



160 PRINCESS STREET EXCHANGE BUILDING

City of Winnipeg
Historical Buildings & Resources Committee
Researcher: M. Peterson
July 2020

This building embodies the following heritage values as described in the *Historical Resources By-law, 55/2014* (consolidated update July 13, 2016):

- (a) The structure is one of the older commercial/office blocks in downtown Winnipeg, built in 1898;
- (b) The building stands as a reminder of the very early development of Winnipeg's downtown and its warehouse district;
- (c) It was designed and built by influential early architect Samuel Hooper;
- (d) It features a wealth of brick, stone, terra cotta and metal ornamentation;
- (e) It is a conspicuous building in its neighbourhood and an important part of its streetscape, in combination with the four other façades occupying this block; and
- (f) The building's main façade, which is all that remains of the original building, has been carefully restored.

160 PRINCESS STREET – EXCHANGE BUILDING

The real estate and construction boom of the early 1880s was intimately connected to the construction of the Canadian Pacific Railway (CPR) around Winnipeg and onto the western prairies. Land prices in the small capital city skyrocketed, the population soared and solid brick structures began replacing the small wooden shacks that dotted the muddy streets and avenues. Perhaps more importantly, however, was the beginning of the segregation of the various sectors of the city – residential, commercial and industrial – and their specific buildings.¹ The huge advance in land prices along Main Street north of Portage Avenue necessitated the replacement of the earlier residential development (Plate 1) with large commercial structures. Investors chose to locate near one of the most important buildings, City Hall, from which would come assistance in advancing both singular business interests and those of the community-at-large.

Commercial interests, both local and from Eastern Canada, were quick to locate in this area. The city rapidly assumed the role of wholesale hub for all of Western Canada. Companies like R.J. Whitla, Stobart, Eden and Company, George D. Wood and J.H. Ashdown were all organized and carrying on business prior to the CPR boom. The bust of 1882, while it seriously affected some parts of the local economy, did not have a devastating effect on the wholesale sector. This was mainly as a result of the expanding regional base of the wholesalers as settlement increased on the prairies and demand for goods grew. The areas east and west of Main Street, however, were undeniably developing as the warehouse district, slowly through the 1880s and 1890s and then rapidly after 1900 (Plates 2-4).

One of the most substantial developments of the early 1880s in the downtown was located between William and Elgin avenues on the west side of Princess Street, just west of City Hall. Here, several businessmen and speculators built impressive commercial blocks, highly ornamented and with all the modern conveniences, hoping to take advantage of the heightened demand for modern space (Plate 5).

¹ R.R. Rostecki, “The Growth of Winnipeg, 1870-1886,” unpublished M.A. Thesis, University of Manitoba, 1980, pp. 112-114.

Beyond the CPR, it was wheat that drove the economy.² As one historian worded it:

Manitoba and the Canadian West, last of the great agricultural frontiers, were coming in to their own...The world, it soon became apparent after 1897, would buy all the wheat Manitoba farmers could grow, and would loan all the money Manitobans could spend on the development of the provinces [sic] resources.³

Realizing the potential for a great trade in grain, a group of Winnipeg businessmen formed the Winnipeg Grain and Produce Exchange in 1887. Prominent local men such as Daniel McMillan, Nicholas Bawlf, George Galt and Rodmond Roblin formed the executive of the fledgling Exchange, which operated from a basement room in City Hall. In 1892, the organization moved into the first Grain Exchange Building, built by Nicholas Bawlf of Bawlf Grain, at 164 Princess Street on the southwest corner of Elgin Avenue (Plates 6 and 7).⁴ This facility became the nucleus of the prairie grain business, with the Exchange itself operating an open cash market for the buying and selling of western wheat. In 1904, the Exchange inaugurated futures markets for wheat, oats and flaxseed, then in the 1910s futures markets for barley and rye.

With this marketing in place, western farmers were in a good position when wheat harvests began to dramatically increase. Yield statistics for Manitoba alone demonstrate the impact of the boom. The province more than quadrupled its wheat production between 1896 and 1911 when 60 million bushels were harvested.⁵ While a portion of this wheat was for domestic consumption, more was destined for export. It was the members of the Grain Exchange who acted as the brokers and agents for both domestic and international sales.

² A. Levine, "Bawlf, Nicholas," in Dictionary of Canadian Biography, Vol. XIV (1911-1920), University of Toronto/Université Laval, on line edition, 1998-2020. Manitoba's wheat export doubled from two million bushels in 1883 to four million bushels just three years later.

³ W.L. Morton, Manitoba: A History (Toronto, ON: University of Toronto Press, 1959), p. 273.

⁴ R.R. Rostecki, "164-166 Princess Street," in I.J. Saunders, et al., Early Building in Winnipeg (Ottawa, ON: Environment Canada, 1974-1977), Vol. V, Report 389, p. 254.

⁵ Morton, op. cit., p. 297.

With the growth in the wheat economy came a need for larger quarters. In 1898, Nicholas Bawlf again paid for the construction- the second Grain Exchange Building was built beside and accessible from the original (Plates 8 and 9).

STYLE

Unlike the ornamentally complex structures to the south, the Exchange Building utilizes varied materials and subdued Classical and Romanesque influences. Elements such as its symmetry, pediments, arches, rectangular window openings and pilasters give the structure its unique appearance.

CONSTRUCTION

This four storey structure was built in 1898, costing an estimated \$30,000 to complete.⁶ Measuring 18.5 x 29.9 x 19.1 metres, the building rests on a 76.2-centimetre rubble limestone foundation, 66.0-centimetre thick rough-cut limestone cladding on the first two floors and 43.2-centimetre thick red brick masonry walls on the upper two storeys (see Appendix I for construction information).⁷ The main floor piers supporting the upper walls are solid limestone.⁸ The north wall is a party wall and limestone and terra cotta are used for ornamental detailing.

The structural issues that plagued the other buildings on this block of Princess Street have not been part of this building's history, according to City of Winnipeg documents.

