



# LETHBRIDGE

## INVENTORY OF HISTORIC PLACES PHASE IV

January 2016



DONALD LUXTON  
AND ASSOCIATES INC 



Municipal Heritage  
Partnership Program



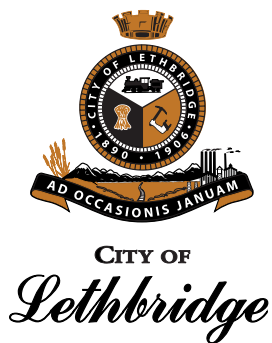
# Acknowledgements

We would like to acknowledge the invaluable assistance and direction provided by the Historic Places Advisory Committee members: Jason Baranec, Jean Johnstone, and Elizabeth Songer; and all participating inventory site owners.

We would also like to thank Andrew Malcolm and Robert McKay, Community Planners for the City of Lethbridge for their assistance and advice.

We would further like to sincerely thank the City of Lethbridge and the Alberta Historical Resources Foundation for financial support.

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# 1.0 Introduction

## 1.0 INTRODUCTION

The city of Lethbridge has a rich and fascinating history rooted in the area’s development as a coal mining and transportation centre. With history spanning thousands of years, First Nations and later early settlers adapted to the area’s dramatic topography and prairie grasslands. With the building of rail lines through the area and opening of several large coal mines, buildings and settlements were established with fervor beginning in the late 1800s. A substantial city had developed moving into the Edwardian period, and has continued to the present day.

Lethbridge has a healthy stock of their historic built environment intact and building and community histories have been well documented through previous provincial surveys, local history books, publications, archival collections, and oral history accounts. In 2007, the City recognized the need to formally document the area’s highly valued historic resources and set forth to establish a Heritage Management Program with the first step being the establishment of a Heritage Places Policy. In 2010, the City formally established the *Heritage Places Advisory Committee* (HPAC), a committee that reports to council on heritage matters. Since 2007, a total of 16 sites have been designated as Municipal Historic Resources (legally protected on title). The City has undertaken a substantial amount of work to develop their heritage program with the successful completion of a Heritage Survey (2005) and three phases of Heritage Inventory work (2007, 2009, and 2011). The heritage program is currently headed up by *Andrew Malcolm*, Community Planner for Planning & Development Services.

*Donald Luxton & Associates* was hired in May 2015 to undertake the addition of eight additional resources to the Heritage Inventory. The 8 priority sites were selected by the HPAC to be added to the Heritage Inventory and Donald Luxton & Associates undertook the research, building analysis and writing of the documentation. The sites were evaluated using a *Statement of Significance (SOS)* and *Statement of Integrity (SOI)*, which are the national and provincial standard documents for evaluating the inherent heritage values of a historic site.

The three-part SOS contains:

- A brief description of the historic place
- An identification of the key heritage values assigned to the historic place based on the Context developed for the City of Lethbridge, and
- A list of Character-Defining Elements, which are the principal materials or elements that can be attributed to the value(s) of the resource.

The Province of Alberta also requires a *Statement of Integrity*, which outlines the current architectural integrity for each resource.

The goal of the 2015 Heritage Inventory project was to expand the city’s Heritage Inventory program, through the evaluation of a range of sites using a values-based approach. This globally recognized approach considers environmental, social/cultural, economic and even intangible aspects of our shared experiences through history.

As part of the public process, an Open House to review the final sites was presented to the public on September 15, 2015. During the meeting, an educational component to encourage designation and preservation of historic resources was presented to participants by the Consultant (Heritage 101). A total of 12 participants, including many of the resources’ owners were present at the meeting.

IMPORTANT DATES	
May 15, 2015	Start-up Meeting with the City and HPAC
September 15, 2015	Statement of Significance Review
	Open House and Heritage 101 Presentation



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The south side of the 400 block of 2 Avenue S in 1980.

*Alberta Heritage Survey Program, 80R-342-16*





# 2.0 Statements of Significance



# QUONG SANG BLOCK

DATE OF CONSTRUCTION	1908-1909
MUNICIPAL ADDRESS	401 - 2 Avenue S
LEGAL ADDRESS	4353S;7;9-11
NEIGHBOURHOOD	Downtown
ORIGINAL OWNER	Quong Sang

## Description of Historic Place

Quong Sang Block is a one-storey historic commercial building located on 2nd Avenue S between 4th Street and 5th Street in Downtown Lethbridge. One and two-storey commercial buildings define the streetscape with Galt Gardens one block to the east. Firehall No. 1, the Chinese Free Masons Building, and Bow on Tong Co. Building are in close proximity. A flat parapet roof characterizes the building and the front façade accommodates a full-width awning encased in a standing seam metal roof and two storefront entryways flanked with display windows. Quong Sang Block is built to the property line and fronts the street with entry at-grade, reflecting the commercial nature of the building.

## Heritage Value of Historic Place

Quong Sang Block is highly valued as symbolic of commercial development in what was then the core of Lethbridge's downtown in the pre-First World War era and for its association with prominent Lethbridge businessman, Quong Sang, who built and owned several Chinese and non-Chinese leased buildings in the city. The Quong Sang Block was originally a part of a grouping of commercial buildings that served what was then the municipal government core in the city. By 1914, the grouping of buildings on 2nd Avenue S between 4th Street S and 5th Street S included the Municipal



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Public Building, a courthouse, and a police station. Several commercial blocks such as this one were constructed to serve the business and civic workers in the area. The commercial block, one of the first Chinese-owned blocks in the city, was developed by Quong Sang who commissioned its construction for \$10,000 in 1908, opening in 1909. He ran his restaurant, Fashion Café, which advertised non-Chinese waitresses, out of the eastern storefront. Originally, he owned a restaurant in the Post Office Block, directly to the east of this block. The adjacent storefront was leased to a liquor store, known as C.C. Pagnuelo Wine and Spirit Company, which closed in 1915 due to Prohibition laws. Quong's store was directly impacted by Lethbridge's Bylaw 83, which decreed that all laundries were restricted to a specific geographical area; this bylaw came into effect on January 1, 1911. Although having never run a laundry from the premises, Quong and many other Chinese businesses were forced to move west of 4th Street into a less desirable area known as the 'Restricted Area' that eventually became the city's official Chinatown. The Bow on Tong Co. building (1919) and Chinese Freemasons Building (1924) were constructed within one block west of Quong Sang Block, reflecting the restrictions by the Bylaw and development of the city's small Chinatown.

Quong Sang Block is further valued as an important commercial business that has served Lethbridge for over a century. However, perhaps none possess as lengthy an ownership as Frank Dorogdi, who operated Frank's Grocery. He acquired the block in 1944 after he began leasing in 1932; he owned and operated businesses there until at least 1972. In addition to the Frank's Grocery, Frank's Clothing was also operating by 1960 and Frank's Second Hand store by 1969 to meet the evolving needs of the community. Over the years, the Quong Sang Block building has also served as a restaurant and the land and ship ticket office for immigrants from Central Europe (1929-1948), which was a result of a five-year period of high immigration from Central and Eastern Europe prior to the Depression. The building remains in use as a commercial building today as an antique store and beauty salon.

Changes to the building from its original design reflect its variety of businesses through time.

Quong Sang Block is further valued as a representative example of Lethbridge's Edwardian-era commercial architecture of the pre-First World War period. The building typifies the practical small-scale commercial buildings constructed during this period for local retail services, and served the daily convenience needs of the area's residents and workers. Edwardian commercial architecture dominated historic commercial buildings from the early 1900s to the 1920s in Alberta. The style is typified by brick-clad buildings with exaggerated parapet roofs, handsomely detailed cornices, and glazed recessed storefronts. Decorative elements on the building were often subdued compared to the earlier Victorian period, so as to draw attention to storefront merchandise in display windows. Commercial design was reflected in more deeply recessed entryways and expansive large storefront windows to display product and entice in potential customers. Characteristic of this style of architecture, Quong Sang Block features a flat exaggerated parapet roof and two distinct storefronts with prominent storefront glazing.



The Quong Sang Block as it appeared in 1960, showing its original detailing and storefront configuration.

*Galt Archives, 20021008005*

## Character-Defining Elements | Quong Sang Block

Key elements that define the heritage character of the Quong Sang Block include, but are not limited to its:



1	Location nearly midblock on 2 Avenue S between 4 Street S and 5 Street S in Downtown Lethbridge
2	Siting with the building constructed to the property line
3	Form, scale, and massing as expressed by its: one-storey height; rectangular plan; flat parapet roof; stepped parapets at each side
4	Brick superstructure with concrete foundation

5	Edwardian commercial elements such as: minimal exterior detailing; two adjacent storefronts; flat parapet roof
6	Original fenestration including: single-assembly double-paned single-hung wooden-sash window (exposed in interior of store); wooden paneled door at east façade
7	Original interior elements including: tin ceiling; hardwood flooring

Statement of Integrity | Quong Sang Block

**APPLICABLE SIGNIFICANCE CRITERIA**

This site is significant because...

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*Theme / Activity / Cultural Practice / Event*  
 Yes  No  
 Quong Sang Block is further valued as an important commercial business that has served Lethbridge for over a century. However, perhaps none possess as lengthy an ownership as Frank Dorogdi, who operated Frank's Grocery. **(Theme Value – Commercial Development)**

*Institution / Person*  
 Yes  No  
 Quong Sang Block is highly valued as symbolic of commercial development in what was then the core of Lethbridge's downtown in the pre-WWI era and for its association with prominent Lethbridge businessman, Quong Sang, who built and owned several Chinese and non-Chinese buildings in the city. **(Theme Value – Settlement)**

*Design / Style / Construction*  
 Yes  No  
 Quong Sang Block is further valued as a representative example of Lethbridge's Edwardian-era commercial architecture of the pre-First World War period. **(Theme Value – Community)**

*Information Potential*  
 Yes  No

*Landmark / Symbolic Value*  
 Yes  No

**STATEMENT OF INTEGRITY**

The Quong Sang Block maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

Quong Sang Block is in fair condition with aspects of its original form, scale, and massing intact; although obscured by later alterations. The storefront has undergone extensive alterations, which have hidden the original design of the building's storefront commercial space.

In the 1950s, the storefront was updated from its original wooden-frame storefront. Each of the two storefronts contained a recessed central door with multipane transom and large picture windows. This configuration was replaced with an asymmetrical door per side with long, horizontal storefront windows. By 1960, the brick exterior had been painted.

By circa 1975, the original parapet was covered in corrugated metal. The current roofline has the parapet encased in a standing seam metal roof – with the addition of a full-width awning, also encased in metal. The storefront has not changed from when it was updated in the 1950s. The interior remains relatively intact, including wooden floors and tin ceiling. An exposed brick wall on the north façade (rear façade) features an original wooden-frame window and door opening that was filled in when an addition was added in 1946. The window has had steel horizontal bars added over the window, obscuring its original design.

