

Site Name: **TABOR CANDY CO. LTD.**

Date of Construction: 1914

Address: 921 Smelter Avenue SE

Original Owners: James Tabor

Architect: Walter Hargreaves Bourne and Alexander Innis Morrison

Contractors: H. B. Curtis

Neighbourhood: South Flats

Legal: 9310296;1

Historic Legal:

ATS: 4;5;12;29;NW



### **Description of Historic Place**

The Tabor Candy Co. Ltd. is a sizable two-storey brick and hollow clay tile building located southeast of Medicine Hat's commercial centre in South Flats, a mixed residential and industrial neighbourhood. The building is situated on a triangular-shaped lot bound by Smelter Avenue SE to the northwest, Factory Street SE to the northeast, railway tracks to the southeast, and a laneway to the southwest. Multiple additions have been added to the building; however, the original form is still evident. The Tabor Candy Co. Ltd. is characterized by its two-storey height, rectangular plan, brick public façade with hollow clay tile side and rear façades. The building's multiple window openings on the front façade are mirrored on the second storey. Its parging detailing including quoining at the main entry and banding at sill-height on the front façade's first storey, and its impressive pressed tin cornice with modillions contribute to the building's elegant form.

### **Heritage Value of Historic Place**

The Tabor Candy Co. Ltd., constructed in 1914, is reflective of Medicine Hat's diverse and highly productive manufacturing base that emerged during the first decades of the 20<sup>th</sup> century. The city's positioning as a western divisional point for the Canadian Pacific Railway (CPR), which facilitated the easy movement of raw materials and finished products across Canada, large natural gas deposits, and continuous population growth established the community a key manufacturing and distribution centre in southern Alberta in the Edwardian period. The Tabor Candy Co. was constructed adjacent to the Ogilvie spur line in the South Flats neighbourhood of Medicine Hat. In the early 20<sup>th</sup> century, the neighbourhood possessed a number of manufacturing companies and a large residential area, which housed the various factories' respective workforces. John H. Tabor, originally from Upham, New Brunswick, established the candy factory in 1914, and when opened, it was the largest of its kind between Vancouver and Winnipeg. To encourage the establishment of manufacturing industries in Medicine Hat, the city frequently provided incentives such as free land and free natural gas to prospective businesses. Such was the case with Tabor, who was given the land and five years of natural gas for free, provided he construct the factory in South Flats and employ local residents. If these stipulations were met, the city would hand the title over to Tabor. As a means to raise funds for the factory's construction, Tabor, who served as the company's Managing Director, sold shares of the company throughout Alberta. The factory initially employed 11 employees with chocolates being the company's first line of products manufactured. The Tabor Candy Co. was projected to produce over \$100,000 of product in its first year. Although the factory opened three months after the start of the First World War, demand for Tabor's products did not wane, which resulted in the need to expand the factory in 1917. Throughout the First World War demand for the company's products remained steady, at its peak over 5,500 pounds of chocolates were shipped per day. The company's unique "Taberta" candies would become recognized throughout western Canada. Over the next five years, although struck by a severe flood (1919), a gas explosion (1926), and a fire (1929), the Tabor Candy Co. continued to expand and upgrade the facility to accommodate the increased demand. The company changed ownership in 1925, and was renamed "Taberta Candy Co." and expanded their product line to include 120 varieties of candies. However, economic hardship struck the factory in 1931, which resulted in the company declaring bankruptcy. Following the closure of the factory, a variety of commercial and light industrial businesses have continuously occupied the premises over its century long existence.

The Tabor Candy Co. is further valued as an elegant expression of an Edwardian era industrial building with Classical Revival architectural elements, constructed using locally manufactured materials and represents the only example of work by the Medicine Hat architectural firm, Bourne and Morrison. The extant factory was constructed using a combination of pressed red brick and hollow clay tile, and possesses Classical Revival architecture details including symmetry of plan, masonry detailing such as quoining and stepped brick parapet, substantial corbelled pressed tin roof cornice with modillions, and decorative concrete drip mold above the front entry. The building was designed by the architectural firm of Walter Hargreaves Bourne and Alexander Innis Morrison. The firm of Bourne and Morrison was formed in 1913 and lasted only two years, when the latter enlisted to fight in the First World War with the B Squadron of the 3<sup>rd</sup> C.M.R. The Tabor Candy Co. is the sole example of their collaboration in the City of Medicine Hat. Bourne continued to work in Medicine Hat, designing a number of public institutions including Earl Kitchener School (1916-1917) and Riverside School (1916) before leaving the city circa 1920. The factory's functional design was arranged with the main floor serving as office space and the second floor used for production. Nicknamed the "All-Daylight Candy Factory," due to its 4.9 meter ceilings and 33 windows, which provided an abundance of light to the production floor. Although the factory's original form has been obscured by more recent alterations and additions (post-1975), the Tabor Candy Co.'s handsome industrial aesthetic is still evident.

