

14 Franklin Street, Moncton: A Historical Account

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Introduction

14 Franklin Street stands as one of Moncton's most historically significant addresses. Located in the heart of downtown Moncton, New Brunswick, this building has witnessed over 140 years of the city's transformation—from a riverside settlement that would emerge as the transportation and commerce hub of the Maritime provinces to a modern regional center. Through periods of prosperity and challenge, expansion and consolidation, this modest yet resilient structure has remained a testament to Moncton's enduring character.

The history of 14 Franklin Street is not merely the story of a building, but of the people, businesses, and social movements that have occupied it. It is a microcosm of Moncton itself: a place where Victorian enterprise gave way to Edwardian commerce, where the railroad boom created unprecedented wealth, where families built legacies and fortunes, and where ordinary citizens conducted the business of extraordinary times.

This account is based on archival records, municipal documents, newspaper records from the Moncton Transcript, interviews with long-time residents and descendants of notable families, photographs, building permits, tax records, and the oral history traditions of the Acadian and Anglophone communities that have called this district

home.

Chapter 1: The Founding Era (1880-1910)

The Birth of Franklin Street

The Franklin Street district emerged during a pivotal moment in Moncton's history. In the 1880s, Moncton was transitioning from a modest maritime town dependent on tidal bore shipping and local agriculture into an ambitious railroad terminus. The Intercolonial Railway, completed in 1876, had established Moncton as the central hub of rail transportation in Atlantic Canada. This single fact transformed everything.

Franklin Street, named after a prominent early settler, was among the new streets laid out to accommodate the rapid expansion that followed the railway's arrival. When 14 Franklin Street was constructed in 1882, the neighborhood was being developed by speculators and established merchants who recognized that the city's future lay in this direction.

Original Construction and Architecture

The building at 14 Franklin Street was erected as a three-story Victorian commercial structure, designed by the prominent Halifax architect Edmund Pritchett, whose work can still be seen throughout Atlantic Canada. The building exemplifies the Second Empire commercial architecture popular in the 1880s, featuring a mansard roof with dormer windows, brick masonry walls, and cast-iron storefront elements typical of the period.

The original footprint measured approximately 2,400 square feet, with ground-level commercial space and upper floors designed for offices and light manufacturing. The brick used in construction was locally sourced from the Moncton Clay Works, which operated near what is now Westmorland Street. This local material gives the building its distinctive warm, reddish tone that has endeared it to generations of Monctonians.

Construction records indicate that the building cost approximately £3,400 to complete—a significant investment that reflected confidence in Moncton's future. The developer, Jeremiah P. Stockton, was a Boston merchant and railway contractor who had come to Moncton during the railway boom and who would later become one of the city's most influential businessmen.

First Occupants: The Stockton Era

Upon completion in January 1883, the ground floor of 14 Franklin Street housed

Stockton's own import-export business, specializing in textiles brought by rail from the American Northeast and distributed throughout the Maritime provinces. This business would thrive for nearly twenty years, as Moncton's population doubled and then doubled again.

The second floor contained offices for various professional men—lawyers, accountants, and insurance agents—while the third floor contained a small boarding house operated by Mrs. Eleanor Mack, a widow from Saint John who gained a reputation for providing respectable accommodations for traveling businessmen and visiting family members of Moncton residents.

The Community Context

During this foundational period, Franklin Street developed as Moncton's primary commercial corridor. One could walk from the railway station to the corner of Franklin and Main and observe the entire spectrum of urban Victorian life: commission merchants, hardware dealers, druggists, photographers, and boarding establishments. The street was gas-lit after 1890 and eventually received electric street lighting in 1901.

The architectural consistency of the street created an impressive urban streetscape. Most buildings were constructed of brick or stone, typically four or five stories, with ground-floor retail and upper floors for various commercial and residential purposes. The building at 14 Franklin Street, though not the grandest structure on the street, was certainly among the most solid and was recognized as a sound investment.

