

PRESERVATION:
A KEY FROM THE PAST
FOR A DOOR TO THE
FUTURE

By

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A Research Paper
Submitted to the Department of Geography
in Fulfilment of the Requirements
of Geography 4C6

McMaster University

April 1989

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Abstract

The concerns of preservationist's to protect the built environment from demolition, are heightened in the midst of modern day pressures to develop. A dilemma arises when deciding which buildings deserve to be historically designated. The efforts of this thesis identify the implications of such an issue. In this realm, problems of conserving the urban landscape are addressed, using three residential structures in Hamilton as the basis for argument. An evaluation of historical, architectural, political and economic merits are put forth to distinguish the attributes of one building as compared to another. When a structure succeeds in all of these factors, conflict may arise when deciding the level of continuity each residential unit maintains. Antiquity is not the only facet considered in support of preservation. A prolonged use for the respective building must exist. Securing our heritage is of grave concern. Without its recognition, reminders of the past will remain obsolete as so too will an era of irreplaceable architectural gems.

Acknowledgements

First and foremost, I would like to thank my advisor Dr. Gentilcore, whose constant words of encouragement provided me with direction and confidence to successfully complete this research paper. His genuine interests and immense knowledge of the subject matter inspired me to pursue this study. I am therefore greatly indebted to him for his expertise and professionalism.

I would also like to thank Walt Peace for his assistance in providing photographs to help accent the beauty of the structures being analyzed. His valuable time and constructive criticism in the evaluation of the final product were greatly appreciated.

Finally, my thanks is expressed to the LACAC representatives at City Hall as well as private citizens, who provided assistance in obtaining the required information needed to develop the scope of this research paper.

A.M.B April, 1989.

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Introduction

1.0 Introduction

Within every city or community, there exist remnants of the area's past, predominantly noticeable in a building's quality and its design. Many such structures have endured varied weather conditions resulting in their possible dilapidated appearances through time. These buildings approach a stage in their existence when a decision for preservation or demolition must be made. This research paper is concerned with such an issue. Specifically, its focus is directed towards a basis for the preservation of historical buildings to be saved from destruction.

Efforts towards preserving the built environment are initiated so that community members may come to appreciate the development and growth of their neighbourhood. For some, changes to the planned landscape are expected and should be made. In contrast, others show keen interest towards the maintenance and preservation of particular buildings. These interests provide a purpose and serve to outline specific factors which work to support a building's continuity and existence in the community. These concerns shall therefore provide the basis for discussion throughout this paper; to justify the preservation of historical buildings.

The heritage district chosen to best represent the process of preservation is Hamilton's Durand neighbourhood. Located south of the escarpment and bounded by James Street on the east, Queen Street on the west and Main Street on the

north, the area contains an excellent representation of some of the city's finest older homes and buildings. In order to refine the scope of the research project, it is necessary to concentrate on specific buildings and their evolution through time. Those structures chosen for study include Sandyford Place, Amisfield, later known as the "Castle" and Ballinahinch. Not only have these structures been recognized for historical and architectural purposes, but most importantly for practical purposes. Their unique styles add flavour to the character of the surrounding environment. What survives in an historic district is the relationship of the buildings to each other, to open spaces, to their natural environment and to the urban surroundings (Hamilton Heritage District Priorities, January 1983). Structures such as Sandyford Place, Amisfield and Ballinahinch are remnants of the Victorian landscape which persists to the present day.

One of the primary purposes of an historic district is to preserve the built environment and relate its attributes to a specific period in time. This thesis will outline all aspects of growth and change relevant to the structures identified above. There are various aspects of development to be considered. When studying the preservation process, the historical, architectural, political and economical feasibility of each structure must be analyzed in terms of its contribution to the neighbourhood. Also, the uniqueness

of each building, that is its style, purpose and location, will be studied in relation to its zoning as private or public ownership and usage.

In the past, detailed studies have been conducted on each of the three buildings to be researched. Within these studies, the structure's purpose and design-related changes have been provided. It is essential now to re-analyze the buildings with respect to their present day status. This approach shall demonstrate the degree to which these structures in the Durand neighbourhood have been adapted, relative to their surroundings. This analysis is primarily based on information provided from the Local Architectural Conservation Advisory Committee (LACAC). Using this source, the evolution of each building can be traced. Information obtained through interviews with LACAC members is used to describe and explain the evolution of these buildings.

From this study, it is anticipated that a better understanding and appreciation of preservation and neighbourhood continuity is realized. Once again, preservation goes beyond architectural appreciation and historical merit. If a building cannot be made useful, attempts to preserve it will usually prove to be futile. In any forum of development, there will always exist consensus as well as opposition. From the opinions of LACAC representatives and other planners within the community, attitudes towards these concerns of the preservationists

will be outlined. It shall be worthwhile to learn of the importance and success founded in the restoration of Hamilton's past. Preservation efforts are made to influence the city's qualitative image and continuity into the future.

Relevant Literature

2.0 Relevant Literature

No two cities are alike in terms of landscape and skyline. The built environment of urban areas serves to classify each city as distinct and authentic in its own realm. It is within the physical form of an urban setting that an area creates an identity to call its own. The key component of the landscape in developing the character of a city is comprised of those structural elements dotting the urban setting. Buildings are indicative of growth and progress. Their design, form and architectural style, give meaning to the era in which they were built. They also identify attitudes towards the common environment, as well as relationships established therein.

As the evolution of time suggests, cities begin to grow and a need arises to accommodate the surplus population, as well as expanding businesses and industries. Growth, as expected, is synonymous for success, yet it also implies a competition for limited space within the urban environment. Where there are restrictions to space, a developer does not consider building on top of other buildings, nor does he shy away from an area cited as prosperous yet short of land. The only sensible alternative is to demolish those buildings considered to be dilapidated and subsequently limited in purpose. Gradually, people begin to realize that cherished landmarks in their communities are levelled to make way for monotonous office towers or sterile high-rise apartments,

built without any imagination in design or any thought for environmental repercussion (Falkner,p.6). Hamilton is no exception to this dilemma. In early 1973, it was estimated that at the current rate of demolition, every designated heritage building would be gone in fifteen years (Falkner,p.5). As uncontrollable as this phenomenon appeared, there was a ray of hope shining on concerned members of the community. Moral and financial support from municipal or provincial governments could be received, so long as aesthetic qualities and historical and architectural significance be related to monetary value, in the form of an improved tax base or increased tourism (Falkner,p.12). In this respect, historical significance and aesthetic quality therefore combine together with a building's practicality, usefulness and economic viability.

By incorporating this attitude into a community's efforts to preserve, it must be realized above all else, that growth is inevitable and takes precedence (Falkner,p.11). In contrast to each other, the efforts of preservation develop a recognition of the past, while development and expansion are concerned with future growth. It must be realized that not every building can be considered for preservation. The need for space simply does not allow for every structure to be saved from demolition. For this reason, a Local Architectural Conservation Advisory Committee (LACAC) is formed. Made up of townspeople

committed to heritage conservation, these committees will evaluate and select structures which they consider worthy of designation as heritage buildings (Falkner,p.43). It is recognized that 'people power' remains a strong force in conservation, and well-informed people who know how to use available legislation are the most effective force (Falkner,p.49). These citizen groups voice their opinions on political aspects related to preservation. Along with this political strength, they are gaining a knowledge of urban planning.

2.1 The Importance of Preservation

This ongoing concern for preservation, brings to focus the interaction between an individual and his environment. There not only exists a physical element to preservation efforts, but also a social concern. People take pride in themselves when being identified with a specific neighbourhood and the dynamics of change associated therein. This pride is further intensified when the neighbourhood under consideration is a heritage district. Such a district acts as a strong factor in the identity of a city, more so if the area enjoys a landmark status (Hamilton Heritage District Priorities, January 1983). This may be reflected in broad patterns of social, cultural, economic and industrial factors associated with the history of the city. At this point, it is necessary to identify that district in the City

of Hamilton, as one that is clearly recognized by the public as an identifiable historic district; fixed in time and relatively free of modern intrusions (Hamilton Heritage District Priorities, January 1983). This likelihood of success is based in part, on the Durand Neighbourhood Association (DNA), a citizens group interested in the maintenance of the genuine historic character of the area. More than any other neighbourhood association in Hamilton, the DNA has successfully demonstrated goals that are in agreement with the purpose of a Heritage Conservation District (Hamilton Heritage District Priorities, January 1983).

