

# HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 24 Elgin Street	BUILDING NAME:		
LEGAL DESCRIPTION: Elgin Street	LOT: 20A	BLOCK:	PLAN:



SOURCE: Carol Ruddy  
DATE: May 2006

## **HISTORY**

*Prepared By: ADA and MHC Date: summer 2006*

**DATE OF CONSTRUCTION** 1884, the lease date of January 29, 1885, from Hugh McLachlin to Alexander Featherston indicates the building was constructed in 1884.

**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**

Daniel McLachlin originally sold all of Lot 20 to Thomas Noad who sold it to William Allan. On November 3, 1883, Allan sold 21' X 130' to William Hugh Adams for \$325, a price which indicates property without a building. William Hugh Adams (Lot A), William Taylor (Lot B) and Hugh McLachlin (Lot C) purchased lots and constructed buildings in 1884, or shortly thereafter. Between Lot 20A and Lot 18C there was a 12' laneway which allowed access to a common area to the rear of the three lots. The laneway (Lot 20 infill) was filled in with a building constructed around 1895 (current occupant is Sandy's Beauty Styling and Barbering, 22 Elgin Street). The laneway was sold by the Estate of Hugh McLachlin to William H. Adams in February 1894 for \$25.

Hugh R. McLachlin was born in 1824 and was married to Permilla Edey. He was a nephew of Daniel McLachlin, 'founder,' of Arnprior. Hugh is described as a 'gentleman' in the instrument of 1883.

### **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**

Arnprior Land Records Book 2, page 308; Instrument #2206; Instrument #2578; Instrument #2231; Instrument #2869; Instrument # 3714.

## **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, painted brick; three bays wide; recessed storefront entry; window and door openings on the second level have voussoirs; door on second level is flanked by windows; ground level maintains large display windows and recessed entry; building cornice with brackets.

### **ARCHITECTURAL STYLE**

Vernacular Italianate commercial building; the cornice with brackets, voussoirs and the shape of the window openings are Italianate-inspired details.

### **DESIGNER/BUILDER/ARCHITECT**

Not known.

### **ARCHITECTURAL INTEGRITY**

Basic form intact; brick has been painted; replacement windows; leaded transom window behind sign panel.

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

An example of an Italianate-inspired commercial building. These buildings are character-defining elements in the downtown.

## **ENVIRONMENT**

*Prepared By: Carol Ruddy Date: summer 2006*



SOURCE: Carol Ruddy

DATE: July 2007

### **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 building cornice with brackets contribute to the streetscape character; recent alterations to the storefront are sympathetic.

**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		