2</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), pp. 159-60.

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.<sup>3</sup>

For Winnipeg's elite community, the luxury apartment was also popular. Found in these blocks were retired couples, widows, widowers and professionals who chose apartment living because it provided many of the amenities associated with the finest mansions, including servants' quarters, dens, luxuriously appointed interiors, and even in some cases private entrances. 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.

**TABLE 1 – COMPARISON OF APARTMENT BLOCKS  
BUILT IN WINNIPEG, 1903-05 & 1912**

<b>YEAR</b>	<b># OF PERMITS</b>	<b>TOTAL AMOUNT</b>
1903	3	\$ 51,000
1904	10	\$ 216,500
1905	18	\$ 475,250
1912	56	\$3,000,000

Having said this, however, apartment blocks were not seen as an appropriate form of residential structure in North America until after 1905. The construction of cheap, crowded tenements in poorer neighbourhoods led to the opinion that apartment blocks were dangerous and disease-ridden. In neighbourhoods everywhere, house owners banded together to block the construction of these large structures which they argued brought down property values and ruined established

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<sup>3</sup> Ibid., pp. 161-62.

communities. In Winnipeg, this opposition never reached the stage where it overcame the aforementioned positive aspects of the building type. In fact, many of Winnipeg's surrounding communities publicized the construction of apartment blocks as evidence of their modern development.

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 Wardlaw Apartments, as this block was originally known, were intended to cater to the most discerning tenants in the city. The block also became the model for many other luxury apartments built in Winnipeg's great expansion era.

## **STYLE**

With its low-pitched, flattened roof, heavy overhanging eaves and modest classical detailing, the Wardlaw Apartments are an excellent example of the Prairie School. As the name suggests, the style grew out of the wide spaces and vast horizons of the American Midwest, making it essentially a North American phenomenon. It developed in the 1910s and remained popular until the 1930s.<sup>4</sup>

The most noticeable feature of the style is its horizontal emphasis: low-pitched roofs, windows grouped to form horizontal bands, flat wall surfaces with little projecting embellishments and very wide eaves all combine to give the style its unique characteristics. The buildings can be clad in stucco, stone or brick, and historical ornamentation is rejected in favour of clean lines and simple designs. Much of its use in Canada came through the use of house plans in magazines and journals and the rise in popularity of the bungalow also grew from this style.<sup>5</sup>

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<sup>4</sup> L. Maitland, et al., *A Guide to Canadian Architectural Styles* (Peterborough: Broadview Press, 1992), p. 172; and *Identifying Architectural Styles in Manitoba* (Winnipeg: Manitoba Department of Culture, Heritage and Citizenship, Historic Resources Branch, 1991), pp. 24-5.

<sup>5</sup> L. Maitland, *op. cit.*, p. 172; and *Identifying Architectural Styles in Manitoba*, *op. cit.*, p. 24.

Given the Wardlow's early construction date, the architect was likely attempting to blend the block into the rest of the neighbourhood by using the subdued ornamentation of the Prairie School.

## CONSTRUCTION

The Wardlow Apartments were built on the southwest corner of Wardlaw Avenue (originally Wardlow Avenue) and Nassau Street. The three-storey, solid, common clay brick building measures approximately 29.3 x 11.0 x 12.2 metres (96 x 36 x 40 feet) and rests on concrete footings. Stone was used for the foundation and for accenting around the door, windows and verandahs (see Preliminary Report preceding Appendix I).<sup>6</sup> The brick walls measure 33.0 centimetres (13") thick throughout. Internal brick fire walls are 33.0 centimetres (13") on the ground floor and 22.9 centimetres (9") on the second and third floors. Total cost of construction was \$25,000.<sup>7</sup>

Originally, the roof was finished in red Spanish tile, adding colour to the structure's appearance (Plate 1). As well, an unusual feature was the verandahs or loggias, which had removable windows that allowed the tenants to enjoy the Manitoba summer. In the winter, the porch, it was said, could be used as a flower conservatory or "as bright, healthful sitting-rooms when a sun bath is desired."<sup>8</sup>

As mentioned previously, the most important aspect of the block's construction is its date – an early example of what would become a very popular building type. Luxury apartments like the Wardlow became increasingly popular throughout what is now Winnipeg (see Appendix II for a list of designated apartment blocks). The building was also an early work of architect J.D.

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<sup>6</sup> City of Winnipeg Assessment Record, Roll No. 217441-12-1 (Condo #130). Below as AR.

<sup>7</sup> City of Winnipeg Building Permit (below as BP), #2895/1905.

<sup>8</sup> "Splendid Arrangement," p. 49.

Atchison, who opened his local office in May 1905 and became one of Winnipeg's most renowned designers.<sup>9</sup>

## **DESIGN**

The Wardlaw Apartments were built on a busy corner lot, necessitating the embellishment of all four façades. The three-storey structure rises from its raised limestone basement, a base interrupted periodically by windows just above grade (Plate 2). The main (north) façade is symmetrical. Its centre projects slightly, holding the main entrance and the flanking verandahs. The superstructure is comprised entirely of common clay brick. Limestone accenting was used as lug sills and heads, as a continuous sill for the third-storey windows and at the main entrance. The continuous sill acts as a belt course, dividing the second and third floors and giving added horizontal emphasis, an important element of the Prairie School style. The entrance features a single door flanked by two squared columns, an ornately carved surround and arched window with floral detailing above, all finished in limestone (Plate 3).