**PERIOD(S) OF SIGNIFICANCE**

1906 to 1913 (Pre WW I Boom, Age of Optimism)

**CHRONOLOGY OF ALTERATIONS**

1946: Addition at rear  
 c1960s: Storefront altered  
 1964: Renovations  
 Unknown Dates: Roof clad in corrugated metal;  
 Stucco added to rear and right side; Wooden siding added to front façade

**ASPECTS OF INTEGRITY**

**Location**  Yes  No  N/A  
 The location of Quong Sang Block has not changed.

**Design**  Yes  No  N/A  
 The original design of the building has been altered by later renovations.

**Environment**  Yes  No  N/A  
 The building continues to be situated in downtown Lethbridge.

**Materials**  Yes  No  N/A  
 The original materials of the building have been clad over or replaced.

**Workmanship**  Yes  No  N/A  
 The workmanship is evident in the building's form.

**Feeling**  Yes  No  N/A  
 The building retains aspects of its original feeling.

**Association**  Yes  No  N/A  
 The building continues to be used as a commercial space.



# ELTON RESIDENCE

DATE OF CONSTRUCTION	1909
MUNICIPAL ADDRESS	1209 - 7 Avenue S
LEGAL ADDRESS	2270U;E;6,7
NEIGHBOURHOOD	London Road
ORIGINAL OWNER	David H. Elton

## Description of Historic Place

The Elton Residence is an Arts and Crafts style residence located on 7th Avenue S between 12th Street S and 13th Street S in the City of Lethbridge’s London Road neighbourhood. The residence straddles two lots, is setback from the street and surrounded by homes of similar age. The residence is highly identifiable through its one and one-half storey height, with front-gabled roof with boxed eave returns, full-width enclosed porch with off-centre entry, external chimney, and smooth finished stucco exterior.

## Heritage Value of Historic Place

The Elton Residence, constructed in 1909, is valued as representative of a boom in residential construction in the City of Lethbridge during the first decades of the 20th century. Built during Lethbridge’s Edwardian era (1908–1914), the residence is a component of a collection of houses and commercial blocks constructed during this favourable economic period. The development and increase in demand for Lethbridge’s coal industry, establishment of large-scale irrigation networks, and the city’s strategic positioning along the railway resulted in a dramatic immigration of settlers to Lethbridge at the turn of the century. The city’s population exceeded 2000 by the early 1900s and continued to grow throughout the first decade of the 1900s. The influx of



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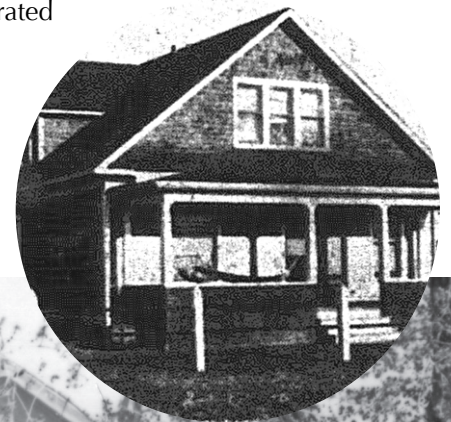
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labourers, farmers, and professionals increased the demand for housing, which resulted in a flurry of construction in the city. The house was constructed during this rapid period of development in and its scale, design, and high quality interior finishes reflect the economic prosperity of the Edwardian period.

The Elton Residence is further significant for its association with lawyer, Alderman, poet, and long-standing citizen, and first Mormon Mayor of Lethbridge, David Horton Elton. Born in Worcester, England in 1877, David with his mother and siblings, travelled to the United States in 1890, settling in Salt Lake City, Utah, to practice their Church of Jesus Christ of Latter-day Saints faith. While completing missionary work in the southern United States, he met his wife “Nora” Afton Hauser. Shortly thereafter, they were called by the Church to aid in the settling of southern Alberta. Residing first in Cardston (1901), where he was editor of the Cardston Alberta Star, Elton would go on to edit the Magrath Pioneer and Raymond Rustler. In 1908, the family moved to Lethbridge for David to article with Chief Justice William Carlos Ives, a requirement for completion of his law degree with the University of Alberta. Elton was admitted to the bar in 1913, and appointed King’s Council in 1921. The Eltons were committed both to their church and public service. David was the first superintendent of the Y.M.M.I.A. of the Lethbridge Stake and president of the Kiwanis Club. He was also an accomplished public speaker and published poet. His enduring concern for the city and its residents is demonstrated by his lengthy public service as the Mayor of Lethbridge (1935-1943), as well as his 15-year tenure as City Alderman. Following his retirement, he and Afton briefly returned to Salt Lake City, before settling in Calgary. Elton purchased two lots, on what was then London Road, from Chief Justice Ives on April 17, 1909. He obtained a permit to construct the extant house on May 20, 1909, listing the cost of construction as \$3,000. David and Afton Elton lived in the house until they passed away in 1963 and 1964, respectively.

The Elton Residence is also valued as an elegant example of an Arts and Crafts style residence in the City of Lethbridge. The Arts and Crafts style evolved in the final decades of the 19th century in England before spreading to North America in the early 1900s. Formed as a social movement, the Arts and Crafts style was established in response to England’s increased industrialization and mass production of household goods and art objects. Proponents felt there was a deterioration of decorative arts as a result of industrialization and promoted a return to quality design and craftsmanship. Houses of this style feature an uncluttered functional floor plan with highly crafted details and minimal exterior ornamentation, unlike those of the earlier Victorian period. The Elton Residence characterises this style through its form and scale, minimally decorated exterior, full-width porch with tapered columns, boxed eave returns, wooden soffits, and gable vents.



Top: The Elton Residence, along with several new homes in Lethbridge, was publicized by the Lethbridge Herald in their April 2, 1910 edition.

Bottom: The Elton Residence as it appeared in 1964

*Lethbridge Herald, April 2, 1910, p. 16*

*Galt Archives, 19752204241*

## Character-Defining Elements | Elton Residence

Key elements that define the heritage character of the Elton Residence include, but are not limited to its:



1	Location on the north side of 7th Avenue S between 12th Street S and 13th Street S in Lethbridge's London Road neighbourhood	Fenestration such as: single assembly 1-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; double assembly 1-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm windows; single assembly fixed 1-over-1 wooden-sash window with multi-light wooden-sash storm; single assembly fixed wooden-sash window with wooden-sash storm window; triple assembly windows with rectangular window openings; triple assembly asymmetrical 4-over-4 fixed wooden-sash windows on either side of an asymmetrical 4-over-4 awning wooden-sash window; bank of fixed asymmetrical 4-over-4 wooden sash windows on porch; two-panel wooden door with multi-light upper glass panel and transom on front porch; four-panel wooden door with upper glass panel and three-panel wooden exterior door with screened upper panel on rear of residence
2	Setback from the street, the property consists of three lots with the residence straddling two lots; access from an alley to the rear of property	
3	Landscaped grassed lot with mature deciduous and coniferous trees	Additional elements such as: internal stucco clad chimney with corbelled cap; one-storey front-gabled garage at rear of property with drop wooden siding, cedar shingle roof, six-panel wooden Eastlake style door, five-panel wooden door, wooden corner boards, bargeboards, trim, cornice boards, rectangular window openings
4	Form, scale, and massing as expressed by its: one and one-half storey height with full-height basement; rectangular plan; front-gabled roof with front-gabled wall dormer; nearly full-width hipped roof enclosed porch	
5	Wooden-frame construction including: red brick foundation with parged exterior; later added textured stucco cladding	Original interior elements including: wooden floors, trim; cast iron air transfers; coffered ceilings; arched doorways; five-panel wooden doors with hardware; decorative wooden screen in hallway
6	Art and Crafts style details including: balanced design, uncomplicated exterior ornamentation; boxed eave returns; full-width porch with bellcast closed balustrade, banked fenestration, wooden soffits, tapered columns; numerous single, double, and triple assembly windows; first floor bay window; wooden bargeboards; vents in gable peaks	



Statement of Integrity | Elton Residence

**APPLICABLE SIGNIFICANCE CRITERIA**

This site is significant because...

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*Theme / Activity / Cultural Practice / Event*  
 Yes     No  
 The Elton Residence, constructed in 1909, is valued as representative of a boom in residential construction in the City of Lethbridge during the Edwardian Era. **(Theme Value – Settlement)**

*Institution / Person*  
 Yes     No  
 The Elton Residence is significant for its association with lawyer, former City of Lethbridge Mayor and Alderman, poet, and long-standing citizen, David Horton Elton. **(Theme Value – Community)**

**PERIOD(S) OF SIGNIFICANCE**  
 1906 to 1913 (Pre WW I Boom, Age of Optimism)

*Design / Style / Construction*  
 Yes     No  
 The Elton Residence is valued as an elegant example of an Arts and Crafts style residence in the City of Lethbridge. **(Theme Value – Community)**

**CHRONOLOGY OF ALTERATIONS**  
*Pre-1940s:* Front porch enclosed  
*1910-1981:* External chimney added  
*1930s:* Stucco applied to exterior of residence  
*Post-1981:* Second garage added to rear of lot  
*Unknown Dates:* Deck added to rear of house; Windows in gable peak and dormers replaced; Windows in bay replaced on east façade; First floor windows on side of house replaced on east façade and rear of west façade

*Information Potential*  
 Yes     No

*Landmark / Symbolic Value*  
 Yes     No

**ASPECTS OF INTEGRITY**

**Location**     Yes     No     N/A  
 The location of the residence has not been altered.

**Design**     Yes     No     N/A  
 The design of the residence has not substantially changed; however, a chimney has been added to the side of the residence, and the porch enclosed.

**Environment**     Yes     No     N/A  
 The residence is situated in a residential neighbourhood in Lethbridge.

**Materials**     Yes     No     N/A  
 Some of the authentic materials of the residence are intact; however, the exterior has been clad in stucco and a number of windows replaced.

**Workmanship**     Yes     No     N/A  
 The high quality of the workmanship of the residence is evident in its detailing and current condition.

**Feeling**     Yes     No     N/A  
 The residence continues to convey a strong historical aesthetic.

**Association**     Yes     No     N/A  
 The association of the residence has not been changed.

**STATEMENT OF INTEGRITY**  
 The Elton Residence maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

Overall, the Elton Residence is in good condition, a testament to its original design, construction, and pride of place felt by the current owners. The building's form, scale, and massing are intact. Two alterations made to the house early in its life were the covering of the original wooden and shingle siding with stucco and the enclosing of the front porch. Both likely occurred in the 1930s and now form part of the history of the structure. The stucco cladding is in good condition with no significant cracks identified. The parging on the brick foundation is cracked in a few locations. The roof was replaced in 2014 and is in excellent condition. The roof retains its original wooden soffits, which are also in good condition. Gutters and rainwater leaders are present and well anchored to the building. Rainwater leaders are directed away from the base of the residence. The external chimney near the southwest corner of the residence is not original and was added at some point after the house was first built. Over time a number of the original windows have been replaced, particularly on the upper floor and on the sides of the residence to its rear. The configuration of the replacement windows has resulted in the loss of original mullions. In one instance the size of the replacement window is smaller than the original resulting in a portion of the opening be filled in.

