



164 PRINCESS STREET UTILITY BUILDING

City of Winnipeg
Historical Buildings & Resources Committee
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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 1892;
- (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 Charles A. Barber;
- (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 (east) and north façades, which is all that remains of the original building, have been carefully restored.

164 PRINCESS STREET – UTILITY 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

STYLE

Unlike the ornamentally complex structures to the south, the Utility Building features a much more subdued main (east) façade, with only minimal Classical elements such as arched openings, entablature, finials and pediments to embellish the light brick walls of the superstructure.

CONSTRUCTION

This block was located on the southwest corner of Princess Street and Elgin Avenue.⁵ Built as a three-storey building in 1892, it measured approximately 20.4 x 30.5 by 15.3 metres high (see

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 For a brief period of time, the City of Winnipeg renamed its downtown street and avenues using numbers. When completed, this block was located at the corner of Third Street North (Princess Street) and Fourth Avenue North (originally Jemima Street and then Elgin Avenue).

Appendix I for additional construction information).⁶ It featured solid brick exterior walls, described as salmon pink brick on the east and north façades and yellow ochre brick on the west wall.⁷ Stone and terra cotta were used for detailing.

Resting on a 66.0-centimetre stone foundation, wall thickness (in centimetres) were: 1st- 55.9; 2nd- 43.2; and 3rd & 4th- 33.0 and ceiling heights ranged from 19.1 centimetres in the basement to 33.0 centimetres on the ground floor to 25.4-26.7 centimetres on the upper three floors.⁸ Cost of construction was estimated at 30,000.⁹

In 1902, a fourth floor was added to the building at a cost of \$8,000 (Plate 8).¹⁰

DESIGN

As originally designed (Plate 6), the symmetrical front (east) façade featured a central elevated entrance to access the upper floors with commercial entrances with large display windows to the south and north. All ground floor openings featured transoms and were topped by ornamental heads. The upper two floors were similarly designed with large, arched window openings with ornamental elements in the arch except for the rectilinear openings of the centre windows. Highlighting the flat roof were two horizontal lines of low relief brick squares, circular terra cotta decorative elements, a panel with the date of construction “1892” and a modest cornice raised in the centre and at the north and south ends with semi-circular signage “GRAIN EXCHANGE” and a flag pole.

The north façade continued the design of the east façade (Plate 8). The symmetrical elevation was divided into six bays, with one entrance in the fourth bay from Princess Street and arched and rectilinear window openings on the upper floors.

⁶ City of Winnipeg, Assessment Record, Roll No. 701000-12-2. Below as AR.

⁷ City of Winnipeg report, undated.

⁸ AR.

⁹ Manitoba Free Press, October 8, 1892, p 3.

¹⁰ City of Winnipeg, Building Permit (below as BP), #560/1902.

The addition of the fourth floor caused a reworking of the original roofline, one line of brick squares was removed. The top floor features another modest cornice with finials at all corners and raised pediments flanked by inverted volutes and finials.

The rear (west) façade featured arched window openings on all floors and an open metal fire escape (Plate 9).

By the 1990s, the vacant building was boarded up (Plate 10).

The building's north façade had been structurally unsound for many years and owners had used cable ties to hold the façade in place (Plates 11 and 12).

The original east and north façades were carefully restored with many of the original architectural elements returned to the original state (Plates 13-18). The original north wall was dismantled and the bricks reused in the new north wall of the College campus building (Plate 19).

INTERIOR

According to a contemporary account, the two ground floor retail spaces were unique in that a series of cast-iron columns and trusses gave both unobstructed 9.8-metre wide space. The second and third floors were divided into 12 offices each with an interior light court covered by a large skylight.¹¹

Walk-in vaults were found at the corners of each of the upper floors and the building featured a pair of oak frame staircases and an elevator.

¹¹ Manitoba Free Press, October 8, 1892, p 3.

Over the years, changing tenancy led to much of the original layout and finishes being replaced or covered.

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 20). The new building was attached to the façade (Plates 21-23).

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. Much of the ground floor of 164 Princess Street is now restaurant and open space (Plate 24).

INTEGRITY

The building's main (east) and north façades stand on their original site and after restoration work are in excellent structural condition (Plate 25). It is, however, only the façades, a modern educational facility has been built behind these façades.

