

# Connaught Apartments



Date of Construction	1913
Address	371 Cambridge (Fewings) Street SE
Alternate Name	Hycroft Apartments
Original Owner	William Steinecke
Architect	Harrison & Pouton
Contractor	Harrison & Pouton
Neighbourhood	SE Hill
Legal	636M;92;10

## Description of Historic Place

Connaught Apartments is a substantial three-storey apartment building situated on a corner lot at the intersection of 4th Avenue SE and Cambridge Street SE in Medicine Hat's Downtown/SE Hill neighbourhood. Connaught Apartments is characterised by its red brick exterior, ornate pressed tin cornice, enclosed entry vestibule with tin cornice, and transom bearing the building's current name – Hycroft Apartments. Single and triple assembly wooden-sash windows are evident from the street. A large three-storey hipped-roof verandah with open balustrade is present on the rear façade. Mature deciduous trees line the streets in front and along the side of the building.

## Heritage Value of Historic Place

Connaught Apartments is valued as an impressive Edwardian era apartment building and as a physical link to the ongoing development and growth of Medicine Hat beyond the downtown core. Built in 1913, Connaught Apartments is an example of the

dense, rectangular, and cubic apartment blocks that were typical of the Edwardian era, which provided housing alternatives in a rapidly period of urbanization. Apartment blocks were a significant development of residential architecture in the Edwardian period, and suited people and families in transition who could not afford or did not want a single family home. As Medicine Hat's variety of economies grew and people moved to the city in search of work, the demand for suitable housing also increased. The influx of people resulted in the development of neighbourhoods outside the downtown core. Three and four storey apartment blocks, such as Connaught Apartments, were built to accommodate this growing workforce as they provided high-density residences in close proximity to the downtown core of Medicine Hat.

Connaught Apartments is also valued as an elegant and highly crafted example of a Classical Revival-style apartment building designed by architects, Harrison & Pouton. Its three-storey massing, rectangular form, and pressed red brick exterior with tooled red mortar reflect the clean, unadorned aesthetic

of this architectural style in the Edwardian period. The simplicity of Edwardian era architecture is in juxtaposition to the ornate and busy architectural detailing of the earlier Victorian period. Classical Revival architecture provided simple, balanced designs, straight rooflines, clean ornamentation, and, above all, maintenance-free elements. Connaught Apartments' architectural detailing is limited to the building's front façade and is characterised by its corbelled pressed metal cornice, simplified but similar corbelled pressed metal cornice at the front entry, triple assembly windows, plain sills and lintels, and dual multi-storey projecting bays on either side of the entry. The building's numerous single assembly windows on the side and rear façades provide an abundance of light to penetrate interior spaces. A substantial three-storey verandah at the rear of the building provided tenants with access to outdoor space as well as a secondary means of egress. Constructed for the cost of \$22,000, the apartment building possessed 23 suites. The scale and quality of construction materials of the Connaught Apartments reflects the optimism and assumed economic stability of the Edwardian era, prior to the outbreak of the First World War.

Connaught Apartments in the early 1910s. The name was changed to Hycroft Apartments by owner Harry Veiner, proprietor of Hycroft Potteries, in the mid-1970s

Esplanade Archives, Medicine Hat, Alberta.  
0035.1.0074.





## Character-Defining Elements - Connaught Apartments (371 Cambridge Street SE)



- Location on the southwest corner of 4th Avenue SE and Cambridge Street SE in Medicine Hat's Downtown/SE Hill neighbourhood, with a minimal setback from the street



- Mature trees line the streets along the north and east façades



- Form, scale, and massing as expressed by its: three-storey height; rectangular plan; flat roof

- Masonry construction including: stamped concrete foundation; stretcher pattern pressed red brick exterior with red-tooled mortar



- Classical Revival-style details such as: unadorned exterior; balanced plan; multi-storey projecting bays on either side of front entry; corbelled metal cornice; enclosed central entry vestibule with transom and sidelights and corbelled pressed metal cornice; regular fenestration; parged segmental arch lintels; transom over rear entries



- Fenestration such as: segmental arch 8-over-1 single-hung wooden-sash windows with multi-light storms; segmental arch fixed windows; tripartite assembly 8-over-1 single-hung wooden-sash windows with multi-light storms; segmental arch 1-over-1 single-hung wooden-sash windows; concrete sills throughout



- Additional elements including three-storey hipped-roof verandah with exposed rafters and open balustrade on rear façade

- Interior features such as: newel post; skylight (filled in); enclosed balustrade.



## Statement of Integrity - Connaught Apartments (371 Cambridge Street SE)

### Applicable Significance Criteria

*This site is significant because...*

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

-Connaught Apartments is valued as representative of an impressive Edwardian era apartment building, and as a physical link to the ongoing development and growth of Medicine Hat beyond the downtown core (**Theme Value – Managing Growth in Medicine Hat**).

