

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 105 – 107 John Street	BUILDING NAME:		
LEGAL DESCRIPTION: Elgin Street South	LOT: 21 B	BLOCK:	PLAN:



SOURCE: Carleton University
DATE: fall 2003

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION 1927

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

Original owners James and Evageline Moskos. Prior to the fire in about 1923, this lot was occupied by the Campbell House Hotel. Untill about 1992, this building was occupied by the Moskos Restaurant. The Campbell Estate granted this lot to James and Evangeline Moskos according to Intrument #9446 in 1927.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

An later example of infill construction following a fire in 1923.

HISTORICAL SOURCES

Instrument #9446. Instrument # 9454 august 15, 1927, grant to James and Evangeline Moskos 12 feet on John Street for \$650. Assessment Records 1926, page 117, owner A.J. Campbell Estate no buildings. Assessment Records 1927, page 171, owner James Moskos, buildings \$1000.

ARCHITECTURE

Prepared By: Carol Ruddy Date: summer 2006

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

Two-storey, reddish brown brick clad structure, rectangular plan, flat roof with two storefronts; rectangular window openings on second storey with cut stone decoration on the top corners and masonry sills; recessed storefront entry areas; storefronts clad in vertical siding, painted blue; sign panel with backlit signs.

ARCHITECTURAL STYLE

Vernacular, commercial architecture.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Storefronts have been reworked; replacement windows and doors; basic form of building is intact.

OTHER

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

An early 20th century, vernacular commercial building; restrained approach to architectural decoration that is typical of brick construction of commercial buildings of this period.

ENVIRONMENT

Prepared By: Carol Ruddy Date: summer 2006



SOURCE: Carol Ruddy
DATE: summer 2006

COMPATIBILITY WITH HERITAGE ENVIRONS

Compatible element in the streetscape.

COMMUNITY CONTEXT/LANDMARK STATUS

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

The brick cladding, simple decoration, storefront organization and the general massing of the building combine to make this building a contributing element 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			25		25/35
2. Trends		30			30/35
3. Events				4	4/10
4. Persons			10		10/20
History Total					69 /100

ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design	35				35/35
2. Style		30			30/35
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	69 x 30% = 20.7
Architecture	79 x 30% = 23.7
Environment	80 x 40% = 32.0
Phase Two Total Score	76.4 /100

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