Report - Standing Policy Committee on Property and Development - July 10, 2003

Item No. 1 Historical Building Listing - Cadomin Building, 280 Main Street
File G-3.1.1

STANDING COMMITTEE RECOMMENDATION:

On July 16, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee, and submits the following to Council:

1. That the Cadomin Building at 280 Main Street not be placed on the Buildings Conservation List with a Grade III rating.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing.

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DECISION MAKING HISTORY:

COUNCIL:

On July 23, 2003, Council laid over consideration of this matter to the September 24, 2003 meeting of Council.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 16, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 10, 2003, the Standing Policy Committee on Property and Development did not concur in the recommendation of the Historical Buildings Committee, and concurred in the recommendation of the City Centre Community Committee, and submitted the matter to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 8, 2003, the City Centre Community Committee did not concur in the Historical Buildings Committee recommendation. The Community Committee recommended that the Cadomin Building, 280 Main Street, not be placed on the Buildings Conservation List with a Grade III rating and submitted the matter to the Standing Policy Committee on Property and Development.

HISTORICAL BUILDINGS COMMITTEE RECOMMENDATION:

On July 3, 2003, the Historical Buildings Committee recommended that the Cadomin Building at 280 Main Street (the former Wilson Furniture Store building) be listed with a Grade III rating on the Buildings Conservation List of the Historical Buildings By-law, and submitted its recommendation to the City Centre Community Committee and the Standing Policy Committee on Property and Development.

October 21, 2003

TO: CHAIRPERSON AND MEMBERS
STANDING POLICY COMMITTEE ON
PROPERTY AND DEVELOPMENT

CHAIRPERSON AND MEMBERS
CITY CENTRE COMMUNITY
COMMITTEE

RE: HISTORICAL BUILDINGS BY-LAW
NO. 1474/77 AS AMENDED

The Historical Buildings Committee recommends that the following building be placed on the Buildings Conservation List:

Name	Address	Grade Recommendation
Cadomin Building	280 Main Street	Grade III

The above recommendation was made by the Committee at its meeting on July 3, 2003.

"Original signed by"
Councillor Jenny Gerbasi
Chairperson
Historical Buildings Committee

HERITAGE PLANNER'S REPORT

The Historical Buildings Committee evaluated 280 Main Street at the request of the owner, Wilson Furniture, acting through their agent, CB Richard Ellis, Commercial Real Estate Services (letter attached). It is the intent of the owner to demolish the building in order that the site be available for redevelopment.

The Historical Buildings Committee's mandate is to provide an unbiased opinion to the Standing Policy Committee on Property and Development on the heritage significance of buildings based on their expert review of the age, architectural and historical interest of the structure. The Committee does not have the expertise to examine economic viability.

The Committee recommends that the Cadomin Building be designated for the following reasons:

1. This building was designed by John D. Atchison, Winnipeg's most prominent architect, whose terra cotta buildings in the downtown are major landmarks of the pre-World War I era. This is the only remaining example of a modest commercial structure.
2. The exterior decoration on the upper floor is still intact, is an excellent design and very modern for a structure built in 1912 when exterior decoration was based on classical motifs.
3. The building is a historic landmark in the downtown and acts as a bridge between the older Victorian structures further south on Main Street and the massive towers of Portage and Main.

SUMMARY OF HISTORIC RESEARCH

From 1899 to 1914, much of Winnipeg's Main Street between Graham and William avenues was redeveloped. Modest frame and brick buildings from the 1870s and 1880s gave way to well-appointed banking halls, office 'skyscrapers' and smaller-scale, mixed-use structures such as the Cadomin Building at southwest Main and Graham.

It was built in 1912 by the Canadian Dominion Development Ltd., an English-registered enterprise that had real estate and business interests throughout Western Canada. Edward Baillie managed the Canadian head office in Winnipeg. To design its new, two-storey block, the company turned to one of the city's leading architects, John Danley Atchison (1870-1959).