STREETSCAPE

The Utility Building is an integral 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 26).

ARCHITECT/CONTRACTORS

This block was designed by Charles A. Barber (Plate 27), one of the City's most prolific architects of the early 1880s (see Appendix II for biographical/professional information).

The contractor of the Utility Building was the firm Kelly Brothers. Founder Thomas Kelly (Plate 28) was born in Ireland in 1855, went to the United States at the age of nine and got his early education in New York State. He came to Winnipeg in 1878, taking a job as a foreman for a local contractor. He joined with his brother Michael to form Kelly Brothers in 1880, becoming pioneers in the brick-manufacturing sector from their St. Boniface factory. The firm changed to Kelly Brothers and Company in 1884 when another brother, Martin, joined.¹² This enterprise became the Manitoba Construction Company from 1903 to 1905 when it was dissolved and Kelly Brothers and Mitchell was organized in its stead.

In 1908, Thomas Kelly joined with sons Robert Emmett and Charles B. to create Thomas Kelly and Sons. A third son, Lawrence C., joined in 1912. Thomas Kelly, as one of the most prominent contractors in Western Canada, was involved in a significant number of projects from Winnipeg to Vancouver, B.C. Local contracts included the Clarendon Hotel,¹³ Portage Avenue (1883), the original Grain Exchange Building, 164 Princess Street (1892), Isbister School, 310 Vaughan Street (1898), the St. Andrews Locks (1900-1905) and the Provincial Normal School, 442 William Avenue (1905). The firm was also credited with laying down Winnipeg's first asphalt surface (on McDermot Avenue).

Of course, the Kelly family's largest and most prestigious contract came in 1912 for the construction of the new Legislative Building. As work progressed, rumours of questionable activities surfaced and when it was reported that the builder had received over \$800,000 in over-payments, a royal commission was struck. Thomas Kelly fled to the United States to avoid prosecution. He was arrested in Chicago on October 1, 1915 and extradited for "perjury,

¹² Biographical information on Thomas Kelly and his brothers compiled from F.H. Schofield, The Story of Manitoba (Winnipeg, MB: S.J. Clarke Publishing, 1913), Vol. III, pp. 135-136; G. Bryce, The History of Manitoba (Toronto, ON: The Canada History Company, 1906), p. 407; Manitoba Free Press, January 30, 1923, p. 2; Winnipeg Tribune, January 30, 1923, p. 1; Manitoba Free Press, August 3, 1925, p. 1; Winnipeg Tribune, August 3, 1925, p. 1; Winnipeg Free Press, March 21, 1939, p. 1; and Winnipeg Tribune, March 21, 1939, p. 3.

¹³ F.H. Schofield, op. cit., Vol. III, p. 135. It was said that Kelly discovered an excellent deposit of clay when excavating the foundation for the hotel. He set up a temporary kiln and produced brick for the superstructure on site.

obtaining money by false pretences, larceny or embezzlement and the obtaining of money, knowing the same to have been embezzled, stolen or fraudulently obtained.”¹⁴

After a series of inquiries and court cases, a criminal trial found Thomas Kelly guilty and sentenced him to a 2½-year term in Stony Mountain Penitentiary. After his sentence, Kelly moved to the United States, settling in California. He died on March 13, 1939.¹⁵

According to contemporary newspaper accounts, subcontracts were given to John Girvin for the carpentry work and James A. Payne for the painting and glazing.¹⁶

Samuel Hooper (1851-1919), designed the fourth floor, which was built in 1902 by day labour.¹⁷

PERSON/INSTITUTION

Nicholas Bawlf (Plate 29) 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)¹⁸ 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 30).¹⁹ 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,

¹⁴ “Application re: Extradition of Thomas Kelly,” JX RBC, Manitoba Legislative Library, quoted in N. Einarson, “88 Adelaide Avenue,” report for the Manitoba Department of Culture, Heritage and Citizenship, Historic Resources Branch (January 1979), p. 5.

¹⁵ Manitoba Free Press, January 30, 1923, p. 2; Winnipeg Tribune, January 30, 1923, p. 1; Manitoba Free Press, August 3, 1925, p. 1; and Winnipeg Tribune, August 3, 1925, p. 1. Michael Kelly died on January 29, 1923 and Martin Kelly died on August 2, 1925.

