



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 8.1

Halifax Regional Council
August 18, 2020
September 29, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

For Lois Yorke, Chair, Heritage Advisory Committee

DATE: July 24, 2020

SUBJECT: Case H00493: Request to Include 53 Queen Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality

ORIGIN

July 22, 2020 special meeting of the Heritage Advisory Committee, Item 9.1.2.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
 - (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of 53 Queen Street, Dartmouth, as shown on Map 1 of the staff report dated March 6, 2020, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 53 Queen Street, Dartmouth, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.

BACKGROUND

At the July 22, 2020 special meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated March 6, 2020, and received a staff presentation on Case H00493. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the

identified properties, out of a possible one-hundred (100), than the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated March 6, 2020 (Attachment 1).

DISCUSSION

At the July 22, 2020 special meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	9
2B. Historical Importance-Architectural Style	20
3. Significance of Architect/Builder	10
4A. Architectural Merit: Construction Type	9
4B. Architectural Merit: Style	9
5. Architectural Integrity	5
6. Relationship to Surrounding Area	10
Total	72

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated March 6, 2020 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Refer to the staff report dated March 6, 2020.

RISK CONSIDERATION

Refer to the staff report dated March 6, 2020.

COMMUNITY ENGAGEMENT

Meetings of the Heritage Advisory Committee are open to public attendance and members of the public are permitted to submit correspondence and petitions to be circulated to the Committee. The agenda, reports, and minutes of the Heritage Advisory Committee are posted on Halifax.ca.

For further information on Community Engagement as it relates to this item, refer to the staff report dated March 6, 2020.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated March 6, 2020.

ALTERNATIVES

The Committee did not discuss alternatives. Refer to the staff report dated March 6, 2020.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated March 6, 2020

Attachment 2 – Scoring Summary for Heritage Buildings

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Office of the Municipal Clerk, 902.490.6519



P.O. Box 1749
Halifax, Nova Scotia
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Attachment 1
Heritage Advisory Committee
July 22, 2020

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Director of Planning and Development
-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: March 6, 2020

SUBJECT: **Case H00493: Request to Include 53 Queen Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

On January 14, 2020 the following motion of Regional Council was put and passed:

“THAT Halifax Regional Council request a staff report examining the potential for including the Dartmouth Post Office, PID 00108043, in the Registry of Heritage Properties for the Halifax Regional Municipality. The report should be referred to the Heritage Advisory Committee for evaluation.”

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of 53 Queen Street, Dartmouth, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 53 Queen Street, Dartmouth, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.

BACKGROUND

On January 14, 2020, Regional Council directed staff to examine the potential of including the Dartmouth Post Office (53 Queen Street) in the Registry of Heritage Properties for the Halifax Regional Municipality. The subject property is located in downtown Dartmouth and has frontage on Wentworth, Queen, and King Streets (See Map 1) which contains the two-storey Post Office. The original sandstone brick building was designed in the Edwardian Baroque style by John Ewart and constructed between 1914-1917.

This application is being considered in accordance with Sections 14 (Recommendation as a municipal heritage property) and 15 (Registration as a municipal heritage property) of the *Heritage Property Act*.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

Criterion	Highest Possible 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

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council. If the property does not score more than 50 points, then the report will not be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"...to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B). The historical research in support of this application has been undertaken by an experienced research consultant.

1. Age:

In 1913, the Federal Department of Public Works expropriated seven parcels of land to accommodate the new Dartmouth Post Office. The Post Office was constructed between 1914 and 1916 at the corner of Wentworth Street and Queen Street. James Renner was the Post Office's first caretaker. An addition was added near Queen Street and King Street in 1941 and was eventually replaced by a larger addition in 1961 (after more land was purchased from Dartmouth Town Council). The building also contains an addition along Wentworth Street constructed at an undetermined date (between 1947 and 1960).

The original Post Office was constructed between 1914 and 1916 and as such, staff recommend a score of 9 points for age.

2. Historical OR Architectural Importance:

Important / Unique Architectural Style or Highly Representative of an Era

The Dartmouth Post Office and its character defining elements are reflective of the Baroque architectural style, which was popular for civic buildings during the Edwardian Era (late 1890s and 1910s). This style relied on balanced designs, symmetry, simple rooflines and un-complicated, yet decorative moldings, which are evident in the Dartmouth Post Office. Further, the building incorporates some Classical and Beaux-Arts elements, which is a common feature of Baroque civic buildings from this era.

The Post Office's uniqueness is elevated by the shortage of early-20th Century civic buildings in downtown Dartmouth. Further, there are few sandstone buildings throughout the municipality and this is the sole example in downtown Dartmouth. With these considerations in mind, staff recommend a score between 16 and 20 points.

3. Significance of Architect or Builder:

The Post Office was designed by John Ewart, who moved to Canada from Scotland in 1871 and worked alongside the Chief Architect of the Federal Department of Public Works, Thomas Fuller, from 1884 to 1896. Ewart was promoted to the position of Chief Architect of the Department of Public Works from 1897 to 1914. As the chief government architect, he designed more than 340 government buildings across Canada, including Ottawa's Dominion Observatory (1902) and Royal Canadian Mint (1908).

In 1903, Ewart was one of the first recipients of the Imperial Service Order (in recognition of superb public service). He was a founding member of the Ontario Institute of Architects (1889), and the Royal Architectural Institute of Canada (1907). He retired in 1914 at the age of 73, and immediately received the unique position as the Dominion Consulting Architect; a position that he held until his death in 1921.

