

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 128 John Street	BUILDING NAME: former B and B Buyback Building		
LEGAL DESCRIPTION: John Street West	LOT: 3B	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: summer 2006

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION 1883

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

George E. and J.J. Neilson advertised in the local papers during the 1880s. The 1871 census shows George E. Neilson, age 37, was married to Margaret, age 35. He was a book stationer from Ireland while she was from Scotland. Both were Presbyterian. They had five girls and one boy, aged 10 months to 14. J.J. Neilson, aged 19, lived with his uncle George Neilson. J.J. Neilson was Clerk of the Divisional Court of Arnprior in 1884. George E. Neilson, a bookseller, advertised in the July 1874 *Arnprior Review*. The *Arnprior Review* of October 6, 1876 advertises 'Neilson's' on John Street as jeweller, grocer and books. In February 1877, J.J. Neilson advertised as a jeweler. George is listed as an auctioneer in the 1887 assessment. In 1888, J.J. Neilson moved to the Galvin Block on John Street.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

One of many buildings constructed on John Street in the 1880s, a period on rapid development in the town.

HISTORICAL SOURCES

Arnprior Book 1, page 6. Instrument #1884 (Sheriff's sale). Instrument #2063 (party wall agreement). 1886 Assessment Roll for 1887 taxes.

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; recessed storefront entry with base panel and sign panel above the display windows; two window openings on the second level, partially bricked in; building cornice with end brackets.

ARCHITECTURAL STYLE

Vernacular commercial building; the building cornice with end brackets is an Italianate-inspired detail.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Storefront has been reworked, having contemporary display windows and door; second storey windows have been partially bricked in.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

Brick cladding and building cornice contribute to streetscape character.

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, building cornice and 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		