

Proposed Renovations
Devon House 59 Duckworth Street
St. John's NL

Request to Amend City of St. John's Heritage Standards

To Allow the Extension Upward of the Rear Bay Window on the Designated Heritage Building



PUBLIC VIEW OF DEVON HOUSE
FROM DUCKWORTH STREET



EXISTING LOCAL HISTORICAL PRECEDENTS FOR EXTENDING TRADITIONAL BAY WINDOWS INTO THE MANSARD ROOFS



**NOTE EXISTING 4
LEVEL 3 DORMERS
AT REAR.**



EXISTING FRONT OF DEVON HOUSE WITH BAY WINDOWS EXTENDING INTO THE MANSARD AND TRADITIONAL BAY WINDOWS ON DEVON ROW.



EXISTING REAR OF DEVON HOUSE SHOWING THE BAY WINDOW THAT NEEDS COMPLETE RECONSTRUCTION IN TRADITIONAL DETAILING AND REQUEST TO EXTEND IT UP THROUGH THE MANSARD TO THE TOP OF THE EXISTING TOP FLAT ROOF.



REQUEST PROPOSED BAY WINDOW EXTENSION TO TOP OF EXISTING FLAT ROOF WITH REMOVAL OF DORMER WINDOW

APPROVED COMPLETE REPLACEMENT OF EXISTING BAY WINDOW WITH BALCONY ACCESS DOORS AND TRADITIONAL DETAILING LEVEL 1 AND 2

APPROVED TO RECONSTRUCT TOP HALF OF ROUNDED WINDOW WITH WIRED DOUBLE GLAZING

APPROVED TO REPLACE WINDOWS AS NEEDED

APPROVED PROPOSED INFILL OF BOTTOM HALF OF STAIRWELL WINDOW WITH INSULATED WALL AND EXTERIOR WINDOW

APPROVED TO REPLACE EXISTING EXIT DOOR WITH NEW DOOR TO MATCH EXISTING WITH WOOD SURROUND IN TRADITIONAL DETAILING

APPROVED TO INSTALL NEW LEVEL 0 APARTMENT ENTRANCE DOORS

APPROVED TO INSTALL NEW MULTILEVEL BALCONIES IN AREA OUTLINED IN ORANGE

APPROVED PROPOSED INFILL OF BOTTOM HALF OF LEVEL 1 AND LEVEL 3 WINDOWS ON WEST FAÇADE, IN KITCHENS BEHIND CABINETS, WITH INSULATED WALL AND EXTERIOR WOOD PANNELLING TO MATCH BAY WINDOW AND TRADITIONAL TRIMS

EXISTING REAR OF BUILDING

MODIFICATION REQUESTS

PROPOSED WINDOW ALTERATIONS



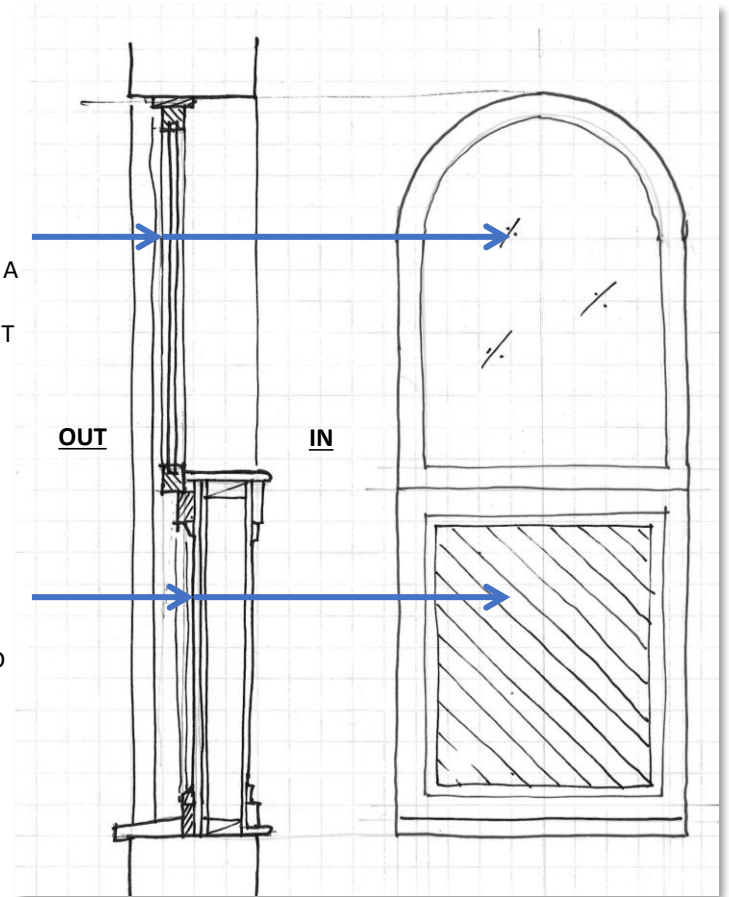
APPROVED TO MODIFY THE TOP WINDOW UNIT AND REPLACE EXISTING GLAZING WITH A WIRED GLASS AND REGULAR GLASS IN HERMETICALLY SEALED DOUBLE-GLAZED UNIT AND REINSTALL IN EXISTING FRAME AND OPENING TO MEET NBCC REQUIREMENTS.



