

Treiber Hodgins Residence



Date of Construction	1943
Address	837B - 2 Street SE
Original Owner	Charles G. Treiber
Neighbourhood	River Flats
Legal	56507;11;5

Description of Historic Place

The Treiber Hodgins Residence is a one-storey Streamline Moderne residence facing 2nd Street SE, situated mid-block in a residential enclave in the River Flats neighbourhood in the City of Medicine Hat. Notable for its small massing, irregular plan, smooth stucco surfaces, curved corners and wrap-around ribbon assembly windows, the residence is accented with an exaggerated tapered chimney with an adjacent small portal window. A similarly styled stucco clad garage is located at the rear of the property.

Heritage Value of Historic Place

Built in 1943, the Treiber Hodgins Residence is valued as a rare and highly intact example of Streamline Moderne architecture in the City of Medicine Hat. Diminutive in stature, the residence features an irregular plan with a flat roof, smooth stucco finish and a distinctive streamlined, rounded corner on the northwest side of the house. Horizontality is emphasized through a band of ribbon wooden-sash windows that follow the natural curve of the

corner. A whimsical exaggerated and tapered faux chimney adorns the front of the house, accented with an adjacent portal window, representative of a ship's window; a distinctive characteristic of the Streamline Moderne-style. Streamline Moderne was a fairly rare style in the residential context in southern Alberta, and was typically reserved for theatres or automobile service stations. The popularity of the streamlined appearance was closely connected to the technological marvels of the day, such as airplanes, airships, and ocean liners. The Treiber Hodgins Residence is of significant value as a largely unaltered and well-maintained example of this once radical modernistic style. The Treiber Hodgins Residence is further valued as evidence of Medicine Hat's atypical economic stability during the Great Depression and Second World War. While most communities across the country suffered the disastrous effects of the worldwide depression during the 1930s, Medicine Hat maintained a viable and stable economy due to ample sources of inexpensive gas, abundant clay deposits, and as a major stop on the Canadian Pacific Railway. The onset of the Second

World War, and corresponding growth of the Canadian natural resource industry to meet the exigencies of the war effort, resulted in the economic expansion of Medicine Hat. The River Flats neighbourhood was the epicentre of industry development, with a corresponding rise in residential construction to support local brick and clay-based plants, greenhouses, mills, and manufacturing industries. Thanks to this long period of relative affluence, residential construction in Medicine Hat continued through the war years, and, as evidenced by the Treiber Hodgins Residence, some houses were constructed with unique, modern designs. This stood in stark contrast to the rest of the country, where residential construction largely languished. Those houses built to accommodate workers moving to communities with expanding war-related industries, were constructed using one of two available Crown Corporation Wartime Housing Ltd. floor plans. The economic stability of Medicine Hat through the depression, and its expansion during the war, meant that aspects of its wartime residential development differed from most other parts of the country in both form and function. The Treiber Hodgins Residence was constructed using locally manufactured hollow clay tile from

the Medicine Hat Brick & Tile Company, which was located in the River Flats neighbourhood. The first owners and residents of the house were Charles Gregor Treiber (1908-1986), a barber, joined a year later by William R. Wilson, also a barber, and his wife Ruth. The Treiber Hodgins Residence continues to contribute to a neighbourhood streetscape that is now recognized as a residential heritage area.

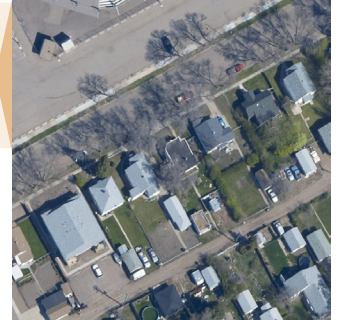
Treiber Hodgins Residence under construction in 1943



Character-Defining Elements - Treiber Hodgins Residence (837B - 2 Street SE)



- Mid-block location 2nd Street SE in a residential context in the River Flats neighbourhood in the City of Medicine Hat



- Location set back from the road



- Landscape features including: large deciduous trees, garden areas and grassed lawns; path running to house and surrounding curves of house with concrete rimmed planters built abutting the pathways; rectangular stepped parapet flat roof single car garage with smooth stucco cladding, wooden-sash windows and double-hinged vertical panelled doubled doors with lane access at rear of property



- Form, scale, and massing as expressed by its: one-storey (with basement) massing with flat parapet roof which steps back to the rear of the house; irregular rectangular composition



- Masonry construction including: concrete foundation; hollow clay tile with stucco finish



- Streamline Moderne-style elements such as its: horizontal emphasis, rounded corners, asymmetrical entryway; tapered faux chimney accented with portal window; smooth stucco finish under a later spatter dash stucco; ribbon windows accenting horizontality of building; simple unadorned door and window trim



- Original fenestration including: ribbon windows at curved corner with 2-over-2 wooden-sash single-hung windows with horizontally proportioned lights; single assembly 2-over-2 wooden-sash single-hung windows with horizontally proportioned lights; single and double assembly 2-over-1 and 4-over-1 single-hung wooden-sash windows with multi-light wooden storms at side and rear of house; glazed 2-panel wooden screen door



- Additional exterior details such as internal red brick chimney at rear of house; corrugated metal awnings over west windows and doors

- Interior features such as: curved walls; plaster walls; wooden floor and trim



Statement of Integrity - Treiber Hodgins Residence (837B - 2 Street SE)

Applicable Significance Criteria

This site is significant because...

