

H00495 – 2381 Moran Street

Request to Include Property in the Registry of Heritage Property for
the Halifax Regional Municipality

Heritage Advisory Committee
April 28, 2021

Location



HALIFAX

HRM Registration Evaluation Criteria

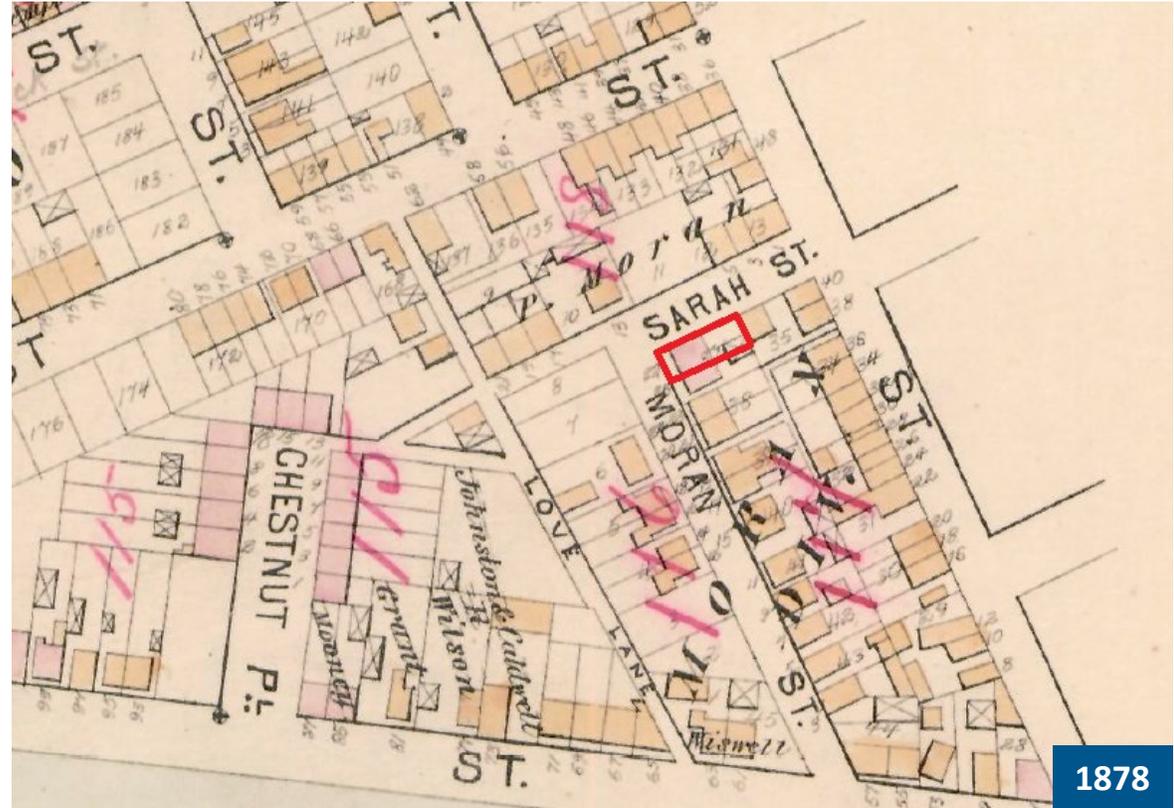
Criterion	Maximum Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect / Builder	10
4. Architectural Merit: Construction Type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

