

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 159 John Street	BUILDING NAME: Mather Insurance Building		
LEGAL DESCRIPTION: John Street East	LOT: 8	BLOCK:	PLAN:



SOURCE: Carleton University
DATE: fall 2003

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION

1938 – 1939 as per 1939 assessment

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 of building was Bell Canada; was later occupied by Union Carbide, P.R. Hogan Office Products, Dow Badische Canada and at present by a real estate company.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

A later example of infill construction.

HISTORICAL SOURCES

Instrument #10416 – October 15, 1937

Instrument #10458 – March 4, 1938

1939 Assessment Roll for 1940 shows Bell as occupying part of Lot 22 Elgin (on John) but with business assessment of \$475 stroked out.

1939 Assessment Roll for 1940 shows Bell with building value \$6000 on Lot 8 but no business assessment.

ARCHITECTURE

Prepared By: Carol Ruddy Date: summer 2006

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

Rectangular plan, with side wing on north elevation; red brick cladding with vertical siding on the attic addition; shed roof; cornice decoration just above windows on first level; recessed entry area, with a secondary entrance in the side wing; main entrance is contemporary and centred on the front elevation, with pediment decoration over the door and pilasters on either side of the door; rectangular window opening on either side of the main entrance; secondary entrance door has a transom window; entrance to building is three steps above grade; backlit sign box above the cornice decoration.

ARCHITECTURAL STYLE

Vernacular commercial building.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Attic addition has increased the height of this building by approximately 5 feet on the front elevation; the main entry area has been reworked, with new door and the addition of the pediment and pilasters.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

This one-storey, brick building is a compatible element in the streetscape.

ENVIRONMENT

Prepared By: Carol Ruddy Date: summer 2006



SOURCE: Carol Ruddy
DATE: summer 2006

COMPATIBILITY WITH HERITAGE ENVIRONS

A compatible element in the streetscape.

COMMUNITY CONTEXT/LANDMARK STATUS

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

The brick cladding, modest size and the general massing of this building are compatible with 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				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		30			30/35
3. Designer/Builder				4	4/10
4. Architectural Integrity			10		10/20
Architectural Total					74 /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	74 x 30% = 22.2
Environment	80 x 40% = 32.0
Phase Two Total Score	73.4 /100

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