DESIGN

As originally designed, the Exchange Building's symmetrical front (east) façade was divided into six vertical bays through a series of stone or brick pilasters (Plate 9). On the ground floor,

⁶ Manitoba Free Press, May 20, 1898, p. 7.

⁷ City of Winnipeg Assessment Record, Roll No. 701020-12-2 (old No. 11228-1, Ward 2), PC 80. Below as AR.

⁸ City of Winnipeg, Historical Buildings and Resources Committee files.

entrances were located in the second (slightly raised), fifth and sixth bays (recessed) from the south, the other three bays held large show windows with transoms. Upper storey window openings were rectilinear, window units were divided vertically into three and horizontally into two; third storey openings also included transoms. Rough-cut limestone was used for heads and sills throughout the upper two storeys. Rough-cut limestone cladding graced the first two storeys; red brick was used for the remaining two floors. Upper floor spandrels were embellished with ornamental brickwork, as were the heads of the fourth floor windows and the attic level and cornice. The most ornamentally treated area was the projecting middle two bays, a wrought-iron balcony placed at the third storey windows and stone arches with circular openings and other stone accenting above the fourth floor windows. Carved panels with the words “EXCHANGE BUILDING” were located just below the Classically-detailed pediment with carved limestone coat-of-arms with the building’s date of construction. The flat roof was finished with a modest brick parapet with finials.

The rear of the building was finished in common clay brick.

By 2000, the vacant building was boarded up (Plate 10). But soon after, the original façade was carefully restored with many of the original architectural elements returned to the original state (Plates 11-14).

INTERIOR

According to a contemporary account,⁹ the interior was very impressive. The ground floor held retail space with the north portion reserved for an electric elevator and open staircase to the upper levels. The second floor featured numerous offices, seven walk-in vaults, oak woodwork and a corridor connecting to the original Grain Exchange building to the north through fire-proof doors. The third floor featured additional offices and vaults as well as a spacious boardroom, 15.3 x 9.2 metres, embellished with tin ceiling, stained glass and oak woodwork. The fourth floor featured offices and walk-in vaults.

⁹ Manitoba Free Press, May 20, 1898, p. 7.

Over time, as the uses of the building changed, much of the original layout was altered,¹⁰ although the original second and third storey hallway design, oak woodwork and vaults were extant in the late 1990s (Plates 15-17).

During the early 2000 conversion into the Red River College Princess Street Campus, the front façades of all five buildings were stabilized with steel girders and the buildings demolished (Plate 18). The new building was attached to the façade (Plates 19-21).

The new interior included partial brick walls running west from the original east walls to represent the original dividing walls between the five buildings. Staircases, open study areas and retail space are all part of the main floor of the new campus (Plate 22). The original entrance foyer with tile floor (material reused from the third floor), marble border and baseboards and oak wainscoting was rebuilt (Plate 23), some of the second-floor woodwork was reused and the third-floor hallway was carefully rebuilt (Plates 24-28). The large third floor boardroom was also rebuilt in place (Plates 29).

INTEGRITY

The building's main (east) façade stands on its original site and after restoration work is in excellent structural condition (Plate 30). It is, however, only the façade, a modern educational facility has been built behind this façade.

STREETSCAPE

The Exchange Building is an integral and youngest structure on this intact, complete block of pre-1900 buildings – one of the most important in the Exchange District National Historic Site. The major renovations to the buildings on this block, although it removed the original buildings, repaired and restored the five main façades (Plate 31).

¹⁰ Large Building Permits were taken out in the 1940s by the new owner, the City of Winnipeg, for interior alterations and upgrades to office space.

ARCHITECT/CONTRACTORS

This block was designed by Samuel Hooper (1851-1911). Hooper (Plate 32) was an early stonemason in the city and went on to distinguish himself as a building designer and was appointed Manitoba's first provincial architect (see Appendix II for biographical/professional information).

It is unknown at this time which contractor built the block.

PERSON/INSTITUTION

Nicholas Bawlf (Plate 33) was born in July in 1849 in Smith's Falls, Upper Canada (now Ontario) and took his public education there. He worked in a implements manufacturers' shop until 1877 when he married Katherine Madden (1855-1918)¹¹ and they moved to Winnipeg, where Bawlf opened a flour and feed business on Main Street, which expanded into the handling and curing of rawhides (Plate 34).¹² His rise to influence, like many others at the time, was rapid. As his grain business expanded, he began to promote a central market or exchange for a more efficient way to purchase and sell wheat. As a member of the Board of Trade in 1883, Bawlf pushed for the erection of a joint grain elevator to avoid another harvest where he would be "obliged to store [grain] in every old building that he could obtain throughout the city."¹³

On November 24, 1887, Bawlf and 10 other grain merchants formed the Winnipeg Grain and Produce Exchange, meeting in the offices of the Winnipeg Board of Trade in the basement of City Hall. Bawlf served as its President in 1890 and 1897 and built the first Grain Exchange Building, 164 Princess Street in 1892 (Plate 6). It and the 1898 annex would serve Winnipeg's

¹¹ "Bawlf, Nicholas," Memorable Manitoban, Manitoba Historical Society, http://www.mhs.mb.ca/docs/people/bawlf_n.shtml, 2019.

¹² A. Levine, op. cit.

¹³ Manitoba Free Press, July 11, 1883, p. 8. Bawlf served as an alderman on City Council in 1883 and 1884 and was appointed Chairman of the Finance Committee in 1884.

Grain Exchange into the 20th century, when the mammoth building at 167 Lombard was completed in 1908 (Plates 35 and 36).

Beyond his work with the Exchange, Bawlf's own business was expanding rapidly, primarily through the construction of grain elevators- he was operating in 10 communities in Manitoba by 1892.¹⁴ His firm and four others merged to form the Northern Elevator Company Limited in 1893 and by 1900 were operating 92 elevators, over 20% of all the country elevators on the prairies, with Bawlf as its president.¹⁵

Bawlf sold his interest in the Northern Elevator Company in 1909 and then formed the N. Bawlf Grain Company with his eldest son William Richard Bawlf. This new company was one of the first to ship grain via Pacific ports and one associate credited Bawlf with shipping more wheat to Japan "than any man in Canada."¹⁶ He was on the board of directors of many national firms including Monarch Life Insurance Company, Bank of Toronto and Standard Trust Company.