One can only begin to imagine the pressures imposed upon the neighbourhood to redevelop, especially in the early 1970s when land values were so high and urban space in such demand. It was in this era that the preservation philosophy was implemented and strongly supported. As stated, preservation must have a practical value and be seen as useful in the community. This is to ensure that there exists an economically sound justification for saving an old building on a desirable piece of property. It must be noted that efforts to preserve are not solely concentrated upon the preservation of structures zoned as residential. Forces behind the preservationist's cause not only include the conservation of privately owned properties, but also structures used for educational, governmental and commercial

services. Historic or heritage buildings are in high demand for certain businesses. As a result, a good public relations effort on the firm's behalf is displayed through its concern for preservation, therefore appealing to the historically minded (Falkner, p.109).

Contrary to this ambitious ideology of preserving historical buildings for commercial use, one must realize that within the Durand neighbourhood, strong economic pressures for redevelopment continue to echo. The major issue concerns apartment developments in the area. High-rise construction is necessary in order to meet the increasing population demand generated by expanding employment and increased numbers of public facilities in the business district. As much as these apartments are a necessity, they can also be a detriment to the existing social fabric of the neighbourhood. The elegance and panache of the Victorian homes are being marred by high-density development which detracts from the natural beauty of the surrounding environment. It should not be inferred that apartment development be banned altogether. Rather, there must be a maintenance between the mixture and balance of development-old and new, low-rise and high-rise. In doing so, developers will therefore maintain a rich and varied environment, retaining a valuable flavour of the past.

2.2 Preservation As Ideographic

Efforts towards the preservation of historic buildings may be considered an ideographic approach to research. The objective of this type of research is to describe human activity in terms of what is where. A neighbourhood earns its reputation, be it good or bad, through the attitudes, beliefs and values of the people living within. Within the Durand neighbourhood, efforts to preserve are founded upon the idea that the historic features of the built environment be saved, and that remnants of the past be cherished. Preservation is a flexible concept whose intent is not to create museum pieces or stop the clock, but to retain a sense of continuity in our lives, making the best use of still useful architecture (Falkner,p.151).

The fundamental issue in any preservation project is not only to retain and renew, but more importantly, to improve the quality of urban life. Should this goal be overlooked, the cause for preservation may be defeated. When demolition efforts dominate, new cities adopt a faceless and dehumanizing visage, lacking any architectural character (Armstrong,p.4). Renewal is certainly a sign of progress, yet efforts to expand should be weighed in terms of advantages and disadvantages, especially when the stability of the already existing environment is threatened. It is a natural process for change to occur. The resulting impacts should be favourable to the character of the community. When

incredibly outrageous demands to preserve every historical building are presented, selective choice is necessary for success.

The measure of success is not one which should be applied to a specific neighbourhood alone. Rather, a district nominated as a potential candidate for preservation, is not only securing itself a notable place in the community, but also works to ensure the prevention of a decline in the downtown core (Armstrong,p.21).

Efforts to maintain continuity and stability remain the topic of concern during planning deliberations. For this reason, feasibility studies are conducted in order that construction costs versus restoration costs to older buildings be reviewed, so that one can determine which is the most economical approach.

2.3 The Problem With Developers

To further complicate this issue of preservation, many developers insist upon new projects since these imply more assessment (Armstrong,p.27). As in any problem situation, there will always be winners and losers. Demolition may encourage new construction, yet the cost of municipal services will be far greater than the assessment realizes (Armstrong,p.27). Win or lose, it is always the taxpayer who suffers the consequences. Urban renewal in itself, is an approach aimed at an area's improvement. Yet, it remains in

the foundations of historical landmarks to trace growth and development of this area. It is within the scope of architectural conservation that observation and analysis towards the evolution of buildings are made. Architecture not only expresses a community's achievement, but also its composition and values (Chappel, p.2).

Hamilton's Durand neighbourhood survives in its historical glory because there exists a quasi positive relationship between the built environment and the demands imposed by redevelopment. For example, structures such as Sandyford Place, Amisfield and Ballinahinch have all undergone threats ushered by development agencies. The idea is to build high-density structures such as apartment buildings on limited areas of land. Fortunately, these historic structures have remained intact to a certain extent. With reference to Sandyford Place, Scottish immigrants built distinctive stone terraces, symbolic of their affection for the homeland and their overseas accomplishments (Victorian Architecture in Hamilton, p.8). Preserved to its finest potential, the building is said to be the best of its type, west of Montreal. Today, Sandyford Place stands as a proud example of the need to maintain historical buildings through the efforts of preservation.

In contrast to this scenario there is Amisfield, the "Castle", virtually stripped of any historical merit. Although it was not entirely obliterated, its present

condition is a disappointment. Hemmed in by an apartment development and various commercial enterprises, the building is a graphic example of intentional neglect. Today it stands in a state of disarray, a victim of the developer's cause. Unfortunately, Amisfield in its original grandeur exists no more, yet it remains as an example of ignorance towards the preservationist's appeal to renew and rehabilitate.

On a more positive note is one final example concerning Ballinahinch. It is the mansion from times past, when wealthy people built servants' quarters into their homes. Today, professionals in dentistry, medicine and real estate, have moved in and are sharing space in the historically designated, recently created condominiums (The Hamilton Spectator,p.F12). As a result of successful restoration projects, the potentials derived from rehabilitation are paramount to those of redevelopment. The most obvious benefit and that which is most sensible to this approach is that of capturing the past in the midst of a prosperous future. In the opinion of Ann Falkner, preservation efforts and success are the responsibility of the individual. Simply stated, if you truly value what you have, yours must be the force that saves it (Falkner,p.215).

Amisfield

3.0 Amisfield

3.1 Historical Notes

The Scottish baronial castle which dominates the corner of James and Duke Streets, is a reflection of the popular Victorian novelist Sir Walter Scott (Victorian Architecture In Hamilton, p.16). The home is meant to be reminiscent of the country home in which Scott resided when living in the Scottish Lowlands.

Originally, the castle was contained within a stone wall and laid out on an immense plot of property, standing well above street level (See Appendix Illustration AA). It was built circa 1860 by Colin Reid, a successful barrister (Vernon's City Directory). Being of Scottish background, he greatly admired the writing of Sir Walter Scott. For this reason, Reid designed his home to resemble Scott's home, otherwise known as 'Abbotsford' (Victorian Architecture In Hamilton, p.16).

The castle was designed by Frederick Rastrick, the first resident architect in Hamilton, arriving from Brantford in 1853 (Wm.King). Often referred to as "Rastrick's masterpiece" (Victorian Architecture In Hamilton, p.16), this unique castle is one of the finest buildings of its type in all of Canada. In 1887, the property was acquired by a successful lumber merchant, Robert Thomson (Vernon's City Directory). He died eleven years later, survived by his wife and their son. When the house came into

the possession of their son, he renamed it 'Amisfield', recalling the Scottish village which was the birthplace of Robert Thomson's mother (The Head-of-the-Lake Historical Society).

Today, the curious observer will be disappointed to find the castle in a state of disarray. The building does not boast of any grandeur. Its exterior is coated in thick layers of depressing grey colour. It is situated in a myriad of contemporary commercial sites. Over the years, it has received extensions and additions, none of which relate or even compare to its original architecture. The building's era of splendour endured well into the years of the Second World War. It is a shame to now realize how little time is involved before a building and its surroundings deteriorate from lack of care and consideration. In its present obscured and shambled condition, the Castle signifies a beautiful masterpiece, whose unfortunate destiny is of ruination and lack of attention towards the preservation of our past (Victorian Architecture In Hamilton, p.18).

3.2 Architectural Merits

In its present condition, this castle located at the corner of James and Duke Streets would go unnoticed. It is surrounded by commercial enterprises which dominate the once splendid facade. In its days of baronial splendour, Amisfield was laced with Gothic doorways, narrow windows

and ivy-covered grey stone walls (Barry and Gilford, 1970). The castle originally stood amidst large grounds and well above street level (See Appendix Illustrations AA).

When constructed, the building was laid in the shape of a Roman cross. Stained glass windows adorned the castle, adding to the precise artistic design. Originally, the building was situated amidst a forest of trees. In its present setting, the Castle has been robbed of its unique character. The ornaments once attached to the building have since been removed. Unattractive additions bearing no relation to the original architecture are now in place.

The fate of Amisfield is saddening. Other than the present developments which now occupy space therein, its only other purpose is to inform people of the disappointments of unattended conservation concerns. Without citizen input, the city of Hamilton may one day be stripped of much of its heritage.

3.3 Political/Economical Issues

Upon conducting an interview with Janet Black, a former LACAC member, it was interesting to note the level of antipathy she felt towards the degradation of the castle. She firmly believes that the bottom line is one of economics. In the words of Janet Black, "the developers are neither thoughtful nor highly educated, if they can easily reconstruct without consideration given to future

implications. The dilemma is lodged in the attitude that no one really cares what happens to historical buildings. Where the accumulation of capital through investment is the ultimate goal, then intentional ruination is the obvious outcome.

