

# HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 132 John Street	BUILDING NAME: Audrey's In Town Building		
LEGAL DESCRIPTION: John Street West	LOT: 3C	BLOCK:	PLAN:



SOURCE: Carol Ruddy  
DATE: summer 2006

## **HISTORY**

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

**DATE OF CONSTRUCTION** prior to 1883

**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**

Fanny and James McPhee were the original owners of the building. James McPhee was a harness maker and he advertised his store, 'The Black Horse,' in the February 16, 1877 *Annprior Review* as located across from Foley's Hotel. A party wall agreement between Margaret Neilson (wife of George) and Fanny McPhee (wife of James) was signed April 16, 1883. The agreement states that Neilson was, 'about to erect a store,' on the south part of Lot 3 that adjoined McPhee's brick building on the north part of Lot 3. The Assessment Roll for 1887 valued the property at \$1600. The 1902 – 1908 Fire Insurance Plan shows 'Harness' for this building.

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

This is one of many buildings built during the 1880s, a period of rapid development in the downtown.

### **HISTORICAL SOURCES**

Annprior Book 1, page 6. Instrument #2063 (party wall agreement). Assessment Roll 1887.

## **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 round-headed window openings with lug sills on the second floor; the storefront has been renovated and has large display windows and a recessed door that are contemporary in style; there is a backlit sign over the display windows and a bracket mounted, projecting sign between the second floor windows; building cornice with decorated frieze board and end brackets.

### **ARCHITECTURAL STYLE**

Vernacular commercial building; the projecting building cornice with end brackets and the round-headed window openings are Italianate-inspired details.

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

### **ARCHITECTURAL INTEGRITY**

Storefront has been reworked, having contemporary display windows and door; second storey windows are not original.

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

Brick cladding, voussoirs, round-headed window openings and the 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, elaborate building cornice, round-headed window openings 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		