

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 99 John Street	BUILDING NAME: Clancy's Drugstore		
LEGAL DESCRIPTION: Elgin Street South	LOT: 22 West	BLOCK:	PLAN:



SOURCE: Carol Ruddy
DATE: summer 2006



SOURCE: collection of Arnprior and District Archives
DATE: 1905

HISTORY

Prepared By: ADA and MHC Date: summer 2006

DATE OF CONSTRUCTION (Estimated)

1874 or earlier. In an indenture lease dated December 18, 1874 from Hugh McLachlin to Robert Jones Whitla and Michael Galvin a, 'brick store and dwelling house with buildings attached,' is described.

TRENDS Arnprior 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 Arnprior triggered a vigorous period of growth that continued through to the 1920s. McLachlin's lumber business benefited from the arrival of the railway to Arnprior in the 1850s and 1860s, and from national policies that encouraged the use of domestically produced lumber.

EVENTS

None known.

PERSONS/INSTITUTIONS

Lot 22 was divided into two parts. The west part was 6000 square feet while the east part was 4200 square feet. On August 16, 1883 Hugh McLachlin and Parmelia Edey sold Lot 22 West to William Russell for \$3000 which presumably included the price of a building. He sold the property on the same day back to Hugh McLachlin. McLachlin died in 1893 and the executors of his estate sold the west part of Lot 22 to William Allen in February 1894 for \$3500. The firm Whitla and Galvin leased the corner property (Lot 22 West) from the McLachlins in 1874 for a period of ten years with an option to renew for another five years. Various records show that other people leased the building (including Hiram and Samuel Silverstine) before Allan eventually bought the building in 1894. The *Arnprior Review* of October 1876 advertises The Black Horse Harness Shop located in the Whitla & Galvin Building at the corner of John and Elgin Streets. The 1902 – 1908 Fire Insurance Plan indicates that the building was occupied by a drugstore.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Building has been the location of prominent longstanding businesses in the downtown, most recently, Clancy's Pharmacy.

HISTORICAL SOURCES

Arnprior Land Records Book 2, page 313, Indenture of Lease #1186, Instrument #4919; Fire Insurance Plan 1902 – 1908.

ARCHITECTURE

Prepared By: Carol Ruddy Date: summer 2006

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

Two-storey, truncated hip roof with corner entrance; metal roof and siding, stucco siding at ground level; three rectangular windows on the north façade and four rectangular windows on the west façade; large display windows on ground level; sign panel on top of shallow awning over corner entrance.

ARCHITECTURAL STYLE

Vernacular, extensively altered, but possibly classically-inspired, with its truncated hip roof with medium pitch.

DESIGNER/BUILDER/ARCHITECT

Not known

ARCHITECTURAL INTEGRITY

Extensively altered; contemporary cladding materials; storefront and second storey windows replaced; replacement door.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

An example of an early, possibly classically-inspired commercial building.

ENVIRONMENT

Prepared By: Carol Ruddy Date: summer 2006



SOURCE: Carol Ruddy
DATE: summer 2006

COMPATIBILITY WITH HERITAGE ENVIRONS

Compatible with the streetscape character.

COMMUNITY CONTEXT/LANDMARK STATUS

Building is prominently located at the corner of Elgin and John Streets.

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

The general massing and the reworked storefront of this early, classically-inspired vernacular commercial building combine to make this building a compatible element in the streetscape. Maintains prominent entrance at corner of building.

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	35				35/35
2. Trends		30			30/35
3. Events				4	4/10
4. Persons			10		10/20
History Total					79 /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	79 x 30% = 23.7
Architecture	74 x 30% = 22.2
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	Below 58
Group		2		