The original one-storey front-gabled garage on the rear of the lot is in good condition. The wooden shingle roof possesses split and curling shingles and should be considered for replacement. The siding, door, and wooden trim are all in good condition. One of the garage's wooden-sash windows is intact; however, the other window has been replaced, but the opening size maintained. A second garage was added to the site post-1981, which is accessed off the rear alley. The second garage is visible from the street; however, its scale and positioning on the lot does not detract from the historic residence.



# WATKIN RESIDENCE

DATE OF CONSTRUCTION	c1926-1929
MUNICIPAL ADDRESS	1217 - 6A Avenue S
LEGAL ADDRESS	4353S;E;8
NEIGHBOURHOOD	London Road
ORIGINAL OWNER	James Hamilton

## Description of Historic Place

The Watkin Residence is an elegant Arts and Crafts style residence located on 6A Avenue S between 12th Street and 13th Street in the City of Lethbridge's London Road neighbourhood. The house is positioned in a residential context and is characterized by its one and one-half storey height, front-gabled roof with triangular wooden brackets, and decorative dentil trim above the second floor windows. The front façade of the residence possess a prominent enclosed one-storey front-gabled porch with central entry and multi-light wooden-sash windows. Large bushes run parallel with the property line at the front of the house.

## Heritage Value of Historic Place

The Watkin Residence, constructed c1926 to 1929, is valued as representative of a brief period of economic prosperity and settlement in the City of Lethbridge prior to the Depression, which resulted in the construction of many fine houses in the city. Lethbridge's initial economic boom, which subsequently led to a rapid period of construction, occurred in the Edwardian Era leading up to the First World War. During the war, the country's labour resources and manufacturing industries were reorganized to produce goods to aid in Canada's and the allies' fight and construction of buildings not directly related to the war effort was rare. A



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short, but severe economic recession followed the end of the war during which time Canada attempted to re-adjust its manufacturing base. Lethbridge also experienced a similar economic downturn; however, it was further exacerbated by local droughts resulting in low crop yields in the early 1920s. Subsequent consecutive years of high yield harvests in the mid-1920s and increases in coal mining ignited Lethbridge's economy once again. The Watkin Residence was constructed during this brief wave of economic prosperity prior to the start of Great Depression. The high quality of the residence's form, scale, design, materials, and decorative elements allude to Lethbridge's affluence during this period. By 1930, the economy of the city had shifted and this once single-family dwelling was split into apartments. Dividing large homes into multiple apartments was a typical response by homeowner's to maintain ownership of their home during economic downturns. The land, Lot 8 of Block E, upon which the house was constructed was initially owned by Dominion Land Surveyor, James Hamilton. Multiple houses were constructed on Lot 8 with land titles indicating the parcelling out of the lot. Hamilton began construction of the home in 1926 with documents indicating it was not completed until 1929. A number of the property's owners through time have rented out the residence. Although constructed by Hamilton, he did not reside at the property. The first owners and occupants were Frances I. Watkin and her husband John W. Watkin, who owned the property from 1935 to 1947, followed by architect Victor E. Meech, until his death in 1987. Presently the residence is divided into three rental units and is owned by world-renowned Canadian artists, Janet Cardiff and George Bures Miller.

The Watkin Residence is also valued as a late expression of a beautifully crafted Arts and Crafts style residence in the City of Lethbridge. Arts and Crafts architecture, which evolved

in England in the late 19th century, gradually disseminated to Canada in the early 1900s, taking root first in eastern Canada and the West Coast. Arts and Crafts initially arose as a social movement in response to England's increased industrialization and mass production of household goods and art objects. Industrialized production of goods was determined by the movement's proponents to be causing a deterioration of decorative arts. The movement promoted a return to quality design and craftsmanship, resulting in Arts and Crafts style houses possessing uncluttered functional floor plans with highly crafted details, and minimal exterior decoration. The Watkin Residence exemplifies this architectural style through its elegant form and scale, prominent front-gabled roof with triangular brackets, exposed rafter tails, saddlebag dormers, minimal exterior ornamentation, and abundance of windows permitting light to flood the residence's interior.



The Watkin Residence as it appeared in 1983.  
*Alberta Heritage Survey Program, 81R-819-23*

## Character-Defining Elements | Watkin Residence

Key elements that define the heritage character of the Watkin Residence include, but are not limited to its:



1	Location on the north side of 7th Avenue S between 12th Street S and 13th Street S in Lethbridge's London Road neighbourhood
2	Setback from the street fronted by a grassed boulevard of mature trees; access from an alley to the rear of property
3	Landscaped grassed lot with mature deciduous and coniferous trees
4	Form, scale, and massing as expressed by its: one and one-half storey height with full-height basement; rectangular plan; front-gabled roof with saddlebag dormers; enclosed one-storey front-gabled porch on front façade with closed balustrade; enclosed one-storey side-gabled porch with closed balustrade on the east and west façades
5	Wooden-frame construction including: concrete foundation with stamped parging; lapped wooden siding
6	Art and Crafts style details including: balanced design, uncomplicated exterior ornamentation; open soffits with exposed rafter tails; triangular brackets under eaves; pointed bargeboards; wooden cornerboards, corniceboards, watertable; decorative dentil trim above upper floor windows; abundance of windows permitting light to flood the interior; saddlebag dormers; tapered square porch columns
7...	Fenestration such as: fixed multi-light wooden-sash windows at the basement; double assembly fixed multi-light wooden-sash windows with multi-light wooden-sash storm windows; double assembly 4-over-1 single-hung wooden-sash windows with

...	1-over-1 wooden-sash storm windows; triple assembly of 3-over-1 single-hung wooden-sash windows with 1-over-1 wooden-sash storm window on either side of a 5-over-2 single-hung wooden-sash window with multi-light wooden-sash storm; double assembly rectangular window openings; single assembly rectangular window openings; front porch with triple assembly of fixed 4-over-1 wooden-sash windows on either side of a 4-over-1 wooden-sash casement window, double assembly consisting of one fixed and one casement 4-over-1 wooden-sash windows, single-panel multi-light wooden door with multi-light sidelights; east porch with fixed 2-over-1 wooden-sash windows, bank of two sets of fixed 6-over-3 wooden-sash windows on either side of a pair of 3-over-2 wooden-sash casement windows, two-panel wooden door with multi-light upper panel; west porch with fixed multi-light wooden-sash windows, four-panel wooden door with multi-light upper panel
8	Additional elements such as: internal chimney of red pressed brick with grey mortar; one-storey side-gabled addition to rear of house with stucco cladding, closed soffits, pointed bargeboards, double assembly fixed multi-light wooden-sash windows with multi-light wooden-sash storm windows, single assembly 6-over-1 single-hung wooden-sash window with 1-over-1 wooden-sash storm window, double assembly multi-light wooden-sash casement windows with 1-over-1 wooden-sash storm windows, bank of 6-over-1 wooden-sash casement windows with 1-over-1 wooden-sash storm windows or screen, two-panel wooden door with multi-light upper panel, three-panel wooden door with multi-light upper panel; one-storey pyramidal roof double-car garage with vertical wooden siding, exposed rafter tails, wooden cornerboards, fixed multi-light wooden-sash window, vertical wooden plank door

Statement of Integrity | Watkin Residence

**APPLICABLE SIGNIFICANCE CRITERIA**

This site is significant because...

**DONALD LUXTON AND ASSOCIATES INC** 

*Theme / Activity / Cultural Practice / Event*  
 Yes     No  
 The Watkin Residence, constructed 1926 to 1929, is valued as representative of a brief period of economic prosperity in the City of Lethbridge prior to the Depression. **(Theme Value – Settlement)**

*Design / Style / Construction*  
 Yes     No  
 The Watkin Residence is valued as a late expression of an elegantly crafted Arts and Crafts style residence in the City of Lethbridge. **(Theme Value - Community)**

*Institution / Person*  
 Yes     No

*Information Potential*  
 Yes     No

*Landmark / Symbolic Value*  
 Yes     No

**STATEMENT OF INTEGRITY**

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

Overall, the Watkin Residence is in excellent condition with the majority of its historic fabric intact. The building’s original form, scale, and massing are still evident. An early one-storey side-gabled stucco clad addition has been added to the rear of the residence; however, it is not visible from the street and does not detract from the historic aesthetic of the residence. Exterior inspection of the concrete foundation identified multiple areas where the stamped parging is cracked or missing and given the location of the deterioration, it likely occurred through mechanical damage (e.g. hit with lawnmower or shovel etc.). Because of the parging and no accesses to the basement, the foundation itself could not be further assessed. The original exterior lapped wooden siding is present and in good condition. No sections are missing, nor was there evidence that pieces have been replaced with unsympathetic materials. There are varying degrees of paint loss on all wooden components (siding, trim, window sashes, etc.) on the building. Severe areas of paint loss should be rehabilitated. Colour testing of the building could be conducted to reveal the original paint colour palette of the residence. The roof of the residence and porches appear sound with no missing, cracked, or split shingles. Gutters and rainwater leaders are present with the latter directed away from the base of the building. The residence’s decorative elements such as watertable, cornerboards, bargeboards, and triangular brackets are original and in good condition. The red pressed brick chimney exhibits no evidence of leaning, missing bricks, or extensive mortar loss. A tin cap has been installed on the top of the chimney. The wooden-sash window assemblies are original; however, many have lost their original wooden-sash storm windows. The windows in the gable peaks and saddlebag dormers have been replaced; however, the size of the window openings and trim has been maintained.

**PERIOD(S) OF SIGNIFICANCE**  
 1919 to 1929 (Post WW I to Stock Market Crash)

**CHRONOLOGY OF ALTERATIONS**  
 1937: Addition to the residence  
 Unknown Dates: Upper floor windows replaced

**ASPECTS OF INTEGRITY**

**Location**     Yes     No     N/A  
 The location of the residence has not been altered.

**Design**     Yes     No     N/A  
 The design of the residence has not substantially changed, although an addition has been placed on the rear of the house.

**Environment**     Yes     No     N/A  
 The residence continues to be situated in a residential neighbourhood.

**Materials**     Yes     No     N/A  
 The authentic materials of the residence are intact and exhibit a high degree of integrity.

**Workmanship**     Yes     No     N/A  
 The high quality of the workmanship of the residence is evident in its detailing and current condition.

**Feeling**     Yes     No     N/A  
 The residence continues to convey a strong historical aesthetic.

**Association**     Yes     No     N/A  
 The building continues to be used as a residence.



# HAIG RESIDENCE

DATE OF CONSTRUCTION	1938
MUNICIPAL ADDRESS	720 - 11 Street S
LEGAL ADDRESS	5728S;5;11,12
NEIGHBOURHOOD	London Road
ORIGINAL OWNERS	Dr. Willard R. & Kathleen Haig
ARCHITECT	Fordyce & Stevenson (Calgary)
BUILDER	Oland Construction Co.

