

Heritage Planner's Statement of Significance

Description of Historic Place:

The Delton Apartment is a two-storey, brick clad, mixed commercial and residential building which occupies 2 City lots on 118 Avenue, in the north Edmonton neighbourhood of Eastwood.

Heritage Value:

The Delton Apartment is significant for its association with the theme of ongoing development on 118 Avenue.

When initially constructed in 1915, the Delton Apartment was a strictly residential, Edwardian influenced building. At the time, 118 Avenue was located at the periphery of the City and was relatively undeveloped. In the period following World War II, the areas surrounding 118 Avenue grew rapidly. In order to serve this growing population many new businesses opened on 118 Avenue, transforming it into a thriving commercial corridor. In 1957, the Delton Apartment underwent a major renovation to convert the main floor to commercial units. The alterations to the ground floor which occurred at this time incorporated mid-century design influences. The result is that the Delton Apartment is representative of two distinct eras of development on 118 Avenue.

Character Defining Elements

The character defining elements of the Delton Apartment as expressed in the form, massing, materials of the building include:

- The flat roof;
- The brick veneer;
- The signboard on the parapet which reads "DELTON APARTMENT";
- The row lock brick sills below the second storey windows;
- The pattern style and construction of windows;
- The four inset entrances to the commercial units with bay display windows and brick pilasters between;
- The corrugated skirting and glass block below display windows
- The stucco sign band above commercial units, tooled to resemble brick; and
- The cornices above the first and second storeys.