

1 ROSLYN ROAD - LOCARNO APARTMENTS
Alexander Pollock (1929)



This two-building apartment block complex was built at the east end of Roslyn Road in 1929 housing a total of 37 suites.

Clad in Fort William tapestry brick, on a 33.0-centimetre wide concrete foundation, these two rectangular buildings cost \$300,000 to build. Building A, the smaller, western-most three-storey structure, measures approximately 23.8 x 11.0 metres and holds 11 suites and a penthouse. Building B, to the east, is four storeys in height with 26 suites and measures 42.6 x 11.0 metres.

The exteriors of the two buildings are similarly designed, with low concrete foundation walls leading to the dark brick superstructures accented with concrete details, brick pilasters, ornamental brickwork and flat rooflines with raised sections. Modest windows in rectilinear openings are found on all levels on all façades. The most ornamental element of the two buildings are their main entrances which feature decorative overhanging hoods fixed by chains to the buildings and framed by large metal lights.

The buildings have suffered little alteration to their exteriors.

The interiors of the buildings are also modestly finished; the suites are arranged in several different floor plans.

Contractor Alexander Pollock, the original owner of the complex, is also listed as its architect and contractor. Pollock was born in Scotland, coming to Winnipeg in 1904. He went into business as a contractor in 1912 after working as a carpenter in a local lumber yard. It appears Pollock concentrated mainly in the West Kildonan area and in the mid-1920s, opened Pollock Hardware Store at 1407 Main Street, which continues to operate today. He owned the Locarno Apartments until 1954 and died in 1957. Tenants have been varied throughout the life of the complex.

Elements of the building that would require approval if alterations were planned are:

Exterior-

- Two-building complex with the larger dark brick and concrete block (Building B) facing west and the smaller block (Building A) facing east, Building B's front facade facing Roslyn Road, its rear a park, its north the Red River and its south another building and Building A's front facade facing Building B, its rear another large block, its north the Red River and its south an open courtyard and garage;
- The four-storey Building B with its main (west) facade with brick pilasters, ornamental concrete and brick elements, brick belt course, two main entrances with overhanging hoods with chains and metal lights, windows in rectilinear openings with brick sills and a stepped, concrete-capped parapet, its east, north and south facades with ornamental brick and concrete elements and windows in rectilinear openings with brick sills; and
- The three-storey Building A with its main (east) facade with rectilinear window openings and brick sills and its entrance with an overhanging hood with chains and metal lights, the north and south facades with brick belt course, rectilinear window openings and brick sills and the west facade with brick belt course, rectilinear window openings and brick sills and its entrance with an overhanging hood with chains and concrete-capped parapet that rises on the west and south sides.

Interior-

- Finishes of the main staircase.