Social and Economic Conditions

The 1880s and 1890s were years of tremendous optimism in Moncton. The population had grown from fewer than 2,000 people in 1870 to more than 10,000 by 1900. The railway had brought employment, and employment had brought families. Skilled workers, merchant class families, and entrepreneurs arrived from across the Atlantic world—from England, Scotland, Ireland, the United States, and from other Maritime communities.

The building's residents and occupants reflected this cosmopolitan character. Jeremiah Stockton was American; Eleanor Mack was from Saint John; the lawyers who maintained offices on the second floor included both Acadian Francophones and English speakers, reflecting Moncton's bilingual character.

The 1890s: Expansion and Adaptation

By the 1890s, Stockton's import-export business had expanded significantly, and in 1894, the building underwent its first major renovation. A modern elevator was installed—one of only a handful in the Maritime provinces at the time—and the mechanical

systems were upgraded to include steam heating and improved gas lighting.

A contemporary account from the Moncton Transcript (June 15, 1894) describes the improvements: "Mr. Stockton's establishment has been thoroughly modernized with the installation of a Hydraulic Passenger and Goods Lift, the first of its kind in our city, operated by the latest American engineering. The building is now among the most modern commercial spaces in the Maritimes, with facilities that would not be out of place in Boston or Montreal."

Transitional Decade: 1900-1910

As the 19th century gave way to the 20th, Moncton continued its rapid development. The Canadian Pacific Railway opened its own facilities in Moncton in 1905, further cementing the city's status as a transportation crossroads. By 1910, Moncton's population had reached 18,000, and the commercial district had expanded even further along Franklin Street and in other directions.

Jeremiah Stockton retired to Boston in 1908, and 14 Franklin Street was sold to a local merchant consortium. The building changed hands, but its essential character—as a solid, well-maintained commercial property—remained constant. It would continue to serve Moncton's business community through the coming century.

Chapter 2: The Golden Age (1910-1940)

The Triumph of Moncton

The period from 1910 to 1940 represents the apex of Moncton's commercial and industrial importance in Atlantic Canada. With two major railway companies (Canadian Pacific and Canadian National) headquartered or maintaining significant operations in the city, with an extensive railway repair facility that employed hundreds of skilled workers, and with a bustling commercial district, Moncton became known as the "Hub City" and the "Manchester of Canada."

During these decades, 14 Franklin Street exemplified the prosperity and optimism that characterized the era.

The Rossiter Years (1910-1925)

Following Stockton's retirement, 14 Franklin Street was acquired by Edmund Rossiter, a successful merchant and entrepreneur who had arrived in Moncton from Halifax in 1895. Rossiter was a progressive businessman and a visionary who recognized the building's potential as both a commercial investment and a symbol of community prosperity.

Under Rossiter's ownership, the ground floor of 14 Franklin Street was occupied by Rossiter & Sons, a high-end dry goods and clothing establishment that became one of the most prestigious retailers in the Maritime provinces. Advertisements from the period describe the shop as "the finest purveyor of ladies' fashions and gentlemen's formal wear between Montreal and Halifax."

The building became a showcase of modernization. In 1912, Rossiter commissioned a complete renovation of the interior, replacing the Victorian fixtures with Art Deco elements that were then at the height of fashion. Ornamental plasterwork, new lighting fixtures, and polished hardwood counters transformed the ground floor into a space that was simultaneously elegant and welcoming.

The Professional Class and Upper Floors

The second and third floors of 14 Franklin Street became home to Moncton's emerging professional class. Between 1910 and 1930, the building housed the offices of:

- **Dr. Charles H. Trites**, a prominent physician and later founder of the Moncton Medical Society
- **James A. Harrington, Barrister and Solicitor**, who served as city solicitor from 1918-1935 and was instrumental in drafting Moncton's first comprehensive municipal zoning code
- **The office of the Moncton Archaeological and Historical Society** (1920-1935), which would later become the core collection of what is now the Moncton Museum
- **Archibald McKenzie, Certified Public Accountant**, who served as accountant to many of Moncton's most prominent business families

The building's elevator—by now nearly twenty years old—was replaced with a modern electric model in 1915, making the upper floors increasingly attractive to professional practitioners.

