

 <b>Medicine Hat The Gas City</b> <b>Heritage Evaluation Form</b>	Site Number	Category A
	Community District Downtown	
	Designation	

<b>Site Name(s):</b> IMPERIAL BANK OF CANADA / F.C. LOWES REAL ESTATE			
<b>Municipal Address:</b> 217 – 219 – 6 Avenue SE		Date of Construction:	Y 1913
Consultant(s): Lorne Simpson and Harry Sanders		Evaluation Date:	Y 09 M 03 D
Heritage Committee:			
Heritage Planner: Jeanie Gartly			
		TOTAL	
		88.0	

History (H)	E	VG	G	F	P		(H) SCORE
H.1 Associations/Patterns	X					20	40.0
H.2 Age		X				10	
Comments: H.1 The building originally house a major bank and a Calgary based real estate company. They effectively illustrate the economic and development history of the City in the pre-WW1 boom. H.2 1913.							

Architecture (A)	E	VG	G	F	P		(A) SCORE
A.1 Style/Type/Design		X				20	33.0
A.2 Designer/Builder	X					20	
A.3 Construction Technology				X		3	
A.4 Interior Details					X	0	
A.5 Alterations			X			-10	
Comments: A.1 Designed in the Edwardian Commercial style, it features; load bearing brick and limestone structure, one (1) original arched entrance way with wood doors and leaded glass, stone columns/signband cornice/window surrounds/cornice/parapet cap, and original upper wood windows with lead glass transom. A.2 William T. Williams – architect. A.3 Use of Indiana limestone (normally Paskapoo sandstone). A.4 Interior heavily renovated – original staircase and some details in basement. A.5 Arched entrance removed and right hand storefront enlarged.							

Urban Context (C)	E	VG	G	F	P		(C) SCORE
C.1 Landmark/Character			X			5	15.0
C.2 Streetscape/Landscape		X				10	
Comments: C.1 A familiar structure in the context of the downtown; it represents the pre-WWI boom. C.2 It is important in maintaining the dominant character of the streetscape.							

<h1>Statement of Significance</h1>	Site Number	Category  A
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<p><b>Description of Historic Place:</b></p> <p>The building is a two storey, load bearing brick and limestone structure designed in the Edwardian Commercial style with one (1) original arched entrance way intact, as well as all the stonework and upper level windows, cornice and parapet. The building is located in the center of the downtown business core in a largely intact pre-WW1 streetscape. The lower storefronts and one (1) arched entrance way have been remodeled.</p>
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<p><b>Heritage Value of Historic Place:</b></p> <p>The heritage value of the Imperial Bank of Canada / F.C. Lowes Real Estate building lies in its association with its two original storefront occupants. The building was constructed during Medicine Hat’s pre-First World War real estate boom. The opening of a major national bank’s branch and an agency of F.C. Lowes &amp; Co., owned by a Calgary-based real estate tycoon, reflects the optimism and confidence of the period. The building is also valued as a good example of the work of William T. Williams, an early Medicine Hat architect.</p>
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<p><b>Character Defining Elements:</b></p> <p>The character defining elements include:</p> <ul style="list-style-type: none"> <li>- load bearing brick and limestone construction</li> <li>- arched entrance with wood doors, leaded glass transom, and stone label mould/keystone</li> <li>- original upper wood windows with stone surround and lead glass transoms</li> <li>- stone cornice and parapet with simplified central pediment and corner “pillars” – all with stone caps</li> </ul>
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