154 PRINCESS STREET
HARRIS BUILDING (HOCHMAN BUILDING)
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 architect James Chisholm;

(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 and partially 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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The catalyst for much of the economic growth in Winnipeg and the West was the agricultural sector. Major manufacturers, retailers and wholesalers from Eastern Canada rushed to establish offices and warehouses in Winnipeg after the arrival of the CPR. A. Harris and Son Company had been established in Canada West (now Ontario) in the late 1850s and grew quickly as an innovator in farm machinery. In 1872, the company established a small office in Winnipeg that quickly lead to other branches throughout the province (Plate 5).\(^2\) In 1882, the company sought larger, more modern headquarters. Tenders were published in the local newspapers (Plate 6) and by early in 1883, the company was occupying its new home on the west side of Princess Street, originally addressed 78 Princess Street (Plates 7 and 8).

**STYLE**

The Harris Building 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.\(^3\) 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 9).


CONSTRUCTION

The three-storey building was constructed in 1882, a solid brick structure resting on a stone foundation and wood beam and post support system. It measures 9.0 metres wide by 30.2 metres deep by 15.4 metres tall (see Appendix I for construction information). According to City of Winnipeg records, ceiling heights measured: basement- 2.4 metres; 1st- 4.0 metres; 2nd- 3.2 metres; and 3rd- 4.3 metres.4

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 and elsewhere in the building (Plate 10).5

DESIGN

An archival image of the block shows a portion of the original design, with A. Harris, Son signage (Plate 11). The image shows the wealth of ornamentation, including arched window openings with heavily detailed heads and extensive decorative metalwork and brickwork at corners and above and below openings. The visible portion of the roofline shows an elaborate entablature and parapet with metal railing and a central niche with female figure holding a floral wreath standing beside a sheaf of wheat above signage with the word “IMPLEMENTS”.

A second, later photograph with Cockshutt Plow Company signage shows the complete façade (Plate 12). The main (east) façade began at grade with a series of small basement windows, topped by two large display windows framing the centrally located recessed entrance raised three steps above the sidewalk. Extensive signage has been added at various locations on the façade and it appears that the original metal railing on the parapet has been removed. The company added a large ground floor awning sometime around the turn-of-the-century (Plate 13). The date of construction, 1882 is found in signage below the third storey arched window.

4 City of Winnipeg Assessment Record, Roll No. 701040-12-2 (old No. 11229, Ward 2).
5 Correspondence, dated January 31, 1980 in “Princess Street, 146 – Drake Hotel,” Historical Buildings and Resources Committee file.
By the late 1990s, the building was vacant and boarded up (Plate 14).

The reconstruction of the main façade in the early 2000s brought some of the original ornamentation back but much of the original metalwork and the statues in the niche were not replicated (Plates 15-17).

**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 18-20).

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 21). The new building was attached to the façade (Plates 22-23).

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 (Plates 24 and 25). Stenciled storage boxes from the building’s third floor storage area were saved and installed on the third floor of the new building (Plate 26).

**INTEGRITY**

The building’s main (east) façade stands on its original site and after restoration work is in excellent structural condition (Plate 27). It is, however, only the façade, a modern educational facility has been built behind this façade.
STREETSCAPE
The Harris Building 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 28).

ARCHITECT/CONTRACTORS
This block was designed by James Chisholm (Plate 29), born in present-day Ontario, who came west in 1877 working on construction sites on the Canadian Pacific Railway while starting a modest architectural practice (see Appendix II for biographical/professional information). He and later in partnership with his son Colin C. Chisholm, was responsible for the design of many fine buildings in Winnipeg.