In addition to the Dartmouth Post Office, Ewart also designed the Halifax Customs House, which was constructed in 1902 and demolished around 1960 (due to the deterioration of the building's red sandstone). The only remnants of the Customs House are two sandstone lions which were removed and are now located in Granville Mall.

Due to the significance of John Ewart's architectural career, staff recommend a score of between 7 and 10 points.

4. Architectural Merit:

Construction type or building technology

The exterior of the Dartmouth Post Office was constructed from sandstone brick in an Edwardian Baroque style. Many buildings constructed in this style were made from expensive materials crafted to make a formal statement with a range of Classical elements. Granite stones and sandstone brick, quarried in Cumberland County, Nova Scotia, were used throughout the building. One of the Post Office's interesting features is the use of stone and brick that is cut-back around the edges to make its size and placement very clear and visible.

In the 19th century, architects experimented in the use of reinforced concrete in large institutional buildings, and it began to gain widespread use as ferro-concrete frames were often encased with stone. The Dartmouth Fire Insurance Plan of 1961 shows the building having a concrete foundation, along with being built of steel and brick. The sandstone brick may have been used to cover the use of steel and concrete as a means of hiding the use of modern materials.

As relatively few buildings with this construction type remain in Dartmouth today, staff recommend a score between 4 and 10 points.

Style

The heritage character and primary character-defining elements of the Dartmouth Post Office are derived from its Baroque architecture. This style was made popular for civic buildings during the Edwardian era (late 1890s to 1910s), as it borrowed and overlapped with the Beaux-Arts style. This style provided simple and balanced designs, simple rooflines, relatively un-complicated ornamentation and detailing. Some typical architectural elements include the use of a striking display of symmetry through fenestration, the use of a centralized grand entrance, and decorative moulding and brackets.

The character-defining elements, which are derived from the original Post Office, include:

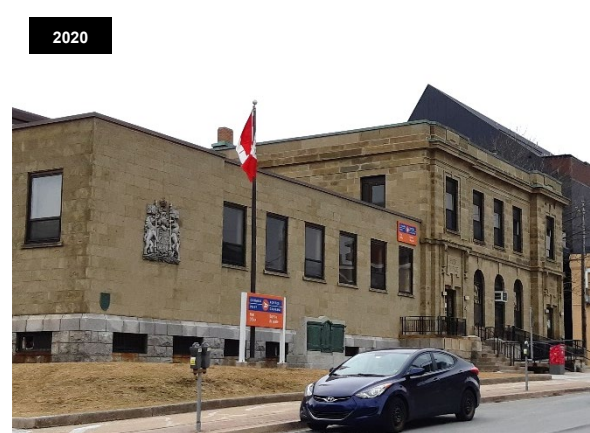
- Cornice line that wraps around the original building;
- 5-bay symmetrical façade with large voussoirs (tapered stones within an arch);
- Large window sills;
- Brick string course that separates the building's base from the upper storey;
- Sandstone "POST OFFICE" inscription above inflated keystones;
- Moulded lintels and brackets above the entryways; and
- Masonry granite foundation.

This architectural style is relatively rare in the municipality and relatively few examples have been maintained, particularly those which utilized sandstone. Staff recommend a score between 7 and 10 points.

5. Architectural Integrity:

The Dartmouth Post Office has generally high architectural integrity. The original Post Office building sits prominently at the Queen Street / Wentworth Street intersection and has been maintained using largely traditional materials. Numerous character-defining elements – such as the 5-bay symmetrical façade, granite foundation, brick string course, sandstone "POST OFFICE" inscription, etc. – remain intact.

The original clock tower was removed from the building due to structural concerns in 1977. This portion of the building was restructured, and compatible architectural detailing (including the cornice line) was reinstated.



The Dartmouth Post Office addition was added to the southern portion of the building in 1941 on the former site of the Central School. Following the purchase of the Queen Street / King Street corner lot in 1959, this addition was demolished to make way for a larger one-storey addition which opened in 1961. There is also a one-storey addition to the west of the original Dartmouth Post Office, along Wentworth Street. The history of this feature is not well-known, however HRM's records indicate that it was constructed between 1947 and 1960.

While the property has undergone additions during the past century, the essential form and integrity of the original Dartmouth Post Office Building has largely been maintained. With these considerations in mind, staff recommend a score between 1 and 10 points.

6. Relationship to Surrounding Area:

This landmark building is of significant historical and civic value to Downtown Dartmouth. It stands on the former site of the first Quaker meeting-house (1784-1822) and public school (1866-1917). Furthermore, this prominent civic institution has served the community as the main post office for over 100 years. Despite taking up much of a city block in area, the building is setback from the property line. Standing two-storeys tall with one-storey additions, the building is compatible with the surrounding streetscape and existing buildings in terms of height massing, and scale.

The building is an architectural asset that contributes to the heritage character of the surrounding area. It is also downtown Dartmouth's most prominent civic building from the early 20th century. As such, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2020/21 operating budget for C340 – Heritage and Social Policy.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

There are no significant environmental implications associated with the recommendations in this Report.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to reject the application to include 53 Queen Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