## Description of Historic Place

The Haig Residence is a two-storey Streamline Moderne-style residence prominently sited diagonally on a large and deep finely landscaped lot in the London Road neighbourhood south and east of the downtown area in the City of Lethbridge. The residence features stacked cubic massing countered with curved corners, smooth white stucco cladding, and corner windows. A prominent exterior rubblestone veneer chimney fronts the residence and balconies on either side of the house are detailed with contrasting black wrought iron railings. The residence is situated in a residential context, across the street and to the east from Kinsmen Park.

## Heritage Value of Historic Place

The Haig Residence, built in 1938, is highly significant as a rare and highly exquisite example of the Streamline Moderne-style in the City of Lethbridge. Once a popular style in the city, few examples remain intact. The Streamline Moderne style, a derivative of the Modernistic style, is characterized by a reductionist approach to design, distinguished by the emphasis on lightweight and horizontal massing through the adoption of rectangular volumes with flat roofs stacked like boxes and corner windows set flush within smooth stucco surfaces. In the residential form, Streamline Moderne is typically countered with curved corners and glass-block



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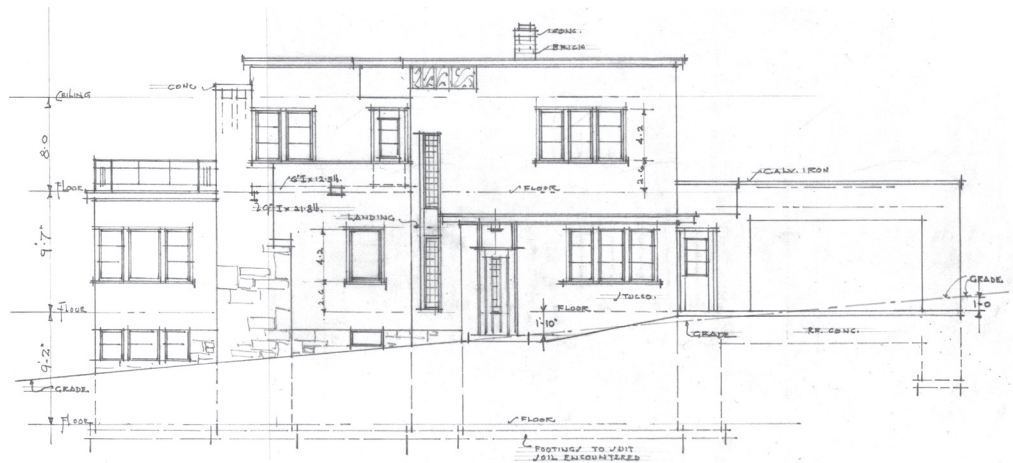
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windows. With its smooth, crisp surfaces, modern, machine-made materials and simple volume, the Streamline Moderne style reflects a deliberate movement away from elaborate and hand crafted styles that dominated the landscape before the Second World War. The Haig Residence features many of the core elements of the Streamline Moderne style, including its stacked rectangular volumes with flat roof, and curved corners and awnings that counter the rectilinearity of the building. The smooth stucco surfaces subtly frame the crisp rectangular windows and tall, slender glass block cut-outs on the front of the residence, and is accented by minimalist wrought iron detailing. The interior of the house is in near original condition, with curved corners, a dramatic curved stairway, and oak flooring. Original Batchelder tile is installed around the fireplace on the main floor. The residence was designed by the prolific Calgary-based firm of Fordyce and Stevenson, who designed several International and Streamline Moderne residences in southern Alberta. The design was inspired by the first owner's brother, Arthur Haig's Streamline Moderne-style residence, which is located one block east at 1115 8th Avenue South. The residence's distinctive modern appearance and high integrity make it a stylistic rarity in the city.

The Haig Residence is further valued for its ties to prominent local doctor, Dr. Willard Haig who settled in the London Road neighbourhood, one of the oldest and most well established inner-city neighbourhoods in the city. By the mid 1930s, Lethbridge's economy was beginning to rebound from the Depression in the early 1930s. Dr. Willard Haig (1899-1989), with his first wife, Kathleen Mae (nee Symonds) had this house constructed in the London Road neighbourhood during this brief period of stability prior to the start of the Second World War. Dr. Haig ran a successful practice known as the Haig

Clinic, which opened in 1939 in partnership with four other founding partners. Dr. Haig was in practice in Lethbridge for 37 years before his retirement in 1965, although he continued to conduct surgeries until 1974. With over 75 years in business, the Haig Clinic still operates in Lethbridge. Kathleen passed away in 1966 and Willard married Betty, a nurse from his practice. Haig owned the property until his death in 1989 and made very few changes to the house and property. A small log cabin with an elaborate cobblestone chimney, still extant, was constructed at the rear of the property.



Top: The front (east) elevation of the Haig Residence as drawn by Fordyce & Stevenson.

Bottom: The newly constructed Haig Residence as it appeared in 1938.

Canadian Architectural Archives, 37A 8.25 STE 38H33  
Canadian Architectural Archives, 114A 81.18 STE, File 217

## Character-Defining Elements | Haig Residence

Key elements that define the heritage character of the Haig Residence include, but are not limited to its:



1	Location on a corner lot at 8th Avenue South and 11th Street South in the inner city historic neighbourhood of London Road	7	Streamline Moderne style elements such as its: horizontal emphasis; rounded corners; cantilevered curved awnings over front door; prominent rubblestone veneer exterior chimney on front façade; corner rectangular windows; roof patio above one-storey cubic volume on south side and above garage on north side of house with black wrought iron railings; mail slot in wall adjacent to front door; black wrought iron flower boxes
2	Deep setback from the road	8	Fenestration such as: irregular and asymmetrical rectangular window openings; narrow vertical openings with reeded glass block; oak front door and storm door with vertical panels, multipane leaded glass, and original art deco inspired hardware
3	Well landscaped terraced lot with mature trees, shrubs, and surrounded by a stone wall with concrete capping	9	Additional elements including: internal corbelled brick chimney on east side of building; attached garage
4	Log cabin with cobblestone exterior chimney	10	Original interior elements including: original art deco hardware; oak floors; curved wall corners; rounded newel post closed balustrade with smooth oak cap; gas fireplace with Batchelder tile surround; garbage incinerator door in kitchen; vitrolite tile in bathrooms; curved stairway to basement; wooden paneling in basement
5	Form, scale, and massing of building as expressed by its: one and two-storey height with stepped composition and asymmetrical cubic plan; flat roof with coping at the roofline; narrow overhang with closed soffits and wooden soffit vents		
6	Masonry construction including: board formed concrete foundation and rubblestone veneer with smooth white stucco-clad exterior		



Statement of Integrity | Haig Residence

**APPLICABLE SIGNIFICANCE CRITERIA**

This site is significant because...

**DONALD LUXTON AND ASSOCIATES INC** 

*Institution / Person*  
 Yes     No

The Haig Residence is further valued for its ties to prominent local doctor, Dr. Willard Haig who settled in the London Road neighbourhood, one of the oldest and most well established inner-city neighbourhoods in the city. **(Theme Value – Settlement)**

*Design / Style / Construction*  
 Yes     No

The Haig Residence, built in 1938, is highly significant as a rare and highly exquisite example of the Streamline Moderne-style in the City of Lethbridge. Once a popular style in the city, few examples remain intact. **(Theme Value - Community)**

**PERIOD(S) OF SIGNIFICANCE**

1930 to 1939 (Depression)

**CHRONOLOGY OF ALTERATIONS**

2006: Kitchen updated

**ASPECTS OF INTEGRITY**

**Location**     Yes     No     N/A  
 The location of the Haig Residence has not changed.

**Design**     Yes     No     N/A  
 The design of the Haig Residence has not changed significantly from when it was built.

**Environment**     Yes     No     N/A  
 The residential context of the Haig House has not changed.

**Materials**     Yes     No     N/A  
 The materials are largely original and have not been changed out.

**Workmanship**     Yes     No     N/A  
 The workmanship is evident in the high quality materials, and construction.

**Feeling**     Yes     No     N/A  
 The house continues to convey a strong historical aesthetic.

**Association**     Yes     No     N/A  
 The association of the residence has not been altered – it continues to function as a single family house.

*Theme / Activity / Cultural Practice / Event*  
 Yes     No

*Information Potential*  
 Yes     No

*Landmark / Symbolic Value*  
 Yes     No

**STATEMENT OF INTEGRITY**

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

The Haig Residence is in excellent condition, with few alterations to its original design. The form, scale, and massing are intact with no changes. The key character-defining elements of the house such as the roofline, stucco cladding, balconies and chimney have remained intact and are in excellent condition. There are a few cracks in the stucco cladding that should be monitored, mainly on the north wall by the balcony. Some of the windows have been changed out for new; however, they do not deviate from the original design. The roof is in good condition and appears to be well maintained. Closed wooden soffits are original to the house.

Many of the interior elements are intact as well apart from the kitchen, which was updated in 2006. This renovation keeps with the original look and feel of the residence. The basement was fitted out sometime in the 1950s as evidenced by period appropriate wooden wall panelling and 1950s era lighting.

The concrete wall surrounding the property is in good condition but many of the flagstones are missing.



# COLLIER'S \$7500 HOUSE

DATE OF CONSTRUCTION	1942
MUNICIPAL ADDRESS	704 - 13 Street S
LEGAL ADDRESS	5728S;8;5
NEIGHBOURHOOD	London Road
ORIGINAL OWNERS	Kathleen and Noel Brandley
ARCHITECT	Fordyce & Hamby (New York)
BUILDER	Oland Construction Co.

## Description of Historic Place

The Collier's \$7500 House is a T-shaped five-level split house situated on a large corner lot in the London Road neighbourhood in the City of Lethbridge. The Modernistic Cape Cod home features a T-shaped plan with Dutch gable roofline, an asymmetrical entryway, wide lapped wooden siding, and prominent corner extruded windows at the second storey. An attached garage and attached greenhouse are located on the north side of the property.

## Heritage Value of Historic Place

The Collier's \$7500 House, built in 1942, is highly significant for its innovative design, and as a symbol for new expressions of modern living in Lethbridge. The plan was purchased by the first owners of the house from *Collier's Weekly* magazine in 1937, an influential US-based magazine that ran from 1888 to 1957, and had two million subscribers at the height of its circulation. Designed at a time of recovery from the early part of the decade during the Great Depression, the plan was designed to experiment with new ideas in interior space planning for more modest residential clients who could no longer afford the luxury of a large, traditional house. In the 1930s, Lethbridge had embraced the Period Revival style, a time of cozy, entrenched traditionalism and the last stage in the development of traditional architecture at the threshold



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of the modern era. Nothing too modern was acceptable. The design of the residence was considered highly progressive at the time, as one of the first split-levels in Lethbridge and for its innovative space planning. The T-shaped five-level split plan with a connected garage, ingeniously considered space and function, delineating the main public spaces such as the living, dining rooms and kitchen as connected and open concept in the one storey portion, with more private living spaces in the two-storey portion. Each level in the two-storey portion of the house was connected by a half-flight of stairs with each floor having a specific function: laundry in the basement, flex space for an additional room on the first floor; kitchen, living and dining room on the second floor; children's bedrooms and main bathroom on the third floor and master bedroom on the fourth floor. The interior features innovation in space provisions utilizing built-in storage, display space, and furniture including seating in the living room and a desk and bunk bed in the children's room. The large rectangular box projecting from the roof is the master bedroom's closet.

