Bill No. D-38

The Corporation of the City of Hamilton

BY-LAW NO. 90- 89

To Designate:

LAND LOCATED AT MUNICIPAL NOS. 219-227 FERGUSON AVENUE SOUTH

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 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(1)(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 Nos. 219-227 Ferguson Avenue South 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 *27th* day of *March* A.D. 1990.

City Clerk Mayor

CERTIFIED A TRUE COPY

CITY CLERK

(1990) 1 R.P.D.C. 9, January 30

Schedule "A"

To

By-law No. 90- 89

219-227 Ferguson Avenue South, Hamilton, Ontario

All of Lots 1, 2, 3, 4 and 5 on Registrar's Compiled Plan 1497, in the City of Hamilton, in The Regional Municipality of Hamilton-Wentworth.

As described in Instruments No. 140380 C.D., 17276, 381061 C.D., 383455 A.B. and 296678 C.D.

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Schedule "B"

To

By-law No. 90-89

219 - 227 Ferguson Avenue South, Hamilton, Ontario

Context

Built in 1894, this five-unit residential terrace in the Corktown neighbourhood is situated on the east side of Ferguson Avenue South at the corner of Charlton Avenue East. It forms part of a continuous streetscape of late nineteenth and early twentieth century buildings, including several rowhouses, which extends north to the railway yards and west along the north side of Forest Avenue bordering the grounds of Queen Victoria Public School. Directly south of the terrace is the former high level pumping station erected in 1912 at the foot of the Escarpment.

Architectural Value

219-227 Ferguson Avenue South represents the finest surviving example of a High Victorian brick terrace in Corktown, notable not only for the quality of its overall design and detailing but also for the extent to which its original appearance has been preserved. Typical in design of late nineteenth century rowhousing in Hamilton, each unit features a side entrance, parapet partition walls, a square bay, and a steep-pitched roof with a tall gable over the bay. A particularly distinctive element is the gable bargeboard which forms a decorative arch over the semi-circular attic window. Also noteworthy are the bracketed cornice over the round arched bay windows, the stained glass transom lights over three of the four windows and the front doorway, the ornamental brick mouldings, and in the case of the two end units (#219 and #227), the original panelled wooden door with its tall, arched glazed upper panels. The decorative wooden porches over all five front entrances were recently removed.

History and Historical Associations

The original owner, John Lindner, retained possession of the terrace for less than a year, selling it in 1894 to William Edgar, who in turn sold it in 1895 to investor William Sparrow of Buffalo, New York. In the course of the early 20th century the rowhouse was subdivided among individual owners, several of whom were associated with well-known Hamilton businesses.

Designated Features

Important to the preservation of 219-227 Ferguson Avenue South are the original features of the west, south and north facades, including the ornamental wooden trim, the original front doorways (excluding the doors of #221, #223 and #225) and windows with their stained glass transoms.