

**Key Name :** Arthur Cook Building                      **Address** 88 24th Street E                      **Heritage Property ID:** 281

<b>Current Name</b>	The Arthur Cook Building	<b>Current Use</b>	Offices - City of Saskatoon Central Purchasing Ser	<b>Current Use Date</b>	2004
<b>Original Name</b>	The Saskatoon Cartage And Warehouse Building	<b>Other Name</b>	MacCosham Building	<b>Original Use</b>	Warehouse

**Location**

<b>Address</b>	88 24th Street E	<b>Site ID</b>	1247670	<b>In Meewassin Valley</b>	False	<b>Meewassin Zone</b>	
<b>Neighbourhood</b>	Central Industrial	<b>Zoning</b>	IL1	<b>Mercator Easting</b>	0386048	<b>Mercator Westing</b>	5776864
<b>On Original Lot</b>	YES						

**Surrounding  
Neighbourhood  
Description**

**Legal Description**                      Lots 11 - 13 Block 13 Plan Q10

**Property / Site  
Description**

In 1978 the property was bought by the City of Saskatoon for use by its Central Purchasing Department, Stores and Micrographics Department. Since then various renovations have been made to its interior, largely wall partitions, lighting, plumbing and floor and drapery finishings for offices and the addition of a new boardroom in 1987.

The windows of the first floor have been replaced with metal ones, but the upper floors still have the original windows and the basement ones are covered. The loading platform at the back of the building has been removed, but the original freight elevator and much of the original building above the first floor remains the same.

The boiler system was replaced in 1995. The upper floors are unheated, except for one small heater unit on the second floor. The electrical system in place is currently sufficient only for the first floor, except for a minimal amount of lighting on the upper levels.

Since the early 1990s, its also has been the location of the City of Saskatoon Archives, including a stack area of approximately four meters by twelve meters. Currently it houses the City of Saskatoon Central Purchasing and Stores Department, Micrographics Department and the City of Saskatoon Archives.

Source: CY Heritage File

**Basic Information**

<b>Property Type</b>	warehouse	<b>Original Research By</b>	Kathlyn Szalasznyj	<b>Original Input By</b>	Eleanor Kennedy
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**Structures on Site** 1

**Original Research Date** 1997

**Original Input Date**

**Bylaw Agreement Permit #**

**Update Log** 04/09/07 - Keywords added. Bonnie Wagner

**Conservation Status** None

**Designation Eff Date**

### History

**Construction Date** 1928

**Construction Notes**

**History Context Building Type**

**Heritage Summary**

Among the warehouse buildings built in 1928 was one constructed on the corner of Ontario Avenue and 24th Street East by the Saskatoon Cartage and Warehouse Company - its Warehouse No.2 - offering 30,000 square feet of fireproof storage for freight and valuables. Designed by Saskatoon architect, David Webster, and built by the A.W. Cassidy Co. Ltd., the substantial red-brick building was a physical embodiment of the company's motto: "Bankers of Merchandise. Our Business is Moving, Packing, Storing and Shipping. We can ship Anything--Anywhere--any Time."

The warehouse remained the property of the Saskatoon Cartage and Warehouse Company until it was sold to the MacCosham Storage and Distribution Company (Sask.) Ltd. in 1945. MacCoshams continued to use it chiefly for their businesses--MacCosham Storage and Distribution Centre Ltd. and MacCosham Van Lines (Sask.) Ltd.--with various other tenants, largely wholesalers, also sharing the facility.

In 1978 the property was bought by the City of Saskatoon for use by its Central Purchasing Department, Stores and Micrographics Department. The facility was renamed the Arthur Cook Building in honor of Arthur E. Cook, a long-time keeper of City Stores, 1921-1952.

