

CULTURAL HERITAGE IMPACT ASSESSMENT



122 & 126 Augusta Street and 125 & 127 Young Street
Hamilton, ON

FINAL REPORT

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1.0 BACKGROUND & METHODOLOGY

This *Cultural Heritage Impact Assessment (CHIA)* report has been prepared by heritage consultant Megan Hobson as a requirement for a development application to construct a 4-storey residential building containing 27 residential units fronting on Augusta Street with surface parking at the rear for 21 cars and vehicular access from Young Street.

The subject property is a large parcel that extends through the block, midway between Walnut and Catharine Street South, with frontage on Augusta and Young Streets. The proposed development will require demolition of a 1.5 storey brick dwelling located at 122 Augusta Street that is included on the *City's Inventory of Buildings of Architectural and/or Historical Interest*.

In addition, the subject property is adjacent to a number of properties on the north side of Young Street and the south side of Augusta Street that are included on the *City's Inventory of Buildings of Architectural and/or Historical Interest*. These properties contain 1-2.5 storey detached, semi-detached and row housing dating from the late 19th to early 20th century. This is an established residential neighbourhood with historic character that is currently zone for one and two family homes.

Under the *Urban Hamilton Official Plan*, a *Cultural Heritage Impact Assessment (CHIA)* is required to ensure that new development is contextually appropriate and will maintain the integrity of all on-site and adjacent cultural heritage resources. In a memo dated February 10, 2017, heritage staff requested that a scoped *Cultural Heritage Impact Assessment* be submitted and incorporated into an *Urban Design Brief*. This report fulfills those requirements.

A site visit was undertaken by the consultant on June 15th, 2017 to assess and document the current condition of the property and its relationship to the neighbourhood. Site photos are included in Appendix A of this report. The consultant carried out historical research and undertook a review of relevant planning policies. A title search to determine past ownership of Lot 10 (containing 122 Augusta Street) was undertaken by Sue Belanger and a summary of the land records is included in Appendix B of this report. Measured drawings of the dwelling at 122 Augusta Street were prepared by MeasureX and are included in Appendix C of this report. Drawings of the proposed development were provided by Lintack Architects and are included in Appendix D of this report.

2.0 PHYSICAL CONTEXT

2.1 LOCATION

The subject property is located in Corktown, a residential neighbourhood in Hamilton between the downtown core and the Niagara Escarpment to the south. Land uses and densities in this area vary widely, with commercial and office uses on main arteries (spilling over to some side streets), and a mix of low and high density residential elsewhere. The subject property is located in the block that is bounded by Augusta Street on the north, Young Street on the south, Walnut Street on the east and Catharine Street on the west and is located just south of the CP rail line.

The subject property extends through a block that predominantly contains 1-2.5 storey single-detached, semi-detached residences and row housing but there are two large apartment blocks located on Catharine Street South and there are professional offices on the south side of Young Street. There are former industrial buildings directly opposite the subject property on the north side of Augusta Street. One is vacant, the other is a residential care facility. There is an elevated railway line actively used for freight and passenger transit nearby (CP & GO Transit). There is a small park on the east side of Walnut Street called Shamrock Park.



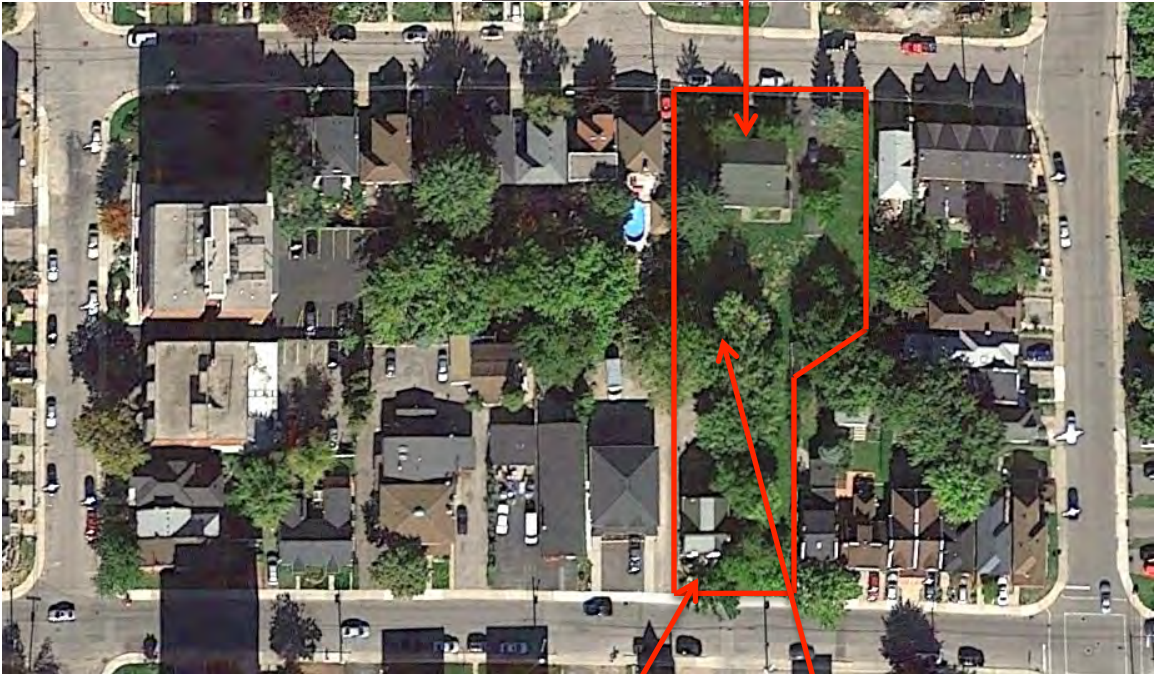
Aerial view of the subject property; 122-126 Augusta Street & 125-127 Young Street

2.2 SITE DESCRIPTION

The municipal address of the subject property is 122 & 126 Augusta Street and 125 & 126 Young Street. There are 3 existing buildings located on the subject property:

- 1.5 storey brick dwelling at 122 Augusta Street
- 2.5 storey brick dwelling at 125 Young Street with a detached brick garage at the rear

122 AUGUSTA STREET



125 YOUNG STREET AND DETACHED GARAGE

2.3 122 & 126 AUGUSTA STREET

See: Appendix A: Site Photos
Appendix B: As-Found Drawings

The 1.5 storey brick dwelling located at 122 Augusta Street is unique within the context of the streetscape in terms of its low building height, 3-bay symmetrical façade, square plan and side gable roof. The house is set further back from the road than adjacent properties and it has a large amount of open space on either side. The house is currently vacant and the doors are boarded shut. There is graffiti painted on the boards covering the back porch.



122 Augusta Street – large front and side yards



122 Augusta Street – vacant and boarded up



122 & 126 Augusta Street – large rear yard that extends through to Young Street



126 Augusta – vacant lot

2.4 125 & 127 YOUNG STREET

See: Appendix A: Site Photos

The 2.5 storey brick dwelling located at 125 Young Street appears to be divided into residential units and there is an exterior metal fire escape attached at the rear. There is a paved driveway on the west side of the lot. There is currently no barrier between this property and the vacant lot at 127 Young Street.



125 Young Street – a single detached dwelling that has been divided up into rental units

There is a 1-storey brick garage located behind the house. The garage is not being used and was not accessible to the consultant because the roof has collapsed and it is currently covered with a plastic tarp.



125 Young Street – unused detached brick garage located in the rear yard

There is a vacant lot at 127 Young Street that is grassed over and does not have any driveway access from Young Street. There is chain link fencing separating adjacent properties on the east side. It is open to the side yard of 125 Young Street and the rear yard of 122 Augusta.



127 Young Street - vacant lot that extends into rear yard of 122 Augusta Street (visible in background)

3.0 HISTORICAL CONTEXT

3.1 CORKTOWN

Corktown is one of Hamilton's oldest residential neighbourhoods. It is located between James Street South and Wellington Street South and extends from King Street East to the base of the Escarpment. The name reflects the predominantly Irish origin of those who settled here. The southern portion of Corktown is located within the original town site laid out by George Hamilton in 1819, extending south and east from the Wentworth District Courthouse located in Prince's Square to the base of the Niagara Escarpment. Though there were some affluent early immigrants that settled in Corktown, those that arrived after the potato famines in Ireland in the 1840s and '50s were some of the city's poorest residents who came as labourers and many lived in shanties with dirt floors when they first arrived.



The 'Corktown' neighbourhood was already well established by 1842 when this early map of the city was made. Red dot indicates location of the subject property. [Source: 1842 Map of Hamilton]

The subject property is located in the physical and social centre of historic Corktown:

Young Street was its main street and its capital and social centre was Liberal Dan "Dude" Sullivan's grocery and liquor store, first at Walnut and Augusta Streets, then on the corner of Young and Cherry Street (Ferguson Avenue).¹

¹ Marjorie Freeman Campbell, *A Mountain and A City*; 172 and Bill Manson, *Footsteps in Time*; 107.

