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Item No. 9.1.1
Heritage Advisory Committee
Special Meeting
April 28, 2021

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Executive Director of Planning and Development
-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: March 17, 2021

SUBJECT: **Case H00495: Request to Include 2381 Moran Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owners, Alex Livingston and Heather MacLeod.

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199

RECOMMENDATION

It is recommended that should 2381 Moran Street, Halifax score more than 50 points on evaluation as a heritage property under the HRM heritage property program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 2381 Moran Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

In February 2020, Alex Livingston and Heather MacLeod applied to include their property at 2381 Moran Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the east side of Moran Street, on the block bounded by Cunard Street to the south, Agricola Street to the east, and Sarah Street to the north (Map 1). The subject property contains a two-storey dwelling that was designed in the Halifax House style with Italian Renaissance Revival influences and constructed circa 1858.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council. If the property does not score more than 50 points, then the report will not be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B).

1. Age:

The property at 2381 Moran Street (formerly 27 Moran Street) was originally part of Moran's Field. In 1857, Joseph Sutherland and William Carr, masons and plasterers, purchased the vacant property for £100. The property was subsequently sold to William J. Almon in 1860 through a Sheriffs Deed, which references that brick houses had been constructed on the property. Almon sold the property to Henry G. Hill that same year for £800, although no records could be found to identify that Hill personally occupied the property. The first reference to 27 Moran Street is in the 1866 City Directory, which identifies John M. DeWolfe as living at the property. DeWolfe had purchased the property from Hill in 1865. The existing dwelling is shown on the Halifax Fire Insurance Plan from 1878. The above documentation indicates that the dwelling was constructed by Sutherland and Carr between 1858-1860 and was first occupied by John M. DeWolfe in 1866.

Due to the age of the dwelling, staff recommend a score of 16 points.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

2381 Moran Street has historical associations with John M. DeWolfe, who occupied the property from 1865 until 1872. DeWolfe owned a successful carriage manufacturing company in Halifax. His career began in St. Stephen, New Brunswick, where he apprenticed for eight years in the carriage business. In 1859 he moved to Halifax and set up an establishment on Grafton Street, later moving to the corner of West and Robie Streets. DeWolfe specialized in phaetons, light buggies, t carts, concord wagons, sleighs, etc. which he sold mostly to residents of Nova Scotia, along with Bermuda and the West Indies, and occasionally England and Ireland. DeWolfe won awards at the Paris Exposition in 1867, and his productions were honoured at Provincial Exhibitions and the Philadelphia Centennial. He also served as Alderman for Ward 5 from 1876-1877.

In *Halifax and Its Business* (1876), G.A. White wrote the following about DeWolfe and his carriage business:

"Mr. J.M. DeWolfe, who came here in 1859, was first to establish and develop this industry, and put it on such a basis as to obviate the necessity of depending upon foreign manufacture...Mr. DeWolfe has in his warehouse a ponderous English Brougham, used here twenty-five years ago by an eminent official, which strongly illustrates and marks the process of improvement in carriage manufacture during the past quarter of a century." (White 1876:89).



Figure 1: 2381 Moran Street (left)
Staff Site Visit (09 February 2021)



Figure 2: The Canterbury Coach built by John M. DeWolfe, dated 1887
(Source: Nova Scotia Archives)

For the locally significant historical association with John DeWolfe, staff recommend a score between 11 and 15 points.

3. Significance of Architect or Builder:

Historical research identified that the brick residence would have been initially constructed by William Carr and Joseph Sutherland, masons and plasterers. Minimal information was available on the original builders; however, there is historical evidence that Henry G. Hill contributed to the overall design of the house. Hill had newspaper advertisements printed in *The Nova Scotian* for brick dwelling houses on Moran Street in 1860 and 1864.

Hill worked as a carpenter, joiner, upholsterer and architect. His career escalated when he was awarded the contract to complete the Brunswick Street Wesleyan Chapel in 1834. Hill quickly became known for his Greek Revival designs, including the Grafton Street Normal School, Caldwell House on Robie Street near Jubilee Road, and the Garrison Church. In 1860, he established the Prince Albert Steam Sawmill on south Hollis Street, producing doors, sashes and window frames. Hill served as Alderman for Ward 1 from 1862 until 1865. Hill remained working as an architect until 1880, when he left Halifax for Somerville, Massachusetts.

Although minimal information could be found on the original builders, there is historical evidence that Henry G. Hill contributed to the buildings design. Staff recommend a score between 1 and 3 points.

