Authority: Item 6, Committee of the Whole
Report 03-004 (PD03023)
CM: February 12, 2003

Bill No. 075

City of Hamilton

BY-LAW NO. 03-075

To Designate:

LAND LOCATED AT MUNICIPAL NO. 166 CHARLTON AVENUE WEST, CITY OF HAMILTON

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property rnentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(6)(a) of the said Act.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 166 Charlton Avenue West, Hamilton, Ontario and more particularly described in Schedule “A” hereto annexed and forming part of this by-law, is hereby designated as property of historic and architectural value and interest.

2. The Corporate Counsel is hereby authorized and directed to cause a copy of this by,-law, together with reasons for the designation set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

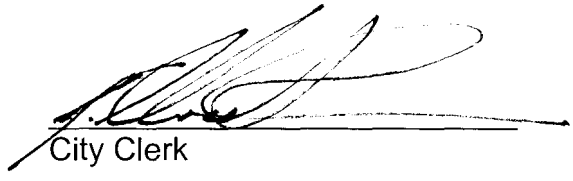
(i) to cause a copy of this by-law, together with reasons for the designation, to be served on The Ontario Heritage Foundation by personal service or by registered mail;

(ii) to publish a notice of this by-law once in a newspaper having general circulation in the City of Hamilton.

PASSED and enacted this 9th day of April, 2003.



Mayor



City Clerk

Schedule " A
To
By-Law No. 03-075

166 Charlton Avenue West
Hamilton, Ontario

Part Lots 122 and 123, Plan 256, as in Instrument No. AB38675; City of Hamilton

PIN (Property Identification Number) – 17135-0314 (LT)

Schedule "B"
To
By-law 03-075

166 Charlton Avenue West

City of Hamilton

REASONS FOR DESIGNATION

Architectural Value

This 1856 stone residence was designed to a vernacular interpretation of the Regency style and originally built to an L-plan. "Vernacular" refers to a building has been constructed by local builders using local materials. The Regency style was influenced by the English taste for the picturesque in painting and gardens and by architectural forms in British colonies. Characteristic features of the Regency style include: symmetrical façades; one or one-and-half stories; hipped or gable roofs with broad eaves; Classically based windows and entrances, and French doors. Because it is of a vernacular form of the style, 166 Charlton Avenue West possessed some, but not all of the typical features. It retains some of these features including a symmetrical façade and French doors that open out to the rear yard. The builder of 166 Charlton may have favoured some features of the Regency style such as a hipped roof, but perhaps preferred a more simple window design than those with a Classical influence. The exterior is local limestone with a tooled stone beltcourse along the top of the foundation on three sides of the house.

The Reasons for Designation apply to all elevations and the roof including all façades, entranceways, porches, windows and chimneys, together with construction materials of stone, wood and glazing, building techniques, and interior features as follows:

South (Front) Façade

The front façade of the house is symmetrical with 3 bays and is built with grey rock-faced limestone blocks. This elevation also consists of a secondary entrance set back at the northwest corner of the main house. On the front façade of the main house, there is a central entrance consisting of the original panelled wood door and a tri-light transom above. The door reveals are also panelled. The entrance is sheltered by a small portico with a flat roof supported by square posts. On either side of the entrance are rectangular 1/1 sash lights with 12-pane storm windows, wooden shutters and tooled stone sills. The front roof elevation contains two hipped roof dormers with two small double pane windows each. Decorative wood shingles clad the sides of the dormers. The secondary entrance is contained within a rear frame addition with a wood door and two-pane transom. The lean-to frame addition features wood vergeboard on the half-gable.

East (Side) Elevation
The east elevation consists of the main house, the original ell and a one storey wood frame addition. The elevation of the main house is built of cream-coloured limestone rubble. The raised mortar joints have been patterned to create the appearance of stone blocks. The mansard roof contains one hipped dormer with a single pane of glass. An interior stone chimney is also located here. The ell portion features one entrance containing the original wood panelled door and hardware. The door has 2 rectangular lights and a tri-light transom above. The exterior is of limestone rubble with flush mortar joints, made to resemble squared masonry units. The corner of the front and rear sections of the house is finished with a small, second-storey sunroom. The east elevation of the addition is board and batten with two rectangular 2/2 windows.

North (Rear) Elevation
The north (rear) elevation comprises the rear of the main house, the stone ell and a one storey frame addition. This side of the main house has an entrance with wooden French doors with a single-light in each leaf and a single light transom above. The rear of the ell is limestone rubble with the same block pattern using mortar joints as the east and west elevations. There are two main floor windows with 6/6 double hung sashes. There is a shed roof dormer on the second floor with a 1/1 sash window. The rear of the frame addition has no window or door openings.

West (Side) Elevation
This elevation comprises the main house and a one storey frame addition. The main house is built of cream-coloured limestone rubble made to resemble blocks with raised mortar joints. The mansard roof contains a hipped dormer clad with wood shingles containing four small 1/1 pane sashes. There is an interior stone chimney and a centred 6/6 sash window with wooden shutters on the main floor. This elevation of the frame addition is board and batten with one 2/2 sash window at the northwest corner.

Interior
Interior features include a marble fireplace and French doors in the double living room, tiled fireplace in the morning room and the original staircase. A window pane in the dining room has the name *Mary Sangster* scratched into the glass. There are also original wood doors and hardware throughout the house. The front door is original with brass hardware.