

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 106 Daniel Street North	BUILDING NAME: MacPherson Plumbing and Heating		
LEGAL DESCRIPTION: Elgin Street North	LOT: 15	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: August 2006

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION circa 1945

TRENDS Arnprior developed as a lumber town, beginning in the 1850s, upon the arrival of Daniel McLachlin. Earlier efforts at settlement of the township, beginning in 1822 by Archibald McNab, were problematic as McNab was not a skilled administrator and he misrepresented the obligations of the settlers to him. In particular, McNab failed to develop the potential for water-powered mills on the turbulent waters of the Madawaska River near its confluence with the Ottawa River. McLachlin rebuilt and made operational the remains of the bridge, dam, lumber and grist mills constructed by McNab settlers. McLachlin's investment in the mills in Arnprior triggered a vigorous period of growth that continued through to the 1920s. McLachlin's lumber business benefited from the arrival of the railway to Arnprior in the 1850s and 1860s, and from national policies that encouraged the use of domestically produced lumber.

EVENTS None known.

PERSONS/INSTITUTIONS

In 1854 William Russell purchased this lot and other lands from Daniel McLachlin. This property was the site of Arnprior's original Post Office, run by Andrew Russell out of his store. He obtained the property from William Russell in July 1875. The Canadian Oil Companies Ltd. bought the lot and premises from Lorna B. Powell for \$5000 in 1944. Only a lot (no premises) is described in Instrument #11135 for this sale. Premises are mentioned in the October 9, 1945 deed of Trust and Mortgage from Canadian Oil Companies Ltd. to Montreal Trust.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

The use of this building as a gas station in the 1940s is a reminder that the downtown area used to be the focus of all commercial activities, including highway and travel oriented services. These services are now provided in locations closer to the highway. The north side of Elgin Street, east of John Street, appears to have been a focus for automobile-related business including the garage and car dealership that operated from 25 Elgin Street in the 1940s, 50s and 60s. A taxi business was operated from 17 Elgin Street between 1947 and 1965.

HISTORICAL SOURCES

Instrument #11135. Instrument #11320 (not available in the Arnprior and District Archives, see Pembroke Land Registry Office) Fire Insurance Plans 1908, 1924, 1950.

ARCHITECTURE

Prepared By: Carol Ruddy Date: summer 2006

ARCHITECTURAL DESIGN (Plan, Storeys, Roof, Windows, Material, Details, etc.)

One-storey, corrugated aluminum siding, flat roof; main entry area is square-shaped in plan, fronts on Daniel Street and has large glass windows and door; large rectangular wing to the north of the entry area (formerly the service bays).

ARCHITECTURAL STYLE

Vernacular.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Building was formerly a service/gas station; service bay doors have been removed and replaced with siding and windows.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

The exterior of this former, mid-20th century gas station has been reworked but the massing of this building is still recognizable as a service station.

ENVIRONMENT

Prepared By: Carol Ruddy Date: summer 2006



SOURCE: Carol Ruddy
DATE: August 2006

COMPATIBILITY WITH HERITAGE ENVIRONS

A later addition to the streetscape, this former service station is a compatible element in the streetscape.

COMMUNITY CONTEXT/LANDMARK STATUS

Located at the corner of Elgin and Daniel Streets, this building marks the eastern edge of the downtown.

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

A compatible element in the streetscape.

PHASE TWO EVALUATION

DATE OF CONSTRUCTION	EXCELLENT	GOOD	FAIR	POOR
	before 1879	1880 to 1899	1900 to 1929	1930 and later

HISTORY	E	G	F	P	SCORE
1. Date of construction				20	20/35
2. Trends				20	20/35
3. Events				4	4/10
4. Persons			10		10/20
History Total					54 /100

ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design				20	20/35
2. Style				20	20/35
3. Designer/Builder				4	4/10
4. Architectural Integrity				5	5/20
Architectural Total					49 /100

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility			40		40/50
2. Landmark			15		15/25
3. Community Context			15		15/25
Environmental Total					70 /100

Category	Phase Two Score, Potential Heritage District
History	54 x 30% = 16.2
Architecture	49 x 30% = 14.7
Environment	70 x 40% = 28.0
Phase Two Total Score	58.9 /100

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	79 to 100	71 to 78	59 to 70	0 to 58
Category			3	