

**Modernity and Multi-Storey Living:
Apartment Tenants in Canadian Cities,
1900-1939**

GUIDE TO THE DATABASE

prepared by

**Richard Dennis and Ceinwen Giles
(Department of Geography,
University College London)**

r.dennis@geog.ucl.ac.uk

Table of Contents

(i) A Guide to the Project and the Sources

1. A brief history of the project	3
2. Data sources	5
3. Constructing the sample	9
4. Deficiencies	12
5. Acknowledgements	13
6. References	14

(ii) Guide to the Toronto Apartments Database 1900-1935

List of Buildings and Tables	16
Explanation of Table: <i>Building Information</i>	19
Explanation of Table: <i>Toronto 1909</i>	20
Explanation of Table: <i>Toronto 1909A</i>	21
Explanation of Tables: <i>Toronto 1914, 1914A, 1930, 1930A</i>	23
Explanation of Tables: <i>Nearby Houses</i> and <i>Photo Album</i>	24
Examples	25

(iii) Guide to the Winnipeg Apartments Database 1900-1935

List of Buildings and Tables	28
Explanation of Table: <i>Building Information</i>	30
Explanation of Table: <i>Winnipeg 1909</i>	32
Explanation of Tables: <i>Winnipeg 1914, 1930, 1930A</i> and <i>Nearby Houses</i>	33
Explanation of Table: <i>Photo Album</i>	34
Examples	35

(iv) Maps

Map 1: Toronto Apartment Buildings 1930: Location of Sample Buildings	37
Map 2: Toronto 1930: Zone Boundaries	38
Map 3: Winnipeg Apartment Buildings 1930: Location of Sample Buildings	39
Map 4: Winnipeg 1930: Zone Boundaries	40

(i) A Guide to the Project and the Sources

1. A brief history of the project:

The data included in these databases were collected as part of a continuing study of the social history and historical geography of apartment housing in Canadian cities. For previous phases of this work, see Dennis (1989, 1994, 1998). The construction of the databases was facilitated by an Economic & Social Research Council Award, R000222067, 'Modernity and Multi-Storey Living: Apartment Tenants in Canadian Cities, 1900-39', and was undertaken by the Research Officer on the project, Ceinwen Giles, during 1997-98.

Apartment houses were both 'modern' and controversial additions to the North American urban landscape in the late nineteenth and early twentieth centuries. In the light of previous discussions about 'modernity' and North American cities (e.g. Barth 1980, Ward & Zunz 1992), and previous empirical research on Canadian apartment buildings (Choko 1994, Peterson 1993, Weaver 1987), this continuing study has comprised several distinctive components:

- a focus on **representation**: examining the depiction of the apartment house in contemporary literature, including novels and newspaper and magazine articles.
- a focus on **planning**: successive controversies led to the prohibition or zoning of apartment buildings in many North American cities from the early 1910s, followed by attempts by developers to gain exemptions from local by-laws and by local property owners to resist this incursion of apartment buildings into neighbourhoods of single-family dwellings. Concerns were expressed about the economic impact of apartment housing on the value of adjacent property; the moral and physical health of apartment residents; and the safety of apartment houses, including adequate fireproofing and means of evacuation, and the desirability of resident caretakers.
- a focus on the **development process** and subsequent **ownership**: the extent to which buildings were custom-built for particular owners, or speculatively-built for sale to any prospective owner; the means of financing through private or institutional mortgages, and the extent to which mortgagors defaulted on repayments and/or lost possession of their buildings; the extent of ownership by partnerships or limited companies; and the frequency with which buildings changed hands.
- a focus on **occupancy**: who, in practice, lived in apartment buildings? Were apartment tenants as exotically 'other' as implied by some fictional and magazine literature? Were they as transient as often implied, either upwardly socially and residentially mobile, perhaps moving from rented lodgings to an apartment house and then on to suburban homeownership, or more generally restless, moving frequently between apartment houses? Were apartment tenants different from the residents of similarly located single-family dwellings? And were they 'modern'? For example, was there an overrepresentation of female-headed households living in apartments, and especially an

overrepresentation of young adult women in full-time employment? Were apartment tenants more generally (male as well as female) concentrated in 'new' forms of employment, such as office work and service activities?

The databases provided here relate primarily to the last of these foci, but also partly to the third focus (on developers and owners), in order to provide sufficient context for the study of occupancy.

The focus is on two cities - Toronto and Winnipeg. Toronto was already a substantial industrial and commercial city by the late nineteenth century, prior to the erection of the city's first purpose-built apartment house (authorised in 1899). The city almost doubled in population between 1901 and 1911 (from 208,000 to 377,000), and continued to grow steadily through the 1920s (when much of its population increase was displaced beyond city limits into suburban municipalities). In 1921 the city's population numbered 522,000, that of the total built-up area about 680,000. By 1931 there were 631,000 inhabitants in the city, 818,000 in Greater Toronto. Winnipeg grew from almost nothing in the 1870s to 136,000 in 1911, when it had aspirations to becoming the 'Chicago of the North'. Subsequently, the city grew more slowly, beset by a negative industrial relations image following the Winnipeg General Strike of 1919, and a depressed agricultural hinterland even before the impact of the Great Depression. By 1931 the population of the City of Winnipeg numbered 219,000; Greater Winnipeg totalled 290,000.

Proportionally to population, Winnipeg had many more apartment houses than Toronto, especially prior to World War I, but its stock comprised mainly medium-sized (20-30 suite) three-storey buildings. Toronto had more cheap, poorly constructed blocks, but also more luxury buildings, reflecting the city's burgeoning metropolitan status.

Opposition to apartment housing in Toronto led to the passage of a by-law in May 1912 which, in theory, prohibited the erection of further apartment buildings in 'residential' areas of the city. In practice, there were numerous ways around the legislation; in particular, developers could request the passage of a further by-law exempting their site from the conditions of the 1912 law. By the mid-1920s apartment buildings were being licensed in areas where they had been vigorously excluded barely a decade earlier. In Winnipeg there was no attempt to impose a comprehensive ban on apartments, but the residents of individual streets could petition the council asking for a by-law to exclude apartment buildings from their street. By 1926, at least 59 such by-laws had been passed.

The fear was that apartment buildings would lower neighbouring property values, especially of single-family dwellings, presumably because of their physical bulk, potential traffic congestion and the presence of non-traditional family groups (such as groups of single sharers or unmarried cohabiting couples). But it is unclear whether apartment buildings *did* affect local property values or accelerate filtering and downward succession in stocks of adjacent single-family dwellings.

2. Data sources:

In the context of this history, two databases were constructed, one for each city, recording information on:

- (a) apartment residents in a sample of buildings of varying size, age and location;
- (b) the ownership of the same sample of buildings;
- (c) a small sample of residents of *houses* situated close to major concentrations of apartment buildings.

Data were collected for three sample years: 1909, when only 9 of the selected buildings in Toronto, and 8 in Winnipeg, had been erected; 1914, by which date 29 of the selected Toronto buildings, and 32 in Winnipeg, had been completed; and 1930, when the full sample of 72 buildings in Toronto and 60 in Winnipeg were occupied..

The databases are based primarily on information contained in annually revised city directories and assessment rolls, supplemented by city building permits. However, the form of these sources varied slightly between the two cities.

Directories customarily listed residents in two ways. In a listing of *streets* in alphabetical order, the names of householders would be recorded alongside their addresses. Usually, only one name per address would be recorded. In the case of apartment buildings, there would usually be one name per suite, but for apartment hotels and lodging houses, where most occupiers were staying for only short periods, only the proprietor and perhaps a handful of long-stay residents would be recorded. Necessarily, therefore, it was impossible to include some potentially intriguing buildings in the sample, such as Allan Gardens Apartments, a bachelor apartment house in downtown Toronto for which considerable other information was available. One or two buildings which were included changed their character over time; for the Alexandra (Palace), Toronto's most prestigious early apartment building, each suite was listed separately prior to World War I, but by 1930 the building had become an apartment hotel and only a small proportion of residents were sufficiently permanent to warrant an entry in either the city directory or the assessment rolls. In a few cases, directory compilers were unable to ascertain the full names of residents, presumably because nobody was in when canvassers called and neighbours were unwilling or unable to supply the necessary information. In most cases, vacant apartments were enumerated as such, but in Winnipeg in 1930 only occupied apartments were recorded and the existence of vacancies had to be inferred from breaks in the numbering or by comparing the directory with information in other sources (such as building permits).

Listings in order of street address rarely provided any information other than the *name* of the occupier. In most cases, either a first name, or the title Mrs or Miss, allowed identification of occupiers as male or female, but no information on occupation was recorded. However, in a second, alphabetical listing of city residents (a listing which also included some adults who were not 'householders', e.g. adult children in full-time employment), occupations were frequently recorded, including either a job description,

e.g. 'clerk', or the name of an employer, e.g. 'T. Eaton & Co.', or both. By then checking the name of the employer in the alphabetical list, it was often possible to ascertain the place of employment and hence the journey-to-work. In other cases, either the name of the employer was unrecorded, or the employment was one which could have been carried out at numerous locations in the city, e.g. 'cashier, Royal Bank'. Moreover, the correspondence between the listing of residents by address, and that in alphabetical order, was by no means perfect. Sometimes, what appeared to be the same person was recorded at a different address in each list, presumably because they had moved home during the compilation of the directory, a process which must have taken several months. But this was not identifiable for people with common names; and even where we might be confident that the person was the same, the possibility exists that they had changed their occupation at the same time as changing their address: the fact that they were listed as 'clerk' in the alphabetical list of inhabitants was no guarantee that they were a clerk when they lived at a different address in the street listing.

Despite these reservations it was possible to identify occupations for a large proportion of apartment residents, and workplaces for a substantial minority, sufficient to justify a range of analyses of occupational structure and journey-to-work patterns.

Assessment rolls: In Toronto, all the city's annually revised assessment rolls exist on microfilm and it was possible to work with microfilm copies held at University College London. The information collected by city assessors varied slightly over time, reflecting changes in the system of municipal taxation. For present purposes, the most relevant information consisted of occupants' names, ages and occupations (for men), marital status (for women), and religious affiliation; the total number of residents at each address (e.g. in each apartment suite), including the number of children of school age; and the valuation of the property for tax purposes.

As with directories, vacant suites or houses were enumerated as such; as with directories, the collection of the required data was the responsibility of a small number of assessment officers, who worked their way round the city from ward to ward. The date on which the assessment was filed was recorded in the final column of the assessment registers.

Several problems follow from this method of compilation:

(1) As with the compilation of directories, residents could have moved during the compilation of the assessment rolls. They might be listed more than once or not at all. In these circumstances, there would be an amendment to the original record - names would be deleted and new names inserted, but it was not always the case that other, presumably less vital, information (such as the number of inhabitants) was amended. Nor was it possible to ascertain *when* the changes were made.

(2) Both directories and assessment rolls were dated *for* the year after they were compiled. For example, the assessment roll *for* 1915 was compiled during the spring, summer and autumn of 1914. The directory published at the beginning of 1915 had presumably also been compiled during 1914, though the precise timing is unknown. Given that directory canvassers and city assessors were unlikely to have surveyed the city in the same

geographical order, the relationship of directory entry to assessment entry is not uniform. In some cases, presumably, the assessment may predate the directory canvass by a few months; elsewhere, the directory may have come first. Consequently, the information in the two sources does not always correspond, and cannot easily be reconciled according to a standard routine.

For Toronto, where assessment data related to individuals, and was generally much more detailed than the information obtainable from directories, the principal uses of the latter were:

- (a) in helping to interpret assessors' sometimes illegible handwriting;
- (b) in supplementing information on occupation, especially names of employers and places of employment;
- (c) in tracing individuals to new addresses, e.g. in tracing the addresses in 1914 and 1935 of persons living in apartment houses in 1909 and 1930, respectively.

In Winnipeg, assessment records had not been microfilmed at the time of data collection, and did not provide information on the occupants of individual suites. Previous archival research in Winnipeg, focussed on the *ownership* of apartment buildings, meant that information was available at UCL for the period after 1929, when assessment information began to be entered on record cards. Each card was updated annually, with information on ownership, value and the total number of residents (including children) living in the building. There was no information on individual suites. Research on Winnipeg has therefore depended primarily on information in the city directories, although a few additional indices, such as average value per suite or average number of persons per suite, can be calculated by combining information on the assessment cards with information on the *number* of households recorded in directories.

Some consideration must be given to *why* contemporaries collected the information they did, and how accurate it may be. The publication of city directories was not only of use to city residents, especially in the days before *Yellow Pages* or near universal telephone ownership, but also contributed to city boosterism. There was an evident desire to demonstrate a city's continuing growth - to include more business and residential entries year on year, and to play down economic problems (e.g. during the Depression), such as might be evidenced by listing large numbers of vacant properties. But large numbers of errors would obviously detract from the utility, and subsequent sales, of directories. Consequently, directory companies employed a variety of means of ensuring that their canvassers collected reliable information.

For the purpose of collecting city taxes, it was necessary to establish who was liable to pay, and how much. Information on owners, occupiers and values may therefore be assumed to be as accurate as the assessors could make it. Other information, on numbers of residents and children of school age, was useful for planning purposes. But why the city should want to know the exact age, occupation and religious affiliation of household heads is less apparent. Equivalent information was not collected in Britain in ratebooks or valuation rolls. While there is no evidence to suggest that householders frequently or

deliberately misrepresented their age, occupation or religion, we should not be surprised if information in successive assessment rolls fails to tally, e.g. if individuals were returned in assessments for 1915 and 1931 with ages that were not exactly 5 or 21 years older than in their entries for 1910.

The databases also draw on information collected from building records and a variety of published sources. **Building permits** in both cities recorded the name of the ‘owner’ - the person applying for the permit - and the estimated value of the completed building. Since, conventionally, buildings were assessed for a proportion of their market value (usually two-thirds), we should expect permit values to exceed assessed values. It is apparent from a comparison of permit ‘owner’ and assessment ‘owner’ that the former were sometimes building contractors, neither the owner of the land on which the building was to be erected nor the client for whom the building was constructed.

One complication is that when a permit was granted, there was rarely either a name or a precise street address for the proposed building. Rather, buildings were described on permits either by reference to a plan and lot number (the legal property definition) or by an approximate location (e.g. ‘east side Jarvis, north of Carlton’). This was usually sufficient to identify a building, but could be ambiguous where long city blocks contained several similar apartment buildings dating from roughly the same time. One consideration in selecting the sample of buildings in this project was to choose buildings that could be unambiguously identified in building permits.

In inter-war Winnipeg, permit registers also recorded the number of suites that the building was planned to include. Of course, it was relatively easy for builders or owners to alter this number, by subdividing large suites or amalgamating adjacent small suites (as occurred during the Depression, according to various articles published in *Western Canada Contractor & Builder*). Nonetheless, this information compensates in part for the lack of information on individual households in the assessment records.

For inter-war Toronto and Winnipeg, permit *registers* or *indexes* were consulted; for pre-World War I Toronto an earlier piece of research (Dennis 1989) had gathered information from the original permits; for Winnipeg in the same period, this survey depended on information previously collected and published by Spector (1980).

None of the remaining sources was collected specifically for this project. In the course of previous research on Toronto and Winnipeg, information had been collated from newspapers, magazines and planning reports, that informed the selection of the sample of buildings used in the current project. In particular, information was drawn from **architectural journals** - *Construction*, *Contract Record*, and *Western Canada Contractor & Builder*, and from **newspapers** - *Toronto World*, *Toronto Evening Telegram*, *Toronto Globe*, *Toronto Daily Star*, *Manitoba Free Press*, and *Winnipeg Evening Tribune*. At a late stage in the project, it was decided to include **photographs**, **advertisements and plans** from the City of Toronto Archives, the Archives of Ontario, the Baldwin Room of the then Metropolitan Toronto Reference Library, and the Manitoba

Legislative Library and Provincial Archives, and present-day photographs from the City of Winnipeg Historical Buildings Committee reports, but mainly from the principal investigator's own collection of photographs. Although none of these sources has been exhaustively or comprehensively quarried, and there was no opportunity during the course of the project to undertake new searches of any of these sources, it is hoped that they provide useful contextual information for anybody undertaking analysis of the sample populations.

3. Constructing the sample:

In total, 72 Toronto apartment buildings and 60 Winnipeg buildings were selected for study. All were in existence in 1930, when they contained totals of 1,681 and 1,402 apartment suites, respectively.

The samples were selected to include different ages and sizes of buildings and - to a lesser extent - to ensure that buildings from different parts of each city were included. It was not possible to make a perfectly systematic, stratified sample of buildings, for the simple reason that there was no absolutely definitive list of apartment buildings in each city. Nor could there be, given the ambiguity at the margins over what constitutes an apartment building. Should 'triplexes' (3-flat walk-ups with one flat on each of three storeys) be included (as they were in city by-laws pertaining to 'tenement houses')? What about blocks of 'stores + apartments' or 'offices + apartments'? Many apartment buildings contained a few shops on the ground floor, often for the convenience of residents, and reflecting the problem of letting ground-floor apartments fronting busy streets. On the other hand, most rows of shops contained a few flats over the shops but were not primarily designed or advertised as 'apartment houses'. Yet another complication is where several small apartment buildings - each with their own name and a separate entry in the directory or assessment roll - were owned by the same individual and managed in common. Should they be regarded as one large apartment complex, or several separate small apartment houses? In the samples here, if buildings were assigned separate street addresses, and had the potential for being individually owned even if they were currently in common ownership, they were treated as separate apartment houses (e.g. 31, 33 and 35 Helendale Avenue, Toronto, in the present study).

Acknowledging these problems, two surveys were employed as a base from which samples could be drawn. Richard Harris (Geography, McMaster University, Hamilton, Ont.) made available his unpublished list of apartment buildings taken from the 1931 Directory to the City of Toronto, which recorded 868 apartment blocks. Harris' map shows major concentrations in downtown Toronto, in Parkdale (at the western end of Queen Street), in North Toronto (around Yonge Street), in The Beaches (at the eastern end of Queen Street), and along St Clair Avenue. There were lesser concentrations (of mostly quite small buildings) along Danforth Avenue (the eastward continuation of Bloor Street), and on the west side of the city centre, both north and south of Bloor. Harris' survey included a further major concentration in Forest Hill, north of St Clair, and then outside city limits

(and therefore excluded from the current project which depended on City of Toronto assessment data). Harris' map included 80 buildings with fewer than six apartment suites, the minimum size selected for inclusion in the present study. The table below records the age and size of the buildings in Harris' survey, excluding the very small apartment houses, but including buildings outside city limits.

