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**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 90 STINSON STREET**

**NOTICE OF INTENTION TO DESIGNATE**

**TO:** The Ontario Heritage Foundation,  
77 Bloor Street West, 7th Floor,  
Toronto, Ontario.  
M7A 2R9

**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: 90 Stinson Street.

**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 27<sup>th</sup> day of April 1993.

Mr. J. J. Schatz,  
City Clerk,  
City Hall,  
71 Main Street West,  
Hamilton, Ontario.  
L8N 3T4

Nancy Smith

DIRECTOR'S OFFICE

Schedule "A"

DIRECTOR

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REASONS FOR DESIGNATION

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HERITAGE POLICY BRANCH

### 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-story 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, nearly 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 Boy's 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,

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. Utilizing a railway siding off the Grand Trunk Railway on Ferguson Avenue, Fearman's "Star Brand" products could be transported directly 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.