

Site Name: **CECIL HOTEL**

Date of Construction: 1912/1913

Address: 733 4<sup>th</sup> Street SE

Original Owners: W. T. Lockwood & David Broadfoot

Architect: C. W. Thomas

Contractors: A. Dickenson

Neighbourhood: Downtown

Legal: 1491;30;29-34

ATS: 4;5;12;31



#### **Description of Historic Place**

The Cecil Hotel is a substantial three-storey brick building situated on 4<sup>th</sup> Street SE between North Railway Street and Maple Avenue SE in Medicine Hat's historic commercial downtown, just east of the railway line. The L-shaped building is identifiable through its projecting pressed tin cornice with modillions, regular fenestration on the second and third floors, and brick relief banding at the primary façade's first floor punctuated by large single light fixed windows with multi-light transom. The building's roof possesses a large illuminated sign with lettering spelling "Cecil Hotel."

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

Constructed in 1912/1913, the Cecil Hotel is emblematic of a period of rapid development in Medicine Hat during the Edwardian era, prior to the start of the First World War and is reflective of the increased need for lodging during this explosive period of growth. Medicine Hat's historic commercial downtown developed as a result of the city's establishment as a manufacturing and distribution hub in southern Alberta. The arrival of the Canadian Pacific Railway (CPR) in 1883 ignited the settlement of Medicine Hat and its later establishment in 1903, as a divisional point for the railway, further propelling the development of the city as a transportation centre. The availability of land, abundance of natural gas and clay deposits, in addition to its positioning on the railway and incentives offered by the city, made Medicine Hat highly attractive place for manufacturing industries to establish factories, which in turn

spurred commercial development in the city including hotels. Factories, and the resulting associated commercial development, drew people to the city, people which required accommodations, such as those provided by the Cecil Hotel. Hotels served as the first point of entry for newcomers, providing both short and long-term lodging. The hotel's positioning, half a block east of the CPR Station, made it a highly attractive location for settlers arriving to the city. The Cecil Hotel was originally owned by W. T. Lockwood and David Broadfoot. When opened, the hotel possessed 46 rooms on the upper two floors with a dining room and bar located on the main floor. Over the decades the amenities of the hotel evolved to include a coffee shop (1938) and a barbershop and beauty salon (1963). XXXOwnership of the Cecil Hotel changed numerous times over its century long existence with it first being sold the Calgary Brewing and Malt Co. in 1940 XXX. The Cecil Hotel continues to provide accommodations for Medicine Hat visitors and residents.

The Cecil Hotel is further valued as a notable example of a Classical Revival style hotel constructed using locally sourced materials and one of the few remaining historic hotels in Medicine Hat's downtown. Designed by C. W. Thomas and constructed by A. Dickerson, the hotel cost over \$50,000 to build, with numerous newspaper articles of the time describing the hotel's high quality finishes and well-appointed rooms. Classical Revival style buildings, such as the Cecil Hotel, were typical of the Edwardian era and the architectural style was frequently used to convey a sense of permanence, wealth, and security through its form and detailing. This style of architecture is reflected through the hotel's commanding scale, and classic adornment including brick banding at the street level with substantial corbelled pressed tin cornice with modillions, plain frieze and corbelled architrave below a flat brick parapet. Numerous windows punctuate the building's façades permitting an abundance of light to penetrate the interior rooms. From the time it was first constructed, the hotel has possessed a large sign on the roof the building displaying its name; highly visible from the nearby railway station and throughout Medicine Hat's downtown.

The Cecil Hotel is additionally valued as a landmark in Medicine Hat's historic commercial downtown and one of a few remaining early hotels. Its siting, design, and detailing make it a highly discernable building.