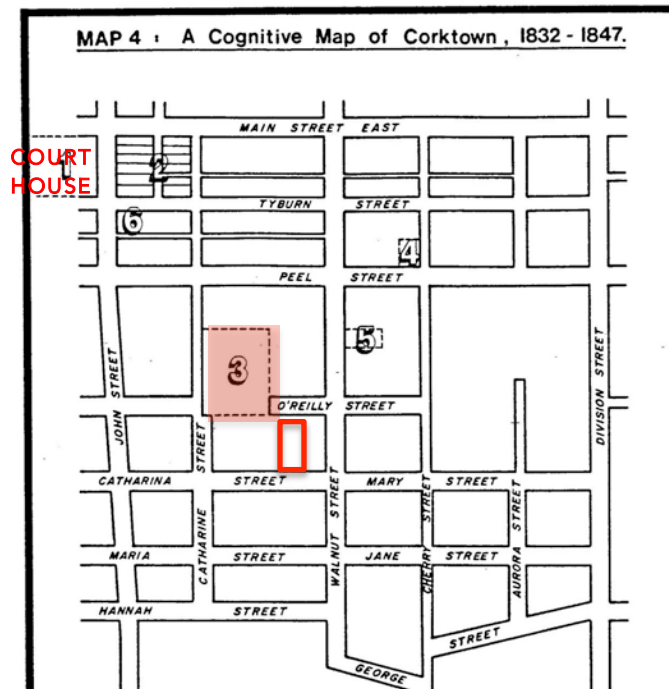


Corktown Tavern, 175 Young Street
The 2nd location of Dan "Dude" Sullivan's grocery and liquor store,
Originally located on the corner of Walnut & Augusta.

Sullivan's influence in Corktown was legendary and the name 'Corcoran's Court' was given to the area he presided over located north of Young and east of Catharine. This is the area where the subject property is located and where many of the important social activities in Corktown took place:

Here in the earliest days of Corktown were concentrated the wakes, the weddings and christenings, the cock fights, election celebrations and occasional dance²

Another important figure who lived in this part of Corktown was Miles O'Reilly, district court judge for the whole of the Gore District. Miles O'Reilly moved to Corktown in 1830 and built a large estate called "The Willows" on Catharine Street South opposite Augusta Street.³



Historically, the subject property (red outline) is located behind the O'Reilly Estate (shaded red)
[Source: A. Holman, Corktown, 1832-47; the Founding of Hamilton's Pre-Famine Catholic Irish Settlement, MA Thesis, 1989]

² Ibid. Campbell; 173

³ See entry in the *Dictionary of Hamilton Biography*, Vol. 1; 'Miles O'Reilly (1806-1890)'

The O'Reilly estate was one of the important landmarks associated with the early development of Corktown as a residential neighbourhood. It helped to establish the area around Catharine Street South and Augusta Street as a desirable residential area. At mid-century there were several large villa estates in Corktown but these have all disappeared, with the exception of the Rock Castle, 95 Arkledun Avenue, built for the wealthy foundry owner Alex Carpenter in 1848. By the 1890s the streets in Corktown were lined with a mix of modest one-storey brick cottages and workers row housing and more ornate 2-2.5-storey detached, semi-detached and terrace housing. By 1915 the area was completely built up.



Typical one-storey row housing built in Corktown (mid-19th century)



Late Victorian terrace housing in Corktown (late-19th century)

Railways & Industrial Development

In the late 19th century the residential character of Corktown was impacted by two rail lines that bisected the neighbourhood. First the *Hamilton & Lake Erie Railway* line completed in 1873 that ran up Cherry Street (now Ferguson Street), and then the *Toronto Hamilton and Buffalo Railway (TH&B)* line that ran along Hunter Street and then cut diagonally through Corktown, east of Catharine South. Industrial development occurred adjacent to these tracks including rail yards and warehouses. The subject property is close to both of these railway lines and there are two former industrial sites directly opposite the Augusta Street frontage.



Former Ogilvie Five Roses building, 121 Augusta Street

Built in the early 20th century, it is now the Community Adolescent Network of Hamilton.
This property is directly opposite from the subject property.

In 1930 the TH&B constructed a new station on Hunter Street. To alleviate traffic problems where the line crossed busy north-south roads, they constructed a tunnel through the affluent Durand neighbourhood. East of the new station, through the Corktown neighbourhood, the track was elevated so that road and pedestrian traffic could pass under the railway line.



North west corner of Augusta Street & Walnut Street

Elevated TH&B railway crossing over Walnut Street.
Former Storage & Transfer Co. Ltd. warehouse built c. 1900 (visible on the left) is currently vacant.

Late 20th Century Infill & Re-Development

Even greater impacts occurred, as a result of Urban Renewal in the Post War era and changes to zoning downtown that resulted in the construction of high-rise apartment buildings in Corktown.



South east corner of Augusta Street and Catharine Street South

Modern apartment buildings on Catharine Street South dwarf the historic housing stock.

3.2 O'REILLY STREET (NOW AUGUSTA STREET)

Historically, the subject property is adjacent to the block where Corktown's most prominent early resident, Miles O'Reilly built a large estate called "The Willows" in the 1830s. The O'Reilly Estate (since demolished) was located on Catharine Street South between Young and Augusta and was one of the important landmarks associated with the early development of Corktown. When the 3-acre estate was laid out, with its numerous outbuildings and extensive gardens, Augusta Street ended at Catharine Street South at the entrance to O'Reilly's property. East of his property, what is now Augusta Street was called O'Reilly Street because it was originally the rear lane into the estate.

Miles O'Reilly (1806-1890) was one of Hamilton's most influential lawyers in the 1830s and later became Judge for the Gore District. He was a founding member of Christ's Church Cathedral (Anglican) in 1836. It has been noted that when "The Willows" was built in the 1830s it would have "stood in stark contrast to the dwellings of the Irish-Catholics which surrounded it". Miles O'Reilly's son James Edwin O'Reilly (1833-1907) and his daughter Emma Gregory also built large houses beside their father's property that fronted on Catharine Street South.⁴



1882 Map - Augusta Street ends at the O'Reilly Estate and then becomes O'Reilly Street to Cherry (now Ferguson). Young Street is called Catharina Street.



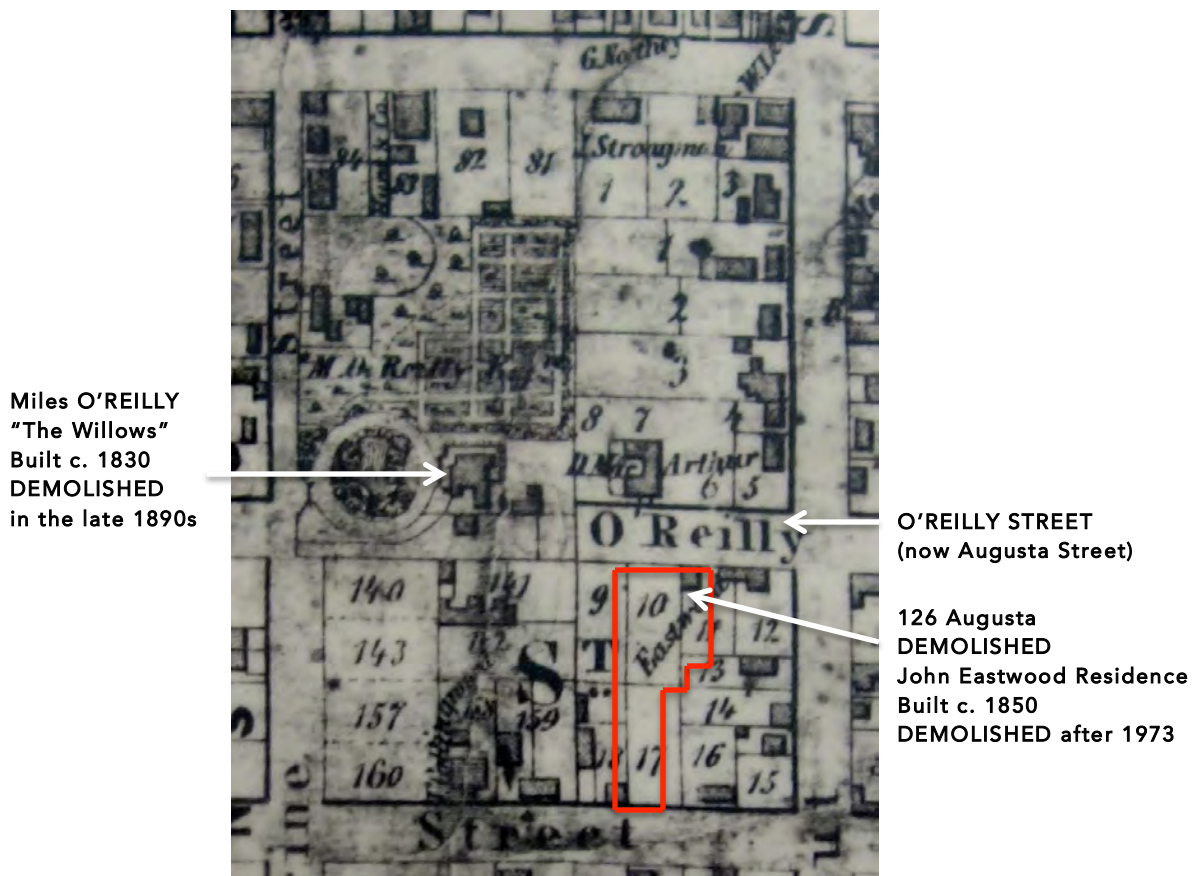
1912 Map - The O'Reilly Estate is gone and Augusta Street now extends through to Ferguson. Catharina Street is renamed Young Street. Baillie Street has been put through from Hunter to Augusta and the TH&B railway line cuts diagonally through the area.

⁴ Magill, My Mother the Judge (1955)

3.3 122 & 126 AUGUSTA STREET (FORMERLY #2 & #4 O'REILLY STREET)

The Marcus Smith Map of Hamilton provides an accurate record of buildings and prominent landowners in Hamilton in 1851 when it was published. The O'Reilly Estate is illustrated in detail showing a large house with a circular carriage turn in front, numerous outbuildings behind, and surrounded by extensive gardens. Behind the O'Reilly Estate, the name "John Eastwood" appears on the south side of O'Reilly Street and there is a small house located in the north west corner of Lot 11. Lot 11 on the Marcus Smith map corresponds to the municipal address 126 Augusta Street, a portion of the subject property. Census Records from 1851 & 1861 confirm that John Eastwood was living in a 2-storey frame house on O'Reilly Street with his wife Catharine, daughter Catharine and son John who is described as a "stationer".

