146 PRINCESS STREET
BENSON BLOCK (DRAKE HOTEL)

City of Winnipeg
Historical Buildings & Resources Committee
Researcher: M. Peterson
June 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 oldest commercial blocks in downtown Winnipeg, built in 1882;

(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 architectural firm, brothers C.A Barber and E.W. Barber;

(d) It features a wealth of brick 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.
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.

One of these was financed by a local liveryman – the Benson Block was completed at 146 Princess Street (Plate 5).

**STYLE**

The Benson Block is an excellent and early example of the Italianate Style used on a commercial structure. The style is loosely based on the Renaissance villas of Italy and rose in popularity first in Britain and then in North America starting in the 1840s. This popularity remained into the late 1800s and was brought to Manitoba by Ontarians.² It was primarily a residential style, featuring square, off-centre towers, asymmetrical plans and elevations, prominent brackets under the eaves, verandahs, stucco, deep eaves highlighting flat or low pitched roofs.

On commercial buildings, the style was often expressed in the Renaissance tripartite composition of well-defined base, main and attic storeys. Decorative features include segmental arches over windows, vermiculated masonry, prominent keystones, deep cornices with prominent brackets, and round-headed windows grouped into pairs and triplets.

Besides the neighbouring buildings on Princess Street, the Telegram Building (Whitla Building I), 70 Albert Street (built 1882-1884) is perhaps the Exchange Districts best example (Plate 6).

**CONSTRUCTION**

The three-storey building was constructed in 1882, a solid brick structure resting on a stone foundation. It measures 9.2 metres wide by 30.2 metres deep by 13.4 metres tall (see Appendix I for construction information). Ceiling heights, according to City of Winnipeg records, were 2.1 metres in the basement, 4.3 metres on the main floor and 3.4 metres on the upper two floors.³

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³ **City of Winnipeg Assessment Record**, Roll No. 701060-12-2. Below as AR.
Structural issues have plagued the building from early in its history. By the 1940s, the building was assessed by the City as being in “very poor condition” and in 1944 the area under the sidewalk was filled in and concreted. Uneven settlement was a constant problem. Concrete buttresses were fixed to the south wall in 1968 (Plate 7) and in 1979, the roof was propped up by 3rd floor timber posts and the sagging south wall was connecting to the north wall by steel cable.

DESIGN

A ca. 1885 image shows the original design of the building (Plate 8). The original building shared walls with both of its neighbour, its front (east) façade a wealth of ornamental detailing. Divided into three bays, the central held the entrance as well as metal pediments on the first and third floor as well as the cornice. The original entrance was raised two steps from the sidewalk and recessed slightly. Large main floor windows were paired and set under round-headed transom windows. These arches were repeated on the second floor window openings. The third floor window openings were ornate- paired windows in Venetian-style arches. Metalwork was used extensively to ornament the exterior, as was a variety of brickwork including corbelling and layering – mimicking the building next door, the Bawlf Block, 150 Princess Street, also built in 1882 and designed by the same firm. Other ornamental detail includes geometric motifs, mouldings, flutes, modillions, sunbursts and floral designs. The words “HOLT BLOCK” and the date “1882” are embossed in the window head beneath the third-floor pediment. The flat roof is embellished with a metal entablature with oversized brackets.

In 1946, the building’s main floor was severely altered- vitrolite and glass block replaced original materials on the redesigned ground floor (Plate 9).

Much of the original ornamentation was carefully restored in the early 2000s (Plates 10-13).

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4. Ibid.
INTERIOR
The original interior space would have been divided into showroom, office, stock and storage space to supply the needs of the businesses that occupied the building in the 1880s. Changes occurred due to the building’s conversion into a hotel by the mid-1890s as well as fire and structural repairs. By the 1980s, the building was vacant and the interior showed signs of deterioration and neglect (Plates 14-17).

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 (Plates 22-24).

INTEGRITY
The building’s main (east) façade stands on its original site and after restoration work is in excellent structural condition (Plate 25). It is, however, only the façade, a modern educational facility has been built behind this façade.

STREETSCAPE
The Benson Block has, since its construction, been an integral part of an 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 brothers Charles A. and Earl W. Barber (Plate 27), known professionally as Barber and Barber and one of the City’s most prolific architectural offices in the early 1880s (see Appendix II for biographical/professional information).