As originally built, the verandahs with their unusual windows appeared on the first and second floors only, while the third floor was given an open deck (Plate 4). The windows of these verandahs are separated by attached stone columns.

The remainder of the ground floor features numerous rectangular windows with stone accenting. The side elevations are similarly designed with windows at all four levels (Plates 5 and 6). Unique bay windows located on the rear façade increase the natural light in the dining rooms of the suites (Plate 7). The rear façade has entrances to delivery staircases that serve all six original suites.

The roof is low-pitched and hipped, with broad overhanging eaves with ornate exposed rafters. Three chimneys were built for the 12 fireplaces in the structure.

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<sup>9</sup> S. Grover, "544 Wardlaw Avenue – Wardlaw Apartments," City of Winnipeg Historical Buildings Committee, 1981, p. 3.

## INTERIOR

As originally laid out, the Wardlow featured a basement with the usual storage facilities, a “steam drying room” and a janitor’s suite.<sup>10</sup> It also included washroom facilities for the maids.<sup>11</sup> The main lobby had and continues to have a terrazzo floor, oak wainscotting and marble baseboards (Plate 8).<sup>12</sup> Each of the upper three floors held two suites, accessed by a centrally located main staircase. The six suites were similarly designed, each containing a reception hall, drawing room, library, dining room, two bedrooms, a kitchen, bathroom, maid’s room, and rear staircase (Plate 9). Amenities included two fireplaces in each suite, built-in china cabinets, large pantries, and the ability to convert the reception hall, drawing room, dining room and library into a great room for “festive occasions.”<sup>13</sup> One room even included a safe. Mahogany, oak panelling and hardwood floors were some of the finishes of the suites, which measured approximately 160 square metres (nearly 1,728 square feet) in size.

Presently, much of the interior remains intact, the owners of the suites are consciously maintaining the original fabric of the interior (Plates 10 and 11). In 1979, the burlap was removed from hallway walls.<sup>14</sup>

## INTEGRITY

The building stands on its original location. Cheap verandahs were built on the third floor ca.1910, replaced by the present elements ca.1989.<sup>15</sup> Concrete piles were added to stabilize the structure in 1937 and the building was underpinned in 1949.<sup>16</sup> The building appears to be in good structural condition at present.

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<sup>10</sup> Manitoba Free Press, December 6, 1906, p. 54.

<sup>11</sup> Mr. Ellis, long-time resident of the Wardlaw, in conversation with the author, May 13, 1999.

<sup>12</sup> AR.

<sup>13</sup> “Splendid Arrangement,” p. 48.

<sup>14</sup> AR.

<sup>15</sup> Mr. Ellis, op. cit.

<sup>16</sup> BP #1637/1937 and #2153/1949.

Alterations to the exterior have not been extensive. The original verandah windows have been replaced and the deck on the third floor has been converted into an enclosed porch.

## **STREETSCAPE**

The Wardlow Apartments were built in a residential neighbourhood which was predominantly comprised of single-family dwellings (Plate 12). Today, other larger-scale structures, churches and apartment blocks, have been built nearby and this structure, given its understated ornamentation, continues to contribute to the existing historical character of the area. An interesting feature of the original streetscape was the brick stable built near the southwest corner of the block (Plate 13). It originally featured residential space on the second floor for some of the tenants' coachmen.<sup>17</sup>

## **ARCHITECT/CONTRACTOR**

John D. Atchison (1870-1959) designed the Wardlow Apartments. Trained in Chicago, Atchison became one of Winnipeg's finest architects, beginning his local career in 1905 (see Appendix I for biographical information). Atchison has been given 20 points by the Historical Buildings Committee.

Contractors for the block were Davidson Brothers Co. and T.E. Ames. Little is known about the latter, but the former was founded in 1884 by three brothers, Alexander, Albert T. and Frederick Harvey Davidson. All came to Winnipeg around the time of the C.P.R. real estate boom in the early 1880s from their family home in Ontario. Alexander (1852-1950) was the eldest, A.T. was a city alderman and F.H. Davidson was a long-time councillor and mayor for two years. The firm had a steady flow of work throughout its existence, working for many of the best architects in the city. The company ceased operations ca.1913.<sup>18</sup>

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<sup>17</sup> Mr. Ellis, op. cit.

<sup>18</sup> M. Peterson, "460 McDermot Avenue – Frederick Harvey Davidson House," Historical Buildings Committee, n.d., pp. 4-5.

## PERSON

The original owner and long-time resident of the block was the Hon. William Hespeler (Plate 14). Hespeler was born to a prominent family in Germany in 1830 and came to Canada West (Ontario) in 1850 where he opened a distillery with his brother. After the business was sold in 1868 to the Seagram family, Hespeler was hired by the federal government to return to his homeland and act as an immigration agent, recruiting experienced farmers for the West.

