

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 124 John Street	BUILDING NAME: former Farmer Brothers Building		
LEGAL DESCRIPTION: John Street West	LOT: 3A	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: July 2007

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION 1882 - 1892

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

While William Farmer was definitely in business prior to the 1890s, he didn't appear to own the building where he sold boots and shoes until 1892. William Farmer purchased a building with Margaret R. Neilson by sheriff's sale in November 1882. However, a photograph and article in the 1892 *Toronto Globe* describes the building as 'new.' The earliest advertisement in newspapers held in the collection of the Arnprior and District Archives for Farmer's on 'John Street, Jas. Wilson's old stand,' appears in the May 29, 1869 *Neilson's Weekly*. William Farmer's ad also appears in the July 3, 1874 and the August 3, 1877 *Arnprior Review* as a 'manufacturer and dealer in all kinds of Boots & Shoes, Rubbers etc.'. He also advertises, 'The Central Boot and Shoes Store,' in the December 1888 *Chronicle* where he caters to farmers and lumbermen.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

While possibly built earlier, the former Farmer Brothers Building appears to have been built in the 1880s, a period of rapid growth in the town.

HISTORICAL SOURCES

Arnprior Book 1, page 6. Instrument #1571. Instrument #1884. 1886 Assessment Roll for 1887 taxes. 1892 *Toronto Globe*. December 14, 1888 *Arnprior Chronicle*. August 3, 1877 *Arnprior Review*.

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; three rectangular window openings, with two over two sashes with window hoods on the second level; middle window opening has been partially bricked in; window openings have lug sills; storefront has large display windows and recessed entry; large sign panel over the display windows with a backlit sign box; building cornice with brackets and decorated frieze board.

ARCHITECTURAL STYLE

Vernacular commercial building; the building cornice with brackets and the window hoods are Italianate-inspired details.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Replacement storefront windows and door.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

Brick cladding material and cornice contribute to the streetscape character; window hoods on second storey windows increase the architectural interest of the building.

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 fine building cornice, brick cladding, window hoods, lug sills and the storefront organization contribute to the streetscape character.

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		