### **Character-Defining Elements**

The key elements that define the heritage character of the Cecil Hotel include, but are not limited to its:

- location roughly mid-block on 4th Street SE between Maple Avenue SE and North Railway Street just east of the CPR railway station in Medicine Hat's historic commercial core;
- positioning at the property line with no setback from the street, spanning three lots;
- form, scale, and massing as expressed by its: L-shaped plan; three-storey height with full-height basement; flat roof with parapet;
- masonry construction including: board formed concrete foundation; red pressed brick with red mortar laid in Flemish stretcher bond on the front and west façades at the second storey with stretcher bond below; red pressed brick with grey mortar laid in common bond on east and south façades; parged sills and lintels, concrete parapet cap;
- Classical Revival style details including: balance design; regular fenestration; pressed tin cornice with modillions above a plain frieze and corbelled architrave; brick horizontal bands on the first floor of the front façade; stepped parapet on non-public façades; large window openings on the first floor front façade; voussoir brick at segmental arch window openings;
- fenestration such as: rectangular window openings; recessed entries on the front façade; below grade entry with four panel wooden door and glass transom on west façade; and
- interior elements such as: hexangular tile floor in main entry with hotel name "Hotel Cecil" inlaid.

## Additional Images



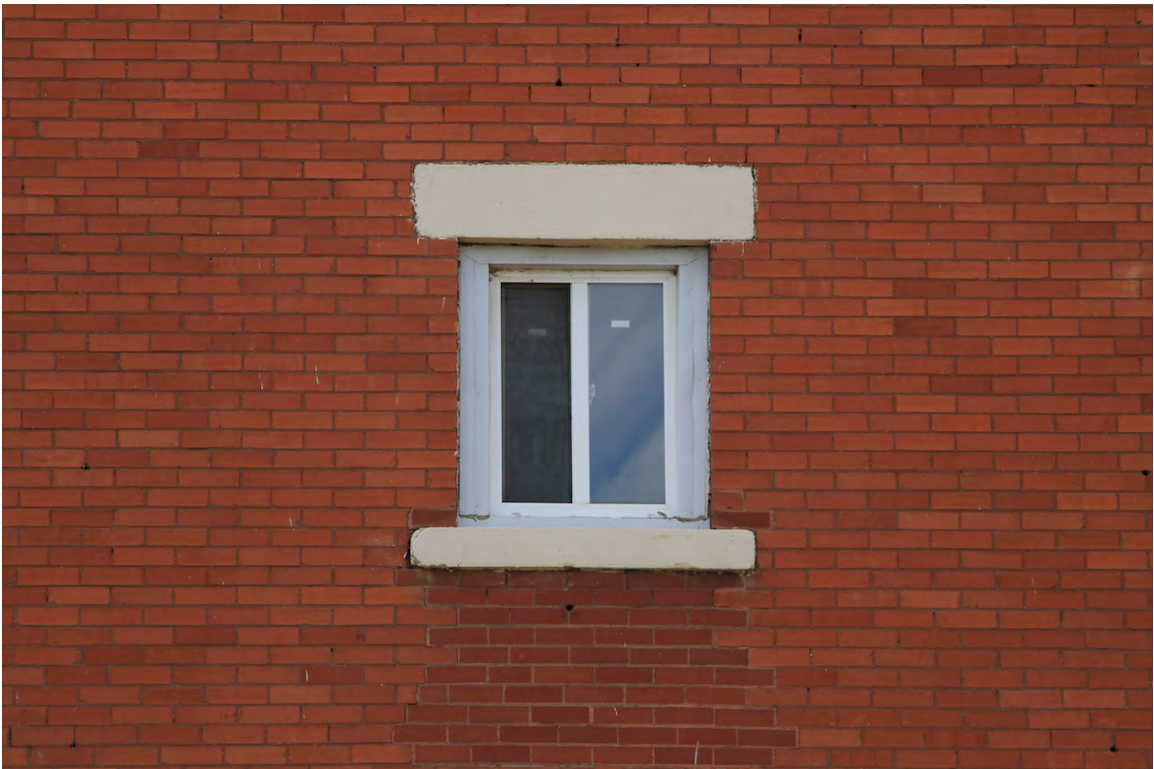
Brick banding at first floor of front façade, 2014 (DLA)