HALIFAX

1. Age

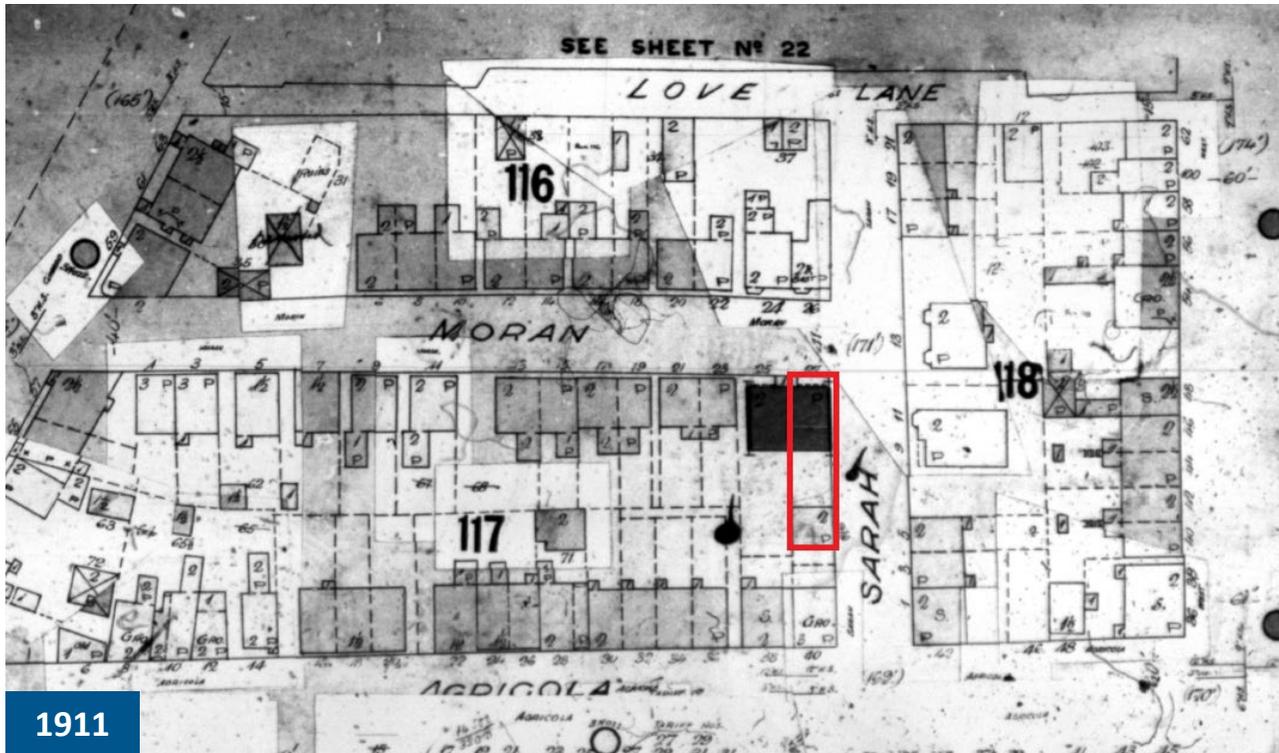


1858 Coin found in house



HALIFAX

1. Age



Date of Construction	Points
1749 - 1785	25
1786 - 1830	20
1831 - 1867	16
1868 - 1899	13
1900 - 1917	9
1918 - 1945	5
1945 - Present	3

HALIFAX

2. Relationship to Important Occasions, Institutions, Personages or Groups



- Historical associations with John M. DeWolfe, carriage maker, who occupied the property from 1865 until 1872
- His carriage business was once located at the corner of West and Robie Streets
- DeWolfe won awards at the Paris Exposition in 1867, and his productions honoured at Provincial Exhibitions and the Philadelphia Centennial

HALIFAX

2. Relationship to Important Occasions, Institutions, Personages, or Groups



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

HALIFAX

3. Significance of Architect

VALUABLE REAL ESTATE.

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

And **STABLES,** in **Morea 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 28 4w

- Minimal information on William Carr and Joseph Sutherland, masons and plasterers
- Henry G. Hill contributed to the overall design of the house
- Hill worked as a carpenter, joiner, upholsterer and architect
- In 1860, he established the Prince Albert Steam Sawmill on south Hollis Street, producing doors, sashes and window frames

HALIFAX

4a. Architectural Merit (*Construction Type*)



- Two-storey, brick construction
- Mid-19th century example of masonry construction in Halifax

A) Construction type	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

HALIFAX

4b. Architectural Merit (*Style*)

- Halifax House style with Italian Renaissance Revival influences
- Character defining elements:
 - 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.

B) Style	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

HALIFAX

5. Architectural Integrity



Exterior	Points
Largely unchanged	11 - 15
Modest changes	6 - 10
Major changes	1 - 5
Seriously compromised	0

HALIFAX

6. Relationship To Surrounding Area



- 2381 Moran Street serves as a landmark prominently at corner of Moran and Sarah Streets
- Intact streetscape characterized by a series of mid-19th century dwellings with similar massing

HALIFAX

6. Relationship To Surrounding Area



- A unique masonry residence and rare example of double rowhouse with Italian Renaissance Revival style influence

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.

HALIFAX

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.

HALIFAX

Thank You