The plans were designed by a prolific and progressive architectural team of New York architects, Fordyce and Hamby, whose most well-known design was the James V. Forrestal Building (1969), the United States Department of Energy headquarters in Washington, DC. The architects' goal for the plan was to design a modern yet economical house for *Collier's Weekly* that had the "comfort and dignity of living in a large house, with the convenience and the cost of a small one" (*Colliers Weekly*, April 3, 1937). The plans were designed from the inside out, focusing on rational floor plans and thoughtful use of space.

Collier's \$7500 House is further significant as a rare and early example of the popular Cape Cod inspired Modernistic style. This residence represents an early expression of the modern movement that would eventually dominate as the primary building type in the city. The Cape Cod style, originating in the eastern US, features steeply pitched rooflines, clipped gables, a large central chimney and minimal ornamentation. Cape-cod modern houses were immensely popular with the middle class, as they were affordable and well-suited to the suburban ideal; clean. The home represents this style through its prominent Dutch gable roofline, its extruded bay windows at the second storey, its prominent 'chimney' in the form of a rectangular box, and minimalist wide lapped siding. Elements such as its glass block, ribbon windows, and blank walls, bridge the traditional period influences.

Collier's \$7500 House is further significant for its association with the original owners of the house, Marian and Noel Brandley from Stirling, and prominent second owners, Robert and Edith Niven. First owner, Noel, a district rancher from Stirling, with his wife, Marian (nee Proctor), purchased the house plans from *Collier's Weekly* for \$3. The couple with their three children, moved to Lethbridge and had the \$7500 house constructed for a cost of \$14,000 by Oland Construction. Shortly after its completion, Marian was called to a mission in Montreal; Noel married Marian's sister, Kathleen in 1946 and had six more children. They sold the house and moved out to Lazy 7 Ranch south of Monarch in 1949. The second owners, Robert and Edith Niven owned the house for nearly 45 years from 1953 to 1987. Robert Niven, a pioneer family in Lethbridge was a partner in Niven Brothers, a truck equipment company started in 1912 in Lethbridge. Edith was an avid gardener and active member of the Lethbridge and District Horticultural Society. The Nivens had the greenhouse constructed on the front of the house.

The Collier's \$7500 House is also valued for its connection to Lethbridge's arts community. Several of the home's owners were prominent artists including Wilfred Roy Beny, a well known artist and photographer, Jeff Spalding, internationally recognized artist, writer, and former director/curator of the Lethbridge Art Gallery, (1988-1998) as well as several artists, graphic designers, curators, and professors at the University of Lethbridge.



The Collier's \$7500 House, shortly after its construction for the Brandley family.

*Carmen B. Hamilton*

## Character-Defining Elements | Collier's \$7500 House

Key elements that define the heritage character of the Collier's \$7500 House include, but are not limited to its:



1	Location on a corner lot at 7th Avenue South and 13th Street South in the inner city historic neighbourhood of London Road
2	Set back from the road, centred on property
3	Well landscaped lot with mature trees
4	Later added greenhouse attached to exterior of the front of the house
5	Form, scale, and massing of house as expressed by its: one and two-storey T-shaped split-level plan; medium-pitched Dutch gabled roofline with narrow overhanging eaves and closed soffits on one and two storey portions; second storey overhanging on south façade to provide shelter for doorway

6	Masonry construction including: concrete foundation and smooth white stucco-at gable peaks
7	Cape Cod elements including: extruded bay corner windows on two storey portion; simple wide lapped siding; Dutch gable rooflines with clipped eaves at gable peak; large rectangular box mimicking prominent interior chimney; louvres at gable peaks
8	Modern-style elements including: ribbon windows; minimalist detailing; window with glass block at basement level
9	Fenestration such as: triple assembly, 1-over-1 wooden-sash casement windows with exterior storms in extruded bay windows; wooden-sash casement windows in ribbon assembly with wooden exterior storms; multi-pane wooden sash windows with multi-pane storms at basement level; original wooden door with three stacked horizontal panes, original Art Deco inspired hardware and original wooden storm door
10	Additional elements including: original doorbell, mail slot, milk door; lighting; attached garage with extended roof awning
11	Original interior elements including: five-level split floor plan with one to two rooms per floor, organized by activity; curved ceilings; stairways with curved closed balustrade with circular cut-outs; original art deco hardware; inlaid linoleum floors; built-in cabinets, closets, and display space; built-in furniture including telephone desk, seating in living room, buffet in dining room, bunk-beds, desk, wardrobe in master bedroom; closet in rectangular box; access to balcony off master bedroom

Statement of Integrity | Collier's \$7500 House

**APPLICABLE SIGNIFICANCE CRITERIA**

This site is significant because...

**DONALD LUXTON  
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*Institution / Person*  
 Yes     No

Collier's \$7500 House is further significant for its association with the original owners of the house, Marian and Noel Brandley from Stirling, and prominent second owners, Robert and Edith Niven. (**Theme Value - Community**)

*Theme / Activity / Cultural Practice / Event*  
 Yes     No

*Information Potential*  
 Yes     No

*Landmark / Symbolic Value*  
 Yes     No

*Design / Style / Construction*  
 Yes     No

The Collier's \$7500 House, built in 1942, is highly significant for its innovative design, and as a symbol for new expressions of modern living in Lethbridge. The design was purchased by the first owners of the house as a plan book house designed for and published in Collier's Weekly magazine in 1937, a weekly publication that promoted social reform. (**Theme Value - Community**)

Collier's \$7500 House is further significant as a rare and early example of the popular Cape Cod inspired Modernistic design. This residence represents an early expression of the modern movement that would eventually dominate as the primary building type in the City. (**Theme Value - Community**)

**PERIOD(S) OF SIGNIFICANCE**

1940 to 1945 (WW II)

**STATEMENT OF INTEGRITY**

The Collier's \$7500 House maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

**CHRONOLOGY OF ALTERATIONS**

*Unknown Dates:* Vinyl siding added to south façade of property; small addition to south façade of property

The Collier's \$7500 House is in excellent, near original condition, apart from a few minor and reversible changes on the south façade of the house. The house has retained its original form, scale, and massing, and its major character-defining elements including wide lapped siding, original windows and doors, and interior features. The most substantial change to the building is a small shed roof addition on the south side of the property. The wall structure was not altered to add this addition and it could easily be removed and restored to its original condition. A pergola was built at some point to attach to this addition, which does not obscure the building in any form.

The windows are in excellent condition and have been recently painted. All storms are intact and appear to be in good condition.

The foundation and concrete pad by the front entryway has recently been repaired by the current owners.

A greenhouse on the northeast side of the property is in fair to poor condition. It is not original to the house and could be removed should it be causing any structural strain to the house.

A large crack in the foundation by the greenhouse is evident, indicating some settlement on the north side of the property. This should be monitored to ensure it does not spread and should be dealt with immediately if it does appear to be moving.

A balcony on the west side, accessed through the master bedroom is in fair to poor condition and should be repaired.

Some of the soffits have been water damaged and should be repaired, particularly on the south façade at the basement access.

**ASPECTS OF INTEGRITY**

**Location**     Yes     No     N/A  
 The location of Collier's \$7500 House has not changed.

**Design**     Yes     No     N/A  
 The design of the Collier's \$7500 House has not changed significantly from when it was built.

**Environment**     Yes     No     N/A  
 The residential context of the Collier's \$7500 House has not changed.

**Materials**     Yes     No     N/A  
 The materials are largely original and have not been changed out.

**Workmanship**     Yes     No     N/A  
 The workmanship is evident in the high quality materials, and construction.

**Feeling**     Yes     No     N/A  
 The house continues to convey a strong historical aesthetic.

**Association**     Yes     No     N/A  
 The association of the residence has not been altered – it continues to function as a single family house.



# BUCHANAN RESIDENCE

DATE OF CONSTRUCTION	1908 1928 (Addition)
MUNICIPAL ADDRESS	1404 - 4 Avenue S
LEGAL ADDRESS	8610704;96;36
NEIGHBOURHOOD	Victoria Park
ORIGINAL OWNERS	William A. & Alma M. Buchanan
ARCHITECT	Ernest T. Brown (1928)
BUILDER	Thomas Stubbs (1908)

## Description of Historic Place

The Buchanan Residence is an impressive Edwardian Foursquare house with elements of Arts and Craft architecture situated at the intersection of 4th Avenue S and 14th Street S in the City of Lethbridge's Victoria Park neighbourhood. The residence sits on a substantial L-shaped lot fronted by a grassed boulevard with mature trees. It is readily identifiable by its two and one-half storey height with bellcast hipped roof with multiple dormers. The body of the residence is clad in lapped siding and numerous single and double assembly windows punctuate the walls of the home. The front entry possesses a front-gable canopy with half-timbering and exposed rafter tails, and a split stone door surround. The house is further characterised by a one-storey hipped roof addition on the east façade.

## Heritage Value of Historic Place

The Buchanan Residence, constructed in 1908, is valued as representative of a period of economic prosperity and residential development during Lethbridge's Edwardian Boom in the early 1900s. Lethbridge underwent significant development during the Edwardian era (1908-1914), due to its large coal deposits; available land; irrigation networks; and its positioning on the CPR railway, all of which attracted immigrants to the area. By 1910, nearly 5,000 dryland



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homestead claims had been filed with the Lethbridge Land Office. This rapid period of settlement resulted in an increased demand for housing and caused a boom in construction. During this time many of Lethbridge's historic commercial blocks were constructed and residential neighbourhoods established. Labourers, farmers, and professionals were drawn to the city, necessitating the construction of a range of residential forms. The Buchanan Residence is representative of one of Lethbridge's more affluent residents as evidenced through its large scale, and finely crafted design and interior finishes.

The Buchanan Residence is further significant as a physical link to notable Canadian editor, publisher, long-serving politician, and first provincial librarian, William Ashbury Buchanan. Born in Fraserville, ON, on July 2, 1870, Buchanan first apprenticed at a newspaper in Peterborough before managing papers in Toronto and St. Thomas. In 1905, Buchanan with his wife Alma and two sons moved to Lethbridge. In December of that year, he purchased half interest of the Lethbridge Herald and acquired full ownership the next year at which time he rebranded it the Lethbridge Daily Herald. Buchanan's work gained province-wide recognition and resulted in his appointment as Alberta's first Provincial Librarian in 1907, a position he briefly held until November, when he returned to Lethbridge. Upon his return, he constructed the extant house the following year. The property originally consisted of three lots; however, the later subdivision and construction of houses to the east and south has reduced the size and prominence of the site. Buchanan continued his career in public service as Liberal MLA for Lethbridge City (1909-1911), MP for Medicine Hat (1911-1917), MP for Lethbridge (1917-1921), and Alberta Senator (1925-1954). Buchanan's over four decade-long career in public service is a testament to the deep connection he had with the province. Buchanan remained at the house until his death in 1954.