Replaced window, transom, storefront cornice, and door XXX on front façade, 2014 (DLA)



Regular rectangular window openings with parged sills and lintels on front façade, window replaced, 2014 (DLA)



Resized window opening and replaced window and sill on front façade, 2014 (DLA)



Rooftop cornice with modillions below brick parapet, 2014 (DLA)



East façade with resized emergency exit door openings, 2014 (DLA)



Common bond brick on east façade, 2014 (DLA)



Exhaust fan with extensive damage to adjacent brick and past unsympathetic repairs, 2014 (DLA)



East and south façades with voussoir brick on segmental arch windows with parged sills, windows replaced. Extensive staining and past repairs evident, 2014 (DLA)



Stepped parapet, 2014 (DLA)



Infilled original window and door openings on south façade, 2014 (DLA)



Infilled window openings (first floor), resized window opening (second floor), and all windows replaced on west façade, 2014 (DLA)



Original height of west entry with original panelled wooden door and glass transom, 2014 (DLA)



Rooftop "Cecil Hotel" sign, 2014 (DLA)

Historic Images



Historic Hotel Cecil postcard, circa 1910s (Peel's Prairie Provinces)



Historic Hotel Cecil postcard, circa 1920s, (Provincial Archives of Alberta)



Cecil Hotel, unknown date (courtesy of Harry Sanders)



Cecil Hotel, 1965 (Esplanade Archives)



Hotel room Cecil Hotel, 1965 (Esplanade Archives)




Cecil Hotel lounge, 1965 (Esplanade Archives)

**Statement of Integrity**

<b>Property Name &amp; Address</b>	Cecil Hotel 733 4 <sup>th</sup> Street 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          Constructed in 1912/1913, the Cecil Hotel is emblematic of a period of rapid development in Medicine Hat during the Edwardian era, prior to the start of the First World War and is reflective of the increased need for lodging during this explosive period of growth (<b>Theme Value – City Development 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 Cecil Hotel is further valued as a notable example of a Classical Revival style hotel constructed using locally sourced materials and one of the few remaining historic hotels in Medicine Hat's downtown (<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 checked="" type="checkbox"/> Yes    <input type="checkbox"/> No          The Cecil Hotel is additionally valued as a landmark in Medicine Hat's historic commercial downtown and one a few remaining early hotels. Its siting, design, and detailing make it a highly discernable building.</p>
<b>Period of Significance</b>	1906 – 1913 Pre-First World War Boom, Age of Optimism
<b>Chronology of Alterations</b>	1938 Coffee Shop opens in east side of first floor 1941 Dining room renovations and HVAC upgrades 1946 Roof and sign repairs due to wind storm 1950 New sprinkler system installed 1960 Renovations (unspecified) 1962 Renovations to boiler room 1962 Renovations (unspecified) 1966 Coffee Shop renovations 1966 Renovations to front entry 1967 Renovations to rooms 1968 Renovations to rooms 1968 Renovations to interior 1970 Renovations to rooms 1971 Renovations to lounge (removed partition wall, infilled two doors) 1976 Renovations to Coffee Shop 1984 Renovation to Lobby 1988 Renovations to 2 <sup>nd</sup> and 3 <sup>rd</sup> floor 1990 Office space added to basement 1993 Renovations to Off Sales building 1993 Installation of additional sprinkler heads
<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 Cecil Hotel's location has not changed.</p>