EXISTING STAIRCASE WINDOW AND INTERIOR TRADITIONAL PANEL DETAILING

APPROVED TO MODIFY BOTTOM WINDOW FRAME AND REPLACE GLASS WITH BLACK BACKPAINTED WIRED GLASS WITH FIRE RATED INSULATED WALL SYSTEM ON INTERIOR.

APPROVED THIS ALSO APPLIES TO PROPOSED INFILL OF LEVEL 1 AND LEVEL 3 WINDOWS ON WEST FAÇADE.



SECTION

ELEVATION

**PROPOSED WINDOW ALTERATIONS
EXISTING CONDITIONS**



EXISTING ROT AND BANDAID MODIFICATIONS IN THE 80'S/90'S



EXISTING LEVEL 3 DORMER BEFORE RENO



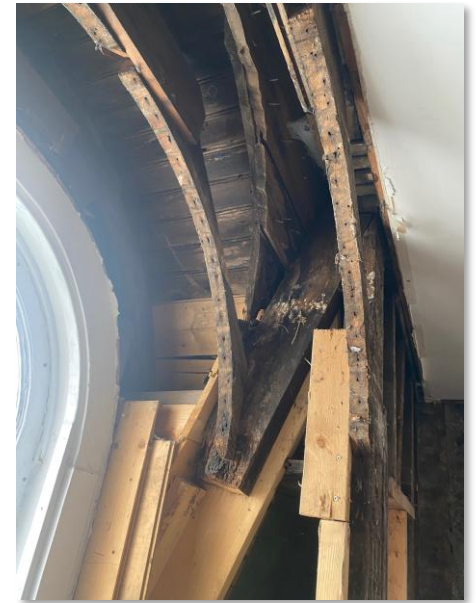
DIMENSIONS OF THE ROUNDED TOP WINDOW AND DORMER AND STEP UP CANNOT FIT A REGULAR HEIGHT EXTERIOR DOOR.

' THE WHOLE OF THE MANSARD ROOF AND DORMER SYSTEMS NEEDS REPLACEMENT, HERE, ACROSS BACK AND ON THE EASTERN SIDE '

STEEL BEAM ADDED IN THE 80'S/90'S PRECLUDES EXTERIOR DECK AT FLOOR LEVEL AND A COUPLE OF STEPS UP.

HEIGHT OF PROPOSED KITCHEN CABINETS COUNTER THAT WILL BLOCK THE BOTTOM HALF OF THE WINDOW.

