

Marshall Terrace



Date of Construction	1908
Address	526-540 - 6 (Fourth) Avenue SE
Original Owner	William B. Marshall
Architect	Cawston
Contractor	M.C. Sackrider
Neighbourhood	Downtown
Legal	61685;62;8-10

Description of Historic Place

Marshall Terrace is housing units located over three sloped lots at the northwest corner of the intersection of 6th Avenue SE and Aberdeen Street SE, south of Medicine Hat's downtown core. The six units of the terrace housing are grouped in pairs, with each grouping slightly stepped-down from the one that it abuts to the south. The red brick exterior is accented with corner quoining and a corbelled brick cornice. Each grouping of units possesses a hipped-roof verandah, separate entry, and stair. The building is set back from the street and fronted with small, grassed yards retained by stamped concrete terraces and mature trees and shrubs.

Heritage Value of Historic Place

Marshall Terrace is significant as an extremely rare early example of terraced housing, a precursor to apartment blocks, which appeared in Medicine Hat during a period of significant growth prior to the First World War. Terraced houses were an inventive way to manage the growing demand for housing during Medicine

Hat's Edwardian economic boom. Built in 1908 by real estate entrepreneur William B. Marshall, the multi-occupant building, constructed over three lots, provided a means for Marshall to profit from rising real estate values while maintaining ownership of the property. Marshall Terrace is composed of six individual units, each with a parlour, dining room, kitchen, bathroom, and four bedrooms. The two end units are larger than the rest, and have a sitting room and additional bedroom. Many of the residents listed in Henderson's 1914 directory worked for the CPR, whose rail yards and roundhouse were situated just north of the building. Marshall Terrace is a rare example of terrace housing built in the European tradition and was intended to be the start of street complexes like those that dominated European cities. As with many terrace housing projects in western Canada, the complex never developed beyond the initial corner property. Once a very typical building type in North American cities, intact terrace housing is now relatively rare in Alberta.

Marshall Terrace is valued for its connection with prominent businessman and Medicine

Hat's first mayor, William B. Marshall, and as representative of his successful real estate business. Born in Dufferin County, Ontario, on March 27, 1864, Marshall was part of an early group of settlers who travelled west seeking the vast tracts of available land publicized by Medicine Hat's early boosters. He established a ranch 40 kilometres outside of Medicine Hat, where he also worked as a stock dealer and set up one of his first business ventures, a butcher shop. In 1901, Marshall established a hardware business, the Marshall Hardware Company, in the purpose-built Marshall and Hunter Block, which he operated for 16 years with his brother-in-law, H. A. Hunter. It was also at this time that he began developing properties, including construction of the Dominion Block (1902), purchase of the Alberta Hotel (1906), construction of Marshall Terrace (1908), as well as building multiple residences. Marshall was also instrumental in establishing Medicine Hat's first mill and The Medicine Hat News Limited. In addition to being a successful businessman and developer, Marshall also served on the Medicine Hat Board of Trade, as president of

the Agricultural Society, and in 1899, when the city's government was officially established, was nominated as Medicine Hat's first mayor – a testament to the high esteem and trust the community had for him. William B. Marshall lived in Medicine Hat until his death on February 15, 1920.

Marshall Terrace is further valued as a well-preserved and rare example of Classical Revival-style terraced housing. Constructed during the Edwardian period, the quality of workmanship and attention to detail in the brickwork and finishing touches are noteworthy in rental housing from that era. The clean lines typify the Classical Revival-style, and were evolved in response to the ornate and highly decorative architecture of the earlier Victorian period. This change is rooted in an improved understanding of classical Greek and Roman architecture. Marshall Terrace characterizes this style through its clean unadorned exterior, progressive step arrangement of the six units into pairs, balanced and functional plan, straight rooflines, and regular fenestration. Each of the six units was designed with a large back yard with rear entry to the residence. Marshall Terrace's Classical Revival-style contributes significantly to the architectural character of the neighbourhood.

Marshall Terrace is also valued as a local landmark in Medicine Hat's Downtown neighbourhood. Its unique massing and prominent placement overlooking the downtown core on a sloped site near the brow of a hill make this resource highly visible in the community.