4. Architectural Merit:

Construction type or building technology

The dwelling was constructed of brick. The interior was not accessible and thus further details on the construction type or building technology are unknown. However, masonry construction for private dwellings are not as common in peninsular Halifax compared to wood framing.

The dwelling is a mid-19th century example of masonry construction in Halifax, and as such, staff recommend a score between 4 and 6 points.

Style

The dwelling is an example of the Halifax House style with Italian Renaissance Revival influences. The three bays with side hall entrance, storm porch with plain wood panels and flat roof, and main entrance with side lights display features of the Halifax House style. The simple flat façade, rectangular form and restrained decorative details, prominent cornice, stucco cladding, and tall windows illustrate influence of the Italian Renaissance Revival style.

The dwelling's character-defining elements include:

- Two-storey massing;
- Stucco cladding;
- Flat roof with moulded frieze;
- Raised brick firewall on the west façade;
- Flat two-over-two and tall four-over-four windows with stone lug sills;
- Storm porch with wood panels; and,
- Main entrance with sidelights.

Due to the building's unique design features, staff recommend a score between 7 and 10 points for architectural style.

5. Architectural Integrity:

2381 Moran Street has a high level of architectural integrity resulting from the retention of several distinctive exterior features and restoration of the masonry cladding. Historical photos of the property provided by the property owner depict few modifications to 2381 Moran Street. The masonry construction is evident in historic imagery, which included quoin detailing at the corners. The first-storey windows were originally 10-pane. A chimney has been removed from the west side of the building, along with a one-storey rear addition; however, the latter was removed prior to 1900.

The major alteration is the addition of the vinyl cladding on the west façade. This has begun to be reversed as the structure has been recently clad with stucco and brick likely remains on the west façade. Hill's newspaper advertisements for the property circa 1860 and 1864 suggest other elements have since been removed, including cast iron ornamented balconies, and iron steps and rails.

Overall, the dwelling's modifications are modest. As such, staff recommend a score between 6 and 10 points for architectural integrity.

6. Relationship to Surrounding Area:

The dwelling at 2381 Moran Street sits prominently at the corner of Moran and Sarah Streets, with a distinguishable and unique design. It serves as a landmark in the area. The Moran's Field lands were subdivided and developed for residential purposes in the mid-1800s; thus, this portion of the streetscape is characterized by a series of mid-19th century dwellings that share similar massing and architectural features. This streetscape remains largely intact.

2381 Moran Street is a unique masonry residence and is a rare example of a double rowhouse with Italian Renaissance Revival style influences. The dwelling represents a unique housing style from the mid-1800s.

The building is an architectural asset that reflects the neighbourhood's historical character. As such, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2020/2021 and proposed 2021/2022 operating budgets for C340 - Social and Heritage Policy.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this report.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

There are no significant environmental implications associated with the recommendations in this report.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to refuse the application to include 2381 Moran Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report



A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

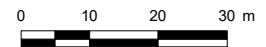
Report Prepared by: Elizabeth Cushing, Heritage Planning Researcher, 902.943.0568



Map 1 - Location Map

2381 Moran Street,
Halifax

-  Registered Heritage Property
-  Subject Property



HRM does not guarantee the accuracy of any representation on this plan.

Attachment A



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**Heritage Property Program
Community & Recreation Services**

March 2013

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) **Construction type/building technology**: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) **Style**: which refers to the form or appearance of the architecture.

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category.*

Attachment B

Research Report

2381 Moran Street, Halifax

Prepared by:
HRM Planning and Development

February 25, 2021



HALIFAX

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Age

2381 Moran Street, formerly 27 Moran Street, is situated on the block bound by Agricola Street to the east, Cunard Street to the south, Moran Street to the west and Sarah Street to the north.

2381 Moran Street was located on Lot 37 of Moran's Field, previously known as Bayer Field, opposite of the Military Exercising Ground at the Halifax Commons (Figure 1). In 1840, Patrick Moran, carpenter, purchased the land known as Woodills Property from John Bayer (Book 94, Page 208). Joseph Sutherland and William Carr, Masons and Plasterers, purchased the lot in 1857 from Patrick Moran for £100 (Book 119, Page 514). William J. Almon obtained the property through a Sheriffs Deed in 1860 from John James Sawyer, after Carr and Sutherland failed to pay their mortgage (Book 129, Page 486). The deed references brick houses on the property. Almon, through the Nova Scotia Permanent Benefit Building Society and Saving's Fund, subsequently sold the property to Henry G. Hill that same year for £800 (Book 129, Page 488). No documentation could be found to confirm that Hill personally occupied the property.



