

F. Scudder Grocery



Date of Construction	1913
Address	507B Allowance Avenue SE
Original Owner	George Freeman
Architect	William T. Williams
Contractor	Douglas Baldry
Neighbourhood	North Flats
Historic Neighbourhood	North Yuill
Legal	49455;B;7,8

Description of Historic Place

The F. Scudder Grocery is a two-storey commercial building with a brick exterior located on the east side of Allowance Avenue in the River Flats neighbourhood in Medicine Hat. The historic vernacular commercial building displays a subtle brick roof cornice with dentil patterning, segmental-arched window openings and a flat parapet roof. The storefront is covered in stucco and has an asymmetrically placed entryway and a multi-pane storefront window. 'F. Scudder Cash Grocery' and 'Groceries Fruit Vegetables' are painted on the front and south sides of the building. The building is attached to a one-storey wooden commercial building with a shed roof awning on the north side of the property.

Heritage Value of Historic Place

Built in 1913, the F. Scudder Grocery is a symbol of commercial activity in the heart of the River Flats neighbourhood in Medicine Hat and is valued for its connection with the neighbourhood's industry-based economy and

historic infrastructure. A tangible reminder of the sustained commercial activity, in particular businesses that served the residents in the River Flats neighbourhood, the F. Scudder Grocery is a testament to the economic stability of the neighbourhood to the present day. Propelled by the presence of high quality clay, the exploitation of inexpensive gas and proximity to the CPR, River Flats housed the majority of Medicine Hat's resource-based industries, including clay based companies, greenhouses, milling, and the manufacturing of goods. The proliferation of these industries, in turn, facilitated the development of River Flats as a working class residential and commercial neighbourhood. This commercial building, which operated as a local grocer, served the River Flats residents, especially those in the immediate industrial district. Lot 7 (507B) on the property was purchased in 1913 by George Freeman, a salesman for Scott Fruit Company. The south portion of the property contained a house built in 1911. Freeman had this commercial building with residential above constructed the same year for a cost of \$8,000. He lived in the upper floor and leased the commercial space out for use as a grocery

store (Finn & Mullin Grocers). Mrs. C.E. Manzer owned Lot 8 to the north and had the one-storey wooden-frame building constructed in circa 1910. Freeman subdivided Lot 7 in 1919, selling the southern portion to Mary Graham and the north portion to Frederick Scudder, who leased space from Freeman and operated F. Scudder Grocery from circa 1917. Scudder purchased Lot 8 from Manzer in 1921. He ran the F. Scudder Grocery in both buildings until circa 1926. From 1929 to 1965, the brick building was the long-time home of The Hat Grocery, an important commercial hub for local residents. The F. Scudder Grocery store served the commercial needs of the community until the mid 1970, after which it was converted to residential apartments units. The one-storey wooden building to the north originally contained two small storefronts, and was leased to various store owners until the 1980s.

The F. Scudder Grocery is additionally significant as a representative example of an Edwardian era commercial building which features locally manufactured materials such as pressed red brick. The well-proportioned historic commercial building was designed by pre-eminent

Medicine Hat architect, William T. Williams, a British born and trained architect who designed a number of prominent buildings in the city including the Town Hall (1905), several schools, and the Cypress Club (1907). The building, constructed by Douglas Bauldry, a River Flats based General Contractor, displays a modest two-storey rectangular plan with a flat parapet roof, a typical Edwardian feature of commercial buildings to increase the prominence of the main façade and provide increased opportunities for signage. The building has many intact features such as its subtle brick cornice with brick dentils, segmental arched window openings on the second storey and a demure wooden storefront cornice. Evidence of painted signs for F. Scudder Grocery are visible on the front and south facades of the building.

F. Scudder Grocery can be seen on this 1913 Fire Insurance Plan as the bottom 'pink' structure. Pink indicates brick construction, while yellow indicates wood construction

Chas. E. Goad Co. Insurance Plan of
Medicine Hat, Alberta, August, 1913.
Esplanade Archive, Medicine Hat, Alberta.



Character-Defining Elements - F. Scudder Grocery (507B Allowance Avenue SE)



- Location on the east side of Allowance Avenue SE with close set-backs to the road



- Siting in the commercial core of the River Flats neighbourhood in the City of Medicine Hat



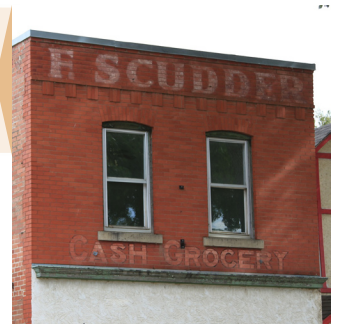
- Form, scale, and massing as expressed by its: two-storey height; long rectangular plan; flat roof with flat parapet wall surrounding front and sides of building



- Wood-frame construction with masonry elements such as: concrete foundation; red pressed brick cladding with red mortar on front façade; common brick with grey mortar on sides and rear wall;



- Edwardian vernacular commercial influences such as its: false front parapet wall; brick cornice with dentils; segmental arched window openings at second storey; parged concrete sills; storefront with wooden storefront cornice



- Fenestration such as: original single assembly window openings



- Additional elements such as: evidence of painted ghost writing stating 'F. Scudder', 'Cash Grocery', and 'Groceries Fruit Vegetables' on front and south sides of building



- Interior elements such as: wood panel doors with original hardware; decorative tin ceiling

Statement of Integrity - F. Scudder Grocery (507B Allowance Avenue SE)

Applicable Significance Criteria

This site is significant because...