Historic Mapping 1 – 1851 Marcus Smith Map:



Subject property outlined in red on the 1851 Marcus Smith map. [Source: McMaster Map Library]

John Eastwood's house shown on the 1851 Marcus Smith Map on Lot 11 is probably the 2-storey frame building that formerly occupied the vacant lot at 126 Augusta Street and was listed on the *Canadian Inventory of Historic Buildings (CIHB)* in 1973. This building is still listed on the City of Hamilton's *Inventory of Buildings of Architectural and/or Historical Interest*, although it appears to have been demolished some time ago.



**John Eastwood Residence, 126 Augusta Street (formerly #4 O'Reilly Street)
Built c. 1850, demolished after 1973
[Source: Canadian Inventory of Historic Buildings (CHIB) Inventory card photo, 1973]**

John Eastwood was employed by Buchanan, Harris & Co., a large mercantile business jointly owned by Isaac Buchanan and Robert William Harris, as a clerk and later as a porter. John Eastwood's son, John M. Eastwood, apprenticed as a bookbinder and eventually ran a successful paper business. He was the proprietor of John Eastwood & Co, booksellers, stationers and newsagents, with premises on King Street East overlooking the fountain in Gore Park. John M. Eastwood would later marry Florence Mary Gibson, daughter of Senator William Gibson.⁵ In 1911, a north end park located at the end of Ferguson Street near the bay was renamed Eastwood Park in his honor.⁶

The 1.5 story brick house currently standing at 122 Augusta Street does not appear on the 1851 Marcus Smith map. It appears to have been built a short time later in the late 1860s by Thomas Hilliard (also called Hillier) who owned Lots 9 & 10 on the south side of O'Reilly Street as well as a lot on Walnut Street between O'Reilly Street and Young Street. Thomas Hilliard was a "baggage master" at the Great Western Railway. Land records indicate that Hilliard had owned Lots 9 & 10 on the south side of O'Reilly Street since 1851 but City Directories show that he lived on his property on Walnut Street until the 1860s. The earliest surviving record of him living on the south side of O'Reilly Street is the 1866 City Directory that lists him as living at #2 O'Reilly Street and John Eastwood living at #4 O'Reilly Street.



**Thomas Hilliard Residence, 122 Augusta Street (formerly #2 O'Reilly Street)
Built c. 1866, extant
[Source: M. Hobson, 2017]**

⁵ Mary Anderson, *The Life & Writings of Mary Baker McQuesten*

⁶ Ontario Worker Arts & Heritage Centre, *Workers' City; Eastwood Park*

The 1876 Birdseye View of Hamilton provides a fairly accurate pictorial record of buildings. It shows the O'Reilly Estate and there are two houses behind the estate on the south side of O'Reilly Street that appear to be the houses of Thomas Hilliard (122 Augusta Street) and John Eastwood (126 Augusta Street).

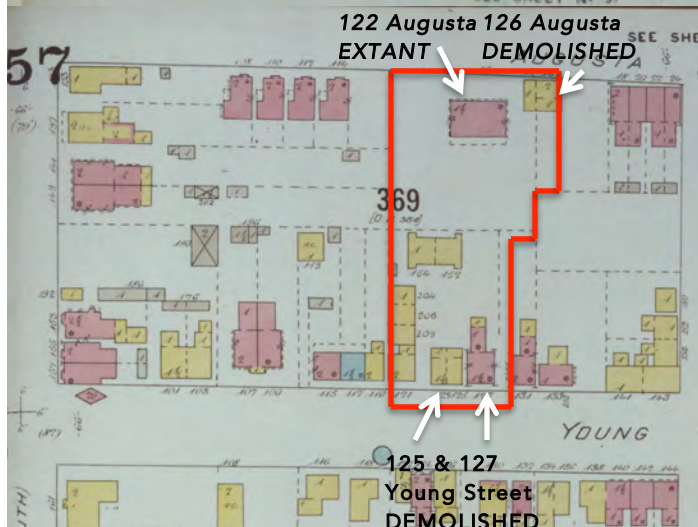
Historic Mapping 2 – 1876 Birdseye' View:



122 & 126 Augusta Street on the 1876 Birdseye' View of Hamilton

The 1.5 storey brick house at 122 Augusta Street and the 2-storey frame house that formerly stood at 126 Augusta Street both appear on the earliest Fire Insurance map of this area dating from 1898. Also visible on this map are several other houses still standing on this block. By the time the 1911 map was done, all of the lots had been developed. The Willows was demolished in the late 1890s and replaced by the brick row that still stands on the north side of Augusta Street.

Historic Mapping 3: 1898 Fire Insurance Map

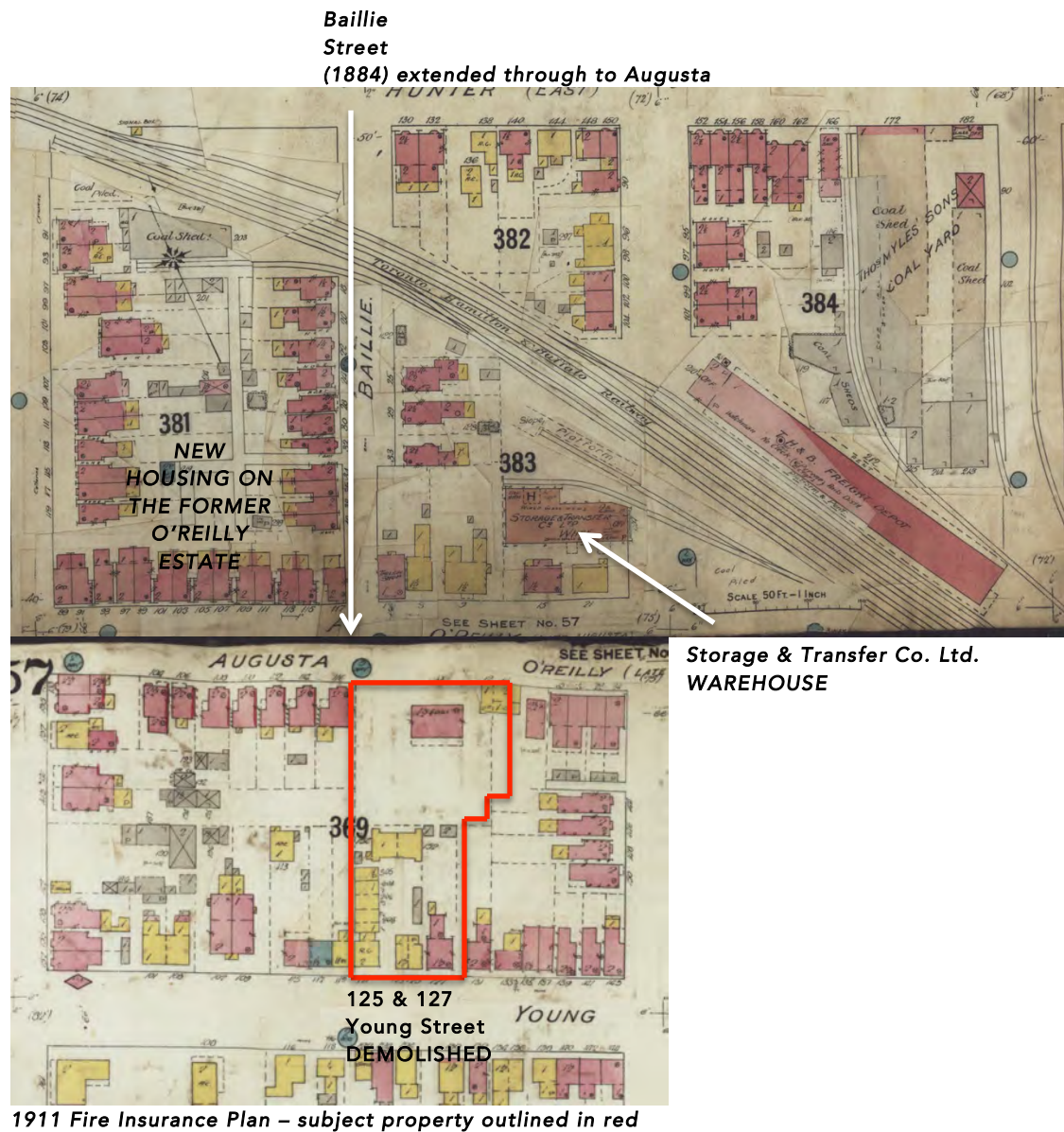


1898 Fire Insurance Plan – subject property outlined in red

3.4 125 & 127 Young Street

The Fire Insurance maps from 1898 and 1911 show a collection of frame buildings at 125 Young Street and a 2-storey brick dwelling at 127 Young Street. None of these buildings have survived. The frame buildings may have been associated with some sort of workshop or industrial activity. It is possible that the brick garage that is located on this property is associated with these activities and replaced earlier frame buildings some time after 1915. The house that is currently located at 125 Young Street was built c. 1930 and does not appear to be related in terms of materials and architectural character to the detached garage behind it.

Historic Mapping 4 – 1911 Fire Insurance Map:



4.0 PLANNING CONTEXT

4.1 URBAN HAMILTON OFFICIAL PLAN

The subject property is currently zoned Urban Protected Residential for one and two family dwellings (Zoning Designation "D"). This zoning is in place for most of this block and the block across the street on the north side of Augusta Street because they contain small-scale residential buildings that are 1-2.5 storeys in height. This existing housing stock primarily consists of buildings constructed in the late 19th and early 20th century and most of these buildings are included on the city's *Inventory of Buildings of Architectural and/or Historical Interest*.