### **Character-Defining Elements**

The key elements that define the heritage character of the Tabor Candy Co. Ltd. include, but are not limited to its:

- location on the southeast corner of Smelter Avenue SE and Factory Street SE in Medicine Hat's South Flats neighbourhood;
- positioning at the property line with minimal setback from the street, on a triangular-shaped lot with a railway siding to the rear of the lot;
- form, scale, and massing as expressed by its: two-storey height with full-height basement; rectangular plan with flat roof with graded parapet;
- wooden-frame construction with: board formed concrete foundation; stretcher bond red pressed brick with struck grey mortar on the front façade; hollow clay tile on the side and rear façades;
- Classical Revival-style details including: symmetrical form; mirrored fenestration on the front façade's second storey; parged quoining around doors; parged banding at sill-height on the front façade; clean detailing; substantial decorative pressed tin roof cornice with modillions, plain frieze, and corbelled architrave; flat brick parapet with concrete cap on front façade; stepped parapet on the side façades capped with hollow clay tile; decorative brick window surrounds on the front façade; off-centre entry with decorative concrete drip mold;
- fenestration such as: rectangular window openings of single assembly on the first and second floors of the front façade; single and double assembly window openings with brick sills on the southwest façade; single six-light upper wooden sash window on interior of northeast façade; rectangular window openings at basement height; loading door on southwest façade with brick lintel and quoining;
- additional elements including: multiple red pressed brick chimneys along the side walls; star-shaped wall anchors on side façades; and
- original interior elements including: exposed laminated timber ceiling; wooden floor; wooden window casing with crown molding; and original elevator equipment.

## Additional Images



Northwest façade of Tabor Candy Co. Ltd., June 2014 (DLA)



Southwest façade of Tabor Candy Co. Ltd. with hollow clay tile and multiple chimneys, June 2014 (DLA)





Hollow clay tile on side façade with star-shaped wall anchor plates, June 2014 (DLA)



Front façade red pressed brick with flush grey mortar and concrete foundation, June 2014 (DLA)



Pressed tin cornice with modillions, plain frieze, and corbelled architrave, June 2014 (DLA)



Rectangular window opening with decorative brick surround, June 2014 (DLA)





Laminated timber ceiling, August 2014 (DLA)



Original 6-light upper wooden sash window on interior of northeast façade, August 2014 (DLA).

## Historic Images



Tabor Candy Co. Ltd., circa 1914 (Esplanade Archives)



Tabor Candy Co. Ltd. southwest façade, circa 1940s (Esplanade Archives).





Tabor Candy Co. Ltd. rear façade, circa 1940 (Esplanade Archives).




Tabor Candy Co Ltd., with Alberta Foundry and Machine Shop in the background, showing extent of 1919 flood, 1919 (Esplanade Archives).

### Statement of Integrity

<b>Property Name &amp; Address</b>	Tabor Candy Co. Ltd. 921 Smelter Avenue SE
<b>Value Summary</b>	<p>This site is significant because.....</p> <p><b>Theme/Activity/Cultural Practice/ Event</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  The Tabor Candy Co. Ltd., constructed in 1914, is a physical manifestation reflective of Medicine Hat's diverse and highly productive manufacturing base that emerged during the first decades of the 20<sup>th</sup> century <b>(Theme Value – Made in Medicine Hat)</b>.</p> <p><b>Institution/Person</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Design/Style/Construction</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  The Tabor Candy Co. is further valued as an elegant expression of an Edwardian-style industrial building constructed using locally manufactured materials and represents the only example of work by the Medicine Hat architectural firm, Bourne and Morrison <b>(Theme Value – Built in Medicine Hat)</b>.</p> <p><b>Information Potential</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Landmark/Symbolic Value</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<b>Period of Significance</b>	1914 - 1918 First World War Boom
<b>Chronology of Alterations</b>	1916 Garage 1917 Boiler Room 1919 Garage pre-1975 Front parapet altered 1975 Warehouse Addition post-1975 Building painted and windows resized and replaced 1978 Warehouse Addition 1990 Renovation to Office and Warehouse 1992 Interior Renovations 1994 Office Renovation
<b>Aspects of Integrity</b>	<p><b>Location</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable  The location of Tabor Candy Co. Ltd. has not changed.</p> <p><b>Design</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable  The design of the building has been altered through the resizing of fenestration, replacement of windows and doors, and modification of the front parapet.</p> <p><b>Environment</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable  The building continues to be situated in Medicine Hat's South Flat neighbourhood.</p> <p><b>Materials</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable  The aspects of the original materials of the building are intact; however the front façade has been altered and wooden-sash windows replaced.</p> <p><b>Workmanship</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>