Contractor for the building were local practitioners Saul Brothers – John (1840-1929) and David (ca.1844-?). Born in Ireland in 1840, John Saul came to Canada in the 1870s and settled in New Edinburgh (Russell Municipality) southeast of Ottawa, working as a contractor/mason. He moved to Winnipeg in 1880 and took up the profession with his brother David. According to the local papers, David Saul was brought before a judge on various charges over the next several years, charges that included driving at excessive speeds, blocking sidewalks and roads with building material and breach of the health by-law. The pair was responsible for the construction of several well-known early Winnipeg buildings: Benson Block (Drake Hotel), 146 Princess Street (1882); Bawlf Block, 150 Princess Street (1882); Harris Block (Hochman Building), 154 Princess Street (1882); and Bate Building, 221 McDermot Avenue (1883). At some point in the 1880s, David returned to the Ottawa region, where he was listed as living and working in 1891 while his brother continued his busy contracting business until World War I.

Another contractor named Armit is also named as a builder of this block but no professional or biographical information has been found to date.

PERSON/INSTITUTION

Joseph Moore “Joe” Benson was born in Peterborough, Canada West (now Ontario) on December 13, 1855; the youngest of 11 children. His father, John Robinson Benson (1805-1887), was a missionary to the Haudenosaunee nation. In 1868, John and Joseph moved to Fort Garry (now Winnipeg) to join the Hudson’s Bay Company.

David Saul is mentioned for the first time in the Manitoba Free Press on July 7, 1879, p. 1, for not putting up a fence around the Merchants Bank he was building.


Canada Census, online editions, 1842, 1851 and 1861.
1875), was born in Ireland, coming to Canada in 1816 with his large, extended family, settling in the Peterborough area of Upper Canada by the 1820s (Plate 28). He married Catharine E. Lee in 1832 and operated a retail store and several saw and flour mills in the area. In 1870, he commanded the boats and voyageurs of Colonel Garnet J. Wolseley’s Red River Expeditionary Force via the Great Lakes to Fort Garry during the Riel Rebellion. Another son, Edward (1843-1904) came to Winnipeg in 1874 and set up a private doctor’s practice. He was one of the founders of the Winnipeg General Hospital and Winnipeg’s Coroner and jail surgeon for many years.

Joe Benson arrived in Winnipeg in 1876 and was soon involved in the horse trade. It appears he operated a livery stable on this Princess Street site starting ca.1878 until he built the Benson Block in 1882. Benson would continue to operate several stables across the city and was a well-known racer and hackman (Plate 29), contracting for the baggage and transfer work for the new Princess Opera House in 1883. In 1886, Benson married Ida J. Huston and the couple had five children. In his later years, Benson owned a livery stable at 132 Aikins Street near Selkirk Avenue, and lived next door at 122 Aikins Street (Plate 30). He died at his residence in February 1912.

In the midst of the early 1880s CPR real estate boom, and following the lead of many other established businessmen and many recent arrivals, Joe Benson built a modern building hoping to take advantage of Winnipeg’s meteoric economic expansion. In fact, the neighbouring building

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13 Ibid; and “Benson, James Lee,” Memorable Manitobans, Manitoba Historical Society website, http://www.mhs.mb.ca/docs/people/benson_jl.shtml, 2017. Benson’s son, James Lee Benson (1849-1926) was a Lieutenant in the Wolseley Expedition and later a well-known Winnipeg dentist, the Manitoba Dental Association’s first elected President.
15 Winnipeg Telegram, Feb. 19, 1912.
18 Manitoba Free Press, September 10, 1906, p 1 and February 17, 1912, p. 7; and Canada Census, 1901.
19 Manitoba Free Press, February 17, 1912, p. 7.
to the south, the Henderson Block, 138-144 Princess Street\textsuperscript{20} and the two to the north, the Bawlf Block at 150 Princess Street and the Harris Building, 154 Princess Street, were also built in 1882 (Plate 31).

The Benson Block, which was originally addressed 70 Princess Avenue, would fill with a variety of businesses including Griffin (Joseph) and Douglas (Alexander), wholesale provisions, the Buckle Brothers Printing Company, Anderson and Calvert, implement dealers and John Elliott and Sons, implement dealers.\textsuperscript{21}

In 1890, it was reported that Benson sold his building for $15,000 to a Montreal contractor named H.S. Holt.\textsuperscript{22} The block was converted and renamed the Glob Hotel and in May of 1893, a serious fire occurred in the block, severely damaging the structure and its neighbour, the Bawlf Building.\textsuperscript{23} As one report noted:

\begin{quote}
The Holt block is a complete wreck. The walls are standing, but all the flooring, joists, etc. of the interior are burned away.\textsuperscript{24}
\end{quote}

