

Brown Thomas Residence & Carriage House



<i>Dates of Construction</i>	Residence (1912) Carriage House (1913)
<i>Address</i>	111 - 1 (Esplanade) Street SW
<i>Original Owner</i>	David W. Brown
<i>Architects</i>	William T. Williams (Residence) John Pettit (Carriage House)
<i>Contractor</i>	John Pettit
<i>Neighbourhood</i>	SW Kensington Hill
<i>Historic Neighbourhood</i>	Herald
<i>Legal</i>	32380;E;1,2

Description of Historic Place

The Brown Thomas Residence and Carriage House is an impressive two and one-half storey home with a one and one-half storey Carriage House located at the southwest corner of 1st Avenue SW and 1st Street SW in Medicine Hat's Downtown neighbourhood. The residence is set back from the street behind a flagstone retaining wall, and is shrouded by mature landscaping. The main Residence is identifiable by its hipped-roof, red brick exterior, enclosed wraparound verandah, projecting front and rear wings, substantial corbelled chimneys, and multiple hipped-roof dormers. The brick Carriage House, situated to the rear of the residence, is characterised by its hipped-roof, multiple hipped-roof wall dormers, overhead doors and brick exterior.

Heritage Value of Historic Place

The Brown Thomas Residence and Carriage House are valued as a refined and striking example of Arts and Crafts architecture, and as an exemplary case of a locally designed home

built using locally manufactured materials. The residence was constructed for David W. Brown in 1912 for the sum of \$11,000. Brown hired renowned local architect William T. Williams, a classical and English-trained architect. Williams designed a number of prominent buildings in the city including the Town Hall (1905), several schools and churches, and the Cypress Club (1907). Brown moved to Medicine Hat circa 1910, and established a lucrative real estate and financial business with his brother, Herbert H. Brown. His financial position is clearly evident from the grandeur of the home, its prime placement along the Esplanade (now 1st Street), and the engagement of the architectural services of William T. Williams. Designed in the Arts and Crafts-style, the house possesses stunning detailing and is largely intact. Arts and Crafts architecture began in England in the last decades of the 19th century, before spreading to Europe and North America. The key tenets of the movement were functional design and ornamentation. The style evolved in response to the industrialization of the Victorian period, which in turn created a deteriorated state of the decorative arts. The Brown Thomas

Residence exemplifies this style through its: well thought-out plan; multiple exterior finishes; wrap-around verandah with exposed scrolled rafter tails and decorative brackets; numerous windows permitting abundant sunlight to light the interior; hipped-roof dormers with exposed scrolled rafter tails; overall clean elegant detailing; and substantial corbelled brick chimneys. These elements combine to create a striking home. The one and one-half storey Carriage House, situated southeast of the residence, was constructed in 1913 for the cost of \$2,400, and used to house Brown's automobiles. The building was designed and built by J. Pettit, who also constructed the Brown Thomas Residence. The materials, roofline, hipped-roof wall dormers, and windows of the Carriage House were in keeping with the aesthetics of the residence. Historic images indicate the residence and Carriage House were surrounded by a finely landscaped yard with numerous trees and flowerbeds, and a brick retaining wall with concrete capping which defined the boundaries of the corner lot from the public street.

components of a collection of intact historic residences in one of Medicine Hat's oldest neighbourhoods. The grouping of early 20th century homes along 1st Street contributes significantly to the historic aesthetic of the city.

The Brown Thomas Residence and Carriage House are further valued as impressive

The Brown Thomas Residence (right) and its associated Carriage House (left)



Character-Defining Elements - Brown Thomas Residence (111 -1 Street SW)



- Located at the southwest corner of 1st Street SW and 1st Avenue SW in Medicine Hat's downtown neighbourhood

- Surrounded by mature landscaping and flagstone retaining wall



- Form, scale, and massing as expressed by its: two and one-half storey plus full-height basement; rectangular plan; front two-storey wing with hipped-roof; and rear two-storey wing with gabled hipped-roof

- Masonry construction including: concrete foundation; pressed red brick in a stretcher pattern with grey mortar; brick balustrade on wrap-around verandah; brick verandah columns extending through the verandah roof