In 1870, Hespeler heard of a group of German Mennonites living in Russia who wished to migrate to escape the escalating military stance of the Tsarist government. After receiving consent from Ottawa, Hespeler travelled to Russia and convinced a group to send a delegate over to see the country. Impressed with the tour, the scout sent word back to Russia and in 1874, the first group of Mennonite settlers – 70 families in total – took up land on a reserve in southern Manitoba. Within two years, over 7,000 Mennonites immigrated to Western Canada, all under the guidance of William Hespeler.<sup>19</sup> The Town of Hespeler (present-day Niverville) was named in his honour.

Hespeler was the commissioner of immigration and agriculture from 1873 to 1883 and the chief commissioner of Manitoba for the 1881 census. Two years later, he was appointed to the post of German Consul for Manitoba and the North-West Territories by the German government (receiving commendations for his work in 1903 and 1909).<sup>20</sup> He was elected to the provincial legislature in 1899 and was appointed Speaker. Other pursuits included: 15 years as president of the Winnipeg General Hospital; 10 years on the board of North of Scotland Mortgage Co. and Royal Trust Co.; 25 years as manager of the Manitoba Land Co.; and 30 years as agent for Seagram's Distillery.<sup>21</sup>

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<sup>19</sup> Frank H. Epp, Mennonites in Canada, 1786-1920 (Toronto: MacMillan of Canada, 1974), pp. 187-99; and Mennonite Settlement: The East and West Reserves (Winnipeg: Manitoba Department of Culture, Heritage and Citizenship, Historic Resources Branch, 1981), p. 3.

<sup>20</sup> F.H. Schofield, The Story of Manitoba (Winnipeg: S.J. Clarke Publishing Co., 1913), Vol. III, p. 57.

<sup>21</sup> *Ibid.*, p. 57.

Looking for a comfortable place to spend his well-earned retirement, Hespeler financed the construction of the Wardlow Apartments, and lived in one of the suites until his death in 1921, although he ceased to own the block in 1911.<sup>22</sup>

The stated monthly rent for the suites was \$85, a significant amount in 1906.<sup>23</sup> Tenants of the block tended to remain for long periods. Early residents included Albert Wilcox, general superintendent of the Canadian Northern Railway, Trevor Gwyn, western inspector for the Dominion Bank, Arthur E. Lawson, field manager for Confederation Life Association, and Mrs. R.J. Whitla, widow of a prominent dry goods merchant.<sup>24</sup>

Hespeler sold the block in 1911 to Alcide Sebilleau and Max Krolik, agents. From 1919 to 1956, Sebilleau owned the block, although he never lived in the building. In 1966, it was the property of Hubert Jabet. A decade later the owner/non-resident was Boris Mirecki.<sup>25</sup>

In 1981, the tenants of the Wardlaw, upon hearing that the owner was looking to sell the property, purchased the block and converted it into condominiums.<sup>26</sup>

## **EVENT**

There is no known significant event connected with this building.

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<sup>22</sup> City of Winnipeg Assessment Roll, Roll No. 217440 & 441 (old No. 4894), Ward 1. Below as ARo.

<sup>23</sup> "Splendid Arrangements," p. 49.

<sup>24</sup> S. Grover, *op. cit.*, p. 4; and D. Spector, "Apartment House Architecture in Winnipeg to 1915," Historical Buildings Committee, 1980, pp. 11-12.

<sup>25</sup> ARo, 1911-76.

<sup>26</sup> Winnipeg Real Estate News, August 13, 1982, p. 1.

**CONTEXT**

This building was built as and continues to be one of the city's best-equipped luxury apartment blocks. The large, airy suites were self-contained and roomy enough for large parties. Appendix II is a list of apartment blocks designated by the City of Winnipeg's Historical Buildings Committee. While many of the extant blocks feature more interesting exterior designs and embellishments, few can rival the amenities offered at the Wardlow. Costing nearly \$4,200 per suite, the Wardlow Apartments would be one of the most expensive blocks on this list.

Aside from its amenities, this structure is an important example of the early stage of development of the apartment block in Winnipeg. Given the widespread acceptance of this building type and its construction in every corner of the city, it is important to see the variety of designs and layouts used by developers, architects and owners in their attempts to bring these multi-tenant units into the mainstream of Winnipeg's residential districts.

**LANDMARK**

The Wardlaw is located on a busy district corner and is a conspicuous structure in the neighbourhood.



## CITY OF WINNIPEG - Preliminary Report

Date: November 1998

### Assessment Record

Prepared By: M. Peterson

Building Address: 544 Wardlaw Avenue

Building Name: Wardlaw (Wardlow) Apartments

Original Use: apartment block

Current Use: apartment block (condominiums)

Current Owner: Condo #130

Resident: YES

Roll No. (Old): 217441 (4894)

