

STATEMENT OF SIGNIFICANCE

Site Name: **BEVERIDGE BLOCK**
Date of Construction: 1911
Address: 620 2nd Street SE
Original Owners: John Cameron Beveridge
Architect: William T. Williams
Contractors: Arthur P. Burns
Neighbourhood: Downtown
Legal: 1491;6;31,32
ATS: 4;5;12;31



Description of Historic Place

The Beveridge Block is a prominent two-storey commercial building situated roughly mid-block on 2nd Street SE between 6th Avenue SE and South Railway Street in Medicine Hat's historic downtown core. The commercial block occupies two lots, with minimal setback. The Beveridge Block's front façade is characterized by a prominent stepped parapet with central sign band displaying "Beveridge" situated above a projecting pressed tin cornice with modillions and corbelled frieze. The second storey is comprised of three structural bays. Each bay possesses a large double assembly tripartite window with leaded amethyst glass transom. XXX The street level front façade is characterized by its full-width storefront with full-width transom above a project street canopy.XXX

Heritage Value of Historic Place

The Beveridge Block, built in 1911, is valued as an excellent building in a grouping of early commercial buildings in Medicine Hat's historic commercial downtown and is representative of a period of economic growth in the city prior to the First World War that resulted in a boom in construction. Built during the Edwardian period, the Beveridge Block's classic detailing, large scale, and massing reflect the city's significant growth and the economic optimism of the early 1900s to early 1910s. Medicine Hat's

Edwardian era economic prosperity was based in the city's abundance of local clay and gas deposits and its establishment as the Canadian Pacific Railway's western divisional point. These factors permitted low-cost manufacturing of a wide-variety of clay and non-clay based products and their distribution across the country. These factors drew businesses and people to Medicine Hat; which resulted in an influx of cash and in turn, a period of rapid construction of commercial blocks in the first decades of the 20th century. The Beveridge Block was one such building constructed during this rapid period of growth in Medicine Hat's downtown core. The building's design and detailing including its two-storey height, stepped central parapet, substantial pressed tin cornice, large windows with amethyst glass transom on the second floor and a the full-width storefront on the first floor is comparable to contemporaneous commercial buildings on 2nd Street SE.

The Beveridge Block is significant for its association with longtime Medicine Hat businessman and developer, James Cameron Beveridge (1873-1948). Born in Kearney, Ontario, he opened his first business, a general merchant and furniture store, under the firm Rankin & Beveridge, in Kearney, Ontario before moving to Medicine Hat circa 1900. Shortly after arriving, Beveridge acquired a men's furnishing business from C. B. Lockhart in 1904, who in turn had purchased the business from A. C. Hawthorne two years previously. Hawthorne first opened the business in 1896, near the city's Cosmopolitan Hotel. The economic boom of the early 19th century resulted in the development and expansion of numerous businesses in the city, which in turn fueled the construction of many of Medicine Hat's downtown commercial blocks, including the Beveridge Block. Constructed at the height of the boom, the two-storey commercial block housed J. C. Beveridge's Ltd. furniture and men's furnishing business, as well as the offices of Potter & Kent Real Estate when it first opened. The block's design was similar to nearby contemporaneous commercial blocks; however, its interior layout was unique. The open floor plan of the first floor and a seven-foot wide mezzanine provided abundant display area for the businesses goods. The second floor's open plan served to display additional goods and store stock. The Beveridge Block has housed a furniture business from 1911 – 1984, with a collection of secondary businesses also operating from the block. In 1986, the use of the block shifted as The Salvation Army relocated their Family Thrift Store to the building, using the space until 2009. Since then, the building has been temporarily occupied by a range of businesses and groups.

The Beveridge Block is further valued as a notable example of an Edwardian era Classical Revival style commercial building constructed using locally sourced materials. Designed by prolific Medicine Hat architect William T. Williams, the block is one of two in Medicine Hat attributed to him. Contractor A. P. Burns constructed the Beveridge Block for \$25,000. Classical Revival style buildings were typical of the Edwardian era as the architectural style conveyed a sense of permanence and security through its form, materials, and detailing. Buildings of this architectural style often possess elements of classical architecture that reflected the improved understanding of classical Greek and Roman architecture of the time. This style of architecture is evident through Beveridge Block's full-height storefront with exaggerated full-width transom, three structural bays separated by smooth pilasters on the second storey, double assembly tripartite windows with leaded amethyst glass transom, stepped parapet with central sign band above a corbelled frieze and substantial pressed-tin cornice.