Figure 1: Plan of Division of Mr. Moran's Field into 44 Lots, 1849

27 Moran Street is first referenced in Hutchinson's 1866-67 *Nova Scotia Directory*, which lists J.M. DeWolfe, carriage builder, as occupying the property. John M. DeWolfe purchased the property in 1865 from Henry G. Hill (Book 151, Page 133), having previously lived on Morris Street (Lovell 1864). DeWolfe retained ownership until 1872 when James W. Johnston purchased the property (Book 184, Page 193). Richard L. McCulloch obtained the property through a Sheriffs Deed from Johnston in 1875 (Book 202, Page 294). Hopkin's 1878 map depicts a brick double semi-detached rowhouse at the corner of Moran and Sarah Streets, with the civic address 25-27 Moran Street (Figure 2). By 1889, the one-storey storm porch is depicted along with a one-storey rear addition (Figure 3).

McCulloch sold the property to Edward Clinch in 1897 (Book 315, Page 531). William J. Branch purchased the land from Clinch in 1899 (Book 338, Page 504). The rear addition appears to have been removed by the 1911 Fire Insurance Plan, with a two-storey outbuilding constructed to the rear of the residence (Figure 3).

Based on the above, the property at 2381 Moran Street was constructed between 1858 and 1860 when Joseph Sutherland and William Carr owned the property.

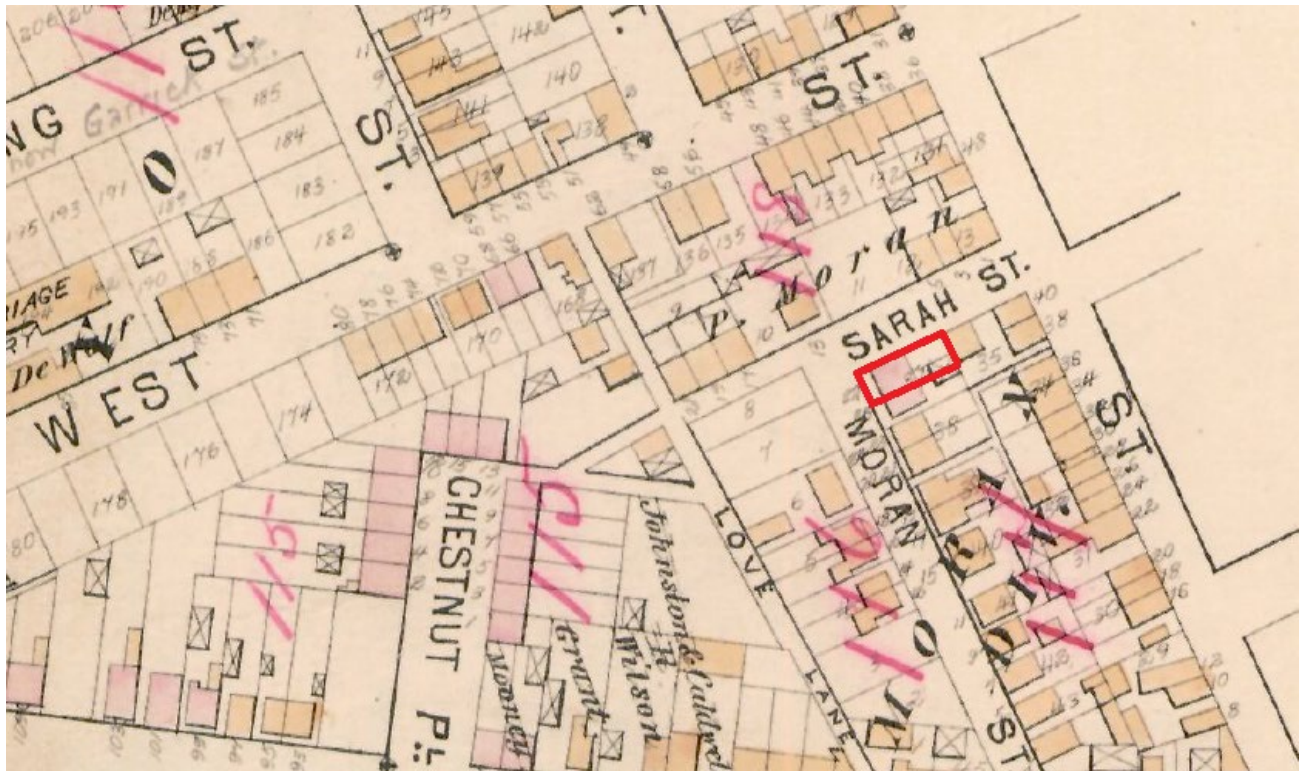


Figure 2: Hopkins 1878 Map of the City of Halifax with the subject property outlined in red