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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6 Census of Canada, 1871.
7 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.
8 Census of Canada, 1891.
PERSON/INSTITUTION

Alanson Harris was born in Upper Canada (now Ontario) in 1816. A sawmill operator by trade, he purchased a foundry in Beamsville in 1857 and began manufacturing farm implements. Through a combination of purchasing rights to American patents, the development of new machinery and extensive marketing, the company grew quickly, including adding his son John Harris (1841-1887) as a partner to become A. Harris and Son in 1863. It was John who took the lead in the expansion of the company and was credited with the invention of several important farm machines. In 1872, the company moved to Brantford and in 15 years was Canada’s second largest agricultural implements manufacturer. A. Harris and Son and Company were incorporated in 1881 with John Harris its president. In 1879, the company opened its first western branch, in Winnipeg, soon followed by other Manitoba offices in Emerson, Portage la Prairie, Morris and Strathclair. By this time, the two major implements manufacturers in Canada were the Massey Manufacturing Company of Toronto and A. Harris and Son and Company. Sadly, John Harris died suddenly in 1887, leaving questions about the future of the company. This, and a new Harris straw binder that was very successful in the export markets of Europe and Great Britain led to overtures by the Massey Company and ultimately the merger and creation of the Massey-Harris Company in 1891.

In Winnipeg, the firm began operating out of a building at 366 Main Street, opposite City Hall (Plate 5). And then, in mid-1882, it called for tenders (Plate 30), joining several other businesses

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12 M. Bliss, op. cit.; and Manitoba Free Press, 1880, various dates.

in relocating on Princess Street, which it occupied by the spring of 1883.\textsuperscript{14} Later that year, the company also built a warehouse at the corner of Euclid Avenue and Gomez Street.\textsuperscript{15}

A. Harris and then Massey-Harris owned the building into the 20\textsuperscript{th} century, although by the mid-1890s, the Cockshutt Plow Company\textsuperscript{16} was the major tenant along with several farm implement dealers.\textsuperscript{17} In ca.1905, the firm H.G. Middleton Company, wholesale shoes, bought and occupied part of the building. Other tenants included Forever Industries Limited, Findlays Limited, wholesale stoves and Winnipeg Stove Furnace Repair, and Wallace Wolfe, heating contractor and Wolfe Sheet Metal Company in the 1940s (Wallace Wolfe owned the building from 1943-1950 – Plate 31). In 1951, Hochman’s Limited (brothers Oscar, Hymie and Max), wholesale shoes, purchased and occupied the property into the late 1980s.\textsuperscript{18}

But all the buildings along Princess Street saw major vacancy and deterioration starting in the 1960s. Ultimately, the City of Winnipeg took ownership of the Harris Building, along with the other four on the block and boarded it up. 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 32).

**EVENT**

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

\textsuperscript{14} *Manitoba Free Press*, March 9, 1883, p. 6.
\textsuperscript{15} *Manitoba Free Press*, October 20, 1882, p. 3.
\textsuperscript{17} *City of Winnipeg Assessment Roll*, No. 701040-12-2 (below as ARo), 1880-1901; and *Henderson’s Directory*, 1880-1910.
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 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: 154 Princess Street  Building Name: Harris Building (Hochman Building)

Original Use: implements warehouse  Current Use: educational

Roll No. (Old): 701040 (11229)  R.S.N.: 8752

Municipality: 12  Ward: 2  Property or Occupancy Code: 00

Legal Description: 8 St. John, Plan 2627, part Lot 21, Lot 22

Location: west side between Elgin & William avenues

Date of Construction: 1882  Storeys: 3

Construction Type: Brick

HERITAGE STATUS: GRADE III (June 18, 1979)

- 1836/1945 $400 (renew foundation)

SEE NEXT PAGE FOR RED RIVER CAMPUS PERMITS

Information:
- 29½ x 99 x 50½ = 147,485 cu. ft.
- 1945 – Building in very poor condition throughout. Basement masonry walls in need of repair. Rear of building has suffered fire damage, joists charred. Ceiling of 3rd floor taken out or burned out.
- 1948 – 1st floor at rear badly worn; crack in south wall chimney. 2nd floor worn; 3rd floor mezzanine added at front, brickwork cracked at rear.
- 1951 – Building central steam. Rear of 1st floor re-floored. Acoustic tiled ceiling, asphalt floors
- 1961 –fluorescent lighting
- 1978 – Building in “normal condition” for age.

