

STATEMENT OF SIGNIFICANCE

Site Name: **CRAWFORD DIETRICH RESIDENCE**

Date of Construction: 1901

Address: 9-1st Street SW (formally 905 Esplanade)

Original Owners: William and Eva Crawford

Architect: George M. Lang (Calgary)

Contractors: George G. Kerr – Carpentry, Woodwork, Builder; Robert Congdon – Masonry; Harrie Conant – plasterwork

Neighbourhood: SW Hill Kensington

Legal: 23560;B;1,2

ATS: 4;6;12;36;SE



Description of Historic Place

The Crawford Dietrich Residence is a two-storey Queen Anne Revival-style brick residence situated on a corner lot on the south side of 1st Street SW at Divisional Avenue in the City of Medicine Hat. The residence features a prominent partial-width wrap-around verandah with decorative balustrade and frieze, central covered balcony at the second storey, and a prominent front gable with oeil de boeuf at the attic level. The house is richly decorated with millwork and features a prominent two-storey angled bay on the northwest corner of the house. The house is situated on a large, well-landscaped double lot, set back from the road.

Heritage Value of Historic Place

Built in 1901, the Crawford Dietrich Residence is highly significant as one of the oldest remaining homes associated with the high-end residential development of 1st Street (formally Esplanade) in Medicine Hat. First Street, a promenade of some of the city's most luxurious and prestigious residences, strategically situated west of downtown on the south side of the South Saskatchewan River, commenced development in the late 1800s. The residential enclave was designed to accommodate pedestrians and carriages and

was lined with deciduous trees to enhance the thoroughfare. The land was formally owned by Reverend James Herald (1826-1890), one of the first ministers of the Presbyterian Church, who with his wife Jane, purchased the property in 1885 to homestead. The land was subdivided after the Reverend's death in 1890. William Crawford (1864-1935) and his wife Eva Jane Edwards (1879-1952), purchased Lots 1-3 from the Herald's subdivision in 1900 and had this house built straddling Lots 1 and 2 at the corner of Divisional Avenue (formally West Road Allowance) and 1st Street. Originally from Ontario, William, who moved to the city in 1884, was hired with the CPR, and worked as an engineer until his retirement in 1909. From there he worked as a business and real estate agent, profiting from Medicine Hat's Edwardian boom period from the early 1900s to the start of the First World War. William was a key component of the development of and investment in several successful Medicine Hat businesses, including Medicine Hat News, Medicine Hat Steam Laundry, Green Lantern, J.H. Tabor Candy Company, Glasgow House, and several cottages and farms. He was also an integral member of St. John's Presbyterian Church, the Shriners, the Odd Fellows, and the Scottish Rite Masons. He and Eva married in Warsaw, Ontario in 1900; they had four children. Eva was a member of the Ladies Aid Society and the IODE. The Crawford's maintained the house and property in its nearly original state. A small garage for William's automobile was constructed in 1917. The property was sold after William's death in 1952 to Dr. Matthew (Matt), a physician, and Diana Davis, who owned the property until 1984. The third owners of the house, Patricia and Dwaine Dietrich, who have owned the house since 1984, have continued to retain and restore much of the original character of the house.

The Crawford Dietrich Residence is also valued as a refined and exquisite example of the Queen Anne Revival-style by prominent Calgary architect, George M. Lang. The Queen Anne Revival style was a clear expression of affluence and good taste during the late Victorian to early Edwardian period in Alberta. A more feminine and elaborate style than later Edwardian and Arts & Crafts styles that dominated the early 1900s to 1920s, the Queen Anne Revival style is defined by irregular shaped plans, highly textured surfaces, prominent verandahs, and elegant decorative elements. Lang (1860-1930), who began his practice in Winnipeg in the 1890s, relocated to Alberta in 1894, to work as an architect with the Engineering Division of the CPR. He was responsible for the design of several important buildings in Medicine Hat, including St. John's Presbyterian Church in 1902, of which the Crawford's were members. Lang, with local builder and architect, George G. Kerr, designed this fine Queen Anne Revival-style residence with delicate lines and highly detailed and textured surfaces, with strong floral and circular imagery throughout the residence. The irregular plan house features brick cladding in common bond, with an unusual full-height angled bay on the northwest corner of the front façade. The steeply pitched hipped roof is accented with a projecting gable roof, a central balcony at the second storey, and a graceful partial-width wrap-around verandah. The building is highly intricate with decorative bargeboards, sunburst gable peak ornamentation on the upper balcony, and decorative spindle work frieze and curved brackets on the verandah and balcony.

