

**89 Wentworth Street South, Hamilton (Manor Apartments)**  
Constructed circa 1897



**Preliminary Evaluation of Cultural Heritage Value or Interest:**  
(in accordance with *Ontario Regulation 9/06*)

Design / Physical Value

1. The property is representative of a late-nineteenth century Romanesque Revival style building with its red brick construction, arched entryway and imposing domed turret.

Further, the building is representative of a large family home that was subdivided into apartments. 89 Wentworth Street South was subdivided into apartments circa 1926 and then became known as Manor Apartments.

2. The property displays a high degree of craftsmanship for its slate roof, decorative brickwork, and domed turret.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

#### Historical / Associative Value

4. The property is associated with Edward McCoy, a traveler who is listed as the building's first occupant in 1900.

Further, the property is associated with Elizabeth Duggan (1861-1922), who resided at the property by 1904. Elizabeth is the daughter of George Elias Tuckett (1835-1900), the tobacco baron whose family compound at King Street West and Queen Street South is known today as the Scottish Rite.

5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property reflects the work of Alfred Wavell (A.W.), Peene (1869-1940), a notable Hamilton architect. Peene himself resided at 99 Wentworth Street South (1895-1919) and designed several buildings on the street, including two other dwellings and Robert Land School (now the Eva Rothwell Centre) on Wentworth Street North. One of Peene's most prominent Romanesque Revival works is located nearby at the Stinson Street Public School in the adjacent Stinson Neighbourhood. Another prominent, the Hamilton Conservatory of Music (now Hamilton Conservatory for the Arts) is located in the Durand Neighbourhood. Further, Peene is recognized for his prominent work at the Carnegie Library (now court rooms) in the Central Neighbourhood.

#### Contextual Value

7. The property has contextual value as it defines the historic residential character of the St. Clair Neighbourhood, as well as the adjacent Stinson Neighbourhood on the west side of Wentworth Street South. The area is characteristic of larger stately homes, dispersed amongst smaller homes and lot sizes, as well as low-rise apartment buildings and large homes that have been converted into multiple dwellings. 89 Wentworth Street South is an example of a dwelling with grand proportions that defines the streetscape and enhances the historic residential character, which has since been subdivided into apartments.
8. The property has contextual value as it is historically and visually linked to its surroundings in the predominantly residential St. Clair Neighbourhood and adjacent Stinson Neighbourhood, both established in the late-nineteenth and early-twentieth centuries. Additionally, it is visually connected to the dwelling at 124 Wentworth Street South, which was also constructed by A.W. Peene circa 1908.

9. The property is considered a local landmark.

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