He and his wife had nine children and in 1897, built his family a magnificent house at 11 Kennedy Street (Plate 37), also designed by Samuel Hooper.¹⁷ Bawlf was a devout Catholic and generously supported St. Mary's Parish. He was also a long-time trustee of the Catholic School Board and its spokesperson for many issues, including the controversial Manitoba Schools Act of 1890.¹⁸

He died of a heart attack in his home on Boxing Day, 1914.

The Grain Exchange operated out of the two buildings on Princess Street until its move to Lombard Avenue in 1908. Bawlf Securities Limited owned both until 1938 when they were sold

¹⁴ A. Levine, op. cit.

¹⁵ Loc. cit.

¹⁶ Loc. cit.

¹⁷ L. Gibbons, "Bawlf House," in Manitoba Pageant, Vol. 23, No. 1, Autumn 1977.

¹⁸ A. Levine, op. cit.

to the City of Winnipeg.¹⁹ Early tenants of 160 Princess Street included: Fairchild Co. Ltd., implements; W.J. Bawlf, liquors; Samuel Spink, grain merchant; Winnipeg Board of Trade; and James Carruthers and Co., grain.²⁰ The Winnipeg Board of Trade, which became the Chamber of Commerce, would remain in the building until 1943. Other tenants included the Federal Government, Levi Brothers, wholesale jewelers and the Bank of Hamilton. When the City of Winnipeg took ownership, it housed its Public Welfare Department and later its Personnel Department and City Health. The City vacated the premises in the mid-1960s and after a short use as bank, the building was leased to the Manitoba Theatre Workshop in the early 1970s for a theatre school and a small theatre at the south end of the main floor.

Most of the buildings along Princess Street saw major vacancy and deterioration in the 1960s and 1970s and Exchange Building had been vacated by the late 1970s.

In the early 2000s, the block saw a multi-million-dollar redevelopment into the Red River College Princess Street Campus that saw the construction of new buildings and the conversion of a large warehouse on William Avenue, connected to the Princess Street property by an enclosed atrium (Plate 38).

EVENT

There is no known significant historical event connected with this building.

CONTEXT

This structure, which is now part of an educational complex that includes sections built more than 100 years apart, dates back to the very early developmental stages of the City of Winnipeg as it began to fill its role as middleman between the manufacturers and importers from Eastern Canada and the growing markets all across Western Canada and as the world's leading grain and

¹⁹ City of Winnipeg Assessment Roll, Roll No. 701020-12-2 (old No. 11228-1, Ward 2), PC 80.

²⁰ Henderson's Directory, 1901.

commodities broker. The structure's redevelopment and reuse in the 20th century mimicked the changing face of Winnipeg's warehouse district as its original function was usurped by modern industrial sections out of the downtown region. Its 21st century redevelopment was part of a decade's long push to increase citizen's use of the downtown.

LANDMARK

The building, because of the wealth and detailing of its ornamentation and its location and public use, is recognizable by most Winnipeggers.



APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 160 Princess Street (156-160 Princess) Building Name: Exchange Building

Original Use: warehouse

Current Use: educational

Roll No. (Old): 701020 (11228-1)

R.S.N.: 8750

Municipality: 12

Ward: 2

Property or Occupancy Code: 80

Legal Description: 8^W St. John, Plan 2627, S 1.2' Lot 19, Lot 20, N 29.17' Lot 21

Location: west side between William & Elgin

Date of Construction: 1898

Storeys: 4 + B

Construction Type: Brick

HERITAGE STATUS: GRADE II (June 18, 1979)

Building Permits (Plans available: [CS] City Storage; [M] Microfilm):

- 2844/1945 \$21,000 (alterations); 422/1946 \$10,000 (alterations); 2495/1947 [CS] \$24,000 (4th floor alterations); 4213/1958 \$1,000 (alterations); 4977/1973 \$2,000 (repairs); 6314/1974 \$10,000 (alterations); 2998/1979 [CS] \$400 (4th floor alterations)

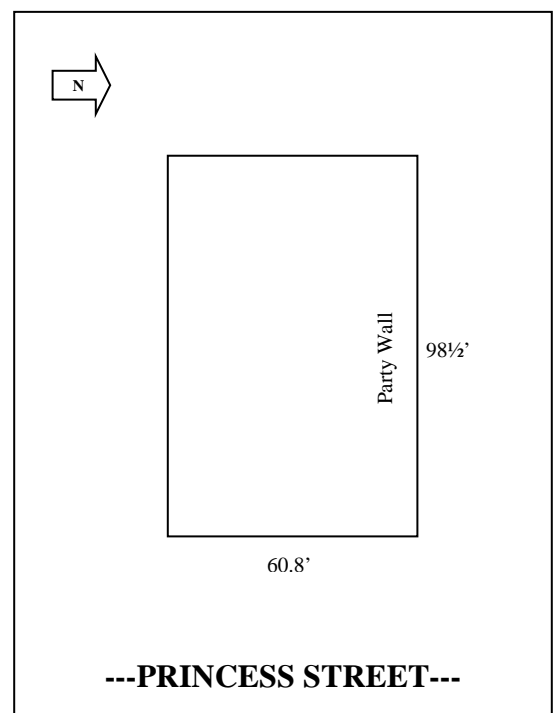
SEE NEXT PAGE FOR RED RIVER CAMPUS PERMITS

Information:

- 60½ x 98 x 62½ = 372,453 cu. ft.
- Exterior – stone front to 2nd floor; face brick 3rd & 4th
- Wall Thickness – 26” stone – 1st, 17” – 3rd & 4th; basement - 30” stone
- 1945 – floors worn, building poorly finished
- 1947 – 4th floor finished, skylight filled in, whole building sprinklered; fluorescent lights
- 1958 – building has good heavy foundation; balance of building – “fair to good condition”
- Permit 6314/1974 – Fire upgrading and wiring
- 1974 – Building only in “fair condition for age”
- 1990 – building vacant – no heating system