The Crawford Dietrich Residence is further significant as a good example of a building which has utilized Medicine Hat's locally procured materials and talented local trades. The home was built with soft mud bricks, an early handmade brick technique, using bricks from a Medicine Hat brickyard. Robert Congdon, a local mason completed the masonry and John Trimble undertook the interior plasterwork.

Character-Defining Elements

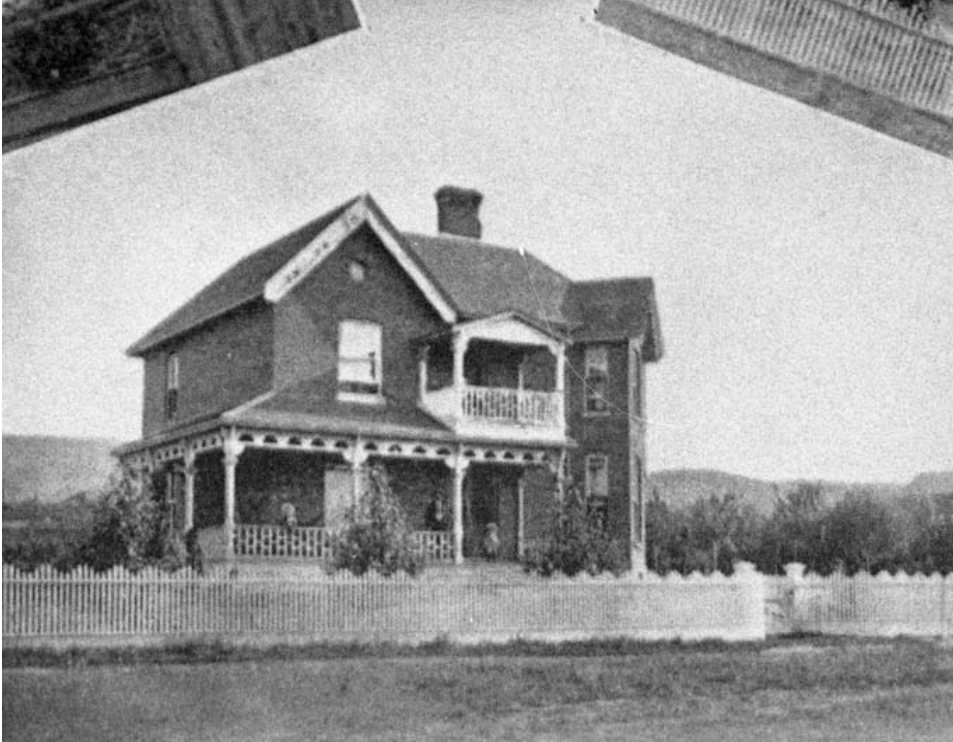
The key elements that define the heritage character of the Crawford Dietrich Residence include, but are not limited to its:

- location on the south side of 1st Street SW on a corner lot at Divisional Avenue;
- deep setback from the street straddling two lots with alley at rear of property;
- landscaped grassed lot with mature deciduous and coniferous trees; front-gabled wooden-frame garage with drop siding, corner boards, bargeboards, and double doors;
- form, scale, and massing as expressed by its: two-storey irregular plan with hipped-roof; gabled roof projection on east side of north façade; closed and angled soffits; angled two-storey bay