Toronto Apartment Buildings in 1931 (as listed in Might's Directory to the City of Toronto) (unpublished data from Richard Harris)

Age of Building	0-9 suites	10-24 suites	>24 suites	TOTAL
pre-1912	20	29	10	59 (7.5%)
1913-21	142	67	21	230 (29.2%)
1922-31	138	217	144	499 (63.3%)
TOTAL	300 (38.1%)	313 (39.7%)	175 (22.2%)	788

The sample selected for this study broadly reflects the structure and geography of Harris' data, but with some variations:

- no buildings outside city limits were selected
- there was a deliberate decision to select buildings for which other information was available, e.g. in architectural magazines, council minutes and correspondence, and newspaper reports. There is, therefore, a tendency to highlight (a) distinctive, usually high quality, buildings that merited attention in the architectural press, and (b) controversial buildings, where exemptions from the city's anti-apartment by-laws were contested by local property owners. This was especially the case around Avenue Road and St Clair Avenue.

City of Toronto Apartment Buildings Included in the Database

Age of Building	0-9 suites	10-24 suites	>24 suites	TOTAL
pre-1909	1	3	5	9 (12.5%)
1909-1914	9	7	4	20 (27.8%)
1915-1930	13	14	16	43 (59.7%)
TOTAL	23 (31.9%)	24 (33.3%)	25 (34.7%)	72

It was necessary to include more pre-1914 buildings to ensure a worthwhile sample for the 1909-14 period but, in retrospect, the east side of the city was slightly underrepresented, reflecting the lack of either luxurious or controversial buildings in this mainly working-class part of the city.

For Winnipeg, there was no existing source of information on the geographical or size distribution of apartment buildings in the 1930s, although there were several studies of apartment houses prior to World War I (Peterson 1993, Spector 1980) and since World War II (Styliaris et al. 1967). By the end of 1933, there were 646 apartment blocks in Winnipeg, containing 10,483 suites, an average of 16.2 suites per building, according to

figures published in the *Western Canada Contractor & Builder* (Jan-Feb 1934). Only 15 permits for new apartment buildings were issued between 1930 and 1933, so the total extant in 1930 must have exceeded 600. A survey of the city directory for 1931 (compiled in 1930) suggested a total of 602 buildings which were partially or wholly divided into apartment suites, of which at least 464 were identified as probable ‘apartment houses’ from assessment data for the same year. The remaining 138 included large numbers of ‘blocks’ - commercial buildings with a few apartments on the upper floors - and a disproportionate number of buildings with no name, only a street address, where the layout in the directory - indenting entries and numbering or lettering them in order - implied that the building was divided into separate suites. Eliminating 3-suite (triplex) buildings reduced the totals to 561 (directory) and 447 (assessment).

Winnipeg Apartment Buildings, 1930

No. of Suites/Bdg	Assessment (1930)	Directory (1930)	SAMPLE
4-9	119 (26.6%)	185 (33.0%)	11 (18.3%)
10-24	225 (50.3%)	262 (46.7%)	28 (46.7%)
25+	103 (23.0%)	114 (20.3%)	21 (35.0%)
TOTAL	447	561	60

The sample was also compared with buildings recorded as ‘apartment houses’ on building permits:

Date of Construction	No. of Building Permits	SAMPLE
pre-1914	343 (77.6%)	32 (53.3%)
1915-30	99 (22.4%)	28 (46.7%)
TOTAL	442	60

The sample was restricted to the City of Winnipeg, excluding both suburban areas to the west and the municipality of St Boniface, across the Red River to the east. Since the 1980s, the Historical Buildings Committee of the City of Winnipeg has commissioned research on a number of early apartment buildings with a view to listing under the city’s Historical Buildings By-law (adopted in 1977), and it was decided to include most of these buildings in the sample. Compared to the overall numbers of buildings recorded in the 1930 assessment and directory, the sample contains a disproportionate number of larger buildings, and of post-1914 buildings, in this case reflecting the relative paucity of new construction in the inter-war city.

The samples focus on three cross-sections: 1909 (the records *for* 1910), 1914 (*for* 1915), and 1930 (*for* 1931). In addition, the two five-year periods, 1909-1914 and 1930-1935 have been selected in order to study patterns of residential mobility among apartment-house tenants. In Toronto, assessment records *for* 1915, the last to be completed before World War I, were also the most recent records on open access in the city archives at the time of commencing this research. More recent assessment rolls were still treated as ‘working’ documents and kept in the Central Records Department of the City Clerk,

where they could be consulted by the public, but not on self-service open access. 1914 also marked the culmination of a pre-World War I 'boom' in apartment house construction in both cities. Prior to 1909 there were relatively few apartment buildings in either city, and those that had been built had pretensions to high fashion and an elite professional or business population. Between 1909 and 1914 both cities witnessed a rash of construction of mainly inner suburban, smaller scale (2- or 3-storey walk-up) buildings, aimed at a lower middle-class market, what came to be known as the 'efficiency' apartment. Hence, the decision to focus on 1909 and 1914 was both pragmatic (data that were easily accessible in the early stages of research before microfilm copies had been obtained) and informed by the chronology of apartment construction (selecting years immediately preceding and following a building boom). Moreover, the five-year interval was just short enough to merit the calculation of rates of residential *persistence* (what proportion of householders were still resident at the same address five years later?) and *mobility* (tracing apartment residents to or from new addresses elsewhere in the city).

The decision to focus on 1930 was influenced in part by the groundwork already undertaken in Toronto by Richard Harris (see above), and by the existence of assessment record cards in Winnipeg, which commenced in 1929. Like 1914, 1930 marked the end of an era: a major boom in apartment house construction during the late 1920s collapsed following the Wall Street Crash and the onset of Depression. After fixing on 1930 as a date to survey apartment house occupancy, it was decided to acquire copies of city directories for 1935, to allow a further study of 5-year persistence and mobility to match that for 1909-14. However, it should be recognized that the economic and political context for the two 5-year periods was very different: rapid population growth and economic boom (at least until 1913) in the former period, deepening depression from 1930 until 1933 and only the beginnings of modest recovery by 1935.

4. Deficiencies:

It proved impossible to complete every aspect of both databases, as originally planned, in the time available. For example, the very time-consuming traces of individuals' workplaces - first checking the names of their employers, then checking under the employers' listings for their addresses, and then locating those addresses - was undertaken only for the 1930 sample. More critically, a larger sample of 'nearby houses' would have been desirable, also including more information on the occupations, ages, etc of the residents of such houses. The characteristics of the apartment sample may be compared with published census statistics on the populations of the two cities as a whole, and with citywide assessment samples constructed by Harris (1996), but we were unable to collect sufficient information to evaluate the impact of apartment-house construction on particular neighbourhoods' populations or property values.

There is also an iterative process of cross-checking between directory and assessment records, and between entries for different years, which yields new identifications or clarifies ambiguous entries. For example, in Winnipeg, a directory entry for 'J.Smith'

would be assumed to be male in the absence of any evidence to the contrary. But the identification in a later directory of 'Joan Smith' or 'Miss J.Smith' at the same address and with the same occupation implies a redesignation of the original entry. Consequently, some amendments to the coding of individual entries will continue to be made as analysis, and especially record linkage, continues.

Assessment rolls and directories hide as much as they reveal. The practice of recording female householders according to their marital status and male householders according to their age and occupation meant that information on women's work had to be gleaned from directories which, as already indicated, were an imperfect match for assessment rolls. It is likely, therefore, that many more female householders were in paid employment than are recorded on the databases. And while it is possible to compare the ages of male tenants in different buildings, this information becomes less useful as the proportion of female householders increases over time. In general, only one name per household was listed in assessments and directories; but the respondent to the directory canvasser might have been different from the 'occupier' designated as liable to pay tax by the city assessors. Elderly adults may be listed as householders in one source but vanish under the headship of adult children or other relatives in another source or at another time. So the failure to identify 'persistent' residents may not be due to their having moved, or died, but simply to their being submerged in somebody else's household. Nonetheless, there is no reason to expect any bias in this source of inaccuracy. It means simply that *all* calculations of persistence should be treated as minima.

5. Acknowledgements

The databases were constructed under the terms of ESRC Award R000222067; but they build upon previous periods of data collection and fieldwork supported by the Government of Canada Research Award scheme, the Foundation for Canadian Studies and the University of London Central Research Fund. Within the Department of Geography at UCL, we are grateful to Elanor McBaym for preparing the maps included here as Maps 1-4, to Chris Cromarty for preparing many of the photographic prints from which the photo albums in the databases were produced, and especially to James Clarke, for advice on computing matters, scanning the images, and producing the CD-ROM. We are also grateful to the staff of the (then) City of Toronto Archives, the History and Newspaper Sections and the Baldwin Room of (then) Metropolitan Toronto Public Library, the Archives of Ontario, the City of Winnipeg Archives, the Winnipeg Public Library, the Manitoba Archives and the Manitoba Legislative Library. Dr Dennis is also grateful to the Department of Geography and the Centre for Urban & Community Studies at the University of Toronto for providing facilities for research in Toronto, and to Professors Richard Harris (McMaster), Larry Bourne and Jim Lemon (Toronto), and David Burley (Winnipeg) for advice and assistance.

6. References

- Barth, G. (1980) *City People* (New York: Oxford University Press)
- Choko, M. (1994) Le 'boom' des immeubles d'appartements à Montreal de 1921 à 1951, *Urban History Review/Revue d'histoire urbaine* **23**, 3-18
- Dennis, R. (1989) Toronto's first apartment-house boom: an historical geography 1900-1920, *University of Toronto Centre for Urban & Community Studies Research Paper* **177**
- Dennis, R. (1994) Interpreting the apartment house: modernity and metropolitanism in Toronto, 1900-1930, *Journal of Historical Geography* **20**, 305-22
- Dennis, R. (1998) Apartment housing in Canadian cities, 1900-1940, *Urban History Review/Revue d'histoire urbaine* **26** (2), 17-31
- Harris, R. (1996) *Unplanned Suburbs: Toronto's American Tragedy 1900 to 1950* (Baltimore: Johns Hopkins University Press)
- Peterson, M. (1993) The rise of apartments and apartment dwellers in Winnipeg (1900-14) and a comparative study with Toronto, *Prairie Forum* **18**, 155-69
- Spector, D. (1980) *Apartment House Architecture in Winnipeg to 1915* (Winnipeg: City of Winnipeg)
- Styliaris, D., Koerte, A. and Hurst, W.H. (1967) *A Study of Apartment Housing in Winnipeg* (Winnipeg: Faculty of Architecture, University of Manitoba)
- Ward, D. and Zunz, O. (eds) (1992) *The Landscape of Modernity: Essays on New York City, 1900-1940* (New York: Russell Sage Foundation)
- Weaver, J. (1987) The North American apartment building as a matter of business and an expression of culture, *Planning Perspectives* **2**, 27-52

(ii)

Guide to the Toronto Apartments Database 1900-1935

List of Buildings and Tables

Explanation of Table: *Building Information*

Explanation of Table: *Toronto 1909*

Explanation of Table: *Toronto 1909A*

Explanation of Tables: *Toronto 1914, 1914A, 1930, 1930A*

Explanation of Tables: *Nearby Houses and Photo Album*

Examples

Guide to the Toronto Database

This database contains information for the following apartment buildings in Toronto for the years 1909, 1914 and 1930:

Number On Map	Apartment Name	Address	Year Building First Appears in Sample	Years for Which Information is Available
51		8 Kendal Avenue	1930	1930
30		26 Hillsboro	1930	1930
47		28 Hillsboro	1930	1930
70		31 Helendale Ave.	1930	1930
71		33 Helendale Ave.	1930	1930
72		35 Helendale Ave.	1930	1930
12		80 Beverley	1930	1930
20		181-3 Gerrard St.	1930	1930
60	200 St. Clair West	200 St. Clair West	1930	1930
32	77 Wellesley Street	77 Wellesley	1930	1930
36	Abbotsford	608 Jarvis St.	1914	1914, 1930
14	Alexandra	184 University Ave.	1909	1909, 1914, 1930
18	Alicia	216 Seaton	1914	1914, 1930
13	Anna Della	82-4 Beverley St.	1930	1930
50	Ansonia	142 Spadina Road	1914	1914, 1930
39	Athelma	76-80 Grosvenor	1914	1914, 1930
52	Audley Court	68 Kendal Avenue	1914	1914, 1930
57	Balmoral	150 Balmoral	1930	1930
49	Bedford	52 Chicora/241 Bedford	1914	1914, 1930
67	Blythwood Manor	63 Blythwood Rd.	1930	1930
56	Bradgate	465 Avenue Road	1914	1914, 1930
5	Buckingham	1592-4 King St. West	1930	1930
1	Cantelon	22a Springhurst	1930	1930
29	Carlton	38 Carlton Street	1909	1909, 1914, 1930
48	Castlemere	75 Crescent Road	1914	1914, 1930
42	Cawthra Mansions	211 - 221 College Street	1930	1930
19	Cecil	434-6 Ontario Street	1930	1930
53	Clarendon	432 Avenue Road	1930	1930
54	Claridge	430 Avenue Road	1930	1930
61	College Heights	4 - 6 Oriole Road	1914	1914, 1930
26	Douglas Court	29-31 Winchester	1914	1914, 1930
4	Dowling Apartments	1479-87 Queen Street West	1909	1909, 1914, 1930
43	Elsbeth	196-8 Robert Street	1914	1914, 1930
2	Georgian	97 Spencer Avenue	1930	1930

continued.....

Number On Map	Apartment Name	Address	Year Building First Appears in Sample	Years for Which Information is Available
21	Glen Stewart	2150 Queen St. East	1930	1930
69	Grace	1094 College St.	1930	1930
24	Green Gables	778 Broadview Avenue	1930	1930
25	Hampton Mansions	75-77 Winchester/39-43 Metcalf	1914	1914, 1930
62	Heath Manor	72 Heath St. West	1930	1930
65	Hillholme	599 St. Clair Avenue West	1930	1930
38	Kenson	51-55 Grosvenor St.	1930	1930
15	King Edward	194 Jarvis St.	1909	1909, 1914, 1930
3	Kingsley Mansions	153 Jameson Avenue	1914	1914, 1930
34	La Plaza	580 Jarvis St. /98 Charles St.	1909	1909, 1914, 1930
7	Lakeview	1609 Queen St. West	1914	1914, 1930
31	Laverne	134 Carlton Street	1930	1930
66	Lawrence Park	2875 Yonge St.	1930	1930
64	Lawton Boulevard	80 Lawton Boulevard	1930	1930
46	Madison	93-99 Madison Avenue	1909	1909, 1914, 1930
33	Maitland	40-42 Maitland	1914	1914, 1930
37	Merlan	83 Isabella Street	1930	1930
23	Mountjoy	99 Mountjoy Avenue	1930	1930
63	Oriole	11 Oriole Gardens	1914	1914, 1930
22	Paisley	85 Beech Avenue	1930	1930
11	Palmerston	481 Palmerston Avenue	1914	1914, 1930
16	Palmetto	45 Pembroke	1930	1930
68	Parkview	237 Roncesvalles	1909	1909, 1914, 1930
35	Queen's Court	579-583 Jarvis St.	1909	1909, 1914, 1930
8	Rutland	467 Roncesvalles	1930	1930
27	Sheldrake	1 Homewood Avenue	1930	1930
45	Spadina Gardens	41-3 Spadina Road	1909	1909, 1914, 1930
44	St. George	317-321 Bloor St. West	1930	1930
58	St. James Court	45 St. Clair Avenue West	1930	1930
40	St. Joseph Court	16-18 St. Joseph St.	1930	1930
41	University	8 St. Thomas St.	1930	1930
59	Villa Nova	58-60 St. Clair Avenue	1914	1914, 1930
28	Warrington	433 Sherbourne	1930	1930
55	Wembley	338-340 Spadina Rd.	1930	1930
9	Westmount	1926 Bloor St. West	1930	1930
6	Willard	1 Triller Avenue	1914	1914, 1930

continued.....

Number On Map	Apartment Name	Address	Year Building First Appears in Sample	Years for Which Information is Available
10	Willowdale	805 Bloor St. West	1914	1914, 1930
17	York Manor	262 Jarvis St.	1930	1930

Tables¹:

There are nine tables contained within this database:

- Building Information
- Toronto 1909
- Toronto 1909A
- Toronto 1914
- Toronto 1914A
- Toronto 1930
- Toronto 1930A
- Nearby Houses
- Photo Album

¹ Please note that not all of the information contained in these tables was input in order. This means that if you are interested in, for example, the Madison Apartments, you should perform a filter on this data either within Access or Excel. If you assume that the data for Madison Apartments listed in these tables is listed together, you may miss the information on some apartment suites. Details of how to perform filters in Access are provided at the end of the manual.

(1) The *Building Information* table contains the following information for all of the buildings in this sample for the year 1930:

There are a number of columns or fields held within this table:

- *Building Name*
- *Building Address*
- *Owner listed on Building Permit*
- *Date of Building Permit*
- *Owner of Building 1908*: name taken from the 1909 assessment roll²
- *Building Value 1908*: figure taken from the 1909 assessment roll
- *Owner of Building 1909*: name taken from the 1910 assessment roll
- *Building Value 1909*: figure taken from the 1910 assessment roll
- *Owner of Building 1913*: name taken from the 1914 assessment roll
- *Building Value 1913*: figure taken from 1914 assessment roll
- *Owner of Building 1914*: name taken from the 1915 assessment roll
- *Value of Building 1914*: figure taken from the 1915 assessment roll
- *Owner of Building 1922*: name taken from the 1923 assessment roll
- *Value of Building 1922*: figure taken from the 1923 assessment roll
- *Owner of Building 1926*: name taken from the 1927 assessment roll
- *Value of Building 1926*: figure taken from the 1927 assessment roll
- *Owner of Building 1930*: name taken from the 1931 assessment roll
- *Value of Building 1930*: figure taken from the 1931 assessment roll
- *Owner of Building 1934*: name taken from the 1935 assessment roll
- *Value of Building 1934*: figure taken from the 1935 assessment roll
- *Owner of Building 1938*: name taken from the 1939 assessment roll
- *Value of Building 1938*: figure taken from the 1939 assessment roll
- *Photographs*: this field lists references to any magazines, trade journals or newspapers which feature photographs of the associated building
- *Plans*: this field lists references to any magazines, trade journals or newspapers which feature plans of the associated building
- *Description*: this field lists references to any magazines, trade journals or newspapers which feature descriptions of the associated building
- *Notes*: any miscellaneous information pertaining to the associated building; in most cases this field is blank
- *Counter*: the primary key field for this table; it cannot be changed and although it is numerical should not be assumed to increase in numerical order. It should not be used as a basis for any calculations

² Note that assessment rolls were compiled during the year prior to that to which the assessment applied. thus the assessment roll for 1910 was compiled during 1909. We have labelled the data according to the year when it was collected. Thus our principal cross sections--in 1909, 1914 and 1930-- are based on assessment rolls and directories *for* 1910, 1915 and 1931. Where we refer to, for example, the “1909 assessment”, we mean the assessment made in 1909 to be implemented in 1910.

