

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 14 Elgin Street	BUILDING NAME:		
LEGAL DESCRIPTION: Elgin Street	LOT: 18B	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: summer 2006

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION

1887

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 1886 Archibald John Campbell sold the three parts of Lot 18, 25 feet of frontage each, to James John Grace, William Hugh Adams and John Green. He sold Lot 18B in 1886 to John Green, who was described as a yeoman (farmer). In 1887, John Green and William Hugh Adams agreed to erect a party wall between Lots 18B and 18C. Instrument #2659 'Party Wall Agreement,' states, 'Whereas the said John Green is about to erect a two storey brick building on that part of said Lot number 18.'

In 1875, James McClary purchased Lot 18 for \$2500, a price which indicates there was a building on the lot. In January of 1880, Archibald Campbell purchased this property (along with Lot 16) for \$3500. However, assessment records show that the lot was vacant in 1887. It could be that an earlier building was torn down or burned in this location. In an article written in the *Arnprior Chronicle Holiday edition* of 1888, it states that Archibald Campbell was, 'burned out,' on two occasions and suffered extensive losses.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

With the exception of 10 Elgin Street 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 Arnprior Land Records Book 2, page 302; Instrument #1680, 2520, 2654, 2659, 3797; *Arnprior Chronicle Holiday Edition* of 1888.

ARCHITECTURE

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

Two-storey, rectangular plan, flat-roofed reddish/ brown brick structure; three rectangular window openings with voussoirs and masonry sills on the second level have been partially filled in; the centre window opening appears to be a door opening that has been bricked in; storefront has been extensively altered and is clad in metal siding; storefront has display windows and door that are contemporary in style; store entrance is centred between the display windows; store is one riser above grade; on the right side of the storefront there is another door with transom light that gives access to the second floor of the building; portions of the storefront are clad in reddish/brown brick; pressed metal building cornice with brackets; backlit sign box located above store entrance.

ARCHITECTURAL STYLE

Late 19th century, vernacular Italianate commercial building; the projecting cornice with brackets and the voussoirs are Italianate-inspired details.

DESIGNER/BUILDER/ARCHITECT Not known.

ARCHITECTURAL INTEGRITY

Original window openings (and possibly a door opening) on the second floor partially filled in; 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

A contributing element in the streetscape character.

COMMUNITY CONTEXT/LANDMARK STATUS

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

The building cornice, lug sills, voussoirs and brick cladding contribute to the heritage character of the streetscape.

PHASE TWO EVALUATION

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

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		