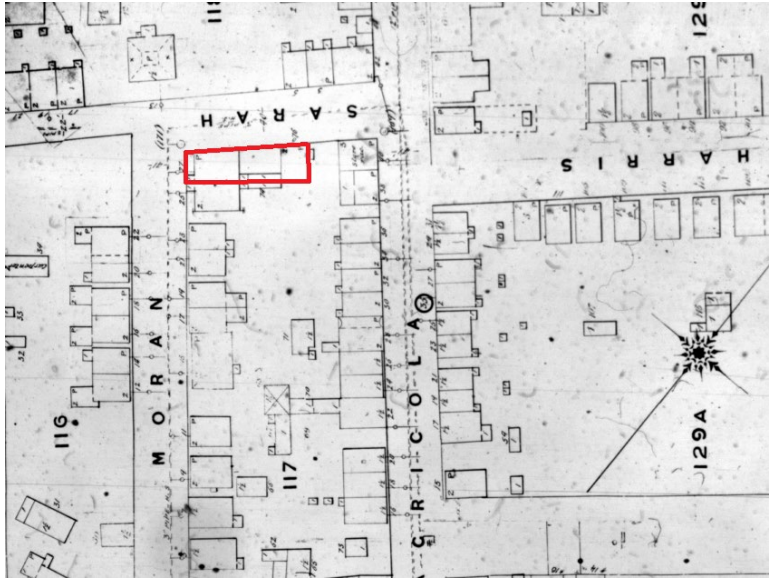


Figure 3: Goad's 1889 Fire Insurance Plan with the subject property outlined in red

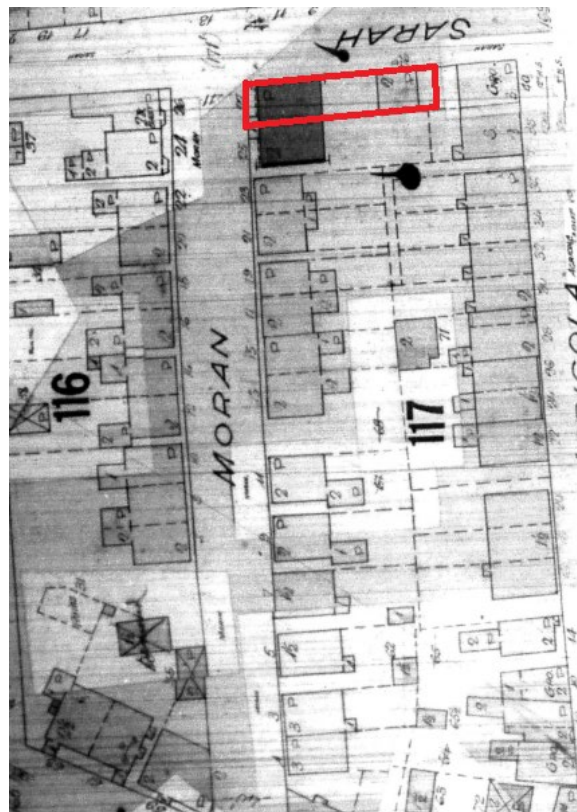


Figure 4: Goad's 1895 (Revised 1911) Fire Insurance Plan with the subject property outlined in red

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

2381 Moran Street has historical associations with John M. DeWolfe, who occupied the property from 1865 until 1872. DeWolfe owned a successful carriage manufacturing company in Halifax. His career began in St. Stephen, New Brunswick, where he apprenticed for eight years in the carriage business. Afterwards he moved to Bridgetown, Nova Scotia, and established a carriage factory. In 1859 he moved to Halifax and set up an establishment on Grafton Street, later moving to the corner of West and Robie Streets (White 1876:90). The factory consisted of three large three-storey frame buildings and included blacksmith and wood workshops. DeWolfe specialized in phaetons, light buggies, t carts, concord wagons, sleighs, etc. which he sold mostly to residents of Nova Scotia, along with Bermuda and the West Indies, and occasionally England and Ireland (Figure 5).