(2) *Toronto 1909* contains information on the 9 buildings which were included in the 1909 sample. The information comes from the Toronto Assessment Rolls for 1910 and the Toronto City Directory for 1910. The table lists the name and address of each building as well as the:

- *Name in the assessment*: the name of the apartment resident in the tax assessment for 1910
- *Name in directory*: the name of the apartment resident as listed in the City Directory for 1910
- *Male, Female or Vacant*: lists whether the suite was vacant or occupied by a male or female head of household according to the tax assessment
- *Age*: age of the head of household, if male, *from the tax assessment*
- *Suite*: numbers of the suite in which the resident resided, *from the tax assessment*
- *Tenure*: lists either a “T” for tenant or “F” for freeholder (owner-occupier); there are very few “F”s found in the sample
- *Women’s Occupation*: female occupation; usually this information came from the City Directory; however, in some cases the tax assessment did list an occupation for a female head of household
- *Occupation or Marital Status (female)*: the occupation of the male head of household or the marital status of the female head of household, *from the tax assessment*
- *Occupation Category*³
- *Place of employment*: *from the City Directory, if listed*

³ The occupation of each resident in this sample was classified into one of 20 categories. In the case of women, their occupation is listed in the “Women’s Occupation” column in the tables but only their marital status is listed in the “Occupational Category” column.

- (1) Agents and merchants: those people who were listed in the directory as agents or merchants
- (2) Clerical: clerks
- (3) Education: teachers, principals, etc.
- (4) Financial: bankers, brokers, etc.
- (5) Government Employees
- (6) Legal: lawyers, judges, barristers, etc.
- (7) Manufacturers
- (8) Medical: doctors, druggists, etc.
- (9) Miscellaneous: students, people defined as “employees” in the directory, etc.
- (10) Professional: engineers, presidents of companies, etc.
- (11) Real Estate
- (12) Religious: priests, ministers or other religious workers
- (13) Retired
- (14) Service and semi-professionals: includes a wide range of occupations such as managers, sales assistants, tailors and taxi drivers
- (15) Single woman: those women who listed as “S” in the tax assessment
- (16) Skilled Labour: carpenters, dry wallers, brick layers, contractors, etc.
- (17) Traveller
- (18) Unskilled Labour: largely the janitorial staff of the buildings in the sample
- (19) Widows and Wives: those women who were listed either as “W” for widowed or “M” for married in the tax assessment roll.

- *Address of employment: from the City Directory, if listed*
- *Value of Property: the assessed value of the suite, from the tax assessment*
- *Business Assessment: the assessed value of any business with which the occupier was associated, from the tax assessment*
- *Taxable Income: the amount of taxable income the resident had, from the tax assessment*
- *Total Assessment: the sum of the value of the suite, the business assessment and the taxable income*
- *Religion: the religion of the head of household as listed on the tax assessment⁴*
- *School Support: this column either shows a “P” indicating the household supported public schools or an “S” for separate school. This information was taken from the tax assessment roll*
- *No. of children 5 - 16: from the assessment roll*
- *Notes: this column or field lists any miscellaneous information pertaining either to the occupation or the building*
- *Date of Delivery: this column lists the date on which the tax assessment information for the buildings was filed*
- *Counter: the primary key field for this table; it cannot be changed and although it is numerical should not be assumed to increase in numerical order. It should not be used as a basis for any calculations*

⁴ There were numerous different denominations listed on the tax assessment rolls. Only a letter or two indicating the denomination was given. The principal denominations were:

B = Baptist
 Bre= Brethren
 Cong= Congregational
 CH= Chinese
 CS= Christian Scientist
 Dis= Dissenter
 E= Episcopalian (Anglican)
 Evan= Evangelical
 J= Jewish
 LDS= Latter Day Saints
 L or Luth= Lutheran
 M = Methodist
 P= Presbyterian
 Pro= Protestant
 RC= Roman Catholic
 Sa= Salvation Army
 UC= United Church
 Unit= Unitarian

(3) *Toronto 1909A* is a supplemental table to 1909. In a case where a person other than the head of household had a business or taxable income, the assessment roll listed their names and their total assessed value. This table therefore contains the following fields:

- *Address*
- *Apartment Name*
- *Name in Assessment*
- *Suite*
- *Occupation or Marital Status (female)*
- *Occupational Category*
- *Business Assessment*: the assessed value of any business interests
- *Taxable Income*
- *Total Assessment*: sum of business assessment and taxable income
- *Notes*: this column lists the related record in table *Toronto 1909*
- *Date of Delivery*: date on which the tax assessment information was filed
- *Counter*: the primary key field for this table; it cannot be changed and although it is numerical should not be assumed to increase in numerical order. It should not be used as a basis for any calculations

(4) *Toronto 1914* contains the same type of information as *Toronto 1909* but in this year the sample of buildings was extended to include 20 apartment buildings. The information comes from both the Toronto Assessment Rolls for 1915 and the Toronto City Directory for 1915.

(5) *Toronto 1914A* contains the same type of information as table *Toronto 1909A*. All information comes from the Toronto Assessment Rolls for 1915.

(6) *Toronto 1930* lists information for 72 apartment buildings in Toronto. This table has all of the same fields as *Toronto 1909* and *Toronto 1914* with the exception of the *Date of Delivery* field and the *No. of Children 5-16* field. Four fields not found in any other tables are listed and explained below. It should be noted that for this sample year, the addresses of all known places of work were checked in the City Directory in order to allow journey to work patterns to be studied.

- *Zone of Building*: Toronto was divided into three zones to allow journey to work patterns to be studied: a central zone, an inner suburban zone and an outer suburban zone (see Map 2). All apartments in the sample were then assigned to the appropriate zone. This number is listed next to the apartment name.
- *Name of Resident 1935*: This column lists the names of the apartment residents according to the Toronto City Directory for 1936. This allows for relatively easy calculations of short-term turnover rates by comparing the names of residents in both sample years.
- *Location of 1930 resident in 1935*: all residents who appeared in the directory for 1931 but were not present in the building five years later were searched for in the 1936 directory. This column lists their addresses.
- *Zone of Employment*: similar to the *Zone of Building* column, each workplace for which an address was known was given a number related to the zone it was in. By comparing, for example, the number of people who live in zone 3 but work in zone 1, commuting patterns can be studied.
- (7) *Toronto 1930A*: contains the same type of information as tables *Toronto 1909A* and *Toronto 1914A*. All information comes from the Toronto Assessment Rolls for 1931.

(8) *Nearby Houses*: This table contains information for a sample of houses on Charles Street, Madison Avenue, Fermanagh Avenue, Roncesvalles Avenue, Deer Park Crescent, Beech Avenue and Blythwood Road (houses in close proximity to major concentrations of apartment housing). The following information is available:

- *Address*
- *Name of Resident in 1909 Assessment*⁵
- *Male or Female (household head) in 1909 Assessment*
- *Name of Occupier in 1909 Directory*
- *Name of Occupier in 1914 Assessment*
- *Sex of occupier listed in 1914 Assessment*
- *Age of 1914 Occupier*: from the tax assessment
- *Religion*: from the tax assessment
- *Occupation of 1914 Resident*: from the tax assessment
- *Occupational Category of 1914 Resident*
- *Value of Property 1914*: from the tax assessment
- *Business Assessment 1914*: from the tax assessment
- *Taxable Income 1914*: from the assessment roll
- *Total Assessment 1914*: sum of property value, business assessment, and taxable income
- *School Support 1914*
- *No. of children age 5 - 16, 1914*
- *Total number of residents, 1914*
- *Name in 1914 Directory*
- *Name in 1930 Directory*
- *Male or Female in 1930*
- *Name in 1935 Directory*
- *Male or Female in 1935*
- *Notes*
- *Counter*: the primary key field for this table; it cannot be changed and although it is numerical should not be assumed to increase in numerical order. It should not be used as a basis for any calculations.

(9) *Photo Album*: This table contains photographs or plans of some of the apartment buildings in this sample. In some cases one building is featured more than once. If you view this data in table form you must double click the cell which says “Paintbrush Picture” to view the image. If you view this data in a form the image will automatically appear. This table contains two fields:

- *Apartment*
- *Image*: this field contains photographs and plans of some of the buildings in this sample. A bibliographic reference is provided.

⁵ As with assessment data, we refer to the years in which directories were compiled. Thus “1909 Directory” refers to the directory for 1910.

Examples of Information that Can be Obtained Using this Database

(A) Number of People in Toronto who commute to Zone 1 for work:

This sort of calculation can be done in Excel as well as Access. In order to copy the information from a table in Access into an Excel spreadsheet, click on the upper left hand corner of the table when the table is open. This should highlight all the information in the table. Click on the “copy” button on the toolbar or the “copy” command in the Edit menu. Open Excel and start a new spreadsheet. Click on Edit and go to the “paste” command, or click the “paste” button on the toolbar. You should see all of the Access information appear in your Excel spreadsheet. Once your information is in Excel, the Filter, AutoFilter and Pivot Table commands under the Data menu can be extremely useful.

To do this sort of operation in Access:

- *Step One:* Whether in the table or form of *Toronto 1930*, press the filter button on the tool bar. In the “field” box, use the scroll bar and highlight “Zone of Employment”. In the “criteria” box, type “1”. Pressing the filter button again, you should see 258 records displayed in front of you if you are viewing the data in a table. If you are viewing it in a form, the footer of the form should say “record 1 of 258”.

(B) Percentage of Female-Headed Households in the La Plaza Apartments in 1930:

In order to find out the percentage of female-headed households in the La Plaza Apartments in 1930 this data could be copied into an Excel spreadsheet. Alternatively, one could perform two simple filters within Access.

- *Step One:* Open either the *Toronto 1930* table or form.
- *Step Two:* Click on the Filter Button on the tool bar.
- *Step Three:* A dialogue box will appear; where it says “field”, click on the scroll button and highlight “Apartment Name” as this is the column from which you want the information.
- *Step Four:* In the “Criteria” box in the filter dialogue box, type “La Plaza Apts.”.
- *Step Five:* Click on the filter button on the tool bar. If you are in the table, only those records relating to La Plaza should appear. There should be 23 records displayed in front of you. If you are in the form, the footer of the form should say “record 1 of 23”, indicating that only 23 records match the criteria in your filter.
- *Step Five:* Going back to the filter, move over to the adjacent column. Where it says “field”, use the scroll bar and highlight “Male or Female”.
- *Step Six:* In the “criteria” box, type in “F”.
- *Step Seven:* Click on the filter button on the tool bar. If you are in the table you should see 14 records displayed in front of you. If you are in the form, the footer of the form

should say “record 1 of 14”, indicating that only 14 records match the criteria in your filter. As 14 households are headed by females, you can now calculate that 61% of households in the La Plaza Apartments are headed by women.

There are obviously numerous other calculations that can be done using these data. Here is a list of some of the more useful ones:

- Percentage of workers in different occupational categories, e.g. How many service and semi-professional workers lived in these buildings in the different years?
- Percentage of women who were employed in various occupations, e.g. What percentage of females worked as stenographers or secretaries?
- Percentages of workers who commuted to and from various zones in the city.

Many of these calculations are easily done in Excel. The “Auto Filter” and “Pivot Table” functions under the Data menu on the Excel tool bar are especially useful for quickly manipulating the data.

(iii)

Guide to the Winnipeg Apartments Database 1900-1935

List of Buildings and Tables

Explanation of Table: *Building Information*

Explanation of Table: *Winnipeg 1909*

Explanation of Tables: *Winnipeg 1914, 1930, 1930A and Nearby Houses*

Explanation of Table: *Photo Album*

Examples

Guide to Winnipeg Database

This Winnipeg database contains information for the following apartment buildings in the City of Winnipeg for the years 1909, 1914 and 1930:

Number On Map	Apartment Name	Address	Year Building First Appears in Sample	Years for Which Information is Available
16	888 Grosvenor	888 Grosvenor	1930	1930
36	Ambassador (originally the Breadalbane)	379 Hargrave	1914	1914, 1930
38	Amherst	478 Wardlaw	1930	1930
57	Astrid	255 Fountain St.	1930	1930
28	Aurora Block	567 Selkirk	1914	1914, 1930
29	Balfouria A	195 Cathedral	1930	1930
25	Baltic	347 Manitoba	1930	1930
51	Bell Crest	72 Lenore	1930	1930
27	Bradeen	149 Langside	1930	1930
34	Cadillac	421 Qu'Appelle	1909	1909, 1914, 1930
1	Camelot	400 Assiniboine	1930	1930
20	Carrick	682 Corydon	1930	1930
2	Casa Loma	309 Sherbrook	1909	1909, 1914, 1930
41	Chatsworth	535 McMillan	1914	1914, 1930
3	Clayton	86 Young St.	1930	1930
15	Congress (originally the Boylston)	300 River	1914	1914, 1930
22	Conway Court	165 Kennedy	1914	1914, 1930
40	De Bary	626 Wardlaw	1914	1914, 1930
4	Devon Court	376 Broadway	1909	1909, 1914, 1930
19	Dorchester Court	162 Lilac	1914	1914, 1930
45	Eggertson	427 Qu'Appelle	1930	1930
48	Ellesmere	74 Carlton St.	1914	1914, 1930
17	Eugene	834 Grosvenor	1914	1914, 1930
44	Fairhaven	536 Broadway	1930	1930
50	Florence	145 Arlington	1930	1930
54	Franklin	435 Spence St.	1930	1930
6	Gladstone	436 Balmoral	1930	1930
5	Gaspe	601 Broadway	1930	1930
56	Harald	641 Westminster	1914	1914, 1930
55	Holly	552 Sherbrook	1930	1930
49	Kipling	465 Langside	1914	1914, 1930

continued....

Number On Map	Apartment Name	Address	Year Building First Appears in Sample	Years for Which Information is Available
59	Kirkland	377 Carlton	1914	1914, 1930
52	Locarno	1 Roslyn Road	1930	1930
33	Loch Katrine	531 Furby	1914	1914, 1930
14	Lonsdale	375 River	1930	1930
26	Machray	242 Machray	1914	1914, 1930
37	Maritime	477 Wardlaw	1930	1930
58	Marlhurst	123-5 Carlton	1930	1930
7	Minerva Court	290 Beverley St.	1914	1914, 1930
53	Newhaven	199 Colony	1930	1930
42	Overlook	780 Osborne	1930	1930
21	Pasadena	220 Hugo	1914	1914, 1930
60	Pembina	505 Ellice	1909	1909, 1914, 1930
8	Regal Court	152-4 Maryland	1914	1914, 1930
23	Rideau Hall	85 Kennedy	1909	1909, 1914, 1930
18	Ritz	859 Grosvenor	1930	1930
31	Riviera	161 Cathedral	1930	1930
13	Rosemount	351 River	1909	1909, 1914, 1930
12	Rothsay	828 Preston	1914	1914, 1930
9	Sparling	217 Sherbrook	1930	1930
10	St. Elmo	177 Colony	1914	1914, 1930
24	St. Mary's	371 St. Mary's	1914	1914, 1930
11	Thelma	272 Home	1914	1914, 1930
46	Tremblay	55 Hargrave	1930	1930
43	Vaughan	219 Vaughan	1930	1930
32	Vogel	277 Atlantic Ave.	1914	1914, 1930
30	Waldorf	634 Broadway	1914	1914, 1930
39	Wardlow	544 Wardlaw	1909	1909, 1914, 1930
35	Warwick	366 Qu'Appelle	1909	1909, 1914, 1930
47	West	858 Alverstone	1914	1914, 1930

Tables:

There are 6 tables contained within this database:

- Building Information
- Winnipeg 1909
- Winnipeg 1914
- Winnipeg 1930
- Winnipeg 1930 Appendix A

- Nearby Houses

(1) The *Building Information* table contains the following information for all of the buildings in this sample for the year 1930:

- *Building Address*
- *Building Name*
- *Owner listed on building permit*
- *Date of building permit*
- *Building Value on building permit*
- *Owner of building recorded in the assessment for 1930*
- *Value of building 1930*: assessed value of the building
- *Value of land 1930*: assessed value of the land associated with this apartment block
- *Owner of building 1934*
- *Value of building 1934*
- *Owner of building 1938*
- *Value of building 1938*
- *Number of suites 1930⁶*: estimated as described below
- *Vacancy rate (1930)*: this vacancy rate was inferred from the data that we were able to collect. In some cases, the number of suites listed on the building permit for an apartment block did not match the number of suites listed in the Winnipeg directory for the same building. In such a case, the higher number, in most cases the number from the directory, was taken.
- *Average Value per suite*: this was calculated as follows:

$$\frac{\text{value of land} + \text{value of building}}{\text{number of suites}}$$

- *Number of residents (1930)*
- *Number of persons per household*: this was calculated by dividing the number of residents in the building by the number of occupied suites
- *Number of children resident in building*
- *Children as a percentage of the total population of the building*

⁶ The Winnipeg directory for 1930 recorded residents alongside their suite number, but did not record vacant suites. Therefore the number of suites had to be estimated by assuming that suites were numbered continuously from 1 up to the highest numbered suite that was listed, e.g. if residents were listed at suites 1, 2, 4, 5, 6, 8, 9, it was assumed that this was a 9 suite building with 2 vacant suites (number 3 and 7). Complications occurred where suites were numbered according to the floor on which they were situated, e.g. 101, 102, 103, 201, 202, 203, 301, 303 would be a 9 suite building with 1 vacant suite (number 302), and where suites in the annex or basement were “numbered” alphabetically, e.g. A, B, D, E, G would be seven suites with 2 vacant (C and F). The number of suites was sometimes recorded in the building permit register and, for older buildings, the number of suites could be estimated for 1909 and 1914 (when vacancies *were* recorded). These figures provide a check on the estimates for 1930 although it should be borne in mind that buildings might be restructured over time, and that suites could be easily subdivided or combined.