- with gabled roof on northwest side; hipped-roof over partial-width, wrap-around verandah; side-gabled enclosed entryway at rear of house;
- masonry construction including: soft mud brick cladding in common bond with concave tooled red mortar painted black in mortar joints; fieldstone foundation; rough faced ashlar sandstone laid in irregular courses at foundation level; formed concrete sills;
 - Queen Anne Revival-style details including: steeply pitched and varied rooflines; decorative bargeboards and cornice trim; highly intricate detailing on porch and balcony including open soffits with exposed rafters, tongue and groove wooden flooring, frieze with scalloped detailing, chamfered columns with corbelled capitals and solid curved brackets, decorative open balustrade; sunburst pattern in gable peak; substantial corbelled brick chimney; brick voussoirs over windows;
 - fenestration such as: single assembly, 2-over-2 wooden-sash casement windows with 4-light exterior wooden-sash storms with window wells at basement level; single assembly 1-over-1 single-hung window with fixed transom and 8-light wooden exterior storm on side façades; single assembly, 6-over-6 single-hung wooden-sash windows; oeil de boeuf wooden-sash window in gable peak on front facade; single assembly fixed wooden-sash window pane with fixed upper transom with 9-light and exterior storm at main storey of front façade; segmental arch window openings at second storey; interior double oak paneled front entry doors with upper light and Eastlake detailing; exterior double doorway opening with transom; exterior wooden storm at balcony; and
 - original interior elements including: wooden floors; elaborate decorative baseboards, crown moulding, picture and plate rails on first floor; cast iron heating grilles; decorative oak newel post with floral and bow imagery and balustrade to second storey; 6-paneled wooden doors with original brass hardware; oak fireplace mantel in library with shelf and top apron and brown enamel glazed tiles from Sears, Roebuck & Co. catalogue; annunciator in kitchen; transom windows over doors on second storey.



+ Crawford Dietrich Residence bottom centre, circa 1900s (Esplanade Archives).



Crawford Dietrich Residence, circa 1900s (Esplanade Archives)



Gable peak showing decorative bargeboard and oeil de boeuf (Donald Luxton & Associates, 2014).



Partial width veranda with detailed frieze (Donald Luxton & Associates, 2014).



Dentil detailing on windows (Donald Luxton & Associates, 2014).



Verandah detailing showing open soffits with exposed rafters (Donald Luxton & Associates, 2014).



Balustrade and lower part of column replaced (Donald Luxton & Associates, 2014).



Second storey balcony showing starburst gable screen (Donald Luxton & Associates, 2014)



Corbelled chimney (Donald Luxton & Associates, 2014).



Areas of previous brick repair (on angled front bay) (Donald Luxton & Associates, 2014).



Cracking on concrete sills (Donald Luxton & Associates, 2014).



View of full height bay (Donald Luxton & Associates, 2014).



Areas of chipped brick (angled bay) (Donald Luxton & Associates, 2014).



Oak front doors with Eastlake detailing (Donald Luxton & Associates, 2014).



Oak newel post (Donald Luxton & Associates, 2014).



Oak fireplace mantel from Sears Roebuck catalogue in library (Donald Luxton & Associates, 2014).



Paneled oak doors to living room (Donald Luxton & Associates, 2014).



Annunciator for maid in kitchen (Donald Luxton & Associates, 2014).



Casement windows with window well in basement (Donald Luxton & Associates, 2014).



Second storey balustrade (Donald Luxton & Associates, 2014).



Original door hardware (Donald Luxton & Associates, 2014).



Rear 1917 garage (Donald Luxton & Associates, 2014).




Gabled entryway at back of residence (original) and 1959 sunroom (Donald Luxton & Associates, 2014).