Assessment records indicate that the castle was converted into a boarding house, about the year 1950. Prior to this period, it remained a single family dwelling. In an article taken from the Hamilton Spectator dated November 17, 1950, it was stated that a local realtor had purchased the building. His intentions were to construct new apartment buildings which would "produce a substantial income." An analysis of the assessment role to 1980 proves that the real estate agent's aspirations were met. As indicated in the appendix, professional renting space in the Castle accounted for 24%, service industries occupied 28%, other enterprises consisted of 16% and astonishingly enough, 32% of the castle was vacant (See Appendix Graph A1).

This latter finding is evidence in support of the case that the castle is a victim of failed occupancy. Whatever became of the idea that new is better? As a result of this ideology, the street corner location of this structure has lost its character. A depressed structure housing multi-purpose industries does nothing for the image of the area. The goal was to maintain the streetscape and in this respect, the developers failed.

Thoughtless processes such as this one need to be opposed. People should stand up to developers because of what they will lose in terms of heritage. Where architectural alterations are the issue, it must be remembered that nothing is temporary. Changes alter the past forever. When citizens show a lack of concern, it is too late to reverse the hands of time and try again, once they have realized the mistake made. The basis for preservation as capturing the elements of our history needs to be recognized. The architectural landscape of Hamilton stands to be altered in a negative way without this effort.

Ballinahinch

4.0 Ballinahinch

4.1 Historical Notes

Located at 316 James Street South lies a stone mansion boasting of stately grandeur. It was originally built in 1849-1850 as the residence of Aeneas Sage Kennedy, a dry goods merchant from Scotland (City Hall Documentation). As recorded, the home was devastated by fire in 1853. Instead of entirely obliterating the building, the home was rebuilt. A lawyer by the name of Edward Martin purchased the home in 1870, to later rename it Ballinahinch, after his grandfather's estate in Ireland (City Hall Documentation). Crowned with the family coat-of-arms, the estate sat on a plot of land consisting of hundreds of acres.

The house remained in the Martin family for 46 years, until William J. Southam, the publisher of the Hamilton Spectator purchased it (Vernon's City Directory), (See Appendix B). He rented the home to Frederick I. Ker who was the successor of Mr. Southam as the newspaper's publisher (City Hall Documentation). The mansion changed ownership in 1925. An analysis of City Directories confirm that Frank B. McKune, a superintendent for the Steel Company of Canada bought the house and remained there for 19 years. Occupancy in the house was taken up by Samuel Henson in 1944. Upon ownership of Ballinahinch, Mr. Henson renovated the house and created rental apartments consisting of eight units. After surviving thirty years in this condition, the house was once

again placed on the market for sale in the late 1970s. Fearing that developers would buy the property to construct high-rises, concerned citizens residing next door to the mansion decided to buy the property (The Spectator, Sept.13,1986). Renovations to the structure at this time were not in progress. The building simply remained as eight rental units.

Shortly thereafter, Burlington architects Kadlick, Williams and Hacker bought Ballinahinch in 1980. While maintaining its historic features, restoration work began on the mansion. As it stands today, the coach house has been transformed into a single-family dwelling (The Spectator,Sept.13,1986). The eight rental units have been remodelled to form six condominiums. Extra space therefore allows for each unit to house two bedrooms.

This restoration is the first attempt of its type ever, to restore a multi-unit historic home for private ownership in Canada (City Hall Documentation). Examples of such restoration projects are evidenced in other North American cities, especially Boston and New York. It appears to be a trend of the future, whereby beautiful old homes are being rejuvenated and converted into condominium dwellings, while still retaining their heritage character.

.2 Architectural Merits

This mansion, located at the foot of James Street South

has been admired as a building of architectural perfection. The structure is an outstanding example of the country villa style, displaying hints of Gothic and Italianate features (City Hall Documentation). Dwellings symbolic of Gothic revival are distinguished by their evenly-designed gingerbread trim, pointed arch openings, paired chimneys and labels or ornaments over the openings (The Buildings of Canada, p.6).

At the time of its construction in 1850, large estates lined the foot of the escarpment. It was a distinguished period in the era of house building since limestone architecture was in vogue. The building material is of particular importance due to the fact that the stone used in development was taken from the escarpment. The architectural significance of the estate though, is not limited to this factor.

In addition to the importance of the masonry, is the conservation of the more notable features of Ballinahinch. These include the dominance of the front tower, the doubled chimneys and the precision in detail surrounding the front doorway (See Appendix Illustrations BB).

4.3 Political/Economical Issues

Janet Black, a former LACAC representative and Pat 'lls, a real estate agent both reside in this mansion. In his conducted interviews, it has been suggested that

preservation can be beautiful, but it is also impractical. According to Janet Black, the efforts initiated by preservation do not absorb new technology. As a result, alterations done to maintain the original beauty of a building prove to be expensive. Because the number of artisans available to specialize in preservation projects are limited, a premium must be paid by the residents living within the designated building.

For these residents within the mansion, condominiums present an alternative to high-rise living. As Janet Black stated, "condominiums are symbolic of anonymous living." When purchasing a unit, prospective buyers take into consideration the future market value of their unit. Since society is portrayed as upwardly mobile, the probability of individual condominiums escalating in price are favourable.

Not only is the interior design and layout of Ballinahinch an attraction to interested parties, but so too is the mansion's close proximity to Hamilton's downtown core. This ensures the convenient location of all major transportation routes. Assessment records for 1987 indicate that members of an affluent stock of citizens are housed in Ballinahinch. As such, it is presumed that much of their employment responsibilities depend upon easy accessibility within the city and neighbouring urban areas. A culmination of all of these factors strengthens the purpose of such a preservation project. Where a use has been found for a

historical building, the conservationist's goal has been met
and the consumer's satisfaction guaranteed.

Sandyford Place

5.0 Sandyford Place

5.1 Historical Notes

In August 1975, it was with great enthusiasm that the city accepted the designation of Sandyford Place as a National Historic Site. This four-unit terrace rowhouse located at the corner of Duke and MacNab streets, was built in 1857 and constructed from grey limestone obtained from the escarpment (City of Hamilton). During its time of construction, the city came to be recognized for its rapid growth, following the establishment of the Great Western Railway in 1853.

Originally the four units were established as attached single-family homes. These homes have since been converted so that each unit now contains several apartments (The Spectator, April 19, 1976). Built on land purchased from the estate of Peter Hunter-Hamilton, half-brother of the city's founder, the terrace stands as a proud reminder of the Scottish settlers and their skills as craftsmen.

Unfortunately, the era of stone terrace architecture in the Scottish tradition evaporated. The affluent businessmen of Hamilton came to prefer detached homes on large plots of land, which could provide privacy from the movements within the prosperous city. With the efforts and ingenuity of Sir Allan MacNab, the Great Western Railway was constructed along the bay shoreline. As a result, Hamilton became a major distribution centre for the Niagara Peninsula, thereby

creating a reputation as the nation's most industrialized city and its major iron and steel producer (Victorian Architecture In Hamilton,p.9).

Despite the economic crisis of 1857, Hamilton soon recaptured its reputation as the 'ambitious little city', with new factories locating along the waterfront. In this industrial era, property owners came to favour a romantic, picturesque kind of architecture, most commonly referenced as the Gothic revival style. In this era, private mansions, public buildings and churches spoke an architectural language of their own. Although these structures of a prosperous era were conglomerate in style, they remained comfortable and peaceful within the newly established industrial and commercial society (Victorian Architecture In Hamilton,p.10).

Nineteenth century examples of buildings such as Sandyford Place are rare. The town-houses of today are somewhat similar in principle to the stone rowhouses of the 1850s. In comparison, both structures combine high density living within a low profile setting (City Hall, Nov.14.,1974). From an historic viewpoint, every structure is a visible representation of the history of that community. When constructing Sandyford Place, the builder's intent was definitely to impress the observer and create a sense of distinction within the setting of the rowhouse. With its prominent corner site, it is the anchor for

historic preservation in the Durand neighbourhood (Conservation Review Board, Aug,1975). From an historic viewpoint, every structure is a physical representation of the history of a community. As indicated, Sandyford Place outlines the character of life and the aspirations of citizens in mid-nineteenth century Hamilton. The structure is an example of the building era in the days before the large, single-family dwelling with private grounds and gardens came into existence. Not only is Sandyford Place an example of Scottish masonry, but it is also an indicator of the geographic expansion of the city from the commercial-industrial waterfront area (Conservation Review Board, Aug.22,1975).

5.2 Architectural Merits

A discussion which considers the design of a building, takes into account style, craftsmanship and materials used. At first glance of this rowhouse, one may admire the extent of symmetry portrayed in its design. Its intrinsic value lies in the fact that it is four separate units (Conservation Review Board, Aug,22,1975).