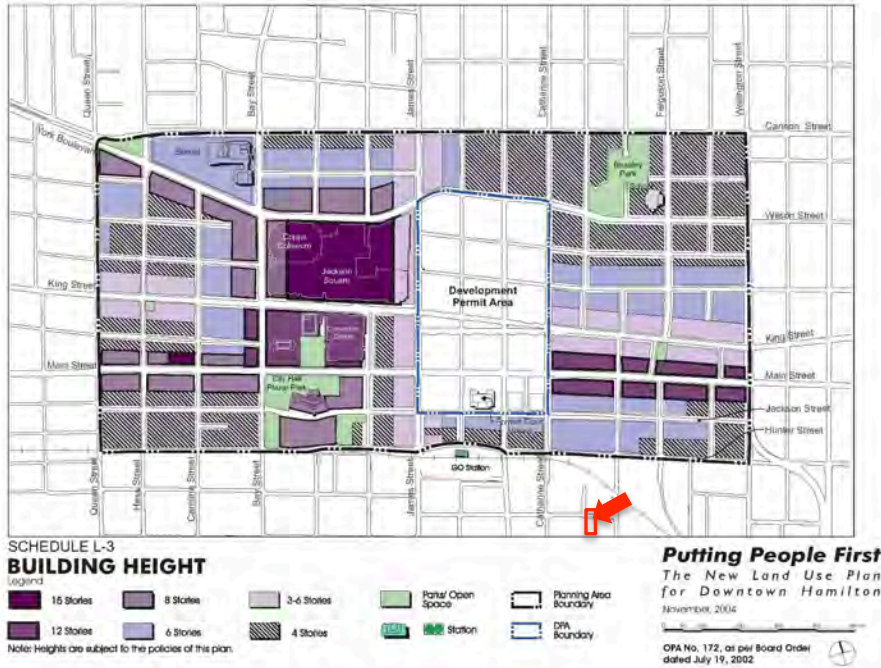
The subject property (shaded red) is located in an area with Residential Zoning Designation "D" for 1-2 family dwellings. Most of these properties contain 1-2.5 storey dwellings that are listed on the Heritage Inventory.

4.2 RESIDENTIAL INFILL IN ESTABLISHED NEIGHBOURHOODS

Corktown is one of four residential neighbourhoods adjacent to the downtown core that have a high concentration of cultural heritage resources including built heritage and cultural heritage landscapes. Intensification of these downtown residential areas has a number of benefits including reduction of urban sprawl, efficient use of existing infrastructure and diversification of housing choices. The City of Hamilton has prepared a general guide called *Residential Intensification Guide; Achieving Appropriate Intensification* that states, "compatibility with the surrounding neighbourhood is critical". Compatibility is based on the density, character, height, traffic, parking and ownership of the proposed development in relation to adjacent properties. The *Guide* provides a number of 'techniques' for incorporating intensification projects into the character of the neighbourhood.

Stronger planning tools that can be used to guide intensification in historic neighbourhoods include *District Designation* under *Part V of the Ontario Heritage Act* or adoption of a *Secondary Plan*. Both of these strategies provide area specific design guidelines for new development. In Hamilton, 2 historic residential neighbourhoods adjacent to the core have special planning policies in place; the Durand-Markland neighbourhood is designated as a *Heritage Conservation District* and the Strathcona neighbourhood has a *Secondary Plan*. A

small portion of Corktown falls within the boundary of the *Downtown Secondary Plan* but areas south of Hunter Street, where the subject property is located do not have any special policies in place for residential infill, other than general policies in the *Urban Hamilton Official Plan*. The Downtown Secondary Plan allows Medium Density development in North Corktown, primarily stacked townhouses and low-rise apartments (under 6 stories) with mid-rise development (6-8 stories) permitted near the GO Station (see Schedule L-3).



Schedule L3 Downtown Secondary Plan – the subject property (red outline) is close to an area that is zoned for mid-rise development up to 6 stories in height.

The subject property is located just outside the *Downtown Secondary Plan* area in an area of Corktown that generally retains a small residential scale with some earlier mid-rise apartment buildings (under 8 storeys) and some recent low-rise residential infill (under 4 storeys). There are two existing apartment buildings on Catharine Street South just west of the subject property that are 6-8 storeys in height. There are two new infill projects that are 3 and 2.5 storeys in height located in blocks adjacent to the block where the subject property is located. Both of these are corner sites that front onto north-south roads.



Left: Recently completed 3- storey multiple-unit residential on Walnut at Young Street.
 Right: Recently approved 2.5-storey multiple-unit residential that wraps around the corner of Young & Catherine, currently under construction.

4.3 CORKTOWN NEIGHBOURHOOD CHARACTER

There is a high concentration of properties in the Corktown neighbourhood that are included on the *Inventory of Buildings of Architectural and Historical Interest*. A small number of properties have been designated under Part IV of the Ontario Heritage Act, including examples of late 19th century row housing that are representative of the character of Corktown's residential streets.



219 Ferguson Avenue South, Designated Part IV Ontario Heritage Act – “the finest surviving example of a High Victorian terrace in Corktown”. [Source: *Hamilton Heritage Volume 5*; p. 93]

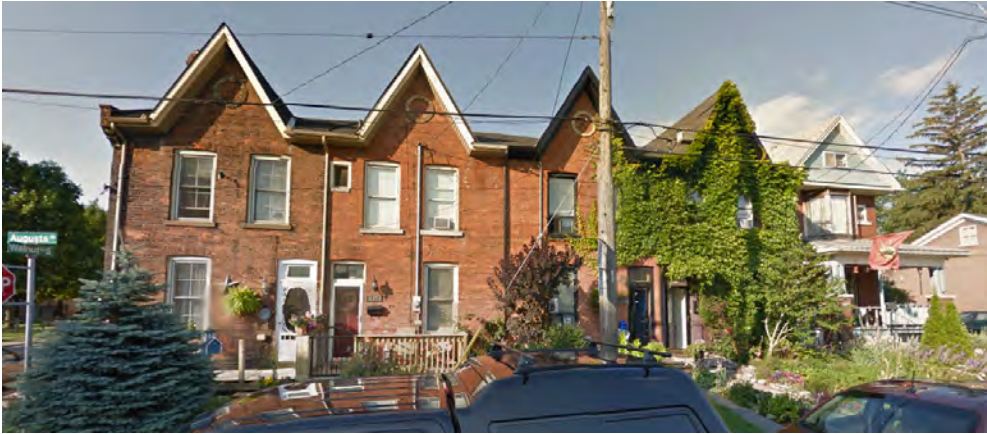
The subject property fronts onto two quiet east-west streets that have a small-scale residential character. The Augusta Street frontage is flanked by intact historic streetscapes with a consistent scale and character. The Young Street frontage has an intact historic streetscape to the east of the subject property.



Augusta Street - looking west from the subject property towards Catharine Street South

The character of the existing neighbourhood is primarily defined by 2-2.5 storey brick single detached, semi-detached and row housing that was built c. 1850-1910. The lots

have narrow frontages and deep back yards. Front setbacks are generally consistent, with small front yards containing landscaping or parking. The houses are tightly packed with small side yards and there are no driveways or garages. The subject property is not consistent with the predominant character of the area because it has a lower roof height, a deeper front setback and large side yards.



South side of Augusta Street – intact streetscape to the east of the subject property characterized by a 2.5 storey brick row constructed c. 1870 and a 2.5 storey single detached Queen Anne style brick residence constructed c. 1900.



122 & 126 Augusta Street – the subject property has a large frontage on the south side of Augusta Street comprised of a vacant lot and a 1.5 storey brick dwelling constructed in the 1860s



South side of Augusta Street – intact 19th century streetscape to the west of the subject property characterized by 2.5 storey single detached brick residences constructed c. 1890-1900.



North side of Augusta Street – intact 19th century streetscape opposite the subject property characterized by 2 storey brick row constructed c. 1900



North side of Augusta Street – view from the subject property of the intact 19th century streetscape on west side of Baillie Street (left) and the former Five Roses flour mill directly opposite

4.4 CULTURAL HERITAGE RESOURCES ON THE SUBJECT PROPERTY

4.4.1 122 & 126 AUGUST STREET

The subject property contains a 1.5 single-detached brick dwelling located at 122 Augusta Street that is included on the City's *Inventory of Buildings of Architectural and/or Historical Interest*. The proposed development will require demolition of this building. This building is currently vacant and boarded up. It is a vernacular dwelling with Neo-classical influences that was built in the 1860s. This building is different from other buildings on the street in terms of its small scale and classical design elements and the lot configuration differs because it is set back further from the road and has large side yards.



122 Augusta Street – the applicant proposes to demolish this dwelling

4.4.2 125 & 127 YOUNG STREET

The subject property contains a 2.5 storey brick dwelling located at 127 Young Street that does not have heritage status. It will be retained *in situ* with no changes proposed to its current use as a triplex. It is an Arts & Crafts style dwelling built c. 1930. Architecturally and contextually, it contributes well to the streetscape. It has undergone some modification to accommodate rental units, including installation of an exterior metal fire escape that is attached at the rear. There is a detached 1-storey brick garage on this property that will be demolished.



125 Augusta Street – the applicant proposes to retain this dwelling in situ on a separate lot. The brick garage at the rear will be demolished.