The Buchanan Residence is further valued as an impressive Edwardian Foursquare

style house with details of Arts and Crafts architecture in the City of Lethbridge. Edwardian architecture emerged as a new architectural form in stark contrast to the excesses of the previous Victorian period. Hallmarks of this early 20th century architectural style include: two-storey residences with square or rectangular floor plan divided into quadrants; central or off-centre entry and stairs; four rooms per floor; hipped roof with dormers; arched entries between rooms; and high quality crafted interior and exterior finishes. Buchanan obtained a permit for the construction of the extant house in June 1908, listing the value of construction as \$2,600. The residence was constructed by Thomas Stubbs of the local firm of Oliver Manufacturing Co. It was expanded in 1928 through an addition to the east façade, the infilling of the original recessed front porch, and addition of an Arts and Crafts styled front-gabled entry canopy with stucco, half-timbering, and exposed rafter tails. The residence characterises the Edwardian Foursquare style through its form, scale, bellcast hipped roof with multiple tapered dormers, and original, but now hidden, exterior cladding of lapped wooden siding and shingles.



The Buchanan Residence as it appeared in 1952.

*Galt Archives, 19752390077*

## Character-Defining Elements | Buchanan Residence

Key elements that define the heritage character of the Buchanan Residence include, but are not limited to its:



1	Location at the intersection of 4th Avenue S and 14th Street S in Lethbridge's Upper Eastside neighbourhood	6	Arts and Crafts style elements such as: front-gabled entry canopy with stucco, half-timbering, notched rafter tails
2	Setback from the street on a large landscaped L-shaped lot with mature trees	7	Fenestration such as: single assembly rectangular window openings; double assembly rectangular window openings; triple assembly window with single-hung diamond patterned wooden-sash windows with 1-over-1 wooden-sash storm window on either side of a rectangular window opening; four-panel wooden door with multi-light upper glass panel and two-panel wooden storm door with upper glass panel
3	Form, scale, and massing as expressed by its: two and one-half storey height with full-height basement; square-plan; bellcast hipped roof with multiple dormers with bellcast hipped and shed roofs; canopy over front entry; two-storey bay on rear façade	8	Additional elements such as: internal chimney of red pressed brick with grey mortar; one-storey hipped roof addition to east façade of house with rectangular window openings
4	Wooden-frame construction including: concrete foundation with stamped parging; lapped wooden siding on the first floor and shingle cladding on the second floor under later added vinyl siding; bellcast walls on the dormers with shingle siding	9	Interior elements including: original wooden floors and trim; arched entries and doors; six-panel wooden door with hardware; five-panel wooden door with hardware; newel post and spindle balustrade; radiators
5	Edward Foursquare style details including: square-plan, two and one-half storey height; bellcast hipped roof and walls; modillions; diamond patterned window sashes; multiple roof dormers; off-centre entry; projecting eaves with wooden soffits; wooden corniceboards		



Statement of Integrity | Buchanan Residence

**APPLICABLE SIGNIFICANCE CRITERIA**

This site is significant because...

**DONALD LUXTON AND ASSOCIATES INC** 

*Theme / Activity / Cultural Practice / Event*

Yes     No

The Buchanan Residence, constructed in 1908, is valued as representative of the initial period of economic prosperity and residential development during Lethbridge’s Edwardian Boom. **(Theme Value – Settlement)**

*Institution / Person*

Yes     No

The Buchanan Residence is significant as a physical link to notable Canadian, editor and publisher, long-serving politician, and first provincial librarian, William Ashbury Buchanan. **(Theme Value – Community)**

*Design / Style / Construction*

Yes     No

The Buchanan Residence is valued as an impressive Edwardian Foursquare style residence with Arts and Crafts detailing in the City of Lethbridge. **(Theme Value – Community)**

*Information Potential*

Yes     No

*Landmark / Symbolic Value*

Yes     No

**PERIOD(S) OF SIGNIFICANCE**

1906 to 1913 (Pre WW I Boom, Age of Optimism)

**CHRONOLOGY OF ALTERATIONS**

1925: Garage added  
 1928: Addition to east façade; modification of entry  
 1913-1952: Hipped roof entry on west façade added  
 1960: Interior renovations  
 Unknown Dates: Stone around entry; Vinyl siding added; Wooden-sash windows replaced; Rear deck added

**ASPECTS OF INTEGRITY**

**Location**     Yes     No     N/A  
 The location of the residence has not been altered.

**Design**     Yes     No     N/A  
 Aspects of the design of the residence have been maintained although early additions have been added to the east and west façades, altering the Edwardian style of the building.

**Environment**     Yes     No     N/A  
 The residence continues to be situated in a residential neighbourhood.

**Materials**     Yes     No     N/A  
 The windows have been removed and the wooden siding clad over.

**Workmanship**     Yes     No     N/A  
 The high quality of the workmanship of the residence is evident in overall form.

**Feeling**     Yes     No     N/A  
 The residence continues to convey an historical aesthetic.

**Association**     Yes     No     N/A  
 The building continues to be used as a residence.

**STATEMENT OF INTEGRITY**

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

Overall, the Buchanan Residence is in good condition with aspects of its original form, scale, and materials still evident. Following its construction in 1908, the residence remained largely unaltered until 1928 when a one-storey addition with hipped roof was added to the east façade and the front entry was renovated. The 1910 Fire Insurance map indicates the residence originally possessed an inset porch at the northeast corner of the residence. During the 1928 renovation the entry was infilled and the extant entry and Arts and Crafts style canopy installed, which is in keeping with the dominant architectural styles of the period. Although visible from the street, the design and placement of the addition does not significantly impact the historic resource. A small hipped roof addition on the west façade is not original and was installed at some point before 1952. It appears the addition served as an additional entrance with vestibule. The original exterior cladding of the residence has been covered over with vinyl siding, which has hidden the first floor’s historic lapped wooden siding and shingle cladding of the second floor as well as the building’s cornerboards. Perhaps around the same time as the vinyl siding was installed the original wooden sash windows were replaced. While most of the original window openings have been maintained, large picture windows were installed on the first floor of the north and west façades replacing the original triple assembly windows. The only intact original fenestration is the triple assembly window on the west façade directly above the small hipped roof addition. The unit is comprised of single-hung diamond patterned 1-over-1 wooden-sash windows with wooden-sash storms on either side of a rectangular window opening. The window in the middle of the unit has been replaced. The roof and dormers are in good condition with no evidence of cracked or missing shingles. The walls of the dormers retain their original shingle cladding. A historic photograph of the home shows cresting on the ridges of the roof, which has been removed over the course of time. A large deck has been added to the rear of the residence and is partially covered with a front-gabled roof. Modifications to the interior of the home such as the kitchen and bathroom renovations are typical alterations to historic homes. The home is in exceptional condition with many of its unique interior elements intact, a testament to the pride of place felt by the current owners.



# WATSON RESIDENCE

DATE OF CONSTRUCTION	1910-1911
MUNICIPAL ADDRESS	323 - 14 Street S
LEGAL ADDRESS	4353S;93;27-29
NEIGHBOURHOOD	Victoria Park
ORIGINAL OWNER	Allan J. Watson
BUILDERS	Hans Matson & John Carlson

## Description of Historic Place

The Watson Residence is an impressive Edwardian Foursquare residence with exterior detailing reflective of Classical Revival architecture. The house is located roughly mid-block on 14th Street S between 3rd Avenue S and 4th Avenue S in the Lethbridge neighbourhood of Victoria Park. The property encompasses three lots with the substantial residence straddling two of the lots. The house fronted by a moulded stone retaining wall with central access stairs.

## Heritage Value of Historic Place

The Watson Residence, constructed in 1910-1911, is valued as representative of Lethbridge's initial period of economic prosperity and residential development during the Edwardian era prior to the start of the First World War. The city's Edwardian economic boom (1908-1914), a result of its development as a key distribution and service centre, its coal deposits, available arable land, irrigation networks, and railway positioning, attracted immigrants to the area. The filing of nearly 5,000 dryland homestead applications with the Lethbridge Land Office in 1910 is a reflection of the rapid influx of settlers. The city's economic development and settlement in turn created a demand for housing, which today is reflected in the wealth of historic resources dating to this period. The Watson Residence's large scale, exquisite



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design, and decorative elements suggest it was constructed by one of Lethbridge's more affluent residents, reiterating the prosperous environment of the period.

The Watson Residence is further significant for its connection with Allan James Watson, education professional and long-serving Lethbridge School District Superintendent. Watson was born in Tara, Ontario, on May 20, 1886 to Scottish immigrants James and Annie Watson. He obtained his teaching certificate from the Calgary Normal School in 1911, which initiated his over five decade-long career in public education in Alberta. Following his marriage to Christena McLennan in 1912, he first worked in Edmonton as a teacher before transferring to High River to serve as Inspector of Schools in 1918. That same year he moved to Lethbridge occupying the same position for both the city and district. In 1924, the Lethbridge School Board appointed him Superintendent of Schools (1924-1951) and Principal of Lethbridge Collegiate Institute (1924-1936). Due to the rapid building program of schools in Lethbridge during the 1950s, the school board was re-organized and Watson took on the role of Secretary-Treasurer, a position he held until his death in May 1961. He also played a critical role in the establishment of the college in Lethbridge. As a testament to Watson's commitment to public education and the citizens of Lethbridge, the city established Allan Watson School, originally located at 2104 6th Avenue S, in 1950. The school was moved to the old Hamilton Junior High building, which was recently renamed Victoria Park High School (2010). The Watson family owned and occupied the extant house from 1925 to 1961, and it is the sole remaining physical link to one of Lethbridge's pioneering educators.

The Watson Residence is also valued as an elegantly designed Edwardian Foursquare style residence in the City of Lethbridge. Edwardian

architecture emerged in the early 20th century following the ascension of King Edward VII, and was contradictory to the previous architectural styles of the Victorian period, which were complex and highly decorative. The style was a reaction to the mass production of goods that arose during the Industrial Age that resulted in a reduction in craftsmanship. It is characterised by houses two-storeys in height with a square or rectangular floor plan divided into quadrants; entry and stairs either in the middle or one side of the structure; four rooms per floor; hipped roof with dormers; arched entries between rooms; and well-crafted wooden elements. The house was constructed in 1910-1911 by active local developers Hans Matson and John Carlson, who constructed a number of houses in the city. Shortly after it was built, the house was sold to Catharine McCann, a rancher, who used it as a rental property. The Watsons purchased the house in 1925 and lived in the residence for nearly four decades. The home's square-plan, two-storey height with hipped roof, second floor sleeping porch, projecting eaves, lapped wooden siding, and full-width hipped roof porch with tapered columns are hallmarks of Edwardian Foursquare architecture.



The Watkin Residence as it appeared in 1983.