Source: CY Heritage File

**Historic Theme**

**Cross-Reference**

**History Detail Events**

**Heritage Source**

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**History Context Period**

By the late 1920s, Saskatoon's shipping trade was described as covering an area of 48,000 square miles extending westward to within eighty miles of Edmonton for wholesale items, while the combination of local manufactures and wholesale goods trade took in a radius of three hundred villages and towns within the province. In 1928 there were a total of eighty-five wholesale jobbers doing business in Saskatoon. Thirty-nine passenger trains a day passed through the city and freight returns showed a fifty percent increase over the previous year.

Of 1183 building permits issued in 1928, forty were for factories and warehouses. Many of the new warehouses were located in the western core of the city near the railway tracks where small spur lines facilitated the movement of goods. Building that year included a large Massey-Harris warehouse and showrooms on 1st Avenue and 22nd Street East capturing much newspaper attention; a Marshall-Wells warehouse (75 24th Street E.) which later became Buckwold's; MacKenzie and Thayer Ltd. (retail coal and wood at 321 Ontario Avenue); new facilities for oil - the Texas Company, Imperial Oil Company, and the C.C. Snowden Warehouse; and new CN freight sheds 300 feet in length. Aside from the construction of warehouses but indicative of successful growth in the building industry in that year was the spacious and modern T. Eaton Co. Store, the Canadian Bakeries Ltd. building and a multi-storey Modern Steam Laundry, as well as a Public Library.

Source: CY Heritage File

**History Detail Person**

The proprietor of the Saskatoon Cartage and Warehouse Company was James O. MacCallum, described by John Hawkes in *The Story of Saskatchewan and Its People* as a leading citizen of Saskatoon. A native of Prince Edward Island, MacCallum came west in the course of his career with the Bank of Commerce and bought out the pioneer dray business of Saskatoon's first drayman, George W.A. Potter, who, operating his business under the name of Saskatchewan Cartage and Warehouse Company, engaged in the movement of baggage, freight and later, even buildings.

MacCallum took over Potter's business that was housed in the old Board of Trade Building on 1st Avenue South, including his baggage handling operation for both the Canadian National and the Canadian Pacific railways, the Union Baggage Transfer Company. Within seven years his business had prospered to include 22,000 square feet of storage space mainly in a wooden warehouse at 313-315 Ontario Avenue, thirty-five employees, twenty-one teams and two trucks. By the late 1920s more floor space was needed to accommodate MacCallum's growing business and the new building was constructed.

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**History Context Theme**

Linked closely with the development of western railway lines and its location at the junction of main arteries of the Canadian Pacific and the Canadian National railways after 1908, Saskatoon was able to establish and maintain her reputation as a prairie distribution centre for wholesale and locally manufactured goods, and the freighting of pioneer effects. The vision for Saskatoon's commercial growth took various forms, including a successful bid for a reduction in Saskatoon's freight rates and the organization of a specially-chartered train that brought one hundred business men to the prairie settlement, resulting in optimistic announcements in 1909 that nearly a dozen wholesale and manufacturing firms and two banks would open there shortly. Of these, the Ashdown Company, Tees and Persse, A. MacDonald, Campbell, Wilson and Millar, and the Codville Company built permanent warehouses west of the city centre on CNR trackage.

D. Kerr and S. Hanson in Saskatoon: The First Half-Century summarize Saskatoon's early warehouse commercial activity thus:

" With the freight rate changes of 1907 and 1908, Saskatoon meant business and distributors and warehouses soon followed the confluence of the railways and settlers. According to James Oliver Curwood, who visited the city in the fall of 1909, there was one wholesaler in Saskatoon in 1906, six in 1907 and twenty-three in 1908....Ten wholesalers decided to build in Saskatoon that November [1909], although most warehouses built by the end of 1909 were small, temporary structures. The exception was the International Harvester building at Avenue A and Twenty-Second Street constructed in 1909....By fall, 1909 almost ninety concerns could be listed as shipping goods from Saskatoon, although not all had branches in the city. Ten agricultural implement firms had opened branches and twenty-five others either had a local representative or were affiliated with a local firm. There were ten lumber companies, fourteen local manufacturers or processors and a variety of other wholesalers in the grocery, furniture and appliance business."