- Arts and Crafts-style details such as: well thought-out plan; multiple exterior finishes; verandah columns; exposed scrolled rafter tails; hipped-roof dormers with exposed scrolled rafter tails and lapped wooden siding with corner boards; decorative verandah brackets; brick corbelled chimneys with parged caps

- Original windows such as: single and double assembly 6-over-1 single-hung wooden-sash windows with multi-light storms on the first and second floors; double assembly 8-over-1 single-hung wooden-sash windows in the dormers; single assembly 1-over-1 single-hung wooden-sash windows on rear wing; multi-light fixed wooden-sash windows on the enclosed verandah; multi-light fixed wooden-sash windows with multi-light storms on basement windows; parged sills throughout



- Original doors such as: 4-panel wooden door with upper light, transom, and sidelights at verandah; panelled wooden front door with sidelights at interior

- Additional elements including: tiered concrete steps with concrete capped brick sidewalls and piers leading to the front entry; cast iron 'Broomfield' nameplate on verandah column adjacent to the front entry



- Two-storey addition on the rear of house with features including: shed-roof; second storey balcony; and multi-light windows



Character-Defining Elements - Brown Thomas Carriage House (111 -1 Street SW)



- Located to the southeast of the residence backing onto a public lane



- Surrounded by mature trees and large driveway



- Form, scale, and massing as expressed by its: one and one-half storey height; rectangular plan; hipped-roof



- Masonry construction including concrete foundation and stretcher pattern pressed red brick with grey mortar



- Arts and Crafts-style details such as: multiple hipped-roof wall dormers with exposed scrolled rafter tails; multiple exterior finishes; exposed scrolled rafter tails



- Original windows such as: single assembly 6-over-1 single-hung wooden-sash windows with multi-light storms on the first and second floors; parged sills throughout



- Original doors such as: 4-panel wooden door with upper light and transom; 6-panel wooden garage door

Statement of Integrity - Brown Thomas Carriage House (111 -1 Street SW)**Applicable Significance Criteria***This site is significant because...*

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

Institution / Person ☐ Yes ☒ No

Design / Style / Construction ☒ Yes ☐ No

-The Brown Thomas Residence and Carriage House is valued as an exceptionally refined and strong example of Art and Crafts architecture, and as an exemplary instance of locally designed buildings constructed using locally manufactured materials. In addition, it is also valued as an example of William T. Williams' residential architecture (**Theme Value – Made in Medicine Hat**).

Information Potential ☐ Yes ☒ No

Landmark / Symbolic Value ☒ Yes ☐ No

-The Brown Thomas Residence and Carriage House is further valued as an impressive component of a collection of intact historic residences in one of Medicine Hat's oldest neighbourhoods (**Landmark Value**).

Period of Significance

1906 to 1913 Pre-First World War, Age of Optimism

Chronology of Alterations

Post 1970s - Two-storey addition to rear of residence

Aspects of Integrity

LOCATION ☒ Yes ☐ No ☐ Not Applicable

The location of the buildings has not been changed.

DESIGN ☒ Yes ☐ No ☐ Not Applicable

The design of the buildings has been maintained; however, a two-storey addition has been added to the rear of the residence.

ENVIRONMENT ☒ Yes ☐ No ☐ Not Applicable

The buildings continue to be situated in a residential neighbourhood along Medicine Hat's 1st Street.

MATERIALS ☒ Yes ☐ No ☐ Not Applicable

The authentic materials of the buildings have been retained and are clearly evident.

WORKMANSHIP ☒ Yes ☐ No ☐ Not Applicable

The high quality of the workmanship of the buildings is identifiable through its use of materials and current condition.

FEELING ☒ Yes ☐ No ☐ Not Applicable

The feeling of the buildings has not been altered. It conveys a grand historical aesthetic.

ASSOCIATION ☒ Yes ☐ No ☐ Not Applicable

The association of the buildings is unchanged.

Statement of Integrity continued on next page...

Statement of Integrity - Brown Thomas Residence & Carriage House (111 -1 Street SW)**Statement of Integrity**

Brown Thomas Residence & Carriage House maintains all the aspects of integrity necessary for it to convey its significance / heritage value.

