150 PRINCESS STREET
BAWLFL BLOCK (HOUSE OF COMOY)

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 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. 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.

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One of the fastest growing ventures of early Winnipeg was grain both for feed and local consumption and, increasingly, for export as grain harvested from railway-opened farmland was shipped along the CPR.²

In 1882, successful grain dealer Nicholas Bawlf hired a well-known local architectural firm to design a business block as an investment property. Tenders were called in March and awarded in August (Plate 5) and the Bawlf Block was built on the west side of Princess Street behind City Hall, on land owned by Bawlf and occupied by J.J. Mayse’s livery stable (Plate 6).³

**STYLE**

The Bawlf 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.⁴ 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 District’s best example (Plate 7).

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CONSTRUCTION

The three-storey building was constructed in 1882, a solid brick structure resting on a stone foundation. It measures 9.3 metres wide by 30.2 metres deep by 14.3 metres tall (see Appendix I for construction information). According to City of Winnipeg records, brick wall thicknesses range from 43.2 to 33.0 centimetres and the rear elevation was constructed with common brick.\(^5\)

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 1948, an open brick facture was observed above the 3rd floor window. Uneven settling was very obvious by the 1990s.\(^6\)

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. Access to the main floor retail space was through a double set of recessed and raised doors, centrally located while the upper floors were accessed through a single door at the south end of the façade (Plate 9). The elevation is divided into three bays, the central bay included metal pediments on the first and third floor as well as the cornice. Large main floor windows were paired and set under round-headed transom windows. 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 Benson Block, 146 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 “BAWLF 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.

\(^5\) City of Winnipeg Assessment Record, Roll No. 701050-12-2 (old No. 11230, Ward 2). Below as AR.

\(^6\) Correspondence, dated January 31, 1980 in “Princess Street, 146 – Drake Hotel,” Historical Buildings and Resources Committee file.
Much of the original ornamentation was carefully restored in the early 2000s (Plates 10-13).

**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 over time as the building’s occupancy changed and as interior elements and mechanical systems were upgraded. By the 1980s, the building was vacant and the interior showing signs of deterioration and neglect (Plates 14 and 15). The block’s original main floor, however, remained virtually unchanged, with its fine wood detailing, glass and wood partitioning, wainscoting and posts and tube (coil) radiators (Plates 16 and 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 and ground floor of 150 Princess Street was rebuilt and now functions as retail space (Plates 23-25).

**INTEGRITY**

The building’s main (east) façade stands on its original site and after restoration work is in excellent structural condition (Plate 26). It is, however, only the façade, a modern educational facility has been built behind this façade.
STREETSCAPE

The Bawlf 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 27).

ARCHITECT/CONTRACTORS

This block was designed by brothers Charles A. and Earl W. Barber (Plate 28), 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.

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7 Census of Canada, 1871.
8 Census of Canada, 1881. 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.
9 Census of Canada, 1891.
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)\(^\text{10}\) 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).\(^\text{11}\) 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.”\(^\text{12}\)

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 31) and a major annex, 160 Princess Street, in 1898 (Plate 32).

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.\(^\text{13}\) His firm and four others merged to form the Northern Elevator Company Limited in 1983 and by 1900 were operating 92 elevators, over 20% of all the country elevators on the prairies, with Bawlf as its president.\(^\text{14}\)


\(^{11}\) A. Levine, op. cit.

\(^{12}\) 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.

\(^{13}\) A. Levine, op. cit.

\(^{14}\) 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.” 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). 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.

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

The Bawlf Block was owned by Bawlf into the early 1900s and by 1911 was owned by Thomas Griffiths, merchant, who occupied space in the block. James O’Brien and Company, clothing, was an original tenant of the block (originally #72 Princess); James Hall and Company, wholesale gloves and mitts were also an early and long-time tenant as were the Holden Company Limited, railway supplies. Manufacturers’ agents, wholesalers and suppliers also located in the block.

All the buildings along Princess Street saw major vacancy and deterioration in the 1960s and 1970s. The Bawlf Block was listed as vacant by the late 1960s and in June 1976, the City of Winnipeg took ownership of all five buildings on the block. In 1981, because of squatters and animal infiltration, the City filled in all basement and main floor openings with concrete blocks.

15 Loc. cit.
17 A. Levine, op. cit.
18 City of Winnipeg Assessment Roll, Roll No. 701050-12-2 (Old No. 11230, Ward 2).
19 Correspondence, undated, in “Princess Street, 146 – Drake Hotel,” Historical Buildings and Resources Committee file.
including the rear of the Bawlf Block (Plates 34 and 35). All upper floor windows boarded up, as were the upper storey openings of the other three buildings.\textsuperscript{20}

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 36).

\textbf{EVENT}

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

\textbf{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 20\textsuperscript{th} 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 21\textsuperscript{st} century redevelopment was part of a decade’s long push to increase citizen’s use of the downtown.

