

Re: Item No. 8.1

HALIFAX

Heritage Hearing H00495

Heritage Property Registration Application:
2381 Moran Street

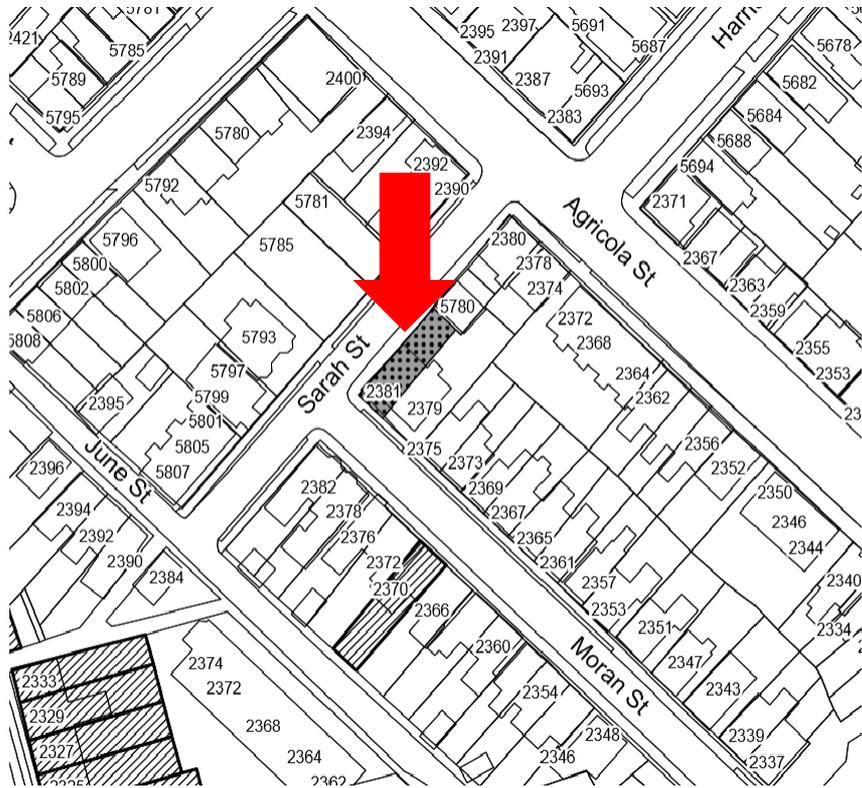
Regional Council – 29 June 2021

Slide 1

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

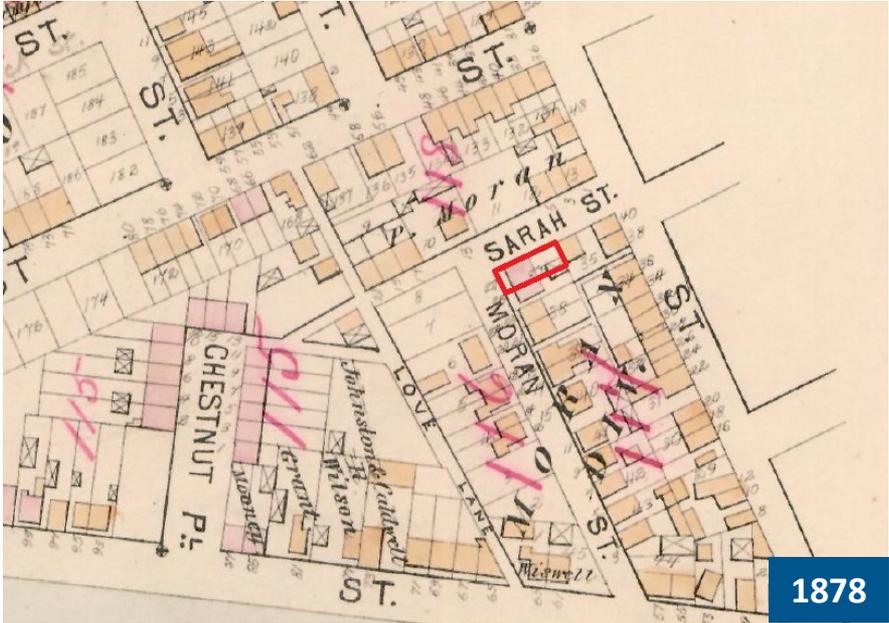
Location



Age



1858 Coin found in house



Historical Importance

HAC Score: 14 / 20



- 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

Significance of Architect

HAC Score: 3 / 10

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,
nov 20 4w No. 9 Brunswick street.

- 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

Architectural Merit (Construction) HAC Score: 6 / 10



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

Architectural Merit (Style)

HAC Score: 9 / 10



- 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.

Architectural Integrity

HAC Score: 10 / 15



Relationship to Surrounding Area

HAC Score: 10 / 10



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

Heritage Advisory Committee Scoring

Criterion	HAC Score
1. Age	16
2. Relationship to Important Occasions, Institutions, Personages or Groups	14
3. Significance of Architect / Builder	3
4.a. Architectural Merit: Construction Type	6
4.b. Architectural Merit: Style	9
5. Architectural Integrity	10
6. Relationship to Surrounding Area	10
Total	68

Recommendation

That Halifax Regional Council 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 of the staff report dated March 17, 2021, as a municipal heritage property under the Heritage Property Act.

HALIFAX

Thank You

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