ARCHITECT: SAMUEL HOOPER

CONTRACTOR: UNKNOWN



Red River College Princess Campus Building Permits:

YEAR	NO.	PLANS	AMOUNT	DESCRIPTION
2001	142395		\$300,000	Structural alterations and temporary bracing
2001	142700		\$300,000	Foundation
2001	149606		\$250,000	Demolition of rear portion
2001	196587		\$600,000	Structural framing
2001	218089		\$100,00	Piles
2002	221329		\$90,000	Structural framing for Adelaide Street building
2002	236088		\$3,000,000	4-storey addition to rear of Princess Street buildings
2002	237768		\$500,000	Atrium
2002	244765		\$1,500,000	Interior alterations to addition
2003	308398		\$2,500,000	Interior alterations to Adelaide Street building
2003	319852		\$25,000	Interior alterations (convenience store)
2003	332055		\$7,000	Interior alterations
2003	341200		\$25,000	Interior alterations
2004	118124		\$130,000	Interior alterations
2019	110869		\$1,800,000	Interior alterations
2019	206776		\$1,300,000	Construct pedestrian bridge to 319 Elgin Street
2020	123629		\$250,000	Interior alterations

APPENDIX II

Samuel Hooper

One of Manitoba's most prolific and well-known architects, Samuel Hooper, was born in Hatherleigh, County Devon, England, in 1851. After attending school, he became an apprentice architect for his uncle. In 1869 the Hooper family immigrated to Canada, settling in London, Ontario. After nine years, the entire family returned to their native England but the 27-year old Samuel came back to Canada the next year, choosing Emerson, Manitoba, as his new home. The lure of opportunities in the big city prompted his move in 1881 to Winnipeg.

Together with Winnipegger David Ede he set up the Hooper Marble and Granite Company that created many statues and monuments. Hooper remained as president of the company for many years (Ede left in 1883), while his son, John S. Hooper, managed the business. Works designed and carved by the firm included the decorative Tyndall stone ornaments on the Merchants' Bank (1903), since demolished; a bust of Queen Victoria for the 1898 Jubilee Fountain in Assiniboine Park; and a commemorative monument of the Hon. John Norquay in St. John's Cemetery. Probably the most famous work was a monument to the fallen soldiers of the 1885 Riel Rebellion. This piece was originally placed in front of City Hall but later moved.¹

In 1893 Hooper became an architect in the public works department of the provincial government. Together with this employment and the presidency of the granite company, he began a private architectural practice in ca.1905 with Albert Lee Houkes (Hooper and Houkes). Shortly after, this partnership was dissolved and Samuel created his most successful partnership – that of Hooper and Walker (Charles H.). Hooper's final partnership was with his son, Samuel Lawrence Hooper (Hooper and Hooper). S.L. Hooper was born in Winnipeg in 1888. After his father's death, Samuel L. became president of the granite company and formed the architectural firm of Hooper and Davis (William T.).² He died during the influenza epidemic in January 1919.³

¹ Manitoba Free Press, October 20, 1911; and Winnipeg Tribune, June 10, 1967.

² Henderson's Directory.

³ Manitoba Free Press, January 9, 1919, pp. 5 and 12.

In 1904 the provincial government created the office of provincial architect to oversee design of numerous public buildings being planned in the province. Samuel Hooper was appointed to this position and held it until his death of bronchitis and asthma in England in 1911.

A list of work completed by Hooper and his various partnerships includes:⁴

Samuel Hooper-

St. Mary's Roman Catholic Cathedral, new front façade, 353 St. Mary Avenue (1896) – List of Historical Resources
Grain Exchange Building, 160 Princess Street (1898) – Grade II
Isbister School, 310 Vaughan Street (1898) – Grade II
Provincial Deaf and Dumb Institute, Portage Avenue (1900) – demolished
Western Building (Schmidt Foundry), 90 Albert Street (1901) – Grade III
Provincial Gaol, 444 York Avenue (1901)
M. McMannus House, Edmonton Street (1902)
Icelandic Lutheran Church, Sargent Avenue (1902)
Thomas Scott Memorial Orange Hall, 216 Princess Street (1902)
St. Mary's Academy, 550 Wellington Crescent (1902) – List of Historical Resources
Holman Meat Company Abattoir, Logan Avenue (1903) – demolished
St. Mary's Roman Catholic School, St. Mary Avenue (1903) – demolished
Carnegie Library, 380 William Avenue (1903-1905) – Grade II
Knox Presbyterian Church, Selkirk, MB (1904)
Avoca Apartments, 329 Sargent Avenue (1905) – demolished

Hooper and Walker-

Winnipeg General Hospital, Bannatyne Avenue, veranda addition (1905)
R.C. McDonald House, 26 Amherst (now Avonherst) Street (1905)⁵
Marshall-Wells Warehouse, 136 Market Avenue (1905-1906) – Grade III
Icelandic Good Templars Lodge, 635 McGee Street (1906)
St. Joseph's Orphanage, Portage Avenue (1906) – demolished
Sherwin-Williams Warehouse, Catharine Avenue (1906)
Central Police Station, Rupert Avenue (1906) – demolished
St. Jude's Church, Wellington Avenue (1906) – demolished

⁴ Building list compiled from the following sources. Photo Archives at Archives of Manitoba; Manitoba Free Press, November 14, 1903; Winnipeg Telegram September 12, 1906, p. 55; Manitoba Free Press, September 12, 1906; Construction, III (December 1909), p. 68; F.H. Schofield, The Story of Manitoba, (Winnipeg, MB: S. J. Clarke Publishing Company, 1913), pp. 601-602; D. Spector, Apartment House Architecture in Winnipeg to 1915, report for the Historical Buildings Committee, 1980, p. 52; and HBRC and author's files.