The Beveridge Block is additionally valued as a landmark in Medicine Hat's historic commercial downtown. Its siting, design, and detailing make it a highly visible building.

Character-Defining Elements

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

- location roughly mid-block on 2nd Street SE between 6th Avenue SE and South Railway Street in Medicine Hat's historic commercial core;
- positioning at the property line with no setback, spanning two lots with an alley at the rear of property;
- form, scale, and massing as expressed by its: rectangular plan; two-storey height with full-height basement; flat roof with parapet;
- masonry construction including: board formed concrete foundation; common bond red pressed brick with red mortar; sandstone pilasters at the second storey; sandstone parapet;
- Classical Revival style details including: symmetrical form; structural bays separated by stone pilasters; stepped parapet with capped piers at its ends and central sign band; corbelled pressed tin cornice with modillions, frieze with corbelled architrave; full-width storefront;
- fenestration such as: full-width fixed transom at storefront height; fixed double assembly wooden-sash tripartite windows with amethyst glass leaded transom; 2-over-2 single-hung segmental arch wooden-sash windows; 2-over-2 single-hung wooden-sash windows with dual light transom; metal shutters on west façade windows;
- exterior elements including: "Beveridge" sign band centrally located on the parapet; painted ghost sign on east façade below parapet; and
- interior elements such as: mezzanine; central staircase; pressed tin ceiling; wooden floors; wooden newel post, gas light fixture.

Additional Images



Street façade of Beveridge Block with full-width transom on first floor and three structural bays on second floor, 2014 (DLA)



Second storey fixed tripartite wooden-sash window with amethyst glass transom, 2014 (DLA)



Corbelled architrave and substantial pressed tin cornice with modillions, 2014 (DLA)



Stepped capped parapet with central signband, 2014 (DLA)



North and west façades of Beveridge Block, 2014 (DLA)



Segmented arch single assembly 2-over-2 single-hung wooden windows on west façade, 2014 (DLA)



Beveridge Block north and west façades, 2014 (DLA)



Segmental arch 2-over-2 single-hung wooden-sash window with reed glass transom, 2014 (DLA)



Poorly installed and maintained rwl at northeast corner of building, 2014 (DLA)



Segmental arch 2-over-2 single-hung wooden-sash window with metal shutters on east façade, 2014 (DLA)



Wooden newel post of central stair on mezzanine level and square wooden spindle balustrade, 2014 (DLA)



Mezzanine level with original wooden floor and wooden columns, 2014 (DLA)



Second floor with original wooden floor and columns, 2014 (DLA)



Gas light fixture on wooden column, 2014 (DLA)