- *Photos*: this column lists magazines, journals or newspapers where a photo of the building is shown
- *Plans*: this column lists magazines, journals or newspapers where a plan of the building is shown
- *Descriptions of building*: this column lists magazines, journals or newspapers where the building is described
- *Counter*: this number is the primary key for the table and cannot be changed. It is not related in any way to the information contained in this table and should not be assumed to go in numerical order.

(2) *Winnipeg 1909* contains information on the 8 buildings which were included in our 1909 sample. All information comes from *Henderson's Winnipeg Directory 1910*. This table lists the name and address of each building, as well as the:

- *Name of the resident*
- *Sex of the resident*
- *Suite numbers*
- *Occupation of the resident*: the occupations of both men and women are listed here
- *Occupational category of the resident*⁷
- *Place of work of the residents*, if known
- *Addresses of the places of work*, if known. For both *Winnipeg 1909* and *Winnipeg 1914*, this field will only have data listed in it if, when the place of work of the resident was checked, an address was provided instead of a business name. For the 1930 sample an attempt was made to trace the addresses of all places of work by checking under the entry for the business name.
- *Notes*: miscellaneous information relating either to the building or the building resident
- *Counter*: this field or column appears in all tables in this database. It is the primary key for all tables and cannot be changed. Although it increases from the first record, it should not be assumed to be in numerical order and should not be used in any calculations.

⁷ The occupation of each resident in this sample was classified into one of 20 categories. In the case of women, their occupation is listed in the "Occupation" column in the tables but only their marital status is listed in the "Occupational Category" column.

- (1) Agents and merchants: those people who were listed in the directory as agents or merchants
- (2) Clerical: clerks
- (3) Education: teachers, principals, etc.
- (4) Financial: bankers, brokers, etc.
- (5) Government Employees
- (6) Legal: lawyers, judges, barristers, etc.
- (7) Manufacturers
- (8) Medical: doctors, druggists, etc.
- (9) Miscellaneous: students, people defined as "employees" in the directory, etc.
- (10) Professional: engineers, presidents of companies, etc.
- (11) Real Estate
- (12) Religious
- (13) Retired
- (14) Service and semi-professionals: includes a wide range of occupations such as managers, sales assistants, tailors and taxi drivers
- (15) Single woman: those women who were listed in the directory as "Miss"
- (16) Skilled Labour: carpenters, dry wallers, brick layers, contractors, etc.
- (17) Traveller
- (18) Unskilled Labour: largely the janitorial staff of the buildings in the sample
- (19) Widows and Wives: those women listed in the directory as "Mrs."
- (20) Woman: those women for whom no marital status could be ascertained

(3) *Winnipeg 1914* contains the same type of information as *Winnipeg 1909* but the sample of buildings included 24 apartment blocks (the 8 buildings included in 1909 + 16 erected since 1909). Information comes from *Henderson's Winnipeg Directory 1915*.

(4) *Winnipeg 1930* contains information about 60 Winnipeg apartment buildings (24 included in 1914 + 36 erected since 1914). The information in this table comes from *Henderson's Winnipeg Directory 1931* and *Henderson's Winnipeg Directory 1936*. This table lists the same information as tables *Winnipeg 1909* and *Winnipeg 1914*, as well as the following additional information:

- *Zone of Building*: In order to allow journey to work patterns to be studied, Winnipeg was divided into three zones: a central zone (zone 1), an inner suburban zone (zone 2) and an outer suburban zone (zone 3). All apartments in the sample were then assigned to the appropriate zone. This number is listed next to the apartment address. See Map 4 for a map of zone boundaries.
- *Name of resident 1935*: The names of the apartment residents are listed for all buildings for both 1930 and 1935. This allows for relatively easy calculations of short-term turnover rates by comparing the names of residents in both sample years.
- *Zone of Employment*: similar to the *Zone of Building* column, each workplace for which an address was known was given a number related to the zone it was in. By comparing, for example, the number of people who live in zone 3 but work in zone 1, commuting patterns can be studied.
- *Location of 1930 resident in 1935*: all residents who appeared in the 1930 directory but were not present in the building five years later were searched for in the 1935 directory. This column lists the addresses of those who could be located.

(5) *Winnipeg 1930 Appendix A*. This small table contains the names and addresses of some of the buildings whose names regularly appear in the "Place of Work" field in the tables for 1909, 1914 and 1930.

(6) *Nearby Houses*. This table contains the following information for a sample of houses on Broadway Avenue, Qu'Appelle Avenue, Wardlaw Avenue, Home Street and Dagmar Street (houses in close proximity to major concentrations of apartment buildings).

- *Address*
- *Name of resident in 1909*
- *Sex of resident*
- *Name of resident in 1914*
- *Sex of resident*
- *Name of resident in 1930*
- *Sex of resident*
- *Name of resident in 1935*
- *Sex of resident*

(7) *Photo Album*: This table contains photographs or plans of some of the apartment buildings in this sample. In some cases one building is featured two or three times. If you view this data in table form you must double click the cell which says “Paintbrush Picture” to view the image. If you view this data in a form the image will automatically appear. This table contains two fields:

- *Apartment*
- *Image*: this field contains photographs and plans of some of the buildings in this sample. A bibliographic reference is provided.

All of these tables also appear as forms which only display one record (one line in the table) at a time. Viewing the data using a form is often easier than viewing it in the table.

All Access database tables and forms can be filtered or queried in order to look at certain parts of the information.

Examples of Information that can be Obtained Using this Database:

(A) Number of People in Winnipeg Who Commute to Zone 1 for Work:

This sort of calculation can be done in Excel as well as Access. However, to perform this operation in Access, follow these steps:

- *Step One:* Whether in the table or form of *Winnipeg 1930*, press the filter button on the tool bar. In the “field” box, use the scroll bar and highlight “Zone of Employment”. In the “criteria” box, type “1”. Pressing the filter button again, you should see 268 records displayed in front of you if you are viewing the data in a table. If you are viewing it in a form, the footer of the form should say “record 1 of 268”

(B) Percentage of Female-Headed Households in the Devon Court Apartments in 1930:

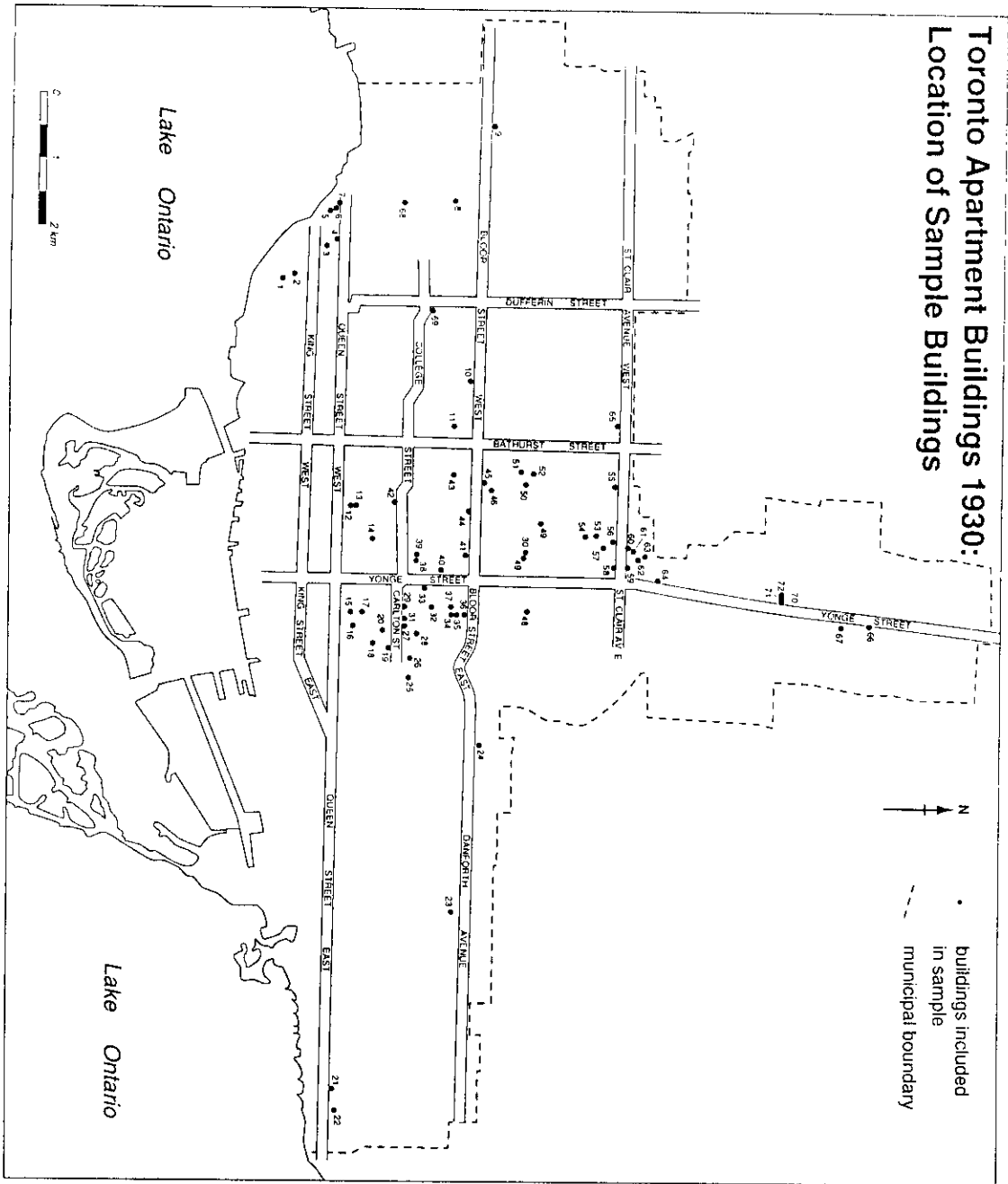
In order to find out the percentage of households in the Devon Court Apartments in 1930 this data could be copied into an Excel spreadsheet. Alternatively, one could perform two simple filters within Access.

- *Step One:* Open either the *Winnipeg 1930* table or form.
- *Step Two:* Click on the Filter Button on the tool bar.
- *Step Three:* A dialogue box will appear; where it says “field”, click on the scroll button and highlight “Apartment Name” as this is the column from which you want the information.
- *Step Four:* In the “Criteria” box in the filter dialogue box, type “Devon Court”.
- *Step Five:* Click on the filter button on the tool bar. If you are in the table, only those records relating to Devon Court should appear. There should be 50 records displayed in front of you. If you are in the form, the footer of the form should say “record 1 of 50”, indicating that only 50 records match the criteria in your filter.
- *Step Five:* Going back to the filter, move over to the adjacent column. Where it says “field”, use the scroll bar and highlight “Male or Female”.
- *Step Six:* In the “criteria” box, type in “F”.
- *Step Seven:* Click on the filter button on the tool bar. If you are in the table you should see 18 records displayed in front of you. If you are in the form, the footer of the form should say “record 1 of 18”, indicating that only 18 records match the criteria in your filter. As only 18 households are headed by females, you can now calculate that 36% of households in the Devon Court Apartments are headed by women.

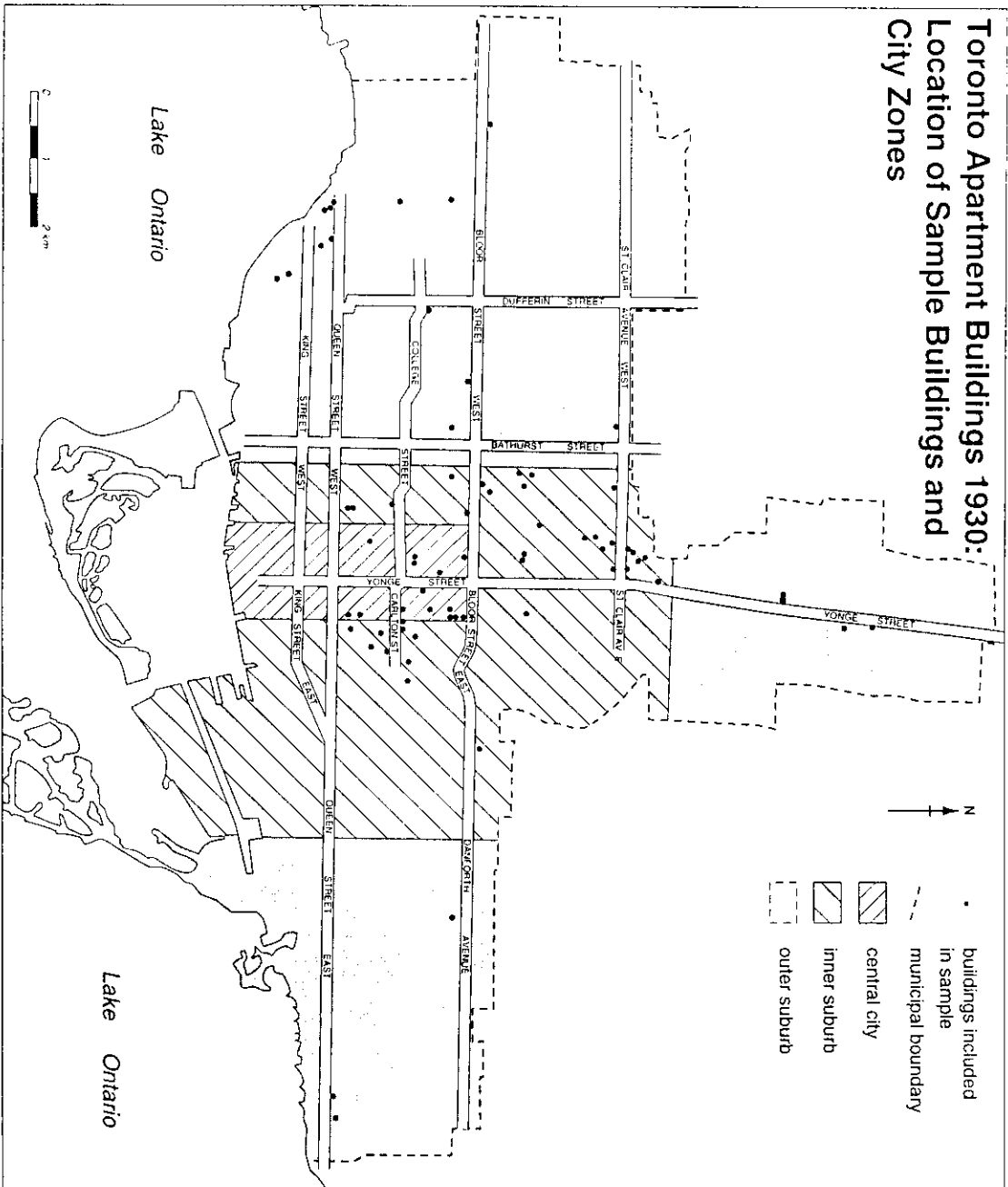
There are obviously numerous other calculations that can be done using this data. Here is a list of some of the more useful ones:

- Percentage of workers in different occupational categories, e.g. How many service and semi-professional workers lived in these buildings in the different years?
- Percentage of women who were employed in various occupations, e.g. What percentage of females worked as stenographers or secretaries?
- Percentages of workers who commuted to and from various zones in the city.

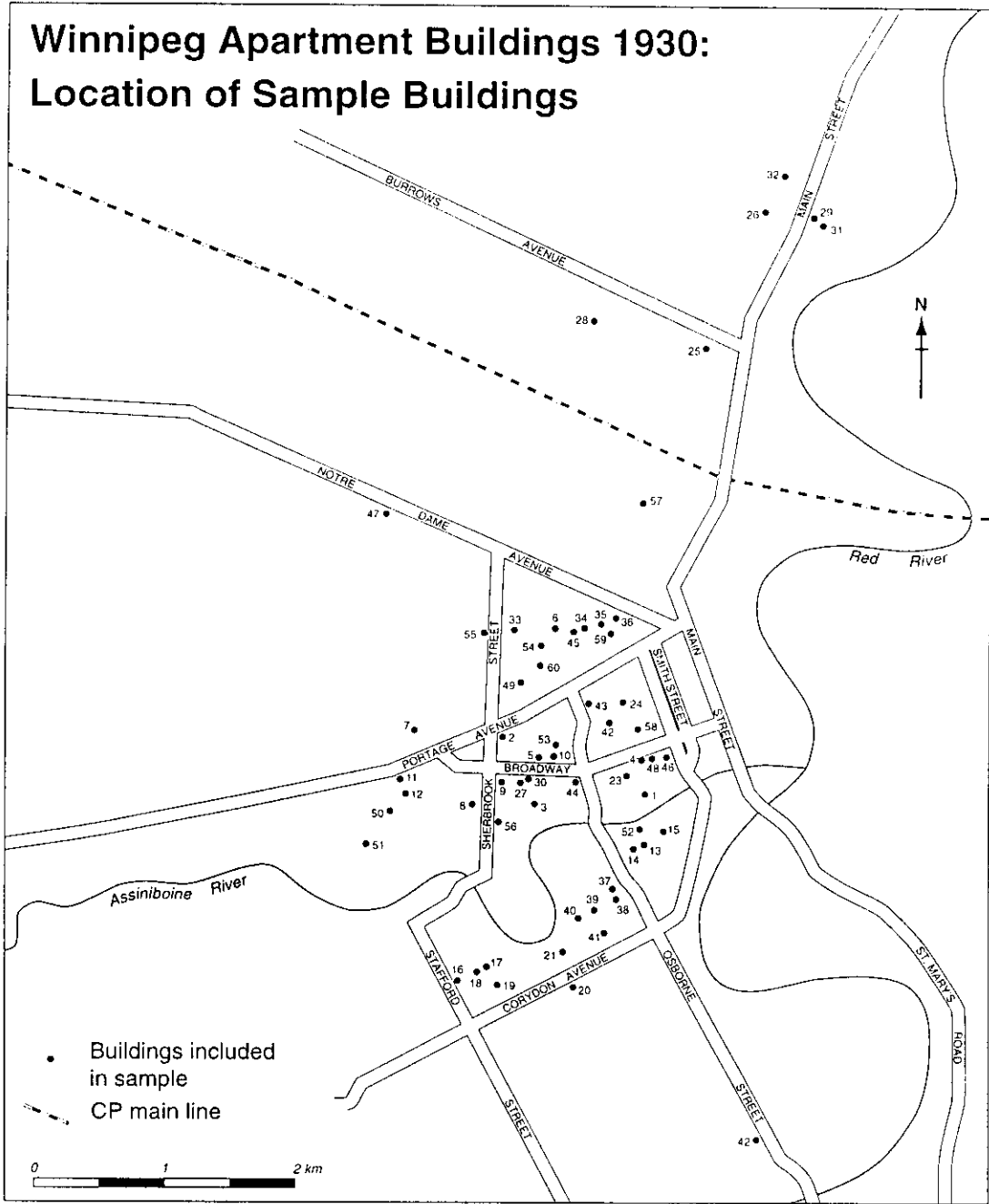
Many of these calculations are easily done in Excel. The “Auto Filter” and “Pivot Table” functions under the Data menu on the Excel tool bar are especially useful for quickly manipulating the data.