¹⁶ Manitoba Free Press, October 8, 1892, p 3.

¹⁷ BP #560/1902.

¹⁸ “Bawlf, Nicholas,” Memorable Manitoban, Manitoba Historical Society, http://www.mhs.mb.ca/docs/people/bawlf_n.shtml, 2019.

¹⁹ A. Levine, op. cit.

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.”²⁰

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. It and the 1898 annex would serve Winnipeg’s Grain Exchange into the 20th century, when the mammoth building at 167 Lombard was completed in 1908 (Plates 31 and 32). The Princess Street 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.²¹ 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.

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 1892.²² His firm and four others merged to form the Northern Elevator Company Limited in 1883 and by 1900 were operating 92 elevators, over 20% of all the country elevators on the prairies, with Bawlf as its president.²³

²⁰ 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.

²¹ Morton, op. cit., p. 297.

²² A. Levine, op. cit.

²³ Loc. cit.

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.”²⁴ 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 33), also designed by Samuel Hooper.²⁵ 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 1890.²⁶

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 to the City of Winnipeg.²⁷ Early retail tenants of 164 Princess Street included: C.B. and F.T. Frost, implement dealers; T.T.W. Bready, grain buyer and Tudhope Anderson Company, agricultural implements dealers.²⁸

Most of the buildings along Princess Street saw major vacancy and deterioration in the 1960s and 1970s and Utility Building had been vacated by the 1980s.

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

²⁴ Loc. cit.

²⁵ L. Gibbons, “Bawlf House,” in Manitoba Pageant, Vol. 23, No. 1, Autumn 1977.

²⁶ A. Levine, op. cit.

²⁷ City of Winnipeg Assessment Roll, Roll No. 701000-12-2.

²⁸ Henderson’s Directory, 1893-1920.

a large warehouse on William Avenue, connected to the Princess Street property by an enclosed atrium (Plate 34).

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 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: 164 Princess Street

Building Name: Utility Building (Grain Exchange Building)

Original Use: retail/offices

Current Use: education

Roll No. (Old): 701000 (---)

R.S.N.: 155555

Municipality: 12

Ward: 2

Property or Occupancy Code: --

Legal Description: 8^W St. John, Plan 2627, Lot 18, Lot 19 except southerly 1.2 feet

Location: southwest corner Elgin Avenue

Date of Construction: 1892

Storeys: 4 + basement

Construction Type: Brick - ordinary

HERITAGE STATUS: Grade II (June 18, 1979)

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

- 560/1902 \$8,000 (fourth storey); 4014/1945 \$500 (alterations); 5388/1946 [CS] \$3,000 (beams & posts added); 7374/1951 \$1,000 (repairs); 1360/1953 \$1,000 (alterations); 3619/1956 \$100 (front coping removed); 4084/1957 [CS] \$5,000 (alterations to 4th floor); 7448/1977 [CS] (partitions removed)

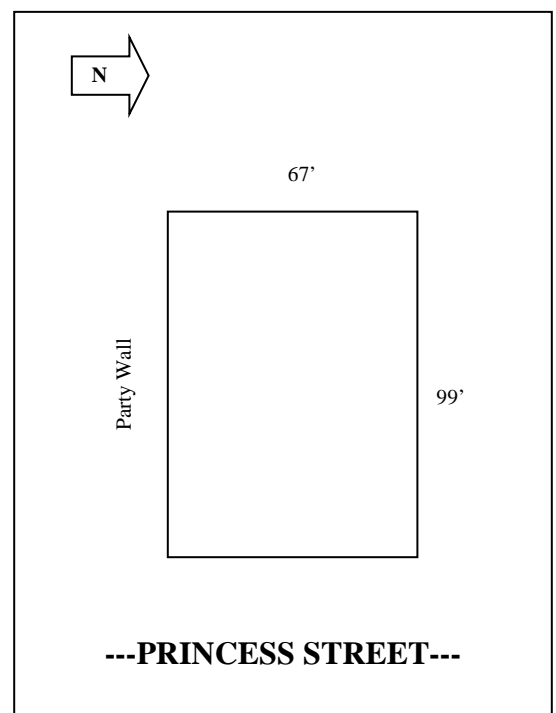
SEE NEXT PAGE FOR RED RIVER CAMPUS PERMITS