Certificate of Title: ---

Municipality: 12

Ward: 1

Property or Occupancy Code: 22

Legal Description: 31/5 St. Boniface, Plan 208, Block 21, Lot 15

Location: southwest corner of Nassau Street

Date of Construction: 1905

Storeys: 3 and basement

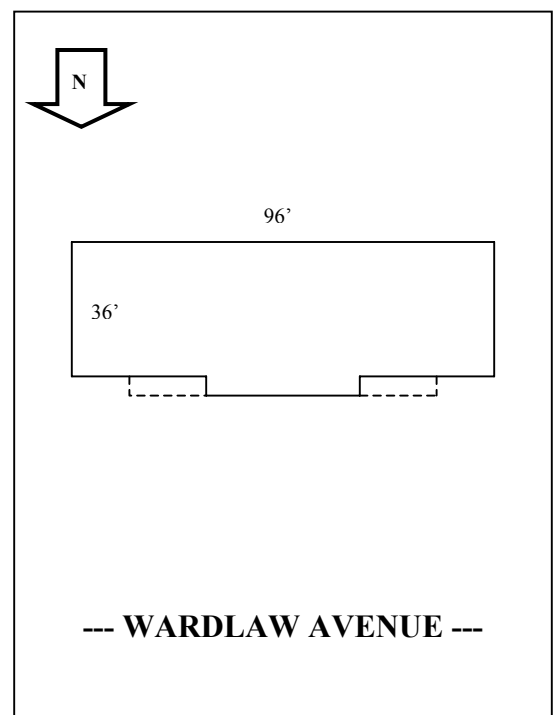
Construction Type: common clay brick and stone trim and foundation

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

- 2895/1905 \$25,000 (original); 1637/1937 \$500 (concrete piles); 2153/1949 \$8,000 (underpinning); 1046/1979 (alteration); 4095/1984 \$11,500 (foundation repair); 389/1990 \$2,000 (repair rear stairwell); 6642/1990 \$11,000 (verandah retrofit)

#### Information:

- 96 x 36 x 40 + = 149,020 cu. ft.
- 7 suites (1@3 rm. in basement, 2@7 rm. 1<sup>st</sup> to 3<sup>rd</sup>)
- Permit 1046/1979 – burlap removed from hallways
- lobby – terrazzo floor, oak wainscotting, marble baseboards
- hallways – oak trim



## APPENDIX I

### John Danley Atchison (1870-1959)

Unquestionably one of the city's most talented architects, J.D. Atchison was born in Monmouth, Illinois in 1870. Educated in Chicago, he studied architecture at the Chicago Art Institute and the Chicago Manual Training School.<sup>1</sup> After graduation he worked in the offices of W.G. Barfield, as well as for the firm Jenney and Mundie. William Le Baron Jenney was considered by many to be one of America's leading architects and Atchison participated in the planning of buildings utilizing the latest technology in steel skyscraper construction.

In 1895, he opened his own practice which continued until the early 1900s. He worked on the staff of the World's Columbian Exposition and for the Chicago and Eastern Illinois Railroad. His commissions brought him to Winnipeg and by 1905, the prosperity and future prospects prompted him to relocate his business here.<sup>2</sup>

A list of some of the more prominent local buildings designed by J.D. Atchison over his career includes:<sup>3</sup>

Alexandria Block, 389-93 Graham Ave. (1901) - demolished  
Wardlow Apartments, 544 Wardlaw Ave. (1905)  
Kennedy Building (Mitchell-Copp), 315 Portage Ave. (1906) – Grade II  
Hample Building, 273½ Portage Ave. (1906)  
Concordia (Bon Accord) Block, northeast corner Main St. and Logan Ave. (1906) - partially demolished  
Stone Block, 650 Main St. (1907) - demolished  
Nanton Stables, 61 Roslyn Cres. (1908) – converted to residence  
Dennistoun House, 166 Roslyn Rd. (1908) – Grade III

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<sup>1</sup> Winnipeg Telegram, September 18, 1906, p. 55; and F.H. Schofield, The Story of Manitoba (Winnipeg: S.J. Clarke, 1913), Vol. II, p. 374.

<sup>2</sup> F.H. Schofield, op. cit., p. 374.

<sup>3</sup> Compiled from City of Winnipeg Historical Buildings Files; J. Wade, Manitoba Architecture to 1940 (Winnipeg: University of Manitoba Press, 1976); Winnipeg Telegram, September 18, 1906, p. 55; Winnipeg Tribune, December 21, 1907; and F.H. Schofield, op. cit., pp. 374-75.

J.D. Atchison designs, continued:

A. Matheson House, Kildonan (1908)<sup>4</sup>  
Devon Court, 376 Broadway (1908) - demolished  
Men's Own of the City of Winnipeg Shelter Mission, 181 Logan Ave. (1908) - demolished  
N.W.C.T.A. Building, 291 Garry Street (1909)  
Canada Permanent Building, 296-98 Garry St. (1909) – Grade II  
Edmonton Block, 383-89 Portage Ave. (1909) - demolished  
Maltese Cross Building, 66 King St. (286 McDermot Ave.) (1909) – Grade III  
Grosvenor Court, 161-65 Stafford St. (1910)  
Eastern Townships Bank, 367-69 Main St. (1910) - demolished  
Orpheum Theatre, Fort St. (1910) - demolished  
Chamber of Commerce Building (Great-West Life Building), 177 Lombard Ave. (1911) – Grade II  
Allan, Killam and McKay Block, 364 Main St. (1911) - demolished  
Winnipeg Development and Industrial Bureau Exposition Building, southeast corner of Main St. and Water Ave. (1911-12) - demolished  
Carlton Building, southeast corner Portage Ave. and Carlton St. (1912)  
Cadomin Building, southwest corner Main St. and Graham Ave. (1912)  
Boyd Building, 388 Portage Ave. (1912) – Grade III  
Union Tower, 191 Lombard Ave. (1912-13) – Grade II  
Merchants' Bank Branch, 1386 Main St. (1913) – Grade III  
All Souls' Unitarian Church, Furby St. (1913)  
Curry Building, 233 Portage Ave. (1915) – Grade II  
Bank of Hamilton Building, 395 Main St. (1916-18) – Grade I  
Red Cross Lodge, Fort Osborne Barracks, Tuxedo (1919) - demolished  
Manitoba School for the Deaf, Tuxedo (1922)  
Medical Arts Building, southeast corner Graham Ave. and Kennedy St. (1922-23) - demolished