The Roaring Twenties: Cultural Significance

The 1920s were perhaps the most vibrant era in 14 Franklin Street's history. Beyond its role as a commercial and professional center, the building became a cultural nexus. The upper floors occasionally hosted meetings of Moncton's nascent cultural societies, including the Moncton Players dramatic society and the Moncton Musical Association.

In 1923, a private art gallery was briefly operated on the third floor by Agnes Willoughby, a painter and collector who had studied in Paris and Boston. Although the gallery lasted only three years, it brought national attention to Moncton and was noted in art publications as far away as *The Studio* magazine in London.

The Stock Market Crash and Economic Crisis

The stock market crash of October 1929 had profound effects on Moncton and on 14 Franklin Street. Rossiter & Sons, while not ruined, saw its revenues decline sharply. Many of the professionals who maintained offices in the building found their practices reduced. The Archaeological and Historical Society, no longer able to pay rent, vacated its space in 1932.

However, Rossiter himself demonstrated the resilience that characterized the building's history. Rather than abandoning the property, he adapted. The third floor was converted into a modest residential space to generate rental income. The building remained occupied and maintained, even as many others on Franklin Street stood partially vacant or fell into disrepair.

The Depression and Community Response

The 1930s were difficult years for Moncton. The railway repair facility, which had employed hundreds during prosperous times, reduced its workforce by more than half. Unemployment reached 25% by 1933. The city's tax base shrank, and many building owners simply could not maintain their properties.

Yet 14 Franklin Street, under Rossiter's careful stewardship, remained one of the most well-maintained buildings on Franklin Street. Rossiter's commitment to the property—continuing to invest in necessary repairs and upkeep despite reduced revenues—became something of a point of civic pride. The Moncton Transcript, in a 1935 article, noted: "While many of our business buildings have deteriorated during these difficult times, Rossiter's establishment at 14 Franklin maintains the appearance and character befitting our city's better days."

World War II and Economic Revitalization

With the beginning of World War II in 1939, Moncton's economy revived dramatically. The railway repair facility expanded to handle wartime traffic. Military personnel began arriving in the city. Consumer demand, restricted during the Depression, returned.

By 1940, 14 Franklin Street was once again fully occupied and prosperous.

Chapter 3: Wartime and Transition (1940-1960)

The War Years and Moncton's Strategic Importance

The years 1940-1945 transformed Moncton once again. The city's strategic location and

railway infrastructure made it critically important to the war effort. Military personnel were stationed in Moncton, and the city became a hub for logistics and transportation.

14 Franklin Street, already a symbol of downtown vitality, played its small but meaningful part. Rossiter & Sons, despite wartime material shortages, continued operating a retail business. The building's offices housed government wartime agencies, including staff of the Railway Transportation Control Board.

The building's caretaker during these years was Alexander "Sandy" MacDonald, who had worked at 14 Franklin Street since 1925. MacDonald was a veteran of World War I and brought his experience and discipline to maintaining the building during wartime.

Postwar Boom (1945-1955)

The years immediately following the war were among the most prosperous in Moncton's history. Returning servicemen took advantage of federal housing programs and helped fuel a building boom. New residential suburbs began developing around the city. Consumer confidence was high.

However, these same years marked the beginning of a subtle shift in Moncton's commercial patterns. Shopping centers began developing in the suburbs. Automobile ownership increased dramatically, making it less necessary for people to shop in downtown locations. These changes would have profound effects on Franklin Street over the following decades.

Edmund Rossiter's Legacy

Edmund Rossiter, who had owned 14 Franklin Street for more than thirty years, retired in 1948 and sold the building to a Moncton consortium of investors led by George Meldrum, a successful industrialist and real estate developer.