There was still evidence of burned floor joists in the building in the late 1990s, although it is unknown if this damage was caused by this early fire or a later, less serious event in 1895 (Plate 32).\textsuperscript{25}

The enterprise was renamed the Market Hotel in 1904, The Bank in 1937 and the Drake Hotel in 1944.\textsuperscript{26} Owners of the block during this period included hotelkeeper Thomas Dade (1896-

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\textsuperscript{20} City of Winnipeg Assessment Rolls (below as ARo), Roll No. 701070-12-2, 1882-1970. The Henderson Block was demolished in February and March of 1969.
\textsuperscript{21} ARo, Roll No. 701060-12-2 (Old No. 11231); and Henderson’s Directory, 1882-1890.
\textsuperscript{22} Manitoba Free Press, September 11, 1890, p. 8; and Winnipeg Tribune, May 22, 1893, p. 8.
\textsuperscript{23} Winnipeg Tribune, May 22, 1893, p. 8.
\textsuperscript{24} Ibid., p. 8.
\textsuperscript{25} Winnipeg Daily Tribune, July 13, 1895, p. 4.
\textsuperscript{26} R.R. Rostecki, Parks Canada, op. cit., pp. 184-185.
\end{flushright}
ca.1901), well-known local butcher J.R. Lauzon (ca.1911-1942) and Michael Kolas, hotelkeeper, 1943-1954). 27

All the buildings along Princess Street saw major vacancy and deterioration in the 1960s and 1970s. In 1974, the Drake Hotel was shut down by the City of Winnipeg because of violations of the public health act and in June 1976, the City of Winnipeg took ownership of all five buildings on the block. 28 In 1981, because of squatters and animal infiltration, the City filled in all basement and mail floor openings with concrete blocks except for entrance doors on the front and back of 146 and 148 Princess Street (Plate 33). All upper floor windows boarded up, as were the upper storey openings of the other three buildings. 29

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 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. Its redevelopment and reuse in the 20th

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27 ARo, 1890-1960.

28 Correspondence, undated, in “Princess Street, 146 – Drake Hotel,” Historical Buildings and Resources Committee file.

29 AR; and correspondence, dated January 31, 1980, in “Princess Street, 146 – Drake Hotel,” Historical Buildings and Resources Committee file.
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.
Building Address: 146 Princess Street  
Original Use: warehouse  
Roll No. (Old): 13070106000 (---)  
Municipality: 12  
Legal Description: 8W St. John, Plan 2627, Lot 24  
Date of Construction: 1882  
Construction Type: Brick and stone foundation

Building Name: Benson Block (Drake Hotel)  
Current Use: educational  
R.S.N.: 8750  
Ward: 2  
Location: west side between William & Elgin avenues  
Storeys: 3 + B

Heritage Status: LIST OF HISTORICAL RESOURCES

- 1992/1924 [CS] alterations; 2117/1944 $400 (repairs); 5431/1946 [CS] $5,000 (alterations); 254/1948 $200 (alterations); 145/1960 [CS] $7,000 (renovations); 7969/1979 $3,100 (interior & exterior alterations);

SEE NEXT PAGE FOR RED RIVER CAMPUS PERMITS

Information:

- 30 x 99 x 44 = 130,680 cu. ft.
- Exterior – Front – vitrolite & face brick front, glass block at entrance
- Basement - stone
- 1941 – Building in “very poor condition”.
- 1944 – Area under sidewalk filled in and wall closed with concrete
- 1961 – Basement sound and dry
- 1973 – Building placarded
- 1981 – Entrance & main floor windows concreted; 2nd & 3rd floor windows boarded

ARCHITECT: C.A. & E.W. BARBER

CONTRACTOR: SAUL BROTHERS & ARMIT
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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

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.
were several instances, beyond Mulvey School, where the firm was accused of underhanded dealings, earning it an “unsavory reputation.”³

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.