As already mentioned, this terrace is a representation of Scottish architecture. The developments of the immigrants are symbolic of the pride they maintain for their homeland. The Renaissance-style windows reflect the contemporary Italian design, yet of utmost distinction to Sandyford Place

are the three-sided dormers with hipped roof and side lights (Victorian Architecture In Hamilton, p.8), (See Appendix Illustration CC). This structure has therefore been labelled the best of its type in Ontario.

As noted in Victorian Architecture In Hamilton, stone terrace design and the construction of rowhouses diminished after 1865. For this reason, it became necessary to preserve these residential units because of their uniqueness within the city. Nowhere else could this structure be found in this same form. Efforts to maintain the building have proved fruitful. Not only have the once attached single-family dwellings been subdivided, but they also remain preserved as a reminder of past accomplishments and future recognition.

5.3 Political/Economical Issues

Situated in the Durand neighbourhood, Sandyford Place was a likely candidate for demolition, since developers were convinced that the land could be better utilized in a high density capacity. When the demand for housing accommodations in the city centre increased, so too did interests to redevelop. All of the threats to demolish came about in a period of intensive land assembly for high rise apartment construction in the early 1970s (City Hall Documentation).

Unfortunately, the rowhouse in 1973, was purchased by a developer and scheduled for demolition. After many efforts

by architectural conservationists and concerned citizens, the building was recognized and designated under the Ontario Heritage Act in 1975. Within the premises of this designation, it was decided that the City of Hamilton would purchase the rowhouse, conditional that the Province provided funding, representing half of the acquisition and restoration charges (City Hall, Jan.11,1980).

The costs of entirely restoring the building referred only to the exterior portion. Any alterations made to the interior would be the responsibility of private owners. Should the owner have decided to alter the structure's facade, consent would be required by the Ontario Heritage Foundation. Once fully renovated in 1979, the rowhouse was placed on the market. The most acceptable offer received was that of \$200000 for all of the four units. This contract was offered under the condition that the building be rezoned for commercial use (J.Starkey). Much opposition from conservation activists arose on account of the fact that, promoting the commercialization of Sandyford Place would defy the original intention of restoring a historical site.

An analysis of City Directory assessment records indicates that the rowhouse has maintained its low density multiple dwelling status, up until present day (See Appendix C). The following account of occupants in Sandyford Place, will serve to support the claim that the building was originally designed for residential use and

should continue to function in this capacity into the future.

The assessment roll for this limestone terrace had entries recorded initially in 1860. At this time, all four units were constructed. A wide variety of people came to be attracted to the rowhouse. Occupation was therefore not restricted to one social class. A hint of the recession which struck Hamilton around the time of 1860 is evidenced in the unoccupied status of the eastern most unit of the terrace. As the city began to regain its prosperity after the economic hardships previously experienced, occupants within Sandyford Place seemed to find stability in their place of work and their place of residence.

The single family nature of the dwelling units was transformed at the turn of the century. Absentee landlords showed prominence as each unit became subdivided into multiple dwelling units. The first indications of units divided into apartments was recorded as having occurred in 1910. This unit remained the most extensively renovated, best exemplified in 1940 as containing nine apartments within. This is not to imply that subdivisions did not occur in the remaining three units. Indeed they did, but not to the extent undergone by the unit situated on the eastern corner.

For the next thirty years, the stone terrace experienced little change. By 1980, all apartments were

under renovation after an intense battle to preserve the building proved successful. Assessment accounts of present day residents are somewhat incomplete. The largest and most expensive of the four units, is that one located on the west end. Only one occupant has been identified as a doctor, with the other two apartment dwellers unidentified. The remaining three units also maintain incomplete listings of residents' professions.

In answer to the status of unknown occupants, Fat Mills, a real estate agent familiar with Sandyford Place was questioned. She has noticed that affluent couples of all age categories find the rowhouse an interesting place to live. The owners enjoy the uniqueness of the building. The neighbourhood is not cognized as important to the residents, compared to their desire to live in an historical building. In other words, they prefer this type of condominium setting as compared to the sterile, modern condominiums. The residents have basically graduated from large homes, into private residential units. Being recognized as living within an historical landmark is reason enough to pay in excess of \$200000 for a home.

The Designation Process

6.0 Appreciation of Our Heritage

In this fast-paced disposable society, we must take the time to stop and recognize our surroundings. If a weak effort is initiated, our heritage may disappear unnoticed. In our community, the formation of a Local Architectural Conservation Advisory Committee (LACAC) is implemented to counter the negative forces playing upon the demolition of historic buildings. Because our man-made landscape and material culture is an irreplaceable asset, our heritage must be recognized so as to preserve it in its original beauty and design.

6.1 Why Designation Is Important

Once a certain property has been identified as having merit in historical, cultural or architectural terms, it is designated in order that it may be protected from demolition or intense alterations made to the building's facade. Under the Ontario Heritage Act, municipalities are able to designate structures worthy of the privilege (Government of Ontario).

Within the municipalities, LACAC committees are present so that they may help to determine which buildings are likely candidates for designation. The following criteria, derived from a brochure printed by the Government of Ontario, suggest these considerations as being useful in evaluating our heritage. It must be understood that any one

or more of these factors, works to promote the designation of a certain structure. Again, the decision to designate is not founded upon personal preferences, but rather collective reasoning.

6.2 Designation Criterion

- A A building or property may have been associated with the life of an historic personage or have played a role in an important historical event or episode.
- B A building may be used as an example of the architecture or construction of a specific period or area, or the work of an important builder, designer or architect.
- C The fact that a building has withstood the test of time is not used as a basis for nomination, but it may be a vital factor where comparable structures have been rare.
- D Where a building is an integral part of a distinctive area of a community, or is considered to be a landmark, its contribution to the neighbourhood character may be of special value.
- E A modest structure may be no less important to the community's heritage than an architectural gem such as a mansion or public building.
- F The correspondence between the stated reasons for considering designation and the actual architectural and visual character of a property should be made comprehensible to the community.
- G A building, together with its site, should retain a large part of its integrity. The maintenance of its original appearance through architecture and craftsmanship is of fundamental priority.
- H Personal factors such as memories, community attachment or aesthetic tastes are not considered unimportant but require equal judgement from one structure to the next.

I Specific architectural considerations should include such elements as style, planning and the allotment of spaces. Also included are factors such as the use of materials and details, specific to windows, doors, signs and ornaments. The colour schemes, textures and lighting of the building also add to its relative importance as a distinct structure.

6.3 A Comparison of Factors to Buildings Researched

It is fascinating to be able to recreate patterns of our history, made visible through the architectural heritage which has endured over the years. The structures being researched in this study of Victorian architecture have been preserved in various forms for different reasons. Their purpose and existence in the Durand neighbourhood is a reflection of several of the criteria previously mentioned.

For example, Sandyford Place has been glorified and preserved as a result of its design, whose construction has been dated to a specific period of time in the past. Also, the building's style, plan and organization of space has made it of practical use in today's society. Each unit has been subdivided into three separate apartments, therefore utilizing the potential of this rowhouse to its utmost capacity.

In contrast to Sandyford Place is the disappointment of Amisfield. Respect, though, shall be given to its original grandeur. At one point in time, this castle was an architectural gem, with fine detail given to windows, palisades, columns and chimneys. Unfortunately, this

building was the victim of a developer's goal to rebuild and re-use. The heritage preservation movement began in the 1970s. Therefore, conservation was not really a major issue at the time when the Castle's demise began. Today, it can only be admired by those with a curiosity for history and an interest in what could have been.

A third example, related to the merits of Ballinahinch shall also be outlined. This estate has a history of being threatened with demolition. Fortunately, the efforts of concerned citizens saved the building from replacement by an apartment complex. In its present state, it serves as a collection of condominiums, all of which retain architectural flavours of the past, best exemplified in the designs of the windows, doors and decorative ornaments.

It has been suggested through the recommendations of LACAC, that the community must come to recognize the value and importance of its architectural heritage. These opinions are voiced either through the satisfaction of witnessing the preservation of a building, and also noticed in the disappointments associated with the obliteration of structures serving as representative of our past.

6.4 The Process of Designation

The decision to designate a specific building does not occur on an arbitrary basis. An application to designate may be derived following an architectural survey, a local

planning study, a proposal by a group of citizens or even the desires of a property owner (Government of Ontario). Preceding this stage is the evaluation of the structure, relative to its history and design-related attributes. Should a proposal to designate be issued on the basis of an appreciation of the building's form and features, private and public notice of intention to designate is issued.

Within the scope of preserving a building, its feasibility in terms of continued usefulness to the owner and/or the community strengthens its proposal for designation. Should anyone object to this recommendation, the case is then forwarded to the Conservation Review Board who advises concerned parties on the implications of the designation (Government of Ontario). As a result of this input, steps to advance or decline the initiative to preserve are issued. As mentioned previously, any threats of demolition imposed upon a building recognized for designation are definitely considered void. In its preserved state, the property can in no way be altered. Changes made to the structure, especially those made to the exterior, could ultimately threaten the heritage values primarily recognized within the reasons for designation.

