

Hamilton

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Planning and Economic Development Department
Planning Division
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Phone: 905-546-2424, Ext. 1202
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FILE: HP2021-034

August 5, 2021

Barton Stone – Mount Hope United Church
21 Stone Church Road West
Hamilton, Ontario
L9B 1A1

**Re: Heritage Permit Application HP2021-034:
Proposed refurbishment of existing windows of the sanctuary to 21 Stone
Church Road West (Barton Stone – Mount Hope United Church) (Ward 8)
(By-law No. 17-119)**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit application HP2021-034 is approved for the designated property at 21 Stone Church Road West, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Restoration of all eight sets of existing paired gothic arched windows on the sanctuary portion of the church as per the scope of work set out by Furlan Contracting;
- The work will be completed between now and 2024 to allow two sets of windows to be completed each year to coincide with available grant funding.

Subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

**Re: Heritage Permit Application HP2021-034:
Proposed refurbishment of existing windows of the
sanctuary to 21 Stone Church Road West (Barton
Stone – Mount Hope United Church) (Ward 8) (By-law
No. 17-119)**

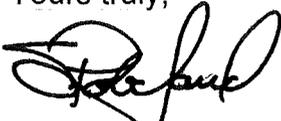
**August 5, 2021
Page 2 of 2**

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Stacey Kursikowski, Cultural Heritage Planner, at 905-546-2424 ext. 1202 or via email at Stacey.Kursikowski@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Stacey Kursikowski, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor John-Paul Danko, Ward 8

HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-034
ADDRESS: 21 Stone Church Road West

Owner: Barton Stone – Mount Hope United Church (c/o Joanne Eagles)

Description of proposed alterations:

- Restoration of all eight sets of existing paired gothic arched windows on the sanctuary portion of the church as per the scope of work set out by Furlan Contracting;
- The work will be completed between now and 2024 to allow two sets of windows to be completed each year to coincide with available grant funding.

Reasons for proposed alterations:

- Repairs of damaged wood/seals

Documentation submitted with application:

- Contractor quotes including detailed scope of work
- Grant application
- Pictures of existing windows

Staff assessment:

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any Heritage Permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes mentioned in the Designation By-law, in this case By-law No. 17-119.

The applicant proposes to remove and restore the existing original windows as they have been damaged by the elements over the years. The applicant provided a detailed scope of work from a preferred qualified contractor outlining the process to remove and repair the windows and will include removing window sash, stops and parting strips as well as the glazing and original glass and the repair of existing woodwork. The original glass will be re-used and any broken glass will be replaced in kind.

The designation By-law identifies the paired gothic arched windows as a heritage attribute of the property and thus care must be taken to ensure that these features will be adequately protected throughout the work.

Minimal "disruption effects" are expected to the heritage context of the property. The existing original windows are being repaired, and any broken components will be replaced in-kind. The proposed work is restorative and will not result in any negative disruption effects as it is repairing damage caused over time to the original features.

There will be minimal "displacement effects" to the subject property as a result of this work. The window restoration will ensure that the original windows can remain in the sanctuary for years to come and is a preventative measure to ensure these features are not lost due to damage. The repairs are in keeping with The Venice Charter International Charter for the Conservation and Restoration of Monuments and Sites (1964), as well as the Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) and The Ontario Heritage Tool Kit. Staff are satisfied that the proposed work will not cause any undue "displacement effects" to the property.

Staff support the proposed alterations as they are in keeping with the designation By-law.

Key dates:

Sub-committee meeting date: July 20, 2021

Notice of Receipt: July 21, 2021

Sub-committee comments and advice:

The Sub-committee considered the application and passed the following motion:

(Dent / MacLaren)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-034 be approved as submitted, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton

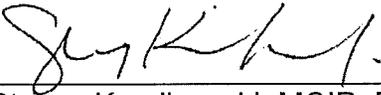
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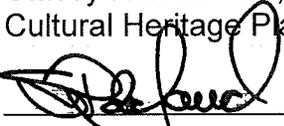
Final Recommendation:

That the applicant be advised that Heritage Permit Application HP2021-034 is approved in accordance with the submitted application, subject to the following conditions:

- a) Any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2024. If the alterations are not completed by July 31, 2024 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton

Approval:

Staff Approval:  O.I.
Stacey Kursikowski, MCIP, RPP
Cultural Heritage Planner
SPM/MGR Initials

Authorized: 
Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

Designation By-law (By-law 17-119)

Cultural Heritage Attributes that reflect pastoral context include:

- The fence pillars that are constructed from stone of the original stone fence; and,
- The mature trees along Upper James Street.

Cultural Heritage Attributes that reflect the Gothic Revival style of architecture include: •

- One-storey limestone construction;
- Gable roof with cornice returns;
- Paired gothic arched windows; and,
- Arched door on the east façade.

Cultural Heritage Attributes that reflect the value of the historic cemetery include:

- The tomb headstones and their arrangement