The Brown Thomas Residence is in good condition with its original fabric intact. The concrete foundation is in good condition with minimal evidence of settlement issues. The red brick exterior and tooled grey mortar of the residence are both in good condition with minor evidence of past repointing activities. The brick balustrade and columns of the wrap-around front verandah are in poor condition with mortar loss, efflorescence, and settlement issues being present on both north and east façades. The substantial corbelled brick chimneys possess mortar loss and unsympathetic past repointing activities. Neither chimney is leaning or showing signs of settlement issues. The concrete capped brick sidewalls along the entry sidewalk are significantly stained and missing mortar and require attention to ensure they are not displaced. The concrete steps and sidewalk of the front walkway is in fair condition, but beginning to show signs of failure. The original wooden-sash windows of the residence are intact and in very good condition. A number of the original wooden storms have been replaced. The original decorative wood details are in situ and in fair condition with only paint failure present. The roof has been recently replaced and is in good condition. The gutters and rainwater leaders are present and functioning properly. Alterations to the building include the addition of exterior lights to the piers along the front entry and two-storey shed-roof addition to the rear of the residence. The condition of the home is a testament to its maintenance by the current owners.

The Carriage House is in poor condition with multiple areas of the building's exterior failing. Each of the Carriage House's façades show significant stepped cracks indicating underlying structural issues at play that require immediate attention to limit further damage. Lower courses of brick show signs of moisture saturation through the presence of efflorescence. Significant mortar loss is evident throughout the building's exterior. Past repointing and brick replacement has been completed without consideration of the original fabric of the building. The rear of the carriage house has undergone numerous alterations overtime, likely due to the gradual re-grading of the back lane. The Carriage House's roof is in poor condition, in part due to the overhanging trees, and the shingles are curling and split in areas. Gutters and rainwater leaders have not been maintained resulting in saturation of the exterior brick in areas. The building's original fenestration is intact with many of the original 6-over-1 single-hung wooden-sash windows present. The Carriage House requires immediate action to prevent the ongoing deterioration of this historic resource.


Additional Images - Brown Thomas Residence & Carriage House

The Brown Thomas Carriage House which was built the following year after the associated residence



Donald Luxton & Associates
June 2013

Heritage Evaluation Form - Brown Thomas Residence & Carriage House (111 -1 Street SW)

 Medicine Hat The Gas City Heritage Evaluation Form	Site Number	Category
	A	
	Community District SW Kensington Hill	
Designation		

Site Name(s): Brown Thomas Residence & Carriage House		
Municipal Address: 111 - 1 Street SW	Date of Construction:	Y 1912/1913
Consultant(s): Donald Luxton & Associates Inc. Heritage Committee: Heritage Resource Committee Heritage Planner: Chris Reddy	Evaluation Date:	Y 13 M 05 D 16
		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 The Brown Thomas Residence and Carriage House are valued as impressive components of a collection of intact historic residences in one of Medicine Hat's oldest neighbourhoods. H.2 Constructed in 1912 (house), 1913 (carriage house).							

Architecture (A)	E	VG	G	F	P		(A) SCORE
A.1 Style/Type/Design		X				20	30
A.2 Designer/Builder		X				10	
A.3 Construction Technology		X				10	
A.4 Interior Details					X	0	
A.5 Alterations			X			-10	
Comments: A.1 The Brown Thomas Residence and Carriage House are valued as refined and striking examples of Arts and Crafts architecture, and as exemplary cases of locally designed buildings constructed using locally manufactured materials. A.2 Architect – William T. Williams (house) and J. Pettit (carriage house), Contractor – J. Pettit (house, carriage house) A.3 Masonry construction A.4 Unknown interior elements. A.5 Enclosed front verandah and multiple wooden-sash windows replaced.							

Urban Context (C)	E	VG	G	F	P		(C) SCORE
C.1 Landmark/Character		X				10	20
C.2 Streetscape/Landscape		X				10	
Comments: C.1 The residence's corner siting, substantial size, and extant carriage house make it a highly recognizable neighbourhood site. C.2 The Brown Thomas Residence and Carriage House are impressive components of a collection of intact historic residences in one of Medicine Hat's oldest neighbourhoods, and contribute significantly to the historic aesthetic of the city.							