Atchison also designed structures in other western provinces. He won the design competition for the Moose Jaw City Hall, c.1912-13 (not built) and planned the Moose Jaw Collegiate (1908-10), Saskatchewan Presbyterian Boys' College and Principal's Residence (1911-12), and Hammond Building, Main St., Moose Jaw (1912).

Atchison was also intimately involved in promoting the concept of The Mall or Capitol Approach from Portage Avenue to the Legislative Building along Memorial Boulevard. He prepared proposals for the City Planning Commission (1911) and later the Winnipeg Town Planning

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<sup>4</sup> Manitoba Free Press, February 29, 1908, p. 7.

Commission (1913). He also made proposals to the Greater Winnipeg Plan Commission (1917; 1919) which he became chairman of in 1919.<sup>5</sup>

In 1923, Atchison left Winnipeg for Pasadena, California and continued to practice there, adopting the Spanish Colonial style for his residential work. He died in 1959.<sup>6</sup>

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<sup>5</sup> Marilyn Baker, Symbol in Stone: The Art and Politics of a Public Building (Winnipeg: Hyperion Press Ltd., 1986), pp. 27-8, 51-5, 98-9, and 122-23.

<sup>6</sup> The Emerson Court House and Town Hall Building (Winnipeg: Manitoba Culture, Heritage and Recreation, Historic Resources Branch, 1985), pp. 8-11.

## APPENDIX II

### APARTMENT BLOCKS DESIGNATED BY THE HISTORICAL BUILDINGS COMMITTEE

(AS OF MAY 1999)

ADDRESS	NAME	YEAR BUILT	COST PER SUITE	GRADE	SHAPE
Broadway, 314	Princeton Apts.	1909	\$3,636	II (1997)	W
Hargrave Street, 55	Tremblay Apts.	1905	---*	III (1989)	---
Hargrave Street, 379	Breadalbane (Ambassador) Apts.	1909	\$3,925	III (1986)	Wedge
Home Street, 272	Thelma Apts.	1914	\$3,333	III (1993)	Rectangle
Hugo Street N, 220	Pasadena Apts.	1912	\$2,708	III (1988)	U
Lenore Street, 72	Bellcrest Apts.	1928	\$3,947	II (1994)	Rectangle
McMillan Avenue, 758	Anvers Apts.	1912	\$4,074	II (1994)	O
Osborne Street, 40	Roslyn Court Apts.	1909	\$5,694	II (1998)	Rectangle
Preston Avenue, 828	Rothsay Apts.	1912	\$2,778	III (1991)	U
Qu'Appelle Avenue, 366	Warwick Apts.	1908	\$2,206	II (1983)	Rectangle
River Avenue, 300	Boylston (Congress) Apts.	1910	\$3,103	II (1988)	U
Rosyln Road, 6	Lilly Apts.	1914	---**	III (1987)	---
Wardlaw Avenue, 626	DeBary (Highgate) Apts.	1912	\$4,733	II (1998)	U

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\* This building was originally built as a single-family dwelling.

\*\* This building was originally built as a duplex.

The three highest-priced apartment blocks per suite are located in the same general area as the Wardlaw Apartments – Roslyn Court Apartments, 40 Osborne Street (Plate 13), DeBary Apartments, 626 Wardlaw Avenue (Plate 14), and the Anvers Apartments, 758 McMillan Avenue (Plate 15). At \$4,167 per suite, the Wardlaw Apartments would be third on the list of highest-priced blocks.