Information:

- $67\frac{1}{2} \times 99 \times 58 = 387,585$ cu. ft.
- Common brick building front & north. Stone base 12" high
- Front – 1st & 2nd floors, storefronts, metal cornice over front & north.
- Wall Thickness – 1st – 22", 2nd – 17", 3rd & 4th – 13". Basement 26" stone. South wall, party wall with Exchange Bldg. II
- 1951 – Building sprinklered. Floors badly worn, building only "fair" throughout.
- Permit 7374/1951 – Front and side window transoms closed in.
- 1961 – Ground floor offices modernized. Acoustic tile ceilings, passenger elevator overhauled.
- 1971 – building occupied but poorly laid out.

ARCHITECT: CHARLES A. BARBER

CONTRACTOR: KELLY BROTHERS



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		\$100,000	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

Barber and Barber

Charles Arnold Barber (1848-1915) and his brother, Earl William Barber (1855-1915) formed one of Winnipeg's most influential architectural firms in the 1870s and during the period 1876–1898, Barber's firm had produced 106 designs in Manitoba, 85 of which were built.¹

Charles Barber was born in Irish Creek, Upper Canada (now Ontario) and opened an Ottawa office in 1870 after a five-year apprenticeship with firms in Rome, New York in the late 1860s. Barber arrived in Winnipeg in 1876 and his first known commissions in the city were the Central (Plate 35) and North Ward schools, Italianate in design. He also supplied designs for several other schools for the Winnipeg Protestant Board of School Trustees including South Ward (Carlton Street – Plate 36) School, Ward 5 (Pinkham) School and Mulvey School but in 1884 the School Board accused Barber of colluding with his brother Isaac, a builder. Barber sued and the charges were withdrawn.

Another important connection for Barber was the Church of England in Manitoba, for which Barber designed a number of fine structures including St. John's College Ladies' School (1877), the parish school at St. James (1881) and St. John's College and deanery (1883). For the Presbyterians, Barber designed Manitoba College (1881-1882) and Knox Presbyterian Church (1883-1884). The Emerson Town Hall (1881), Winnipeg Police Court, 223 James Avenue (1883 – Plate 37) and the Leland Hotel, 218-222 William Avenue (1883-1884 – Plate 38) were other major works.

In February 1881, Barber formed a partnership with James R. Bowes as Barber and Bowes, which lasted until March of the following year when Bowes was replaced by Barber's younger brother Earl W. Barber.² By 1883, the new firm had six draftsmen and were the largest in the City. But there were several instances, beyond Mulvey School, where the firm was accused of underhanded dealings, earning it an "unsavory reputation."³

¹ R.R. Rostecki, "Barber, Charles Arnold," in *Dictionary of Canadian Biography*, Vol. XIV (1911-1920), online version, 1998-2020, University of Toronto/Université Laval.

² R.G. Hill, *Biographical Dictionary of Architects in Canada, 1800-1950*, online version, 2009-2019. There was also a short-lived partnership known as Barber, Kirkpatrick and Barber in 1882.

³ R.R. Rostecki, op. cit.

Undoubtedly Barber and Barber's most iconic work was Winnipeg's "Gingerbread" City Hall, completed on Main Street, 1883-1886 (Plates 39 and 40). Its level of ornamentation and scale made one of Winnipeg's most recognizable structures until its demolition in the early 1960s to make way for the present City Hall/Administration Building complex. But once again, rumours of collusion surfaced with contractor Robert Dewar which developed into a civic scandal during the fall of 1884. While the Barbers were later exonerated of all charges, they were dismissed from the project.

The firm had no commissions in 1885 and 1886 and in 1887 Charles Barber was arrested on charges of voter bribery in the 1887 federal election. In 1888, Barber left the City and he and his brothers Earl and Ernest transferred their architectural practice to Duluth, Minnesota, with branch offices in Wisconsin and Michigan. In 1892, Barber and Barber re-opened a Winnipeg office and over the next six years, designed a number of fine buildings, including the Bawlf Grain Exchange, 164 Princess Street (1892) and the McIntyre Block, 416 Main Street (1898).