Statement of Integrity

Property Name & Address	Crawford Dietrich Residence 9 - 1 st Street SW
Value Summary	<p>This site is significant because.....</p> <p>Theme/Activity/Cultural Practice/ Event <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Built in 1901, the Crawford Dietrich Residence is highly significant as one of the oldest remaining homes associated with the high-end residential development of 1st Street (formally Esplanade) in Medicine Hat (Theme Value-Oasis in the Prairies: Settling Medicine Hat).</p> <p>The Crawford Dietrich Residence is further significant as a good example of a building which has utilized Medicine Hat's locally procured materials and talented local trades (Theme Value: Made in Medicine Hat).</p> <p>Institution/Person <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Design/Style/Construction <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The Crawford Dietrich Residence is also valued as a refined and exquisite example of the Queen Anne Revival-style by prominent Calgary architect, George M. Lang (Theme Value: Built in Medicine Hat).</p> <p>Information Potential <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Landmark/Symbolic Value <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
Period of Significance	1885-1905 Railway/Early Settlement
Chronology of Alterations	1959 - Interior renovations – sunroom added and kitchen renovated, removed wall between dining and living rooms 1987 - Swimming Pool 1991 - Basement Reno 1984 - Lot three separated and sold to William John Sissons 2010 - Kitchen renovated
Aspects of Integrity	<p>Location <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The location of the residence has not been altered.</p> <p>Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The design of the residence has not substantially changed, however a small one-storey addition has been added to the rear of the house.</p> <p>Environment <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The residence is situated in a residential neighbourhood near Medicine Hat's historic commercial centre.</p> <p>Materials <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The authentic materials of the residence are intact and exhibit a high degree of integrity.</p> <p>Workmanship <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The high quality of the workmanship of the residence is evident in its detailing and current condition.</p>

	<p>Feeling <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The residence continues to convey a strong historical aesthetic.</p> <p>Association <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The association of the residence has not been changed.</p>
Statement of Integrity	<p>The Crawford Dietrich Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.</p> <p>The Crawford Dietrich Residence is an exceptionally crafted Queen Anne Revival-style residence situated along Medicine Hat's historic 1st Street SW. The interior exposed fieldstone foundation with brick window surrounds is in good condition. The courses of roughly faced ashlar sandstone, that comprise the above grade foundation, are also in good condition, with the sandstone not showing noticeable areas of delamination; although localized areas of past mortar repairs are present. Landscaping abuts portions of the foundation of the residence; however, the yard and beds are graded away from the foundation, thus maintaining good drainage. The soft mud brick exterior is in good condition with only limited areas of deterioration. During the site review, a number of cracked intact bricks were identified as well as more extensively damaged bricks at the outside corner of the two storey angled bay. The bay also possesses a number of stepped cracks extending from the lintels of first storey windows to the sills of second storey windows that should be repaired and monitored. The bricks used to infill the original window openings on the west façade are a good colour match to the original bricks; however, they have weathered differentially and possess larger mortar joints. The recessed red mortar joints are accented with a black coal dustXXX based paint, which has weathered extensively on some areas of the residence's façade. Localized areas of mortar loss are present on all façades with past unsympathetic repointing activities evident on the angled bay and east façades. The cedar shingle roof is in good condition with no missing shingles evident and flashing present in all valleys and at the peak of the hipped roof. Gutters and rainwater leaders have been installed and are in good working order. The roof's tongue and groove soffit, decorative wooden bargeboards and cornice boards are present and in good condition with paint failure being the only aspect of deterioration. The Crawford Dietrich residence's substantial brick chimney with corbelled cap exhibits no evidence of displacement; however, the cap does possess mortar loss that should be addressed to maintain the integrity of the feature. The residence is characterised by its substantial partial-width wrap around verandah with hipped roof. Overall, the verandah is in good condition. The Queen Anne Revival detailing of the verandah including its wooden frieze, chamfered columns, corbelled column capitals, and brackets are original and in good condition. Due to rot, the verandah from the height of the balustrade to the floor was rehabilitated to match the original detailing of the verandah. The present wooden tongue and groove flooring has begun to rot in areas and the paint has begun to fail on the floor and aspects of the balustrade. The second storey balcony with front-gabled roof is situated directly above the front entry and is highly intact with only the floor of the balcony replaced. The decorative wooden balustrade, chamfered columns with corbelled capitals, brackets, sunburst pattern in the gable peak, exposed rafters, and tongue and groove soffit are intact and in good condition. The</p>

