

HALIFAX

53 Queen Street, Dartmouth

**H00560/HRTG-2023-00993 Substantial
Alteration**

November 22, 2023

Application

Applicant: RHAD Architects

Location: 53 Queen Street, Dartmouth (a municipally registered heritage property known as Dartmouth Post Office circa 1914)

Proposal: Substantially alter the subject property to permit reconstruction of 1961 addition for townhouse purposes, open space and accessibility upgrades, relocation of the war memorial, modifications to existing window openings, and infill of the parking lot with 90m mixed-use development.

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Site Context



53 Queen Street Substantial Alteration

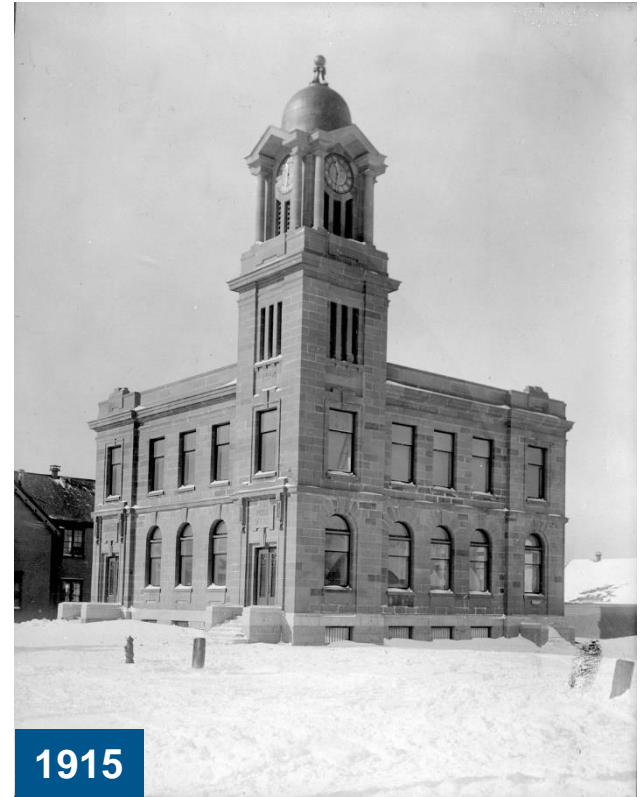
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"substantial alteration" means any action that affects or alters the character-defining elements of a property

"character-defining elements" means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value

Heritage Value

- Edwardian Baroque style civic building;
- Cornice line that wraps the original building;
- 5-bay symmetrical façade with large voussoirs;
- Large windowsills;
- Brick string course that separates the building's base from the upper storey;
- Sandstone "POST OFFICE" signage above inflated keystones;
- Moulded lintels and brackets above the entryways; and,
- Granite foundation.



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BPCOM -2022-04326

- New perimeter drain and waterproofing around the 1914 and 1947 portions of the building
- Involved the disassembly of three sets of stairs and removal of the ramp
- Allowed to proceed as stairs would need to be reconstructed to meet building code requirements
- Involved careful disassembly, documentation and storage of granite until further intervention



Substantial Alteration - Annex Addition

- 1961 Annex addition will be deconstructed and rebuilt to accommodate townhouse units
- Will use existing window openings



Substantial Alteration – Open Space

- Existing ramp will be removed, and new ramp constructed to meet accessibility standards
- Informal public access to Queen Street open space
- Addition of planters, seating areas, hardscaping



Substantial Alteration – War Memorial

- War Memorial to be relocated between the Annex and Post Office
- Currently located at south portion of Annex



Substantial Alteration – Windows

- Window openings at the rear elevation of Post Office to become patio doors
- One patio door will require new opening within sandstone cladding
- Window opening at south elevation to become door connecting the Post Office to new construction

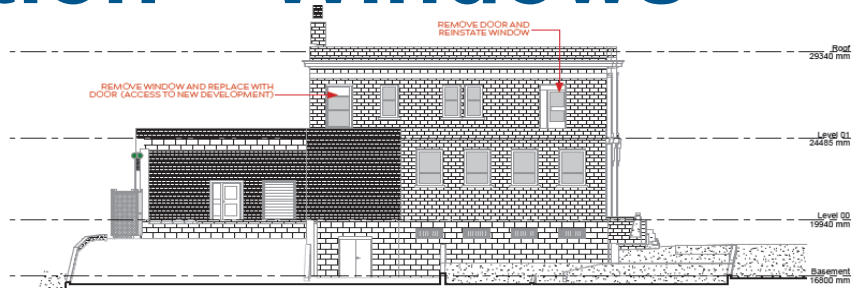


FIG.11 SOUTHWEST WINDOW OPENING TO BE MODIFIED



Substantial Alteration – 90m Mixed-use Addition

- Infill of current surface level parking lot
- Construction of 90m mixed-use development
- Includes two townhouse units along Queen Street
- Two levels of underground parking accessible from King Street



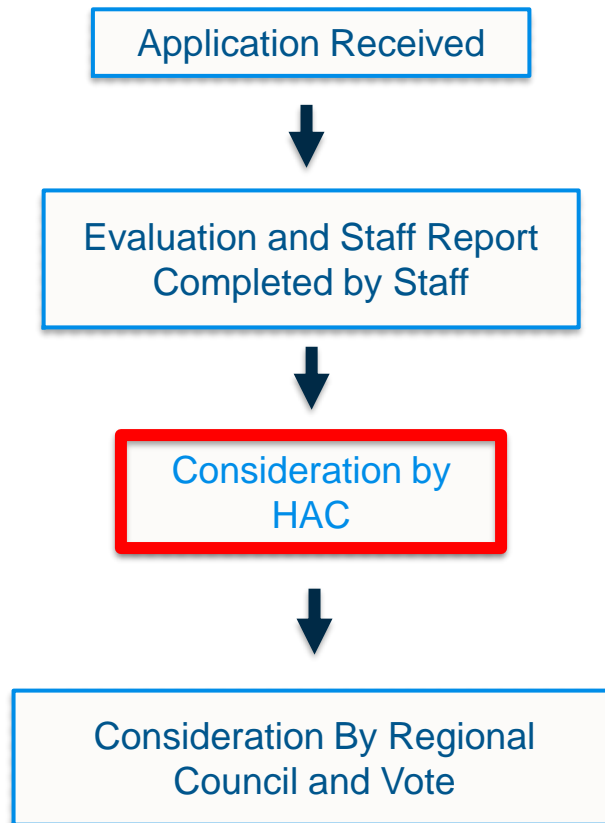
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Staff Evaluation – Dartmouth Post Office

- Annex addition will be rebuilt using existing sandstone blocks or replaced in-kind if necessary
- All character-defining elements of the Post Office will be rehabilitated and preserved
- The new door openings are acceptable as they are not overly visible from public right-of-way and will assist in creating new residential use
- Open space modifications highlight the historic building and encourage public interaction
- War memorial will be relocated closer to public right-of-way

Staff Evaluation – New Addition

- Designed to minimally impact Post Office in terms of its physical connection, setbacks, materials and massing
- Attached through a glass breezeway at the second-storey of the Post Office to ensure minimal impact
- Setback of the new addition will be consistent with the setback of the Post Office to create continuous open space along Queen Street
- Mid-rise portion of the new addition will be setback with massing away from the Post Office to ensure prominence of historic building



Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to 53 Queen Street, Dartmouth, as set out in the staff report dated October 27, 2023.

Thank you!