After 1897, Charles Barber increasingly turned to inventing devices as his main source of income, moving to Montreal in 1901 with his wife Sarah to sell his fireproof door and safe. He and his wife were arrested and charged with extortion with violence in 1903 where testimony suggested a long-time pattern of extortion in various Canadian and American cities. He was sentenced to seven years in jail, his wife three and after serving their sentences reunited and lived with their son in Calgary, AB and then Vancouver, B.C.

A list of their major works would include:⁴

C.A. Barber

- St. John's College Ladies' School, Aberdeen Street, 1877 (demolished)
- Central School, Ellen Street at Maria Street, 1877 (burned 1930)
- North Ward School, 1887 (demolished)
- Queen's Hotel, Portage Avenue at Notre Dame Street, 1879-1880 (demolished)
- South Ward (Carlton Street School), Graham Avenue, 1880 (demolished)

Barber and Bowes

- Gerrie Block, Princess Street, 1881 (demolished)
- Emerson Town Hall, Emerson, MB, 1881 (burned 1917)
- Arnett's Terrace, Hargrave Street at Graham Avenue, 1881 (demolished)

Barber and Barber

- Manitoba College, 435 Ellice Avenue, 1881-1882 (demolished)
- Benson Block, 146 Princess Street, 1882
- Bawlf Block, 150 Princess Street, 1882
- Merchants Bank, Eleventh Street at Rosser Avenue, Brandon, MB, 1882 (demolished)
- Bathgate Block, 242 Princess Street, 1882
- Bird Estate Block, 431-439 Main Street, 1882 (Barber, Kirkpatrick and Barber) and addition 1887 (demolished)
- Mulvey's Brewery, Mulvey Avenue, 1882 (Barber, Kirkpatrick and Barber – demolished)
- City Police Court, 223 James Avenue, 1883 (demolished)
- St. John's College, Main Street at Church Avenue, 1883 (demolished)
- Knox Presbyterian Church, 305 Ellice Avenue, 1883-1884 (demolished)
- Morris Town Hall, Morris, MB, 1883 (demolished)
- Leland House (Hotel), 218-222 William Avenue, 1883-1884 and addition 1892 (demolished)
- Winnipeg City Hall, 510 Main Street, 1883-1886 (demolished)
- Grain Exchange Building I (Utility Building), 164 Princess Street, 1892
- McIntyre Block, 416 Main Street, 1898 (demolished)
- Gladstone School, Gladstone, MB, 1898 (demolished)

⁴ Ibid.; and R.G. Hill, op. cit.

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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.](#))

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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, the three storey Utility Building is seen at the far end of the block (arrow). ([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 – The Grain Exchange Building, 164 Princess Street, ca.1902 shortly after the construction of the fourth floor. (City of Winnipeg.)

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Plate 9 – Back lane, west of Princess Street looking south from Elgin Avenue, Utility Building, 164 Princess Street in foreground, 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 (below as Eschmade, 1999), Image #12.)

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Plate 10 – Utility Building, 164 Princess Street, east end of the north façade, 1999. (Eschmade, 1999, Image #77.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 11 – Utility Building, 164 Princess Street, north wall settlement and slab heave, 1999.
(Eschmade, 1999, Image #75.)

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Plate 12 – Utility Building, 164 Princess Street, cable tie to support north wall, 1999.
(Eschmade, 1999, Image #73.)

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Plate 13 – Utility Building, 164 Princess Street, front (east) and north façades, 2019. (M. Peterson, 2019.)

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Plate 14 – Utility Building, 164 Princess Street, front (east) façade, 2019. (G. Cline, 2019.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 15 – Utility Building, 164 Princess Street, detail of rebuilt front (east) façade pediment with Red River College logo, 2019. (G. Cline, 2019.)