By 1913 the warehouse district had extended up 1st Avenue North and its vicinity, shaping the city's western skyline. Within it the six-storey Tees and Persse Co. building was prominent and the solid John Deere Plow Company warehouse on Ontario Avenue, the Codville Company had its quarters on 24th Street East, and the expansive five-storey Rumely Company Machinery and Warehouse on the corner of 24th Street and Alberta Avenue was both functional and attractive.

Source: CY Heritage File

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**History Context People**

Arthur Ernest Cook was born 24 November 1882, to Charles Cook and Julia Fanny (Fairchild) Cook at Waltham Abbey, Essex, just northeast of London, England. He emigrated to Canada in 1904, but his name did not appear in Henderson's Directory for Saskatoon until 1908. During the first few years in Saskatoon he worked at various jobs including janitor and surveyor's assistant. At the time of his marriage, on 28 June 1906 to Lillian Clarabell Marshall, his brother Edward Charles Henry Cook was one of the witnesses so it is possible Arthur came with, or to join, his brother.

Beginning in 1912, Arthur Ernest Cook was shown in Henderson's Directory as "Storekeeper City" and he continued employment with the City until his retirement in 1952. In later years he was listed as "Purchasing Agent City". He died on September 21, 1962 and is buried in Woodlawn Cemetery. Arthur was predeceased by his first wife in 1940, but was survived by a second wife May.

The Cooks lived for many years at 301 - 31st Street West and were members of the Christ Church-Anglican, 515 - 28th Street West. Arthur was a member of the Sons of England and Lillian was an active member of the Emmanuel College Guild of Christ Church.

They had two sons, both attended Caswell School and Bedford Road Collegiate. The oldest son, Clarence Arthur, graduated with a degree in Engineering from the University of Saskatchewan and taught at Bedford Road Collegiate. He joined the RCAF in 1939 and served throughout WWII in various capacities, reaching the rank of Group Captain. Following the war, and after a brief period with the National Research Council in Saskatoon, he rejoined the RCAF and progressed through the ranks to become an Air Vice Marshal and Commander of Air Material Command. A/V/M Cook was the first technical officer in the British Empire to reach Air (General) Rank.

The Cook's second son, Bernard Charles, followed his father into the City's employ, first as a Clerk and thereafter rising to become City Treasurer in 1958. Bernard served with distinction in the RCNVR during WWII, and attained command of a mine sweeper as a Lieutenant Commander.

Source: Biography compiled by Florence E. Glen g/niece of Arthur Cook

**History Detail (Other)**

**Architectural**

**Architect Name**

Webster David

**Architect Notes**

**Builder / Contractor**

A. W. Cassidy Co. Ltd.

**Builder / Contractor Notes**

**General Architectural Style**

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**General Architectural Desc Interior**

It was clear that security of property was taken into account in the building's construction, from the thickness of the exterior walls, to the use of a roller fire curtain adjacent to the elevator and a brick fire wall to surround the boiler room in the basement. Main floor and basement vaults were constructed for added protection and all basement windows were inset with 5/8 inch vertical iron rods.

Inside the warehouse wide stairs led into an office area, storage and the vault. The floors were to be covered with Factory Run maple flooring over a 2 inch by 6 inch laminated flooring on the first floor. The other floors were cement.

In the basement was a coal room with a concrete floor, a Portable Firebox Steel steam boiler able to provide 3500 square feet of radiation, and storage space including a vault. Wooden stairs with landings and wooden newels were located near the rear of the building with a 6 feet by 6 feet skylight for natural lighting of the stairwell.

Source: CY Heritage File

**General Architectural Desc Exterior**

A three-storey structure with a concrete basement and walls of common and Redcliff Premier brick, its design was simple yet attractive. Eight columns of Redcliff brick topped with stone caps matched the front face of the building. An exterior wainscot of marked-off cement plaster decorated its street sides, into which were set high basement windows. The upper wall line of the building was trimmed with a brick soldier course. It is interesting that the building is not rectangular but it narrows to its rear side to accommodate the rail track behind it.

