

# HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 18 Elgin Street	BUILDING NAME: Union Block		
LEGAL DESCRIPTION: Elgin Street	LOT: 18C	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. In 1887, James Green and William Hugh Adams agreed to erect a party wall between Lots 18B and C. Instrument #2659 'Party Wall Agreement,' states that, 'Whereas the said John Green is about to erect a two story brick building on that part of said lot number 18...'. The original owner of the building appears to be W.H. Adams who sold sewing machines and pianos in the 'Union Block'. He is described as an implement agent in the party agreement of 1887. His wife was a milliner who most likely had her shop at the same address.

Assessment records show that the lot was vacant in 1887. It could be that an earlier building was torn down or burned on this part of the lot. An article in the *Arnprior Chronicle Holiday edition* of 1888 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, 2659, 2688, 3797.

## **ARCHITECTURE**

*Prepared By: Carol ruddy Date: summer 2006*

### **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; original window openings have been maintained except for inserts that fill in the area under the voussoirs; storefront generally maintains original design with large display windows, recessed entry, base panel, sign panel and storefront cornice; pressed metal building cornice with brackets; on the right side of the storefront there is another door with transom light and voussoirs that gives access to the second floor of the building; sign box centred over the display windows; storefront door has a transom and sidelight.

### **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 generally maintained; replacement windows; storefront has generally maintained its original design, however the door has been replaced and the transom over the apartment entrance has been filled in.

### **SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE**

Storefront and second storey windows generally have good integrity. Brick cladding, recessed storefront entry and projecting building cornice contribute to streetscape character.

**ENVIRONMENT**

*Prepared By: Carol Ruddy Date: summer 2006*



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**COMPATIBILITY WITH HERITAGE ENVIRONS**

A 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 or 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		