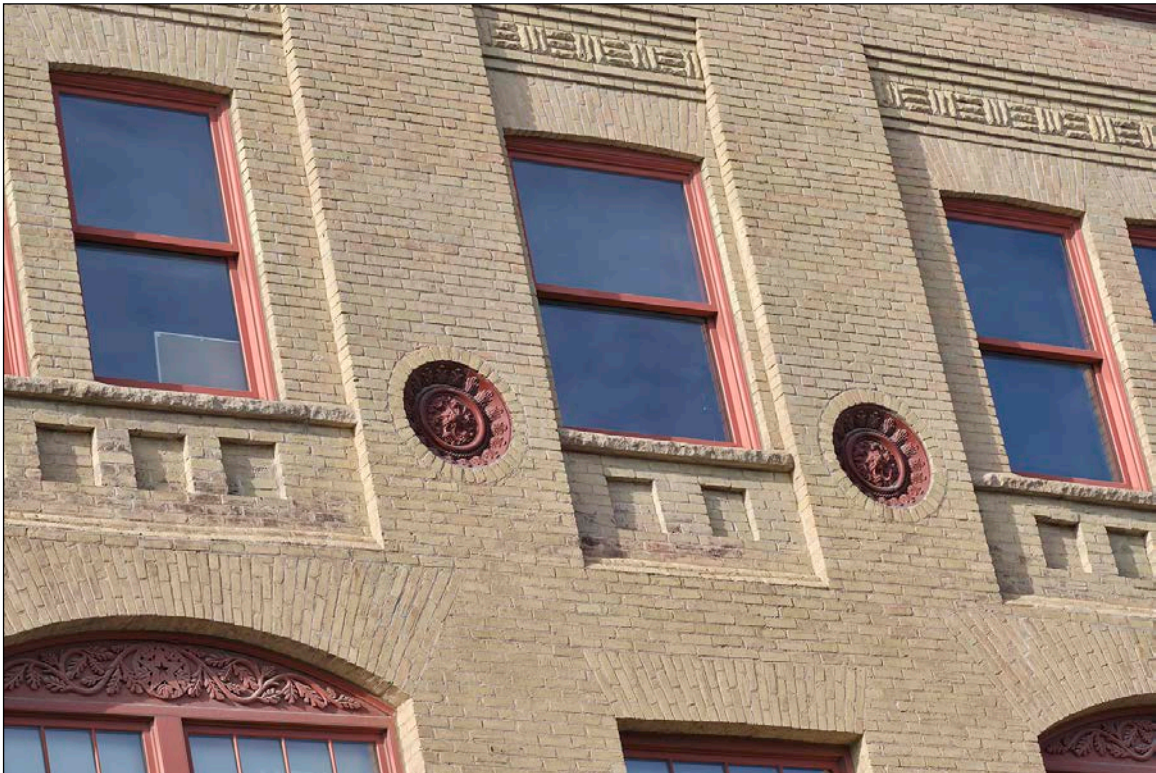


Plate 16 – Utility Building, 164 Princess Street, detail of front (east) façade, 2019. (G. Cline, 2019.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 17 – Utility Building, 164 Princess Street, detail of front (east) façade, 2019. (G. Cline, 2019.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 18 – Utility Building, 164 Princess Street, front (east) façade entrance, 2019. (M. Peterson, 2019.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 19 – Utility Building, 164 Princess Street, north façade and partial west façade, 2003. (M. Peterson, 2003.)

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Plate 20– Princess Street Block, spring 2001 stabilization and demolition. (M. Peterson, 2001.)

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Plate 21 – Red River College Princess Street Campus, 140 Princess Street, interior view of front (east) façade during reconstruction, 2001. (M. Peterson, 2001.)

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Plate 22 – Red River College Princess Street Campus, 140 Princess Street, construction of new building, rear (west) façade, 2001. (M. Peterson, 2001.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 23 – 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 24 – Red River College Princess Street Campus, 140 Princess Street, main floor, 162-164 Princess Street, 2019. (M. Peterson, 2019.)

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Plate 25 – Red River College Princess Street Campus, 140 Princess Street, east façade, 2016.
(M. Peterson, 2016.)

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Plate 26 – Red River College Princess Street Campus, 140 Princess Street, 2016. (M. Peterson, 2016.)

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Plate 27 – Charles Arnold Barber, ca.1884. (City of Winnipeg Archives, Reference Code i00078.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 28 – Thomas Kelly, ca.1902. (Reproduced from Representative Men of Manitoba [Winnipeg, MB: Tribune Publishing Company, 1902], online version, Manitoba Historical Society, 2008.)

164 PRINCESS STREET – UTILITY 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 30 – 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].)

