

# HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 137 John Street	BUILDING NAME: Robertson's Furniture		
LEGAL DESCRIPTION: John Street East	LOT: 4 - B	BLOCK:	PLAN:



SOURCE: Carol Ruddy  
DATE: summer 2006

## **HISTORY**

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

### **DATE OF CONSTRUCTION 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**

Original owner was Benjamin Valentine Stafford. The Lots 4 – B and 4 – C were purchased by Moles and Stafford jointly, Moles owning 4 – C, Stafford owning 4 – B, with a party wall agreement. The wall was already on Moles property and Stafford built an adjoining building. From the cost of the 1882 purchase of \$1000, there would appear to have been no building on the lots.

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

Built during a rapid period of growth in the downtown.

### **HISTORICAL SOURCES**

Instrument #1850 dated August 4, 1882; Instrument # 2001 dated September 1, 1883; Instrument # 2002 dated September 1, 1883; Instrument #2310 dated June 7, 1883 (party wall agreement)

## **ARCHITECTURE**

*Prepared By: Carol Ruddy Date: summer 2006*

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

Three-storey, rectangular plan, flat-roofed red brick structure; three rectangular window openings with window hoods on the second and third level of the front elevation; window openings have masonry sills; the storefront has been renovated and has large display windows and a door that are contemporary in style; store entry is recessed; large sign panel over the display windows; elaborate building cornice with brackets.

### **ARCHITECTURAL STYLE**

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

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

Not known.

### **ARCHITECTURAL INTEGRITY**

Basic form intact; original window openings with hoods intact; the storefront has replacement windows and the sign panel area has been reworked.

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

This three-storey, brick-clad building has an elaborate cornice and contributes to the streetscape character. The window hoods over the second and third storey windows increase the architectural interest of the building.

## **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, window hoods, elaborate cornice with brackets and decorated frieze board are contributing elements to 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			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		