



Hamilton

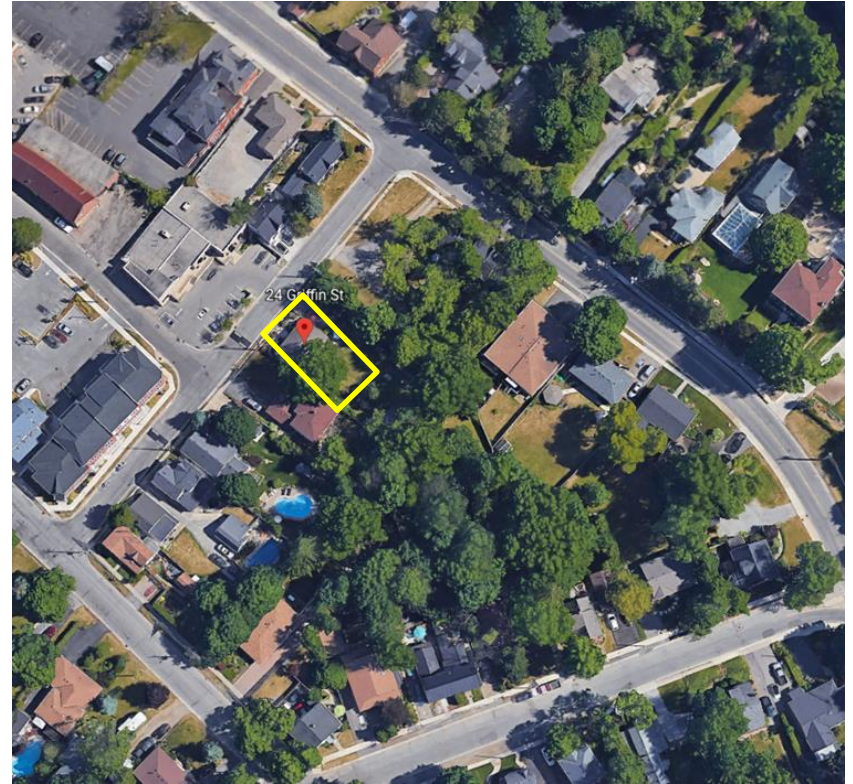
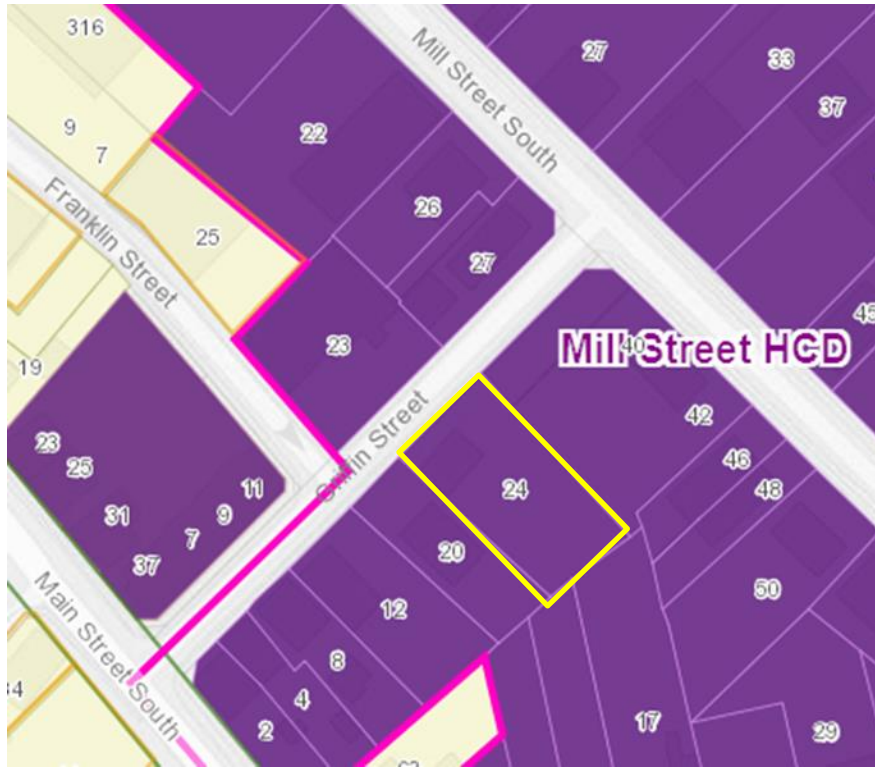
HERITAGE PERMIT APPLICATION HP2021-038, UNDER  
PART IV OF THE *ONTARIO HERITAGE ACT*, FOR A  
REPLACEMENT FRONT DOOR AND SIDE LITE WINDOWS  
AND WOOD PROFILE, RELATED REPAIRS AND  
CONSERVATION OF TRANSOM WINDOW, AND  
RETROACTIVE APPROVAL OF REPLACEMENT WINDOWS, AT  
24 GRIFFIN STREET, FLAMBOROUGH (WARD 15)

