

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 88 – 94 John Street	BUILDING NAME: Cunningham Block		
LEGAL DESCRIPTION: Elgin Street South	LOT: Lot 25C	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: summer 2006

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION 1916

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

Lot 25C Elgin Street consists of 49 feet 4 inches frontage on John Street. John Cunningham was the original owner of the building. Assessment Roll of 1915 shows that there was no building on this lot. Assessment Roll of 1916 shows John Cunningham as the owner of a vacant building worth 43500. His widow, Norah Cunningham (nee McGonigal) sold the building to William J. McGonigal, a butcher, in 1921.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Illustrates the continued and varied use of mixed commercial/residential buildings in the downtown. Laneway on Elgin Street provides access to rear courtyard/amenity area. A later example of infill construction.

HISTORICAL SOURCES Instrument #8626 Sale of 25C to W.J. McGonigal on October 5, 1921 to \$5000; Assessment Roll 1915 vacant; Assessment Roll 1916 vacant building.

ARCHITECTURE

Prepared By: Carol Ruddy Date: summer 2006

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

Two-storey, flat-roofed, rectangular plan, brick cladding; storefronts have recessed entry areas; 88 generally maintains its original storefront organization, while the other two storefronts to the south have been reworked, with new storefront windows and doors and vertical siding painted green; four small rectangular window openings on the second level with replacement windows and contemporary shutters; no cornice.

ARCHITECTURAL STYLE

Vernacular commercial building.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Two of the three storefronts have been reworked; replacement windows and doors.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

The general form and the brick cladding are compatible elements that contribute to the streetscape character.

ENVIRONMENT

Prepared By: Carol Ruddy Date: summer 2006



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COMPATIBILITY WITH HERITAGE ENVIRONS

Compatible with the streetscape character.

COMMUNITY CONTEXT/LANDMARK STATUS

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

This later vernacular brick commercial building is restrained in decoration and is a compatible element in 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			25		25/35
2. Trends			20		20/35
3. Events				4	4/10
4. Persons			10		10/20
History Total					59 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design				20	20/35
2. Style			25		25/35
3. Designer/Builder				4	4/10
4. Architectural Integrity				5	5/20
Architectural Total					54 /100
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility			40		40/50
2. Landmark			15		15/25
3. Community Context			15		15/25
Environmental Total					70 /100

Category	Phase Two Score, Potential Heritage District
History	59 x 30% = 17.7
Architecture	54 x 30% = 16.2
Environment	70 x 40% = 28.0
Phase Two Total Score	61.9 /100

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	79 to 100	71 to 78	59 to 70	Below 58
Group			3	