\textbf{LANDMARK}

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

\textsuperscript{20} AR; and correspondence, dated January 31, 1980, in “Princess Street, 146 – Drake Hotel,” Historical Buildings and Resources Committee file.
APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 150 Princess Street (148-150)  
Building Name: Bawlf Building

Original Use: warehouse  
Current Use: educational

Roll No. (Old): Roll No. (Old): 13070106000 (---)  
R.S.N.: 8750

Municipality: 12  
Ward: 2  
Property or Occupancy Code: --

Legal Description: 8W St. John, Plan 2627, part Lot 22, Lot 23

Location: west side between William & Elgin avenues

Date of Construction: 1882  
Storeys: 3

Construction Type: Brick - ordinary

HERITAGE STATUS: GRADE III (June 18, 1979)

- 1796/1945 $100 (repairs)

SEE NEXT PAGE FOR RED RIVER CAMPUS PERMITS

Information:
- 30 ½ x 99 x 47’ = 141,916 cu. ft.
- Exterior – Front – old style wood frame store, double centre entrance. Ornamental wood pediments over upper floor windows, also at projecting cornice
- Rear Elevation – common brick
- Walls – 17” – 13” brick; basement - stone
- 1942 – generally poor, walls fair, floors & plaster very poor
- 1945 – structurally sound, “general condition poor”
- 1948 – open brick fracture above north 3rd floor window
- 1951 – Fluorescent light fixtures
- 1965 – “Fair condition”; appears no change

ARCHITECT: CHARLES A. AND EARL W. BARBER

CONTRACTOR: SAUL BROTHERS

---PRINCESS STREET---
Red River College Princess Campus Building Permits:

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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 37) 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 38) 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 39) and the Leland Hotel, 218-222 William Avenue (1883-1884 – Plate 40) 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.”

Undoubtedly Barber and Barber’s most iconic work was Winnipeg’s “Gingerbread” City Hall, completed on Main Street, 1883-1886 (Plates 41 and 42). 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.

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3 R.R. Rostecki, op. cit.
A list of their major works would include:  

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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150 PRINCESS STREET – BAWLF BLOCK (HOUSE OF COMOY)

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 – The tender call for the Bawlf Block and the announcement of the awarding of the construction contract, 1882. (Manitoba Free Press, March 27, 1882, p. 4 [left] and August 18, 1882, p. 8 [right].)
Plate 6 – 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 7 – Telegram Printing Company Building, 70 Albert Street, ca.1910. (Archives of Manitoba, N2353.)
Plate 8 – Bawlf Block, Princess Street, ca.1885. (Archives of Manitoba, “Winnipeg- Streets-Princess-13,” N209.)
Plate 9 – Bawlf Block, 150 Princess Street, 1961. (Archives of Manitoba, “Winnipeg- Streets- Princess- 8, N4832.)
Plate 10 – Bawlf Block, 150 Princess Street, front (east) façade, 2019. (M. Peterson, 2019.)
Plate 11 – Bawlf Block, 150 Princess Street, front (east) façade detail, 2019. (M. Peterson, 2019.)
Plate 12 – Bawlf Block, 150 Princess Street, front (east) façade detail, 2019. (M. Peterson, 2019.)
Plate 13 – Bawlf Block, 150 Princess Street, front (east) façade detail, 2019. (M. Peterson, 2019.)
Plate 14 – Two pictures of the Bawlf Block, 150 Princess Street, in 1999, showing heaving and cracking in the basement (left) and cracking on the third floor (right). (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 #51 [left] and #56 [right].)
Plate 15 – Bawlf Block, 150 Princess Street, third floor, settlement, 1998. Original tube radiators on the left. (M. Peterson, 1998.)
Plate 16 – Bawlf Block, 150 Princess Street, ground floor, 1999. (Reproduced from Eshmade, 1999, Image #54.)
Plate 17 – Bawlf Block, 150 Princess Street, ground floor detail, 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.)
Plate 22 – 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 23 – Red River College Princess Street Campus, 140 Princess Street, entrance foyer, of original 150 Princess Street, 2019.  (M. Peterson, 2019.)

Plate 24 – Red River College Princess Street Campus, 140 Princess Street, retail space (original 150 Princess Street), 2019.  (M. Peterson, 2019.)
Plate 25 – Red River College Princess Street Campus, 140 Princess Street, retail space (original 150 Princess Street), 2019. (M. Peterson, 2019.)
Plate 26 – Red River College Princess Street Campus, 140 Princess Street, east façade, 2016. (M. Peterson, 2016.)
Plate 27 – Red River College Princess Street Campus, 140 Princess Street, 2016. (M. Peterson, 2016.)
Plate 28 – Charles Arnold Barber (left) and Earl William Barber (right), ca. 1884. (City of Winnipeg Archives, Reference Code i00078 and Code i00079, respectively.)
Plate 29 – Nicholas Bawlf, ca.1902. (Reproduced from Representative Men of Manitoba [Winnipeg, MB: The Tribune Publishing Company, 1902], online version, Manitoba Historical Society website.)
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].)

Plate 31 – Members of the Winnipeg Grain and Produce Exchange, posing in their new headquarters at 164 Princess Street, 1893. (Winnipeg Tribune, December 2, 1893, p. 10.)
Plate 32 – 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.)
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.)
Plate 34 – Bawlf Block, 150 Princess Street, filled in windows on rear (west) façade, 1999. (Reproduced from Eshmade, 1999, Image #4.)
Plate 35 – 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 36 – Red River College Princess Street Campus, 140 Princess Street, atrium looking south towards William Avenue, 2017. (M. Peterson, 2017.)
Plate 37 – Drawing of Central School, Ellen Street, ca.1877, designed by C.A. Barber. (Western Canada Pictorial Index, 604-18911.)

Plate 38 – Carlton School, Graham Avenue, ca.1915. (Archives of Manitoba, “Carlton School-ca1915,” N12613)
Plate 39 – 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 40 - 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 41 - 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 42 – Winnipeg’s famous “Gingerbread” City Hall, 510 Main Street, ca.1902. (Archives of Manitoba, “Winnipeg- Buildings- Municipal- City Hall 1886- 7,” N9088.)