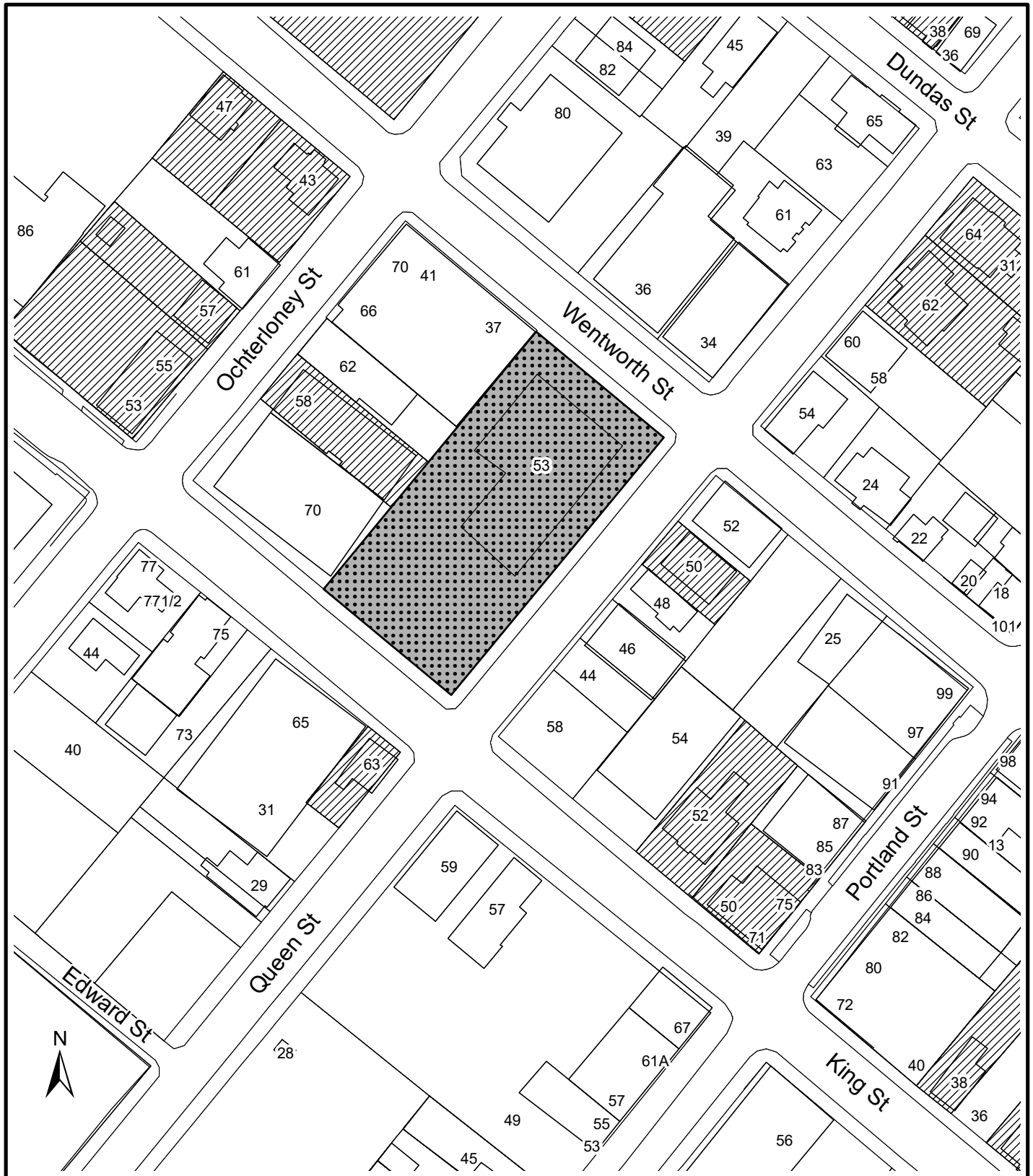
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Research Report

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Jesse Morton, Planner II, 902.490.4844

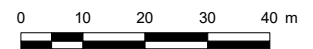


Map 1 - Location Map

53 Queen Street,
Dartmouth

- Registered Heritage Property
- Subject Property

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HRM does not guarantee the accuracy of any representation on this plan.



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

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

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) **Construction type/building technology**: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) **Style**: which refers to the form or appearance of the architecture.

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

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.

** Maximum score of 10 points in this category.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important, Unique Architectural Style, or Highly Representative of an Era	20	
3. Significance of Architect or Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

SCORE NECESSARY FOR DESIGNATION 50**Designation Recommended? YES NO****COMMENTS:**

Attachment B

Research Report

53 Queen Street, Dartmouth Post Office

Prepared by:

Diego Maenza, Researcher
March 2020



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Figure 1: an Edwardian Baroque building with a 5-bay front facade and 6-bay addition at 53 Queen Street (Source: Google Maps, 2019).

Age

According to Dr. John P. Martin’s book “The Story of Dartmouth”, the parcels of land were originally located on Block K of the 1750 town-plot of Dartmouth. Eleven oblong-shaped blocks were laid out, 400 feet by 200 feet in area, with each building lot being 100 feet by 50 feet in area (see Figure 2).¹

In 1785, with the arrival of the Nantucket whaling families from Massachusetts, the town was re-plotted with square blocks measuring 240 feet at each side. Each building lot was measured at 120 feet by 60 feet and the streets were widened to their current widths.² This re-configuration of the grid-iron street pattern is what remains today in Downtown Dartmouth (see Figure 3).