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**

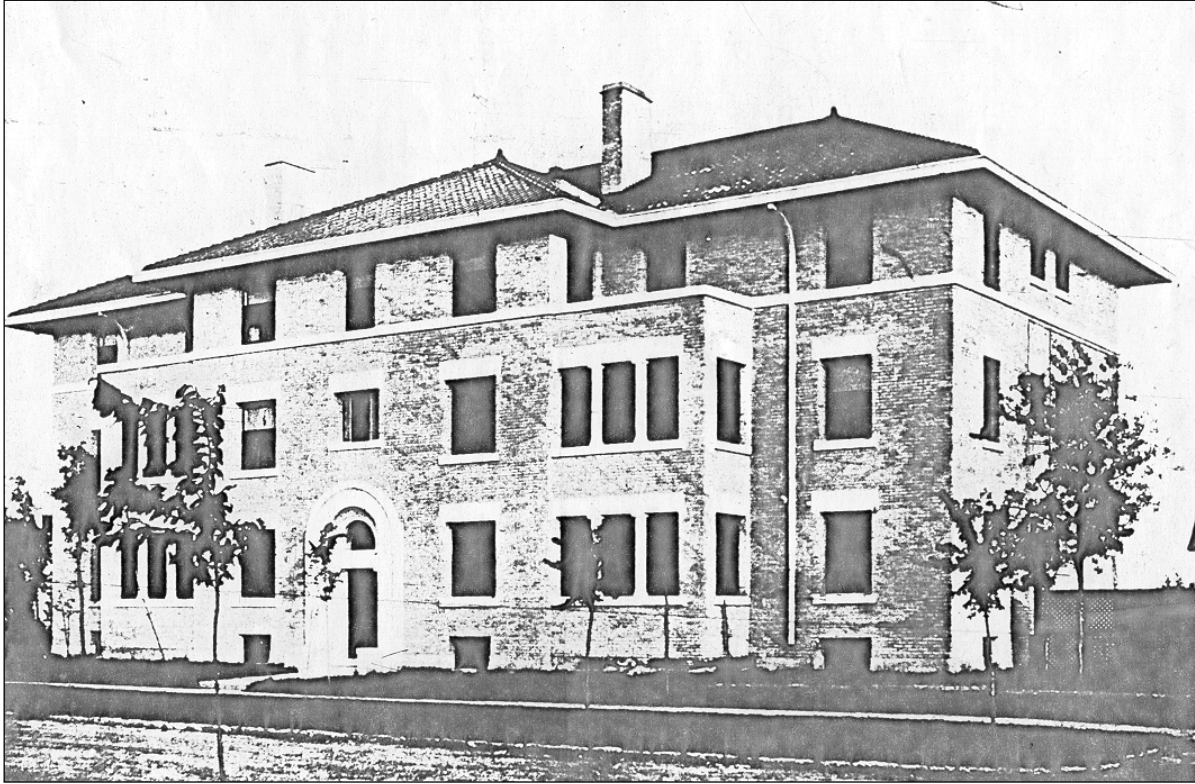


Plate 1 – Wardlow Apartments, 544 Wardlaw Avenue, 1907, with its tile roof. (Reproduced from Construction, I, No. 2 (1907-08), p. 48.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**



Plate 2 – Wardlaw Apartments, front (north) façade. (M. Peterson, 1999.)

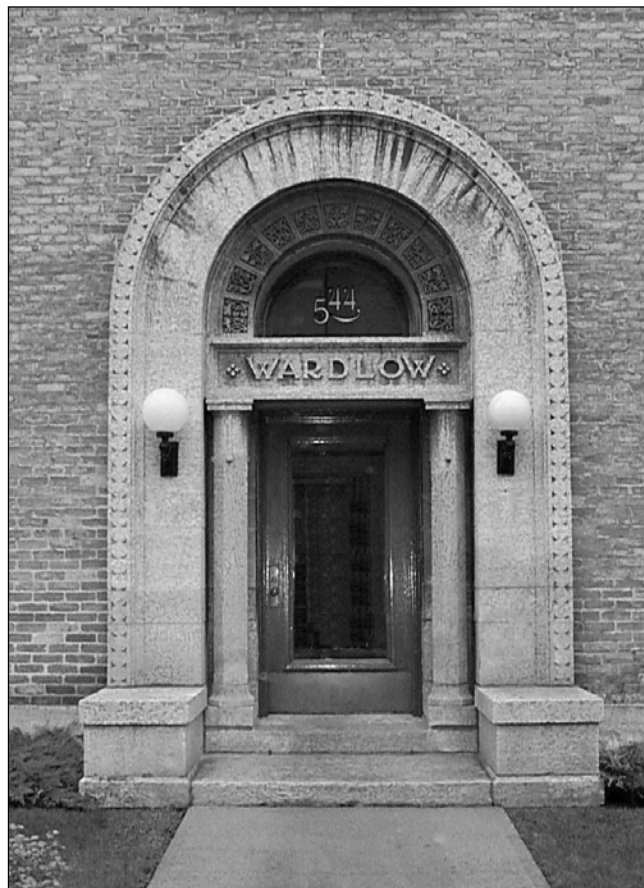


Plate 3 – Wardlaw Apartments, main entrance (north façade). (M. Peterson, 1999.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**

