

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 22 Elgin Street	BUILDING NAME:		
LEGAL DESCRIPTION: Elgin Street South	LOT: 20 infill	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: summer 2006

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION

After 1894.

TRENDS Anprior 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

This former 12 foot laneway between Lots 18 and 20 was sold by the estate of Hugh R. McLachlin in February 1894 to William H. Adams for \$25. The laneway had provided access to the rear of the three stores located on Lot 20 Elgin Street.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

A laneway, built over with a small commercial building. Laneways provided access to the rear of buildings in the downtown. This method of providing access to the rear of properties is still evident in the downtown.

HISTORICAL SOURCES

Instrument #3714

ARCHITECTURE

Prepared By: Carol Ruddy Date: summer 2006

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

Narrow, two-storey, rectangular plan, flat-roofed reddish/brown brick structure; two 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 has display windows and door that are contemporary in style with an entrance on the right side of building; painted panel over display windows extends to height of storefront cornice on 18 Elgin Street; sign box centred over the display windows; pressed metal, projecting building cornice with brackets is identical to 12, 14 and 18 Elgin Street.

ARCHITECTURAL STYLE

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

DESIGNER/BUILDER/ARCHITECT

ARCHITECTURAL INTEGRITY

Extensive alterations to storefront; original window openings generally maintained; replacement windows and doors.

OTHER

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

Brick cladding, voussoirs and projecting building cornice contribute to streetscape character; modest width of this building contributes to its interest and is evidence of the former use of this portion of the block as a laneway.

ENVIRONMENT

Prepared By: Carol Ruddy Date: summer 2006



SOURCE:
DATE:

COMPATIBILITY WITH HERITAGE ENVIRONS

A compatible element in the streetscape.

COMMUNITY CONTEXT/LANDMARK STATUS

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

The brick cladding, voussoirs, building cornice with brackets and lug sills contribute to the streetscape character; while adding interest and being compatible with the typical storefront width in the streetscape, the narrow width of this storefront is unusual.

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		