6.5 The Recognition of Our Heritage Into the Future

The final recognition and designation of a property is

not the end of its purpose. Many such structures are laden with commemorative plaques providing historical accounts of the building's evolution. Tour guides and exhibits are not only conducted to heighten community awareness, but are also implemented to impress tourists as to the history of a particular structure within the respective neighbourhood.

The fate of Sandyford Place and Ballinahinch, encourage the development and further use of the sites, with the goal of maintaining the original purposes of preservation. Commemorative plaques adorn each structure, to remind members of the community of the importance of encouraging the existence of historical buildings. What LACAC members ultimately desire to avoid is a fate such as that experienced by the Castle. If a building succumbs to the intentions of developers, then a justified use for the property must be decided. Partial development such as that which occurred around the area of the Castle, acts as a form of intimidation and disrespect for history. A building should either be preserved in its entirety or obliterated altogether. The best of both alternatives is not a practical decision.

For this reason, organized planning must draw upon a set of desired goals and objectives. Whether the choice is made for or against preservation, the ultimate decision is a result of rigorous evaluation, with all alternatives taken into consideration. The objective considered to be most

economically feasible and easily accommodated into the existing framework is that one to be selected. Whatever the accomplishment, any further development becomes a reflection of the community interests. Where preservation is the desired goal, community distinctiveness is the ultimate outcome.

Conclusion

7.0 Conclusion

Throughout the discussion concerning preservation, it is realized that this issue cannot be ignored. Buildings certainly adorn the landscape and serve to create the character of a neighbourhood. For this reason in particular, an appreciation for historical homes especially, is needed in order to support the preservationist's cause.

For a moment, imagine strolling along a residential neighbourhood. Your attention tends to focus on the physical landscape, otherwise referred to as the built environment. These structures tell a story of their own. They invite you to travel back in time, when horse-drawn carriages lined the streets and butlers served their masters for a living. This account is not an idealistic version of society in the past. Stately homes did exist within Hamilton, housing affluent members of the community. From publishers to company presidents, these homes captured the accomplishments of a professional's life.

On more of a realistic level, consideration must be given to the real purpose of historical buildings in today's community. The Durand neighbourhood is an area boasting of architectural gems. The observer is drawn into the setting from a desire to learn or be able to capture the past in a fixed collection of antiques, so to speak. Unfortunately, efforts to preserve every structure are unreasonable. There is a demand for more living space in this neighbourhood. The

pressures imposed by developers are founded upon a need for high-rise construction. People are in search of a home which provides close proximity to the downtown core. Not everyone can afford the homes in the Durand, yet the aura of the neighbourhood is an attraction. For this reason, developers seek to build high-density apartment complexes which are affordable, and therefore cater to a low to middle income family.

As it has been discovered, young urban professionals find the Durand area to be an attractive and authentic neighbourhood. With respect to Ballinahinch and Sandyford Place, people enjoy their association of living within a historically designated building. It gives them a sense of prestige to be sharing in a piece of our heritage. Apart from cultural attributes, the buildings are ideally located so as to make communication with the downtown core more easily attained. People leading busy lives do not need traffic congestion and poor transportation connections to impede upon their schedules. Essentially, their lives are calculated. Therefore, delays are not welcome.

Residents of these condominium units are classified as "empty nesters". The children have dispersed to pursue adult-related ventures. Therefore, large homes are no longer suitable. For this reason, fashionable condominiums present an alternative. Historical structures now come into play. As newly designed condominiums, they are utilized to their

utmost capacity for residential purposes so as not to stagnate their surrounding environment.

As previously mentioned, not every building is deemed the privilege to remain intact. Characteristics which set one building apart from another include the prominence of past occupants, the uniqueness of the structure's style and design and finally, its level of conformity within the urban setting. In Hamilton, historical structures also serve to soften the industrial image which the city has developed. Within the Durand neighbourhood, historical buildings are the key to preserving our societal roots. The area is not conducive to modern architecture. The maintenance of our storied past is everyone's concern. Without public opinion, a situation such as that of Amisfield's may evolve.

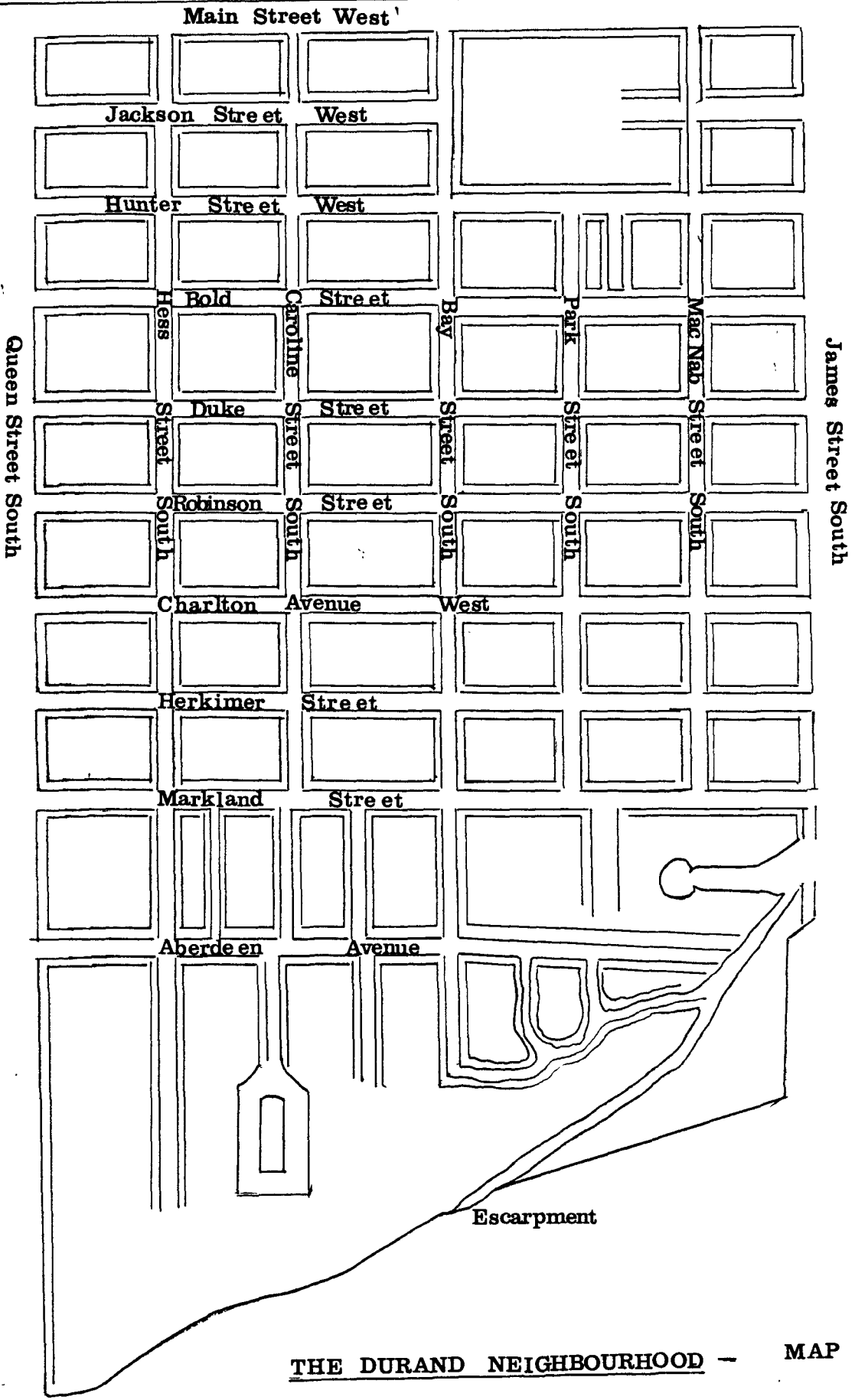
Animosity towards modern architecture is not the scope of this discussion. Glass towers and fine-lined high-rises are acceptable, provided that their site and situation is appropriate. In realistic terms, buildings need to be replaced from time to time because they succumb to unprofitability. It should be taken into consideration though, that uniformity in a neighbourhood only adds to its character. If this is not achieved, then the beauty of the area may be jeopardized. Amisfield comes to mind as this description of an inappropriate form is discussed. Certainly the building serves a purpose as a commercial/residential development, yet the splendour of its antiquity is lost

forever. The street corner remains unidentified as to its past form. Faceless, uninviting masses of steel and brick do nothing to inspire the traditions of an era of refined architecture. If development is to occur, then entire buildings should be obliterated. The state of Amisfield in its marred condition, is an intimidation to those who have an appreciation for our heritage. The unfortunate reality exists in the fact that alterations are not irreversible.