ARCHITECT: JAMES CHISHOLM

CONTRACTOR: SAUL BROTHERS
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James Chisholm

James Chisholm was born in Paris, Upper Canada (Ontario) in 1840, where he attended public school. He married Elizabeth Goodfellow at Brantford on February 22, 1864 and together they had six children. The pair lived for a time on a farm in Glengarry County before moving to London where James worked for a plough manufacturer but also took up the study of architecture. After moving back to Paris, Chisholm met a family acquaintance, the Hon. John Sifton, who talked him into moving to Winnipeg for both his health and his future, which he did in the spring of 1877, leaving his wife and three children at home.¹

His first job was as a timekeeper on the construction of the Canadian Pacific Railway between Winnipeg and Whitemouth. He also spent one summer in Norway House, attempting to improve his poor health. Shortly thereafter, he began his architectural career in earnest, and became involved in the City Hall construction scandal when he was hired to replace C.A. Barber as the architect for the project.

The family moved to Superior, Wisconsin in 1892 and James became a naturalized citizen of the United States in 1896. He worked during this period as a preacher for the Methodist Episcopal Church, travelling great distances every week.² In 1900, the family returned to Winnipeg, James taking his place among the growing number of talented architects practising their trade in the city and throughout western Canada. James Chisholm was a member of the Winnipeg School Board and an avid curler, being an honorary member of the Manitoba Curling Association and long-time member of the Granite Curling Club.

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¹ Family information courtesy of Jim Chisholm, grandson of James and son of Colin C. Chisholm.
About 1911, Chisholm and his wife began wintering in Santa Monica, California because of continued poor health and they moved there permanently in 1914. He died on October 14, 1920 in Ocean Park, California.³

Colin Campbell Chisholm was James Chisholm’s youngest child, born in Winnipeg on September 17, 1883. He moved south with the family and received his early education in Madison, Wisconsin before returning to Winnipeg. He officially joined his father’s architectural firm ca.1906, became its active manager in 1910 and eventually took over the practice.⁴ He shared his father’s love of curling and was a president of the Granite Curling Club. He died in Winnipeg on September 5, 1936.⁵

The firm was responsible for designing buildings throughout Winnipeg and Manitoba as well as in Regina, Saskatoon (Bowerman Building, 1912), and Moose Jaw (Wesley Church, n.d.), Saskatchewan, and Edmonton, Alberta.⁶ An incomplete list of their Winnipeg structures includes:⁷

**James Chisholm:**
- Hochman (formerly Harris) Building, 154 Princess Street (1882) – Grade III
- Grace Methodist Church, 351 Smith Street (1883) – demolished
- Maycock Block, 586 Main Street (1885) – List of Historical Resources
- Arthur Wilson House, 92 Charlotte Street (1900)
- Addition to J. Ryan Building, 678-680 Main Street (1900)
- James H. Turnbull House, 28 Edmonton Street (1900)
- Charles N. Bell House, 121 Carlton Street (1900)
- David Horn House, 17 Edmonton Street (1901)
- John Watson House, 332 River Avenue (1901)
- Nix Block (for Charles H. Nix), 401 Ross Avenue (1901)
- Rev. James A. McClung House, 213 Balmoral Street (1902)
- W.G. Moyse House, Langside Street (1902)
- George N. Jackson House, 331 Langside Street (1902)

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³ *Manitoba Free Press*, October 18, 1920, p. 15.
⁵ *Winnipeg Tribune*, September 5, 1936; and *Winnipeg Free Press*, September 7, 1936, p. 6.
⁷ Compiled from Ibid., pp. 723-24; *Winnipeg Tribune*, September 5, 1936; *Winnipeg Saturday Post*, June 8, 1912, p. 39; and *City of Winnipeg Building Permits*, 1900-1926.
James Chisholm (continued):

- Waterous Engine Works Company Warehouse, 157 Higgins Avenue (1902)
- Coleclough Company Building, 654 Logan Avenue (1902)
- W.J. Guest Building, 598 Main Street (1902)
- E.N. Page House, 198 Spence Street (1902)
- J.W. Harris House, 26 Edmonton Street (1902) – Grade III
- Alexander McCormack House, 160 Edmonton Street (1902)
- Wright and Stewart Building, Alexander Avenue (1902)
- A.J. Adamson House, 161 Mayfair Avenue (1903)
- G. Forsyth House, Carlton Street (1903)
- Mill Ross Block (Gallie Hotel), 336 Ross Avenue (1903)
- C. Lilt House, Hargrave Avenue (1903)
- Dr. M.C. Clarke House, 70 Furby Street (1903)
- D.A. Stewart House, Wardlaw Avenue (1903)
- C.E. Young House, Mayfair Place (1903)
- Zion Methodist (then Zion Apostolic) Church, 335 Pacific Avenue (1904), destroyed by fire 1970
- M. Woodlinger House, Pacific Avenue (1904)
- Young Men’s Liberal Club, 310 Notre Dame Avenue (1904)
- Manitoba Cartage Company stable, Henry Avenue (1905)
- W.J. Guest Fish Warehouse, 98 Alexander Avenue (1905 & 1910)
- Exeter Apartments, 76 Lily Street (1905)
- Shipley Court Apartments, 327 Furby Street (1906) – demolished
- Arbuckle Jardine House, 115 Middle Gate (1906)

