



# BUILT HERITAGE INVENTORY FORM

Address \_\_\_\_\_ Community \_\_\_\_\_

Also known as \_\_\_\_\_ Legal Description \_\_\_\_\_

P.I.N. \_\_\_\_\_ Roll No. \_\_\_\_\_ Ward \_\_\_\_\_ Neighbourhood \_\_\_\_\_

Heritage Status:  Inventory  Registered  Designated (Part IV / Part V)  Easement (City / OHT)  NHS  
 HCD (if applicable): \_\_\_\_\_ Cultural Heritage Landscape (if applicable): \_\_\_\_\_

Property Status (Observed):  Occupied Building  Vacant Building  Vacant Lot  Parking Lot

Integrity:  Preserved / Intact  Modified  Compromised  Demolished (date) \_\_\_\_\_

Construction Period:  Pre 1867  1868-1900  1901-1939  1940-1955  1956-1970  Post 1970  
 Year (if known) \_\_\_\_\_ Architect / Builder / Craftsperson (if known) \_\_\_\_\_

Massing:  Single-detached  Semi-detached, related  Semi-detached, unrelated  Row, related  Row, unrelated  Other \_\_\_\_\_

Storeys:  1  1 ½  2  2 ½  3  3 ½  4 or more  Irregular  Other \_\_\_\_\_

Foundation Construction Material:  Stone  Brick  Concrete  Wood  Other \_\_\_\_\_ Finish: \_\_\_\_\_

Building Construction Material:  Brick  Frame (wood)  Stone  Log  Other \_\_\_\_\_ Finish: \_\_\_\_\_

Building Cladding:  Wood  Stone  Brick  Stucco  Synthetic  Other \_\_\_\_\_ Finish: \_\_\_\_\_

Roof Type:  Hip  Flat  Gambrel  Mansard  Gable  Other \_\_\_\_\_ Type: \_\_\_\_\_

Roof Materials:  Asphalt Shingle  Wood Shingle  Slate  Tile/Terra Cotta  Tar/Gravel  Metal  Other \_\_\_\_\_

## Architectural Style / Influence:

- |   |   |  |  |  |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne<br>(1920s-1950s)  | <input type="checkbox"/> Chateau<br>(1880-1940)               | <input type="checkbox"/> Gothic Revival<br>(1830-1900) | <input type="checkbox"/> Neo-Gothic<br>(1900-1945)         | <input type="checkbox"/> Romanesque Revival<br>(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism<br>(1900-1945) | <input type="checkbox"/> Craftsman / Prairie<br>(1900s-1930s) | <input type="checkbox"/> International<br>(1930-1965)  | <input type="checkbox"/> Period Revivals<br>(1900-Present) | <input type="checkbox"/> Second Empire<br>(1860-1900)      |
| <input type="checkbox"/> Brutalism<br>(1960-1970)             | <input type="checkbox"/> Colonial Revival<br>(1900-Present)   | <input type="checkbox"/> Italian Villa<br>(1830-1900)  | <input type="checkbox"/> Post-Modern<br>(1970-Present)     | <input type="checkbox"/> Vernacular                        |
| <input type="checkbox"/> Bungalow<br>(1900-1945)              | <input type="checkbox"/> Edwardian<br>(1900-1930)             | <input type="checkbox"/> Italianate<br>(1850-1900)     | <input type="checkbox"/> Queen Anne<br>(1880-1910)         | <input type="checkbox"/> Victory Housing<br>(1940-1950)    |
| <input type="checkbox"/> Classic Revival<br>(1830-1860)       | <input type="checkbox"/> Georgian / Loyalist<br>(1784-1860)   | <input type="checkbox"/> Neo-Classical<br>(1800-1860)  | <input type="checkbox"/> Regency<br>(1830-1860)            | <input type="checkbox"/> 1950s Contemporary<br>(1945-1965) |
| <input type="checkbox"/> Other _____                          |   |  |  |  |

**Notable Building Features:**

- Porch: \_\_\_\_\_  Sill(s): \_\_\_\_\_  Tower/Spire  Bargeboard  Eaves: \_\_\_\_\_
- Verandah: \_\_\_\_\_  Lintel(s): \_\_\_\_\_  Dome  Transom  Verges: \_\_\_\_\_
- Balcony: \_\_\_\_\_  Shutters: \_\_\_\_\_  Finial  Side light  Dormer: \_\_\_\_\_
- Door(s) : \_\_\_\_\_  Quoins: \_\_\_\_\_  Pilaster  Pediment  Chimney: \_\_\_\_\_
- Stairs: \_\_\_\_\_  Voussoirs: \_\_\_\_\_  Capital  Woodwork  Parapet: \_\_\_\_\_
- Fire wall: \_\_\_\_\_  Cornice: \_\_\_\_\_  Panel  Date stone  Bay: \_\_\_\_\_
- Windows: \_\_\_\_\_  Column  Cresting  Other \_\_\_\_\_

Notes:

**Context:**

- Historic Context Statement:  Yes  No Name of HCS Area: \_\_\_\_\_
- Streetscape (Residential / Commercial)  Terrace / Row  Complex / Grouping  Landmark
- Multi-address parcel (list addresses): \_\_\_\_\_  Other \_\_\_\_\_
- Related buildings: \_\_\_\_\_

**Plan:**  Square  Rectangular  L  U  T  H  Cross  Irregular  Other \_\_\_\_\_

**Wings:** \_\_\_\_\_ **Setback:**  Shallow  Deep  At ROW  Other \_\_\_\_\_  Corner Lot

**Accessory Features and Structures:**

- Features (e.g. stone wall, fountain): \_\_\_\_\_  Structures (e.g. shed, outbuilding): \_\_\_\_\_

**Additional Notes:**

**Related Files:** \_\_\_\_\_

**Fire Insurance Mapping:** 1898 Sheet No. \_\_\_\_\_ 1911 Sheet No. \_\_\_\_\_ 1949 Sheet No. \_\_\_\_\_ 1964 Sheet No. \_\_\_\_\_

**Additional Documentation and Research Attached (if applicable):**

<b>Surveyed by:</b>	<b>Date:</b>	<b>Survey Area:</b>
<b>Staff Reviewer:</b>	<b>Date:</b>	

# PRELIMINARY EVALUATION

<b>Physical / Design Value:</b>	
<input type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
<b>Historical / Associative Value:</b>	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
<b>Contextual Value:</b>	
<input type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

<p><b>Classification:</b></p> <p><input type="checkbox"/> Significant Built Resource (SBR)</p> <p><input type="checkbox"/> Character-Defining Resource (CDR)</p> <p><input type="checkbox"/> Character-Supporting Resource (CSR)</p> <p><input type="checkbox"/> Inventory Property (IP)</p> <p><input type="checkbox"/> Remove from Inventory (RFI)</p> <p><input type="checkbox"/> None</p>
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<p><b>Recommendation:</b></p> <p><input type="checkbox"/> Add to Designation Work Plan</p> <p><input type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>
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<b>Evaluated by:</b>	<b>Date:</b>
<b>HMHC Advice:</b>	<b>Date</b>
<b>Planning Committee Advice:</b>	<b>Date:</b>
<b>Council Decision:</b>	<b>Date:</b>
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## *Criteria in Ontario Regulation 9/06*

**The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.**

Both 66 Charlton Avenue West and 68 Charlton Avenue West exhibit architectural features representative of fine Queen Anne dwellings of the late nineteenth century. The buildings demonstrate how the Queen Anne style was expressed for the upper class .

No. 66 displays traditional brick construction, tall hip roof with projecting eaves, tall brick chimney and gable roofed front dormer, molded wood trim on the windows, and a bracketed cornice

At No. 68, brick walls, tall hip roof with projecting eaves, projecting bays, round arched windows, voussoirs and stone sills, decorative brick panels & details between the storeys, wood trim, decorative cornices and dormer windows, decorative front entrance with half round transom, stone surround with keystone and flanking decorative lantern lighting.

**The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

Both 66 and 68 exterior features have survived. The brick walls, window sills, lintels, cornices and dormers are well crafted and have stood the test of time, a testament to the early builders and craftsmen during the turn of the Century.

*(Originally 2 single-detached 2 1/2 story brick dwellings, in 1964? they were joined with a central addition, 2 storeys, flat roof and a 2 bay front facade.)*

**The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**

The buildings at 66 and 68 Charlton Avenue West illustrate a theme of significance to the history of Hamilton – their construction at the turn of the twentieth century by wealthy local landowners who were developing the Durand neighbourhood as a place for upper-class dwellings

66 Charlton Avenue West circa 1904-04 was constructed for A. H. Hope, Accountant, Auditor, formerly of the Canadian Steel and Wire Co., then Brennen Manufacturing Company and then briefly the manager of the Hamilton Dustless Housecleaning Co. Ltd.

The dwelling at 68 Charlton Avenue West was built for William W. Osborne, Barrister, of Gibson, Osborne, O' Reilly and Levy in the 1900's (affiliated with Sir John Morrison Gibson, 10<sup>th</sup> Lt Gov. Of ON) and later his own firm by 1911.

Both Hope and Osborne were listed in the Tyrrell and Dau's Society Blue Books.

**The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.**

The extant features of both No. 66 and No. 56 provide insight into the domestic tastes of affluent Hamiltonians at the turn of the twentieth century and demonstrate the capacity of Hamilton based builders and craftsmen to offer high quality style to their patrons

**The property has contextual value because it is important in defining, maintaining or supporting the character of an area.**

Erected as dwellings for upper-class families, the buildings at No. 66 and No. 68 support the historic character of the Durand neighbourhood, which was prized as the most desirable community in Hamilton before the Second World War.

**The property has contextual value because it is physically, (functionally), visually or historically linked to its surroundings.**

The buildings at No. 66 and No. 68 blend harmoniously into the turn-of-the twentieth-century, red-brick, residential streetscape extending along the north side of Charlton Avenue West from Park Street east to MacNab Street. **(Currently Vacant)**