⁵ R.R. Rostecki, Crescentwood. A History (Winnipeg, MB: Crescentwood Home Owners Association, 1993), p. 113. Considered to be the first house built in the new subdivision of Crescentwood.

Hooper and Walker- (continued)

Adelaide Block, 107 Osborne Street (1906)
Black Warehouse addition, 80 Lombard Avenue (1907)
George Maxwell House, McMillan Avenue (1908)
Carnegie Library addition, 380 William Avenue (1908) – Grade II
Hon. Robert Rogers House, 197 Roslyn Road (1908) – demolished

Provincial Architect's Department-

Provincial Land Titles Building, 433 Broadway (1903-1904)
Neepawa Land Titles Office, 329 Hamilton Street, Neepawa, MB (1905)
Manitoba Agricultural College (1905-1907), 139 Tuxedo Avenue
Provincial Normal School, 442 William Avenue (1906) – Grade II
Provincial Telephone Building (Freed Building), 474 Hargrave Street (1907-1909) – List of Historical Resources
Brandon Court House, 1104 Princess Avenue, Brandon, MB (1908-1911)
Minnedosa Court House, Minnedosa, MB (1909)
St. John's Telephone Exchange, 405 Burrows Avenue (1910) – List of Historical Resources
Provincial Law Courts Building (with V.W. Horwood), 411 Broadway (1911-1916)
University of Manitoba, Administration Building (1911-1913) – List of Historical Resources
University of Manitoba, Taché Hall Men's Residence (1911-1913)

Hooper and Hooper-

McClary Building, 185 Bannatyne Avenue, addition (1909) – Grade III
St. Vital Municipal Hall, St. Mary's Road (1911) – demolished
Assiniboia Municipal Hall, 3180 Portage Avenue (1911)
Cycl Court Apartments, 195 Furby Street (1911)
Stores, 837-847½ Main Street (1911)
Winnipeg Garage Company Garage, 253 Edmonton Street (1912)
Panama Court Apartments, 785 Dorchester Avenue (1912)
Pasadena Apartments, 220 Hugo Street North (1912) – Grade III
Canada Paint Company Warehouse, Sutherland Avenue, southwest corner May Street (1912)
Carman Apartments, 423 Burrows Avenue (1913)

Hooper and Davis-

Midtown Building, 267 Edmonton Street (1912)

Garrick Hotel addition, 287 Garry Street (1913)

H. Hirsch House, Manitoba Avenue (1913)

Apartment Block, Corydon Avenue (1914)

Rivera Court, 161 Cathedral Avenue (1914)

Maple Leaf Apartments, 915 Corydon Avenue (1914)

St. George's Hall Building, 1575 Alexander Avenue (1914)

Stores, 161-169 Lilac Street (1914)

Public Press Building addition, 275 Sherbrook Street (1914)

Empress Hotel, Winnipeg Beach

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Plate 1 – McDermot Avenue looking west from Main Street, ca.1883. (Courtesy of the Archives of Manitoba.)



Plate 2 – Warehouse District, ca.1905, showing the scale of development over the previous 20 years. (Courtesy of the Archives of Manitoba.)

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Plate 3 – Princess Street, looking north from McDermot Avenue, ca. 1903. ([Archives of Manitoba, “Winnipeg-Views 133/387,” N3249.](#))

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 4 – Princess Street, looking north from Bannatyne Avenue, ca.1912. ([Archives of Manitoba, “Winnipeg- Streets- Princess- 16,” N9659.](#))

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Plate 5 – Princess Street, west side looking north from William Avenue, ca.1900. (Archives of Manitoba, “Winnipeg- Streets- Princess- 2,” N4826.)

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Plate 6 – Original Grain Exchange Building, 164 Princess Street (right) and annex, 160 Princess Street (left), ca.1900. A fourth storey was added to 164 Princess Street in 1902. (William H. Carre, *Art Work on Winnipeg, Manitoba, Canada* [Winnipeg, MB: William H. Carre Company, 1900], Part 5, p. 2.)

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Plate 7 – Original Exchange Building, 164 Princess Street, traders posing on the trading floor, ca.1893. (Archives of Manitoba, Stovel Advocate Collection, #171, N7113.)

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Plate 8 – Drawing of the new Grain Exchange Building, Princess Street, 1898. (Manitoba Free Press, May 20, 1898, p. 7.)

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Plate 9 –Exchange Building, Princess Street, ca.1903. ([Archives of Manitoba, Outsize 133/407, N3253.](#))

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 10 – Exchange Building, 160 Princess Street, front (east) façade, 2000. (M. Peterson, 2000.)

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Plate 11 – Exchange Building, 160 Princess Street, front (east) façade, 2019. (G. Cline, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 12 – Exchange Building, 160 Princess Street, wrought-iron balcony on front (east) façade, 2019. (G. Cline, 2019.)