	<p>residence retains a number of its original fenestration. The original exterior double doors of the front entry have been replaced, although the exterior wooden-sash transom has been retained. The interior doors are comprised of a set of well-crafted Eastlake style panel double oak doors with large upper glass light and decorative trim work. The stained glass transom has been added recently. The residence's windows are primarily single assembly. The original casement, single-hung wooden-sash windows, and fixed multi-light windows possess their original glass and wooden-sash storm windows. A number of windows have been replaced, particularly on the west façade. The concrete windowsills are intact, although a few sills are cracked and require repair. There is minor staining on the brick below the concrete sills.</p> <p>The interior of the Crawford Dietrich Residence is highly intact and in exceptional condition – a testament to its owners. The original wooden window trim, door trim, baseboard, picture rail, and mouldings are present throughout. The wooden balustrade and newel post for the first and second floors are intact and in good condition with the more decorative spindles and newel post situated on the first floor. The library's impressive oak fireplace with glazed tiles is original to the time the residence was constructed and in exceptional condition. Six-panel pocket doors with original hardware provide access to the living room. The rooms on the second floor are accessed through six-panel wooden doors with brass hardware and glass transom. The residence's original annunciator panel is also intact and operational.</p> <p>The rear of the residence and the west façade retain the only alterations to the residence. The ground floor windows of the west façade have been replaced and the window openings resized during the course of a kitchen renovation. A one-storey shed roof addition with vertical wooden siding was added to the rear of the residence, this addition resulted in the loss of the original maid's staircase.</p> <p>A one-storey front-gabled garage with drop wooden siding is located to the south of the residence. The garage is in good condition with its original cladding, cornerboards, bargeboards, and windows intact. The garage's asphalt shingle roof is in fair condition. The brick chimney shows signs of mortar loss, repointing, and the cap has been rebuilt in the past.</p>
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	Site Number	Category A
	Community District Esplanade	
	Designation	

Site Name(s): Crawford Dietrich Residence			
Municipal Address: 9 1 st Street SW		Date of Construction:	1901
Consultant(s): Donald Luxton & Associates Inc.		Evaluation Date:	Y 14 M 08 D 27
Heritage Committee: Heritage Resource Committee			
Heritage Planner: Chris Reddy			
			TOTAL
			85

History (H)	E	VG	G	F	P	(H) SCORE
H.1 Associations/Patterns			X			10
H.2 Age	X					20
Comments: H.1 The Crawford Dietrich Residence is highly significant as one of the oldest remaining homes associated with the affluent residential development of 1 st Street (formally Esplanade). H.2 Constructed in 1901.						30

Architecture (A)	E	VG	G	F	P	(A) SCORE
A.1 Style/Type/Design	X					40
A.2 Designer/Builder		X				10
A.3 Construction Technology		X				10
A.4 Interior Details		X				8
A.5 Alterations		X				-5
Comments: A.1 The Crawford Dietrich Residence is an exception example of Queen Anne Revival-style architecture. A.2 Architect – George M. Lang, Contractor – Robert Congdon A.3 Building constructed using soft mud brick. A.4 Interior elements highly intact and in excellent condition. A.5 Modification to ground floor fenestration on the west façade and small addition at the rear of the residence.						35

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 Crawford Dietrich Residence is one of the oldest and most intact residences in one of Medicine Hat's oldest neighbourhoods. C.2 The residence contributes to the historic aesthetic of the street.						20