107 Beaver Street South, Newcastle

Statement of Significance and List of Character-Defining Features

Description

107 Beaver Street South is currently located on the east side of Beaver Street South. The subject property consists of a two-storey, concrete block residence, built in 1905 and moved from 63 Beaver Street South to its present location in 2011.

Physical/Design Value

107 Beaver Street South has physical value as a vernacular building with Italianate influences, constructed with concrete block material which is rare within the local context. Built by local contractor John Hall, the concrete blocks are rusticated or have “quarry” faces and are assembled with wide mortar joints. The blocks were most likely made on site, and in an attempt to make them more attractive, Hall and his brother Frank, experimented with making coloured blocks, which was unsuccessful, however they did add the ornate decorative scroll design on the lintels of the windows. According to local historians, 107 Beaver Street South is considered one of the finest local examples of concrete block construction and one of two known remaining concrete block houses in Newcastle.

Historical/Associative Value

107 Beaver Street South has associative value because it demonstrates the work of prominent local contractor and builder John Hall. John Hall was born in Cornwall, England, but moved with his family to Orono in the early 1870s and later relocated to Newcastle around 1905. He worked as a contractor that built most, if not all, of the early concrete block houses in Orono, Newcastle, and other locations in Clarke Township.107 Beaver Street South and another residence at 106 Beaver Street South are the only two known remaining concrete block houses in Newcastle, although there is at least one more concrete block house constructed by John Hall on Sommerville Road in the village of Orono.

Contextual Value

107 Beaver Street South has contextual value because it is historically and visually linked to 106 Beaver Street South. Both buildings were constructed in 1905 by local builder John Hall and were built to be near identical to each other. The distinct use of concrete block, the unique scrolls detailing on the window surrounds, and their similar forms, which originally were side by side, and are now across from each other reinforce the visual link.

Description of Heritage Attributes

107 Beaver Street South has physical value as a vernacular building with Italianate influences, constructed with concrete block material which is rare within the local context. The property contains the following heritage attributes that reflect this value:

- Two-storey vernacular building constructed with concrete blocks with rusticated or “quarry” face blocks assembled with wide mortar joints
- Large window openings with decorative scroll design on the lintels and concrete rusticated sills

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- Large window openings with decorative scroll design on the lintels and concrete rusticated sills.
- L-shape plan.
- Composition and fenestration of façade of 107 Beaver Street South which is near identical to the façade of 106 Beaver Street South.
- Location across from 106 Beaver Street South.

The following are not heritage attributes:

- The two-storey garage.
- The rear addition.