April 1, 2022

# HP2021-038 – 24 Griffin Street (Flamborough)



# HP2021-038 – 24 Griffin Street (Flamborough)



# HP2021-038 – 24 Griffin Street (Flamborough)

## Scope of work:

- Proposed replacement of front door and sidelites (frame and sidelites will match existing);
- New door will be a custom wood door, proposed new style of 4-panel instead of 6-panel door; and,
- Previous submission included retroactive application for window replacement **(no changes with revised submission, HPRS moved motion recommending approval in August 2021).**

## Reason for work:

- Replacement of front door due to poor condition; and,
- Windows previously replaced due to poor condition.

## Documentation submitted with application:

- Revised application report with sketch of proposed new door and images of 4-panel doors; and,
- Steeltown Vintage Carpenter estimate.

# HP2021-038 – 24 Griffin Street (Flamborough)

## Next steps:

- Due to the magnitude of the proposed changes to the Built Heritage Resource (e.g., the replacement of windows prior to Heritage Permit approval and the proposed replacement of the existing front door), the subject Application is to be considered by Planning Committee and Council for final approval as per the Council approved Heritage Permit Process (PED05096).

# HP2021-038 – 24 Griffin Street (Flamborough)

## Relevant Bylaw Excerpt: 80-118-H

### Reason for Designation:

The stone cottage is considered by knowledgeable historians to be the oldest unaltered dwelling in Waterdown, built between 1840-1849 for Ebenezer Griffin, one of Waterdown's founders.

Constructed of local stone, it is an excellent example of a Regency style cottage. The doorway, with its semi-elliptical transom, side windows and original 6 panel door.

Other notable features are the original 6 x 6 pane windows and excellent stone work around both the doorway and windows.

# HP2021-038 – 24 Griffin Street (Flamborough)

## **Previously Approved: HP2018-032**

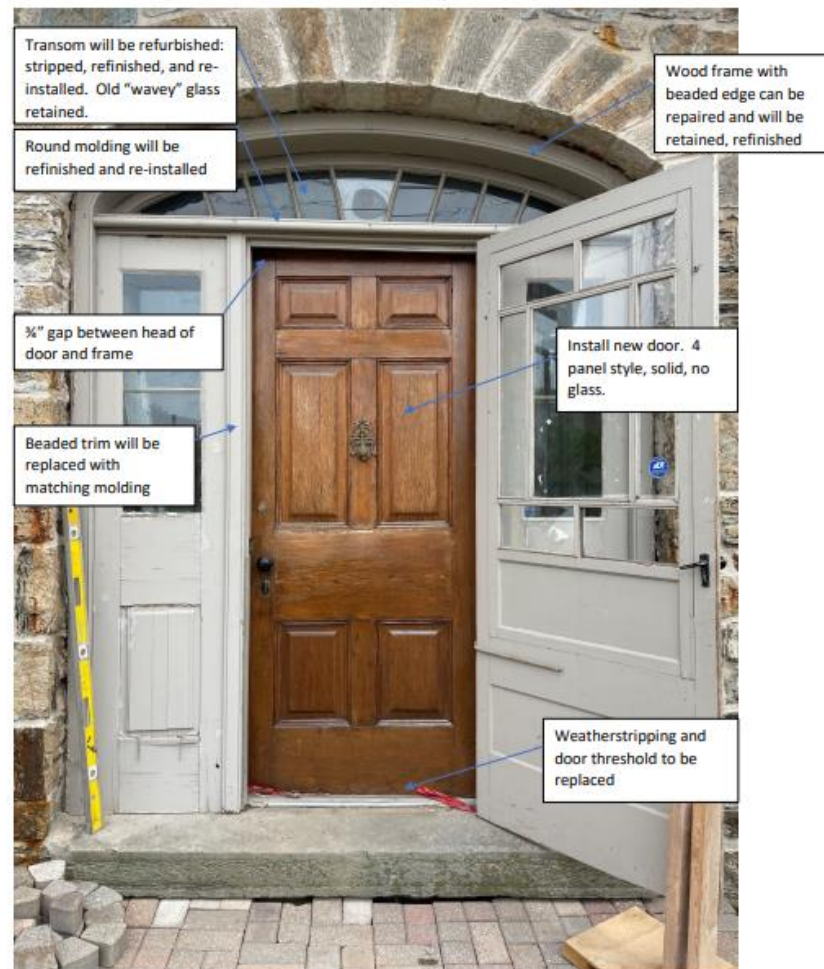
Relevant approvals include the restoration and repair of front wall, door and windows including:

- Removal of one window on rear elevation and convert to a doorway; and,
- Repairs on the front entrance door.