The garage is currently not being used and was not accessible to the consultant because the roof has failed and the building is covered with a plastic tarp. Based on its materials and construction, it was probably built c. 1920-40. It is constructed of red brick that has been painted. The windows are wood frame casement windows. This is a utilitarian structure that does not have significant historical and/or architectural interest to warrant inclusion on the heritage register. It is located in a rear yard and is not visible from the street.

4.5 CULTURAL HERITAGE RESOURCES ADJACENT TO THE SUBJECT PROPERTY

The subject property is 'adjacent' to several properties on the south side of Augusta Street and the north side of Young Street that are included in the City's *Inventory of Buildings of Architectural and/or Historical Interest*. Heritage staff has identified the following listed heritage properties as 'adjacent' to the subject property

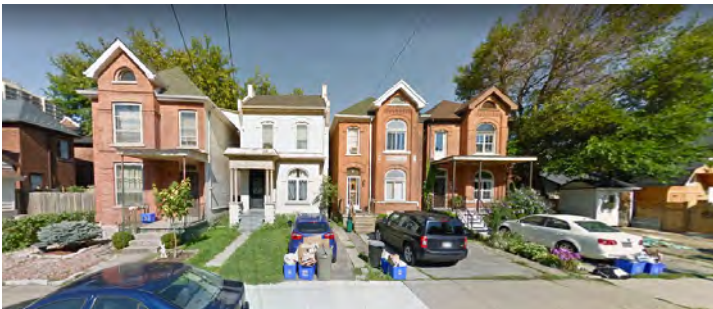
- 112, 114, 116, 118, 128, 130, 132, 134 and 136 Augusta Street
- 117, 119, 121, 131, 133, 135, 137, and 139 Young Street

Based on research and site analysis carried out by the consultant, it appears that the *Inventory* list currently being consulted by heritage staff may be out of date. It is recommended that heritage staff consider updating the *Inventory* by removing the following properties:

- 118 Augusta Street - does not have architectural of historic interest
- 117 Young Street - does not have architectural of historic interest
- 119-121 Young Street - does not have architectural of historic interest

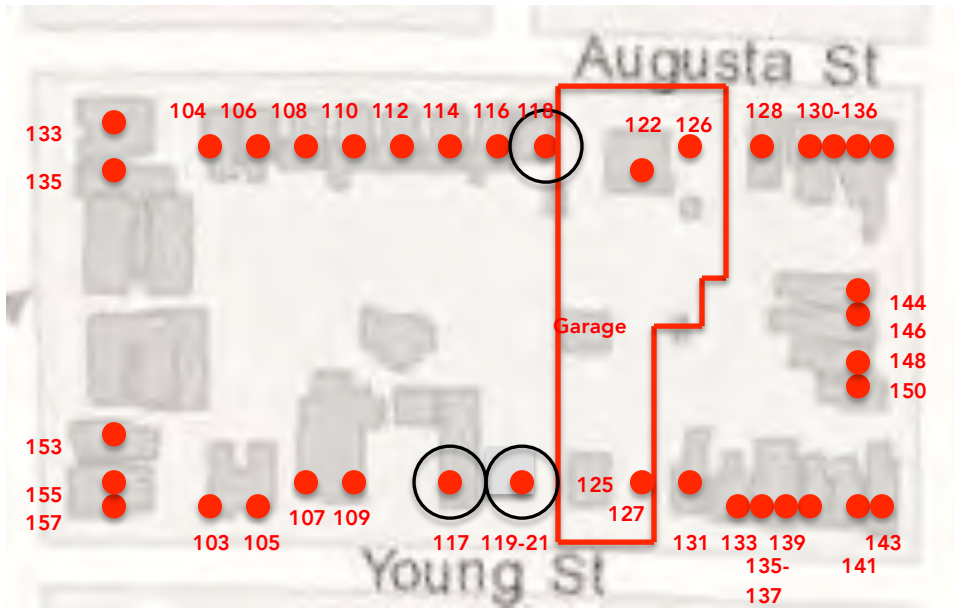
It should also be noted that the subject property extends through the block and therefore the proposed driveway and parking area are adjacent to the rear yards of buildings on Walnut Street South that are included on the *Inventory*:

- 144 Walnut Street South
- 146 Walnut Street South
- 148 Walnut Street South
- 150 Walnut Street South



144, 146, 148 & 150 Walnut Street South – these properties are included on the *Inventory* and have rear yards abutting the driveway and parking area of the proposed development

The mapping below shows the high concentration of heritage properties in the block where the subject property is located:



- Red dots - properties currently included on the Inventory
- Black circles - properties that the consultant recommends removing from the Inventory



118 Augusta Street, built c. 1940 – does not have architectural or historical interest and the consultant recommends removal from the Inventory



117 Young Street, date of construction unconfirmed – does not have architectural or historical interest and the consultant recommends removal from the Inventory



119-121 Young Street, built c. 2015 – does not have architectural or historical interest and the consultant recommends removal from the Inventory

5.0 HERITAGE VALUE

See Appendix A: Site photos

See Appendix B: Land Records (Lot 10)

See Appendix C: As-found Drawings (122 Augusta)

5.1 STATEMENT OF CULTURAL HERITAGE VALUE: 122 AUGUSTA STREET



122 Augusta Street, Listed on the Inventory

122 Augusta Street is a modest 3-bay vernacular brick cottage with Neo-classical features including a front entrance with divided sidelights and transom, a side gable roof with eave returns, and a centre hall plan. It is a late vernacular example of a style that primarily influenced residential architecture in Ontario in the period c. 1810-50, after which the influence of picturesque Victorian styles pre-dominates. This is not a common house-type found in the Corktown neighbourhood today, the closest comparison would be the Regency cottage at 13 Augusta Street that is somewhat similar, but with a hipped roof and without a raised basement. This example has decorative roof brackets and the main entrance does not have sidelights.



13 Augusta Street, Listed on the Inventory

122 Augusta Street is somewhat unusual in that it has a raised basement with casement windows, a building form and window style that are more commonly found in rural Quebec before 1850.¹ The main floor windows are 6 over 6 sash windows. The foundation walls are rubble stone and the house appears to be double-brick construction as there are headers visible along every 7th course. The 2-storey enclosed porch at the rear is not original but has a rubble stone foundation and small stone cellar that is original to the house.



Window well



Stone cellar

The original configuration of the interior probably included a kitchen and bedrooms on the lower level and two large parlours on the main floor, perhaps with additional bedrooms at the back. There are two small rooms in the attic that may have been servants' quarters. The ceilings on the main floor are just over 11 feet high with large windows that are 6 ½ feet tall (78 x 40 inches). The ceiling height in the basement is 9'4" and in the attic the ceiling is 6'2" in the centre, sloping down to 4'2" at the outer walls.



Front hall – main door with sidelights & transom



Attic room (freestanding chimney flue)

The windows on the main floor are 6 over 6 sash windows that are well crafted with fine muntin bars. The glazing panes appear to be hand blown due to the presence of small imperfections in the glass. The doors are solid wood paneled doors but most of the original door handles have been removed.

¹ Leslie Maitland, *Neoclassical Architecture in Canada*; 81.



Main floor - 6 over 6 sash windows



Basement – 8-pane double-casement windows

The millwork on the main floor is substantial, including baseboards that are 15 inches high and 8-inch casings around doors and windows. There is a high level of finish in the basement level also with baseboards that are 7 inches high and 6-inch casings around doors and windows.

The staircases are enclosed and do not have railings or banisters. No fireplaces were visible and have either been removed or are hidden behind new drywall. All of the original interior walls are finished with lathe and plaster. Original wood flooring appears to have been removed or covered with new flooring including wall-to-wall carpeting and sheet vinyl. The attic has 5 inch unfinished wood plank floors.



Internal staircases to main floor (left) and attic (right)

The house appears to have been built c. 1866 by Thomas Hilliard (also called Hillier), a “baggage master” employed by the Great Western Railway. Hilliard purchased two lots behind the O’Reilly Estate on Catharine Street South from Miles O’Reilly and Oliver Springer before this area was surveyed. At that time Augusta Street terminated at the O’Reilly Estate and this

section of Augusta was a just a laneway from Walnut Street into the back of O'Reilly Estate and was called O'Reilly Street. The original address of 122 Augusta Street was therefore #2 O'Reilly Street. The lot Hilliard purchased from Miles O'Reilly had a condition that prevented him from building on the front portion of the lot that probably accounts for the large front yard.

After Thomas Hilliard's death the house passed to his daughter Roseanna Begley and then to her daughter Annie Hilliard Wholton who then left it to her daughter Olive Marjorie Wholton. The Hilliard/Wholton family is therefore associated with this property from 1851 when Thomas Hilliard purchased the lot to 1949 when the last family member sold it to Murray and Matilda Minler. Research did not uncover any evidence that the Hilliard/Wholton family has significance to the community.

The house has undergone a number of modifications including removal of two brick chimneys, parging of the stone foundation, painting of the exterior masonry, construction of a concrete stoop at the main entrance and addition of a 2-storey enclosed porch at the rear.



1973 photo showing two brick chimneys that have since been removed.

The interior has been divided up so the basement level is a separate unit and the main floor is divided into two units. Each of these units has a separate kitchen. The bathrooms contain older fixtures suggesting that they were installed earlier than the kitchens.



The interior has been divided up into 3 units with separate kitchens and bathrooms.

