

# HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 129 – 131 John Street	BUILDING NAME: Wait Block		
LEGAL DESCRIPTION: John Street East	LOT: 2	BLOCK:	PLAN:



SOURCE: Carol Ruddy  
DATE: summer 2006

## **HISTORY**

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

### **DATE OF CONSTRUCTION 1880**

**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**

In March 1911 a fire destroyed a portion of the building. It was rebuilt in the same year, according to an article in the *Arnprior Chronicle*. An earlier fire in approximately 1891 destroyed part of this block.

### **PERSONS/INSTITUTIONS**

George E. Neilson apparently erected this building and sold it to John Fisher for \$5000 on August 11, 1880. John Turner Wait purchased the building for \$5000 in March 1888. John T. Wait was a prominent druggist who developed various homeopathic remedies for which he became famous. An 1874 *Arnprior Review* newspaper advertisement shows John T. Wait at, 'my old stand No. 2 John Street.' The ad states that Wait was established as a wholesale chemist and druggist in 1858.

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

An example of a building constructed during a period of rapid growth in the town.

### **HISTORICAL SOURCES**

Instrument #191 – Sale by Sherman Willard Ward to John Turner Wait by quit claim for 5 pounds Stirling (the southerly portion) on August 23, 1866; Instrument #2730 – In two transactions dated July 30, 1886, Inst 2496, and March 10, 1888, the northerly portion passed to John Turner Wait for \$5000; *Arnprior Chronicle* – March 18, 1911; *The Globe* – Saturday, October 1, 1892.

## **ARCHITECTURE**

*Prepared By: Carol Ruddy Date: summer 2006*

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

Two-storey, rectangular plan, flat-roofed brick structure; rectangular window openings with voussoirs and window hoods on the second level of the front elevation of 131, window openings have masonry sills; the storefronts have been renovated and reclad in various materials; display windows and doors are contemporary in style; store entry area is recessed at 131; elaborate building cornice with brackets, dentils and a triangular parapet decoration with the date of construction of the building; the frieze board of the cornice has floral motif decoration.

### **ARCHITECTURAL STYLE**

Late 19<sup>th</sup> century, vernacular commercial building; the elaborate, projecting building cornice, brackets and parapet decoration and the window hoods are Italianate-inspired details.

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

Not known.

### **ARCHITECTURAL INTEGRITY**

The brick has been painted; window openings have been filled in over the storefront at 129; the storefront at 129 has been extensively altered, the alterations extending above the level of the original sign panel; two of the window openings at 131 have been partially filled in with a wood material to accommodate the smaller contemporary windows.

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

Contributing element to the character of the streetscape; despite the modifications to the buildings, the building cornice and recessed entry at 131 contribute to the character of the streetscape.

## **ENVIRONMENT**

*Prepared By: Carol Ruddy Date: summer 2006*



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### **COMPATIBILITY WITH HERITAGE ENVIRONS**

Compatible element in the streetscape.

### **COMMUNITY CONTEXT/LANDMARK STATUS**

### **SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE**

The building cornice with brackets and decorated frieze board, brick cladding and window hoods at #131 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	35				35/35
3. Designer/Builder				4	4/10
4. Architectural Integrity				5	5/20
Architectural Total					74 /100

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility		45			45/50
2. Landmark			15		15/25
3. Community Context			15		15/25
Environmental Total					75 /100

Category	Phase Two Score, Potential Heritage District
History	74 x 30% = 22.2
Architecture	74 x 30% = 22.2
Environment	75 x 40% = 30
Phase Two Total Score	74.4 /100

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