An Illinois native, Atchison moved to Winnipeg from Chicago in 1905. Through to 1912, he planned at least 19 commercial and residential structures in the downtown. They included the Winnipeg Development and Industrial Bureau Exposition Building at Main and Water Avenue (1911-12), Allan, Killam and McKay Building, 364 Main (1911), Eastern Townships Bank, 367-69 Main (1910), and Union Trust Building, 191 Lombard Avenue at Main (1912-13). Atchison also had an impressive list of post-1912 commissions, such as the Curry, Bank of Hamilton and Medical Arts buildings in the downtown and Manitoba School for the Deaf in Tuxedo. He relocated his practice to California in the early 1920s.

The architect applied a utilitarian, two-part commercial style to the Cadomin Building, giving it eight retail outlets at ground level and a dozen offices on the upper floor. The structure had a concrete foundation, steel frame and brick walls. Its six-bay front (east) and seven-bay north (Graham) elevations were faced with tapestry brick ornamented by brick bands and by diamonds, squares and other concrete accents. A deep plaster soffit and metal cornice with additional diamond detailing marked the roof-line. Display windows lit the main-floor shops. Second-

storey openings also were large and set in plain wooden surrounds. Doors to the recessed entrances consisted of wood and glass and were topped by glass transoms.

Interior spaces were variously organized. The largest shop, located in the northeast corner, was about 207 square metres (more than 2,220 square feet). The largest upper-storey offices were in the south- and northeast corners off a central corridor. Two staircases provided access to the second floor and basement. Most stores also had hatchways that opened into the basement.

In addition to its owner, the building initially accommodated the Nordheimer Piano and Music Co., Winnipeg Map and Blue Print Co., J.D. Clark Co. (coal and billiard supplies), milliners Floy and Hazelle Jones, photographers Foote and James, Dominion Pottery, the Canadian Club, and Theosophical Society. Later occupants included the Italian Consulate, several building contractors, agents for the White Star and other steamship lines, the Winnipeg Traffic Club, the Watson and Breen motorcar companies, customs broker William G. Bell Co., the Van Cleland Book and Art Store, Mac's Luncheonette, and architects Moody and Moore.

In 1948, the building's original ell-shape became rectangular in form with construction of an addition at the rear southwest corner. Renovations also were undertaken for the Dominion Government Income Tax Office. It was sole occupant of the premises through the 1950s. A mixed tenancy returned in the 1960s to 1974 when substantial renovations again occurred to provide showrooms for Wilson Furniture Ltd.

This firm was opened in Winnipeg in 1883 by Charles H. Wilson, a cabinetmaker from Shelburne, Ontario. His brother Robert also became involved in the enterprise. Their retail and wholesale branches were at various locations until 1920 when a move was made to 352 Main. Wilson Furniture remained there until forced by the Trizec redevelopment to relocate to the Cadomin Building. The store continued to be family-run until its closure in mid-2003.

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"*Original signed by*"
Giles Bugailiskis
Senior Planner (Heritage)

Attach.

cc: Mr. B. Pruden, A/Chief Administrative Officer
Mr. G. Vidal, Manager, EPC Secretariat
Mr. H. Finnigan, Director, Planning, Property & Development Department

CITY OF WINNIPEG

HISTORICAL BUILDINGS COMMITTEE

BUILDING EVALUATION FORM

Location: 280 Main Street

Name: Current - Cadomin Building
Original -

Owner: Wilson Furniture Ltd., c/o Robert Scaletta, CB Richard Ellis, 2-570 Portage Avenue, R3C 0G4

Present Use: Retail

Building Grade **I** **II** **III**
I* **II*** **III***

EVALUATION DATE: July 3, 2003

Recommendation: To list as Grade III

DEMOLITION AUTHORIZATION

CITY OF WINNIPEG

280 MAIN STREET
WINNIPEG, MANITOBA

DATE: JUNE 27, 2003

May this letter serve to confirm that the Vendor is requesting formal authorization from the City of Winnipeg to demolish the building on the above captioned property.

WILSON FURNITURE LTD.
BY ITS AGENT
CB RICHARD ELLIS
Per:

ROBERT SCALETTA


IKON
Canon
FURNITURE
WILSON FURNITURE
WILSON FURNITURE
SALE

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