BACKSPLAH HEIGHT



EXISTING ROT AND BANDAID MODIFICATIONS IN THE 80'S/90'S



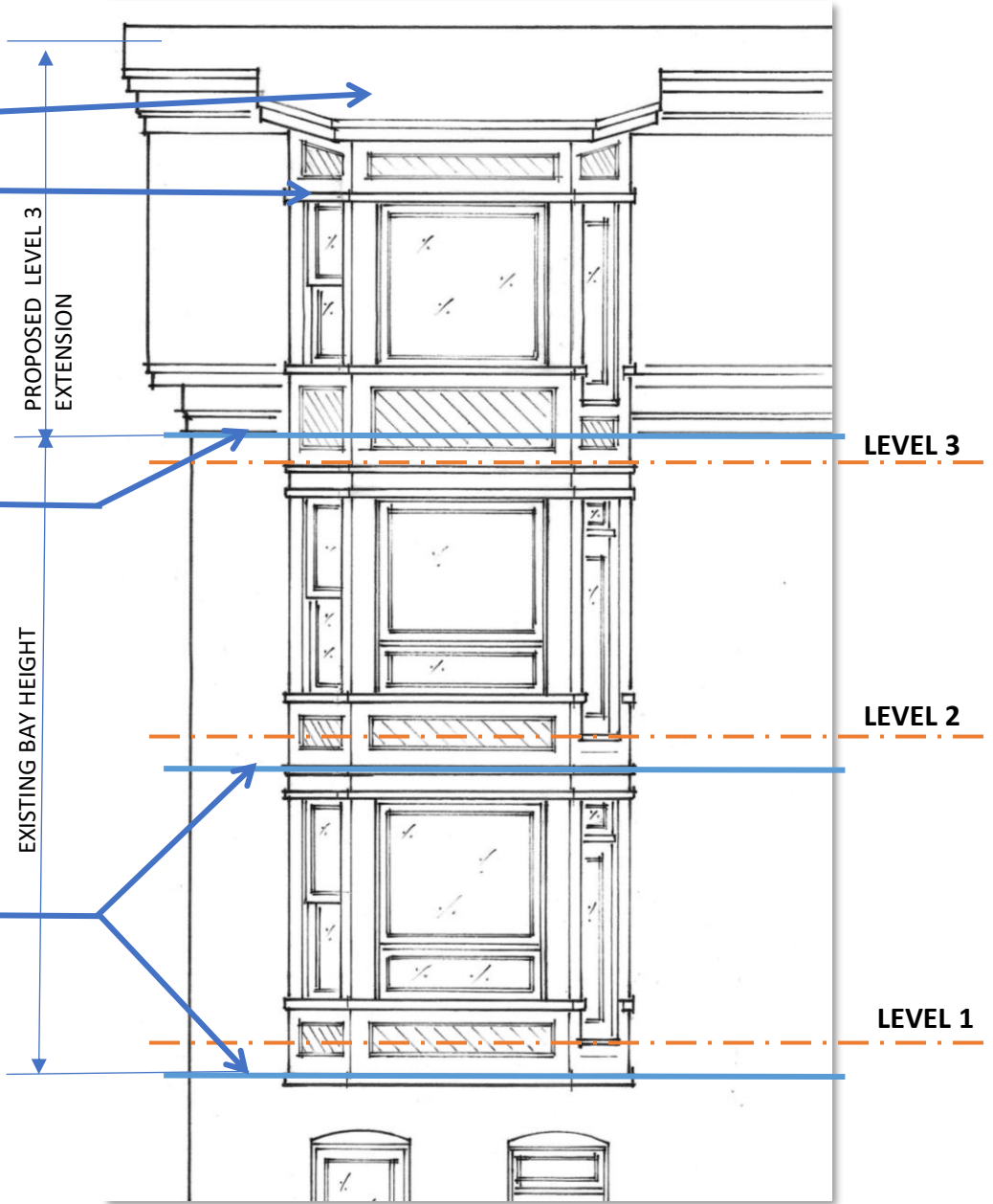
PROPOSED BAY WINDOW EXTENSION

DORMER ROOF IS EXTENSION OF MAIN ROOF

RECONSTRUCT THE EXISTING BAY WINDOW TO HERITAGE DETAILING AND **REQUEST** TO REMOVE DORMER WINDOW AND EXTEND THE BAY UP TO LEVEL 3 TO ALLOW PROPER ACCESS TO THE EXTERIOR DECK

LEVEL 3 EXTERIOR DECK LEVEL ABOVE FLOOR DUE TO RAISED BEAM BUT 6"-8" BELOW DOOR SILL

LEVELS 1 AND 2 DECKS 6"-8" BELOW DOOR SILL



PART REAR ELEVATION