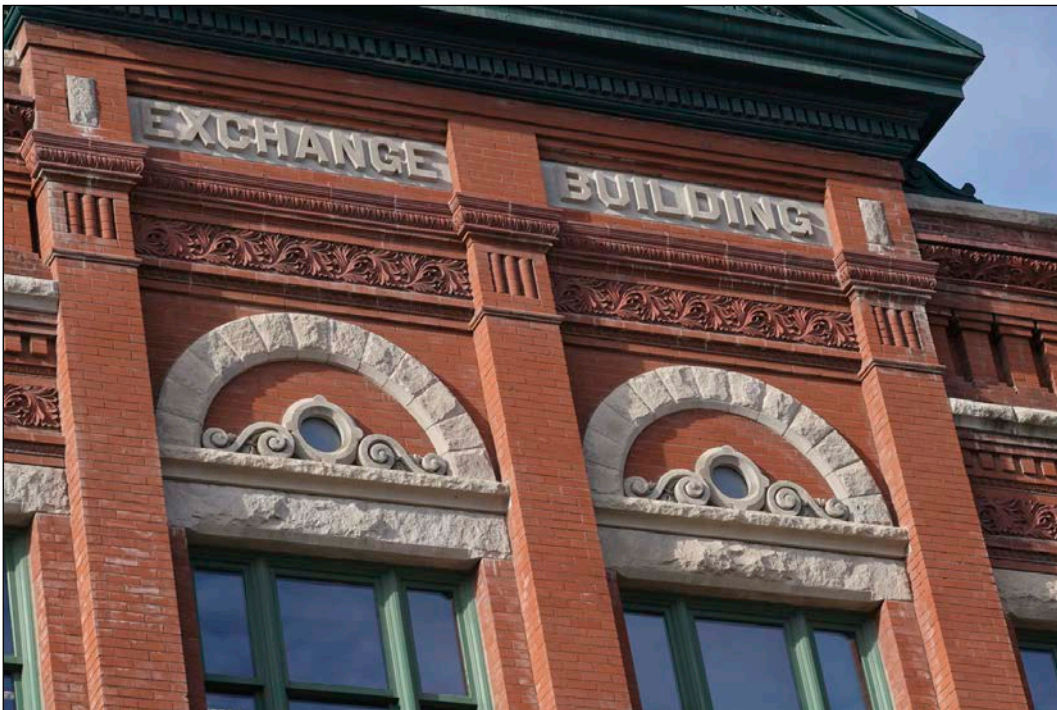


Plate 13 – Exchange Building, 160 Princess Street, fourth floor detail, front (east) façade, 2019. (G. Cline, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 14 – Exchange Building, 160 Princess Street, fourth floor detail, front (east) façade, 2019.
(G. Cline, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 15 – Exchange Building, 160 Princess Street, second floor hallway, 1998. (M. Peterson, 1998.)

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Plate 16 – Exchange Building, 160 Princess Street, third floor hallway, 1999. (Reproduced from A.F. Eshmade & Associates Ltd., Report to the City of Winnipeg regarding Drake Hotel – 146 Princess Street, The Bawlf Block – 150 Princess Street, Hochman’s Footwear Inc. – 154 Princess Street, Exchange Building – 160 Princess Street, The Neville Building, 164 Princess Street, May 1999, Image #69.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 17 – Exchange Building, 160 Princess Street, second floor hand painted vault door, 1998.
(M. Peterson, 1998.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 18– Princess Street Block, spring 2001 stabilization and demolition. (M. Peterson, 2001.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 19 – Red River College Princess Street Campus, 140 Princess Street, interior view of front (east) façade during reconstruction, 2001. (M. Peterson, 2001.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 20 – Red River College Princess Street Campus, 140 Princess Street, construction of new building, rear (west) façade, 2001. (M. Peterson, 2001.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 21 – Red River College Princess Street Campus, 140 Princess Street, construction of new building, rear (west) façade, 2001. (M. Peterson, 2001.)

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Plate 22 – Red River College Princess Street Campus, 140 Princess Street, third floor, interior partition between 160 and 164 Princess Street, 2019. An original futures blackboard was discovered during the demolition of 164 Princess Street, saved and installed. (M. Peterson, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 23 – Red River College Princess Street Campus, 140 Princess Street, rebuilt entrance foyer of 160 Princess Street with oak wainscoting, marble border and baseboards and tile floor, 2019. The tile floor was relocated from the original third floor. (M. Peterson, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 24 – Red River College Princess Street Campus, 140 Princess Street, second floor with original 160 Princess Street second floor vault doors and oak doors and trim reused, 2019. (M. Peterson, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 25 – Red River College Princess Street Campus, 140 Princess Street, original 160 Princess Street third floor oak detailed hallway rebuilt in its original location, 2019. (M. Peterson, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 26 – Red River College Princess Street Campus, 140 Princess Street, original 160 Princess Street third floor oak detailed hallway rebuilt in its original location, 2019. (M. Peterson, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 27 – Red River College Princess Street Campus, 140 Princess Street, original 160 Princess Street third floor oak detailing rebuilt in its original location, 2019. (M. Peterson, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 28 – Red River College Princess Street Campus, 140 Princess Street, original 160 Princess Street third floor oak detailing rebuilt in its original location, 2019. (M. Peterson, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 29 – Red River College Princess Street Campus, 140 Princess Street, three views of the “Heritage Room” (P3 12) from the original 160 Princess Street rebuilt in its original location on the third floor, 2019. (M. Peterson, 2019.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 30 – Red River College Princess Street Campus, 140 Princess Street, east façade, 2016.
(M. Peterson, 2016.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 31 – Red River College Princess Street Campus, 140 Princess Street, 2016. (M. Peterson, 2016.)