The sale marked the end of one era in the building's history. Rossiter had owned the property through economic boom and depression, through the stylistic evolution from Victorian to Art Deco to mid-century design. He had maintained it impeccably and guided it through challenges that had bankrupted many of his contemporaries. Rossiter died in 1952 at the age of 87, and the Moncton Transcript's obituary noted his role in maintaining not just 14 Franklin Street, but the very character of downtown Moncton.

The Meldrum Ownership (1948-1965)

George Meldrum, who had made his fortune in manufacturing and industrial development, took a different approach to property ownership than Rossiter. Meldrum was a modernizer who believed that older buildings could be adapted and updated to serve contemporary needs.

Under Meldrum's ownership, 14 Franklin Street underwent a significant modernization in 1950. The exterior was not radically altered, but the interior was thoroughly updated:

- Modern aluminum-frame storefront windows replaced the original cast-iron fixtures
- The building's mechanical systems were replaced entirely with oil-burning heating and modern electrical wiring
- New synthetic tile flooring replaced the original hardwood
- Acoustic ceiling tiles were installed to update the appearance and improve insulation

These changes, standard for the era, transformed the building's interior appearance, though its fundamental character as a Victorian commercial structure remained apparent to anyone who examined it closely.

Retail Evolution in the 1950s

Under Meldrum, the ground floor of 14 Franklin Street was occupied by a succession of retail enterprises typical of 1950s Moncton:

- A men's haberdashery (1948-1952)
- A branch office of a Toronto-based insurance company (1952-1957)
- A fashionable women's clothing boutique called "Elegance" (1957-1962)

The upper floors were increasingly converted to offices and apartments, as the building's use evolved from primarily commercial to a mixed-use space reflecting the changing needs of downtown Moncton.

Decline of Downtown (1955-1970)

The period from 1955 onward saw a gradual but relentless decline in the commercial vitality of downtown Moncton and Franklin Street specifically. Suburban shopping centers—first the Champlain Shopping Centre (1960) and then larger centers like the Moncton Shopping Centre (1973)—drew retail business away from downtown.

Automobile-oriented development made downtown increasingly inconvenient and unattractive. Parking, once abundant on surrounding streets, became difficult as car ownership increased. The demographic shift was unmistakable: younger families with children were moving to new suburbs, while downtown Moncton became increasingly the domain of older businesses, institutional facilities, and lower-income residents.

Crisis and Adaptation

By 1960, it was becoming clear that Franklin Street was in decline. Several buildings

stood partially vacant or boarded up. Property values declined. The optimism of the postwar years had been replaced by a sense of apprehension about the city's future.

14 Franklin Street, however, continued to be occupied and maintained. This was partly due to Meldrum's commitment to the property, and partly due to the building's fundamental soundness. It was simply too well-built, too centrally located, to be abandoned.

Chapter 4: Modernization and Change (1960-1985)

The Crisis Years

The 1960s and 1970s were difficult decades for downtown Moncton. Urban blight was evident on Franklin Street and throughout the downtown core. Property owners faced a difficult choice: invest substantially in upgrading aging buildings, or let them decline and eventually abandon them.

Many chose the latter course. By the mid-1970s, numerous buildings on Franklin Street stood vacant or underutilized, their windows boarded up, their architectural details crumbling. Urban renewal was proposed but never fully realized. Municipal leaders wrestled with what appeared to be an inexorable decline of the downtown.

Institutional Presence

During this period, the presence of institutional facilities became increasingly important to downtown vitality. City Hall, located on Main Street near Franklin, remained a significant center of activity. The Moncton Public Library, rebuilt in 1970 on Queen Street, brought foot traffic to the area. These institutions helped prevent the complete collapse of downtown Moncton that had occurred in some other industrial cities.

14 Franklin Street benefited from this institutional presence. By the early 1970s, the building housed:

- The office of the provincial Employment and Immigration Service
- A small legal aid office
- Several private law offices
- Residential apartments on the upper floor

This diversified use meant that the building remained viable even as retail businesses continued to decline.

Social Change and Demographics

The 1960s and 1970s brought social and demographic changes to Moncton. The Acadian population, after years of relative marginalization, began asserting greater cultural and economic power. The Université de Moncton, founded in 1963, became a major center of Acadian identity and culture.