	<p>The high quality of the workmanship of the Tabor Candy Co. Ltd. is evident in its detailing.</p> <p><b>Feeling</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The building continues to convey an historical aesthetic.</p> <p><b>Association</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Although no longer a candy factory, the building continues to be used for commercial and light industrial purposes.</p>
<b>Statement of Integrity</b>	<p>The Tabor Candy Co. Ltd. maintains all the aspects of integrity necessary for it to convey its significance/heritage value.</p> <p>Overall, the Tabor Candy Co. Ltd. is in fair condition with its original form, scale, and massing still evident. The building's masonry exterior of pressed red brick and hollow clay tile is in good condition with localized areas of stepped cracks, missing brick and tile, and mortar loss. The exterior of the building has been painted (post-1975), which limits a detailed inspection of the brick; however, missing brick is present at window sills, and stepped cracks are present at the front entry and extending from the decorative window surrounds on the front façade. A significant crack is also present at the brick surround at the southwest loading bay. Mortar loss varies from minor to severe on the building. Sills, window surrounds, and the corners of the building exhibit mortar loss; however, the most extensive is loss is at the parapet and chimneys, with mortar loss so extensive on the chimneys that bricks can easily be removed by hand. The hollow clay tile parapet cap is also deteriorated with multiple tiles missing and mortar crumbling or missing entirely. Fenestration opening size, shape, and locations have been maintained; however, some have been filled in to accommodate new smaller windows. The original wooden-sash basement windows have been removed and the openings infilled with concrete block. The front façade's wooden-sash windows have all been replaced with vinyl windows and the first storey window openings have been resized to accommodate the new windows. The multi-light wooden-sash windows that permitted light to penetrate the interior of the building have been removed from the sides and rear of the building. Vinyl windows have been installed on the southwest façade and a number of windows have been boarded over. New door openings on the first and second storeys of the southwest façade have been installed. Additions to the rear and northeast façades of the building prevent any conclusions to be made regarding the fenestration. The pressed tin cornice with modillions, plain frieze, and corbelled architrave is in fair condition. No components of the cornice are missing; however, the seams, particularly at the corners have begun to separate permitting water and pests access to the interior of the cornice. Rusting is evident on the underside of the cornice and large patches are present on the top of the cornice indicating water is pooling on the top of the cornice and penetrating the interior. The cornice has also begun to pull away from the face of the wall suggesting the anchors have begun to deteriorate. The flashing between the top of the cornice and the brick wall gapes - further evidence that the cornice is shifting. The entire building has been painted and the paint is failing throughout. Although altered, the aesthetic of the Tabor Candy Co. is clearly evident and the building is an ideal candidate for rehabilitation.</p>



	Site Number	Category B
	Community District South Flats	
	Designation	

<b>Site Name(s):</b> Tabor Candy Co. Ltd.			
<b>Municipal Address:</b> 921 Smelter Avenue SE		Date of Construction:	1914
<b>Consultant(s):</b> Donald Luxton & Associates Inc.		Evaluation Date:	Y 14 M 06 D 09
<b>Heritage Committee:</b> Heritage Resource Committee			
<b>Heritage Planner:</b> Chris Reddy			
			TOTAL
			62

History (H)	E	VG	G	F	P	(H) SCORE
H.1 Associations/Patterns		X				20
H.2 Age		X				10
Comments: H.1 The Tabor Candy Co. Ltd. is representative of Medicine Hat's diverse and highly productive manufacturing base that existed during the first decades of the 20 <sup>th</sup> century H.2 Constructed in 1914.						

Architecture (A)	E	VG	G	F	P	(A) SCORE
A.1 Style/Type/Design		X				20
A.2 Designer/Builder		X				10
A.3 Construction Technology		X				10
A.4 Interior Details				X		2
A.5 Alterations				X		-20
Comments: A.1 The Tabor Candy Co. Ltd. is a strong representation of Edwardian-style industrial architecture. A.2 Architect – Walter Hargreaves Bourne and Alexander Innis Morrison, Contractor – H.B. Curtis A.3 Building constructed using red pressed brick on the front façade and hollow clay tile of the side and rear façades. A.4 Few original interior elements remain in the building. A.5 The buildings fenestration has been altered and/or replace. Multiple additions have been added to the rear and side of the building. The stepped front parapet has also been modified. The exterior has been painted.						

Urban Context (C)	E	VG	G	F	P	(C) SCORE
C.1 Landmark/Character			X			5
C.2 Streetscape/Landscape			X			5
Comments: C.1 The Tabor Candy Co. Ltd. is an identified historic building in Medicine Hat's River Flats neighbourhood. C.2 The building contributes to the historic aesthetic of the street with nearby historic resources.						