

City of Hamilton - Heritage Permit Application Note Sheet

Address: 252 James Street North, Hamilton (Christ's Church Cathedral, Part IV)
Permit Number: HP2024-038

Owner: The Synod of the Diocese of Niagara
Applicant/Agent: Bill Mous, Executive Officer and Secretary of Synod.

Description of proposed alterations:

- Restoration of the main set of central front oak doors, including:
 - Temporarily removing the doors for restoration off-site;
 - Restoring, staining, and varnishing the doors, transom and door frame;
 - Installing weather seals to the jambs, header and threshold;
 - Refurbishing the existing hardware;
 - Installing a new set of panic set bars to both doors for fire safety; and,
 - Installing new brass kick plates to the interior.
 - Interim repairs to the southern set of doors to allow for access and fire safety during restoration of the central doors
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Reasons for proposed alterations:

- The doors are not functioning efficiently and need to be repaired and restored as they are the main doors used by the public and congregation and have long-term wear and tear.
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Documentation submitted with application:

- Heritage Permit application form
 - Photos
 - Quote from Heritage Mill
 - Excerpt from Christ's Church Cathedral Interior Conservation Plan
 - Grant funding submission
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Draft Conditions for Consideration:

- ☐ That 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; and
- ☐ That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **December 31, 2026**. If the alteration(s) are not completed by **December 31, 2026**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Reasons for Designation (Excerpt from By-law No. 86-177)

Christ's Church Cathedral, located on James Street North, has served as the cathedral church for the Anglican Diocese of Niagara since 1875 and is considered an important ecclesiastical centre for the Niagara Peninsula.

Built on the site of the first Anglican church in Hamilton (1835), the present cathedral was begun in 1852 with the construction of the east end of the church as designed by William Thomas. The building was brought to completion in 1873-75 when the front facade and west end of the nave were erected under the supervision of architects Langley & Burke. Subsequently, the only major change to the structure was the rebuilding of the chancel in 1924 where architect W.P. Witton incorporated the original East Window in the new design.

The Cathedral is a prominent landmark in that city, notable for its 19th century Gothic Revival style of architecture, stone construction, scale, and quality of design. Set back from the street, the church has an imposing presence on James Street North, and as such, is a major focal point in one of the city's most significant heritage streetscapes. The interior, with its high central nave and elaborate chancel, well illustrates the gothic essence of strong verticality and decorative detailing.

In 1985, the church was awarded a provincial historical plaque in honour of its 150-year history by the Ontario Heritage Foundation.

Of significance to the conservation of Christ's Church Cathedral are:

- (1) the original elements of all four exterior facades, including but not limited to the stone walls and buttresses, tracery windows, doors, chimneys and such decorative features as pinnacles and mouldings;
- (2) the original architectural features of the interior of the nave, including chancel and side aisles; namely, the ceilings, piers, walls, pointed arches, tracery windows, stained and painted glass and decorative mouldings; and
- (3) the wrought iron fence across the front of the property.

Photographs



Figure 1: Door to be restored (middle door of the 3 at the front of the building)



Figure 2: Heaving door jam and stile to be repaired



Figure 3: Inside of the main door



Figure 4: Inside of main door



Figure 5: South door damage to be repaired and used as interim entrance door during restoration