In summary, the necessity for preservation is a serious issue. Antiquity alone is not the basis for preserving a building. Its recognition of days gone by, as well as its authenticity, combine to create a structure worthy of continuity. For those who show an appreciation towards elaborate buildings of a picturesque quality, the Durand neighbourhood is the best representative and should therefore remain intact. Where a genuine interest from concerned citizens is displayed, then a serious concern from preservationists such as LACAC should be exercised. Their responsibility is to provide an argument to deny the reconstruction of land where an historic building exists. These efforts have proved to be profitable since the decorative accents Hamilton has inherited from European immigrants, play a useful role in modern day scenes. The richness of the cityscape is captured through their existence. Visitors and residents alike have come to appreciate the remnants of history found within the built

environment. They will always represent Hamilton's past prominence and its future success.

Appendices



THE DURAND NEIGHBOURHOOD - MAP 1

Appendix A

1 Duke Street
The Castle-"Amisfield"

Assessment

<u>Year</u>	<u>Occupant</u>	<u>Owner</u>
1850	-----	-----
1855	C.Reid (barrister)	C.Reid (barrister)
1860	Colin Reid (barrister)	Colin Reid (barrister)
1865	Miss Reid (-----)	James Reid (agent)
1870	Isabella Reid (-----)	James Reid (agent)
1875	Isabella Reid (-----)	James Reid (agent)
1880	Isabella Reid (-----)	James Reid (agent)
1885	-----	T.C.Livingston (accountant)
1890	R.Thompson (merchant)	R.Thompson (merchant)
1895	R.Thompson (lumber dealer)	R.Thompson
1900	Joseph Thompson (merchant)	J.Thompson
1905	A.L.Thompson (widow)	J.Thompson (gentleman)
1910	A.L.Thompson (widow)	J.Thompson (gentleman)
1915	A.L.Thompson (widow)	J.Thompson
1920	N/A	

<u>Year</u>	<u>Occupant</u>	<u>Owner</u>
1930	J.Thompson (gentleman)	J.Thompson -----
1935	N/A	
1940	Wm. Sinclair (gentleman)	N/A
1945	Wm. Sinclair (gentleman)	N/A
1950	R.Nichols D.Redner H.Henderson L.Stock H.Latham A.Redner J.Sheehy E.Rubick E.Jones O.Copp R.Robinson R.Grosschalk S.Biggar P.Morris	-----

*Note: The year in which the castle was assessed as an apartment/boarding house is not given.

1960	Apt.#1-Castle Coffee Bar Apt.#101-W.Pettit (-----) Apt.#102-vacant Apt.#103-J.Brown (insurance agent) Apt.#104-vacant Apt.#105-International Business Machines Apt.#106-8-J.Howard Society Apt.#109-T.Haylock (general insurance) Apt.#110-E.Owen (chartered accountant) Apt.#111-Lincoln Collection Agencies Apt.#112-Xerox of Canada Apt.#113-C.Miller (optician)	
------	---	--

<u>Year</u>	<u>Occupant</u>	<u>Owner</u>	
1960	Apt.#200-vacant	-----	
	Apt.#201-J.Slater (physician)		
	Apt.#202- N/A		
	Apt.#204-6-Turnbull, Johnson & Co.		
	Apt.#205-7-O'Leary & Dubick (barristers)		
	Apt.#208-vacant		
	Apt.#209-13-New York Life Insurance Co.		
	Apt.#300-Regent Beauty Salon		
	Apt.#304-Hassal Accounting		
	Apt.#302-6-Webb & Francis (chartered accountants)		
	Apt.#308-13-National Life Assurance Co.		
	Apt.#400-1-Leadership Institute		
	Apt.#404-vacant		
	Apt.#407-Occidental Life Insurance Co. of California		
	Apt.#413-H.Westland (-----)		
	Apt.#1-The Castle Rooming House- 16 units occupied		
	1970	Apt.#101-Castle Food Fair	
		Apt.#102-112-vacant	
		Apt.#200-vacant	
		Apt.#201-Service Employees International Union	
		Apt.#202-St.Lawrence Ceramics	
		Apt.#203-4-vacant	
		Apt.#205-Turnbull, Johnson & Co. (wholesale lumber)	
Apt.#206-Dating Service			
Apt.#207-9-vacant			
Apt.#210-I.Dain (psychiatrist)			
Apt.#211-Lincoln Collection Agency			
Apt.#212-vacant			
Apt.#300-Regent Beauty Salon			
Apt.#301-vacant			
Apt.#302-G.T.White & Co.			
Apt.#304-6-Travers Co.			
Apt.#307-Clinic of Electrolysis			
Apt.#310-12-McPhie (chartered accountant)			
Apt.#313-Corvino			

<u>Year</u>	<u>Occupant</u>	<u>Owner</u>
1970	Apt.#400-1-vacant Apt.#402-Gansenbeek & Bernie (barristers) Apt.#403-5-Diamond Lamp Co. Apt.#408-15-vacant Apt.#1-The Castle Apartments - 16 units occupied	-----
1980	Apt.#1-The Castle Building Apt.#1-Food Fair Variety Apt.#1-Patio Cafe Apt.#104-6-vacant Apt.#200-storage Apt.#201-Service Employees International Union Apt.#202-Edge Home Products Apt.#203-SEIU meeting room Apt.#204-6-vacant Apt.#205-7-Fuller Clinic of Electrolysis Apt.#209-vacant Apt.#208-10-I.Dain (psychiatrist) Apt.#211-13-G.House & Associates Apt.#212-vacant Apt.#300-Nadine's Regent Salon Apt.#301-E.Braun (real estate) Apt.#302-6-Aimark Travers Ltd.	
1980	Apt.#303-311-vacant Apt.#310-12-R.McPhie (chartered accountant) Apt.#313-J.Lafferty (insurance) Apt.#400-406-vacant Apt.#407-Great Canadian Film Lab Apt.#408-vacant Apt.#409-Computer Connection Apt.#411-415-A & R Distributors Apt.#410-12-L.T.Graphics Apt.#1-The Castle Apartments	

Appendix E

316 James Street South
Ballinahinch

Assessment

<u>Year</u>	<u>Occupant</u>	<u>Owner</u>
1855	G.Murison	-----
1860	Miles Walker (labourer)	Mrs.R.Forrie (widow)
	Alex Millen (joiner) * <u>unfinished</u> house and land	
1865	Alexander Milne (carpenter) Joseph Price (treasurer) Walter Lindsay (gentleman)	Mrs.R.Forrie (widow) same same
1870	Joseph Price (treasurer) Walter Lindsay (clerk)	John Forrie (agent) same
1875	Edward Martin (barrister) John Freer (servant)	Edward Martin (barrister) same
1880	George Campbell (coachman) Edward Martin (barrister)	Edward Martin (barrister) same
1885	unrecorded	
1890	Edward Martin (barrister) Irwin Martin (barrister) John Mancross (gardener)	Edward Martin same same
1895	Edward Martin (barrister)	Edward Martin (barrister)

<u>Year</u>	<u>Occupant</u>	<u>Owner</u>
1900	Edward Martin (barrister) John McMurray (coachman)	Edward Martin (barrister) same
1905	Marianne Martin (trustee of estate) Hamilton Cumming (lodge)	K.&D.Martin (trustees of estate) same
1910	Marianne Martin (widow) Clara Fisher (-----)	K.&D.Martin (barristers) same
1915	Marianne Martin (widow) James Duckie (teamster)	Alexis Martin (owner) same
1920	vacant James Bishop (lodger- harness maker)	K.&D.Martin (trustees) same
1925	F.J.Ker James Bishop (harness maker)	Hamilton Bond & Investment Company same
1930	tennis court club house F.B.McKune (superintendent)	Wm.Southam (publisher) same
1935	Frank B.McKune (supt.)	Frank B.McKune
1940	Frank B.McKune (supt.)	Frank B.McKune
1945	M.Anderson Apt.#1 * <u>In total, the house has been subdivided into eight units.</u>	S.Hanson

<u>Year</u>	<u>Occupant</u>	<u>Owner</u>
1950	Apt. #1-M. Dayers	S. Hanson
	Apt. #2-G. Chapman	same
	Apt. #3-C. Granthern	same
	Apt. #4-G. Godfrey	same
	Apt. #5-H. Leslie	same
	Apt. #6-H. Rinn	S. Hanson
	Apt. #7-A. Boardmore	same
	Apt. #8-J. Cook	same