5.2 EVALUATION ACCORDING TO ONTARIO REGULATION 09/06

**Evaluation of Cultural Heritage Value or Interest Summary Table
122 AUGUSTA STREET, HAMILTON**

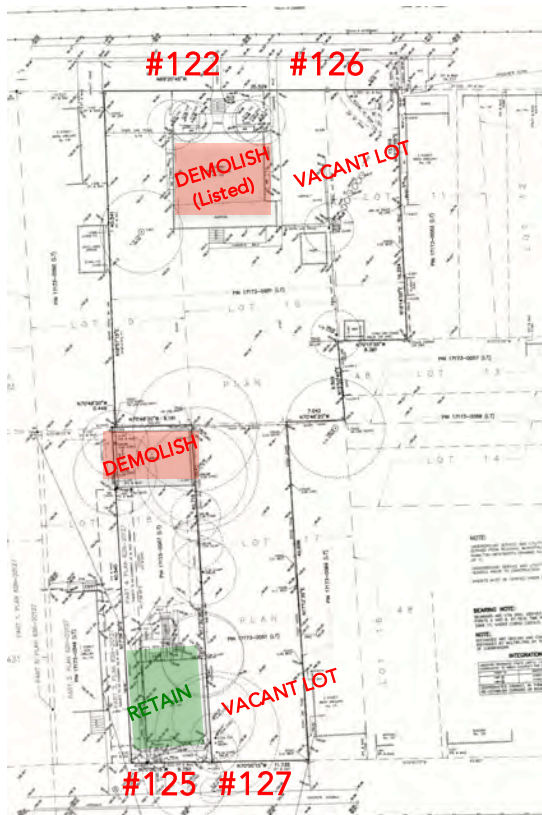
Criteria for Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	NO	<i>It is a late example of a 3-bay vernacular cottage with Neoclassical features that has been considerably modified including removal of chimneys and fireplaces, painting of the masonry, parging of the rubble stone foundation, addition of a two storey sun porch at the rear, addition of a concrete stoop at the main entrance, re-configuration of the interior into 3 separate units and installation of modern kitchens.</i>
b) Displays a high degree of craftsmanship or artistic merit	NO	<i>The original wood windows and interior millwork display a moderate degree of craftsmanship.</i>
c) Demonstrates a high degree of technical or scientific achievement	NO	<i>It is a well-constructed small residential building but it does not demonstrate a high degree of technical or scientific achievement.</i>
2. Historical or associative value:		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	NO	<i>It is associated with Thomas Hilliard (also called Hillier). Hilliard was an employee of the Great Western Railway in the 1860s and 70s who rose from "labourer" to "night watchman" to "baggage master". After his death c. 1890, his descendants owned this property and the adjacent property 126 Augusta Street (John Eastwood Residence, c. 1850) until the late 1940s.</i> <i>There is no evidence that Thomas Hilliard or his descendants are persons that are significant to the community.</i>

b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	YES	<i>It contributes to an understanding of the character and early development of Corktown around the O'Reilly Estate and specifically, the section of Augusta Street between Catharine & Walnut Street that was known as O'Reilly Street.</i>
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	<i>It is a common vernacular building type that does not reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.</i>
3. Contextual value:		
a) Is important in defining, maintaining, or supporting the character of an area	NO	<i>It is not important in defining the character of the area because the character of the area is defined by 2-2.5 storey brick duplexes and row housing that was built in the late 19th & early 20th centuries. It is a relic of an earlier period when this section of Augusta Street, between Catharine and Walnut Streets, was named O'Reilly Street.</i>
b) Is physically, functionally, visually, or historically linked to its surroundings	YES	<i>It is physically and historically linked to the early development of Corktown when Augusta Street east of Catharine Street South was O'Reilly Street (ie; c. 1830s-1880s)</i>
c) Is a landmark	NO	<i>It is a modest private dwelling that is not a landmark.</i>

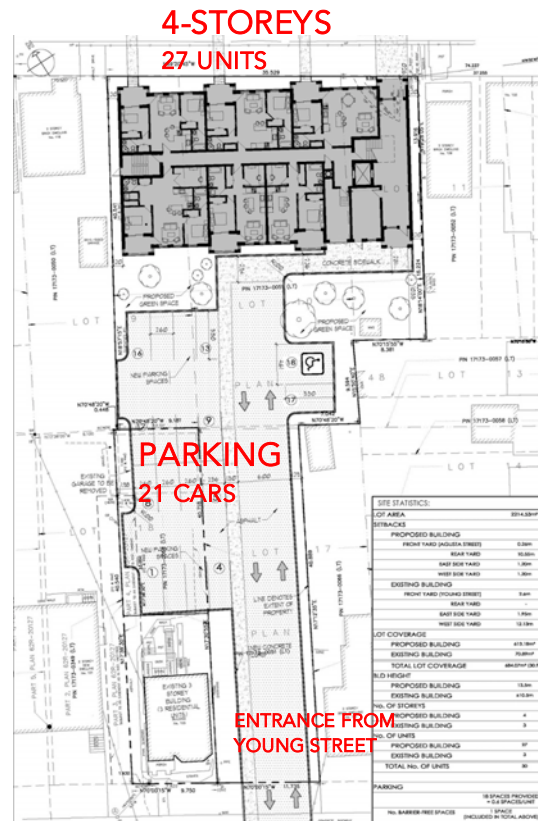
6.0 PROPOSED DEVELOPMENT

See Appendix D – Drawings of the Proposed Development (Lintack Architects)

The applicant proposes to construct a 4-storey residential building containing 27 residential units. Parking will be located at the rear with access from Young Street where there is currently an empty lot. The proposed development will require demolition of a 1.5 storey brick building fronting on Augusta Street that is adjacent to an empty lot. An existing dwelling on Young Street will be retained but the detached brick garage located behind will be demolished. The interior area of the lot will be paved and a new driveway from Young Street will provide access to the parking area.



Survey - buildings shaded red are to be demolished.



Proposed Site Plan – parking will be located at the rear with access from Young Street

There will be a basement level containing gym facilities and storage. The 1st floor is raised and will contain 6 units. The 2nd, 3rd & 4th floors will contain 7 units. A rooftop patio is proposed for the roof. There will be 4 entrances from Augusta Street, 3 of these entrances have flights of stairs leading up to individual units, the fourth entrance is located at grade at the east end of the building and provides access to a ground floor lobby. There are covered porches at the entrances.

The 4th floor is set back slightly and the façade is articulated with recessed covered porches and balconies. The roofline is flat and the exterior cladding materials are stucco for the basement level, red brick for the 1st, 2nd & 3rd floors and black metal siding on the 4th floor. Architectural detailing includes squared columns extending up the 1st & 2nd floors and plate glass enclosed balconies. Window openings are similar to

traditional rectangular windows with the exception of the entrance to the lobby that has larger areas of glazing and glazed sliding doors to the balconies.



Proposed Development - Augusta Street elevation, view looking west



Proposed Development - Augusta Street elevation, view looking east

7.0 IMPACTS & RECCOMENDED MITIGATION MEASURES

7.1 NEIGHBOURHOOD CHARACTER

The proposed development has the potential to enhance the neighbourhood. The subject property is a large parcel with frontage on two streets that offers an opportunity for intensification in an area that is close to the downtown core and major transit systems including the Hunter Street GO Station that is within walking distance. It is comprised of 2 vacant lots and 2 lots containing existing dwellings, one facing Young Street and the other facing Augusta Street. The house at 125 Young Street contains three residential units and is contributing well to the neighbourhood. The house at 122 Augusta Street is vacant and boarded shut.

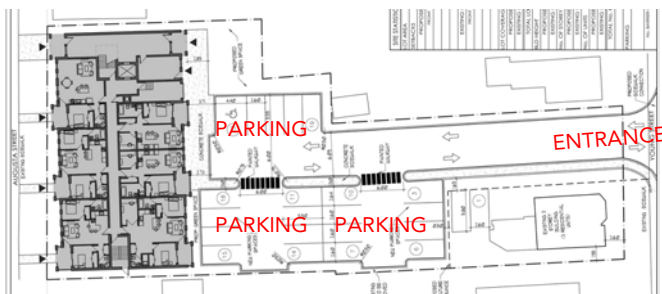


122 Augusta Street – front and rear views

The house at 122 Augusta Street has not been well maintained and trees on the site have been removed. The rear porch floor has collapsed and the concrete stoop in front needs replacing. It is a small house on a large lot on a street that is otherwise continuously lined with 2.5 storey dwellings with small front and side yards. The house at 122 Augusta Street, in its current state, is therefore not contributing well to the Augusta streetscape. Re-development of this parcel represents an opportunity to strengthen this streetscape by inserting new development that is more consistent with the roof heights and front setbacks of adjacent heritage buildings.

In terms of intensification goals, this is an underutilized site. The proposed development will add new residential units to the neighbourhood, retaining the existing number of residential units on Young Street and increasing the number of units on Augusta Street from 3 to 27.

Due to the large frontage on Augusta Street and the opportunity for vehicular access from Young Street, this increase can be accommodated with a low-rise building that is reasonably compatible with the height of the existing housing stock and parking can be accommodated in the rear, out of sight from the street. The size and configuration of this parcel can therefore accommodate the proposed development without major impacts to adjacent properties.



