

Hospital Hill – 2515 LeRoi Ave.



Rossland Heritage Home Inventory

1) Address: 2515 LeRoi Ave.

2) Property Description: Block 51, Lot(s) _____

3) Common or Historical Name: Not available

4) Date of Construction: Circa 1900

1st Owner: Ben Coon's grandfather (who didn't live in the home but rented it)

5) Early History: Not available

6) Design, Style, Architecture, Architect:

The architectural style is Proto-Modern Domestic in the Bungalow Style.

7) Description of Home:

- 2 storeys and a basement
- Area of main floor is 1400 ft²

- Total area is 2100 ft²
- Width is 28 ft. and depth is 50 ft.
- Exterior walls have horizontal wood siding with vertical elements
- Foundation is concrete blocks
- Roof is covered with shingles

8) Interior Layout and Features:

- Fireplace and oak floors
- Living room and dining room have original 9.5 ft. high ceilings
- Original windows except in kitchen and bathroom
- Original doorframes and baseboards
- Chimney is at the center of the house and opens into 4 rooms
- 1 bay window with original moldings

9) Alterations/Restorations:

- Front porch was removed
- Fireplace and oak floors added in 1934
- Ceilings have been lowered in the upstairs
- Original garage has been removed
- Carport, sundeck, and tool shed built later
- Exterior walls were changed from shingles and cedar siding to stucco in 1934
- Concrete blocks for added for foundation in 1934
- Roof changed from original shingles to aluminum and back to shingles
- Major renovations to the exterior in 2013, including gabled windows on the top floor

10) Other Information: Second owner, Ernie Morrison, was a manager of Hunter Bros. Store and smoked a box of cigars a day. As a result, many areas of the house are insulated with old cigar boxes. Several articles were found in the house including boxes of old magazine, used in walls and under floorboards; various World War 1 items; 3 or 4 original lighting fixtures; 3 or 4 fixtures in the dining room; 3 or 4 brass fixtures; an old washstand with a jug; and a mantel clock.

11) Other Owners: Ernie Morrison, Peter and Helen Bouchier, and Reva and Robin Strachan, the current owners.



West side of home



1983 Photo