**Institution / Person** ☐ Yes ☒ No

**Design / Style / Construction** ☒ Yes ☐ No

-Connaught Apartments is valued as a graceful and rare example of a Classical Revival-style apartment building. Its scale and quality of construction materials reflects the optimism and assumed economic stability of the Edwardian era, prior to the outbreak of the First World War (**Theme Value – Built in Medicine Hat**).

**Information Potential** ☐ Yes ☒ No

**Landmark / Symbolic Value** ☐ Yes ☒ No

### Period of Significance

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

### Chronology of Alterations

Post 1950s - Removal of entry balcony balustrade  
Reconstruction of rear verandah

### 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.

**ENVIRONMENT** ☒ Yes ☐ No ☐ Not Applicable

The building continues to be situated in a residential neighbourhood surrounded by mature trees.

**MATERIALS** ☒ Yes ☐ No ☐ Not Applicable

The authentic materials of the building are intact, with the exception of the replacement of a few windows.

**WORKMANSHIP** ☒ Yes ☐ No ☐ Not Applicable

The high quality of the workmanship of the building is evident in the building's current condition.

**FEELING** ☒ Yes ☐ No ☐ Not Applicable

The feeling of the building has been maintained.

**ASSOCIATION** ☒ Yes ☐ No ☐ Not Applicable

The association of the building has not changed. It continues to serve as an apartment building.

Statement of Integrity continued on next page...

## Statement of Integrity - Connaught Apartments (371 Cambridge Street SE)

### Statement of Integrity

*Connaught Apartments maintains all the aspects of integrity necessary for it to convey its significance / heritage value.*

Connaught Apartments is in good condition with the form, scale, and massing of the building intact. The stamped concrete foundation has a number of small cracks, which should be monitored. The red brick exterior is in fair condition; however a number of areas exhibit mortar loss. The brick below the windowsills and at the water table level is significantly stained and requires further investigation and cleaning. The original fenestration is intact. A number of the original wooden-sashes have been replaced and a number of the windows are missing their original wooden storm windows. The tin cornice is in fair condition; however holes exist at the terminuses of the cornice, which have permitted pests and water to enter the cornice and likely cause damage to it and the underlying brick façade. Water staining on the interior ceiling and wall finishes of the third storey indicates water egress issues, most likely from the roof, which requires immediate attention. A glass skylight over the main stairs has been covered, but the original fabric remains in situ. The front entry steps are deteriorated and pose a safety risk, and the open balustrade with globe post caps on the balcony of the entry vestibule has been removed. All exterior doors have been replaced; however the openings are original. The rear three-storey verandah balustrade has been altered to adhere to the current building code. The building requires the institution of a maintenance plan to ensure the resource does not deteriorate any further.


## Additional Images - Connaught Apartments

The rear and east facades of the Connaught Apartments



Donald Luxton & Associates  
June 2013

## Heritage Evaluation Form - Connaught Apartments (371 Cambridge Street SE)

 <b>Medicine Hat</b> The Gas City <b>Heritage Evaluation Form</b>	Site Number	Category A
	Community District SE Hill	
	Designation	

<b>Site Name(s):</b> Connaught Apartments			
<b>Municipal Address:</b> 371 Cambridge Street SE		Date of Construction:	Y 1913
<b>Consultant(s):</b> Donald Luxton & Associates Inc.		Evaluation Date:	Y 13 M 05 D 16
<b>Heritage Committee:</b> Heritage Resource Committee			
<b>Heritage Planner:</b> Chris Reddy			
		<b>Total</b>	
		77	

History (H)	E	VG	G	F	P		(H) SCORE
H.1 Associations/Patterns		X				20	30
H.2 Age		X				10	
<b>Comments:</b> H.1 Connaught Apartments is valued as an impressive Edwardian era apartment building and as a physical link to the ongoing development and growth of Medicine Hat beyond the downtown core at that time. H.2 Constructed in 1913.							

Architecture (A)	E	VG	G	F	P		(A) SCORE
A.1 Style/Type/Design		X				20	27
A.2 Designer/Builder		X				10	
A.3 Construction Technology			X			5	
A.4 Interior Details				X		2	
A.5 Alterations			X			-10	
<b>Comments:</b> A.1 Connaught Apartments is valued as an elegant and highly crafted example of a Classical Revival-style apartment building. A.2 Architect – Harrison & Pouton, Contractor – Harrison & Pouton A.3 Building constructed using red pressed brick. A.4 Original interior elements including newel post, skylight, balustrade. A.5 A number of wooden-sash windows have been replaced or reconfigured. The front entry balcony balustrade is missing.							

Urban Context (C)	E	VG	G	F	P		(C) SCORE
C.1 Landmark/Character		X				10	20
C.2 Streetscape/Landscape		X				10	
<b>Comments:</b> C.1 The apartment building is a landmark in primarily single-dwelling residential neighbourhood. C.2 The building's historic aesthetic contributes to the surrounding streetscape.							