1960

Henson Park Apartments

Apt. #1-G. Holman (estimator)	-----
Apt. #2-L. Gruggen (insurance agent)	
Apt. #3-E. Richardson (teacher)	
Apt. #4-Mrs. B. Carr (widow-Dr. Leeming)	
Apt. #5-R. J. Hamilton (clerk-Sun Life)	
Apt. #6-H. Sobel (owner of flower shop)	
Apt. #7-B. Brown (Spectator)	
Apt. #8-R. Wait (manager)	

1970

Henson Park Apartments

Apt. #1-M. Mazuryk (doctor)	-----
Apt. #2-Mrs. S. Spencer (secretary)	
Apt. #3-E. Richardson (teacher)	
Apt. #4-Mrs. Carr (widow)	
Apt. #5-F. Furlong (electrician)	
Apt. #6-L. Bethley (social service agent)	
Apt. #7-A. Anderson (writer-CHML)	
Apt. #8-R. Wait (manager)	

<u>Year</u>	<u>Occupant</u>	<u>Owner</u>
1980	<u>Henson Park Apartments</u>	
	Apt. #1-R. Gregson (Director International Harvester)	-----
	Apt. #2-J. Walton (-----)	
	Apt. #3-E. Richardson (teacher)	
	Apt. #4-S. Switzer (oxygen therapist Chedoke Hospital)	
	Apt. #5-E. Powell (waitress)	
	Apt. #6-L. Bethley (agent)	
	Apt. #7-T. Pietrzak (Assistant Director Art Gallery)	
	Apt. #8-R. Wait (manager)	

1987
Ballinahinch Apartments

A-J. Black (real estate agent)	-----
B-S. Medley (pres. Jenning Insurance)	
C-G. Mills (pres. Tri-Serv. Co.)	
D-J. Smith (-----)	
E-vacant	
F-D. Coburn (dentist)	

Appendix C

35-43 Duke Street
Sandyford Place

Assessment

<u>Year</u>	<u>House No.</u>	<u>Occupant</u>	<u>Owner</u>	
1860	123a	P. Dewar (bookkeeper)	P. Dewar	
	123b	R. Ferrie (merchant)	D. Nicholson (builder)	
	124a	Miss Leonard (lady)	D. Nicholson	
	124b	unoccupied	D. Nicholson	
1865	123a	P. Dewar (clerk)	P. Dewar	
	123b	Mrs. Hunter (lady)	D. Nicholson (builder)	
	124a	E. Marten (barrister)	E. Martin (barrister)	
	124b	J. Watson (merchant)	J. Watson	
1870	123a	P. Dewar (clerk)	P. Dewar	
	123b	J. Greer (registrar)	J. Greer	
	124a	E. Marten (barrister)	E. Marten	
	124b	J. Watson (merchant)	J. Watson	
1875	123a	C. Hope (merchant)	C. Hope	
	123b	J. Greer (registrar)	J. Greer	
	124a	A. Turner (merchant)	A. Turner	
	124b	J. Watson (manufacturer)	J. Watson	
1880	123a	C. Hope (merchant)	C. Hope	
	123b	D. Greer (agent)	D. Greer	
	124a	T. Macpherson (merchant)	A. Turner	
	124b	J. Watson	J. Watson	5500

<u>Year</u>	<u>House No.</u>	<u>Occupant</u>	<u>Owner</u>
1885	same as 1880	-----	-----
1890	43	G.Hope (merchant)	G.Hope
	41	unoccupied	G.Gillespie
	39	M.Harvey (-----)	A.Turner
	35	J.Watson (merchant)	J.Watson
1895	same as 1890	-----	-----
1900	43	G.Hope (merchant)	G.Hope
	41	unoccupied	G.Gillespie
	39	unoccupied	A.Turner
	35	H.Watson (-----)	H.Watson
1905	43	G.Hope (merchant)	G.Hope
	41	R.Labatt (agent)	G.Gillespie
	39	M.McMillan (-----)	A.Turner
	35	H.Watson (-----)	H.Watson
1910	43	G.Hope (merchant)	G.Hope
	41	D.Drummond (clergyman)	D.Drummond
	39	M.McMillan (spinster)	A.Turner
		H.Davenport (-----)	same
		W.Sewell (-----)	same
	35	A.McKay (merchant)	H.Watson

<u>Year</u>	<u>House No.</u>	<u>Occupant</u>	<u>Owner</u>
1920	43	G. Hope (merchant)	G. Hope
	41	R. Drummond (clergyman)	R. Drummond
	39	W. Burns (-----)	A. Turner
		M. McMillan (spinster)	same
		L. Lackburn (physician)	same
	35	H. Watson (widow)	H. Watson
1930	43	Apt. #1 A. Crichton (salesman)	F. Hamilton
		Apt. #2 I. Malcolmson (-----)	same
		Apt. #3 W. Brown (architect)	same
	41	D. Drummond (clergyman)	D. Drummond
	39	M. McMillen (-----)	B. Boyd
	35	N/A	
1940	43	M. Kirkland H. Lawson A. Crichton	-----
	41	H. Sanders M. Rous D. Ferguson J. Wishart S. Yeomans	-----
	39	Wm. Boyd	-----
	35	Apt. #1 M. Miller Apt. #2 T. Reid	-----

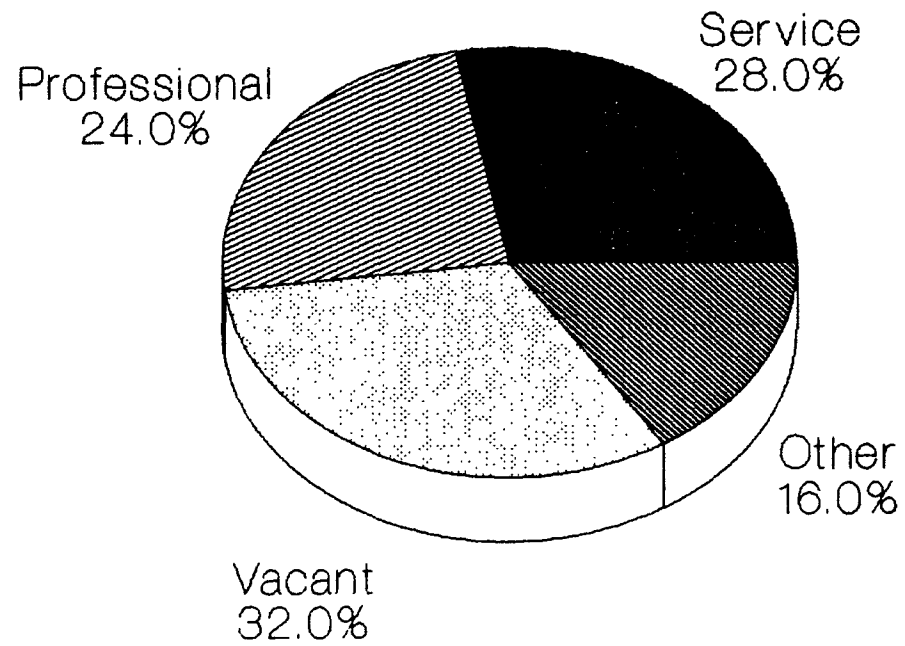
<u>Year</u>	<u>House No.</u>	<u>Occupant</u>	<u>Owner</u>
1940	35	Apt. #3 J. T. Trail Apt. #4 G. Skerrett Apt. #5 D. Beattie Apt. #6 M. Harrison Apt. #7 A. Bateman Apt. #8 B. Farr Apt. #9 J. Warren	-----
1950	43	W. Kirkland E. Rodgers R. Goddard	-----
	41	J. Kennedy W. Russell M. Gage	-----
	39	D. Boyd	-----
	35	Apt. #1 H. French Apt. #2 L. Higgenbottom Apt. #3 G. Moffat Apt. #4 B. Knechtel Apt. #5 E. Frseer Apt. #6 M. Harrison Apt. #7 L. Nelson Apt. #8 M. Spearman Apt. #9 H. Long	-----
1960	43	Apt. #1 Junior League of Hamilton Headquarters	-----

<u>Year</u>	<u>House No.</u>	<u>Occupant</u>	<u>Owner</u>
1960	43	Apt. #2 H. Manson	-----
	41	Apt. #1 Mrs. Kennedy Apt. #2 Mrs. Harrison Apt. #3 H. Halpern	-----
	39	D. Boyd T. Amy Mrs. Heggs K. Grundherr W. Carroll	-----
	35	Apt. #1 H. French Apt. #2 J. Adelaars Apt. #3 A. Nagy Apt. #4 S. Fogarasi Apt. #5 Wm Coates Apt. #6 Miss Harrison Apt. #7 J. Burke Apt. #8 R. Bezaire Apt. #9 Mrs. K. Long	-----
1970	43	Apt. #1 A. White Apt. #2 M. & W. Kirkland Apt. #3 R. Sharrow	-----
	41	Apt. #1 Mrs. Kennedy Apt. #2 Mrs. Wallace Apt. #3 vacant	-----