James Chisholm and Son:

- Walter Woods Company Warehouse, 10 Robinson Street (1907)
- W.J. Guest House, 75 Academy Road (1907)
- Jobin-Marrin Warehouse, 158-162 Market Avenue (1907)
- Young Methodist (United) Church, 222 Furby Street (1907, 1910) – Grade II (only tower left after fire)
- Strathcona Curling Rink, Furby Place (1908) – demolished
- Kipling Apartments, 465 Langside Street (1908-1909)
- James T. Gordon House, 514 Wellington Crescent (1909)
- House for St. John’s Methodist Church, Polson Avenue (1909)
- George F. Galt House, Wellington Crescent (1910)
- J. Ryan Sr. House, Central Avenue (1910)
- Semmons Warehouse, 468 Ross Avenue (1910)
- I.O.O.F. (Odd Fellows') Temple, 293 Kennedy Street (1910) – Grade III (façade only remains)
- Sterling Bank Building, 283 Portage Avenue (1910-1911) – List of Historical Resources
- Frank S. Parlee House, 131 Canora Street (1911)
- E.C. Marrin House, Dorchester Avenue (1911)
- Gowans, Kent, Western Building, 166-168 Market Avenue (1911-1912)
- Granite Curling Club, 22 Mostyn Place (now 22 Granite Way) (1912) – Grade III
James Chisholm and Son (continued):

Sparling Methodist Church, 1609 Elgin Avenue (1912)
George N. Jackson House, 15 West Gate (1912)
Thistle Curling Club, 160 Alexander Avenue (1912)
Grandstand for Stampede Amusement Company, Sinclair Street (1913)
Shragge Iron & Metal Company Warehouse, Sutherland Avenue (1913)
Marlborough Hotel, 331 Smith Street (1913) – Grade II
La Salle Hotel, 346 Nairn Avenue (1914)
City Light and Power, additional storey to power house, 54 King Street (1915)
Carruthers Building, 124 King Street (1916)
City Light and Power, additions to terminal station, McFarlane Street (1918)
Winnipeg Hydro Showroom, 55 Princess Street (1919)
City of Winnipeg garage, Elgin Avenue (1919)
Walter Woods Warehouse, Sutherland Avenue (1920)
Clarendon Hotel, 311 Portage Avenue (1920) and fire repairs (1923) – demolished

C.C. Chisholm:

Clarendon Hotel, 311 Portage Avenue, fire repairs (1923) – demolished
Filling station for M. Bergstrom, Maryland Street (1924)
Calvary Evangelical Church, Alverstone Street (1925)
Royal Oak Court, 277 River Avenue (1928)
Addition, Winnipeg Police Court, Rupert Avenue (1930) – demolished
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 – A. Harris, Son and Company, 366 Main Street, advertisement, 1880. (Reproduced from Henderson’s Directory, Winnipeg, 1880, p. 4.)
154 PRINCESS STREET – HARRIS BUILDING (HOCHMAN BUILDING)

To Stone Masons.

TENDERS will be received by the undersigned till
Tuesday, June 6th, at 6 p.m.,
for building the Basement part of a Warehouse, etc., 30 x 100 feet, for Harris, Son & Co.
on Princess Street.
The lowest or any tender not necessarily accepted.
Plans, etc. can be seen at my office, No. 3 McKay Block.

JAMES CHISHOLM,
Architect.

June 2–6

To Contractors.