160 PRINCESS STREET – EXCHANGE BUILDING

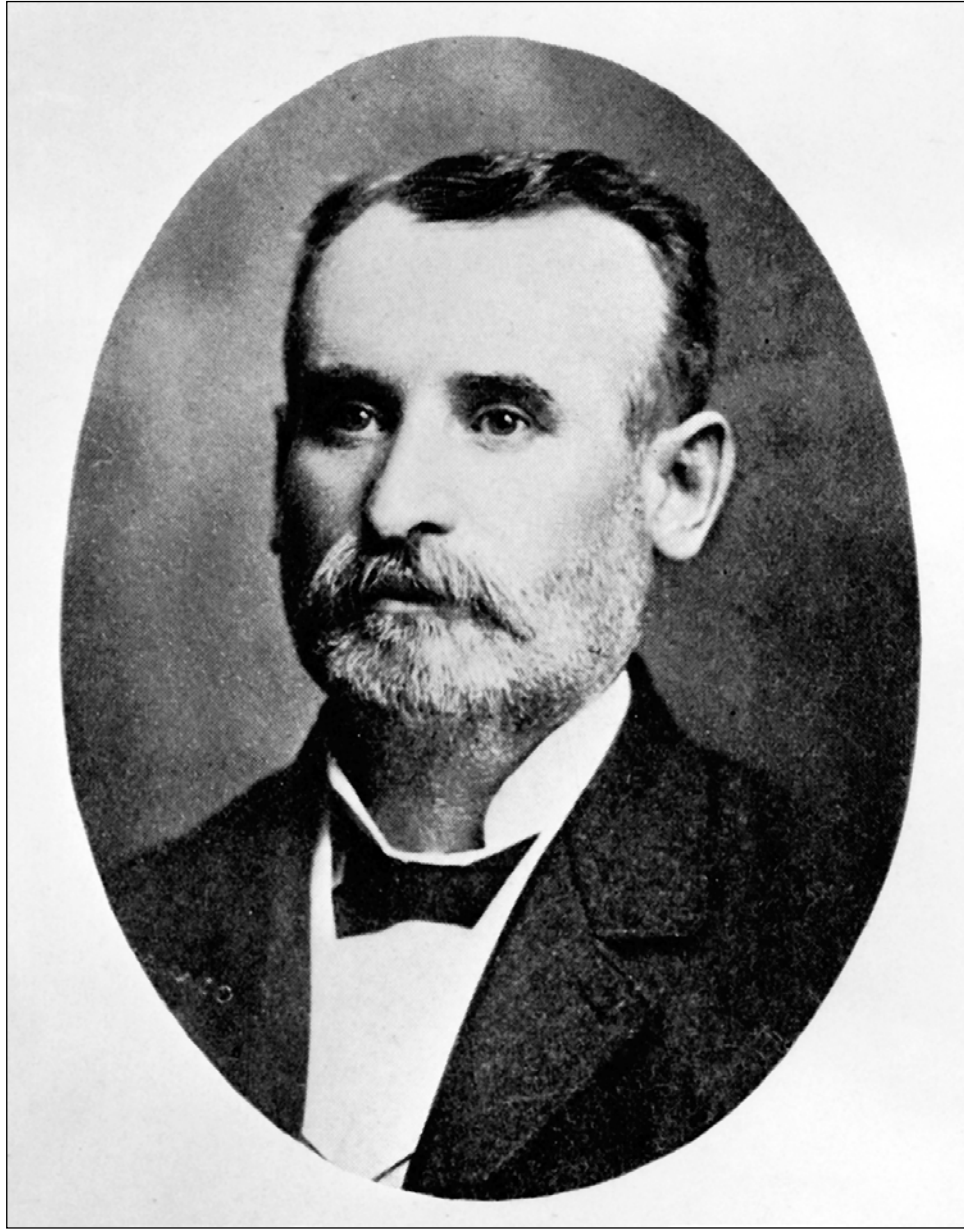


Plate 32 – Samuel Hooper, ca.1902. (Reproduced from Representative Men of Manitoba [Winnipeg, MB: The Tribune Publishing Company, 1902].)

160 PRINCESS STREET – EXCHANGE BUILDING

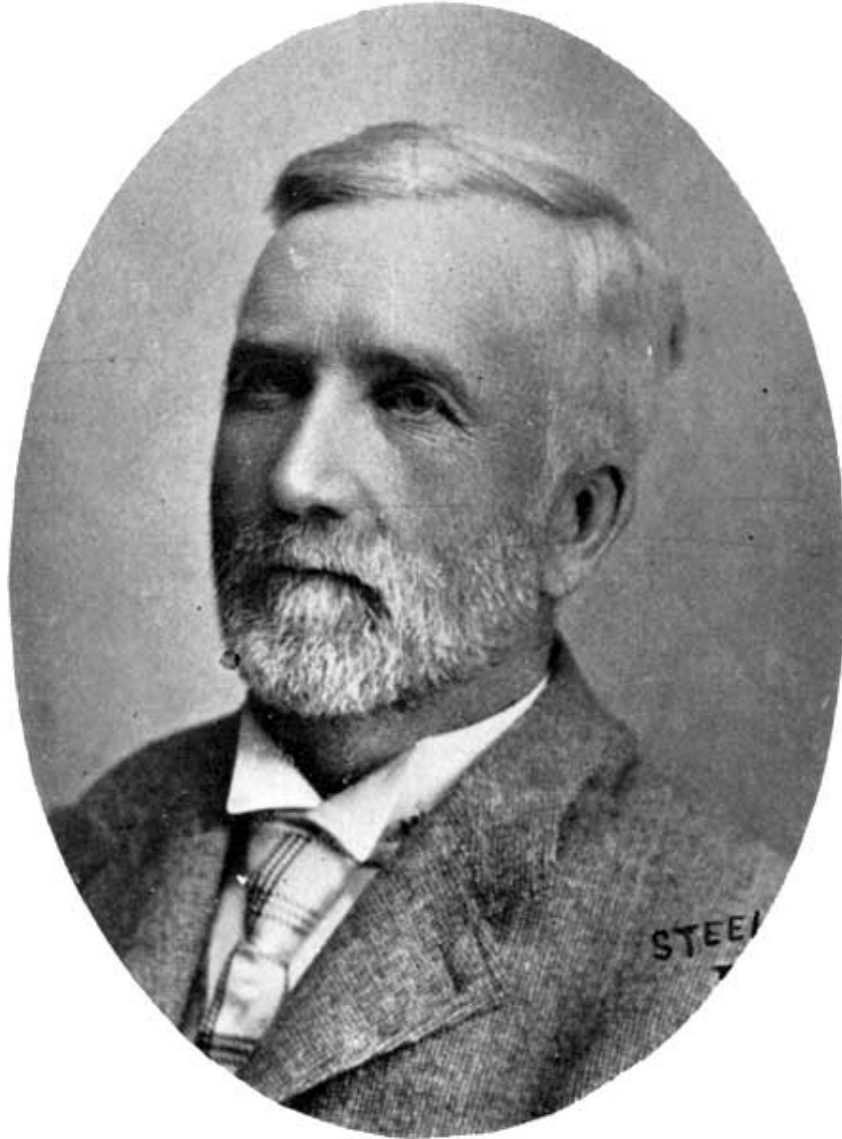


Plate 33 – Nicholas Bawlf, ca.1902. (Reproduced from Representative Men of Manitoba [Winnipeg, MB: The Tribune Publishing Company, 1902], online version, Manitoba Historical Society website.)