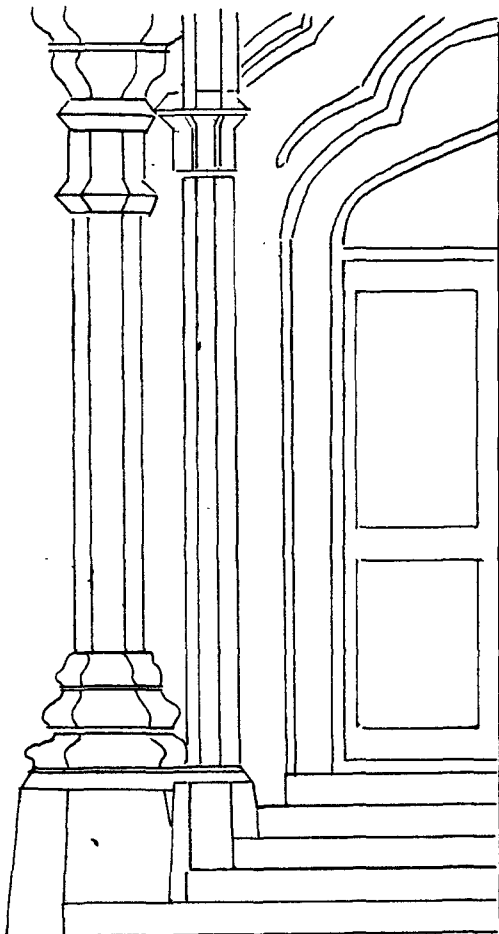
<u>Year</u>	<u>House No.</u>	<u>Occupant</u>	<u>Owner</u>
1970	39	F. Boyd H. Amy M. Reede Mrs. Stockdale	-----
	35	Apt. #1 M. Davidson Apt. #2 Mrs. Garber & Mrs. Hurley Apt. #3 H. Halpern Apt. #4 D. Suarez Apt. #5 Wm. Atkinson Apt. #6 M. Pandzich Apt. #7 Mrs. Badgley Apt. #8 A. Dueher Apt. #9 A. Brownhill	-----
1980	<u>All apartments under renovation</u>		
1987	35	Apt. #1 P. Agro Apt. #2 K. Walker Apt. #3 I. Hendry	-----
	39	Apt. #1 C. Cameron Apt. #2 L. Brown Apt. #3 M. Gorrin Apt. #4 vacant	-----
	41	Apt. #4 G. Walker (President-Broker D.L. Innes Real Estate) Apt. #5 M. Easden	

<u>Year</u>	<u>House No.</u>	<u>Occupant</u>	<u>Owner</u>
1987	43	Apt. #1 J. Collins (doctor McMaster University Medical Centre)	-----
		Apt. #2 H. Christenson	
		Apt. #3 A. Isbister	

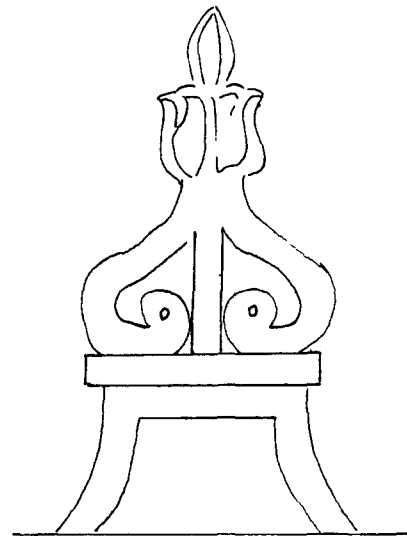
Amisfield "The Castle" 1980



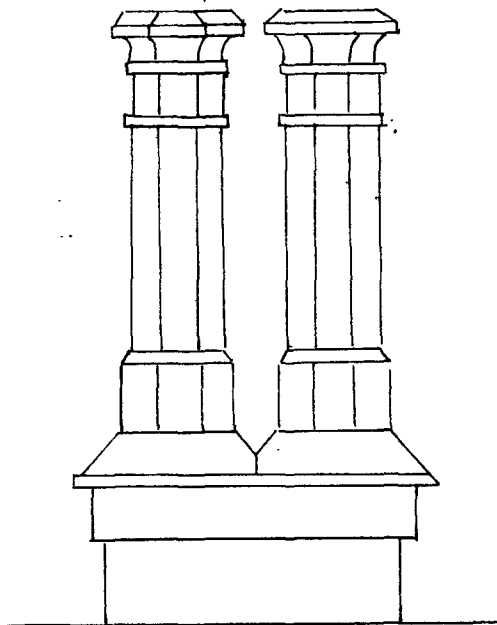
APPENDIX A A1 - Amisfield Sketches



Entrance Detail

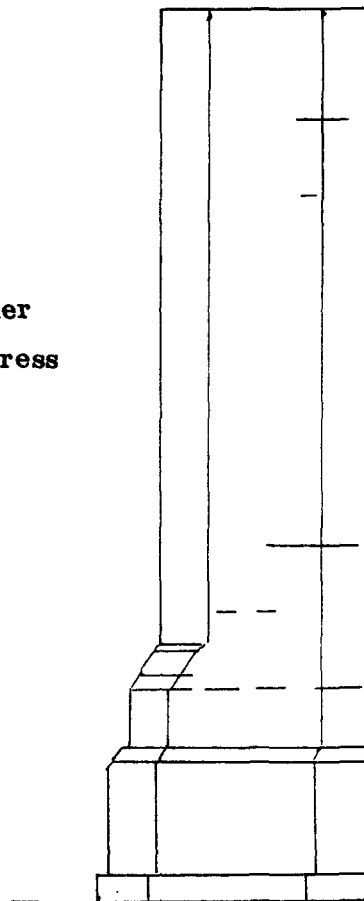


Typical Decoration



Chimney

Corner
Buttress



AMISFIELD



CIRCA 1880



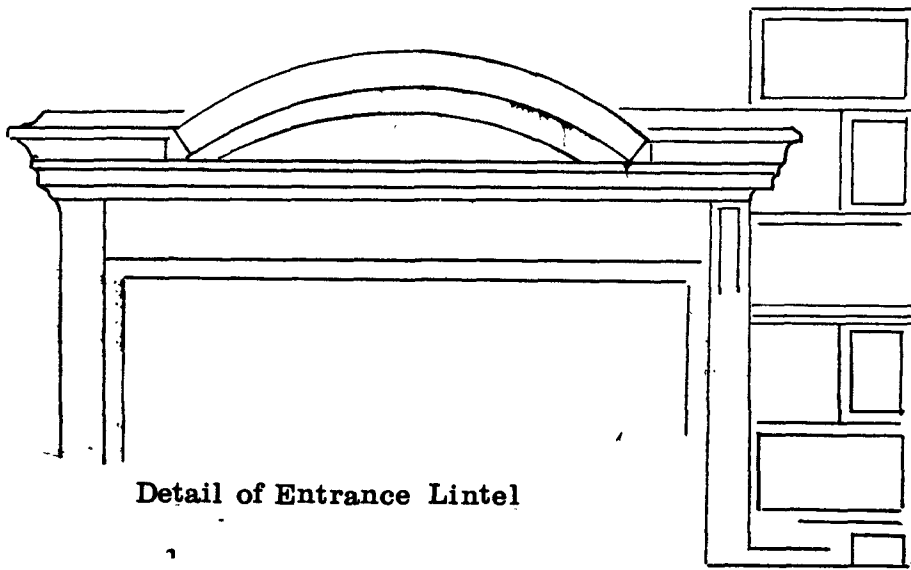
TCDAY



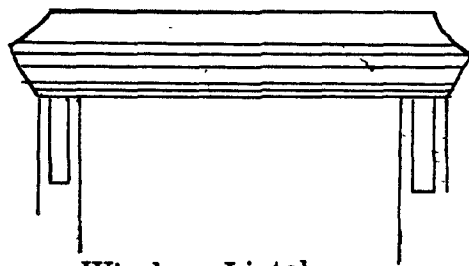
NIRCA
1900



APPENDIX CC1—Sandyford Place Sketches



Detail of Entrance Lintel



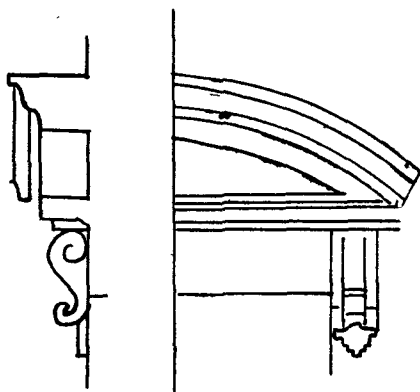
Window Lintel



Stone Detail



Stone Detail



Half Window Lintel

APPENDIX C C



SANDYFORD PLACE



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