Tenders will be received by the undersigned until
WEDNESDAY, THE 12th,
for the erection and completion of
A solid Brick Building for A. Harris, Son & Co.,
30 x 100 feet, 3 stories. Also, a large Brick Veneer, [Public Buildings]—and a Large Frame Building, 70 x 117, three stories high.
The lowest or any tender not necessarily accepted. Plans can be seen at my office,
No. 3 McKay Block.

JAS. CHISHOLM,
Architect.

July 6–12

Plate 6 – Tender calls for the Harris Building, Princess Street, 1882. (Manitoba Free Press, June 5, 1882, p. 8 [top] and July 7, 1882, p. 5 [bottom].)
Plate 7 – Rendering of the newly completed Harris Building, Princess Street, ca. 1884. (Archives of Manitoba, “Winnipeg- Buildings- Business- Harris, A & Son- 1, N4421.)
Plate 8 – 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 9 – Telegram Printing Company Building, 70 Albert Street, ca.1910. (Archives of Manitoba, N2353.)
Plate 10 – Harris Building, 154 Princess Street, in 1999, showing wall cracking on the third floor. (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 #62.)
Plate 11 – South half of the Harris Building, Princess Street, ca.1885. (Manitoba Archives, “Winnipeg- Streets- Princess- 13,” N209.)
Plate 12 – Cockshutt Plow Company Store, Winnipeg, Manitoba c. 1891-1903, Photographer: unknown. [Daly House Museum Collection, Daly House Museum (1986.324.733).]
Plate 13 – View of the west side of Princess Street, north of William Avenue, ca.1900 (Harris Building, 154 Princess Street at arrow). (Archives of Manitoba, “Winnipeg-Views c1900-9,” N4559.)
Plate 14 – Harris Building (Hochman Building), 154 Princess Street, in 1999, front (east) 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], Image #21.)
Plate 15 – Harris Building (Hochman Building), 140 Princess Street, front (east) façade, 2011. (M. Peterson, 2011.)
Plate 16 – Harris Building (Hochman Building), 140 Princess Street, front (east) façade, 2019. (M. Peterson, 2019.)
Plate 17 – Harris Building (Hochman Building), 140 Princess Street, front (east) façade details, 2019. (M. Peterson, 2019.)
Plate 18 – Harris Building (Hochman Building), 154 Princess Street, in 1999, showing heaving in the basement. (Reproduced from Eshmade, 1999, Image #58.)
Plate 19 – Harris Building (Hochman Building), 154 Princess Street, in 1999, 3rd floor mezzanine. (Reproduced from Eshmade, 1999, Image #61.)
Plate 20 – Harris Building (Hochman Building), 154 Princess Street, in 1999, 3rd floor cracking. (Reproduced from Eshmade, 1999, Image #62.)
Plate 21– Princess Street Block, spring 2001 stabilization and demolition. (M. Peterson, 2001.)
Plate 22 – Red River College Princess Street Campus, 140 Princess Street, interior view of front (east) façade during reconstruction, 2001. (M. Peterson, 2001.)
Plate 23 – Red River College Princess Street Campus, 140 Princess Street, construction of new building, rear (west) façade, 2001. (M. Peterson, 2001.)
Plate 24 – Red River College Princess Street Campus, 140 Princess Street, construction of new building, rear (west) façade, 2001. (M. Peterson, 2001.)
Plate 25 – 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 26 – Red River College Princess Street Campus, 140 Princess Street, third floor of former 154 Princess Street with installed wooden boxes, 2019. (M. Peterson, 2019.)
Plate 27 – Red River College Princess Street Campus, 140 Princess Street, 2016. (M. Peterson, 2016.)
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Plate 29 – James Chisholm, no date. (M. Peterson Collection.)
Plate 30 – Calls for tender for a new Princess Street building for A. Harris, Son and Company. (Reproduced from Manitoba Free Press, June 5, 1882, p. 8 [left] and July 7, 1882, p. 5 [right].)

Plate 31 – Advertisement for Wallace Wolfe Limited, 154 Princess Street, 1947. (Reproduced from Winnipeg Tribune, January 21, 1947, p. 16.)
Plate 32 – Red River College Princess Street Campus, 140 Princess Street, atrium looking south towards William Avenue, 2017. (M. Peterson, 2017.)