In *Halifax and Its Business* (1876), G.A. White wrote the following about DeWolfe and his carriage business:

“Mr. J.M. DeWolfe, who came here in 1859, was first to establish and develop this industry, and put it on such a basis as to obviate the necessity of depending upon foreign manufacture. In his hands the business has acquired important dimensions, and for elegance of style the work of his establishment will compare favorably with foreign production. Mr. DeWolfe has in his warehouse a ponderous English Brougham, used here twenty-five years ago by an eminent official, which strongly illustrates and marks the process of improvement in carriage manufacture during the past quarter of a century.” (White 1876:89).

DeWolfe won awards at the Paris Exposition in 1867, and his productions honoured at Provincial Exhibitions and the Philadelphia Centennial. He also served as Alderman for Ward 5 from 1876-1877.



Figure 5: The Canterbury Coach built by John M. DeWolfe, dated 1887 (Source: Nova Scotia Archives)

Important / Unique Architectural Style or Highly Representative of an Era

2381 Moran Street is a unique example of the Italian Renaissance Revival style applied to the local architectural vernacular of the time, the Halifax House.

There is influence of the Halifax House style, through the building's three bays with side hall entrance, storm porch with plain wood panels and flat roof, and main entrance with sidelights (Archibald and Stephenson 2003). The Italian Renaissance Revival style was popular from 1845 to 1860 (Baker 2018:80). The style can be characterized by simple flat facades, rectangular forms and restrained decorative details. The cladding was often limestone or stucco, and the cornice was prominent. Tall windows were also common features. Italian Renaissance Revival features at 2381 Moran Street include: the simple flat façade; rectangular form; quoin corner detailing; transom window; and, tall four-over-four windows.

Significance of Architect or Builder

2381 Moran Street is a unique example of a brick residence with Italian Renaissance Revival style influences, with associations with Henry George Hill (1805-1882; University of Toronto 2021). Minimal information was available on the original builders, William Carr and Joseph Sutherland. The architect of the existing dwelling could not be confirmed, though Henry George Hill contributed to the overall design of the house (Figure 6 and Figure 7).

Hill was the son of a carpenter in the North End of Halifax and worked as a carpenter, joiner, upholsterer and architect (Rosinski 1994:95). His career escalated when he was awarded the contract to complete the Brunswick Street Wesleyan Chapel in 1834. Hill quickly became known for his Greek Revival style designs, including the Grafton Street Normal School, Caldwell House on Robie Street near Jubilee Road, and the Garrison Church (Rosinski 1994:95). In 1860, he established the Prince Albert Steam Sawmill on south Hollis Street, producing doors, sashes and window frames (Rosinski 1994:96). Hill served as Alderman for Ward 1 from 1862 until

1865. In 1873, all his personal property, stocks and real estate was deeded in trust to Edward Jost for payment to his creditors. Despite this, Hill remained working as an architect until 1880, when he left Halifax for Somerville, Massachusetts.

VALUABLE REAL ESTATE.

THE Subscriber offers for sale at a very low figure, Two very superior and comfortable **Brick Dwelling Houses,**

And **STABLES,** in Moran street, North Suburbs, each containing Eight Rooms, with Closets, Pantrys, and Store-rooms, has been new roofed, and the whole new painted and papered, fitted up with American Grates, Fenders, &c, complete. Also, Winter Sashes. The front windows facing the west, fitted up with Venetian shutters; Cast Iron ornamented Balconys, and Iron steps and Rails. The building can be recommended, is in good repair: locality healthy and pleasant: neighbourhood respectable.

An person really requiring a good and comfortable dwelling would do well to embrace the present opportunity, as the price is low. About two-thirds of the amount can remain in the Building Society, and which has only a little over 7 years to run.

For particulars apply to Wm Robinson, Broker, Bedford Row, or

H. G. HILL,
No. 9 Brunswick street.

nov 20 4w

Figure 6: Nova Scotian Advertisement dated 1860 (Source: Nova Scotia Archives)



Figure 7: Nova Scotian advertisement dated 1864 (Source: Nova Scotia Archives)

Architectural Merit

Construction Type or Building Technology

2381 Moran Street was originally constructed of brick. The interior was not accessed and thus further details on the construction type or building technology are unknown.