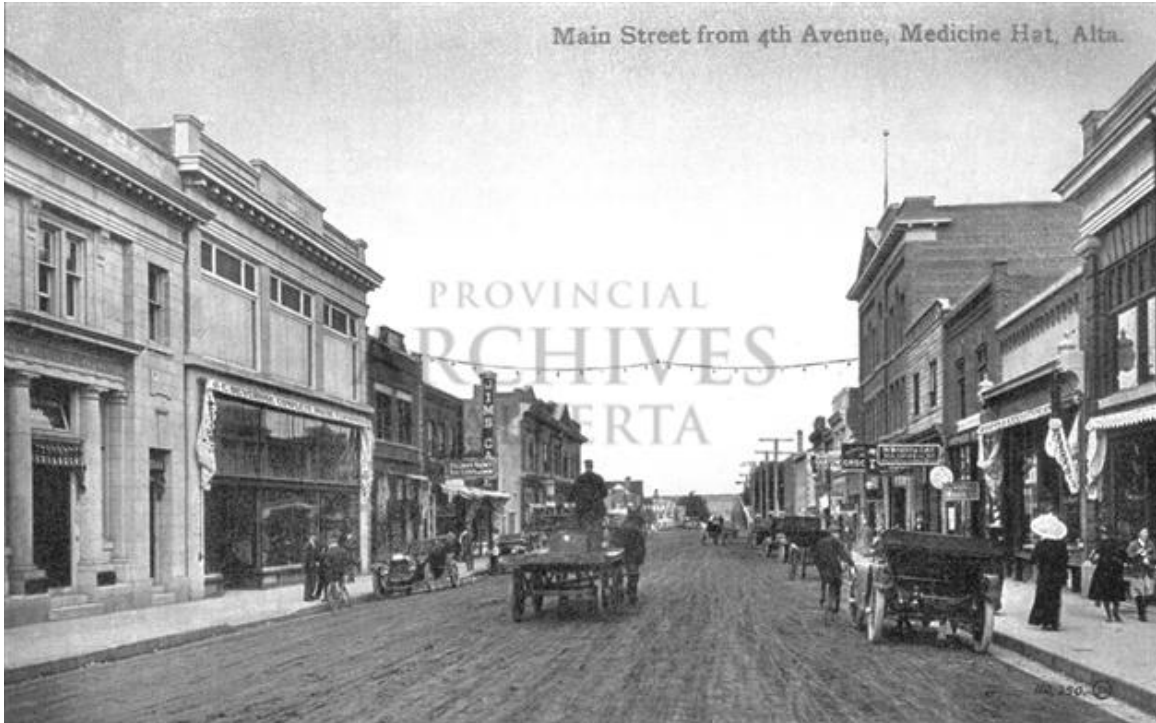


Removed pressed tin ceiling tiles, 2014 (DLA)

Historic Images



Beveridge Block (centre with large awning), 1913 (Esplanade Archives)



Main Street postcard (Beveridge Block, second on left), unknown date (Provincial Archives of Alberta)



Hand coloured postcard of Second Street, 1940 (Peel's Prairie Provinces)



Beveridge Block front façade, unknown date



Beveridge Block front façade, unknown date



Interior of Beveridge Block showing first floor and mezzanine, circa 1910s (Esplanade Archives)



Interior of Beveridge Block showing second floor circa 1910s (Esplanade Archives)

Statement of Integrity

Property Name & Address	Beveridge Block 620 2 nd Street SE
Value Summary	<p>This site is significant because.....</p> <p>Theme/Activity/Cultural Practice/ Event <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The Beveridge Block, built in 1911, is valued as one of a component of a grouping of early commercial buildings in Medicine Hat’s historic commercial downtown and as a physically representation of a period of economic growth prior to the First World War (Theme Value – City Development in Medicine Hat).</p> <p>Institution/Person <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The Beveridge Block is significant for its association with long-time Medicine Hat businessman and developer, James Cameron Beveridge (Theme Value – City Development in Medicine Hat).</p> <p>Design/Style/Construction <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The Beveridge Block is further valued as a notable example of an Edwardian era Classical Revival style commercial building constructed using locally sourced materials (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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No The Beveridge Block is additionally valued as a landmark in Medicine Hat’s historic commercial downtown. Its siting, design, and detailing make it a highly visible building.</p>
Period of Significance	1906 – 1913 Pre-First World War Boom, Age of Optimism
Chronology of Alterations	1962 Renovation – new storefront, canopy, marble 1964 Stucco work 1966 Elevator repair 1973 Interior renovations 1988 Renovated as part of Heritage Canada Main Street program 1999 Mural painted on xxx façade 2014 Interior and storefront renovations
Aspects of Integrity	<p>Location <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The location of Beveridge Block has not been altered.</p> <p>Design <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 storefront level.</p> <p>Environment <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The building continues to be located in Medicine Hat’s historic commercial downtown core.</p> <p>Materials <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Components of the building’s original fabric are intact; however, the storefront has been reconfigured.</p> <p>Workmanship <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The quality of the workmanship of the Beveridge Block is evident in its</p>