Map 1.



Map 2.



Map 3.

BUILDING PERMIT

No. 286

SEP 23 1899

Toronto.

PERMIT GRANTED TO

Mr. A. W. ^{Justice} McDougald

To erect a Temple Bldg. for
Five Story Pressed Brick &

Bedford Stone Residential Apartment
Building S.W. Cor. St. George St. &

Harbord St.

Architect Cyrus P. Thomas

Builder Wickett Bros

Cost of Building, \$ 100,000.⁰⁰/₁₀₀

Passed by *Edw. Coppin* Inspector.

No. of Block Plan 286

Example of a City of Toronto Building Permit: This is the permit for the first purpose-built apartment building in the city, the St George, authorised in 1899 (City of Toronto Archives)

PERMITS ISSUED FOR

Apartment House

FILE	PERMIT Number	Date	No. Erects	LOCATION	OWNER	VALUE	TOTALS	District Imp. No.
57570	67731	Apr 4	1	1634 Baffin St.	Geo. Henry Shuckler	8000	8000	11 8
58519	68871	May 3	2	Bloor Melton Streets	Kotets Bros.	120000		
58908	68873	3	1	St. J. Bloor New Grace	Kotets Bros.	60000		8 11
57799	68925	4	1	St. George Bloor Mt. Pleasant	William Foynt	44000		
60086	69707	21	1	388. Dundas St. George	Wm. J. Burnett	9000		
59353	70090	29	1	82-84 Beverley St.	Geo. Fyfe	20000		
58914	70075	29	1	M.S. Bloor Melton Streets	Dr. W.F. McCormick	30000	283000	9 17
59765	70402	June 6	1	2150 Queen St. E.	William Johnston	30000	291000	
64145	73706	Sept. 19	1	6 Broad St.	Ed. H. Foynt	8000	30000	1 40
63997	73953	27	1	W.S. Dundas St. Danforth	Henry Lucas	38000	321000	
66709	75806	Nov 28	1	Shenwood Cor. Wellesley	David Lamine	100000	368000	
			1			100000	467000	

Example of a City of Toronto Building Permit Register: A Page from the Register for 1923, including entries for 82-84 Beverley Street (the 'Anna Della') and 2150 Queen Street East (the 'Glen Stewart'), both included in the Toronto sample.

La Plaza Apartments

Rooms—

- 1 Blake Thomas J
- 2 Wood Mrs Besie V T
- 3 Orchard Wm B
- Rezin H LeRoy, phy
- 5 Bertram Mrs Christina
- 6 Sheppard Edmund B
- 7 Stanton Harry G
- 8 Armstrong Henry D P
- 9 Whyte Edward B
- 10 Jones F Alphonse
- 11 Booth George
- 12 Vacant
- 15 Dana Richard E jr
- 16 Smart Wm
- 17 Balrd Daniel S
- 18 Robertson Frederick C
- 19 Tilley John J
- 20 Gouch Mrs Emma
- 21 Jarvis F Starr
- 22 Weyerstall Alfred
- 23 Smart Mrs Mary H,
vocal tchr
- 24 Kerr Miss Janet M
- 25 Falrweather Mrs Eliz-
abeth

98 La Plaza Apts

Rooms—

- 1 MacMurchy Lucy
Mrs
- 2 Street John A
- 3 Bain Peter
- 4 Malcolmson John
- 5 Bertram Mrs Chris-
tine M
- 6 Sheppard Edmund B
- 7 O'Hara Mary
- 8 Vacant
- 9 Hutchinson Austin
- 10 Machray Beatrice Mrs
- 11 Daville Rachel Mrs
- 12 Culligan Michael
- 15 Hawley Fredk M
- 18 Gooch Emma Mrs
- 17 Vacant
- 18 Gordon Maud
- 19 Balrd Danl S
- 20 Grierson Wm B
- 21 Vacant
- 22 Weyerstall Alfred A
- 23 Smart Miss Mary H,
vocal tchr
- 24 Kerr Miss Janet M,
osteopath
- 25 Sheppard Edmund B

Entries from Might's Directories to the City of Toronto for 1910 (left) and 1915 (right), both for the 'La Plaza' Apartments at 98 Charles Street East (on the corner of Jarvis Street). These entries are from the A to Z of Streets, listing residents in order. Information on occupations could be obtained from the A to Z of Residents.

12 Haddon C
 14 Benton W
 15 Armstrong Ernest
 17 Brady F W
 18 Lloyd Wm
 A Westerman J
 Carlton Intersects
 366 Warwick Apts
 A Cascard Allan
 B Simpson A
 C Townsend Lorne
 D Gibson Audrey
 E Rode Peter
 100 Burlend Mrs —
 101 Sills Wm
 102 Hills F R
 103 McLure W
 105 Grand Mrs J
 106 Dupre Harry
 107 Loudon Mrs Jennie
 108 Lawrence G
 109 Cavey P E
 110 Winkler Miss —
 111 Walt V
 201 Morley S
 202 Emery Jesse S
 203 Fullon Mrs L E
 204 Ferguson Austin
 205 Worthington Mrs
 Sadie
 206 Alfonso Mrs L
 207 Hodson Mrs M E
 208 Johnson Ernest
 209 Whitehead Ethel
 210 Brockhouse Mrs —

Hills Mrs — r 555 Maryland
 "Missie emp Dalton r 623 Victor
 "Geo lab r 176 Edmonton
 "Jeanette emp Mtd West Glass r
 149 1/2 McFarlane N
 "Mark r 555 Maryland
 "P. D. Walter West Hotel h 102 366
 Qu'Appelle
 "Patricia studt Normal Schl r YWCA
 "r emp City r 714 1/2 Henry
 "Reuben lab h 293 1/2 Burns
 "W J currier h 596 Ingersoll
 "Hubert lab r 149 1/2 McFarlane N
 "Hilbert Paul h 443 Notre Dame
 "Hilbrand Clifford staity eng r 361

Duplak Jessie emp Monarch Overall r
 464 Alfred
 "W Robt harnessmkr R A Knight h 68
 Alfred
 Dupont Alme emp St Ion Creamery r
 440 Ritchot
 "Stella waitress Royal Cafe r 511
 Langevin
 Dupre Harry repres Kiewel Brewing h
 106 366 Qu'Appelle
 "Marjorie pkr H B Co r 106 366 Qu'
 Appelle
 Duprey Andw lab h 997 Mission
 "Joseph lab r 307 Mission
 Dupuis Alex carp h 188 Barry (Nor)
 "Bertha emp Princess Confr r 273 York
 "Mrs Germaine emp H B Co r 135 Os-
 borne
 "Hector lab Hydro Elec h 2 527 Ma h
 "Herman painter r 188 Betty (Nor)
 "Mrs J emp H B Co r 135 Osborne
 "John F reld h 137 Kilsom
 "Joseph lab r 133 Osborn
 "M Joseph chl clk Genl Pass dept CNR
 h 440 Valade

WEST
 "Geo Bksmiths. hbr CNR h 362 At-
 lantic
 "Mrs Georgina h 539 Carriuthers
 "Gerald mach hbr CNR h 23 Morley
 "Gilbert T emp Dalton h 238 Muriel
 "H clk Bureau of Labor r R R 1 Win-
 nipeg
 "H K emp WPG Elec r 175 Inkster Beau
 "Harry A trans 616 Maryland h same
 "Harry J Jr clk C P Exp h 45, 6 Bal-
 moral Pl
 "Henry carrier PO h 679 Laugeside
 "Hotel P J Logree prep 786 Main
 "J painter h 631 Ross
 "J E h 49 Kennedy

Kierszko M emp Harris Abattoir r 501 1/2
 Cherrier
 Kierzyk Roman r 322 Manitoba
 Kleser Joseph tailor h 555 Colliere
 "Lena r 555 Colliere
 Kieth John slsmn r 325 Kennedy

*Kiewel
 Brewing Co. Ltd.*

P. V. QUINN, Manager,
 F. J. BARBER, Accountant,
 Manufacturers of
**WHITE SEAL BEER, GRAIN
 BELT, RED BIBBON BEER,
 "It's the Mat," "It's the Hops,"
 ST. JOSEPH AND D U M O U L I N
 STREETS (St. Boniface), PHONES
 201 178 and 201 179.**
 (See back cover and left side three)
 Kiferling Geo emp Harris Abattoir h
 623 Redwood
 Kiflic Geo eroc 711 Marqus h same

Entries from Henderson's Winnipeg Directory for 1931. On the left, part of the listing for Warwick Apartments, 366 Qu'Appelle Avenue. Note at suite 102, Hills P B and at suite 106, Dupre Harry. In the centre, entries in the alphabetical listing for Hills P D (sic) and Dupre Harry. On the right, entries locating their respective employers: West Hotel and Kiewel Brewing Co. Ltd.

No.	NAME	OCCUPATION	NAME AND ADDRESS OF OWNER	VALUATION		No.
				1914	1915	
<i>X Charles McLeod made new base for building of</i>						
102209	Year part no 5		8 Alameda St. Toronto (City) - 0 570 24	1914	1915	2
102210	Year part no 6		do	1914	1915	2
102211	Year part no 7		do	1914	1915	2
102212	Year part no 8		do	1914	1915	2
102213	Year part no 9		do	1914	1915	2
102214	Year part no 10		do	1914	1915	2
102215	Year part no 11		do	1914	1915	2
102216	Year part no 12		do	1914	1915	2
102217	Year part no 13		do	1914	1915	2
102218	Year part no 14		do	1914	1915	2
102219	Year part no 15		do	1914	1915	2
102220	Year part no 16		do	1914	1915	2
102221	Year part no 17		do	1914	1915	2
102222	Year part no 18		do	1914	1915	2
102223	Year part no 19		do	1914	1915	2
102224	Year part no 20		do	1914	1915	2
102225	Year part no 21		do	1914	1915	2
102226	Year part no 22		do	1914	1915	2
102227	Year part no 23		do	1914	1915	2
102228	Year part no 24		do	1914	1915	2
102229	Year part no 25		do	1914	1915	2
102230	Year part no 26		do	1914	1915	2
102231	Year part no 27		do	1914	1915	2
102232	Year part no 28		do	1914	1915	2
102233	Year part no 29		do	1914	1915	2
102234	Year part no 30		do	1914	1915	2
102235	Year part no 31		do	1914	1915	2
102236	Year part no 32		do	1914	1915	2
102237	Year part no 33		do	1914	1915	2
102238	Year part no 34		do	1914	1915	2
102239	Year part no 35		do	1914	1915	2
102240	Year part no 36		do	1914	1915	2
102241	Year part no 37		do	1914	1915	2
102242	Year part no 38		do	1914	1915	2
102243	Year part no 39		do	1914	1915	2
102244	Year part no 40		do	1914	1915	2
102245	Year part no 41		do	1914	1915	2
102246	Year part no 42		do	1914	1915	2
102247	Year part no 43		do	1914	1915	2
102248	Year part no 44		do	1914	1915	2
102249	Year part no 45		do	1914	1915	2
102250	Year part no 46		do	1914	1915	2
102251	Year part no 47		do	1914	1915	2
102252	Year part no 48		do	1914	1915	2
102253	Year part no 49		do	1914	1915	2
102254	Year part no 50		do	1914	1915	2
102255	Year part no 51		do	1914	1915	2
102256	Year part no 52		do	1914	1915	2
102257	Year part no 53		do	1914	1915	2
102258	Year part no 54		do	1914	1915	2
102259	Year part no 55		do	1914	1915	2
102260	Year part no 56		do	1914	1915	2
102261	Year part no 57		do	1914	1915	2
102262	Year part no 58		do	1914	1915	2
102263	Year part no 59		do	1914	1915	2
102264	Year part no 60		do	1914	1915	2
102265	Year part no 61		do	1914	1915	2
102266	Year part no 62		do	1914	1915	2
102267	Year part no 63		do	1914	1915	2
102268	Year part no 64		do	1914	1915	2
102269	Year part no 65		do	1914	1915	2
102270	Year part no 66		do	1914	1915	2
102271	Year part no 67		do	1914	1915	2
102272	Year part no 68		do	1914	1915	2
102273	Year part no 69		do	1914	1915	2
102274	Year part no 70		do	1914	1915	2
102275	Year part no 71		do	1914	1915	2
102276	Year part no 72		do	1914	1915	2
102277	Year part no 73		do	1914	1915	2
102278	Year part no 74		do	1914	1915	2
102279	Year part no 75		do	1914	1915	2
102280	Year part no 76		do	1914	1915	2
102281	Year part no 77		do	1914	1915	2
102282	Year part no 78		do	1914	1915	2
102283	Year part no 79		do	1914	1915	2
102284	Year part no 80		do	1914	1915	2
102285	Year part no 81		do	1914	1915	2
102286	Year part no 82		do	1914	1915	2
102287	Year part no 83		do	1914	1915	2
102288	Year part no 84		do	1914	1915	2
102289	Year part no 85		do	1914	1915	2
102290	Year part no 86		do	1914	1915	2
102291	Year part no 87		do	1914	1915	2
102292	Year part no 88		do	1914	1915	2
102293	Year part no 89		do	1914	1915	2
102294	Year part no 90		do	1914	1915	2
102295	Year part no 91		do	1914	1915	2
102296	Year part no 92		do	1914	1915	2
102297	Year part no 93		do	1914	1915	2
102298	Year part no 94		do	1914	1915	2
102299	Year part no 95		do	1914	1915	2
102300	Year part no 96		do	1914	1915	2
102301	Year part no 97		do	1914	1915	2
102302	Year part no 98		do	1914	1915	2
102303	Year part no 99		do	1914	1915	2
102304	Year part no 100		do	1914	1915	2

City of Toronto Assessment Roll: Assessment for 1915, made on Sep 10, 1914, part of La Plaza Apartments. Photocopy from negative microfilm (City of Toronto Archives)

5322		ASSESSMENT ROLL STREET AND NUMBER		OLL - CI	CITY OF WINNIPEG	
A				NOTICE MAILED	REMARKS	
B				V.L. - F.J.R. Royal Alex Hotel		
C						
NAME AND ADDRESS OF PERSON ASSESSED						
YEAR	NAME	OCCUPATION	ADDRESS	TOTAL SCHOOLAGE 6 TO 16	TOTAL RESIDENTS ON PROPERTY	BIRTHS DEATHS REGIS- TERED
1929	St. House Lawn Bowling Club	a/o F.E. Martin, Willson	Stationery Co.			
1930	"	"	"			
1931	Moxam William	Builder	3-237 Hugo St. 75 Brentwood St.			
1932	"	"	3-230 Hugo St.	3	47	
1933	"	"	"			
1934	Booth, G. H. & Townsend, Bert & Rutherford, F. J. omit 1935	Manager	1132 Wellington Ave. 882 Clarence Ave. Home St. Rutherford Sutherland Ave.	2	37	
1935	"	"	"	2	49	
1936	"	"	"	3	49	
1937	"	"	"	4	47	
1938	"	"	"	3	43	
				3	48	

ASSESSMENT ROLL - CITY OF WINNIPEG						
YEAR	VALUE OF LAND	VALUE OF BUILDINGS AND IMPROVEMENTS	TOTAL ASSESSABLE VALUE	NOTICE MAILED	EXEMPTIONS	REMARKS
1929	\$ 8250	\$ 500	\$ 8750			B. on 13
1930	8250	500	8750			
1931	8250	74200	82450	JAN 15 1931		"Brentwood Lodge" inc. garage
1932	8250	74200	82450			"
1933	8250	74200	82450			"
1934	8250	77350	85600	JAN 17 1934		"
1935	8250	77350	85600			"
1936	7250	77350	84600			"
1937	7250	77350	84600			"
1938	7250	77350	84600			" A

ROLL No.	LOT	BLOCK	PLAN	C.T. No.	FRONTAGE	LENGTH
5322	11/13	34	208	31/5 St. Bon.	1	239 Hugo St. 496 1/2 Ave.

City of Winnipeg Assessment Record Card, introduced in 1929. Information was recorded on two cards: (1) (upper) listed details of ownership and population; (2) (lower) recorded assessed values and a description of the property, in this case a site occupied by the Fort Rouge Lawn Bowling Club which was redeveloped as an apartment house, 'Brentwood Lodge', in 1931. The building permit register recorded the granting of a permit for this building to the Moxam Construction Company on 4 April 1930.