Rear of Marshall Terrace showing the multiple recessed courtyards

Donald Luxton & Associates
June 2013



Character-Defining Elements - Marshall Terrace (526-540 - 6 Avenue SE)



- Location on the northwest corner of the intersection of 6th Avenue SE and Aberdeen Street SE in Medicine Hat's Downtown neighbourhood, set back from the street



- Terraced grassed yards line the front façade with mature trees along the west façade and in the rear yards



- Form, scale, and massing as expressed by its: two-storey height with full-height basement; six units grouped into pairs resulting in three u-shaped plan connected buildings; flat roof; stepped parapet party walls



- Masonry construction including: rough coarse cobblestone foundation; exterior of pressed red brick with grey mortar, laid in stretcher coursing; terra cotta tile capped parapet



- Classical Revival-style details such as: unadorned exterior; balanced plan for each of the three sets of two groupings of units; quoining; corbelled brick cornice; regular fenestration; segmental arched lintels; clean sills; multiple corbelled chimneys with decorative venting configurations; small canopy over the rear exit



- Fenestration such as: double assembly segmental arch 1-over-1 single-hung wooden-sash windows with matching storm; single assembly segmental arch 1-over-1 single-hung wooden-sash windows with multi-light storms; single assembly segmental arch fixed windows with upper multi-light transom and multi-light storms; single assembly segmental arch multi-light wooden-sash hopper windows; four-panel wooden front door with upper light and segmental arch lintel; basement door with vertical panelling



- Additional elements including hipped-roof verandah with open soffit spanning each of the three groupings of units; recessed courtyard between units at rear of the building; access hatch to sub-level basement entry for each unit; later added second floor entry to single units reconfigured into two suites



- Interior features such as: newel post; open balustrade; wooden flooring; wooden trim; and cast iron registers

Statement of Integrity - Marshall Terrace (526-540 - 6 Avenue SE)

Applicable Significance Criteria

This site is significant because...

Theme / Activity / Cultural Practice / Event ☒ Yes ☐ No

-Marshall Terrace is valued as an extremely rare early example of terraced housing, a precursor to apartment blocks, which appeared in Medicine Hat during a period of significant growth prior to the First World War. Once a very typical building type in North American cities, intact terrace housing is now relatively rare in Alberta (**Theme Value – Managing Growth in Medicine Hat**).

Institution / Person ☒ Yes ☐ No

-Marshall Terrace is also valued for its connection with prominent businessman and Medicine Hat's first mayor, William B. Marshall, as it is representative of his substantial real estate business (**Theme Value – City Development in Medicine Hat**).

Design / Style / Construction ☒ Yes ☐ No

-Marshall Terrace is significant as a well-preserved and rare example of Classical Revival-style terraced housing that contributes significantly to the architectural character of the neighbourhood (**Theme Value – Built in Medicine Hat**).

Information Potential ☐ Yes ☒ No

Landmark / Symbolic Value ☒ Yes ☐ No

-Marshall Terrace is further valued as a local landmark in Medicine Hat's Downtown neighbourhood. Its unique massing and prominent placement on a sloped site overlooking the downtown commercial core make this resource highly visible in the community (**Landmark Value**).

Period of Significance

1906 – 1913 Pre-First World War Boom, Age of Optimism

Chronology of Alterations

Post 1930s - Reconfiguration of single units into two suites
2000s - Concrete landscape terraces, front steps, new metal balustrades

Aspects of Integrity

LOCATION ☒ Yes ☐ No ☐ Not Applicable

The location of the building has not been altered.

DESIGN ☒ Yes ☐ No ☐ Not Applicable

The design of the building remains intact, although a number of the original single units have been split into two suites.

ENVIRONMENT ☒ Yes ☐ No ☐ Not Applicable

The building continues to be situated on the edge of a residential neighbourhood overlooking Medicine Hat's downtown.

MATERIALS ☒ Yes ☐ No ☐ Not Applicable

The authentic materials of the building are intact.

WORKMANSHIP ☒ Yes ☐ No ☐ Not Applicable

The high quality of the workmanship of the building is evident in its fine detailing.

FEELING ☒ Yes ☐ No ☐ Not Applicable

The building continues to convey a strong historic aesthetic.