## **Original Submission: HP2021-038**

- On August 17, 2021 HPRS Agenda

# HP2021-038 – 24 Griffin Street (Flamborough)





# HP2021-038 – 24 Griffin Street (Flamborough)

Existing damage:



Existing door frame is 5/8" out of plumb over 4 ft.



Wood door panels are split. Source of water leaks.

Door moldings no longer fit

Deteriorated wood has been filled with filler or putty



No key for lock

Rotten wood. Filler falling out. Rain water leaks in

Hardware to be replaced



Numerous stains from water leaks

# HP2021-038 – 24 Griffin Street (Flamborough)



At some point the hinge position has been changed. Wood is rotten and will not hold a screw. New location below tenon is weak. Propose new 1 1/2 pr hinges in lieu of 1 pr existing.

Install new frame, door, hardware and weatherstripping. Salvage and reuse trim and moldings where possible. Install new as required or match existing.



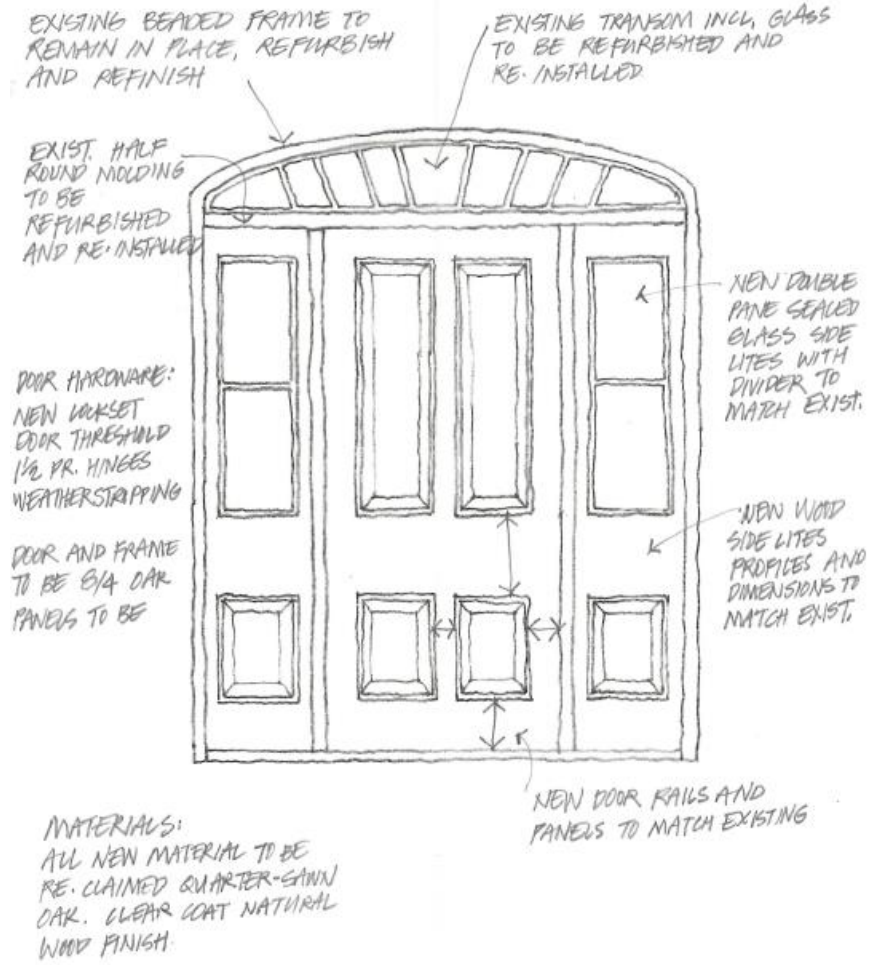
Proposed new door, frame and sidelites:

Transom to be refurbished. New sash installed on inside face. Trim and moldings to be refurbished or replaced with new to match existing.

Door sidelite glass to be replaced with double pane sealed glass unit, same size, same mid divider.

Insulated panels to be added below glass in the sidelites. Wood panels to be replaced to match existing.

Wood frame around entrance to be repaired and maintained.



# HP2021-038 – 24 Griffin Street (Flamborough)



# HP2021-038 – 24 Griffin Street (Flamborough)

*The Ancestral Roof: Domestic Architecture of Upper Canada* on **Regency doors:**

“It has been established earlier in the chapter that the typical Regency cottage would be located on a dramatic or romantic site; that it would be a storey and a half in height; that in plan it might be square, octagonal or rectangular with wings or bays; that it would have large windows and **a relatively insignificant door...**”

# HP2021-038 – 24 Griffin Street (Flamborough)

## Heritage Permit Review Sub-Committee Consultation (HPRS)

- Reviewed revised application at HPRS meeting on **February 15, 2022**.
- The HPRS recommended that the application be **approved**.

### Standard conditions:

- 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,
- Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2024. If the alterations are not completed by February 28, 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.



Hamilton

THANK YOU