Bill No. C-46

The Corporation of the City of Hamilton

BY-LAW NO. 93-124

To Designate:

LAND LOCATED AT MUNICIPAL NO. 90 STINSON STREET

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. 1990, Chapter O.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 Corporation of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 90 Stinson Street 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 25th day of May A.D. 1993.

A. B. Holland

ACTING CITY CLERK

MAYOR

(1993) 6 R.P.D.C. 12, March 30

Schedule "A"

To

By-law No. 93-124

90 Stinson Street, Hamilton, Ontario

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in The Regional Municipality of Hamilton-Wentworth more particularly described as follows:

FIRSTLY: Being composed of parts of Lots Numbers One (1), Two (2) in that block of land lying immediately south of Stinson Street and east of Victoria Avenue, according to the plan of survey thereof made for C.T. Grantham, filed on the 18th day of December 1906, as Number 397, more particularly described as follows, that is to say: -

COMMENCING at a point on the southerly limit of Stinson Street which is twelve (12) feet measured westerly from the northeasterly angle of said Lot Number One (1);

THENCE westerly along said southerly limit of Stinson Street and across Lots Numbers (1) and Two (2) a distance of forty (40) feet to the northwesterly angle of said Lot Number Two (2);

THENCE southerly following the westerly limit of said Lot Number Two (2) to the rear thereof;

THENCE easterly along the rear of said Lots One (1) and Two (2) a distance of forty (40) feet to a point;

THENCE northerly and parallel with the westerly limit of said Lot Number Two (2) to the place of beginning.

The property hereby intended to be conveyed, being the westerly Fourteen (14) feet of Lot Number One (1) measured an equal width from front to rear and Lot Number Two (2), which property is presently known for Municipal purposes as 82 Stinson Street, Hamilton, Ontario.

SECONDLY: Being composed of part of Lot Seventeen (17) and all of Lot Eighteen (18) in the Billings and Fearman's Subdivision of lands in the City of Hamilton according to registered Plan Number 31 and also part of Lots 1 and 17 in the Grantham Survey which plan is registered as Number 397, which parcel is now shown as Lot Number 1 on Plan of Survey made by Oliver R. Blandy for Frances L. Fearman and S. L. Heaton, which plan is registered in the Registry Office for the County of Wentworth as Number 668 and which may be more particularly described as follows:

COMMENCING at the southwest corner of East Avenue and Stinson Street;

THENCE southerly along the westerly limit of East Avenue One Hundred and Eleven Feet (111') to a point;

THENCE North Seventy-one Degrees and Sixteen Minutes West (N 71° 16'W) One Hundred and Twenty-eight feet Eleven and one-half inches (128' 11-1/2") to a point;

THENCE North Seventeen Degrees and Forty-three Minutes East (N 17° 43'E) One Hundred and Ten Feet Seven Inches (110'7") to the southerly limits of Stinson Street;

THENCE South Seventy-one Degrees Twenty-eight Minutes East (S 71° 28'E) One Hundred and Twenty-eight Feet Six Inches (128'6") more or less to the place of beginning, which property is presently known for Municipal purposes as 90 Stinson Street, Hamilton, Ontario.

THIRDLY: The northerly five (5) feet from east to west of Lots Three and Four according to the plan of survey registered in the Registry Office for the Registry Division of Wentworth as Number 668.

Schedule "B"

to

By-law 93-124

Fearman House

90 Stinson Street

The substantial stone residence at 90 Stinson Street was built in 1863 for Frederick W. Fearman and was later enlarged in 1875 and 1890. Today, with its prominent, three-storey entrance tower marking the head of East Avenue South, this commanding Victorian mansion stands out as an important neighbourhood landmark and as one of the City's finest stone mansions erected in the pre-Confederation era.

Context

When constructed, the home was situated on an acre of land near the south-east limits of the City, almost a mile from its centre. The house occupied a scenic location at the foot of the mountain, with a vista overlooking the open fields to the Bay beyond.

By the 1890's, urban development had spread eastward, encompassing the Fearman property, and transforming the area into a prosperous residential neighbourhood. The entrance lane to 90 Stinson Street had by then become a tree-lined avenue of stately Victorian homes. This vista up East Avenue toward the dominating entrance tower of the Fearman Home - a feature which enhances the impact of both streetscape and mansion - is one of the few examples left in the City of a once-prevalent Victorian urban form.