	<p>detailing and current condition.</p> <p>Feeling <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable The building 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 building has been altered.</p>
<p>Statement of Integrity</p>	<p>The Beveridge Block maintains all the aspects of integrity necessary for it to convey its significance/heritage value.</p> <p>The Beveridge Block is in good condition with many components of its historic fabric intact. The block’s form, scale, and massing from the time it was constructed have been maintained. The most significant alternations to the building have occurred at the storefront level of the front façade and through the application of stucco to the west and north façades. The storefront underwent significant alterations in 1962 that removed all elements of the original storefront with the exception of the retention of the full-width transom. Two years later stucco was applied to the west and north façades, which obscured the original red pressed brick. The stucco is in fair condition with evidence of cracks evident throughout especially around windowsills and items that have been anchored to the exterior of the building. Pieces of stucco are missing exposing the original brick exterior at ground level. The east façade maintains its original red pressed brick exterior. The masonry wall of the east façade exhibits stepped cracks, loss bricks, efflorescence, and mortar loss especially at the base of the wall and around poorly maintained rainwater leaders (rwl). A rainwater leader for the adjacent building has been anchored to the east façade and permitted water to drain on to the wall at the northeast corner of the building. This has resulted mortar loss and saturation of the brick below the pipe. This rwl should be removed to prevent further damage. Other rwl should be adjust to ensure water is carried away from the building and not deposited at its base. Grading should also be sloped away from the building to improve drainage. The brick of the east façade has been unsympathetically repointed a portion of the façade covered in stucco. Multiple penetrations in the buildings exterior masonry walls have not been appropriately patched permitting pests and moisture to penetrate the interior of the building. The wooden-sash windows on the sides and rear of the building are intact and in working condition. The concrete sill on the east façade’s window is heavily deteriorated and requires restoration. The paint is failing on all the windows. The front façade’s second storey windows and transom are intact and in good condition. The sandstone pilasters, parapets, and sign band are in good condition with no signs of staining, delamination, or extensive mortar loss. The capping on the top of the parapet is weather and possesses an extensive amount of organics. The pressed tin cornice is in good condition and well anchored to the building. No holes were evident; however rust staining is present which should be monitored. The paint on the frieze has begun to fail and requires repainting. The roof has been replaced in 2014 and no significant evidence on the interior of the building to indicate water egress issues. The interior is in the process of being renovated; however the wooden floors, columns, newel posts, and balustrade are intact and in good condition.</p>



Medicine Hat The Gas City

Heritage Evaluation Form

Site Number	Category A
Community District Downtown	
Designation	

Site Name(s): Beveridge Block
Original Owners: John Cameron Beveridge
Architect: William T. Williams
Contractors: Arthur P. Burns

Municipal Address: 620 2nd Street SE

Date of Construction:	1911		
Evaluation Date:	Y 14	M 08	D 26

Consultant(s): Donald Luxton & Associates Inc.

Heritage Committee: Heritage Resource Committee

Heritage Planner: Chris Reddy

TOTAL
77

History (H)	E	VG	G	F	P	(H) SCORE
H.1 Associations/Patterns		X				20
H.2 Age		X				10
						30

Comments:

H.1 The Beveridge Block is representative of a rapid period of economic growth in Medicine Hat prior to the First World War.
H.2 Constructed in 1911.

Architecture (A)	E	VG	G	F	P	(A) SCORE
A.1 Style/Type/Design		X				20
A.2 Designer/Builder		X				10
A.3 Construction Technology			X			5
A.4 Interior Details				X		2
A.5 Alterations			X			-10
						27

Comments:

A.1 The Beveridge Block is a good example of commercial Classical Revival architecture.
A.2 Architect – William T. Williams, Contractor – A. P. Burns
A.3 Building constructed using red pressed brick three structural bays on the second storey separate by sandstone pilasters.
A.4 A number of original elements have been maintained including wooden floor, columns, newel posts, balustrade.
A.5 The original storefront has been significantly altered and stucco applied to the west and north façades.

Urban Context (C)	E	VG	G	F	P	(C) SCORE
C.1 Landmark/Character		X				10
C.2 Streetscape/Landscape		X				10
						20

Comments:

C.1 The Beveridge Block's scale and design makes it high visible.
C.2 The commercial block contributes to the historic aesthetic of the street and Medicine Hat's historic downtown core.