The tar and gravel roof of the warehouse was in the five-ply Barrett Built-Up roof style with cement and tile coping. At the rear of the building (east side), an angled wooden platform, seventeen feet at its widest end and ten feet at its narrowest to accommodate the angle of the spur track behind the warehouse, allowed freight to be unloaded near the Otis-Fensom freight elevator inside.

Source: CY Heritage File  
13173

**Building Permit #(s)**

**General Alteration Desc**

East side of building has painted bricks and boarded up windows. The south and west faces have new windows and doors.

**Photographs & Images**

Photo Date	Photo Desc	Photo Source	Photo Copyright	Photo File	Main
2004	Arthur Cook Building	Stantec		arthur_cook_building_southwest.JPG	0

**Building Move History**

Moved Year	Building Permit #	Moved From	Moved Reason

**Building Alterations**

Alteration Year	Building Permit #	Alteration Desc
1950	901/50	Covering in loading platform \$2,000
1954	1292/54	Interior alteration: offices - lighting, plumbing \$2,000
1979	110/79	Alterations: office & warehouse - exits, partitions \$43,000
1979	3181/79	Interior alteration: created rear exit at stair shaft, flooring, metal doors \$48,000

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1986	68/86	Interior alterations: flooring, strip lighting \$10,000
1987	3827/87	Addition of new boardroom \$15,000
1992	540/92	Temporary loading dock \$500
1993	288/93	Remove old roof material, roof repairs, remove skylight \$25,000
1997	2318/97	Interior alterations: main floor \$6,000

***Hendersons Directory History - Commercial***

Year	Business Name	Type	Location	Staff Position
1929 - 1945	Saskatoon Cartage and Warehouse Company	cartage agents for CNR & CPR	313 - 315 Ontario Avenue	James O. MacCallum & L. D. Peterkin, owners
1943 - 1944	Grant, Atkinson & Blair	commissioned brokers		
1943 - 1955	Moore Benjamin And Co. Ltd.			
1945 - 1950	Kellogg's Co. of Canada			
1945 - 1950	Douglas, Kelly & Co. Ltd.	teas		
1946 - 1958	MacCosham Ltd.	storage & distribution		
1947 - 1950	Canadian Cannery Co. Ltd.			
1951 - 1954	Nabob Foods			
1955 - 1958	B.C. Packers			
1955 - 1959	Falconer C.C. & Son			
1955	Ross, Richardson & Co.	food brokers		
1955 - 1959	A. E. McKenzie & Co. Ltd			
1955 - 1979	G. H. Wood & Co. Ltd.	paper products		
1955	Canadian Industries (1954) Ltd.			
1956 - 1958	Muirhead Forwarding			
1959 - 1963	Werner's Refrigeration Co. Ltd.			
1959 - 1962	W. R. Grace & Co. of Canada Ltd. (Cryovac Div)			
1959 - 1977	MacCosham Van Lines (Sask.) Ltd			
1960 - 1961	A & A Building Materials Distribution Ltd.			
1961	North-West Industrial Products			
1962	McLelland Veterinary Supplies			
1962	Universal Contractors			
1965	Hub City Fire Equipment			
1967 - 1970	X-Ray & Radium Ltd.			
1967	B.A. Edwards	beauty supplies		
1967 - 1978	Dover Corporation (Turnbull Elevators)			
1968 - 1970	Velisical Corp	chemical wholesale		
1972 - 1975	Downtown Furniture Auctioneers			
1973 - 1975	Merrill Enterprises			

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1973 - 1978	CGR Canada Ltd.	Med. X-Ray Supply Wholesale
1976 - 1978	A. Epstein And Son Ltd.	drygoods
1976	North-West Commercial Travelers Assoc. of Canada	
1979	vacant	
1980 - 1987	City of Saskatoon Purchasing Department	
1980 - 1987	City of Saskatoon Micrographics Department	
1988 - 1996	City of Saskatoon Purchasing and Central Stores	
1997 -	City of Saskatoon Central Purchasing Services	