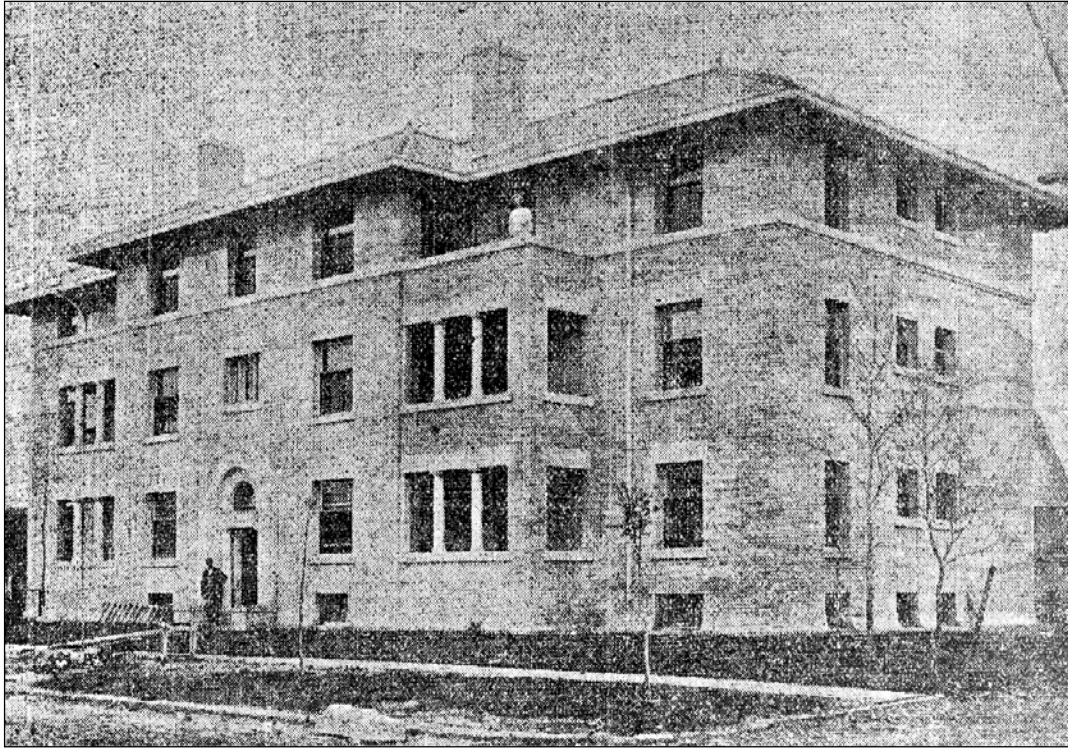


Plate 4 – Wardlow Apartments, 1906 with its open deck on the third floor. (Reproduced from Manitoba Free Press, December 6, 1906, courtesy of the Provincial Archives of Manitoba.)



Plate 5 – Wardlaw Apartments, east side. (M. Peterson, 1999.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**



Plate 6 – Wardlaw Apartments, west side. (M. Peterson, 1999.)

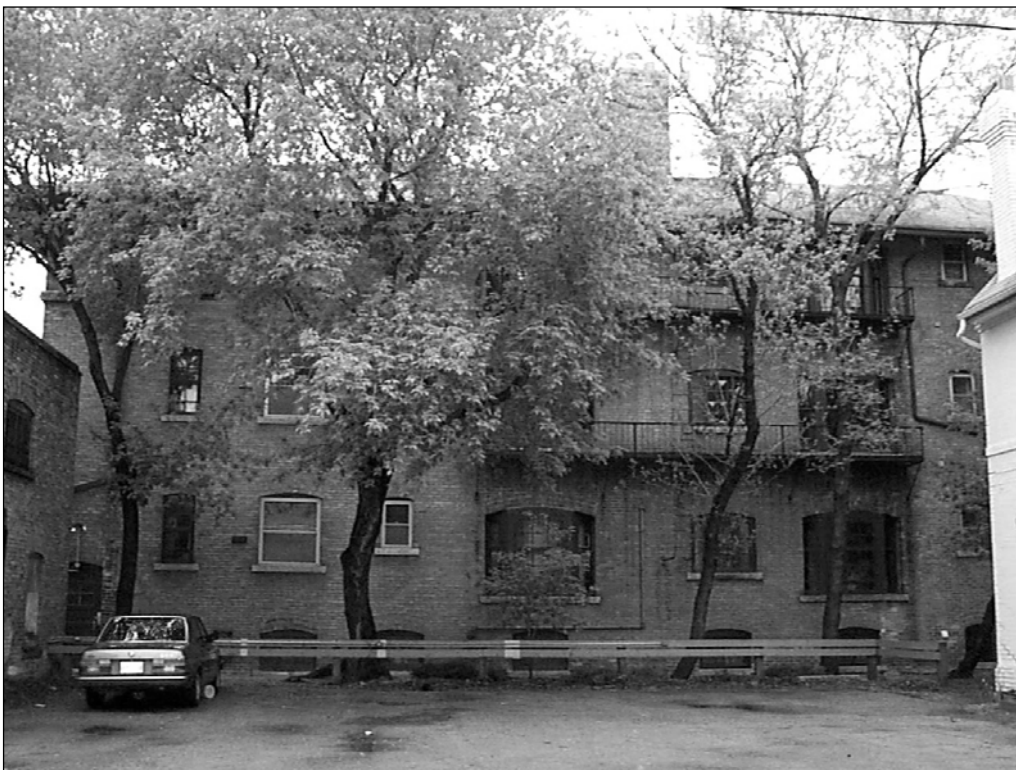


Plate 7 – Wardlaw Apartments, rear (south) façade. (M. Peterson, 1999.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**



Plate 8 – Wardlaw Apartments, main lobby. (M. Peterson, 1999.)

