

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 10 Elgin Street	BUILDING NAME: Gaudette Block		
LEGAL DESCRIPTION: Elgin Street	LOT: 16C	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: summer 2006

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION 1908

TRENDS Arnrior 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 Arnrior triggered a vigorous period of growth that continued through to the 1920s. McLachlin's lumber business benefited from the arrival of the railway to Arnrior in the 1850s and 1860s, and from national policies that encouraged the use of domestically produced lumber.

EVENTS None known.

PERSONS/INSTITUTIONS

Hugh MacLachlin sold 75 feet of land to Archibald Campbell in 1880. Archibald Campbell split the lot, selling 25 feet to James McCreary (Lot 16 A) in 1885. In 1886, Campbell sold Lot 16B (25 feet) to Alexander Fetherston for \$700. In the same year, Campbell sold 25 feet to Richard D. Fetherston (Lot 16 C) for \$750. Fetherston sold it back to Archibald Campbell in 1887 for \$330.35. Archibald Campbell sold it to Joseph Gaudette in 1894 for \$1500. Presumably, Gaudette erected the brick building fourteen years later.

Joseph Gaudette was described in 1894 as a 'Lumber jobber' (instrument #3692) when he purchased Lot 16C from Archibald Campbell, a 'Grain dealer.'

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

With the exception of this building which was constructed in 1908 and 22 Elgin Street, all of the buildings on the south side of Elgin Street were built within nine years of each other (between 1884 and 1893), an indication that this was a prosperous period in the history of the downtown.

HISTORICAL SOURCES Town of Arnrior Land Records Book 1 (end); Instrument #1680, 2487, 2688, 3692.

ARCHITECTURE

Prepared By: Carol Ruddy Date: summer 2006

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

Two-storey, rectangular plan, flat-roofed red brick structure; four rectangular window openings on the second floor; the two central window openings abut what was originally a door opening; the door opening is filled in with brick; the window openings have voussoirs and masonry sills; the right window opening has been enlarged to accommodate a larger window; the upper part of the four windows have been filled in with wood panels; the storefront has been renovated and has display windows and a door that are contemporary in style; the storefront is clad in metal siding material; there is a backlit sign box centred over the store entrance; building cornice with frieze and brackets; the date of construction and name of the building, 'Gaudette Block' appear on the frieze; the original front elevation of this building appears to be identical to the original building located at Lot 16B, 8 Elgin Street.

ARCHITECTURAL STYLE

Vernacular Italianate commercial building; the projecting building cornice with brackets and the voussoirs are Italianate-inspired details.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Original window openings and door opening on the second floor partially or completely filled in; one window opening on the second level has been enlarged; the storefront has been altered extensively.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

Extensive alterations to storefront and second storey windows and door. Brick cladding and building cornice contribute to streetscape character.

ENVIRONMENT

Prepared By: Carol Ruddy Date: summer 2006



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COMPATIBILITY WITH HERITAGE ENVIRONS

Compatible element in the streetscape.

COMMUNITY CONTEXT/LANDMARK STATUS

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

The brick cladding, voussoirs, lug sills and cornice with brackets contribute to the streetscape character.

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		30			30/35
2. Trends		30			30/35
3. Events				4	4/10
4. Persons			10		10/20
History Total					74 /100

ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design		30			30/35
2. Style	35				35/35
3. Designer/Builder				4	4/10
4. Architectural Integrity			10		10/20
Architectural Total					79 /100

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility	50				50/50
2. Landmark			15		15/25
3. Community Context			15		15/25
Environmental Total					80 /100

Category	Phase Two Score, Potential Heritage District
History	74 x 30% = 22.2
Architecture	79 x 30% = 23.7
Environment	80 x 40% = 32.0
Phase Two Total Score	77.9 /100

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	79 to 100	71 to 78	59 to 70	0 to 58
Category		2		