

24 Griffin Street
Revised Application - January 28, 2020



Wood storm door and storm sidelites are not authentic to Regency style. Added at some point and now in very poor condition, broken glass, rotten wood. This will be removed. The deep recess around the frame as per the transom, will be restored.

EXISTING FRONT ENTRANCE



Transom will be refurbished: stripped, refinished, and re-installed. Old "wavey" glass retained.

Wood frame with beaded edge can be repaired and will be retained, refinished

Round molding will be refinished and re-installed

3/4" gap between head of door and frame

Install new door. 4 panel style, solid, no glass.

Beaded trim will be replaced with matching molding

Weatherstripping and door threshold to be replaced



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



Numerous stains from water leaks



No key for lock

Rotten wood. Filler falling out.
Rain water leaks in

Hardware to be replaced



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 ½ 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 to match existing.



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.

Proposed new door, frame and sidelites:

EXISTING BEADED FRAME TO REMAIN IN PLACE, REFURBISH AND REFINISH

EXISTING TRANSOM INCL. GLASS TO BE REFURBISHED AND RE-INSTALLED.

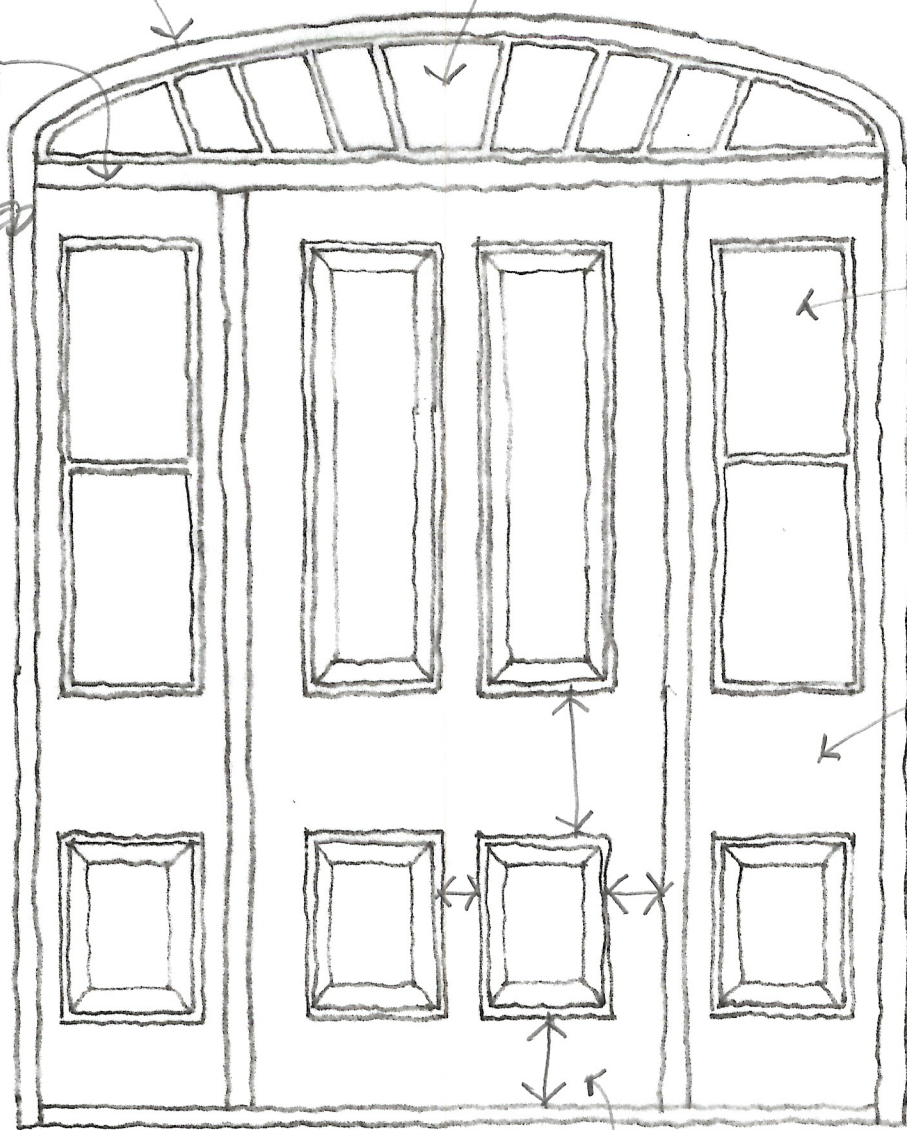
EXIST. HALF ROUND MOLDING TO BE REFURBISHED AND RE-INSTALLED

DOOR HARDWARE:
NEW LOCKSET
DOOR THRESHOLD
1/2 PR. HINGES
WEATHERSTRIPPING

DOOR AND FRAME TO BE 3/4 OAK
PANELS TO BE

NEW DOUBLE PANE SEALED GLASS SIDE LITES WITH DIVIDER TO MATCH EXIST.

NEW WOOD SIDE LITES PROFILES AND DIMENSIONS TO MATCH EXIST.



NEW DOOR RAILS AND PANELS TO MATCH EXISTING

MATERIALS:
ALL NEW MATERIAL TO BE RE-CLAIMED QUARTER-SAWN OAK. CLEAR COAT NATURAL WOOD FINISH.

Google Maps 189 Main St N



Hamilton, Ontario

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Street View - May 2017

Image capture: May 2017 © 2022 Google