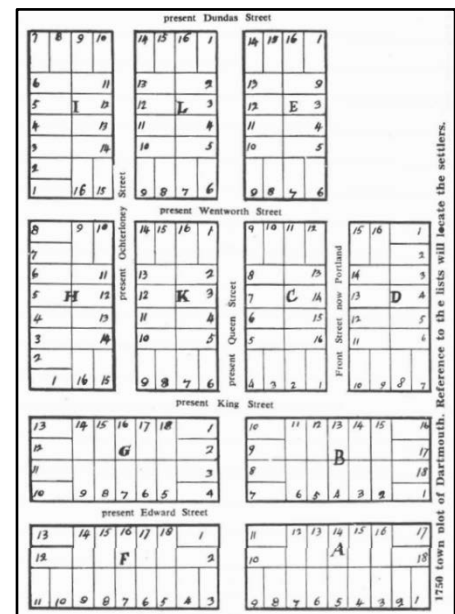


Figure 2: 1750 map of the original town-plot of Dartmouth. Note the rectangle-shaped blocks and narrow building lots. (Source: Martin, 1957, p. 80)

¹ Martin, 1957, p. 78

² Martin, 1957, p. 83

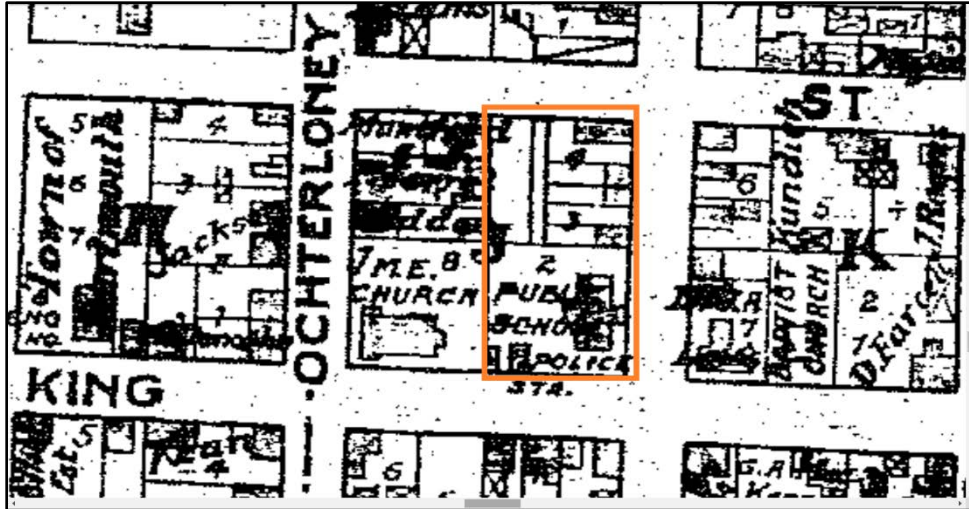


Figure 1: 1878 map of the Town of Dartmouth showing the re-plotting of the square grid street pattern. The site was built on Block J, Lots 1, 2, 3, and 4 (Source: NSARM).

According to Property Online, the parcel of land that the building was built on, was formed from the consolidation of multiple lots dating between 1913 and 1960 as the building was expanded throughout the years.

In 1843, William H. Rudolf, purchased Lots 3 and 4 of Block J from Elizabeth Rudolf, for the sum of £100.³ Working as a commission merchant, he erected a compact row of six dwelling houses, fronting an alleyway that extended from Wentworth Street to King Street. The land fronting on Queen Street was intended for stables and gardens. The alley was called Rudolf's Terrace (see Figure 4).

Dominick Farrell, a prominent trader, then bought Lots 1 and 2 from W.H. Rudolf in 1844 and 1845 for the sum of £175.⁴ John Bell bought Lot 3 from W.H. Rudolf in 1844 for the sum of £145.⁵

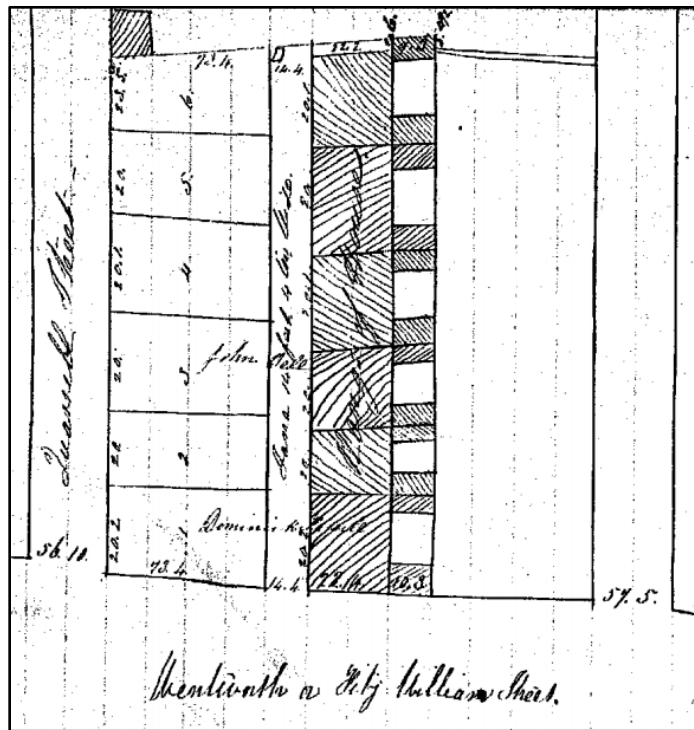


Figure 2: Plan of subdivision of the W.H. Rudolf property into six lots, 1844. Note: The site of the Old Post Office building is on Lots 1, 2, and 3. (Source: Nova Scotia Property Online, Book 78, Page 146).

³ Nova Scotia Property Online, 1843. Elizabeth Rudolf to W.H. Rudolf, Book 77, Page 391.

