

City of Hamilton - Heritage Permit Application Note Sheet

Address: 171 Forest Avenue, Hamilton (Georgian-Style House, Part IV)

Permit Number: HP2025-007

Owner: Anna Mathew

Applicant/Agent: Same as above

Description of proposed alterations:

- Replacement of the front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights and door, including:
 - A new simplified lite pattern in the wood transom;
 - A six-panel solid wood door; and,
 - New wood storms for the transom and sidelights.
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Reasons for proposed alterations:

- The existing wood door has cracks/breaks between panels leading to poor insulation.
 - The surround and transom are single pane with poor energy efficiency.
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Documentation submitted with application:

- Heritage Permit application form.
 - Drawings of the proposed wood entry and door, prepared by Lower City Joinery.
 - Photos of existing entry and door.
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Draft Conditions for Consideration:

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| <ul style="list-style-type: none"><input type="checkbox"/> 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<input type="checkbox"/> That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2027. If the alteration(s) are not completed by April 30, 2027, then this approval expires as of that date and no |
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alterations shall be undertaken without a new approval issued by the City of Hamilton.

Designated Heritage Attributes (By-law No. 77-287)

The exterior of this property is recommended for conservation as property having historical and architectural value or interest by the Local Architectural Conservation Advisory Committee of the City of Hamilton, and in the “Architectural Review and Evaluation Report” prepared by Professor Anthony Adamson.

Built in 1860, the house is styled in the Georgian tradition. The foundation, side and rear walls, are of rubble stone while the base course, lugsills and lintels are of cut stone. The facade is of red brick with quoins of yellow brick. The front entrance incorporates a four-panelled door, square-headed transom and side lights. The windows are six over six double-hung sash.

Situated in Corktown, one of the earliest residential neighbourhoods in Hamilton, the building represents the upper class housing of the area, and is typical of Hamilton homes common before the widespread introduction of picturesque Victorian forms. Originally owned by a police constable/tavern keeper, it later served as a female home, then went through a series of family owners.

Photographs



Figure 1: View of 171 Forest Avenue from the road.



Figure 2: View of the existing front door (provided by the property owner)



Figure 3: Image of 171 Forest Avenue, circa 1980's, from City's property file.



Figure 4: Image of the front entrance at 171 Forest Avenue, circa 1980's, following restoration work, from City's property file.

Plans / Drawings

See drawings attached as Appendix “A” to this Notesheet.