*Alberta Heritage Survey Program, 83R-248-03*

## Character-Defining Elements | Watson Residence

Key elements that define the heritage character of the Watson Residence include, but are not limited to its:



1	Location nearly mid-block spanning three lots on 14th Street S between 3rd Avenue S and 4th Avenue S in Lethbridge's Upper Eastside neighbourhood
2	Setback from the street behind a moulded stone retaining wall; access from an alley to the rear of property
3	Landscaped grassed lot with mature deciduous and coniferous trees
4	Form, scale, and massing as expressed by its: two-storey height with full-height basement; square-plan; bellcast hipped roof; bay window on first floor; full-width hipped porch; hipped roof sleeping porch on second floor
5	Wooden-frame construction including: concrete foundation with stamped parging; lapped wooden siding
6	Edwardian Foursquare style details including: symmetrical square plan; hipped roof; central entry; wooden siding; projecting eaves with wooden soffits; plain corniceboard; full-width front porch with tapered columns, piers with recessed panels, closed balustrade with lapped wooden siding, wooden soffits, wooden tongue and groove floor; bay window

7	Fenestration such as: multi-light wooden-sash basement windows; triple assembly asymmetrical 1-over-1 single-hung wooden-sash windows; single assembly asymmetrical 1-over-1 single-hung wooden-sash windows; single assembly 1-over-1 single-hung wooden-sash windows with multi-light wooden-sash storm windows; single assembly 1-over-1 double-hung wooden-sash windows with 1-over-1 wooden-sash storm window; single assembly 1-over-1 double-hung wooden-sash windows with multi-light wooden-sash storm window; triple assembly 1-over-1 double-hung wooden-sash windows with multi-light wooden-sash storm window; single-panel wooden door with glass panel and wooden transom
8	Additional elements such as: internal red brick chimney with grey mortar; one-storey shed roof entry with lapped wooden siding and wooden soffits on rear of residence
9	Interior elements including: wooden floors; wooden trim; wainscoting; lathe and plaster walls; wooden newel post and balustrade; five-panel wooden doors with hardware; single-panel wooden door with multi-light glass panel; cast iron radiators

Statement of Integrity | Watson Residence

**APPLICABLE SIGNIFICANCE CRITERIA**

This site is significant because...

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*Theme / Activity / Cultural Practice / Event*  
 Yes     No  
 The Watson Residence, constructed in 1910-1911, is valued as representative of Lethbridge's initial period of economic prosperity and residential development during the Edwardian prior to the start of the First World War. **(Theme Value – Settlement)**

*Institution / Person*  
 Yes     No  
 The Watson Residence is significant for its connection with Allan James Watson, education professional and long-serving Lethbridge School District Superintendent. **(Theme Value – Community)**

*Design / Style / Construction*  
 Yes     No  
 The Watson Residence is valued as an elegantly designed Edwardian Foursquare style residence in the City of Lethbridge. **(Theme Value – Community)**

*Information Potential*  
 Yes     No

*Landmark / Symbolic Value*  
 Yes     No

**PERIOD(S) OF SIGNIFICANCE**  
 1906 to 1913 (Pre WW I Boom, Age of Optimism)

**CHRONOLOGY OF ALTERATIONS**  
 1930s: Picket fence installed  
 Pre-1955: Garage added  
 1970s-1980s: Kitchen and bathrooms renovated

**ASPECTS OF INTEGRITY**

**Location**     Yes     No     N/A  
 The location of the residence has not been altered.

**Design**     Yes     No     N/A  
 The design of the residence has not been changed.

**Environment**     Yes     No     N/A  
 The residence continues to be situated in a residential neighbourhood in the City of Lethbridge.

**Materials**     Yes     No     N/A  
 The authentic materials of the residence are intact and exhibit a high degree of integrity.

**Workmanship**     Yes     No     N/A  
 The high quality of the workmanship of the residence is evident in its detailing and present condition.

**Feeling**     Yes     No     N/A  
 The residence continues to convey a strong historical aesthetic.

**Association**     Yes     No     N/A  
 The building continues to be used as a residence.

**STATEMENT OF INTEGRITY**

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

The Watson Residence is an exceptional historic resource with a high degree of integrity. The residence's form, scale, and massing are intact as is its historic fabric. The lapped wooden siding is original and in good condition, although paint deterioration is evident. The building has retained all its original wooden-sash single and double-hung windows, some with many associated wooden-sash storm windows intact. The roof of the residence is in good condition with no split or missing shingles. Gutters and rainwater leaders are present with the latter directed away from the building's foundation. The full-width front porch is in good condition. There are small gaps in the porch's wooden soffits suggesting possible settlement issues at work, which should be monitored. The steps to the front porch are missing their original closed balustrade. The sleeping porch on the second floor is in fair condition; however, there is a water egress issue that is impacting the porch below. Two areas requiring attention are the foundation and the retaining walls. Review of the exterior identified multiple previously patched cracks and communication with the owner indicated on-going moisture issues. The retaining wall for the rear basement entry has shifted significantly to the degree that the basement door can no longer be opened. At the front façade the retaining wall exhibits multiple cracks, displaced masonry units, and mortar loss due. Moisture or the roots of the adjacent oak tree may be the cause. The present owners are undertaking the immense task of rehabilitating the interior of the residence to its earlier form. The work they have undertaken today, including the rehabilitation of numerous windows to working condition, is a testament to the pride of place they have for this impressive historical resource.



# GALT NO. 6 MINE

DATE OF OPERATION	1909-1935
MUNICIPAL ADDRESS	900 - 44 Avenue N
NEIGHBOURHOOD	Legacy Ridge / Hardieville
ORIGINAL OWNER	Alberta Railway & Coal Company

## Description of Historic Place

The cultural landscape of Galt No. 6 Mine is a 26-hectare site located on the north side of Lethbridge in the newly developed neighbourhood of Legacy Ridge. The site is situated in an open field with vistas to the Oldman River to the west. The site, formally a coalmine, accommodated the buildings, houses, and industrial structures associated with the mine and townsite in a designed and self-contained landscape. All structures on the Galt #6 Mine site have been demolished, with only board-formed concrete foundations and depressions of the former buildings remaining. The property is situated west of the former residential Village of Hardieville.

## Heritage Value of Historic Place

The culturally modified landscape of former buildings, infrastructure and industry at Galt No. 6 Mine embodies in its context the rich coal mining history in Lethbridge and the collective spirit and memories of one of western Canada's largest and most important mine site. The area is being redeveloped by Melcor Developments Ltd. as a master-planned community with residential and cultural and recreational green space, known as Legacy Ridge. The former mine site will be redeveloped as an interpretive park to commemorate the mine site.



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VALUE: IMPORTANCE OF COAL DEVELOPMENT  
IN SOUTHERN ALBERTA AND ROLE OF COAL  
DEVELOPMENT IN LATER SETTLEMENT OF LETHBRIDGE

Galt No. 6 Mine is highly valuable as a contributing coalmine to the industrial history of southern Alberta for nearly 100 years (1872-1965) and as the main impetus for the later establishment of Lethbridge. The series of 10 mine sites, the first of which opened in 1882, served a vital role in the development of this globally recognized natural resource. Over 40 million tonnes of coal were mined from over 100 mines and shafts surrounding the Oldman River. Coal was first utilized by the Blackfoot Nations as a source for fuel. In 1872, Nicholas Sheran established the first mineshaft on the west side of the Oldman River (formally the Belly River) on the Indian Bank Coulee. The mine, known as Coal Banks, was mined by a small team to supply coal to traders at Fort Benton and later the North West Mounted Police in Fort Macleod. News of the rich coal deposit reached Elliot T. Galt, son of Sir Alexander T. Galt in 1879, who then urged Alexander to open a mine on the coal seam. By 1882, Alexander Galt had incorporated the North Western Coal & Navigation company to begin coal exploration and arrange its shipment to towns serviced by the CPR. That same year, the first Galt No. 1 mine opened in proximity to the newly formed community of Coalbanks. Coal was shipped to Medicine Hat by paddlewheel steamer via the Oldman and South Saskatchewan Rivers. Realizing the potential of the area, Galt secured the land and capital to build a narrow gauge railway to Dunmore, on the east side of Medicine Hat in 1884; the railway was completed the following year and was upgraded to a standard gauge in 1893. This transportation route changed the nature of coal mining in the area, from small scale and seasonal to large scale and year round

due to the increase in ease in transporting coal out of the Lethbridge area. In 1890, the company was restructured to the Alberta Railway & Coal Company (AR&CCo.), then again in 1904 to the Alberta Railway & Irrigation Company (AR&I). Coal production began in earnest with the completion of the branch lines. Immigration of workers followed, and a vibrant mining town was established on the prairie level overlooking the river valley. The townsite was named Lethbridge after one of the mine's founding fathers, William Lethbridge in 1885.

By 1896, Lethbridge was the largest coal producer in the North-West territories. Depressed conditions in the late 1880s to early 1890s as a result of a worldwide slump in the economy in 1892, garnered hardship for the company, but the CPR offered land grants and competitive freight rates to incentivize southern Alberta's natural resources. As a result, a branch line was extended into southern BC via the Crowsnest Pass, which aided in linking Lethbridge to



While much of the historic fabric of the original mine is now gone, the concrete superstructures of the mine complex still remain.

*Galt Archives, 19750121000-009\_1*

the resource boom in the Kootenays and providing direct access to Pacific coastal markets. These incentives served to reboot the stagnant coalmines and explosively propelled the industry into untapped new markets. During this substantial period of growth, Galt No. 3 and 6 mines were established and opened; with Galt No. 2, 4, 5 and 7 only functioning as single shafts.

Galt No. 6 Mine was opened in 1909, just after completion of the High Level railway bridge, on the east side of the river. The site was selected due to a 1908 flood that impacted sites on the west side of the river and delayed construction of the High Level Bridge. Coal mining reach peak production in 1919 at one million tonnes and 20,000 workers in 10 mines. However, this was short-lived as natural gas and electricity were beginning to replace coal as a clean option for power, and the opening of the Drumheller coalmines in the 1910s saturated the market. By this point, the company had been sold to the Natural Resources Division of the CPR (999-year lease in 1912). By 1926, Galt No. 6 Mine was only open one day per week. In March 1935, the decision was made to permanently close Galt No. 6 Mine. Galt No. 8 Mine, which opened the same year, was developed with more modern technology to replace earlier steam-powered mines of the early 20th century. Many buildings from Galt No. 6 were moved off-site for use at this mine. Galt No. 8 Mine closed in 1957, shortly after the CPR had completed phasing in diesel fuel for their locomotives. The last mine, Galt No. 10 Mine located in Shaughnessy, closed in 1965, thus ending an era of coal mining in the southern prairies. Elements that tie the former Galt No. 6 Mine into the broader development of Lethbridge's mining history are its standard mine plan and its siting on the eastern banks of the Oldman River in a concentrated area of former mine sites, north of downtown Lethbridge.