164 PRINCESS STREET – UTILITY BUILDING

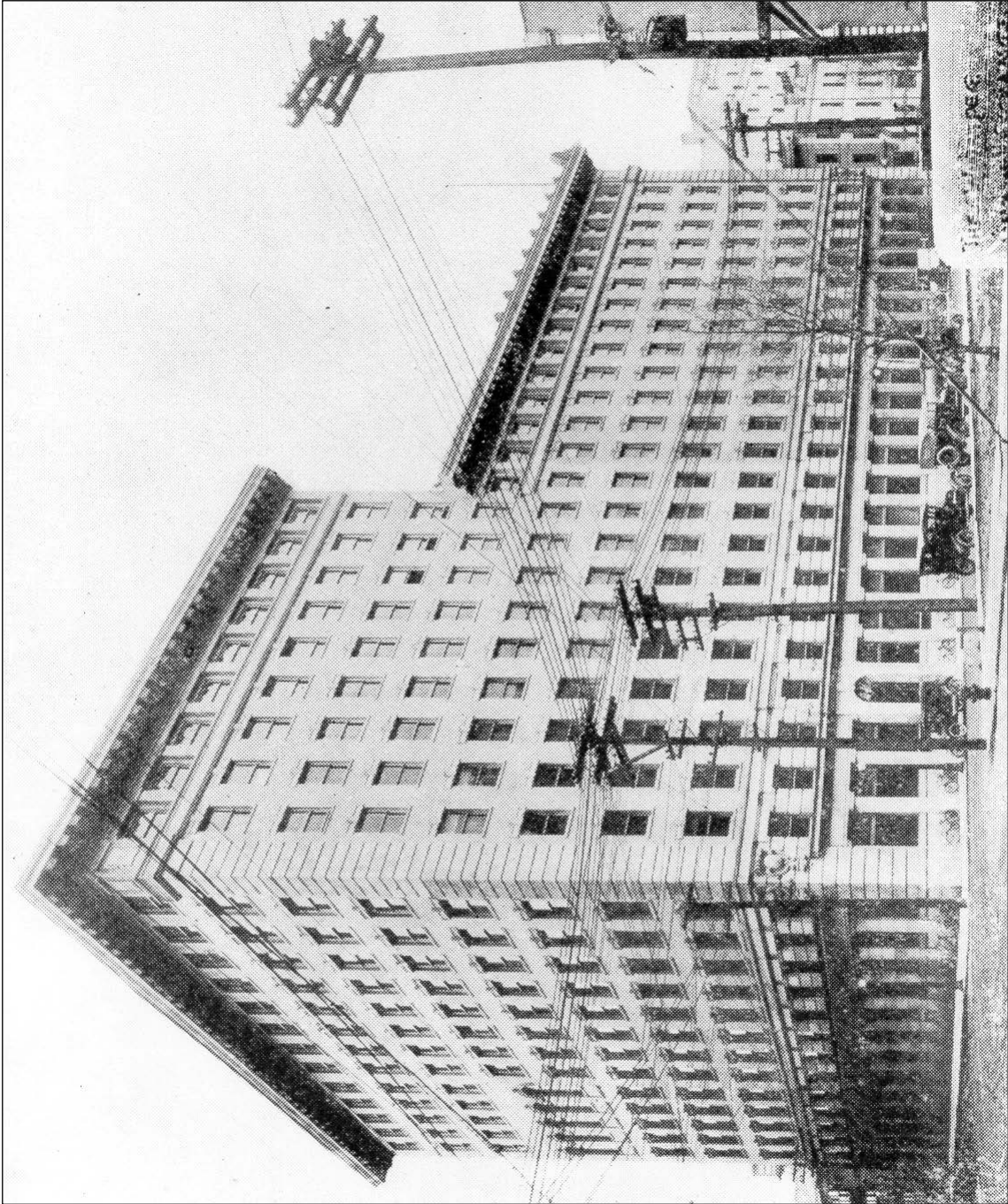


Plate 31 – Grain Exchange Building, 167 Lombard Avenue, ca.1917; constructed 1906-1908, Darling and Pearson, architects, Kelly Brothers and Mitchell, contractors; south and west façades. (Archives of Manitoba.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 32 – Grain Exchange Building, 167 Lombard Avenue, sixth floor trading room, 1921.
(Archives of Manitoba, Foote Collection #436, Negative N2036.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 33 – 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>.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 34 – Red River College Princess Street Campus, 140 Princess Street, atrium looking south towards William Avenue, 2017. (M. Peterson, 2017.)