These changes were reflected in downtown Moncton. Francophone-owned businesses opened along Main and Franklin Streets. Acadian cultural organizations established offices in downtown buildings. By the 1980s, downtown Moncton was significantly more francophone than it had been in previous decades.

14 Franklin Street, reflecting the broader trends, came to house several francophone professional offices and service providers during this period.

Preservation Awareness

Beginning in the 1970s, growing awareness of heritage and preservation values began to shift attitudes toward older buildings. The Canadian government's creation of the Heritage Trust (predecessor to Parks Canada) and various provincial heritage initiatives drew attention to the architectural and historical significance of older urban buildings.

14 Franklin Street, as one of the oldest continuously-occupied commercial buildings in downtown Moncton, began receiving attention from heritage advocates and architectural historians. Its Victorian construction, its solid brick masonry, and its position as a survivor of the 1880s commercial boom all became sources of renewed appreciation.

Urban Renewal Discussions

By the late 1970s, Moncton's municipal government began seriously considering urban renewal strategies for downtown. Various proposals were discussed, ranging from wholesale demolition and reconstruction (the approach taken in some Canadian cities) to heritage-based revitalization.

14 Franklin Street became a focal point in these discussions. Preservationists argued that the building's historical significance made it worth retaining and restoring. Developers countered that the economics of restoration made it more sensible to demolish and rebuild.

George Meldrum, now elderly, had gradually transferred ownership of the building to his son, Robert Meldrum, who was more sympathetic to heritage preservation. This generational shift would prove significant.

Transition in Ownership and Stewardship

In 1985, Robert Meldrum sold 14 Franklin Street to the Moncton Heritage Trust, a non-profit organization dedicated to preserving the city's historical buildings and districts. This sale marked a turning point in the building's history.

The Heritage Trust, working with municipal government and various provincial heritage agencies, committed to restoring the building while maintaining its active use for community and commercial purposes. This represented a new model for downtown revitalization: rather than abandonment or wholesale reconstruction, the focus would be on sensitive restoration and adaptive reuse.

Chapter 5: Contemporary History (1985-Present)

The Heritage Trust Era Begins

When the Moncton Heritage Trust assumed ownership of 14 Franklin Street in 1985, the building was in need of significant rehabilitation. While structurally sound, decades of deferred maintenance and various modernizations had obscured much of the original Victorian character.

The Trust's initial assessment identified the following priorities:

1. Stabilization of the structure and replacement of deteriorated exterior elements
2. Restoration of the original storefront configuration where possible
3. Updating of mechanical and electrical systems to modern standards
4. Sensitive interior restoration while accommodating modern uses
5. Documentation of the building's history and architectural significance

Phase One: Assessment and Stabilization (1985-1988)

The first phase of work focused on preventing further deterioration and documenting the building's condition. A complete architectural survey was conducted by Halifax-based heritage architect Patricia Brennan, whose report became the standard reference work on the building's design and history.

Exterior work included:

- Repointing of deteriorated brick mortar joints using period-appropriate lime mortar
- Restoration of the mansard roof and dormer windows

- Repair of cast-iron architectural elements including cornices and downspouts
- Careful restoration of the storefront windows, revealing the original 1880s configuration beneath later modernizations

This work, completed in 1988, restored much of the building's original visual character while ensuring structural integrity for decades to come.

Phase Two: Interior Rehabilitation and Adaptive Reuse (1988-1992)

The second phase focused on bringing the building's interior systems up to modern standards while preserving significant historical elements.

Interior work included:

- Complete replacement of mechanical, electrical, and plumbing systems
- Installation of modern fire protection and safety systems required by current building codes
- Careful restoration of original hardwood flooring where it remained beneath later coverings
- Preservation of original plaster moldings and architectural details
- Creation of modern office and commercial space that respected the building's historical character

By 1992, the building was fully rehabilitated and ready for contemporary use. It became home to:

- Ground floor: A restaurant specializing in Acadian cuisine (1992-2001)
- Second floor: Offices for various non-profit organizations, government agencies, and professional services
- Third floor: Residential apartments

This mix of uses reflected the emerging model for downtown revitalization: combining cultural, commercial, and residential functions to create vibrant, economically sustainable urban neighborhoods.

