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The Corporation of the City of Hamilton

BY-LAW NO. 91- 076

To Designate:

LAND LOCATED AT MUNICIPAL NO. 74 CHARLTON AVENUE EAST

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of The Corporation of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1980, Chapter 337;

AND WHEREAS the Conservation Review Board, in its report dated February 18, 1991, was "satisfied on the evidence produced by the City of Hamilton that the property is worthy of designation and that the City has acted in the best interests in approving the designation of 74 Charlton Avenue East..." and recommends "that the property in question should be designated by by-law under Part IV of the Ontario Heritage Act, as being of architectural and historical value and interest, to ensure its preservation."

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(14)(a) of the said Act.

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

1. The property located at Municipal No. 74 Charlton Avenue East 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 City Solicitor 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 owner and The Ontario Heritage Foundation by personal service or by registered mail;
 - (ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton, for three consecutive weeks.

PASSED this 30th day of April A.D. 1991.

[Signature]
City Clerk

[Signature]
Mayor



CERTIFIED A TRUE COPY
[Signature]
CITY CLERK

RECEIVED
IN THE OFFICE
JUN 14 1991
ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

Schedule "A"

To

By-law No. 91- 076

74 Charlton Avenue East, Hamilton, Ontario

ALL and Singular, that certain parcel or tract of land and premises, situate, lying and being on the east side of John Street, south of Charlton Avenue in Robert James Hamilton's Survey in the City of Hamilton, in The Regional Municipality of Hamilton-Wentworth which may be more particularly described as follows:

COMMENCING on the easterly side of John Street at the southwest angle of the lands conveyed by Harriet A. Luxton to Eola McCullough by deed dated the fifth day of July, 1900, and registered in the Registry Office for the Registry Division of Wentworth, as Number 71487 and being about two hundred and thirty-one feet four inches from Charlton Avenue;

THENCE following the easterly margin of John Street on a course south fifteen degrees fifteen minutes west eighty-one feet three inches more or less to a post;

THENCE south seventy degrees fifteen minutes east two hundred and thirteen feet to a post;

THENCE north fifteen degrees and fifteen minutes east parallel to John Street eighty-one feet three inches more or less to a post;

THENCE north seventy degrees fifteen minutes west two hundred and thirteen feet to the place of beginning.

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Schedule "B"

to

By-law No. 91 - 076

REASONS FOR DESIGNATION

74 Charlton Avenue East

Context

This two-and-one-half storey brick Italianate house, situated at the south-east corner of Charlton Avenue East and John Street South, was built in 1878-9 for merchant Joseph Hancock. The house now forms part of an isolated cluster of nineteenth century buildings on John Street South, whose focal point is the impressive Gothic Revival stone structure of the Church of the Ascension. Across the street stands a row of late Victorian brick houses and to the south, Joseph Hancock's house. This surviving group is important as representative of a far larger Victorian neighbourhood in Corktown which once extended to the foot of the escarpment.

Architectural Importance

74 Charlton Avenue East constitutes a distinctive example of the Italianate style which gained widespread popularity for houses built across the country in the 1870's. Moreover, it is one of relatively few surviving in Hamilton and one of even fewer representing the classical interpretation of this style. Typical of Italianate houses are the tall round-headed windows and doorway, and the low-pitched hip roof with wide, bracketed eaves. Characteristic of the classical Italianate ones are the cubic form, symmetrical facade, and central projecting frontispiece with a pedimental gable roof. Noteworthy details include the stone lintels and caps with prominent keystones, the stone corner quoins, and the paired wooden eave brackets.

This well built and designed house still has most of its original exterior features intact, the only significant alteration being the removal of the original pairs of arched wooden entrance and vestibule doors, the latter of which displayed elaborate leaded and bevelled glass panels.

History

The house was occupied by the original owner, Joseph Hancock, until his death ca. 1887 and then by postmaster H.N. Case until 1895. In 1904, it was sold by Hancock's trustees to merchant George F. Glassco, who lived there until his death ca. 1932. The house was sold again in 1938 and was then subdivided to accommodate four tenants. After changing ownership several more times, 74 Charlton Avenue East was last purchased in 1977 by the current owner, the St. Elizabeth Home Society.

Designated Features

Important to the preservation of 74 Charlton Avenue East are the original features of north, east and west facades, including the decorative stone quoins, lintels and arches, and bracketed eaves.