Some Sample Pages of Printout:

The following sheets include examples of tables from the database:

Toronto Building Information, pages 1-4

Toronto 1914, pages 1-3

Toronto Nearby Houses, pages 1-3

Winnipeg Building Information, pages 1-4

Winnipeg 1909, pages 1-2

Building Information

29/03/99

Building Name	Building Address	Owner listed on Building Permit	Date of Building Permit	Owner of Building 1908	Building Value 1908	Owner of Building
	8 Kendal Avenue	William B. Charlton	July 1928	n/a	n/a	n/a
	26 Hillsboro	Mrs. J. M. Washington	April 1920	n/a	n/a	n/a
	28 Hillsboro	Mrs. J. M. Washington	April 1920	n/a	n/a	n/a
	31 Helendale Ave.	H. Drummond	May 1928	n/a	n/a	n/a
	33 Helendale Ave.	H. Drummond	May 1928 (for 31 Helendale)	n/a	n/a	n/a
	35 Helendale Ave.	H. Drummond	May 1928 (for 31 Helendale)	n/a	n/a	n/a
77 Wellesley Stree	77 Wellesley	77 Wellesley Street Ltd.	October 1926	n/a	n/a	n/a
	80 Beverley	Benjamin Brown	April 1924	n/a	n/a	n/a
	181-3 Gerrard St.	Samuel Hildred	December 1924	n/a	n/a	n/a
Abbotsford Apartm	608 Jarvis St.	John Morison	August 1910	n/a	n/a	n/a
Alexandra Apartme	184 University Ave	Union Trust Company	November 1901 and May 19	Alexandra Palace Co. Ltd.	\$120,000	Alexandra Palace
Alicia	216 Seaton	George Crompton	June 1911	n/a	n/a	n/a
Atheima Apartmen	76-80 Grosvenor	R. H. Bullen	May 1912	n/a	n/a	n/a
Anna Della Apartm	82-4 Beverley St.	Charles Pifko	May 1923	n/a	n/a	n/a
Ansonia	142 Spadina Road	David E. Smith (in trust)	August 1911	n/a	n/a	n/a
Audley Court	68 Kendal Avenue	C. R. S. Dinnick	May 1912	n/a	n/a	n/a
Balmoral Apartment	150 Balmoral	Balmoral Apartments Ltd.	September 1928	n/a	n/a	n/a
Bedford Apartment	52 Chicora/241 Be	J. W. Walker	February 1911	n/a	n/a	n/a
Blythwood Manor	63 Blythwood Rd.	C. Taylor	August 1922	n/a	n/a	n/a
Bradgate	465 Avenue Road	Mrs. J. T. Warrington	June 1909	n/a	n/a	n/a
Buckingham	1592-4 King St. W	Samuel B. Green	July 1922	n/a	n/a	Marie EE Warringt
Cantelon	22a Springhurst	Mrs. Elizabeth Alexander	December 1925	n/a	n/a	n/a
Carlton	38 Carlton Street	Hector Gunn	April 1909	n/a	n/a	n/a
Castlemerre	75 Crescent Road	Dr. Stanley Floyd	December 1911	n/a	n/a	Janet & Hector Gu
Cawthra Mansions	211 - 221 College	Yeadon Hall Apartments	August 1926	n/a	n/a	n/a
Cecil Apartments	434-6 Ontario Stre	Richard Raven	April 1925	n/a	n/a	n/a
Clarendon	432 Avenue Road	Clarendon Apartments Ltd.	May 1927	n/a	n/a	n/a
Claridge	430 Avenue Road	Clarendon Properties Ltd.	April 1928	n/a	n/a	n/a
College Heights	4 - 6 Oriole Road	Thomas McIlwain	February 1912	n/a	n/a	n/a
Douglas Court	29-31 Winchester	J. H. McKnight	November 1911	n/a	n/a	n/a
Dowling	1479-87 Queen Str	A. B. Coleman	June 1909	Alfred B. Coleman	\$37,000	Alfred B. Coleman.
Eispeth Apartment	196-8 Robert Stree	William C. Schultz	May 1912	n/a	n/a	n/a
Georgian Apartme	97 Spencer Avenu	Aldin E. Roberts	August 1928	n/a	n/a	n/a
Glen Stewart Apart	2150 Queen St. Ea	H. Addison Johnston	June 1923	n/a	n/a	n/a
Grace Apartments	1094 College St.	Abraham Grace	September 1928	n/a	n/a	n/a
Green Gables	778 Broadview Ave	George H. Newman	December 1928	n/a	n/a	n/a
Hampton Mansion	75-77 Winchester/	Alexander Park	March 1910 and April 1912	n/a	n/a	n/a
Heath Manor	72 Heath St. W.	Dr. Meyers	January 1920	n/a	n/a	n/a
Hillholme Apartme	599 St. Clair Aven	Deeth and Sons	July 1927	n/a	n/a	n/a
Kenson	51-55 Grosvenor S	Kenson Investments Ltd.	November 1926	n/a	n/a	n/a
King Edward	194 Jarvis St.	G. E. Ransom	May 1905	Carrie B. Gillespie, Charles Gilles	\$40,000	CB & Chas Gillespi
Kingsley Mansions	153 Jameson Aven	S. King	April 1912	n/a	n/a	n/a

Owner of Building 1926	Building Value 1926	Owner of Building 1930	Building Value 1930	Owner of Building 1934	Building Value 1934
n/a	n/a	William B. Charlton	\$23,000	William B. Charlton	\$21,000
John A. Livingstone	\$12,000	John A. Livingstone	\$12,000	John A. and Gertrude Livingstone	\$12,000
Edward P. Ford	\$10,000	Mildred M. Ford	\$9,500	Mildred M. Ford	\$9,500
n/a	n/a	Vernon O. Matchett	\$13,300	Vernon O. Matchett	\$12,800
n/a	n/a	Vernon O. Matchett	\$13,300	Vernon O. Matchett	\$12,800
n/a	n/a	Vernon O. Matchett	\$13,300	Vernon O. Matchett	\$12,800
n/a	n/a	77 Wellesley Street Ltd.	\$119,000	77 Wellesley Street Ltd.	\$119,000
Benjamin Brown and Minnie P.	\$16,000	Benjamin Brown	\$13,500	Harry Yanover	\$13,500
Samuel Hildred	\$16,000	Samuel Hildred	\$16,500	Samuel Hildred	\$16,500
Harry Morison and Edward A.	\$35,000	John J. Morison, William A. Morison	\$32,000	William A. Morison, Edith Win	\$32,000
Alexandra Apartments Ltd.	\$175,000	Alexandra Apartments Ltd.	\$190,000	Alexandra Apartments Ltd.	\$190,000
Albert J. Gilbert	\$11,000	Albert J. Gilbert	\$11,000	Albert J. Gilbert	\$10,000
Joseph S. A. Whealy and Minnie P.	\$225,000	Atheima Apartments Ltd.	\$207,000	Canada Permanent Trust Co.	\$190,000
Benjamin Brown and Minnie P.	\$13,000	Minnie Pifko	\$21,000	Minnie Pifko	\$21,000
Fanny and Max Cohen	\$38,000	Fanny and Max Cohen	\$38,000	Ansonia Securities Ltd.	\$33,000
Charles and Eliza Dinnick	\$25,000	Eliza A. and Charles Dinnick	\$24,750	Representatives of C. and E.	\$24,750
n/a	n/a	Balmoral Apartments Ltd.	\$160,000	John W. Walker	\$160,000
John W. Walker	\$12,000	John W. Walker	\$12,000	John W. Walker	\$12,000
Edward Taylor	\$18,000	Imperial Trust Company of Canada	\$22,000	Edward Taylor	\$20,500
Mary E. Brower	\$30,000	Mary E. Brower	\$30,000	Imperial Trust Company of Canada	\$30,000
Consolidated Trusts Corporation	\$70,000	Consolidated Trusts Corporation	\$89,000	Consolidated Trusts Corporation	\$85,000
n/a	n/a	Elizabeth Alexander	\$9,800	Elizabeth Alexander	\$9,800
International Realty Co. Ltd.	\$18,000	International Realty Co. Ltd.	\$18,000	International Realty Co. Ltd.	\$18,000
John Pritchard	\$48,000	Estate of Harry Miller	\$48,000	Joseph A. Darlow	\$48,000
n/a	n/a	Cawthra Apartments Ltd. (Victor C)	\$21,500	Cawthra Apartments Ltd.	\$151,000
Mary and Richard Raven	\$6,800	Mary Raven	\$9,000	Mary Raven	\$9,000
n/a	n/a	Clarendon Apartments Ltd.	\$200,000	Royal Trust Company	\$200,000
n/a	n/a	Clarendon Properties Ltd.	\$250,000	Royal Trust Company	\$250,000
Eva Y. Cuff	\$28,000	Albert E. and Eva Cuff	\$20,000	Albert E. and Eva Cuff	\$20,000
Andrew Noden	\$25,000	Imperial Trust Company of Canada	\$22,000	Sadie M. Haire	\$22,000
Caroline and Frederick J. A. D	\$45,000	Frederick J. A. Davidson	\$47,000	Helen L. and Frederick J. A. D	\$42,000
Dent and Hanna A. Dalton	\$16,000	Dent and Hanna A. Dalton	\$16,000	Dent and Hanna A. Dalton	\$13,000
n/a	n/a	Hennietta L. Roberts and William	\$36,500	Joseph H. Forrester	\$34,000
Gertrude and H. Addison John	\$32,000	H. Addison Johnston	\$29,000	Gertrude and H. Addison John	\$29,000
n/a	n/a	Abraham Grace	\$29,500	Royal Trust Co.	\$29,500
n/a	n/a	Frank W. Callahan	\$42,500	Booth R. Bromley and Frank H	\$42,500
Alexander Park	\$36,500 (75 Winchester)	Alexander Park	\$36,500	Alexander Park	\$29,500 (77 Winchester)
D. Campbell Meyers	\$28,000	National Trust Co. Ltd. (as execut	\$28,000	National Trust Co. Ltd. (as exe	\$20,000
n/a	n/a	Eva R. and Walter Shaw	\$26,000	Eva R. and Walter R. (or H) S	\$26,000
n/a	n/a	Joseph Winfield c/o Chartered Tru	\$105,000	Joseph Winfield	\$105,000
Roy D. Skinner, Ray B. Skinner	\$83,000	Sterling Trust Corporation	\$85,000	Gresham Building and Constru	\$85,000
David and Annie Lavine	\$54,000	Annie L. and Harry W. Petrie	\$54,000	David and Annie Lavine	\$49,000

Owner of Building 1938	Building Value 1938	Photograph Refer	Plan References	Description of Building	Notes	Counter
William B. and Violet E. Charit	\$20,000					18
John A. Livingstone	\$12,000					22
Mildred M. Ford	\$9,500					23
Vernon O. Matchett	\$12,800					24
Vernon O. Matchett	\$12,800					25
Vernon O. Matchett	\$12,800					26
77 Wellesley Street Ltd.	\$119,000	Contract Record 2	Contract Record 2	Contract Record 22 June 1		27
Prudential Assurance Co. of A	\$12,000					28
Robert S. McConnell	\$16,500					29
Morrison et al	\$32,000					31
Alexandra Apartments Ltd.	\$150,000	Toronto of Today		Torontonian Society Blue		32
Walker and Gertrude Archer	\$10,000					33
Canada Permanent Trust Co. a	\$175,000	City of Toronto Arc	Toronto World, 24	Toronto World 24 March 1		34
Minnie Pifko	\$19,500					35
Ansonia Securities Ltd.	\$32,000					36
Charles A. Dinnick, Mae E. He	\$24,750					37
John W. Walker	\$160,000					38
Mae Beth Roberts and Richard	\$12,000					39
Edward Taylor	\$20,500					40
Premier Trust Co.	\$30,000	Construction July 1		Construction July 1913 p.2		41
Consolidated Trusts Corporato	\$75,000					42
Elizabeth Alexander	\$9,800					43
International Realty Co. Ltd.	\$15,000					44
Joseph A. Darlow	\$44,000					45
Cawthra Apartments Ltd.	\$151,500	Contract Record 2	Contract Record 2	Contract Record 22 June		46
Mary Raven	\$9,000					47
Royal Trust Company	\$230,000	Contract Record 2	Construction Jan 1	Construction Jan 1928 p.2		48
Royal Trust Company	\$230,000	Construction Marc	Construction Marc	Construction March 1929 p		49
Albert E. and Eva Cuff	\$20,000	Construction July 1		Construction July 1913 p.2		50
William J. and Sadie M. Haire	\$20,000					51
Helen L. and Frederick J. A. D	\$42,000					52
Hannah L. D. Muir	\$13,000					53
Joseph A. Forrester	\$34,000					54
Gertrude and H. Addison John	\$27,500					55
Royal Trust Co.	\$29,500					56
Celia and Samuel Ternes	\$42,500					57
Alexander Park	\$27,000 (77 Winchester)	Construction July 1		Construction July 1913 p.2		58
National Trust Co. Ltd. (as exe	\$20,000					59
Eva R. and Walter R. (or H) Sh	\$26,000					60
Joseph Winfield	\$105,000	Construction July 1		Construction July 1927, p.		61
Gresham Building and Constru	\$85,000	Contract Record 2		Contract Record 24 Feb 19		62
David and Annie Lavine	\$45,000					63

Address	Apartment Name	Name in Assessment	Name in Directory	Male, Female or V.	Age	Suite	Tenure	Women's Occupation	Occupation or Female M
93 Madison Ave.	Madison Apts.	Packham George C.	Blakie, Forence	M	33	Basem	T		Janitor
93 Madison Ave.	Madison Apts.	Proctor, Sarah	Proctor, Sarah J.	F	1		T		W
93 Madison Ave.	Madison Apts.	Lightbound, Charles H.	Burritt, Ethel (Mrs.)	M	302		T		Traveller
93 Madison Ave.	Madison Apts.	Mitchell, William A.	Mitchell, William A. (H	M	625		T		Mexican Consul
93 Madison Ave.	Madison Apts.	Ryerson, Emily	McLaurin, J. D. (Mrs.)	F	6		T		W
93 Madison Ave.	Madison Apts.	Brodie, Alfred W.	Brodie, Alex W.	M	589		T		Broker
93 Madison Ave.	Madison Apts.	Scott, Kate	Scott, Kate S.	F	10		T		S
93 Madison Ave.	Madison Apts.	Lamont, Hector	Lamont, Geo. D. E.	M	603		T		Mfg. Agent
93 Madison Ave.	Madison Apts.	Larkin, Harvey	Larkin, Harley W.	M	264		T		Traveller
93 Madison Ave.	Madison Apts.	Lowndes, Grace	Watson, George	F	7		T		W
93 Madison Ave.	Madison Apts.	Harman, S. Bruce	Lang, Jessie (Mrs.)	M	638		T		Agent
93 Madison Ave.	Madison Apts.	Mackenzie, Alexander J.	McDonald, John	M	2411		T		Manufacturer
93 Madison Ave.	Madison Apts.	McMaster, James S.	Pemberton, Arthur	M	8512		T		None
190 Jarvis St.	King Edward Apts.	Caldwell, Harry	Caldwell, Harry	M	251		T		Clerk
190 Jarvis St.	King Edward Apts.	Frame, David C.	Vacant Suite	M	352		T		Cu. Manager
190 Jarvis St.	King Edward Apts.	Campbell, Mattie	Campbell, Mattie	F	3		T		S
190 Jarvis St.	King Edward Apts.	Jones, George	Jone, George H.	M	404		T		Mosgrs. Secretary
190 Jarvis St.	King Edward Apts.	Davidson, Harry I	Davidson, Harry F.	M	305		T		Traveller
190 Jarvis St.	King Edward Apts.	Thomas, Wayne A.	Thomas, Wynne A.	M	266		T		Clerk
190 Jarvis St.	King Edward Apts.	Waller, William A.	Waller, Wm. G.	M	407		T		Butcher
190 Jarvis St.	King Edward Apts.	Bench, George E.	Beach, George E.	M	368		T		Builder
190 Jarvis St.	King Edward Apts.	Morris, Matthew E.	Ewan, Barbara A.	M	339		T		Tailor
190 Jarvis St.	King Edward Apts.	Walther, John A.	Walker, John A.	M	010		T		Cashier
190 Jarvis St.	King Edward Apts.	MacMillan, James F.	McMillan, Joseph F.	M	4211		T		Dentist
190 Jarvis St.	King Edward Apts.	Doyle, Thomas	Doyle, Thomas P.	M	3712		T		Barber
190 Jarvis St.	King Edward Apts.	Vacant Suite	Vacant Suite	V	014		T		
190 Jarvis St.	King Edward Apts.	Birchard, John	Birchard, John F.	M	3715		T		Traveller
190 Jarvis St.	King Edward Apts.	Caider, Alexander	Ellis, Ernest C.	M	4516		T		Tailor
190 Jarvis St.	King Edward Apts.	McDonagh, J. Franklin	Brown, Harry	M	2717		T		Clerk
190 Jarvis St.	King Edward Apts.	Ewan, Barbara	Culligan, Mary	F	18		T		S
190 Jarvis St.	King Edward Apts.	Cowan, William	Vacant Suite	M	3519		T		Traveller
190 Jarvis St.	King Edward Apts.	Vacant Suite	Vacant Suite	V	020		T		
190 Jarvis St.	King Edward Apts.	Wells, Harry	Wells, Harry	M	3521		T		Merchant
190 Jarvis St.	King Edward Apts.	McRae, Josephine	McRae, Josephine	F	22		T		S
190 Jarvis St.	King Edward Apts.	Brown, Sophia P	Brown, Sophie P.	F	23		T		W
190 Jarvis St.	King Edward Apts.	Rosar, John	Rosar, John	M	4524		T		Undertaker
190 Jarvis St.	King Edward Apts.	Edwards, E. H.	Edwards, Edmund H.	M	25		T		Chartered Accountat
190 Jarvis St.	King Edward Apts.	Vacant Suite	Rosar, John	V	026		T		
190 Jarvis St.	King Edward Apts.	Hyslop, William	Hyslop, William	M	5727		T		None
190 Jarvis St.	King Edward Apts.	Stouffer, Charles M.	Stouffer, Christian M.	M	3128		T		Publisher
190 Jarvis St.	King Edward Apts.	Freeman, A. Jennie	Freeman, A. Jennie	F	29		T		S
190 Jarvis St.	King Edward Apts.	Doust, James C.	Doust, Joseph C.	M	4530		T		Stationer