FOR SALE
ONTARIO OATS,
15,000 BUSHELS.
Just received, 25 carloads (15,000 bushels)
Ontario Oats. First-class quality, which will
be offered at bottom prices.
These Oats are thoroughly cleaned by
fanning mill.
Liberal prices to large purchasers.
Also 1,000 sacks of **1-X First-class Flour**
at \$2.80.
Call and See Me.
N. BAWLF,
MAIN STREET.
July 27-1881

N. BAWLF,
Produce and Grain Merchant
—DEALER IN—
FLOUR, - FEED, - GRAIN, - HIDES,
SHEEP SKINS, &c.,
350 and 352 MAIN STREET,
RADIGEE'S BLOCK,
OP. ROSSIN HOUSE.
77-1m

Plate 34 – Two 1881 newspaper advertisements for N. Bawlf’s business enterprise. (Manitoba Free Press, July 28, 1881, p. 1 [left] and Winnipeg Daily Sun, December 3, 1881, p. 1 [right].)

160 PRINCESS STREET – EXCHANGE BUILDING

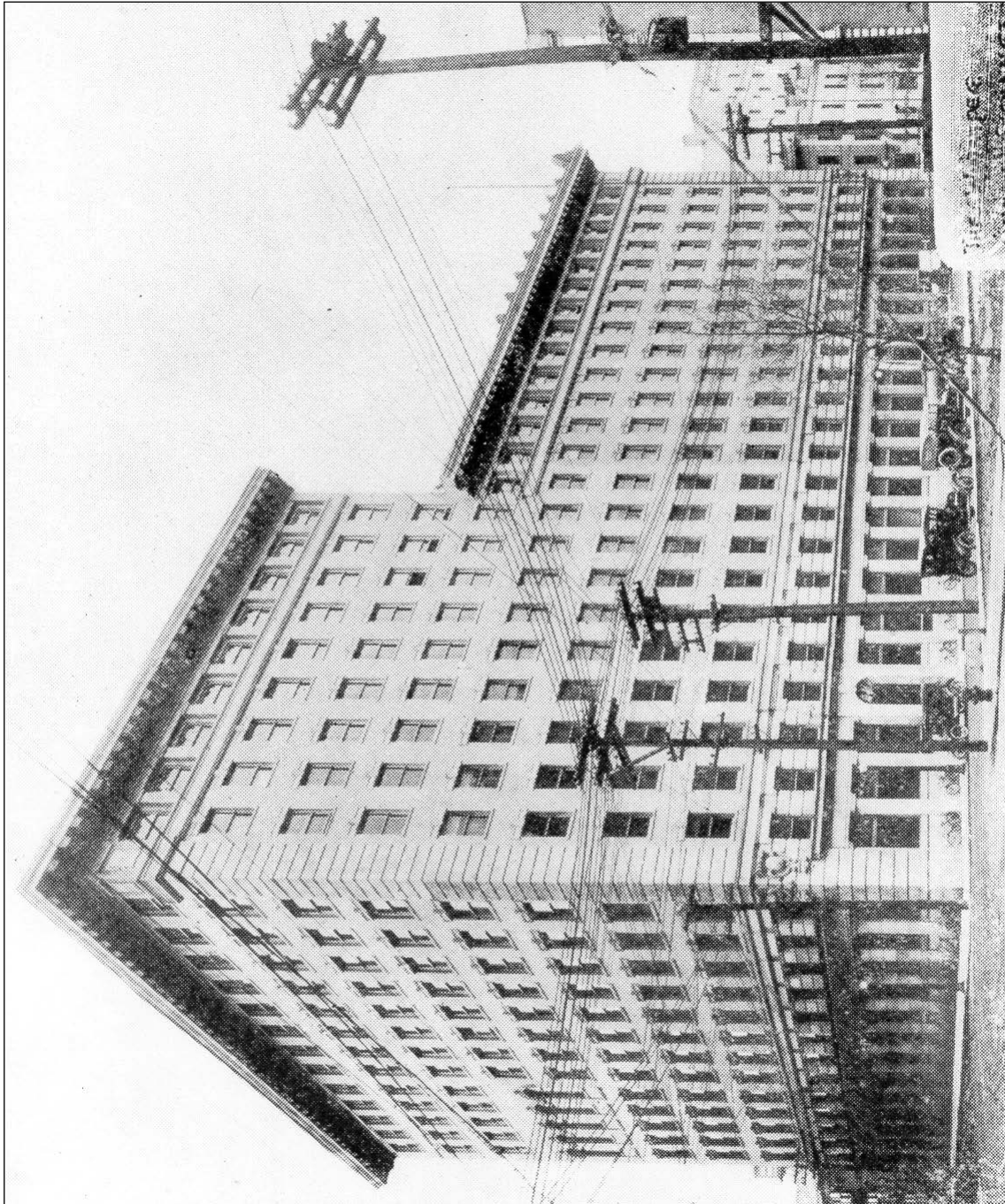


Plate 35 – Grain Exchange Building, 167 Lombard Avenue, ca.1917; constructed 1906-1908, Darling and Pearson, architects, Kelly Brothers and Mitchell, contractors; south and west façades. (Archives of Manitoba.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 36 – Grain Exchange Building, 167 Lombard Avenue, sixth floor trading room, 1921.
(Archives of Manitoba, Foote Collection #436, Negative N2036.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 37 – Nicholas and Katherine Bawlf House, 11 Kennedy Street, no date. The house was later converted in apartments and was demolished ca.1977. (Reproduced from <http://www.warrenpress.net/WinnipegThenNow/WinnipegResidences.html>.)

160 PRINCESS STREET – EXCHANGE BUILDING



Plate 38 – Red River College Princess Street Campus, 140 Princess Street, atrium looking south towards William Avenue, 2017. (M. Peterson, 2017.)