

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 135 John Street	BUILDING NAME:		
LEGAL DESCRIPTION: John Street East	LOT: 4 - A	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: summer 2006

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION circa 1930.

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

A building existed in this location as early as 1883 when B.V. Stafford constructed a building on Lot 4 – B (137 John Street). Date estimated based on building style.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

This lot was built on as early as 1883, a period of rapid growth in the town. The current building is an example of later infill development.

HISTORICAL SOURCES

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; two, small rectangular window openings with concrete sills; the storefront has large display windows and a recessed entry; base panel is clad in brick that appears to be original to the date of construction; sign panel over the display window with a backlit sign box; wide strip of flashing caps the building; projecting, bracket mounted sign just below bottom edge of second-storey windows.

ARCHITECTURAL STYLE

Vernacular commercial building, restrained decoration.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Original window openings and storefront design maintained.

OTHER

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

A later addition to the downtown, this building is a compatible element in the streetscape.

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 construction and the recessed storefront entry contribute to the streetscape character; the restrained approach to decoration is typical of building of this period.

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				20	20/35
2. Trends		30			30/35
3. Events				4	4/10
4. Persons			10		10/20
History Total					64 /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	64 x 30% = 19.2
Architecture	79 x 30% = 23.7
Environment	80 x 40% = 32.0
Phase Two Total Score	74.9 /100

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