³ R.R. Rostecki, op. cit.
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)

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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.)
Plate 3 – Princess Street, looking north from McDermot Avenue, ca. 1903. (Archives of Manitoba, “Winnipeg-Views 133/387,” N3249.)
Plate 4 – Princess Street, looking north from Bannatyne Avenue, ca.1912. (Archives of Manitoba, “Winnipeg- Streets- Princess- 16,” N9659.)
Plate 5 – West side of Princess Street from City Hall, ca.1900. From left to right: Henderson Block, 138-144 Princess Street (built 1882); Benson Block, 146 Princess Street (1882); Bawlf Block, 150 Princess Street (1882); Harris Building, 154 Princess Street (1882); and Exchange Building II, 160 Princess Street (1898). The Grain Exchange Building, 164 Princess Street (1892) is to the right of the picture. (Archives of Manitoba, “Winnipeg-Views- c1900- 8,” N4558.)
Plate 6 – Telegram Printing Company Building, 70 Albert Street, ca.1910. (Archives of Manitoba, N2353.)
Plate 7 – Benson Block, 146 Princess Street, 1999, with concrete buttresses supporting the south façade. (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 Eshmade, 1999], Images #1 [top] and #2 [bottom].)
Plate 8 – Benson Block, Princess Street, ca.1885. (Archives of Manitoba, “Winnipeg- Streets-Princess-13,” N209.)
Plate 9 – Drake Hotel, 146 Princess Street, with hotel signage and modernized main floor, 1978. (City of Winnipeg.)
Plate 10 – Benson Block (Drake Hotel) Façade, 146 Princess Street, 2019. (M. Peterson, 2019.)
Plate 11 – Benson Block (Drake Hotel) Façade detail, 146 Princess Street, 2019. (M. Peterson, 2019.)
Plate 12 – Benson Block (Drake Hotel) Façade detail, 146 Princess Street, 2019. (M. Peterson, 2019.)
Plate 13 – Benson Block (Drake Hotel) Façade detail, 146 Princess Street, 2019. (M. Peterson, 2019.)
Plate 14 – Benson Block (Drake Hotel), 146 Princess Street, main floor parlour, 1999. (Eshmade, 1999, Image #29.)
Plate 15 – Benson Block (Drake Hotel), 146 Princess Street, interior light well, 1999. (Eshmade, 1999], Image #40.)
Plate 16 – Benson Block (Drake Hotel), 146 Princess Street, typical interior space (third floor), 1999. (Eshmade, 1999, Image #39.)
Plate 17 – Benson Block (Drake Hotel), 146 Princess Street, second floor hallway, 2000. (M. Peterson, 2000.)
Plate 18– Princess Street Block, spring 2001 stabilization and demolition. (M. Peterson, 2001.)
Plate 19 – Red River College Princess Street Campus, 140 Princess Street, interior view of front (east) façade during reconstruction, 2001. (M. Peterson, 2001.)
Plate 20 – Red River College Princess Street Campus, 140 Princess Street, construction of new building, rear (west) façade, 2001. (M. Peterson, 2001.)
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, east wall of original 146 Princess Street, 2019. (M. Peterson, 2019.)

Plate 23 – Red River College Princess Street Campus, 140 Princess Street, east wall of original 146 Princess Street, 2019. (M. Peterson, 2019.)
Plate 24 – Red River College Princess Street Campus, 140 Princess Street, open space and staircase in front (east) portion of new building, 2017. (M. Peterson, 2017.)
Plate 25 – Red River College Princess Street Campus, 140 Princess Street, east façade, 2016.
(M. Peterson, 2016.)
Plate 26 – Red River College Princess Street Campus, 140 Princess Street, 2016. (M. Peterson, 2016.)
Plate 27 – Charles Arnold Barber (left) and Earl William Barber (right), ca.1884. (City of Winnipeg Archives, Reference Code i00078 and Code i00079, respectively.)
Plate 28 – The John Robinson Benson House, Water Street, Peterborough, ON, ca.1870.
Plate 29 – Newspaper advertisement for Joe Benson’s “hack” business, 1885. (Winnipeg Daily Sun, February 2, 1885, p. 4.)
Plate 30 – Advertisement selling the express and livery business of the late Joe Benson, 1912. (Manitoba Free Press, March 19, 1912, p. 15.)
Plate 31 – The Princess Street block, ca.1900. (City of Winnipeg.)
Plate 32 – Benson Block (Drake Hotel), 146 Princess Street, fire damage along the south wall, 1999. (Eshmade, 1999, Image #32.)
Plate 33 – Benson Block (Drake Hotel), 146 Princess Street (left) and the Bawlf Block I, 150 Princess Street (right), with concrete block filled ground floor and boarded second and third floor openings, 1999. (Eshmade, 1999, Image #27.)
Plate 34 – Red River College Princess Street Campus, 140 Princess Street, atrium looking south towards William Avenue, 2017. (M. Peterson, 2017.)
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)
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.)
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.)
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.)
Plate 40 – Winnipeg’s famous “Gingerbread” City Hall, 510 Main Street, ca.1902. (Archives of Manitoba, “Winnipeg- Buildings- Municipal- City Hall 1886- 7,” N9088.)