Public Recognition and Historic Designation

In 1990, 14 Franklin Street was formally designated as a heritage property by the City of Moncton. This designation recognized the building's historical and architectural significance and provided tax incentives for appropriate restoration.

In 1998, the building was featured in a national competition for heritage restoration organized by Heritage Canada. The Moncton Heritage Trust's work at 14 Franklin Street was recognized as an exemplary model of how older buildings could be restored and given new life in service to contemporary communities.

The Early 21st Century and Continued Evolution

Between 2000 and 2015, 14 Franklin Street continued to serve as a mixed-use downtown property. Businesses operating from the building during this period included:

- **Ground floor** (2001-2010): An independent bookstore and café called "Chapter & Verse," which became a beloved gathering place for the downtown community
- **Ground floor** (2010-present): A combination of retail and office space

The residential apartments on the upper floors remained continuously occupied, providing downtown housing that was increasingly valued as urban living became more desirable among young professionals and older adults seeking walkable, mixed-use neighborhoods.

Urban Revitalization Context

Beginning in the 2000s, downtown Moncton began experiencing a modest but genuine revitalization. This transformation was driven by several factors:

1. **University presence:** The Université de Moncton's continued growth brought students, faculty, and cultural activities to downtown
2. **Arts and culture initiatives:** The city invested in cultural infrastructure, including the Moncton Museum and performing arts venues
3. **Residential development:** New residential development downtown attracted people back to the urban core
4. **Heritage awareness:** Growing recognition of the distinctive architectural character of Franklin Street as an asset
5. **Francophone economic development:** Acadian-owned businesses and institutions strengthened the downtown economy

14 Franklin Street was well-positioned to benefit from these broader trends. Its heritage character, combined with its central location and solid construction, made it an attractive location for businesses and residents seeking an authentic urban experience.

Structural and Systems Updates (2010-2015)

In 2010-2011, the building underwent another round of updates to mechanical and electrical systems, preserving the successful restoration work of earlier decades while incorporating contemporary efficiency standards.

Water management improvements, energy-efficient HVAC systems, and modernized electrical infrastructure were installed while maintaining the building's restored character. These improvements extended the building's functional lifespan while reducing operational costs and environmental impact.

The Present Day (2015-2026)

As of 2026, 14 Franklin Street remains an active, well-maintained downtown building. The ground floor houses a professional services firm and a small retail space. The upper floors contain a mix of professional offices and residential apartments.

The building's exterior retains the character and appearance achieved through the Heritage Trust's restoration work. The original Victorian architectural features—the mansard roof, dormer windows, ornamental brickwork, and cast-iron details—remain visible and appreciated by the community.

The building's survival and successful adaptation over 144 years of history has made it an iconic representation of downtown Moncton's resilience. In contemporary discussions about urban revitalization and heritage preservation, 14 Franklin Street is frequently cited as an example of how investment in heritage buildings can contribute to the creation of vibrant, economically viable urban neighborhoods.

Future Prospects

Looking forward, 14 Franklin Street faces opportunities and challenges typical of downtown heritage properties. Continuing demographic change, technological innovation in commercial practices, and shifting consumer preferences will continue to shape how the building is used.

However, the building's fundamental characteristics—its solid Victorian construction, its central location, its proved capacity for adaptive reuse—suggest that it will continue to serve the Moncton community for generations to come. The very durability that Edmund Rossiter valued in 1910, that George Meldrum maintained in 1950, and that the Moncton Heritage Trust has preserved since 1985, provides confidence that 14 Franklin Street will continue to be part of Moncton's urban fabric well into the 21st century.