- SURFACE PARKING LOCATED BEHIND THE BUILDING
- DRIVEWAY ACCESS FROM YOUNG STREET UTILIZES AN EXISTING VACANT LOT
- SUPPORTS THE PEDESTRIAN ENVIRONMENT
- ENHANCES THE AUGUSTA STREETSCAPE

The massing, height and modern architectural style of the proposed development will primarily have an impact on the Augusta Street streetscape. The architect has employed a number of design measures in the design of the Augusta Street façade in order to reduce these impacts and make it more compatible with the character of the existing neighbourhood. These design measures include the following:

- 4th-floor set-back and darker cladding material
- front set-back consistent with adjacent properties
- primary cladding material that is similar to adjacent properties (i.e.; red brick)
- front entrances and porches that face the street similar to adjacent properties
- horizontal alignment of floors with adjacent properties
- vertical alignment of bays that is similar to adjacent properties
- wall articulation with alternating projecting bays similar to adjacent properties
- wall-to-window ratio that is similar to adjacent properties (with the exception of the lobby entrance)
- door/window proportions that are similar to adjacent properties (with the exception of the lobby entrance)
- location of door/window openings, that is similar to adjacent properties (with the exception of the lobby entrance)
- parking and vehicular access located at the rear



Site Plan

- FRONT SETBACK CONSISTENT WITH ADJACENT HERITAGE PROPERTIES



Augusta Street elevation

- BUILDING HEIGHT COMPATIBLE WITH ADJACENT HERITAGE PROPERTIES
- 4TH FLOOR SETBACK & DARKER CLADDING MATERIAL

The choice of red brick as the primary cladding material is compatible with adjacent built heritage resources. Typical cladding materials in Corktown include limestone for foundations

and window sills and red brick for walls, piers, lintels and decorative banding. It is recommended that the architect provide samples of the proposed cladding materials to be reviewed by the Design Review Panel and heritage staff prior to final approval, to ensure that the materials and palette are compatible with the existing neighbourhood character.



Building materials of adjacent properties: limestone for foundations and window sills, red brick for walls, piers, lintels and decorative banding.

The development proposes a modern architectural style. Modern design elements include a flat roof with rooftop amenity space, upper floor balconies, and projecting bays on the main elevation that extend up 2 floors and frame the recessed ground floor entrances and the 2nd floor balconies. Modern materials include metal cladding on the 4th floor, metal windows units, metal hand rails at entrances and plate glass panels around balconies.



Modern architectural style: the design of the proposed development does not imitate the character of the existing streetscape but is sensitive to the rhythm, scale and materials of adjacent properties.

It is recommended that this design be further developed based on input from the Design Review Panel. The following minor revisions are recommended for consideration:

- Reduce the amount of plate glass at the lobby entrance
- Replace the plate glass panels on the balconies with traditional materials such as metal or wood railings
- Refine the profile and colour of the projecting cornice detail
- Introduce elements that will give added texture and articulation to the wall surface

Historic building forms such as the low-rise or 'walk-up' apartments could be used as a reference, not to be imitated, but to as a guide for achieving compatibility. These buildings were quite successfully integrated into 19th century residential neighbourhood in Hamilton in the early 20th century.



Early 20th century 'walk-up' apartment building on Duke Street,

7.2 CULTURAL HERITAGE RESOURCES

There will be direct impacts to 122 Augusta Street because the proposed development requires demolition of a 1.5 storey brick dwelling that was constructed in the 1860s. Based on an Evaluation according to Ontario Regulation 09/06 included in this report, it has been determined that 122 Augusta Street does not sufficiently meet criteria for Designation under Part IV of the Ontario Heritage Act and designation is therefore not recommended. However, it has been determined that this property has historic and contextual values that contribute to an understanding of the early development of Corktown, and therefore mitigation measures to conserve those values are recommended.



122 Augusta Street – demolition is proposed

The research and documentation undertaken in this *Heritage Impact Assessment Report* is an appropriate form of mitigation that has already been undertaken by the owner and includes the following:

- Title search to document past ownership
- Research to document site chronology and building evolution
- Photographic documentation
- Measured drawings

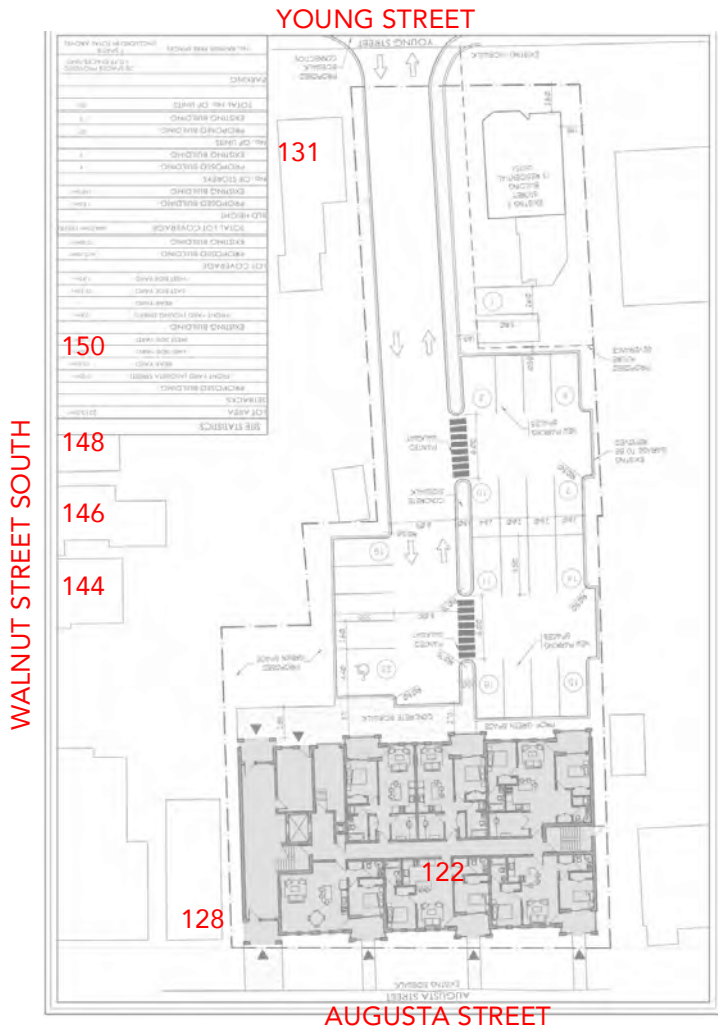
Additional mitigation that could be considered include the following:

- Make the research and documentation included in this report available to individuals and organizations interested in the history of the area
- Remove the original wood windows and interior millwork prior to demolition so that they can be re-used elsewhere
- Develop an appropriate form of commemoration in consultation with heritage staff, the heritage committee, and the local community, such as a display and/or plaque in the lobby or at the entrance, or, if the building is being named, consider using the name O'Reilly

The proposed development will have indirect impacts on a number of adjacent properties that are included on the *Inventory of Buildings of Architectural or Historical Interest*. Based on the definition of 'adjacency' in the *Urban Hamilton Official Plan*, heritage staff has identified several

heritage properties on Young and Augusta Streets that are considered 'adjacent' to the proposed development. The consultant has identified properties included in this list that should be removed from the *Inventory* because they are vacant lots or lots containing new buildings that do not have architectural or historical interest. In addition, the consultant notes that there are heritage properties on Walnut Street South that have rear yards backing onto the parking area of the proposed development and consideration should be given to indirect impacts on these properties.

Adjacent heritage properties will be indirectly impacted by a 'change in neighbourhood character' but the change in height and density is 'moderate' and in general the consultant finds that negative impacts have been successfully mitigated through design measures. Some suggestions have been provided for minor revisions to be considered by the Design Review Panel. Heritage properties that are directly adjacent (i.e.; abutting) the proposed development may require additional mitigation.








Heritage properties on the subject property and directly adjacent to (i.e.; abutting) the subject property require mitigation

Potential Impacts and specific recommendations for each property are outlined in the chart below:

ADDRESS	PHOTO	HERITAGE STATUS	POTENTIAL IMPACT ON HERITAGE VALUE	RECOMMENDED MITIGATION
112 AUGUSTA		LISTED	INDIRECT IMPACTS <ul style="list-style-type: none"> Alteration to streetscape character 	NO FURTHER MITIGATION REQUIRED MITIGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> Limit height and density Harmonize mass, setback, setting and materials
114 AUGUSTA		LISTED	INDIRECT IMPACTS <ul style="list-style-type: none"> Alteration to streetscape character 	NO FURTHER MITIGATION REQUIRED MITIGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> Limit height and density Harmonize mass, setback, setting and materials
116 AUGUSTA		LISTED	INDIRECT IMPACTS <ul style="list-style-type: none"> Alteration to streetscape character 	NO FURTHER MITIGATION REQUIRED MITIGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> Limit height and density Harmonize mass, setback, setting and materials
122 AUGUSTA		INVENTORY	DIRECT IMPACTS <ul style="list-style-type: none"> This building will be demolished 	MITIGATION REQUIRED <ul style="list-style-type: none"> Documentation Salvage Commemoration
126 AUGUSTA		INVENTORY	NO IMPACTS <ul style="list-style-type: none"> This is a vacant lot 	NO MITIGATION REQUIRED <ul style="list-style-type: none"> This property should be removed from the <i>Inventory</i>

128 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> • Shadows • Land disturbances 	MITIGATION REQUIRED <ul style="list-style-type: none"> • Follow recommendations in shadow study to reduce shadow impacts if required • Maintain existing grade and ensure proper drainage
130 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> • Alteration to streetscape character 	NO FURTHER MITIGATION REQUIRED MITGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> • Limit height and density • Harmonize mass, setback, setting and materials
132 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> • Alteration to streetscape character 	NO FURTHER MITIGATION REQUIRED MITGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> • Limit height and density • Harmonize mass, setback, setting and materials
134 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> • Alteration to streetscape character 	NO FURTHER MITIGATION REQUIRED MITGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> • Limit height and density • Harmonize mass, setback, setting and materials
136 AUGUSTA		INVENTORY	INDIRECT IMPACTS <ul style="list-style-type: none"> • Alteration to streetscape character 	NO FURTHER MITIGATION REQUIRED MITGATED THROUGH DESIGN MEASURES <ul style="list-style-type: none"> • Limit height and density • Harmonize mass, setback, setting and materials