VALUE: DIRECT TIES TO THE GALT FAMILY

The Galt No. 6 Mine is further significant for its direct ties to the Galt family, who greatly aided in the future settlement of Lethbridge. Alexander T. Galt, the Father of Confederation and Canada's first High Commissioner to Britain in the late 1880s, and co-founded the City of Lethbridge. In addition to his political endeavors, Galt was an astute businessman, developing several natural resource-based industries that tied into the opening of the west and railway development through the CPR. He was extremely well connected in eastern

Canada and Britain, and was the driving financial force to entice British financial investment, land grants, and necessary permits to move his vision of western expansion through the prairies. Galt and his son, Elliot, with the help of multiple investors, founded the Alberta Railway & Coal Company in 1890 to develop the Lethbridge coalmines. The Galts swiftly secured a lucrative contract to supply coal to the CPR. Galt remained engrained in the company until he passed away in 1893; after which Eliot took over affairs of the business well into the 1900s.

VALUE: TECHNOLOGY AND INDUSTRY OF COAL MINING

The Galt No. 6 Mine is also valued for its unique industrial design as a former showpiece of industrial growth in southern Alberta and as one of the largest and most successful coalmines in western Canada. As well, the site is recognized for the remains of its distinct architecture and technology that was suited to the extraction of coal. The 1.4 meter thick coal seam extending east and west from the coulees of the Oldman River was vital to the growth of the natural resource boom in the Lethbridge area. Despite it siting off the CPR route, coal in the area was deemed to be of exceptional quality, and an extraction-distribution system was developed to accommodate its considerable distance from key transportation routes. Many other coalmines were developed along the Oldman River for the same reason, transforming the former uninhabited river's edge to a productive industrial area.

Initial mines in the 1870s utilized a drift mine system, accessing the coal seam at grade. In 1888, shaft mining using the room and pillar method was adopted by the AR&CCo – suitable for large-scale extraction. Shaft mining entailed sinking two shafts from prairie level for access and ventilation. At 10-meter intervals, rooms were carved out perpendicular off a central corridor. Unmined areas called pillars were left in place to support the mine, oftentimes reinforced with timber columns. Explosives were used to remove the coal from the seam, and miners would break apart the coal into smaller portions using picks. The coal pieces were then transferred to rail cars and horses drew the cars along the chamber to the shaft where it was processed for export by rail. In 1930, 74 horses were utilized in the chamber, with the extraction of 1550 tons per day, four days per week. The Galt No. 6 Mine was unique in that it was steam powered for the entire lifespan of its use, powering the compressed air operated machinery,



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the fans, and the hoists in the mine. The steam boiler in the powerhouse onsite remained engaged 24 hours per day and the mine was closed in part due to the cost and maintenance of running the steam-powered boiler house. After the mine closed in 1935, the machinery, the tippie, and rails were transferred to Galt No. 8 Mine to the west. Dismantling of the mine occurred that same year and all underground equipment, rails, pumps, machinery, and the wooden tippie were removed. The remaining industrial structures were removed or razed over the following 10 years. The concrete foundations and sub-surface structures that remain intact on the site include shaft No. 5 and drift tunnel, and foundations for the fan house, engine house, tippie, the power house, the boiler hoist and various associated buildings to the southeast of the main mine site. The property was purchased by Melcor Developments Ltd. in 1991.

VALUE: ILLUSTRATION OF LIFE IN A COMPANY TOWN

The Galt No. 6 Mine is also significant as an embodiment of the architectural experiences and reflection of the strength, continuity, and forging of a self-contained working-class community built to house workers for the mine. The suburban enclave surrounding the mine was developed shortly after the mine was completed in 1909. Initially known as Number Six, and shortly after renamed Hardieville after Mine Superintendent, William Hardie, the community included company and residential houses, a mine managers house, a shared bath house for employees, water towers, a school (by 1912) and the commercial buildings where they shopped and socialized such as a café, a meat market, and two general stores. The majority of structures were constructed in the first decade of the mine’s operation. By the time Hardieville was established as a Village in 1910, the mine was entering into its peak decade with employment of 700 men, many of whom moved to Hardieville to live. In the early years of the mine, immigrants from eastern Europe, and English, Scottish, and Italian decent made up the main demographic at the mine. Later, workers from eastern Canada, United States, Japan, and China settled in the area to work in the mines and operate commercial businesses. Houses formally situated on the south end of the mine cultural landscape were demolished, with only foundations and depressions remaining intact. Hardieville was annexed by the City of Lethbridge in 1978.

**Character-Defining Elements**

**Galt No. 6 Mine**

Key elements that define the heritage character of the Galt No. 6 Mine include, but are not limited to its:



1	Location to the east of the Oldman River, with ties to the community of Hardieville
2	Continuous use of the site from its inception in 1909 as an industrial work-live landscape until its closure in 1935
3	Construction materials including: board formed concrete, exposed rebar; cast iron components
4	Remains of mine in form of foundations or sub-surface structures including: Shaft No. 5 drift tunnel, fan house, tippie, power house, boiler hoist, and boiler conveyor belt tunnel

Statement of Integrity | Galt No. 6 Mine

**APPLICABLE SIGNIFICANCE CRITERIA**

This site is significant because...

**DONALD LUXTON AND ASSOCIATES INC** 

*Theme / Activity / Cultural Practice / Event*  
 Yes     No

Galt No. 6 Mine is highly valuable as a contributing coalmine to the industrial history of southern Alberta for nearly 100 years (1872-1965) and as the main impetus for the later establishment of Lethbridge. **(Theme Value – Industrial Development).**

The Galt No. 6 Mine is also significant as an embodiment of the architectural experiences and reflection of the strength, continuity and forging of a self-contained working-class community built to house workers for the mine. **(Theme Value – Settlement).**

*Design / Style / Construction*  
 Yes     No

The Galt No. 6 Mine is also valued for its unique industrial design as a former showpiece of industrial growth in southern Alberta and as one of the largest and most successful coalmines in western Canada. **(Theme Value – Commercial Development)**

*Institution / Person*  
 Yes     No

The Galt No. 6 Mine is further significant for its direct ties the Galt family, whom greatly aided in the growth of Lethbridge. **(Theme Value – The Galts: Sir Alexander Galt and Elliot Torrence Galt)**

*Information Potential*  
 Yes     No

*Landmark / Symbolic Value*  
 Yes     No

**PERIOD(S) OF SIGNIFICANCE**

1906 to 1913 (Pre WW I Boom, Age of Optimism)

**CHRONOLOGY OF ALTERATIONS**

1909: Mine opened  
 1935: Mine closed  
 1937: Mine shaft collapsed with crater of 26 meters in diameter

**STATEMENT OF INTEGRITY**

The Galt No. 6 Mine maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

Galt No. 6 Mine is a cultural landscape with foundations and sub-surface structures preserved within a natural short grass prairie landscape. The foundations are board formed concrete with exposed rebar and are in fair to poor condition. Many of the exposed foundations and sub-surface structures are cracked and/or have weathered portions with exposed aggregate and vegetation growing from the concrete. Graffiti covers much of the exposed structures.

Melcor Developments plan to turn the site into an interpretive and commemorative park as part of their Legacy Ridge neighbourhood development.

An interpretation plan is recommended to determine which structures and foundations are to be incorporated into the park. These features should be repaired, graffiti removed and made safe and accessible for pedestrian use.

**ASPECTS OF INTEGRITY**

**Location**     Yes     No     N/A  
 The location of Galt No. 6 Mine has not changed.

**Design**     Yes     No     N/A  
 The buildings have all been removed. The site is a cultural landscape with foundations and sub-surface structures remaining.

**Environment**     Yes     No     N/A  
 The environment has changed to residential and the site no longer functions as a mining site.

**Materials**     Yes     No     N/A  
 The foundations are intact but the rest of the buildings have been removed or razed.

**Workmanship**     Yes     No     N/A  
 The workmanship is evident in the remaining foundations at the site

**Feeling**     Yes     No     N/A  
 The site retains aspects of its original feeling.

**Association**     Yes     No     N/A  
 The site is no longer centred in a mining context.



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Alberta's Land Surveying History. <http://albertalandsurveyhistory.ca>

Ancestry.ca. <http://home.ancestry.ca/>

Atlas of Alberta Railways. <http://railways.library.ualberta.ca/>

Biographical Dictionary of Architects in Canada. <http://dictionaryofarchitectsincanada.org/>

Peel's Prairie Provinces. <http://peel.library.ualberta.ca/index.html>

Spatial Information System. <https://alta.registries.gov.ab.ca>

## Archives and Libraries

Alberta Heritage Survey Program  
Calgary Public Library  
Canadian Architectural Archives [University of Calgary]  
Galt Museum & Archives  
Glenbow Archives [Calgary]  
Glenbow Library [Calgary]  
Lethbridge Public Library  
Library & Archives Canada [Ottawa]  
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APPENDIX A:  
MASTER INVENTORY  
SITE LIST

City of Lethbridge - 2015 Inventory of Historic Places

#	SITE NAME	CIVIC ADDRESS				CURRENT LEGAL			ATS						GPS		UTM			POSTAL CODE	NEIGHBOURHOOD	PARCEL AREA (m <sup>2</sup> )	DATE OF CONSTRUCTION	Heritage Survey #
		Number	Street Name	Type	Quadrant	Plan	Block	Lot	LSD	Qtr	Sec	Twp	Rge	West	Latitude	Longitude	Zone	Easting	Northing					
1	Quong Sang Block	407	2	Avenue	S	4353S	7	9-11	13	NW	31	8	21	4	49.696926	-112.841357	12N	367211	5506562	T1J 0C2	Downtown	278.64	1908-09	9973
2	Elton Residence	1209	7	Avenue	S	2270U	E	6,7	8	SE	31	8	21	4	49.689534	-112.827892	12N	368162	5505716	T1J 1K6	London Road	880.76	1909	15344
3	Watkin Residence	1217	6A	Avenue	S	4353S	E	8	8	SE	31	8	21	4	49.690657	-112.827428	12N	368199	5505841	T1J 1G9	London Road	613.70	1926-28	25837
4	Haig Residence	720	11	Street	S	5728S	5	11,12	7	SE	31	8	21	4	49.688186	-112.83044	12N	367975	5505571	T1J 2P4	London Road	1111.23	1938	97348
5	Collier's \$7500 House	704	13	Street	S	5728S	8	5	8	SE	31	8	21	4	49.689364	-112.824531	12N	368404	5505692	T1J 2W7	London Road	820.51	1942	97659
6	Buchanan Residence	1404	4	Avenue	S	8610704	96	36	13	NW	32	8	21	4	49.69478	-112.822246	12N	368584	5506290	T1J 0R5	Upper Eastside	998.86	1908	20494
7	Watson Residence	323	14	Street	S	4353S	93	27-29	13	NW	32	8	21	4	49.695472	-112.822198	12N	368589	5506367	T1J 2X5	Upper Eastside	725.54	1910	50760
8	Galt No. 6 Mine	900	44	Avenue	N	4;21;9;18;NE			15	NE	18	9	21	4	49.740141	-112.83143	12N	368044	5511349	-	Legacy Ridge / Hardieville	195740.58	1909-35	45330, 45877, 50760, 99658-70