⁴ Nova Scotia Property Online, 1844-1845. W.H. Rudolf to Dominick Farrell, Book 78, Page 146 & Book 79, Page 87

⁵ Nova Scotia Property Online, 1844. W.H. Rudolf to John Bell, Book 77, Page 393



Figure 3: Photograph of Rudolf's Terrace, c. 1900. Note: The Central School is located on the far left (Source: Martin, 1957, p. 271)

William Lovett, a surveyor, bought Lot 4 from W.H. Rudolf in 1844 for the sum of £150.⁶ The chain of ownership throughout the late 19th century is complicated by multiple transactions for parcels of land, but it was known that from the 1880s to the early 1900s, the area was known for its tenement housing. During this time, Rudolf's Terrace was also known as "the Coloured Terrace" due to many Black Nova Scotians living there (see Figure 5).⁷

In 1913, Department of Public Works planned to expropriate all the parcels in a block of land situated between Wentworth, King, and Queen Streets. According to Property Online, through the *Expropriation Act*, R.S.C. 1906, Chapter 146, seven parcels of land were expropriated for the construction of the new post office.⁸

The post office was built between 1914 and 1916 and the operations of the Post Office were taken over from the Public Works Department (see Figure 5). James Renner was its first caretaker.⁹

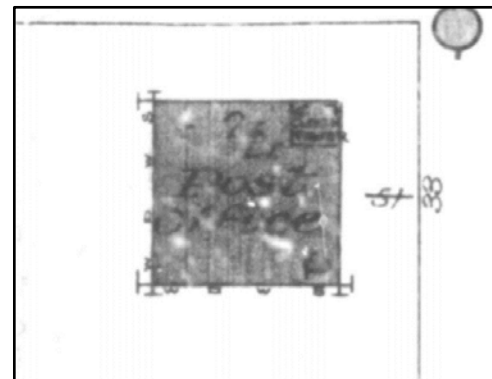


Figure 4: 1934 fire insurance map showing the square-shaped post office building. Note that the current brick addition was not yet constructed (Source: NSARM, Sheet 4).

⁶ Nova Scotia Property Online, 1844. W.H. Rudolf to William Lovett, Book 78, Page 150

⁷ Martin, 1957, p. 270-271

⁸ Nova Scotia Property Online, 1913-1914. Expropriation Plans #351-357. Registry of Deeds

⁹ Martin, 1957, p. 514

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The building is valued for its association with various members of Dartmouth's Quaker community and the site of many important institutions in Dartmouth history.

First Quaker Meeting House (1785-1822)

The Nantucket Whaling Company of Massachusetts came to Dartmouth in 1785. Whalers and their families came here due to the prosecution of American whalers by Great Britain which levied heavy tariffs on the import of whale oil from the newly-established independent nation before being marketed to consumers in England.¹⁰ Many of the whalers were a part of a denomination called the Society of Friends, commonly known as the Quakers. Apart from being peaceful and industrious, they were also known as expert house-builders.¹¹ Some of their houses, such as the Quaker Whaler House, remain standing. The post office currently stands on the site of the first Quaker meeting-house at the northeast corner of King and Queen Streets that was used for religious purposes and for schooling.¹²

Central School (1866-1917)

Located at the corner of King and Queen Streets, Central School was the first public-funded school to be built in Dartmouth. This came about after the enactment of the 1864 Free School Act which made public schooling tuition-free. It housed 270 students in four large rooms, and it was considered as one of the finest schools in Nova Scotia (see Figure 7). John Hollies was its first principal.¹³ It is visible in the 1878 map of the Town of Dartmouth, situated on Lots 1 and 2 of Block J (see Figure 3).



Figure 5: 1893 photograph of Central School in Dartmouth. This photograph was sent to the World's Fair in Chicago as part of the education exhibit of the Nova Scotia pavilion (Source: Dunn, 2018; Martin, 1957, p. 529)

¹⁰ Martin, 1957, p. 38

¹¹ Lawson, 1893, p. 22

¹² Ibid.

¹³ Martin, 1957, p. 372

From 1876 to the late 1880s, Central School only taught students at higher grades.¹⁴ Elementary grades and a kindergarten were soon re-instated by 1889. It was the second kindergarten opened in Canada, and the third in North America.¹⁵ The catastrophic impact of the 1917 Halifax Explosion rendered much of Downtown Dartmouth's commercial area as uninhabitable with a battered war-torn appearance. Both Central School and Park School were never used afterwards for classes.¹⁶ The Dartmouth Boys Christian Association (DBCA) converted two rooms into a gymnasium but the landmark was demolished in 1922.¹⁷

Dartmouth Main Post Office (1916 – Present)

The early form of postal service during the 1840s was inconvenient as mail was often gathered in Halifax “by the half-bushel” and delivered across the harbour to Dartmouth.¹⁸ In Dartmouth, postal services were operated from independently-owned general stores known as way-offices, until official postal status was granted to Dartmouth in 1870 by the federal government and first operated by Luther Sterns.¹⁹ Sterns resigned from his Postmaster position in 1876 and was succeeded by John E. Leadley (who moved the office to his shop at King and Portland Streets).²⁰ Leadley would move his shop in 1891, to the corner of Water and Ochterloney Streets. The Dominion Government purchased land for Dartmouth's first brick post office building opposite Stern's Corner (now Alderney Landing) built by architect Edward Elliot in 1894.^{21, 22}

In 1913, plans were made by the Department of Public Works to expropriate all the parcels in a block of land situated between Wentworth, King, and Queen Streets. According to Property Online, through the *Expropriation Act*, R.S.C. 1906, Chapter 146, seven parcels of land were expropriated for the construction of the new post office (see Figure 7).²³