ASSOCIATION ☒ Yes ☐ No ☐ Not Applicable

The association of the building has not been altered.

Statement of Integrity continued on next page...

Statement of Integrity - Marshall Terrace (526-540 - 6 Avenue SE)

Statement of Integrity

Marshall Terrace maintains all the aspects of integrity necessary for it to convey its significance / heritage value.

Marshall Terrace is in fair condition with original detailing and materials intact. The stamped, parged exterior of the rough coarse cobblestone foundation is cracked and failing in areas. The northwest corner is of specific concern, as a disconnected rainwater leader is compounding mechanical damage. A significant stepped crack extending from the brick wall face, through the brick segmental arch lintel and down through the foundation is evident at the basement window on the north façade, and strongly indicates a settlement issue that requires further investigation. The brick of the exterior is in fair condition with spalling evident in some areas. There is significant mortar loss at a number of locations, most apparent on the rear façade of the resource at lower brick courses, around fenestration, and below the later added tin flashing at roof level. The terra cotta capping of the parapet is in good condition. Recent roof patching activities, presumably to address leaks present on the interior of the building, were completed in a manner resulting in sealant spreading on to the exterior brick; future patching should be completed with greater care. Tin flashing has been added to portions of the stepped party wall parapet. The building has retained its original wooden-sash windows; however, a few of the original storm windows have been lost. A number of the original four-panel front doors and vertical-panel basement doors are intact and in good condition. The hipped-roof front verandahs are in good condition; however, the verandah steps and floor have been replaced with concrete, and a new metal code-compliant balustrade was installed. Recently, multiple terraced concrete retaining walls have been constructed to provide individual grassed yards for each unit. Five of the six units have been split into suites with stair access to the upper storey suites constructed at the rear of the building. The small canopies over the rear ground floor entries are in poor condition and require replacement. Numerous redundant wires are evident at the rear of the building, which should be removed to limit obstruction of the building's detailing and improve safety for the tenants.


Additional Images - Marshall Terrace

Detail from a 1913 panorama of Medicine Hat showing Marshall Terrace

Esplanade Archives, Medicine Hat, Alberta.
0514.0001b.



Heritage Evaluation Form - Marshall Terrace (526-540 - 6 Avenue SE)

 Medicine Hat The Gas City Heritage Evaluation Form	Site Number	Category A
	Community District Downtown	
	Designation	

Site Name(s): Marshall Terrace			
Municipal Address: 526-540 - 6 Avenue SE		Date of Construction:	Y 1908
Consultant(s): Donald Luxton & Associates Inc.		Evaluation Date:	Y 13 M 05 D 16
Heritage Committee: Heritage Resource Committee			
Heritage Planner: Chris Reddy			
		Total	
		80	

History (H)	E	VG	G	F	P		(H) SCORE
H.1 Associations/Patterns		X				20	30
H.2 Age		X				10	
Comments: H.1 Marshall Terrace is significant as an extremely rare early example of terraced housing, a precursor to apartment blocks, which appeared in Medicine Hat during a period of significant growth prior to the First World War. H.2 Constructed in 1908.							

Architecture (A)	E	VG	G	F	P		(A) SCORE
A.1 Style/Type/Design	X					40	30
A.2 Designer/Builder				X		3	
A.3 Construction Technology			X			5	
A.4 Interior Details				X		2	
A.5 Alterations			X			-10	
Comments: A.1 Marshall Terrace is further valued as a well-preserved and rare example of Classical Revival-style terraced housing. A.2 Architect – Cawston, Contractor – M.C. Sackrider A.3 Masonry construction. A.4 Original interior elements including wooden floor, newel post, panel doors, wooden trim, open balustrade. A.5 Front verandahs and balustrades replaced and altered to meet code.							

Urban Context (C)	E	VG	G	F	P		(C) SCORE
C.1 Landmark/Character	X					15	20
C.2 Streetscape/Landscape		X				10	
Comments: C.1 Marshall Terrace unique massing and prominent placement overlooking the downtown core make this resource highly visible in the community. C.2 The building's historic aesthetic contributes to the significantly to the surrounding residential neighbourhood.							