Theme / Activity / Cultural Practice / Event	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-The Treiber Hodgins Residence is valued as evidence of Medicine Hat's atypical economic stability during the Great Depression and Second World War (Theme Value – Oasis in the Prairies: Settling Medicine Hat).		
Institution / Person	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Design / Style / Construction	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-Built in 1943, the Treiber Hodgins Residence is valued as a rare and highly intact example of Streamline Moderne architecture in the City of Medicine Hat (Theme Value – Built in Medicine Hat).		
Information Potential	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Landmark / Symbolic Value	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Period of Significance

1940 to 1945 Second World War

Chronology of Alterations

Circa 1940s - Addition to rear of residence
c1970-80s - Re-stuccoed

Aspects of Integrity

LOCATION	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
The location of the building is in its original location.			
DESIGN	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
The design of the building is nearly original. Very few changes have been made to the original design of the house. Wooden doors have been replaced with aluminum.			
ENVIRONMENT	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
The building continues to maintain its original environment.			
MATERIALS	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Apart from a few minor updates, the materiality of the building is nearly original.			
WORKMANSHIP	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
The high quality of the workmanship of the building is evident in this building.			
FEELING	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
The feeling of the building has remained unchanged.			
ASSOCIATION	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
The association of the building in a residential context in the River Flats neighbourhood has remained the same.			

Statement of Integrity

Treiber Hodgins Residence maintains all the aspects of integrity necessary for it to convey its significance / heritage value.

The Treiber Hodgins Residence is in nearly original condition, with only a small addition made to the rear of the building, likely shortly after it was constructed. This addition is identifiable by the use of different window fenestration, but is similar in its stucco finish. The house is in good condition, with minor vertical cracking at the corner-rounded portions of the house and small isolated instances of mechanical wear on the stucco in higher traffic areas such as at the front entryway. A small, tubular, sky-well was added to the rear of the house by the current owner. It does not impede or interfere with the original design of the house. The residence sustained damage to its interior due to an overland flood in June 2013.

Additional Images - Treiber Hodgins Residence (837B - 2 Street SE)

The Treiber Hodgins Residence, showing the main entryway on the northeast corner

Donald Luxton & Associates
June 2013




The rear of the Treiber Hodgins Residence showing its flat, stepped parapet roof

Donald Luxton & Associates
June 2013



Heritage Evaluation Form - Treiber Hodgins Residence (837B - 2 Street SE)

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

Site Name(s): Treiber Hodgins Residence			
Municipal Address: 837B - 2 Street SE		Date of Construction:	Y 1943
Consultant(s): Donald Luxton & Associates Inc.		Evaluation Date:	Y 13 M 05 D 16
Heritage Committee: Heritage Resource Committee			
Heritage Planner: Chris Reddy			
		Total	
		65	

History (H)	E	VG	G	F	P		(H) SCORE
H.1 Associations/Patterns			X			10	15
H.2 Age				X		5	
Comments: H.1 The residence is valued for its unique wartime construction and is representative of the ongoing development of the River Flats neighbourhood, outside the city's downtown core. H.2 Constructed in 1943.							

Architecture (A)	E	VG	G	F	P		(A) SCORE
A.1 Style/Type/Design	X					40	35
A.2 Designer/Builder					X	0	
A.3 Construction Technology	X					20	
A.4 Interior Details			X			4	
A.5 Alterations		X				-5	
Comments: A.1 The building is an extremely rare example of a Streamline Moderne residence in Medicine Hat. A.2 The designer and builder are unknown. A.3 The residence was constructed using load bearing hollow clay tiles. A.4 Original wooden floors and trim, curved walls, and plaster walls are intact. A.5 Alterations to the rear of the residence are distinguishable and not visible from the street.							

Urban Context (C)	E	VG	G	F	P		(C) SCORE
C.1 Landmark/Character		X				10	15
C.2 Streetscape/Landscape			X			5	
Comments: C.1 The unique architectural style of the residence makes it an easily identifiable neighbourhood landmark. C.2 The residence stands out on the streetscape of the neighbourhood.							