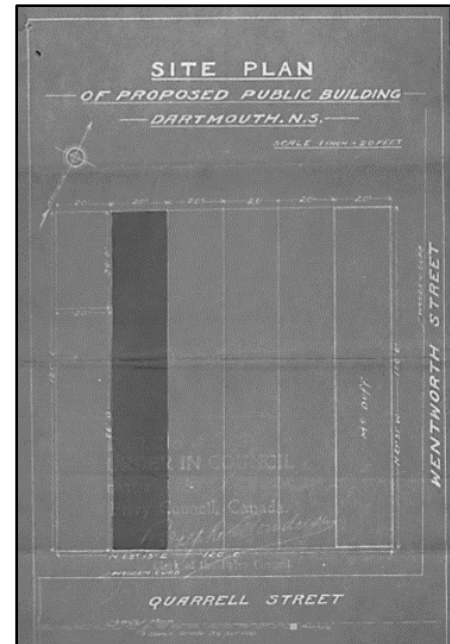


Figure 6: Site plan showing a parcel owned by James F. Leahy to be expropriated in 1913. (Source: Nova Scotia Property Online, Expropriation Plan #355)

¹⁴ Martin, 1957, p. 420

¹⁵ Martin, 1957, p. 429

¹⁶ Martin, 1957, p. 523

¹⁷ Martin, 1957, p. 529

¹⁸ Martin, 1957, p. 259

¹⁹ Martin, 1957, p. 383

²⁰ Martin, 1957, p. 397

²¹ Martin, 1957, p. 438

²² Martin, 1957, p. 453

²³ Nova Scotia Property Online, 1913-1914. Expropriation Plans #351-357. Registry of Deeds

William Henry Rudolf (1818-1898)

William H. Rudolf was born in Lunenburg, Nova Scotia to parents William (1770-1836) and Elizabeth Rudolf, born Watkeys (1773-1856). His grandparents were Leonard Christopher Rudolf (1710-1784) and Dorothea Catherine Rudolf, born DeBreven. Leonard Christopher Rudolf was known as the second proprietor of the original Lunenburg grant as the Rudolf family was one of the first settler families in Lunenburg, hailing from Thuringia, Germany. He became a Justice of the Peace, the first Registrar of Deeds, and a member of the House of Assembly.²⁴ William H. Rudolf was a cousin to William Rudolf (1791-1859), who was a noted member of the Lunenburg community as a member of the House of Assembly, Legislative Council, and a successful merchant.²⁵

According to the 1838 Nova Scotia Census, William H. Rudolf was listed as living in Lunenburg and working as a merchant. He married Anna Knight (1820-1895), in 1840 and had two daughters named Isabella and Henrietta. Henrietta would marry R.D. Clarke Jr. in 1865, son of Robert D. Clarke, a prominent merchant.²⁶ Elizabeth Rudolf conveyed Lots 3 and 4 in Block J of the old Town Plot of Dartmouth to her son in 1843 for the sum of £100.²⁷ Rudolf would sequentially sell off each of the six parcels of land and premises, but according to Property Online, he owned of them from 1844 to 1862 (see Figure 7).

From the 1840s to the 1860s, he owned several schooners and brigantines which were registered in Halifax. He was also known for working with John D. Nash, a prominent local auctioneer and Paul W. Bennett, a merchant.

According to the 1863 Hutchinson's Business Directory, he was listed as a commission merchant with an office located at 23 Bedford Row and a house located on the Halifax Peninsula at 69 Maitland Street.²⁸ He died on September 17, 1898 in Saint John, NB at the Provincial Lunatic Asylum at the age of 80. Rudolf was buried at Camp Hill Cemetery in Halifax.

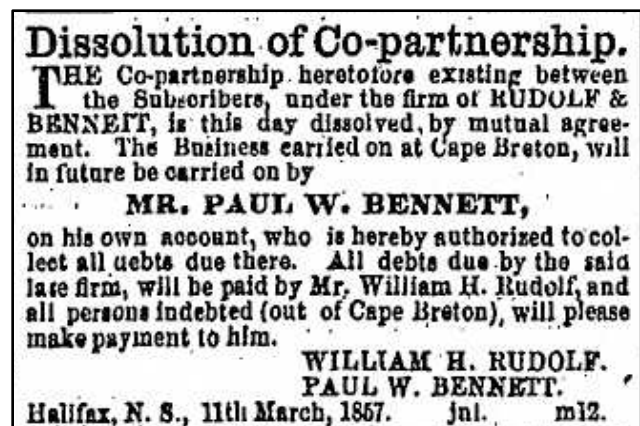


Figure 7: Business advertisement from the firm Bennett & Rudolf which operated from Cape Breton and Halifax, 1857. (Source: Halifax British Colonist, 1857 March 24, p. 1).

²⁴ DesBrisay, 1870, in History of the County of Lunenburg, pp. 133-134

²⁵ Beck, 1985, in Dictionary of Canadian Biography, vol. 8

²⁶ Halifax Citizen, 1865 May 11, p. 3

²⁷ Nova Scotia Property Online, 1843. Elizabeth Rudolf to William H. Rudolf, Book 77, Page 391

²⁸ Hutchinson's Business Directory, 1863, p. 64

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology: Masonry construction

The building was constructed in 1914 from sandstone brick in an Edwardian Baroque style. Many buildings constructed in this style were made from expensive materials crafted to make a formal statement with a range of Classical elements. Granite stones and sandstone brick is predominantly used and features such as quoins and rustication are included. One main feature is that the stone or brick is cut back around the edges to make its size and placing very clear and visible. Brick may have been used to save money as the building was constructed during World War I (Fricker, 2010, p. 4).²⁹ According to the 1986 Nova Scotia Inventory Site Form, the building stone was noted as coming from Cumberland County. The Fire Insurance Plan of 1961 shows the building having a concrete foundation, along with being built out of steel and brick. The sandstone brick may have been used to cover the use of steel and concrete as a means of hiding the use of modern materials.

