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ANDREA HOLLAND, CITY CLERK
Dated this 28 day of JAN 2020
City of Hamilton

JAN 7 2020

Authority: Item 3, Planning Committee
Report 19-014 (PED19164)
CM: September 25, 2019
Ward: 2

Bill No. 297

CITY OF HAMILTON

BY-LAW NO. 19-297

To Designate Land Located at 231 Ferguson Avenue South, City of Hamilton as Property of Cultural Heritage Value

WHEREAS the Council 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. 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 231 Ferguson Avenue South, Hamilton, Ontario and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes 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,

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

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

PASSED this 11th day of December, 2019.

F. Eisenberger
Mayor

A. Holland
City Clerk

To Designate Land Located at 231 Ferguson Avenue South, City of Hamilton as Property of Cultural Heritage Value

Schedule "A"

To

By-law No. 19-297

231 Ferguson Avenue South
Hamilton, Ontario

PIN: 17116-0060 (LT)

Legal Description:

Part Lot 13, Registrar's Compiled Plan 1497, Part 1 on 62R-2363; Hamilton

To Designate Land Located at 231 Ferguson Avenue South, City of Hamilton as Property of Cultural Heritage Value

Schedule "B"

To

By-law No. 19-297

231 Ferguson Avenue South
Hamilton, Ontario

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

Statement of Cultural Heritage Value or Interest

The Ferguson Avenue Pumping Station at 231 Ferguson Avenue South is located on the northwest portion of a 0.8 ha lot at the southern end and east side of Ferguson Avenue South in Ward 2 in the City of Hamilton. A short distance to the south is the foot of the Niagara Escarpment, while to the west is the intersection with Foster Street. Immediately east of the Ferguson Avenue Pumping Station is a new waterworks facility known as the New Ferguson Avenue Water Booster Pumping Station.

Initially built from 1912 to 1913 and expanded in 1929-30 and 1955, the Ferguson Avenue Pumping Station is of cultural heritage value as a representative example of an early 20th century waterworks modified over a century of continued use, and occupies a site selected for municipal waterworks since 1878.

DESIGN / PHYSICAL VALUE

The Ferguson Avenue Pumping Station demonstrates design and physical value in its scale and combination of cast-in-place concrete, brick, glass, and structural steel I-beams. This construction method and material is typical of the 'Electric Era' waterworks that replaced earlier steam facilities in the latter part of the 19th century. Its Romanesque Revival architecture is rendered in red brick, stone, and architectural sheet-metal and represents the classical styles favoured for public works, yet one reflecting the Edwardian taste for modest decoration. This style was also compatibly applied in its 1929-30 extension despite the popularity of other contemporary styles.

HISTORICAL / ASSOCIATIVE VALUE

The Ferguson Avenue Pumping Station's historical value lies in its association with City Engineer Andrew F. Macallum, who designed the 1912-13 building. He was also responsible for construction of the 1913 Pumping Station at 900 Woodward Avenue, Hamilton and went on to serve as Commissioner of Works for the City of Ottawa. The later additions to the Ferguson Avenue Pumping Station are associated with City Engineer William Lawrence McFaul, who constructed the Art Deco style Water Purification Plant at 900 Woodward Avenue, and oversaw a number of other important

infrastructure developments in the City over his long career. The Pumping Station is also associated with the City's Water Department, who built the original and subsequent sections, and maintained the building and its water supply infrastructure over the past century.

CONTEXTUAL VALUE

Contextually, the Ferguson Avenue Pumping Station contributes to the local character of the area through its massing, setback, and red-brick construction, as well as its semi-circular headed window openings, which match those of adjacent designated and inventoried heritage structures. It is recognized as a valued community asset and keenly explored by local residents when presented with the opportunity to visit the building.

Description of Heritage Attributes

Three-bay, two-storey height original block constructed in 1912 to 1913 with a Romanesque Revival temple front composed of:

- Cast-in-place concrete foundation with large semi-circular arches in basement to accommodate large piping;
- Red brick load bearing walls capped by concrete slab coping;
- Pilasters terminating at a denticulated string course;
- Double-leaf central entrance with semi-circular arch head formed with two orders of brick voussoirs, a prominent keystone, and framed with pilasters;
- Window openings with semi-circular heads formed with stretcher brick voussoirs, concrete imposts and lug sills;
- Entablature and sheet-metal clad cornice;
- Open pediment with datestone;
- North and south side walls with water table and belt-course with cogging;
- Surviving bay on the west portion of the south wall with tall segmental arch head window formed with gauged brick voussoirs and with a plain stone lug sill;
- Interior engaged brick and stone columns supporting a longitudinal I-beam; and,
- Flat roof formed with transverse I-beams with 'Northern Engineering Works, Detroit, Mich. U.S.A.' plaques and chain hoists on beam trolleys and ceiling of wood strips running longitudinally.

Two-bay, storey-and-a-half height 1929-30 extension with:

- Cast-in-place concrete foundation;
- Red brick load bearing walls matching the original block;
- Large semi-circular headed, multi-paned windows with single order of soldier brick voussoirs, small stone or concrete imposts and plain concrete lugsills;
- Corner pilasters;
- Entablature and sheet-metal clad cornice;

- Internal chamfered free-standing columns supporting a longitudinal I-beam;
- 20-pane fixed sash window on the south side wall; and,
- Flat roof formed with transverse I-beams with 'Herbert Morris Chain and Hoist Company Ltd' plaques and chain hoists on beam trolleys and ceiling of wood strips running longitudinally.

Attributes that reflect the property's contextual attributes include its:

- Moderate setback from the street;
- Overall height and red brick construction mirroring adjacent built heritage resources; and,
- Visual connection with the numerous maintenance covers on the adjacent streets and sidewalks.