**Hendersons Directory History - Residential**

Year	Occupant Name	Occupant Occupation

**Land Titles**

Year	Registration Num	Owner Name	Registrant Name	Value	Items Registered Against	Legal Desc
1890	n/a	Temperance Colonization Society Ltd.			Grant of Patent	N 1/2 & SW33 Twp. 36 R. 5 W3 & Pts. SE33, E. & W. of S. Saskatchewan River
1892-1	n/a	J. C. White, C. Powell, E. B. Osler, & A. M. Nanton				N 1/2 & SW33 Twp. 36 R. 5 W3 & Pts. SE33, E. & W. of S. Saskatchewan River
1892-2	n/a	J. C. White, C. Powell, E. B. Osler, & A. M. Nanton				N 1/2 33 - 36 - 5 W3 pt. SW33, pt. SE33 & Fr. NE28 of same
1906-1	n/a	Wm. Sloan , Nanaimo, B.C.; J.F. Cairns; Wm. C. Sutherland; F. Engen; & Albert H. Hanson, land agents				SW33 - 36 - 5 W3 N of 23rd St. & W. of Qu'Appelle, Long Lake & Sask. Railway right-of-way
1906-2	n/a	Wm. Sloan; J.F. Cairns; Wm. C. Sutherland; Fred Engen & A. H. Hanson				Various lots in: Blks. 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15 & 16 , subdivison of 33 - 36 - 5 W3
1907-1	n/a	Wm. Sloan; Wm. C. Sutherland; Fred Engen & A. H. Hanson				Various lots in: Blks. 3, 4, 7, 10, 11, 12, 13, 14, 15 in Plan Q10; Blk 2, 3 in Q12



## Saskatoon Heritage Property Detail Report

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1907-2	n/a	Frederick Ernest Harrison, bank manager; Wyndham Winkler Ashley, bank manager	\$4,000	Lots 1 - 13 Block 13 Q10 Source: CY Heritage File
1908	n/a	Thomas Smithwick (1/4 interest); John Ryan (3/4 interest)	\$1,500	Lots 11 - 13 Block 13 Q10 Source: CY Heritage File
1924	n/a	City of Saskatoon	\$38,345	Lots 19 - 21 Bl. 3; lots 31 & 32 Bl. 7; Lots 14 & 15 Bl. 10; Lots 11 - 13 Bl.13 Lots 8 & 9 Bl. 15
1926	n/a	The Waterloo Manufacturing Co. Ltd., Waterloo, Ont.	\$500	Lots 11 - 13 Block 13 Q10 Source: CY Heritage File
1928	n/a	James O. MacCallum; Lloyd D. Peterkin	\$60,000	Lots 12 - 13 Block 13 Q10 Source: CY Heritage File
1929	n/a	The Waterloo Manufacturing Co. (Sask.) Ltd.	\$20,000	Lots 7 - 11 Block 13 Q10 Source: CY Heritage File
1941	n/a	James O. MacCallum; Loyde Dawson Peterkin who operate Saskatoon Cartage and Warehouse Co.	\$600	Lots 11 - 13 Block 13 Q10 Source: CY Heritage File
1945-1	n/a	MacCosham Storage & Distribution Co. (Sask.) Ltd.	\$55,000	Lots 12 - 13 Block 13 Q10 Source: CY Heritage File
1945-2	n/a	MacCosham Storage & Distribution Co. (Sask.) Ltd.	\$55,000	Lots 20 - 21 Block 13 Q10 Source: CY Heritage File
1945-3	n/a	MacCosham Storage & Distribution Co. (Sask.) Ltd.	\$600	Lot 11 Block 13 Q10 Source: CY Heritage File
1962	n/a	MacCosham Van Lines	\$39,470.79	Lots 20 - 21 Block 12 Q10 & Lots 11 - 13 Block 13 Q10 Source: CY Heritage File
1978	n/a	City of Saskatoon	\$250,000	Lots 11 - 13 Block 13 Q10 Source: CY Heritage File