

Decision Note

Title:	35 and 37 Temperance Street – Designated Heritage Buildings
Date Prepared:	March 30, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Tom Davis, Heritage
Ward:	Ward 2

Decision/Direction Required:

To approve exterior renovations to 35 and 37 Temperance Street, designated Heritage Buildings.

Discussion – Background and Current Status:

Civic numbers 35 and 37 Temperance Street are municipally and provincially designated Heritage Buildings at the top of Temperance Street and form part of The Four Sisters. These four stone townhouses were built in the 1890s by Samuel Garrett, who used surplus stone from Cabot Tower and St. George's Hospital on Signal Hill. The buildings are zoned Commercial Downtown Mixed (CDM) and are in Heritage Area 3. A location map and the Statement of Significance for the designated Heritage Buildings are attached.

Exterior renovations to the buildings were made without a permit in 2025. A stop-work order was issued on October 28, 2025. The owner submitted an application for a building permit on March 23, 2026, including details about the completed work.

The property owner completed the following exterior alterations:

- Vinyl dormer windows were replaced with new vinyl windows of the same size and shape and painted black.
- Aluminum storm windows were removed (no longer needed).
- Broken slate shingles on the dormers were removed and replaced with new slate shingles.
- Window trims were repaired and rotten wood was removed. New wood trims were added and painted where the rotten wood was removed.
- There was a metal eavestrough that ran across both houses; this was replaced with a new black metal eavestrough.
- Any facade that was painted in the past had new paint applied.
- Pot lights were added to the dormers, facing down.

Exterior alterations to designated Heritage Buildings require Council approval. Minor maintenance applications for designated Heritage Buildings do not require referral to the City's Built Heritage Experts Panel. Since the exterior repairs at Temperance Street were minor, the application has not been sent to the Heritage Panel.

From the St. John's Heritage By-Law (schedule D), here are the applicable heritage design standards for residential buildings:

Window Replacement: All window replacements shall be restored/returned in keeping with the window style and configuration of the building's architectural characteristics. Where appropriate in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.

Window Trim Style and Materials: Window trims shall be compatible with the building's architectural characteristics. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by Council. Note: The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.

Window Materials: Modern window materials may be permitted, provided, in the opinion of Council, the appearance replicates the building's period/architectural characteristics.

Roofing Materials: Modern roofing materials are permitted, provided the appearance replicates the building's architectural characteristics.

The exterior alterations to 35 and 37 Temperance Street comply with the heritage design standards for residential designated Heritage Buildings and are recommended for approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner; heritage advocates; Heritage NL.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: St. John's Heritage By-Law.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: In line with the Heritage By-Law, Schedule D – "Heritage Design Standards" for Residential Designated Heritage Buildings.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council approve the exterior alterations to 35 and 37 Temperance Street, which are designated Heritage Buildings.

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Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	35 and 37 Temperance Street - REN2500552 and REN2500553 - Designated Heritage Buildings.docx
Attachments:	- 35-37 TEMPERANCE STREET.pdf - Statement of Significance - The Four Sisters.pdf - Photos.pdf
Final Approval Date:	Mar 31, 2026

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Mar 31, 2026 - 12:39 PM

Jason Sinyard - Mar 31, 2026 - 3:54 PM