164 PRINCESS STREET – UTILITY BUILDING

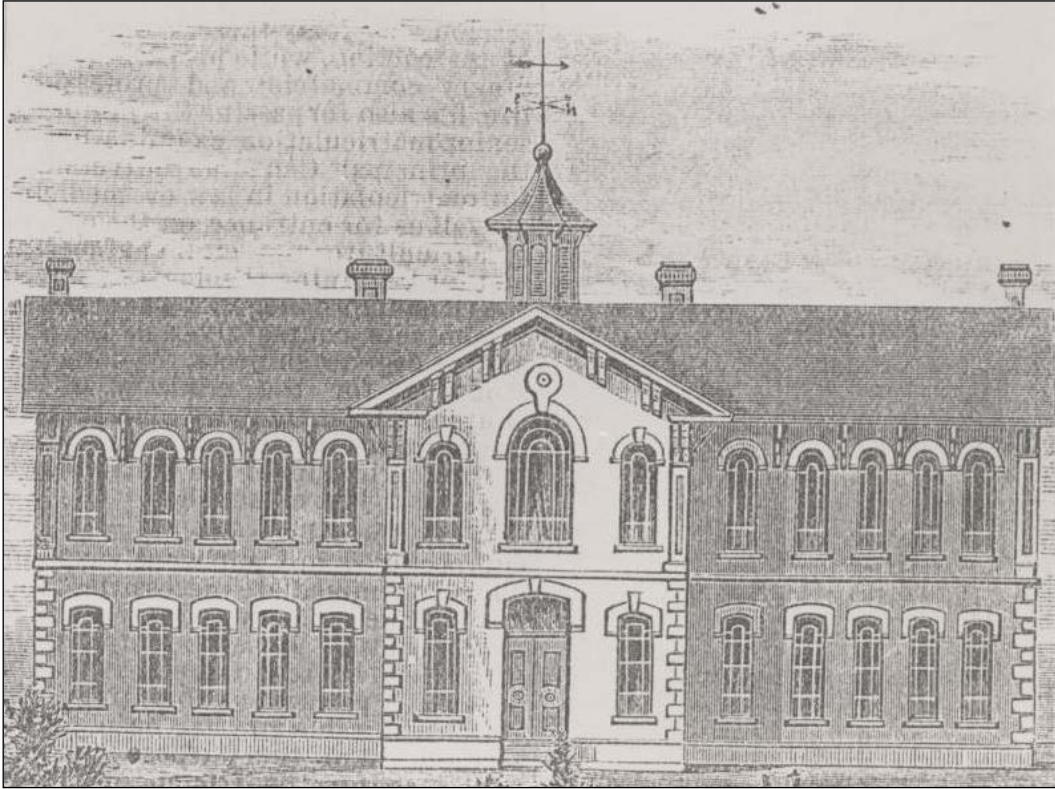


Plate 35 – Drawing of Central School, Ellen Street, ca.1877, designed by C.A. Barber. (Western Canada Pictorial Index, 604-18911.)



Plate 36 – Carlton School, Graham Avenue, ca.1915. (Archives of Manitoba, "Carlton School-ca1915," N12613)

164 PRINCESS STREET – UTILITY BUILDING



Plate 37 – Police Court, James Avenue, shortly after construction, 1886. The squad and officers are standing on a wooden sidewalk beside an unpaved street. (Archives of Manitoba.)

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Plate 38 - Leland House, 218-22 William Avenue, 1883-1884, Barber and Barber, architects.
This ca.1888 view represents the hotel in its original configuration - a three-storey structure without porches. (Archives of Manitoba, Thomas Burns Collection #423.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 39 - City Hall, Main Street and the Wright Block (arrow) and neighbouring Leland House, William Avenue, ca.1899. All three structures were designed by Barber and Barber. (Archives of Manitoba, Thomas Burns Collection #383.)

164 PRINCESS STREET – UTILITY BUILDING



Plate 40 – Winnipeg’s famous “Gingerbread” City Hall, 510 Main Street, ca.1902. (Archives of Manitoba, “Winnipeg- Buildings- Municipal- City Hall 1886- 7,” N9088.)