	<p><b>Design</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable The design of the building has been altered, most significantly at the street level on the north façade.</p> <p><b>Environment</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The building continues to be located just east Medicine Hat's historic CPR railway station in Medicine Hat's historic downtown.</p> <p><b>Materials</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable Aspects of the building's original fabric are intact; however, the first floor of the north façade has been altered and all windows replaced.</p> <p><b>Workmanship</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The quality of the workmanship of the building is evident in its detailing and current condition.</p> <p><b>Feeling</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The building maintains a strong historical aesthetic.</p> <p><b>Association</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The association of the building has not been altered.</p>
<p><b>Statement of Integrity</b></p>	<p>The <u>Cecil Hotel</u> maintains all the aspects of integrity necessary for it to convey its significance/heritage value.</p> <p>The Cecil Hotel is in fair condition maintaining its original form, scale, and massing. The exterior historic fabric of the three-storey red pressed brick building has underwent a number of alterations including. On the front (north) façade of the building the original wooden-sash windows and transom on the first floor have been removed. The easternmost window on the first floor of the front façade has been made large and the original wooden-sash window and transom replaced. The canopy over the two main entries has been replaced, as has the storefront cornice. A number of windows on each of the building's façades have been resized and all original windows have been replaced with vinyl windows. The windows opening on the first floor of the west façade have all been infilled, as have the windows on the south façade at the rear lane. The hotel has retained its original brick exterior, pressed tin roof top cornice, and wooden door at the entry on the west façade. Overall the brick is in fair condition; however, areas of the building exhibit extensive deterioration. Poorly maintained gutter and rainwater leaders have resulted in water repeated draining down the face of the building resulting in mortar loss, loosening of bricks, staining, and organic growth. Brick at the corners of the building and at the lowest courses are also deteriorated in certain locations. An exhaust fan on the east façade has impacted the condition of the surrounding brick extensively and precautions should be taken to limit further damage. Staining is also present below the concrete sills as a result of the weather of the paint on the sills. The walls do not exhibit noticeable bowing, bulges, or displacement; however, stepped cracks are evident near the parapet, which should be monitored. The pressed tin cornice is in good condition with no evidence of penetrations. The cornice is starting to separate from the parapet at its terminuses. This separation is permitting pests and moisture to penetrate behind the cornice and should be repaired</p>

	to limit further damage. Rust staining is also present on the face of the cornice. A Conservation Plan with a maintenance schedule should be discuss for the Cecil Hotel to ensure is vital historic resource is maintained for the future.
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	Site Number	Category B
	Community District Downtown	
	Designation	

<b>Site Name(s):</b> Cecil Hotel			
<b>Municipal Address:</b> 733 4 <sup>th</sup> Street SE		Date of Construction:	1912/1913
<b>Consultant(s):</b> Donald Luxton & Associates Inc.		Evaluation Date:	Y 14    M 08    D 26
<b>Heritage Committee:</b> Heritage Resource Committee			
<b>Heritage Planner:</b> Chris Reddy			
			<b>TOTAL</b>
			67

History (H)	E	VG	G	F	P	(H) SCORE
H.1 Associations/Patterns		X				20
H.2 Age		X				10
Comments: H.1 The Cecil Hotel is emblematic of a period of rapid development in Medicine Hat during the Edwardian era, prior to the start of the First World War and is reflective of the increased need for lodging during this explosive period of growth and development in the city. H.2 Constructed in 1912.						

Architecture (A)	E	VG	G	F	P	(A) SCORE
A.1 Style/Type/Design			X			10
A.2 Designer/Builder			X			5
A.3 Construction Technology			X			5
A.4 Interior Details				X		2
A.5 Alterations			X			-10
Comments: A.1 The Cecil Hotel is a good example of Classical Revival style architecture. A.2 Architect – C. W. Thomas, Contractor – A. Dickenson A.3 Building constructed using red pressed brick with red (public façades only) and grey mortar. A.4 Few original interior elements remain in the building. A.5 Front façade street level has been significantly altered, windows infilled in or resized, all windows have been replaced.						

Urban Context (C)	E	VG	G	F	P	(C) SCORE
C.1 Landmark/Character		X				10
C.2 Streetscape/Landscape		X				10
Comments: C.1 The Cecil Hotel's scale and design make it a landmark in the community. C.2 The Cecil Hotel dominates the block it is located on.						