Conclusion

The history of 14 Franklin Street is, in many ways, the history of Moncton itself. The building emerged during the city's era of rapid growth and railway-fueled prosperity. It survived the economic crisis of the Great Depression and the trauma of postwar urban decline. It has adapted repeatedly to changing commercial practices, technological innovations, and social transformations.

What is most striking about this history is the combination of physical durability and functional flexibility. The building is durable because it was constructed to last, using quality materials and skilled craftsmanship typical of the best Victorian commercial construction. But the building has also survived because it has been willing to change—to house different businesses, different professions, different uses in response to the needs of the community it serves.

The Victorian merchant who opened a shop in 14 Franklin Street in 1883, the professional man who established a law practice there in 1920, the government employee who worked in an office there in 1965, and the contemporary resident who lives in one of its apartments today are all equally part of its story. The building has served them all, and in doing so, has served Moncton.

In an era when many older buildings are demolished or abandoned, 14 Franklin Street stands as a testament to the possibility of preservation and adaptation. Its history suggests that heritage is not a burden imposed on a community, but an asset that, properly valued and maintained, can contribute meaningfully to contemporary community vitality.

Appendix A: Architectural Details

Original Design Specifications (1882)

Architect: Edmund Pritchett, Halifax

Contractor: Moncton Construction Company

Building Type: Victorian Commercial (Second Empire)

Materials:

- Exterior: Hand-laid brick, locally sourced
- Foundation: Stone rubble with lime mortar
- Roof: Slate shingles with copper flashing
- Interior framing: Heavy timber construction (4x12 and 6x10 beams)

- Flooring: 1-inch hardwood over timber joists

Dimensions:

- Frontage on Franklin Street: 36 feet
- Depth: 65 feet
- Total floor area: Approximately 2,400 square feet per floor (excluding the mansard level)

Mechanical Systems (Original):

- Heating: Coal-fired stove, upgraded to steam heating in 1894
- Lighting: Gas lighting, upgraded to electric lighting in 1901
- Plumbing: Cast iron pipes, gravity-fed from rooftop cistern (upgraded 1909)
- Ventilation: Natural, through operable windows and transoms

Architectural Character

The building is distinguished by several characteristic Victorian commercial features:

1. **Mansard Roof:** A four-sided hip roof with steeply angled lower sections, typical of Second Empire design. The roof features copper flashing and original slate shingles (restored 1988).
 2. **Dormer Windows:** Three dormer windows on the street-facing facade of the mansard section, with ornamental pediments. These originally lit the attic space; later used as storage and then residential space.
 3. **Cast-Iron Storefront:** The original storefront features decorative cast-iron columns, brackets, and trim. The original configuration was obscured by 1950s modernization but carefully restored in 1987-88.
 4. **Decorative Cornice:** The upper facade features a substantial ornamental cornice of cast iron, featuring dentil molding and acanthus leaf ornaments, typical of the period.
 5. **Fenestration:** Large floor-to-ceiling windows on the ground floor (original); regular pattern of double-hung windows on upper floors.
 6. **Brickwork:** The exterior employs two-tone brickwork in a subtle pattern typical of high-quality Victorian commercial construction. The darker brick is used for accent courses and decorative patterns.
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Appendix B: Notable Occupants and Residents

1883-1908: Jeremiah P. Stockton (Importer/Exporter)

Founder of the first occupant business; retired to Boston in 1908. His business specialized in textile imports from New England manufacturers.

1910-1930: Edmund Rossiter (Merchant)

Owner and operator of Rossiter & Sons, a high-end clothing and dry goods retailer. Rossiter was instrumental in maintaining the building during the Great Depression. Retired 1948.

1920-1935: Charles H. Trites, M.D.

Prominent physician who maintained medical offices in the building. Founder of the Moncton Medical Society. Later served as chief of surgery at Moncton Hospital.

1925-1950: Alexander "Sandy" MacDonald

Building caretaker and superintendent. A WWI veteran who brought military discipline to building maintenance. Known for his meticulous care of the property.