Style (Edwardian Baroque)

The heritage character of this building and the main character-defining elements are derived from Baroque architecture. This style was made popular for civic buildings during the Edwardian era from the late 1890s to 1910s as it borrowed and overlapped with the Beaux-Arts style. New 19th century experiments in the use of reinforced concrete began to gain widespread use as ferro-concrete frames were often encased with stone for prestigious buildings.³⁰ This style provided simple and balanced designs, simple rooflines, relatively un-complicated ornamentation and detailing. Some typical architectural elements include the use of a striking display of symmetry through fenestration, the use of a centralized grand entrance, and decorative moulding and brackets.³¹

Character-Defining Elements

The building includes Edwardian Baroque architectural elements, such as:

- A flat roof;
- Extended cornice line which wraps around the building;
- The use of 5-bay symmetrical façade with large voussoirs;
- The use of large window sills on the 1st and 2nd storeys;
- A high base made from rusticated granite separated from the upper storeys by a brick stringcourse;
- The use of brickwork that fans around the 1st storey windows;
- Prominent sandstone “POST OFFICE” signage above large inflated keystones;
- Moulded lintels and brackets above the entranceways; and
- Masonry granite foundation

²⁹ Fricker, 2010, p. 4

³⁰ Manco, 2013.

³¹ Kyles, no date given.

Significance of Architect / Builder

The building was designed and built by David Ewart in 1914.

David Ewart (1841-1921)

Ewart was born in Penicuik, Scotland in 1841 to John Ewart, a builder, and Jean Cossar. He apprenticed as a joiner under his father's firm and studied architecture at the School of Arts in Edinburgh. Known for his industrious work habits and excellent drafting skills, he moved to Canada in 1871.³²

He married twice during his lifetime. First, to Jean Marie Doyen in 1871, having five sons and one daughter. Secondly, to Annie Sigworth Simpson in 1887, having four daughters and two sons. Ewart worked alongside the Chief Architect of the Department of Public Works, Thomas Fuller from 1884 to 1896.³³

Ewart was promoted to the position of Chief Architect of the Department of Public Works from 1897 to 1914. As the chief government architect, he was responsible for designing over 340 government buildings across Canada. The department produced clean-looking and well-designed public buildings, and almost every large municipality received one. This resulted in the creation of an established design vocabulary for federal buildings at that time. In addition, the design and construction of many of his buildings helped establish the urban landscape of Ottawa.³⁴ In 1903, he was one of the first recipients of the Imperial Service Order (in recognition of superb public service). He was a founding member of the Ontario Institute of Architects (1889), and the Royal Architectural Institute of Canada (1907). He retired in 1914, at the age of 73. Immediately afterwards, he was given the unique position as the Dominion Consulting Architect, a position that he held until his death in 1921. He died in Ottawa.³⁵ Ewart is known for designing the following buildings: Dominion Observatory / Chief Astronomer's Residence / Geodetic Building (1902), the Royal Canadian Mint (1908), and the Mappin Wing of Rideau Hall (1913).³⁶

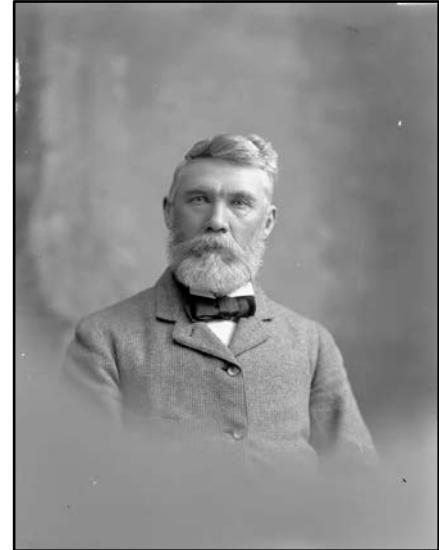


Figure 8: Photograph of David Ewart, 1901 (Source: Library and Archives Canada, MIKAN 3436647).



Figure 9: Photograph of the Royal Canadian Mint, 1908. (Source: Glassdoor, n.d.).

³² Fulton, G.W, 2005, Dictionary of Canadian Biography

³³ Ibid.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Biographical Dictionary of Architects in Canada 1800-1950, no date given.



Figure 10: Halifax Customs House, 1914. (Source: Halifax Public Libraries, n.d.).



Figure 11: Dartmouth Post Office, 1915. (Source: Archibald, 2020).

In the context of Halifax, one major building was designed by Ewart. Owned by the federal government, the Customs House was built in 1902 and demolished around 1960. It was demolished due to the advancing deterioration of the red sandstone. It was located at the corner of Bedford Row and George Street, which is now a vacant lot and parking space. The only remnant of the building are two sandstone lions once located at the foot of the clock tower, which now flank the entrance of Granville Mall.³⁷ The Customs House building had a similar visual identity, architectural style, massing, and scale to the Dartmouth Post Office.³⁸

³⁷ Archibald, 2017.

³⁸ Ibid.

Architectural Integrity

The architectural integrity of the building is good. The building features an intact original façade that has been maintained using largely traditional materials. More recent modifications include the addition of the Dartmouth Service Building in 1941, the addition of the Dartmouth Federal Building in 1961, and the removal of the clock tower in 1977.

The Dartmouth Service Building (1941)

In 1922, a tablet was placed on the property commemorating the anniversary of the Battle of Vimy Ridge. It was donated by the Imperial Daughters of the Empire organization.^{39, 40} Today, it is located directly in front of the Dartmouth Federal Building addition.