544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS

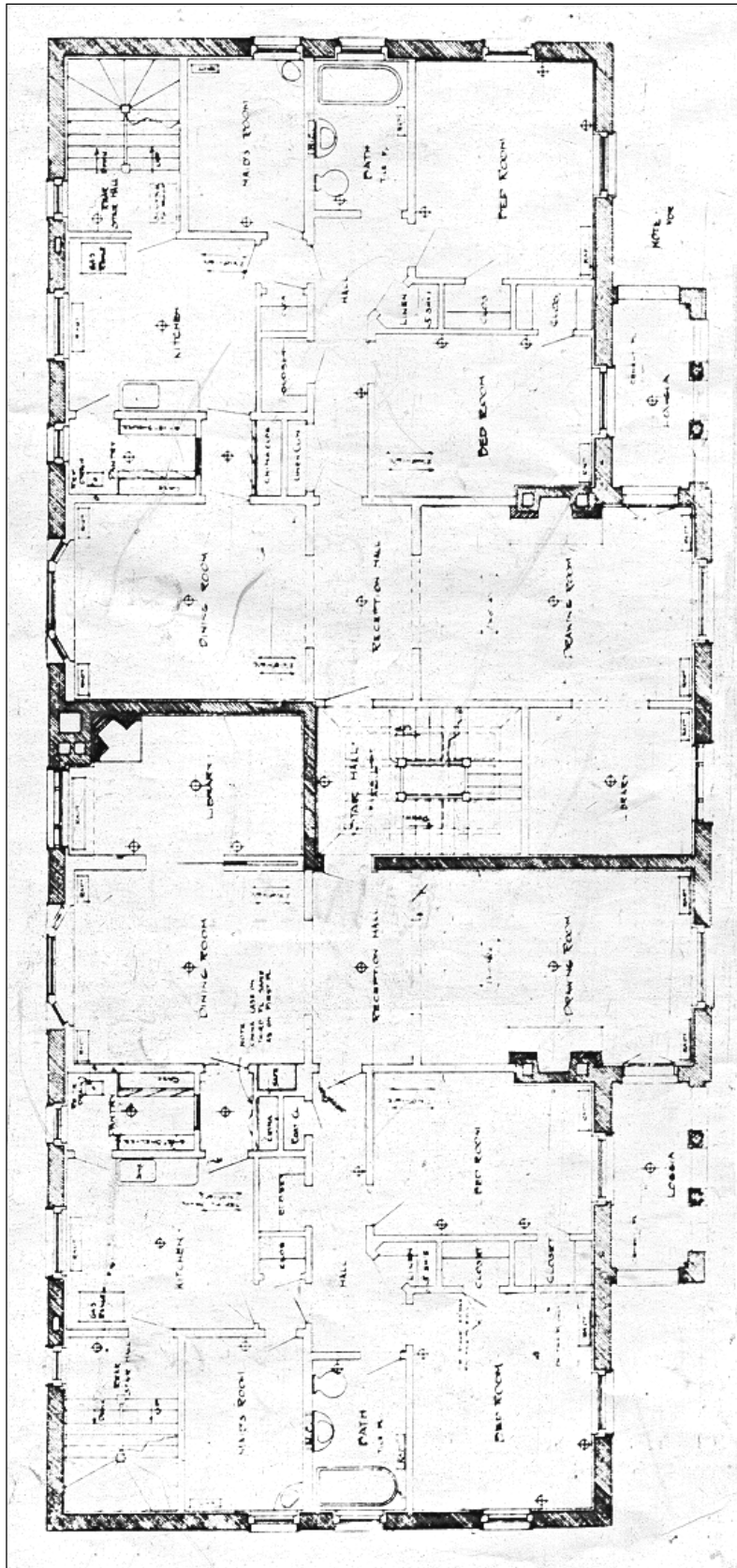


Plate 9 – Wardlow Apartments, typical floor plan. (Reproduced from *Construction, I, No. 2* (1907-08), p. 48.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**



Plate 10 – Wardlaw Apartments, dining room. (M. Peterson, 1999.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**



Plate 11 – Wardlaw Apartments, loggia with unique stone trim. (M. Peterson, 1999.)



Plate 12 – Wardlaw Avenue, ca.1915, looking west from approximately Scott Street. The tower of Crescent-Fort Rouge United (Methodist) Church is visible on the horizon. (Courtesy of the Provincial Archives of Manitoba.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**



Plate 13 – Stable behind the Wardlaw Apartments. (M. Peterson, 1999.)

544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS



Plate 14 – Hon. William Hespeler (1830-1921), ca.1900. (Courtesy of the Provincial Archives of Manitoba.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**



Plate 15 – Roslyn Court Apartments, 40 Osborne Street; built 1908-09, architect W.W. Blair; 1909. (Reproduced from Construction, Vol. III, No. 2 (December 1909), p. 74.)



Plate 16 – Highgate (originally DeBary) Apartments, 626 Wardlaw Avenue; built 1912, architect C.S. Bridgman. (M. Peterson, 1997.)

**544 WARDLAW AVENUE – THE WARDLAW (WARDLOW) APARTMENTS**



Plate 17 – Anvers Apartments, 758 McMillan Avenue; built in 1912, architect C.S. Bridgman.  
(M. Peterson, 1993.)