



NEWFOUNDLAND & LABRADOR  
**HISTORIC TRUST**  
— est 1966 —

January 14, 2021

Mayor Danny Breen  
Deputy Mayor Sheilagh O’Leary  
Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, Korab, and Stapleton  
City of St. John’s  
P.O. Box 908  
St. John’s, NL A1C 5M2

Re: 3 Park Place – Carriage house dwelling units

Dear Mayor Breen, Deputy Mayor O’Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Skinner, Korab, and Stapleton:

The Newfoundland and Labrador Historic Trust supports the expansion of heritage use to allow the development of dwelling units in designated carriage houses. Carriage houses are important but often under-utilized heritage resources that form an integral part of the historic landscape of St. John’s. In addition to promoting urban density, the adaptive reuse of carriage houses supports the ongoing sustainability and economic viability of historic residential properties.

However, we are concerned that alternations to carriage houses to accommodate dwelling units may be unsympathetic, given that the Draft Development Regulations no longer contain the Heritage Area Standards (currently found in the existing Development Regulations). As previously requested in April 2019, the Historic Trust calls upon the City of St. John’s to release the draft Heritage By-law for public review and consultation.

In the interim, any proposed alterations to carriage houses to accommodate dwelling units should be reviewed with careful attention to ensure that these buildings’ original historic fabric is retained, and that all alterations and replacement materials are historically appropriate. The physical and aesthetic relationship between a carriage house and other historic buildings on a property should be respected, and any approved alterations should contribute to the continued integrity of the ensemble of buildings.

Sincerely,

Board of Directors  
Newfoundland and Labrador Historic Trust

*The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province’s buildings and landscapes and their importance to communities.*

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