Occupation Category	Place of Employment	Address of Employer	Value of Property	Business Assessment	Taxable Income	Total Assessment	Religion	School Support
Unskilled Labour			880	0	0	880 E		P
Widows and Wives			3010	0	0	3010 M		P
Traveller			3010	0	0	3010 E		P
Government Employee	Mexico Imperial Tr	15 Richmond Street		0	0	3010 P		P
Widows and Wives			3010	0	0	3010 E		P
Financial	Brodie and Henry		3010	0	0	3010 E		P
Single Woman			3010	0	3943	6953 P		P
Agents & Merchants			3010	0	0	3010 E		P
Traveller	Larkin C. A. Lumbe		3010	0	0	3010 E		P
Widows and Wives			3010	0	4342	7352 E		P
Agents & Merchants			3010	0	0	3010 M		P
Manufacturer			3010	0	0	3010 P		P
Retired			3010	0	0	3010 B		P
Clerical			1650	0	0	1650 M		P
Service and Semi-Prof.			1650	0	0	1650 RC		P
Single Woman			1200	0	0	1200 M		P
Clerical			1200	0	0	1200 Pro		P
Traveller			1500	0	0	1500 P		P
Clerical	Bank of Toronto		1500	0	0	1500 E		P
Service and Semi-Prof.	G. H. Waller and S		1600	0	0	1600 P		P
Skilled Labour			1600	0	0	1600 CS		P
Service and Semi-Prof.			1200	0	0	1200 E		P
Clerical			1200	0	0	1200 Pro		P
Medical			1500	0	0	1500 P		P
Service and Semi-Prof.	Bank of Toronto	60 Wellington East	1500	0	0	1500 RC		S
Traveller			1600	0	0	1600		P
Service and Semi-Prof.	Warden King Ltd.		1600	0	0	1600 Pro		P
Clerical			1200	0	0	1200 P		P
Single Woman			1200	0	0	1200 Pro		P
Traveller			1500	0	0	1500 P		P
Agents & Merchants			1600	0	0	1600		P
Single Woman	Wells Pattern Co.		1200	0	0	1200 RC		S
Widows and Wives			1200	0	0	1200 Pro		P
Service and Semi-Prof.	F. Rosar		1500	0	0	1500 RC		S
Financial			1500	0	0	1500 Pro		P
Retired	Hyslop Brothers Lt		1600	0	0	1600		P
Professional	Soole Printing Co.		1200	0	0	1600 P		P
Single Woman			1200	0	0	1200 Pro		P
Service and Semi-Prof.		55 Adelaide	1300	0	0	1200 M		P
						1300 E		P

No Children 5 - 16	Total Residents	Notes	Date of Delivery M	Counter
0	3		26/08/14	1
0	3	Widow of James	26/08/14	2
0	2		26/08/14	3
0	5	see record 1 in tabl	26/08/14	4
0	3		26/08/14	5
0	4		26/08/14	6
0	3	see record 2 in tabl	26/08/14	7
0	4		26/08/14	8
0	3		26/08/14	9
0	2		26/08/14	10
0	2		26/08/14	11
0	2		26/08/14	12
0	3	see record 3 in tabl	26/08/14	13
0	2		10/09/14	14
0	2		10/09/14	15
0	1		10/09/14	16
0	1	Unable to read the	10/09/14	17
0	3		10/09/14	18
0	2		10/09/14	19
0	4		10/09/14	20
0	2		10/09/14	21
0	2		10/09/14	22
0	1		10/09/14	23
1	3		10/09/14	24
0	2		10/09/14	25
0	0		10/09/14	26
0	3		10/09/14	27
0	2		10/09/14	28
0	2		10/09/14	29
0	1		10/09/14	30
0	4		10/09/14	31
0	0		10/09/14	32
0	3		10/09/14	33
0	2		10/09/14	34
0	2		10/09/14	35
0	3		10/09/14	36
0	3		10/09/14	37
0	0		10/09/14	39
0	2		10/09/14	40
0	2		10/09/14	41
0	2		10/09/14	42
0	2		10/09/14	43

Nearby Houses

Address	Name in 1909 Assessment	Male or Fem	Name in 1909 Directory	Name in 1914 Assessment	Male or Fem	Age of 1914 Occupier	Religion
96 Charles St.	Mauri, Ferdinand A.	M	Moure, Ferdinand A.	Vacant House	M		
94 Charles St.	Davison, John B.	M	Davison, John B.	Davison, John B.	M	66B	
90 Charles St.	Booth, Walter E.	M	Booth, Walter E.	Vacant House	M		
88 Charles St.	Bond, Hidleigh E.	M	Bond, Hidleigh E.	Clarkson, Victoria	F		E
86 Charles St.	Gillespie, Walter	M	Gillespie, Walter	Gillespie, Walter	M	46E	
84 Charles St.	Howe, Etna D.	N	not in directory	not in assessment	N		
82 Charles St.	Shields, John	F	Howe, Etna D.	Howe, Etna D.	F	65P	
80 Charles St.	Irving, Joseph	F	Shields, Matilda	Shields, John	F	72	
78 1/2 Charles St.	Clucas, Henry	M	Irving, Joseph	Irving, Ida W.	F		Pro
78 Charles St.	Bourne, Horace	M	Clucas, Henry	McHardy, James A.	M	34P	
66 Charles St.	Johnston, Robert C.	M	Johnstone, Robert C.	Johnston, Robert C.	M	44P	
64 Charles St.	Lauchlan, Livingston	M	Livingston, L. M.	Coleman, Sarah A.	F		B
62 Charles St.	Ames, James H.	M	Ames, James H.	Ames, James H.	M	58P	
60 Charles St.	Snell, Warren A.	M	Snell, Warren A.	Glover, Lewis	M	60B	
58 Charles St.	Vacant House	M	Knowles, Richard	Knowles, Richard	M	49B	
54 Charles St.	Prait, Frank M.	M	Prait, Frank M.	Crosby, Mary J.	F		P
52 Charles St.	Loosemore, Herbert H.	M	Loosemore, Herbert H.	Edwards, Amelia R.	F		E
50 Charles St.	Bain, A. Urquhart	M	Bain, A. Urquhart	Stephens, Arthur	M	40Pro	
48 Charles St.	Davidson, Walter	F	Robinson, Rebecca	Musgrove, Frederick A.	M	34E	
46 Charles St.	Henderson, Charles W.	M	Bell, Kenneth	Dunkleman, David	M	30J	
47 Madison Ave.	Vacant House	M	Mackellar, John	Mackellar, John	M	60E	
49 Madison Ave.	Barritt, Frances M.	F	Barrett, Frances	Gower, Edwin P.	M	47E	
51 Madison Ave.	Gray, James F.	M	Gray, James F.	Alexander, Ellen J.	F		E
55 Madison Ave.	Chi Delta Psi	X	Chi Delta Psi	Chi Delta Psi	X		
61 Madison Ave.	Scadding, Edward A.	M	Scadding, Edward A.	Wellar, Henry L. M.	M	42M	
63 Madison Ave.	Morgan, Frank E.	M	Morgan, Frank E.	McMaster, Robert S. F.	M	64M	
65 Madison Ave.	Boyle, John	M	Boyle, John	Boyle, John	M	55P	
67 Madison Ave.	Fraser, William H.	M	Fraser, William H.	Caldwell, Martha J.	F		P
69 Madison Ave.	Gillespie, Julia	F	Gillespie, Julia	Kerr, Robert	M	55P	
71 Madison Ave.	Prince, Charlotte	F	Prince, Charlotte	Prince, Charlotte	F		E
73 Madison Ave.	Begg, Evan A.	M	Begg, Evan A.	Begg, Evan A.	M	49P	
75 Madison Ave.	Dawson, Elizabeth	F	Dawson, E. W.	Wilkinson, Donald	M	57P	
77 Madison Ave.	Tudhope, William R.	M	Tudhope, William R.	Tudhope, William R.	M	58P	
79 Madison Ave.	Walker, Helena	F	Walker, Helena	Howe, Dickson	M	28E	
81 Madison Ave.	Baker, Alfred	M	Baker, Alfred	Baker, Alfred	M	59E	
83 Madison Ave.	Ross, Charles C.	M	Ross, Charles C.	Beaupre, Eugene L.	M	34RC	

Occupation of 1914 Assess	Occupational Category	Value of Property	Business Assessn	Taxable Income	Total Assessment	School Support	No. of Children 5+
None	Retired	7435			7435 P		0
		7635			7635 P		0
S	Single Woman	6600			6600 P		0
Manager	Service and Semi-Prof.	9300			9300 P		0
		9000			9000 P		0
None	Retired	10300			10300 P		0
W	Widows and Wives						
Florist	Service and Semi-Prof.	2075			2075 P		0
Clerk	Clerical	2575			2575 P		0
W	Widows and Wives	5200			5200 P		1
Tailor	Service and Semi-Prof.	5800			5800 P		0
Traveller	Traveller	6009			6009 P		0
Merchant	Agents & Merchants	4300			4300 P		0
S	Single Woman	2600			2600 P		0
W	Widows and Wives	2650			2650 P		0
Driver	Service and Semi-Prof.	3300			3300 P		0
Carriage Bedr?		3300			3300 P		1
Clothing Manufacturer	Manufacturer	3900			3900 P		0
Manufacturer	Manufacturer	3500			3500 P		1
Bank Manager	Financial	10500			10500 P		0
W	Widows and Wives	8800			8800 P		3
Society	Society	10000			10000 P		0
Broker	Financial	10400			10400 P		0
Secretary-Treasurer	Financial	5800			5800 P		0
Traveller	Traveller	5800			5800 P		0
W	Widows and Wives	5027			5027 P		3
None	Retired	4973			4973 P		4
W	Widows and Wives	5500			5500 P		0
Bank Inspector	Financial	5500	5800	5800	11300 P		0
CPR Road Master	Service and Semi-Prof.	6000			6000 P		0
Broker	Financial	6000			6000 P		0
Broker	Financial	6000			6000 P		0
Professor	Professional	6000			6000 P		0
Advertising Mgr.	Professional	6100			6100 S		0

Nearby Houses

Total No of Residents	Name in 1914 Directory	Name in 1930 Directory	Male or Fem	Name in 1935 Directory	Male or Fe	Notes	Counter
0	Culligan, Michael	Babington, Anna	F	Edie, Estella Mrs.	F		1
6	Davison, John B.	Davison, John B.	M	Davison, John B.	M		2
0	Southam, Walter J.	Evans, George	M	Mahady, John	M		3
3	Clarkson, Victoria	Elmhurst Hospital	X	Bayly, Ethel A.	F		4
7	Gillespie, Walter	CNIB	X	Canadian Ntl. Inst. for the Bli	X		5
0	not in directory	not in directory	N	not in directory	N		6
5	Howe, Etna D.	Daville, Frederick T.	M	Daville, Frederick T.	M		7
	Shields, Matilda	Worthington, William	M	Holmes, Ivan V.	M		8
2	Irving, Ida	Tipping, Elizabeth Mrs.	F	Stephanou, Emmanuel Rev.	M		9
2	McHardy, James A.	Love, John George	M	Little, Athur	M		10
10	Johnstone, Robert C.	Hole, Sidney	M	Dancy, Emma L. Mrs.	F		11
2	Coleman, Sarah A.	Flowersmith, Martin	M	Taylor, Annie Mrs.	F		12
3	Ames, J. H.	Stevens & Lee	M	Parry & Smith (architects)	X		13
2	Glover, Lewis	Glover, Lewis	M	Glover, Lewis	M		14
4	Knowle, Richard	Knowles, Jessie Mrs.	F	Knowles, Jessie Mrs.	F		15
6	Crosbie, Mary J.	Whistance-Smith, Herbe	M	Sabine, Annie	F		16
6	Edward, Amelia R.	Atkinson, Edward	M	Atkinson, Edward	M		17
10	Stephens, Joseph A.	Groman, Nicholas	M	Bowman, George W.	M		18
4	Musgrove, Fred A.	Stonehouse, Mary Mrs.	F	Kelly, Mary A. Mrs.	F		19
5	Dunkelman, David	Lister, Herbert	M	Sager, Bertha Mrs.	F		20
5	McKellar, John A.	MacKellar, Strathlie R.	M	Masters, Ronald	M		21
7	Gower, Edwin P.	Gower, Edwin P.	M	not in directory	N		22
14	Alexander, Mary	Alexander, Mary	F	not in directory	N		23
	Chi Delta Psi	Sunley, Bessie	F	Lawrence, Bruce	M		24
5	Weller, Henry L. M.	Burritt, Horace W.	M	Rowan, John A.	M		25
5	McMaster, Robert S. F.	McMaster, Frances A. M	F	Johnson, Augustus S.	M		26
5	Boyle, John	Boyle, John	M	Rumbles, Annie Mrs.	F		27
7	Caldwell, Martha J.	Latta, George W.	M	De Neef, John W.	M		28
5	Kerr, Robert	Campbell, Walter R.	M	Lynden, George T.	M		29
3	Prince, Charlotte	Prince, Charlotte Mrs.	F	Wolfe, Joseph	M		30
3	Begg, Evan A.	Mitchell, Elizabeth Mrs.	F	Hodge, Benjamin T.	M		31
3	Wilkinson, Donald	Dyson, helen A. Mrs.	F	Vacant Suite	V		32
3	Tudhope William R.	Tudhope, Ethyl	F	Tudhope, Ethyl Mrs.	F		33
3	How, Dickson	Morris, Lillian	F	Morris, Lillian	F		34
4	Baker, Alfred	Baker, Alfred	M	Baker, Alfred	M		35
6	Beaupre, Eugene L.	Waddell, Elizabeth	F	Ratz, Carrie R.	F		36

Building Name	Building Address	Owner listed on Building	Date of Building	Value of Building	Owner of Building
Amherst Apartmen	476/8 Wardlaw Av	Elm Pk. Syndicate	October 1929	\$75,000	W. E. Rooke, J. A.
Astrid Apartments	255 Fountain Street	W. E. Hammerbeck	May 1929	\$10,000	Hammerback and
Ambassador	379 Hargrave	James Fisher and J. D.	June 1909	\$58,500	Jennie McIvor
Aurora Block	567 Selkirk Avenue	Dr. Collichman	May 1914	\$15,000	David and Fanny P
Balfouria	195 Cathedral Ave	Sheps Agencies Ltd.	April 1929	\$80,000	Sterling Investment
Baltic Apartments	347 Manitoba Ave.	North Winnipeg Construc	May 1914 and Jun	\$350,00 (1914) an	Security Mortgage
Bell Crest Apartme	72 Lenore Street	Bentley Taylor	July 1928	\$75,000	Bentley Taylor
Bradeen Apartmen	149 Langside St.	G. L. Stanwood	July 1911	\$100,000	E. A. and H. W. Br
Cadillac Block	421 Qu'Appelle	J. Jorundson	April 1907	\$50,000	Hattie M. Welsh
Camelot Apartmen	400 Assiniboine Av	Peterson Brothers	April 1929	\$150,000	Hannes Petursson,
Carrick Apartments	682 Corydon Ave.	W. B. Mackintosh	August 1914	\$40,000	Mary A. Davidson
Casa Loma Block	309 Sherbrook St.	McMillan and Vollans	April 1909	\$106,000	City Securities Co.
Chatsworth Apartm	535 McMillan Aven	Charles Smith	April 1911	\$40,000	Charles Smith
Clayton Apartment	86 Young Street	J.E. Wilson (1914) and B	June 1914 and Jun	\$50,000	William Toole and
Congress Apartme	300 River Avenue	John Moxam	April 1910	\$90,000	Jennie McIvor
Conway Court	165 Kennedy Stree	Mrs. A. S. Conway	June 1912	\$90,000	Representatives of
De Bary Apartment	626 Wardlaw Aven	Belgo-Canadian Real Est	June 1912	\$142,000	Belgo-Canadian R
Devon Court Apart	376 Broadway Ave	Devoncourt Apartments	May 1908	\$110,000	Devon Court Apart
Dorchester Court	162-6 Lilac Street	W. W. Cross	April 1910	\$40,000	Equitable Trust Co.
Eggertson Apartm	427 Qu'Appelle Av	A. G. Eggertson	February 1928	\$85,000	A. G. Eggertson
Ellesmere Apartme	74 Carlton Street	W. F. L. and T. G. M. Orr	May 1911	\$55,000	W. F. L. Orris
Eugene Apartment	834 Grosvenor Ave	J. A. Saul	July 1914	\$50,000	J. A. Saul
Fairhaven Apartme	536 Broadway Ave	Gustave Herman	April 1929	\$39,000	Gustave Hermann
Florence Apartmen	145 - 9 Arlington St	Hazelton and Walin	July 1928	\$80,000	H. T. Hazelton
Franklin Apartment	435 Spence Street	L. J. Hallgrimson	March 1929	\$100,000	H. J. Lindal and L.
Gaspe Apartments	597 Broadway Ave	Gaspe Apartments Ltd. (April 1917 and Aug	\$35,000 (1917) an	Gaspe Apartments
Gladstone Apartm	436 Balmoral Street	Thomas Jackson	March 1928	\$100,000	John and James J
Harald Apartments	641-45 Westminst	Albert Johnson	May 1911	\$60,000	Charles and Mary
Holly Apartments	552 Sherbrook Str	J. E. Grierson	1914	\$55,000	J. E. Grierson
Kipling Apartments	465 Langside	M. A. Monkman	April 1909	\$15,200	Martha A. Monkma
Kirkland Apartment	377 Carlton/356 Q	D. Kinkerod	June 1909	\$35,000	Clara G. Houghton
Locarno Apartment	1 Roslyn Road	Alexander Pollock	April 1929	\$300,000	Alexander Pollock
Loch Katrine Apart	531 Furby	J. T. Bergman	April 1911	\$50,000	John Braden
Lonsdale Apartme	375 River Avenue	Moxam Construction Co.	March 1929	\$80,000	William Moxam
Machray Apartmen	242 Machray	Edward Lavery	April 1914	\$60,000	Representatives of
Marlhurst Apartme	123-5 Carlton	Dr. R. L. Hurst	June 1927	\$81,000	R. L. Hurst
Maritime Apartmen	477 Wardlaw	M. Schuman	June 1926	\$70,000	H.P. H. Galloway
Minerva Court	290 Beverley Stree	Anderson and Johnson	March 1914	\$38,000	W. J. and Eivalene
Newhaven Apartm	199 Colony	Superior Builders	March 1927	\$90,000	Superior Builders
Overlook Apartme	780 Osborne	R. H. Lear	June 1923	\$35,000	E. E. Price
Pasadena Court	220 Hugo	Thomas Sharpe	1912	\$65,000	Representatives of
Pembina Block	505 Ellice Avenue	W. Carter	April 1904	\$20,000	A. A. Ryley
Regal Court	152-4 Maryland	A. E. Moore	June 1912	\$50,000	Northern Canadian
Rideau Hall	85 Kennedy	Mrs. C. Fisher	June 1905	\$20,000	Caroline E. Middlet
Ritz Apartments	859 Grosvenor Ave	M. J. Lobel	April 1928	\$150,000	Bentley Taylor
Riviera Court	161 Cathedral Ave	W. E. Toshack	March 1914	\$45,000	Equitable Trust Co.
Rosemount Apart	351 River Avenue	Brown and Trenholm	May 1906	\$62,000	E. F. King
Rothsay Apartme	828 Preston Avenu	H. E. Matthews	May 1912	\$100,000	Peter Smith and G.
Sparling Apartment	217 Sherbrook Str	F. W. Sparling	April 1925	\$50,000	Gratia J. Sparling
St. Eimo Apartmen	177 Colony Street	L. Van Praagh	May 1910	\$88,500	A. J. Andrews
St. Mary's Apartme	371 St. Mary Aven	H. Brownrigg	June 1910	\$15,000	Catherine Cantwell
Thelma Apartment	272 Home Street	Thomas Wilson and Arni	April 1914	\$50,000	E. G. Eggertson
Tremblay Apartme	55 Hargrave Street	J. Tremblay	February 1928	\$26,000	Jeannie Tremblay
Vogel Apartments	277 Atlantic Avenu	J. Vogel	April 1914	\$45,000	N. C. Bowman
Waldorf Apartment	634 Broadway Ave	L. J. Hallgrimson	June 1911	\$75,000	Janet E. Long
West Apartments	858 Alverstone	J. E. Wilson	June 1912	\$45,000	Goldie Schiffer
Wallin Apartments	888 Grosvenor Ave	H. S. Wallin	May 1925	\$20,000	Anna Wallin
Warwick Apartmen	366 Qu'Appelle	Warwick Apartments Co.	June 1908	\$150,000	J. D. Cloutier
Vaughan Apartme	219 Vaughan Stre	Fraser and MacDonald	February 1929	\$100,000	Graham Apartment
Wardlow Apartmen	544 Wardlaw Aven	William Hespeler	1906	\$50,000	Alcide Sebilleau

