

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 0.31-acre property municipally-addressed as 66 Charlton Avenue West is comprised of two formerly single-detached two-and-a-half-storey brick buildings, 66 and 68 Charlton Avenue West, that were constructed circa 1903-1904, and connected by a circa 1966 two-storey addition. The property is located on the northeast corner of Charlton Avenue West and Park Street South, in the Durand Neighbourhood, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The early-twentieth century buildings located at 66-68 Charlton Avenue West exhibit architectural features representative of Queen Anne Revival style houses. While number 66 is of more modest construction and number 68 is more finely detailed, this style of architecture is well represented in both structures through their two-and-a-half storey brick construction, tall hip roofs punctuated with a variety of dormers, bays and chimneys, and the use of a variety of materials and textures. The decorative brick panelling and banding, leaded glass transom, wood mouldings, decorative slate shingle cladding, dentilated cornices, and wood brackets on the south and west facing facades, represent a high degree of craftsmanship.

The subject property reflects the work and ideas of prominent architects who are significant to the Hamilton community and demonstrates the capacity of Hamilton-based architects and craftspeople to offer high style to their patrons. The building constructed at 68 Charlton Avenue West is attributed to F. J. Rastrick and Sons architectural firm and is one of the few known surviving buildings designed by the two sons of the noted Hamilton architect, Frederick James Rastrick. Frederick James Rastrick (1819-1897) was a prominent nineteenth-century Hamilton architect. He was an active partner in a various of Hamilton firms and designed a number of well-known buildings in Hamilton. Rastrick opened a firm with his son Edward Llewellyn Rastrick (1861-1931) in 1881 and they practised together until his death in 1897, at which time his other son Francis Reginald Rastrick (1864-1932) joined the firm as a partner. Edward and Francis Rastrick of F. J. Rastrick & Sons were in partnership together from 1898 until 1931. During their partnership the Rastrick sons designed a number of residential buildings, however their best-known works are the Twentieth Century Club on Locke Street South and the Stoney Creek Battlefield Monument, a National Historic Site of Canada.

The building constructed at 66 Charlton Avenue West is not attributed to a prominent architecture firm. However, the property does represent the work of the local Hamilton building company – Donaldson and Patterson. Hugh Donaldson (1847-1928) and J. L. Patterson (1852-1930) were local builders in the City of Hamilton.

The buildings at 66 and 68 Charlton Avenue West illustrate the theme of wealth and development in early-twentieth century Hamilton. Their construction at the turn of the twentieth century was commissioned by wealthy local landowners who were establishing the Durand Neighbourhood as a place for upper-class dwellings. The dwelling at 66 Charlton Avenue West was constructed circa 1904 for Adam Henry Hope (1852-1920), Accountant / Auditor, formerly of the Canadian Steel and Wire Company, then Brennen Manufacturing Company and then briefly the manager of the Hamilton Dustless Housecleaning Company Limited. The property at 68 Charlton Avenue West was owned by Annie Bryson Osbourne (1824-1912), and she was responsible for commissioning the circa 1903 dwelling from F.J. Rastrick & Sons. Annie lived in the dwelling with her son William Woodburn Osbourne (1867-1915) and his wife and their two children. William was a Barrister at Gibson, Osbourne, O' Reilly and Levy in the 1900's (affiliated with Sir John Morrison Gibson, 10th Lieutenant Governor of Ontario) and later ran his own firm by 1911.

The property at 66-68 Charlton Avenue West supports the historic character of the Durand Neighbourhood, one of Hamilton's oldest residential neighbourhoods. The neighbourhood is well known for the quality of its architecture since it is home to many of Hamilton's finest historic residential properties. The property defines the northeast corner of Charlton Avenue West and Park Street, with two elevations featuring notable architectural details, a moderate setback, and a large stone wall along the western boundary along Park Street. Located in the Durand Neighbourhood, this property blends into the turn-of-the-twentieth century residential streetscape and buildings of this era are prevalent along the north side of Charlton Avenue West from Park Street east to MacNab Street.

Description of Heritage Attributes

Key attributes that embody the design / physical value of the property as being representative of the Queen Anne Revival style of architecture and the high degree of craftsmanship, and the historical / associative value of the property demonstrating the work and ideas of significant Hamilton architects and builders and connections with prominent Hamiltonians, include:

- The front (south) and side (east) elevations and roofline of the two-and-a-half-storey brick building historically known as 66 Charlton Avenue West, including its:
 - Red brick facades laid in Stretcher bond;
 - Tall hip roof with projecting eaves;
 - Large projecting pedimented front gable, including its:
 - Tripartite window with moulded wood trim;
 - Moulded wood bargeboard with returning eaves;
 - Wood shingle cladding; and,
 - Bracketed cornice;

- Gable-roofed front dormer;
- Tall brick side chimney;
- Plain brick pilasters below the front gable;
- Flat-headed window openings in the front (south) façade, including the rock-faced stone lintels, stone lug sills and a continuous brick course at the sill in the second storey;
- Segmentally-arched window openings in the side (east) facade including the brick voussoirs and stone lug sills; and,
- Stone foundation.
- The front (south) and side (west) elevations and roofline of the two-and-a-half-storey brick building historically known as 68 Charlton Avenue West, including its:
 - Red brick facades laid in Stretcher bond;
 - Tall hip roof with projecting eaves;
 - Projecting two-and-a-half storey three-sided bay in the front (south) facade including its:
 - Pedimented gable clad in octagonal slate shingles with a paired window with wood trim;
 - Decorative moulded brackets flanking either side of the gable and running moulded cornice with brackets;
 - Round-arched windows in central portion of bay with raised brick ribbing framing the brick voussoirs;
 - Flanking segmentally-arched windows with brick voussoirs;
 - Rock-faced stone sills;
 - Continuous brick courses with dentiling detail; and,
 - Decorative rectangular brick panels and details between the first and second storeys;
 - Shallow rectangular projection on the upper storey on the east side of the south facade including its:
 - Round-arched window in the second storey with decorative wood trim; and,
 - Octagonal slate shingles cladding the upper storey;
 - Projecting one-storey brick portico entrance on the east side of the south facade including its:
 - Leaded-glass half-round transom above the entrance;

- Decorative stone surround with central keystone and decorative square rosettes; and,
- Moulded cornice separating the storeys;
- Gable-roofed front (south) and side (west) dormers;
- Projecting two-and-a-half-storey, three-sided bay on the side (west) facade including its;
 - Pedimented gable clad in octagonal slate shingles with a central brick panel flanked by small flat-headed windows;
 - Moulded cornice with brackets below the gable;
 - Segmentally-arched window openings with brick voussoirs and rock-faced stone lug sills;
 - Continuous brick courses with dentiling detail;
 - Decorative rectangular brick panels between first and second storeys; and,
 - Decorative arched brick panels in the central portion of bay;
- Shallowly projecting brick chimney (truncated) in the side (west) facade with decorative arched brick panel;
- Stone foundation with segmentally-arched window openings; and,
- Remaining one-over-one hung wood windows.

The central two-storey addition constructed circa 1966 is sympathetic to the character of the historic former dwellings but is not included in this Designation By-law.

Key attributes that embody the contextual value of the property include the:

- Stone perimeter wall along west property boundary facing Park Street including its:
 - Broken-course, cut-stone construction;
 - Half-circle coping stones of alternating sizes; and,
 - Tiered construction, with the wall declining in height as it extends north towards rear of property;
- Moderate setback of 66 and 68 Charlton Avenue West from Charlton Avenue in line with the setbacks of the adjacent properties to the east; and,
- Moderate setback of 68 Charlton Avenue West from Park Street.