Style

2381 Moran Street is a two-storey, double semi-detached residence with a rectangular plan (Figure 8 to Figure 11). The Italian Renaissance Revival style residence is clad in stucco on the south and north façades with vertical vinyl siding on the west façade. It stands on a masonry foundation that has been faced with concrete and stucco with a water table. The flat roof has moulded frieze. There is evidence of a raised firewall on the west façade which has been clad in vinyl.

Windows are flat with moulded trim and stone lug sill. The second-storey windows are two-over-two while the first-storey windows are tall four-over-four. Basement windows are two-sash. The main entrance is located on a storm porch with wood panels and a flat roof. A small set of stairs and wood railing leads to the single-leaf entrance with sidelights. A single-leaf entrance with transom is located on the north façade.

Character-defining elements include:

- Two-storey massing;
- Stucco cladding;
- Flat roof with moulded frieze;
- Raised brick firewall on the west façade;
- Flat two-over-two and tall four-over-four windows with stone lug sills;
- Storm porch with wood panels; and,
- Main entrance with sidelights.



Figure 8: West facade of 2379-2381 Moran Street (09 February 2021)



Figure 9: West and south façades of 2379-2381 Moran Street (09 February 2021)



Figure 10: West and north façades of 2379-2381 Moran Street (09 February 2021)



Figure 11: East and north facades of 2381 Moran Street (09 February 2021)

Architectural Integrity

2381 Moran Street has a high level of architectural integrity resulting from the retention of several distinctive exterior features and restoration of the masonry cladding. Historical photos of the property provided by the property owner depict few modifications to 2381 Moran Street (Figure 12 and Figure 13). The masonry construction is evident in historic imagery, which included quoin detailing at the corners. The first-storey windows were originally 10-pane. A chimney has been removed from the west side of the building, along with a one-storey rear addition; however, this was removed prior to 1900.

The major alteration has been the vinyl cladding; however, this has begun to be reversed as the structure has been recently clad with stucco and brick likely still remains on the west façade. Hill's newspaper advertisements for the property circa 1860 and 1864 suggest other elements have since been removed, including cast iron ornamented balconies, and iron steps and rails (see Figure 6 and Figure 7).



Figure 12: 2381 Moran Street circa 1923 (Source: 2381 Moran Street Property Owners)

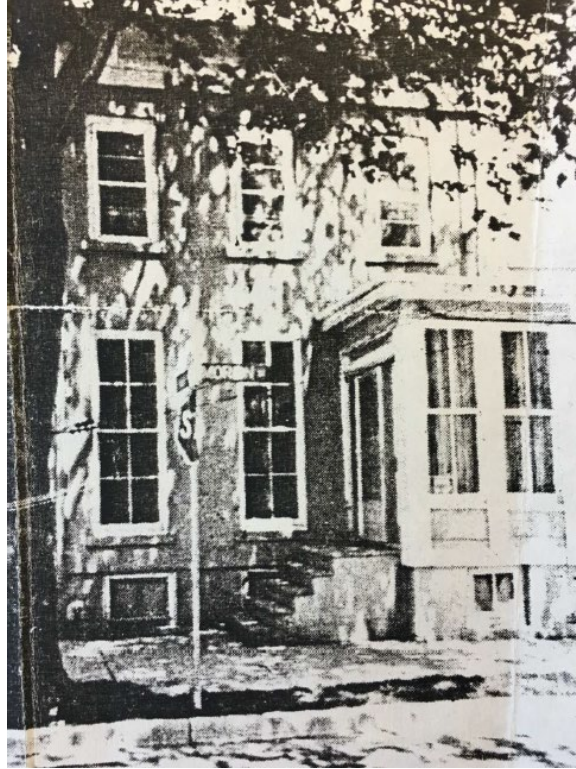


Figure 13: 2381 Moran Street circa 1975 (Source: 2381 Moran Street Property Owners)

Relationship to Surrounding Area

2381 Moran Street is located at the corner of Moran and Sarah Streets, surrounded by several residences of similar age (Figure 14 and Figure 15). As a corner lot with a distinguishable and unique design, it serves as a landmark in the area. It is a unique masonry residence and is a rare example of a double rowhouse with Italian Renaissance Revival style influences.

A registered heritage property, known as Avery House, is located approximately 23 m south of 2381 Moran Street at 2370 Moran Street (Figure 16). With a construction date of 1866, it is of a similar age to 2381 Moran Street.



Figure 14: Moran Street facing north (09 February 2021)



Figure 15: Moran Street facing south (09 February 2021)



Figure 16: Registered Heritage Property at 2370 Moran Street (09 February 2021)

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