

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 32 Elgin Street	BUILDING NAME:		
LEGAL DESCRIPTION: Elgin Street South	LOT: 22 East	BLOCK:	PLAN:



SOURCE: Carleton University
DATE: fall 2003



SOURCE: Arnprior and District Archives
DATE: 1905

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION 1884 or earlier. The date of construction is estimated based on the date of the 1884 instrument that records the sale of 4200 square feet for \$4000.

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 gristmills 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

Lot 22 was divided into two parts. The west part was 6000 square feet and the east part was 4200 square feet. Hugh R. McLachlin and Parmelia Edey sold Lot 22 East in April of 1884 for \$4000. The 1896 assessment for Arnprior shows Duncan J. Dagenais selling boots and shoes on Lot 22. Another merchant, John D. Lee also owned part of Lot 22. The 1896 assessment records do not distinguish between the east and west parts of Lot 22.

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 313; Instrument #2147.

ARCHITECTURE

Prepared By: Carol Ruddy Date: summer 2006

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

Two-storey, rectangular plan, hipped roof, structure; brackets under the eave of the hip roof; brick cladding, painted; two rectangular window openings on the second floor with decorative keystone; storefront on ground level has been reworked, with the top of the storefront covering a portion of the second storey windows; storefront is clad in vertical siding; storefront has a shallow shed awning with large display windows either side of the centrally located door.

ARCHITECTURAL STYLE

Vernacular expression of classically-inspired building form; symmetrical composition with brackets under shallow eaves and medium roof pitch.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Storefront has been completely reworked; replacement doors and windows.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

Retains some elements of original construction, such as the keystones over the second storey windows and the brackets under the eaves; a contributing element to the streetscape character.

ENVIRONMENT

Prepared By: Carol Ruddy Date: summer 2006



SOURCE: Carol Ruddy
DATE: summer 2006

COMPATIBILITY WITH HERITAGE ENVIRONS

A compatible element in the streetscape.

COMMUNITY CONTEXT/LANDMARK STATUS

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

The keystones over the second storey window heads and the brackets below the eaves 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 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		30			30/35
3. Designer/Builder				4	4/10
4. Architectural Integrity				5	5/20
Architectural Total					69 /100

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility			40		40/50
2. Landmark			15		15/25
3. Community Context			15		15/25
Environmental Total					70 /100

Category	Phase Two Score, Potential Heritage District
History	74 x 30% = 22.2
Architecture	69 x 30% = 20.7
Environment	70 x 40% = 28.0
Phase Two Total Score	70.9 /100

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