In 1937, public meetings called into question the need for library and leisure space in Dartmouth. A reading room had been maintained near the ferry terminal but by WWI it fell into disuse. A library was established soon after in the second floor of the Post Office building. The office rooms and library space were used until 1939, when it was transferred to the federal government for war-time work.⁴¹

The adjacent addition, then known the Dartmouth Service Centre was opened in July 1941 by the Alderney chapter of the Imperial Order Daughters of the Empire (IODE) organization and the Canadian Red Cross. The IODE was founded in 1900 as a charitable womens' organization based on promoting British imperialism.⁴² It was located on the site of the old Central School, adjacent to the Dartmouth Post Office.⁴³

According to the Statutes of Nova Scotia of 1941, chapter 59, the Board of School Commissioners (which owned the adjacent parcel of land), leased it for the construction of a building that would serve as a canteen and recreational centre for military personnel during wartime.⁴⁴ In 1946, the building became the property of the Town of Dartmouth



Figure 12: Photograph of the Dartmouth Federal Building and Post Office, 1960s (Source: HRM Archives, 2018).

³⁹ Minutes of Dartmouth Town Council, 1922 March 29, p. 354

⁴⁰ Minutes of Dartmouth Town Council, 1922, May 22, p. 368

⁴¹ Halifax Mail-Star, 1953 August 3. *Public Library Offers Attractive Facilities*

⁴² Sheehan, 2006

⁴³ Naftel, 2008, p. 171

⁴⁴ Statutes of Nova Scotia, 1941. *An Act Relating to the Town of Dartmouth*. Chapter 59, p. 467

and available to other organizations such as the Dartmouth Citizens' Library.⁴⁵

The Dartmouth Federal Building (1961)

In 1959, the Town Council sold the adjacent parcel of land at the corner of Queen and King Streets to the federal government for the sum of \$75,000 to expand the post office facilities.⁴⁶ The Dartmouth Citizens' Library was forced to relocate for a period of over a year. In 1960, Cameron Contracting Ltd. of Halifax won the construction contract with the lowest bid of \$183,950. The company had recently completed the Dartmouth High School.⁴⁷

It was the site of the Dartmouth Service Centre, and it would then become the Dartmouth Federal Building in 1961 (see Figure 14). When it was opened by Postmaster-General William Hamilton, an announcement was made to elevate Dartmouth's postal status as independent to Halifax.⁴⁸

The Removal of the Clock Tower (1977)

The Dartmouth Post Office once housed the first electric clock in the town. It was removed in 1977 due to structural concerns and after discussions at council. That section of the building was restructured and architectural detailing, such as the cornice line, was put in place. The Dartmouth Heritage Museum acquired the clock and currently houses in-storage at a warehouse in Burnside.⁴⁹

Relationship to Surrounding Area

This landmark building is of significant historical and civic value to the Downtown Dartmouth area. It stands on the former site of the first Quaker meeting-house and public school. Furthermore, it has served the community as the main post office for over 100 years. Despite taking up much of a city block in area, the building is setback from the property line. Standing 2 storeys tall with a 1 storey addition, the building fits well to the surrounding streetscape regarding height, massing, and scale, as a prominent civic institution.

⁴⁵ Halifax Mail-Star, 1953 August 3. *Public Library Offers Attractive Facilities*, p. 18

⁴⁶ Minutes of Dartmouth Town Council, February 16, 1959, p. 3

⁴⁷ Dartmouth Free Press, 1960 March 1. *P.O. Bldg. Contract Awarded*, p. 1

⁴⁸ Halifax Mail-Star, 1961 April 6. *Dartmouth Post Office Granted Separate Status*, p. 7

⁴⁹ Elliott, DHM, 2015, p. 3

Ownership History

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Charles W. Wallace (Lots 3 and 4 of Block J)		1843		
Elizabeth Rudolf	1843	1844	N/A	Bk. 73, Pg. 235
William H. Rudolf, et ux (Lots 3 and 4 of Block J)	1844	1862	Trader	Bk. 77, Pg. 391
Dominick Farrell (Lot 1 & 2)	1844	--	Trader	Bk. 78, Pg. 146
John Bell (Lot 3)	1844	1850		Bk. 77, Pg. 393
William Lovett (Lot 4)	1845	--	Surveyor	Bk. 78, Pg. 150
<p><i>Due to the subdivision of Block J from the 1785 town-plot into 8 lots (see Figure 3), and the subdivision of the Rudolf Terrace land into 6 lots, the process of creating the chain of ownership remains to be convoluted and complicated. After the division of W.H. Rudolf's property, the following owners are documented. The owners prior to the expropriation of the land for the construction of the Post Office are also documented.</i></p>				
James F. Lahey	1897	1913	Painter	Bk. 315, Pg. 681
Jacob and Elizabeth Tynes	1887	1914	Teamster	Bk. 436, Pg. 465
Edward L. Thorne & Foster Elliot	--	1914	Executors of the will of James W. Durner	Bk. 440, Pg.187
Mary Anne Plunkett	--	1914	Widow, of Massachusetts	Bk. 436, Pg.549
James C Wilson	1911	1913	Milkman	Bk. 433, Pg. 275
William and Antoinette MacKenzie	1913	1913	Chief of Police	Bk. 436, Pg. 169
Town of Dartmouth	--	1960	Municipality	Bk. 1660, Pg. 790
His Majesty King George the Fifth	1913	2014	The Crown (commissioned the building)	Bk. 436, Pg.169
Her Majesty the Queen	2014	Present	The Crown released interest in the property	Inst. No. 104686879

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Attachment 2

Scoring for Case H00493: Request to Include 53 Queen Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	9
2B. Historical Importance-Architectural Style	20
3. Significance of Architect/Builder	10
4A. Architectural Merit: Construction Type	9
4B. Architectural Merit: Style	9
5. Architectural Integrity	5
6. Relationship to Surrounding Area	10
Total	72