



Heritage NL

2026-03-25

Mayor Danny Breen
City of St. John's
PO Box 908, St. John's, NL
Canada A1C 5M2

Re: Request for Intercession on Proposed Renovations, Devon House, 59 Duckworth Street

Mayor Breen and Council,

The 2026-03-23 letter from the project architect for the Devon Row project references a conversation with myself as Executive Director of the Heritage Foundation of Newfoundland and Labrador. Not wishing for my comments to be misconstrued, I am writing to state clearly that no permission has been granted to remove any dormer windows.

The Heritage Foundation of Newfoundland and Labrador holds an easement covenant agreement on the property which has been in place since 1996, and filed at the Registry of Deeds, Roll 1408 Frame 2269. This legal easement ensures that the property owner may not alter or remove features of the property without the written approval of the Foundation. The dormer windows are an important part of the building's architectural character, and are to remain.

The restoration of the dormer windows at the rear, and ensuring retention/repair of their original trims and detailing, are conditions of the property's revitalization grant as approved by our Board, June 2025, and referenced in the active grant contract signed by the current property owner.

City staff continue to do excellent work, and their recommendations are not the result of any error with the bylaw. The retention of character-defining elements of designated properties, as outlined in their statements of significance, is a standard practice across jurisdictions throughout the country, and a keystone of the Standards and Guidelines for the Conservation of Historic Places in Canada.

I trust this clarifies our position.

Dale Jarvis, Executive Director

Protecting, promoting and preserving Newfoundland and Labrador's built and intangible heritage.

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