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

-Built in 1913, the F. Scudder Grocery is a symbol of commercial activity in the heart of the River Flats neighbourhood in Medicine Hat and is valued for its connection with the neighbourhood's industry-based economy and historic infrastructure (**Theme Value – Managing Growth in Medicine Hat**).

-The F. Scudder Grocery is additionally significant as a representative example of an Edwardian era commercial building which features locally manufactured materials such as pressed red brick (**Theme Value - Built in Medicine Hat**).

Institution / Person ☐ Yes ☒ No

Design / Style / Construction ☐ Yes ☒ No

Information Potential ☐ Yes ☒ No

Landmark / Symbolic Value ☐ Yes ☒ No

Period of Significance

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

Chronology of Alterations

c.1910 - Wooden frame building constructed

1913 - Brick building constructed

1960s - Second Storey converted to apartments

1970s - Storefront altered and storefront converted to apartment units

Aspects of Integrity

LOCATION ☒ Yes ☐ No ☐ Not Applicable

The location of the commercial/residential building on Allowance Ave SE has not changed.

DESIGN ☒ Yes ☐ No ☐ Not Applicable

The design of the building has been altered at the storefront and side of the structure.

ENVIRONMENT ☒ Yes ☐ No ☐ Not Applicable

The building continues to be located in a residential neighbourhood on a tree-lined street.

MATERIALS ☒ Yes ☐ No ☐ Not Applicable

Some of the original materials of the building have been altered at the storefront level and the windows have been replaced.

WORKMANSHIP ☒ Yes ☐ No ☐ Not Applicable

The quality of the building's workmanship is evident in its materials and condition.

FEELING ☒ Yes ☐ No ☐ Not Applicable

The feeling of the structure has not changed. It continues to convey an historic presence.

ASSOCIATION ☒ Yes ☐ No ☐ Not Applicable

The association of the building remains; however, it is no longer a grocery.

Statement of Integrity continued on next page...

Statement of Integrity - F. Scudder Grocery (507B Allowance Avenue SE)

Statement of Integrity

F. Scudder Grocery maintains all the aspects of integrity necessary for it to convey its significance / heritage value.

The F. Scudder Grocery possesses fair architectural integrity. The building is in its original location and has retained its original form, scale and massing. The upper storey of the front façade is nearly intact with good integrity of the window openings and cornice detailing. The storefront has been altered from its original form, likely at the time the building was converted to apartments in the 1960s (upper storey) to mid 1970s (storefront). Stucco was added to the storefront and the original door and storefront window was altered. The asymmetrical front door is in its original location to provide access to the second storey although the original door was replaced with a plain wooden door. The original 1-over-1 wooden-sash windows were replaced with aluminum and vinyl windows. A flat roof addition with wooden siding was added to the rear of the building. The original wooden cornice is intact but requires repair and repainting. The one-storey wooden building on the north side, originally constructed to house two storefronts, is in poor condition and is missing portions of the roof in many locations. The conservation program for the building should focus on the brick building to rehabilitate the storefront and restore exterior elements including the cornice, the painted signs and brick.

Additional Images - F. Scudder Grocery (507B Allowance Avenue SE)

Detail of the ghost signs along the front and side (south) facades of F. Scudder Grocery


Donald Luxton & Associates
September 2012



Donald Luxton & Associates
September 2012

Rear (east) facade of F. Scudder Grocery showing the rear shed roof addition and Virginia Creeper covering the upper southeast corner of the structure. The associated pre-1908 one-storey structure on the right was demolished in December 2012

Heritage Evaluation Form - F. Scudder Grocery (507B Allowance Avenue SE)

 Medicine Hat The Gas City Heritage Evaluation Form	Site Number	Category B
	Community District River Flats	
	Designation	

Site Name(s): F. Scudder Grocery			
Municipal Address: 507B Allowance Avenue SE		Date of Construction:	Y 1913
Consultant(s): Donald Luxton & Associates Inc.		Evaluation Date:	Y 12 M 09 D 06
Heritage Committee: Heritage Resource Committee			
Heritage Planner: Jeanie Gartly			
		Total	
		70	

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 building is unique for its commercial/residential construction and placement within the River Flats neighbourhood, beyond the commercial downtown core. H.2 Constructed 1913.							

Architecture (A)	E	VG	G	F	P		(A) SCORE
A.1 Style/Type/Design	X					40	25
A.2 Designer/Builder		X				10	
A.3 Construction Technology				X		3	
A.4 Interior Details				X		2	
A.5 Alterations				X		-20	
Comments: A.1 The building is representative of an Edwardian era commercial structure. A.2 Architect – William T. Williams. Contractor – Douglas Baldry. A.3 Building is a fair example of period construction practices. A.4 Interior has been significantly altered. A.5 1960s – Second storey converted to apartments. 1970s – Storefront altered.							

Urban Context (C)	E	VG	G	F	P		(C) SCORE
C.1 Landmark/Character			X			5	15
C.2 Streetscape/Landscape		X				10	
Comments: C.1 The building is unique for its placement within a residential neighbourhood of River Flats. C.2 The building's architecture varies from the residential streetscape.							