

# HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 44 Elgin Street	BUILDING NAME: Main Street Music		
LEGAL DESCRIPTION: Elgin Street South	LOT: 25B	BLOCK:	PLAN:



SOURCE: Carol Ruddy  
DATE: summer 2006

## **HISTORY**

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

**DATE OF CONSTRUCTION** Prior to 1902.

**TRENDS** Annprior 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 Annprior triggered a vigorous period of growth that continued through to the 1920s. McLachlin's lumber business benefited from the arrival of the railway to Annprior in the 1850s and 1860s, and from national policies that encouraged the use of domestically produced lumber.

**EVENTS** None known.

### **PERSONS/INSTITUTIONS**

Lot 25B has 25 feet of frontage on Elgin Street. Part of Lot 25B and Part of Lot 27B were sold to James John Grace for \$1300 by John McMaster in September 1900. The Assessment Roll for 1900 gives two values for this property. The Fire Insurance Plan for 1902 – 1908 shows a brick clad main building (identified as a restaurant) and a smaller wood structure directly behind it. This might account for the two values in the assessment rolls. Instrument #4800 indicates that the laneway between the two buildings was to be accessible to the owners of the other parts of Lot 25, 'at all times and seasons forever hereafter.' This building was used as a bakery by the Whyte family in the 1920s. The 1950 Fire Insurance Plan shows this building was used as a produce warehouse. In the 1960s it was occupied by LaBrie's Men's Wear.

### **SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE**

Illustrates the continued and varied use of mixed commercial/residential buildings in the downtown. Adjacent laneway provides access to rear courtyard/amenity area.

### **HISTORICAL SOURCES**

Instrument #4800 Sale to J.J. Grace; Assessment Rolls 1900 – 1904; Fire Insurance Plan 1902 – 1908; Fire Insurance Plan 1950.

## **ARCHITECTURE**

*Prepared By: Carol Ruddy Date: summer 2006*

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

Two-storey, rectangular plan, flat roof; storefront has contemporary door and windows, with recessed entry area; siding extends above the storefront, partially covering the windows above; shallow, asphalt shingle clad awning over storefront; brick cladding on second storey level; no building cornice.

### **ARCHITECTURAL STYLE**

Vernacular commercial.

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

Not known.

### **ARCHITECTURAL INTEGRITY**

Storefront has been reworked and has contemporary door and windows; siding extends upwards from above display windows, partially covering the windows on the second floor.

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

While extensively altered, this building with its flat roof and brick cladding is a compatible element in the streetscape.

**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, storefront organization and the general massing of the building are compatible elements in 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		