In the late nineteenth century, major public buildings were situated in the immediate area: in 1876, the Hamilton Boys Home, featuring a central clock tower, was located one block east of the Fearman House on Stinson Street; in 1895 the Stinson Street School was erected five blocks to the east; and in the following year the new Central Collegiate Institute, an extraordinary, monumental structure resembling Toronto's old City Hall, dominated the neighbourhood from its site one block to the west at Victoria and Hunter Streets. Today, Stinson St. School and the Fearman House are the primary monuments which recall the neighbourhood's heyday at the turn of the century.

Architecture

Frederick W. Fearman's house is considered a true product of the Victorian era, built in stages from 1863 to 1890, as his architectural tastes and circumstances changed. Its pre-Confederation origin is indicated by the use of local stone, which was rarely employed in Hamilton for houses after the 1860's. Stylistically, 90 Stinson Street displays the hallmarks of the popular Gothic Revival style: pointed, lancet windows, a steeply pitched roofline with dormers, and decorative bargeboard at the gable ends.

Later, and with considerable finesse, an imposing central entrance tower of combined Italianate and Gothic derivations was appended to the front facade of the original home, transforming it into a highly fashionable Victorian mansion, appropriate to Fearman's growing economic and social status. "Ivey Lodge", as it was known, was originally embellished with look-out balconies on the tower, shutters on the upstairs windows, and a charming landscaped garden with climbing vines. Today, 90 Stinson Street retains most of its original features and is unique among the mansions inherited from Hamilton's pioneering industrialists.

History

Original owner Frederick William Fearman built his stone house on Stinson Street when he was thirty-eight years old and still working as a grocer and meat-curer in the downtown. He was to live in the same home for another forty-three years, during which time he bought a small meat-packing company at Rebecca and Wellington Streets and developed it into one of the foremost packing houses in Canada. Fearman is credited with pioneering new techniques and organizing all meat-packing operations for the first time into one plant. His "Star Brand" products were shipped from a railway siding off the Grand Trunk Railway on Ferguson Avenue and distributed all across North America, and eventually to the Caribbean and Europe.

Not only was F. W. Fearman a founding member of the Pork Packers' Association, but he also provided local civic leadership as a member of City Council, Hamilton Public Library, Board of Education (1867-84), Public Parks Board, and Wentworth Historical Society. Present-day evidence of his public works contributions include the City's Waterworks, the tree-planting program for City streets, and the purchase of Dundurn Castle by the City in 1899. The Fearman family occupied 90 Stinson Street for a total of sixty-three years until 1926 when Robert S. Hart purchased the premises.

Designated Features

Of importance to the preservation of 90 Stinson Street are the original features of the front (north) facade and the east and west side facades, including but not limited to the stone walls, roof, chimneys and dormers, central tower, original windows including the bay windows and circular trefoil window, original doors, and decorative wood bargeboard and brackets.

Province of Ontario

Document General

Form 4 – Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

154633

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON

'93 05 31 11 05

LAND REGISTRAR / REGISTRATEUR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 6 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

Designating By-law

(5) Consideration

Nil Dollars $

(6) Description

Firstly, part of Lot 1 and Lot 2, Plan 397,
Secondly, Lot 1, Plan 668, and
Thirdly, the northerly five (5) feet of Lots 3 and 4
Plan 668
City of Hamilton
Regional Municipality of Hamilton-Wentworth

As previously described in Instrument Number 237454 C.D.

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription [ ] New Easement [ ] Plan/Sketch (b) Schedule for: Description [X] Additional Parties [ ] Other [X]

(8) This Document provides as follows:

By-law No. 93-124, attached

Continued on Schedule [ ]

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of Hamilton		
by its Solicitor,		
Art Zuidema		1993 05 31

(11) Address for Service 71 Main St. W., Hamilton, Ontario. L8N 3T4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property

90 Stinson Street
Hamilton, Ontario
L8N 1S2

File: 40-098/93.2

(15) Document Prepared by:

City of Hamilton
Law Department
P.O. Box 2040, 71 Main St. W
Hamilton, Ontario
L8N 3T4

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Fees and Tax	
Registration Fee	27.00
Total	