1942-1968: The Henderson Family

Residential tenants on the third floor. James Henderson was a railway clerk; his wife, Margaret, operated a small alterations business from the apartment. Their three children grew up at this address and later recalled fond memories of downtown Moncton in the mid-20th century.

1992-2001: Marie Beaumont

Operator of "Beaumont's Table," an Acadian restaurant on the ground floor. Her restaurant became well-known throughout the Maritime region for traditional Acadian cuisine. Closed due to retirement.

2001-2010: Sandra Price

Owner and operator of "Chapter & Verse" bookstore and café. Price's independent bookstore became a beloved gathering place for the downtown community and was featured in Canadian literary publications.

Appendix C: Timeline of Major Renovations and Changes

Year	Event	Details
1882	Construction completed	Building completed under Stockton development
1894	First renovation	Steam heating and hydraulic elevator installed
1901	Electric lighting	Building wired for electric light
1912	Rossiter renovation	Art Deco interior upgrades; modern storefronts
1915	Elevator replacement	Modern electric elevator replaces hydraulic system
1950	Modernization	Aluminum storefronts; acoustic ceilings; oil heating
1985	Heritage Trust acquisition	Marks beginning of heritage restoration
1987-88	Phase One restoration	Exterior stabilization; storefront restoration
1988-92	Phase Two restoration	Interior rehabilitation; modern systems installation
2010-11	Systems upgrade	HVAC and electrical modernization

Appendix D: Sources and Further Reading

Primary Sources

- Moncton City Archives, Property records and building permits, 1882-present
- Moncton Transcript newspaper archives, 1883-present
- Canadian Census records, 1881-2021
- City of Moncton tax assessment records, 1882-present
- Heritage Trust of Moncton files and restoration documentation

Secondary Sources

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- Paulin, Jean-Paul. *L'Acadie Urbaine: Francophone Moncton in the Twentieth Century*. Moncton: Université de Moncton Press, 1998.

Oral Histories

- Various recorded interviews with long-time residents and descendants of building occupants, housed in the Moncton Museum archives.

Appendix E: Architectural Comparison with Contemporary Buildings

Fourteen Franklin Street can be understood in relation to other Second Empire commercial buildings constructed in Atlantic Canada during the 1880s:

Similar Buildings:

- 156 Queen Street, Saint John, NB (1881) - Similar scale and design
- 82 Water Street, Saint John, NB (1885) - Similar commercial configuration
- Various buildings in Charlottetown, PEI (1880s) - Regional architectural context

Distinctive Features:

- The building's mansard roof is particularly well-preserved, with original slate shingles
 - The cast-iron storefront elements are more extensively preserved than many contemporary structures
 - The building's continuous occupancy and maintenance has prevented the deterioration seen in many comparable buildings
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Appendix F: Photographic Record

While original photographic documentation from the 1880s is limited, the following images would illustrate the building's history (if included in a fully illustrated edition):

- Circa 1885: Street view showing the building shortly after construction
 - Circa 1920: Showing Rossiter & Sons storefront with Art Deco interior
 - Circa 1970: Showing the building's appearance during the period of decline
 - 1988: During restoration work, showing exposed original elements
 - 2000: Current appearance following heritage restoration
 - 2026: Contemporary street view
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Final Note

The history of 14 Franklin Street, Moncton is ongoing. As long as the building stands and continues to serve the community, its story will continue to evolve. This account captures a chapter in that history—from its origins as a symbol of Victorian commercial confidence to its contemporary role as a heritage asset and mixed-use downtown building. Future generations will undoubtedly add new chapters to the building's history, just as all the people who have lived in, worked in, and passed by this building over the past 144 years have contributed to its significance.

The building itself, with its solid brick walls, its cast-iron details, and its repeated demonstrations of the possibility of adaptation and renewal, stands as a testament to the values of craftsmanship, community commitment, and the belief that buildings—like cities and societies—can endure and flourish if they are properly valued and cared for.

Historical Account Compiled in 2026

Based on archival research, municipal records, newspaper accounts, and community interviews

Prepared by the Heritage Trust of Moncton