Agenda – Council – September 26, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 4, 2019

Item No. 10 List of Historical Resources – Nomination of Cockshutt Plow Company Building, 238 Princess Street (Point Douglas Ward)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 2019, the Executive Policy Committee concurred in the recommendation of the Historical Buildings and Resources Committee and submitted the following to Council:

1. That Cockshutt Plow Company Building, 238 Princess Street, be added to the List of Historical Resources, with the following character defining elements:

    A. Exterior:

        i. Seven-storey brick and stone structure with flat roof with its main (east) facade facing Princess Street, its north facade facing Alexander Avenue, its south facade mostly hidden by a neighbouring building and its rear (west) facade facing a back lane;

        ii. The main (east) facade with its rusticated stone base with rectilinear basement window openings, central raised entrance in arched opening, display windows on the ground floor, modest cornice, upper three floors with five bays of windows, rectilinear on the lower two levels and arched on the fourth floor, brick and stone cornice and top three floors with five bays of windows in rectilinear openings and complete entablature with a metal-clad cornice at roofline;

        iii. The north facade with rusticated stone base with rectilinear basement window openings, rectilinear window and loading door openings on the ground floor and cornice above, bays of windows in rectilinear openings on the second and third floors, arched window openings on the fourth floor, cornice above, small, arched window openings with keystones on the fifth and sixth floors and small windows in rectilinear openings on the top floor and complete entablature with a metalclad cornice at roofline;

        iv. The south facade hidden except for top three floors, windowless with painted signage; and

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EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

v. The rear (west) facade with rusticated stone base with rectilinear basement window openings, two large raised metal loading doors and a metal fire escape, second to fourth floors with paired windows in arched openings and the upper three floors with small, arched window openings and an unadorned roofline.

B. Interior:

i. Examples of the heavy timber construction;

ii. Cast iron columns on main floor; and

iii. Millwork in the main (east) entrance foyer.

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

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 4, 2019, due to a tie vote, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the matter to the Executive Policy Committee and Council without recommendation.

Alan Werier, owner of Cockshutt Plow Company Building, 238 Princess Street, submitted a communication dated September 4, 2019, in opposition to the matter.

COMMITTEE RECOMMENDATION:

On July 17, 2019, the Historical Buildings and Resources Committee recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Cockshutt Plow Company Building, 238 Princess Street, be added to the List of Historical Resources, with the following character defining elements:

    A. Exterior:

        i. Seven-storey brick and stone structure with flat roof with its main (east) facade facing Princess Street, its north facade facing Alexander Avenue, its south facade mostly hidden by a neighbouring building and its rear (west) facade facing a back lane;

        ii. The main (east) facade with its rusticated stone base with rectilinear basement window openings, central raised entrance in arched opening, display windows on the ground floor, modest cornice, upper three floors with five bays of windows, rectilinear on the lower two levels and arched on the fourth floor, brick and stone cornice and top three floors with five bays of windows in rectilinear openings and complete entablature with a metal-clad cornice at roofline;

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DECISION MAKING HISTORY (continued):

COMMITTEE RECOMMENDATION (continued):

iii. The north facade with rusticated stone base with rectilinear basement window openings, rectilinear window and loading door openings on the ground floor and cornice above, bays of windows in rectilinear openings on the second and third floors, arched window openings on the fourth floor, cornice above, small, arched window openings with keystones on the fifth and sixth floors and small windows in rectilinear openings on the top floor and complete entablature with a metalclad cornice at roofline;

iv. The south facade hidden except for top three floors, windowless with painted signage; and

v. The rear (west) facade with rusticated stone base with rectilinear basement window openings, two large raised metal loading doors and a metal fire escape, second to fourth floors with paired windows in arched openings and the upper three floors with small, arched window openings and an unadorned roofline.

B. Interior:

i. Examples of the heavy timber construction;

ii. Cast iron columns on main floor; and

iii. Millwork in the main (east) entrance foyer.