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*Hamilton*

**IN THE MATTER OF THE ONTARIO HERITAGE ACT,  
R.S.O. 1990, Chapter O.18, S. 29 and S. 67**

**AND IN THE MATTER OF THE LANDS AND PREMISES  
IN THE CITY OF HAMILTON, KNOWN MUNICIPALLY  
AS 207, 211, 213 AND 215 FERGUSON AVENUE SOUTH**

**NOTICE OF INTENTION TO DESIGNATE**

**TO:** [REDACTED],  
207 Ferguson Avenue South,  
Hamilton, Ontario.  
L8N 2N2

*CS*

AUG 4 1995

**TAKE NOTICE THAT** the Council of The Corporation of the City of Hamilton intends to designate the following property, including land and buildings, as a property of historic or architectural value or interest under Part IV of the Ontario Heritage Act: 207, 211, 213 and 215 Ferguson Avenue South.

**THE REASONS** for the proposed designation are set out in Schedule "A" annexed hereto.

**A NOTICE OF INTENTION TO DESIGNATE** is being published in The Spectator once a week for each of three consecutive weeks, commencing on the date set out below.

**ANY PERSON** may, within thirty days of the date set out below, send by registered mail or deliver to the Clerk of The Corporation of the City of Hamilton notice of his or her objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. When a Notice of Objection has been received, the Council of the City of Hamilton will refer the matter to the Conservation Review Board for a hearing and report.

**DATED** at the City of Hamilton this *11th* day of *July* 1995.

J. J. Schatz  
City Clerk  
Hamilton, Ontario

## Schedule "A"

### REASONS FOR DESIGNATION

#### 207, 211, 213, 215 Ferguson Avenue South

##### Context

207, 211, 213, 215 Ferguson Avenue South make up four units of the five-unit rowhouse built in 1886-7, just north of Charlton Avenue East. Situated in the historic Corktown neighbourhood, this brick terrace overlooking the grounds of Queen Victoria Public School is an integral component of a continuous streetscape of late 19th and early 20th century buildings extending from the base of the escarpment along the east side of Ferguson to Forest Avenue and westward along Forest to Walnut Street. Directly south of Charlton stands the *designated* High Victorian brick rowhouse at 219-227 Ferguson Avenue, and the former high level pumping station built in 1912. The open space opposite #207-215 was once occupied by a row of modest frame and brick dwellings, demolished when the new public school was built in 1963. To the rear of the terrace is a low-rise housing development, built recently on an industrial site formerly occupied by the Armstrong Cartage Company.

With the building of the Hamilton-Lake Erie Railroad in the 1870s, Ferguson Avenue became the city's major north-south railway corridor. Present-day Ferguson Avenue, now that the tracks have been removed, has the potential to be one of Hamilton's most important mountain-to-bay linkages for both vehicular and pedestrian traffic. The historic buildings along Ferguson Avenue take on additional significance due to their location on this major north-south corridor.

##### Architecture

One record of Hamilton's rapid growth in the latter part of the 19th century is the proliferation of brick rowhousing which appeared in downtown neighbourhoods at this time. Typical of the more modest vernacular terraces erected in the 1880s and 1890s, 207-215 Ferguson Avenue South is one of relatively few surviving examples of this

type in the Corktown neighbourhood, notable for its finely crafted wood detailing. Each unit features parapet end or dividing walls with built-in chimneys, two off-centred upper windows, and a single bay window with the hexagonal form characteristic of 1880s rowhousing. Its long front facade, stepped slightly to accommodate the gently sloping site, is dominated by the five large bay windows, originally all featuring sash windows, colonnettes, and bracketed eaves. The exposed brick masonry of units #207 and #213 reveal the original segmental arches over the front doorway and second-storey windows, accentuated by contrasting brick key and corner stones. In their original form, the doorways were noteworthy for their arched transom lights and wood lintels embellished with rope moulding and fretwork (restored at #213). Beneath the soffits were decorative dentil bands (intact on only two units). Minor alterations have to some extent undermined the architectural integrity of the row as a whole: painting of the brick masonry, parging of parapet walls, replacement of original doors and windows, and removal or covering of decorative wood elements, but these changes are for the most part reversible.

### History

Built as an investment property for Margaret McIntyre, the end unit at #207 was initially occupied by John McIntyre from 1887-9. Following Margaret's death, the rowhouse was sold by the executors of her estate in 1919. It then changed hands three more times before being subdivided and sold as five separate units between 1920 and 1921.

### Designated Features

Important to the preservation of 207, 211, 213, 215 Ferguson Avenue South are the original features of the west (front), south (#215), and north (#207) facades, including the roof and parapet walls, the doorways and window openings (excluding any modern replacement windows and all five doors), the bay windows, and any surviving original wood trim. Excluded is the added verandah at #215.