Building Value 193	Value of Building	Value of Land 193	Owner of Building	Building Value 193	Owner of Building
\$20,000	\$46,100	\$3,900	Continental Proper	\$44,250	Continental Proper
\$5,600	\$5600	\$2640	Hammerback and	\$5,450	Hammerback and
\$95,500	\$115800	\$15200	Jennie McIvor	\$115,800	Jennie McIvor
\$9,700	\$9700	\$2640	Equitable Trust Co.	\$10,200	Mary Sopaz
\$65,450	\$65450	\$12,600	Sterling Investment	\$63,300	Sterling Investment
\$40,700	\$40700	\$2120	Security Mortgage	\$39,700	Catherine Munro (
\$50,100	\$50100	\$3370	Empire Loan Co.	\$49,900	Empire Loan Co.
\$22,800	\$25500	\$6,100	E. A. and H. W. Br	\$25,500	E. A. and H. W. Br
\$26,300	\$26300	\$5500	G. F. Gislason and	\$23,900	G. F. Gislason and
\$88,000	\$88000	\$8500	Hannes Petursson,	\$99,600	Hannes Petursson,
\$20,000	\$20000	\$2500	W. B. Paine and V	\$19,600	W. B. Paine and V
\$72,800	\$72000	\$52,500	City Securities Co.	\$65,000	Great West Life As
\$30,900	\$30900	\$6500	Representatives of	\$28,900	Representatives of
\$28,000	\$28000	\$2850	William Toole and	\$28,150	Representatives of
\$71,300	\$71300	\$6820	Frances S. C. Pate	\$65,700	Jennie McIvor
\$51,500	\$51500	\$18750	Northern Trusts Co	\$51,500	Northern Trusts Co
\$105,000	\$105000	\$9000	Belgo-Canadian R	\$84,500	Belgo-Canadian R
\$102,400	\$110300	\$17540	Devon Court Apart	\$109,000	Devon Court Apart
\$31,200	\$31200	\$5500	Equitable Trust Co.	\$31,200	Equitable Trust Co.
\$58,700	\$58700	\$5440	A. G. Eggertson	\$58,700	A. G. Eggertson
\$37,000	\$37000	\$5250	W. F. L. Orris	\$35,800	W. F. L. Orris
\$29,000	\$31800	\$6000	J. A. Saul	\$29,000	J. A. Saul
\$17,500	\$17500	\$4750	Gustave Hermann	\$19,000	Gustave Hermann
\$41,000	\$41000	\$4780	H. T. Hazelton	\$38,400	H. T. Hazelton
\$56,000	\$56000	\$4890	H. J. Lindal	\$53,700	H. J. Lindal
\$63,000	\$74000	\$11680	Gaspe Apartments	\$73,900	Gaspe Apartments
\$60,000	\$60000	\$3400	John and James J	\$57,500	Representatives of
\$26,100	\$27000	\$2540	Charles and Mary	\$25,350	Charles and Mary
\$36,700	\$36700	\$3470	J. E. Grierson	\$32,000	J. E. Grierson
\$7,200	\$7200	\$2290	Martha A. Monkma	\$9,650	Prudential Insuran
\$23,100	\$23100	\$4100	Clara G. Houghton	\$19,900	Clara G. Connely
\$84,100	\$84100	\$10200	Alexander Pollock	\$84,100	Alexander Pollock
\$28,300	\$28300	\$2720	John Braden	\$28,000	John Braden
\$62,800	\$62800	\$5440	Lonsdale Investme	\$62,800	Lonsdale Investme
\$35,000	\$35000	\$1980	Representatives of	\$36,100	Sonia Slotin, Pauli
\$49,400	\$49400	\$9000	R. L. Hurst	\$40,000	W. J. McDiarmid C
\$49,000	\$49000	\$3430	H. P. H. Galloway	\$46,550	T. D. Jackson
\$19,700	\$19700	\$1800	W. J. and Eivalene	\$19,700	W. J. and Eivalene
\$55,000	\$55000	\$6240	Superior Builders	\$52,000	Superior Builders
\$19,100	\$19100	\$3900	E. E. Price	\$16,600	E. E. Price
\$61,200	\$61200	\$12000	Thomas Sharpe	\$64,350	Thomas Sharpe
\$7,500	\$7500	\$4460	M.M. Perry	\$7,500	Amy R. Ryley
\$31,000	\$34000	\$7380	Henry Kornberger	\$34,000	Henry Kornberger
\$15,600	\$16600	\$4500	Caroline E. Middlet	\$16,200	Caroline E. Middlet
\$74,500	\$75400	\$6000	J. D. Henderson, B	\$75,400	J. D. Henderson, B
\$22,400	\$22400	\$1790	Equitable Trust Co.	\$22,400	David Paker
\$53,000	\$53000	\$6400	Representatives of	\$42,200	Representatives of
\$80,500	\$80500	\$6810	Peter Smith and G.	\$75,700	G. H. Kirkpatrick a
\$48,000	\$48000	\$4460	Gratia J. Sparling	\$46,500	Gratia J. Sparling
\$50,500	\$50500	\$5820	A. J. Andrews	\$48,800	A. J. Andrews
\$16,100	\$16100	\$8250	Representatives of	\$16,000	Representatives of
\$25,000	\$27600	\$2750	E. G. Eggertson	\$26,150	E. G. Eggertson
\$20,700	\$20700	\$3250	Jeannie Tremblay	\$20,700	Western Life Assur
\$33,000	\$33000	\$1720	Benjamin Cohen	\$32,150	Benjamin Cohen
\$30,400	\$34000	\$5450	Henry Kornberger	\$32,000	Henry Kornberger
\$22,000	\$22000	\$1580	Abraham Schiffer	\$22,900	Henry Kornberger
\$15,900	\$15900	\$2800	Anna Wallin	\$14,750	Anna Wallin
\$107,500	\$107500	\$13130	Representatives of	\$103,600	Nehemiah McCallu
\$50,500	\$50500	\$7500	Graham Apartment	\$52,300	Graham Apartment
\$30,200	\$30200	\$3900	Alcide Sebilleau	\$25,800	Alcide Sebilleau

Building Value 1993	Number of Suites	Vacancy Rate	Average Value Per Suite	Number of Residents	Persons Per House
\$44,000	22	4.5	\$2272.72	34	1.6
\$3,700	4	0	\$2060	11	2.75
\$112,200	69	0	\$1989.55	123	1.7
\$9,850	6	0	\$2056.66	23	3.8
\$62,900	30	13.3	\$2271.67	74	2.8
\$38,300	29	24.1	\$1476.55	114	5.2
\$49,900	19	15.8	\$2814.21	53	3.3
\$24,750	18	22.2	\$1625	34	2.4
\$19,000	24	29.2	\$1325	60	3.5
\$99,600	45	0	\$2144.44	120	2.7
\$19,600	14	21.4	\$1607.14	25	2.3
\$57,250	40	0	\$3112.5	72	1.8
\$27,800	14	35.7	\$2671.43	36	4
\$28,150	15	6.7	\$2056.67	41	2.9
\$62,100	27	3.7	\$2893.33	77	3
\$51,500	22	13.6	\$3193.18	75	3.9
\$60,000	33	36.4	\$3454.54	94	4.5
\$95,000	56	14.3	\$2282.86	98	2.04
\$30,150	12	16.7	\$3058.33	42	4.2
\$57,950	36	13.9	\$1781.66	70	2.3
\$35,800	14	7.1	\$3017.86	41	3.2
\$24,150	8	12.5	\$4725	47	6.7
\$19,000	8	12.5	\$2781.25	17	2.4
\$38,400	22	22.7	\$2080.91	40	2.4
\$47,200	29	0	\$2099.65	72	2.5
\$67,100	34	0	\$2520	77	2.1
\$57,650	36	36.1	\$1761.11	70	2.9
\$23,950	15	20	\$1969.33	46	3.5
\$31,900	21	0	\$1912.86	65	3.1
\$7,900	6	16.7	\$1581.67	19	3.8
\$19,900	9	11.1	\$3022.22	31	3.8
\$84,100	44	50	\$2143.18	78	3.5
\$27,500	21	0	\$1477.14	45	2.1
\$62,800	16	18.8	\$4265	19	1.5
\$35,550	28	14.3	\$1422.31	105	4.4
\$39,850	25	0	\$2336	43	1.7
\$46,200	29	6.9	\$1807.93	44	1.6
\$19,700	14	7.1	\$1535.71	53	3.8
\$52,000	29	24.1	\$2111.72	29	1.3
\$16,600	14	21.4	\$1642.86	27	2.5
\$63,200	23	15	\$3182.61	68	3.4
\$7,100	7	0	\$1708.57	16	2
\$34,000	13	7.7	\$3183.07	31	2.4
\$16,200	7	0	\$3014.28	24	3.4
\$77,000	41	0	\$1985.36	90	2.2
422,100	16	25	\$1511.87	43	3.6
\$41,600	14	42.8	\$4242.86	67	8.4
\$72,100	36	41.7	\$2425.27	79	3.8
\$46,500	29	13.8	\$1808.96	55	2.1
\$46,300	22	0	\$2561.36	65	2.7
\$14,050	8	0	\$3043.75	48	6
\$26,150	15	7.1	\$2023.33	40	2.9
\$19,000	15	26.7	\$1596.66	35	2.9
\$31,750	21	23.8	\$1653.33	71	4.4
\$32,000	21	71.4	\$1878.57	49	8.2
\$22,200	14	14.3	\$1684.29	40	3.3
\$14,000	6	0	\$3116.67	13	2.2
\$92,550	68	4.4	\$1773.97	183	2.8
\$52,300	36	30.6	\$1611.11	45	1.6
\$21,700	7	42.8	\$4781.43	15	3.8

Number of Children	Children as a % of	Photographs	Plans	Description of Bui	Notes
0	0				
0	0				
4	3.2			City of Winnipeg Hi	
7	30.4				
4	5.4			Western Canada C	
25	21.9				
3	5.6		City of Winnipeg Hi	City of Winnipeg Hi	
1	2.9				
8	13.3				
10	8.3				
4	16				
2	2.7	Construction April	Construction April	Construction April	
3	8.3				
0	0				
1	1.3	City of Winnipeg Hi		City of Winnipeg Hi	
3	4				
20	2.1				
3	3.1	Construction April	Construction April	Construction April	
6	14.3				
0	0				
2	4.9				
4	8.5				
1	5.8				
2	5				
8	11.1				
4	5.2				
6	8.6				
7	15.2			Manitoba Archives,	
11	16.9			Manitoba Archives,	
2	10.5				
1	3.2				
4	5.1		Contract Record, 2	Western Canada C	
4	8.8				
5	26.3		Winnipeg Evening	Winnipeg Evening	
16	15.2				
4	9.3				
0	0				
8	15.1				
2	6.9				
1	3.7				
10	14.7	City of Winnipeg Hi		City of Winnipeg Hi	
1	6.25				
8	2.6				
1	4.2				
5	5.5				
4	9.3				
11	16.4	Manitoba Free Pre		Manitoba Free Pre	
13	16.5			City of Winnipeg Hi	Builders (1912) we
1	1.8				
3	4.6				
6	12.5				
10	25	The Year Past, 19		The Year Past, 19	
3	8.6			City of Winnipeg Hi	
8	11.3				
4	8.2				
6	15				
0	0				
16	8.743	Alan Artibise (1977		Manitoba Free Pre	
2	4.4		Winnipeg Evening	Winnipeg Evening	
1	6.6	Construction Nove	Construction Nove	Construction Nove	

Address	Apartment Name	Name of Resident	Male or Female	Suite number	Occupation	Occupational Category	Place of Work
376 Broadway	Devon Court	Fess, W. P.	M	101			Smith-Fess Agency
376 Broadway	Devon Court	Taaffe, Harry W.	M	102	Traveler	Traveler	Ames-Holden Ltd.
376 Broadway	Devon Court	Jones, H. Stewart	M	103	no occupation list		
376 Broadway	Devon Court	Nuldrew, Milton A.	M	104	not in directory		
376 Broadway	Devon Court	Strathairn, Thomas S.	M	105	no occupation list		
376 Broadway	Devon Court	Bond, Allan S.	M	106	Solicitor	Legal	CPR
376 Broadway	Devon Court	Clubb, Walter S.	M	107	Tobacconist	Service and Semi-Prof.	Royal Alexandra Hotel
376 Broadway	Devon Court	McLeod, Malcolm J.	M	108	Checker	Service and Semi-Prof.	CNR
376 Broadway	Devon Court	Crews, P. B.	M	109			Consolidated Optical Co.
376 Broadway	Devon Court	Williams, Frank D.	M	110			Carson & Williams
376 Broadway	Devon Court	Conrad, G. W.	M	111	not in directory	not applicable	not in directory
376 Broadway	Devon Court	McCulloch, Isabel	F	201	Stenographer	Woman	O. L. Macklem & Co.
376 Broadway	Devon Court	Donnelly, Austin P.	M	202	Accountant	Financial	Adams Brothers
376 Broadway	Devon Court	Wilkes, Walter A.	M	203	Registrar Court of	Legal	
376 Broadway	Devon Court	Hudson, Dunbar H.	M	204			Douglas Ratcliff Hudson Ltd.
376 Broadway	Devon Court	Banks, D. W.	M	205	Accountant	Financial	C. H. Enderton & Co. Ltd.
376 Broadway	Devon Court	Gilroy, Thomas (Mrs.)	F	206	no occupation list	Widows and Wives	
376 Broadway	Devon Court	Tees, James (Mrs.)	F	207	no occupation list	Widows and Wives	
376 Broadway	Devon Court	Vacant Suite	V	208			
376 Broadway	Devon Court	McGinnis, Henry C.	M	209	Traveler	Traveler	Tees & Perse Ltd.
376 Broadway	Devon Court	Chaplin, E. V.	M	210	Inspector	Professional	Canadian Freight Association
376 Broadway	Devon Court	Gouin, Nellie (Miss)	F	211	Stenographer	Single Woman	Post Office Inspection Departme
376 Broadway	Devon Court	McLeod, W. M.	M	301	not in directory		
376 Broadway	Devon Court	Edelen, T. Jefferson	M	302	Stone Draughtsma	Skilled Labour	GTP (engineering dept.)
376 Broadway	Devon Court	Rowe, L. R.	M	303	not in directory		
376 Broadway	Devon Court	Koester, George T.	M	304	Manager	Service and Semi-Prof.	Ruddy-Koester Co.
376 Broadway	Devon Court	Barr, Robert B.	M	305	Accountant	Financial	Winnipeg Garage Co.
376 Broadway	Devon Court	Ferguson, A. C.	M	306			Hough Court Campbell & Fergus
376 Broadway	Devon Court	Lehmann, J. E.	M	307	Physician	Medical	
376 Broadway	Devon Court	Glassco, H. W.	M	308	Com'n Agent	Agents & Merchants	
376 Broadway	Devon Court	McMillan, Wallace H.	M	309	Secretary	Clerical	Imperial Development Co. Ltd.
376 Broadway	Devon Court	Brunsterman, Miss	F	310	Teacher	Single Woman	Collegiate Institute
376 Broadway	Devon Court	Dudley, James E.	M	311	Cashier	Clerical	British America Elevator Co.
376 Broadway	Devon Court	MacDonald, H. H. R.	M	401	not in directory		
376 Broadway	Devon Court	Holiday, Albert	M	402	Clerk	Clerical	J. McLeod Holiday Co.
376 Broadway	Devon Court	Enoch, Ida A.	F	403	Stenographer	Woman	International Co.
376 Broadway	Devon Court	Palmer, George C.	M	404	no occupation list		
376 Broadway	Devon Court	Chisholm, Douglas H.	M	405	Secretary-Treasure	Professional	Cotter Bros. Ltd.
376 Broadway	Devon Court	Leeming, J. H.	M	406	M. D., city bacteriol	Medical	
376 Broadway	Devon Court	Lamb, John R.	M	407	Manager	Service and Semi-Prof.	Bank of Toronto
376 Broadway	Devon Court	Hall, Leslie J.	M	408	Traveler	Traveler	Johnson & Johnson
376 Broadway	Devon Court	Patterson, George	M	409	Deputy Attorney G	Legal	

Address of Place of Work	Notes	Counter
		1
		2
		3
		4
		5
		6
		7
		8
		9
		10
		11
		12
		13
		14
		15
		16
		17
		18
		19
		20
		21
		22
		23
		24
		25
		26
		27
		28
272 Carlton		29
		30
		31
		32
		33
		34
		35
		36
		37
		38
		39
		40
		41
		42