117 AUGUSTA		INVENTORY	NO IMPACTS <ul style="list-style-type: none"> This building does not have historical or architectural interest 	NO MITIGATION REQUIRED <ul style="list-style-type: none"> This property should be removed from the <i>Inventory</i>
119-121 YOUNG		INVENTORY	NO IMPACTS <ul style="list-style-type: none"> This building does not have historical or architectural interest 	NO MITIGATION REQUIRED <ul style="list-style-type: none"> This property should be removed from the <i>Inventory</i>
131 YOUNG		LISTED	INDIRECT IMPACTS <ul style="list-style-type: none"> Land disturbances Change in land use Traffic Privacy Security Spillover from exterior lighting 	MITIGATION REQUIRED <ul style="list-style-type: none"> Maintain existing grade and ensure proper drainage Ensure that there is an adequate landscape buffer separating the driveway and parking areas Prevent spillover from exterior lighting Ensure that fixtures at the Young Street entrance, such as signage or mail boxes are compatible with the existing neighbourhood character
133 YOUNG			NO IMPACTS	NO MITIGATION REQUIRED
135-137 YOUNG			NO IMPACTS	NO MITIGATION REQUIRED

139 YOUNG			NO IMPACTS	NO MITIGATION REQUIRED
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7.3 LANDSCAPE ELEMENTS

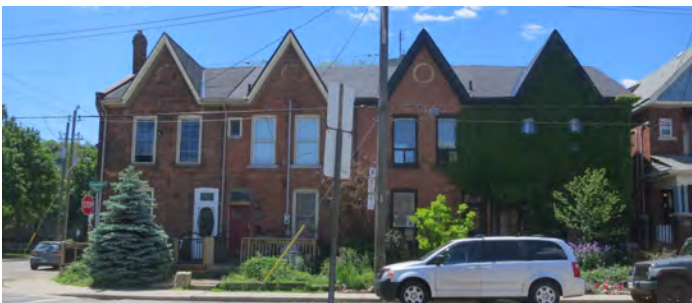
It is recommended that a more detailed landscape plan be provided that includes the following:

- Landscape elements and fencing that provide a green buffer zone and a visual screen between adjacent yards and the proposed driveway and parking areas
- Street trees and landscape elements that enhance the green edge of the street

Although some of the front yards of adjacent properties on Augusta Street have been paved to accommodate parking, these properties would originally have had landscaped front yards. There are several examples on the street that have retained small gardens and shade trees in the front yard. The proposed development provides an opportunity to strengthen the green edge of the street and increase the tree canopy.



106-112 Augusta Street – shade trees and landscape elements enhance the streetscape



130-136 Augusta Street – ornamental trees and front gardens enhance the streetscape

8.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 7 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*.

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APPENDIX A: PHOTO-DOCUMENTATION OF 122 AUGUSTA STREET

EXTERIOR



Main elevation on Augusta Street



Rear elevation



Side elevation (west side)



Side elevation (east side)



Modern concrete stoop and wrought iron railings



Modern concrete window well



Front entrance with wood storm with modern metal door



Dressed stone door sill at main entrance



Front entrance wood paneling



Upper floor window



Dressed stone window sill on main elevation

YARD



Front yard



Rear yard – #125 Young Street and old brick garage visible in the background



Side yard – east side - #128 Augusta Street visible on the right.



Side yard – west side - #118 Augusta Street visible on left.

INTERIOR

BASEMENT



Kitchen – modern vinyl flooring



Kitchen – wood casement window



Kitchen – stairs to main floor visible on the right



Kitchen - fireplace?



Kitchen – stairs to main floor



Kitchen – entrance to bathroom that is located in the west end of the porch



Kitchen - step down to bathroom



Bathroom off the kitchen that is located in the west end of the porch

BASEMENT – HALLWAY



Hallway to bedrooms

BASEMENT - BEDROOMS



Bedroom 1 – modern drywall ceiling and modern hardwood flooring



Bedroom 1 – wood casement window



Bedroom 1 – baseboard and door trim



Furnace room



Furnace room window – enclosed under the front stoop



Bedroom 2 – modern wood paneling



Bedroom 2 – wood casement window



Bedroom 2 – closet – modern hardwood flooring



Bedroom 2 – modern ceiling tiles



Bedroom 3 – wood casement window 1



Bedroom 3 – wood casement window 2



Bedroom 3 – detail of window 2

PORCH



Porch – east end



Exterior wall of house - parged rubble stone



Exterior wall of porch - rubble stone



Porch - west end



Entrance to stone cellar



Stone cellar

STAIRS TO MAIN FLOOR



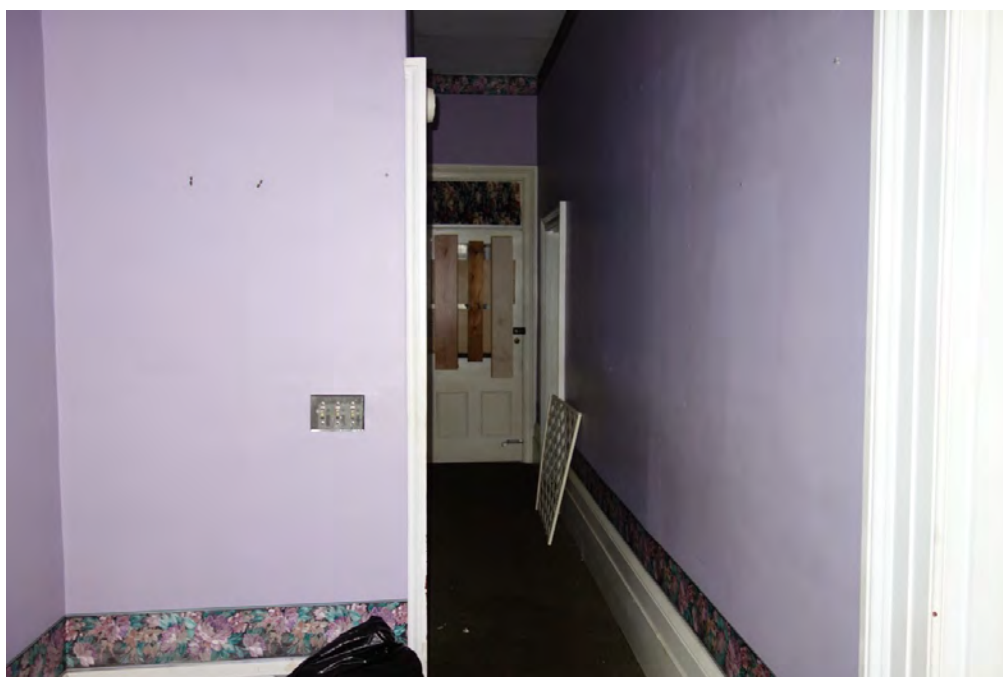
Enclosed stairs to the main floor – modern carpeting & hand rail

MAIN FLOOR

HALLWAY



Front entrance on the main floor



Main floor hallway - back door to the porch



Woodwork in the hallway on the main floor



Door casing on the main floor



West parlour



West parlour – 6 over 6 wood sash window



West parlour – door to hallway



West parlour – door to hallway – modern wall-to-wall carpet



West parlour – dry-wall partition wall containing a chimney



West parlour – ceiling plaster damage



Kitchen 2 – behind the West parlour



Modern carpet and vinyl flooring in the west parlour and kitchen



Kitchen 2 – located behind the west parlour



Kitchen 2 - window



Bathroom 2 – located behind the west parlour



Bathroom 2 - window



East parlour – modern hardwood flooring



East parlour – modern hardwood flooring



Kitchen 3 – located behind the east parlour – 6 over 6 wood sash windows



Kitchen 3 – located behind the east parlour – modern cabinets and wall-to-wall carpet



Porch – east end – the floor has collapsed at this end



Porch – west end – tongue & groove wood ceiling



Exterior brick wall visible inside porch – divided transom above the door



Exterior brick wall - wood window sill



Enclosed stairs to the attic

ATTIC



Attic hallway – west end



Attic hallway – east end



Freestanding chimney stack



Plaster damage



Wide plank wood flooring



End wall



Window - 2 over 2 wood sash



Wood plank door



End wall



Window – 2 over 2 sash



Free-standing chimney stack



Wide plank wood flooring



Wood plank door



Wood baseboard

APPENDIX B: LAND RECORDS

CHAIN OF TITLE: Lot 10, Oliver Tiffany Springer Survey, Registered Plan 28, Hamilton

INST. NO.	DATE	TYPE	GRANTOR	GRANTEE	LANDS
PATENT	1861	Grant	Crown	Richard SPRINGER	
571	1837	Will	Estate of Richard SPRINGER	David R. SPRINGER	Part Lots 10 & 11; Concession IV; Twp of Barton (190 acres)
715 "C"	1851	B&S	Oliver Tiffany SPRINGER	Thomas HILLIARD, labourer	Lot 10 on the Oliver Tiffany Springer Survey, 92 links (60.72') on North/South x 2 chains (132') on East/West
7710GR	1916	Will	Rossana BEGLEY, widow (daughter of Thomas HILLIARD)	Annie Hilliard WHOLTON (daughter)	Devised land to her daughter, Annie Hilliard Wholton, that she had obtained as devise of the Estate of Thomas Hilliard (also known as Thomas Hillier).
12507NS	1932	Will	Ann Hilliard WHOLTON Estate	Oliver Marjorie WHOLTON, Spinster (daughter)	.."property situate in the City of Wentworth and known as Number 122 Augusta "...FIRSTLY "being composed of Town Lot 10 fronting on O'Reilly Street and in the block between Walnut, Catharine, O'Reilly and Mary Streets" ... " together with the right to use the private alley " (as in #715"C") AND SECONDLY "being composed of parts of Lots numbers Ten and Eleven on the south side of R'Reilly Street in Oliver Tiffany Sprnger's Survey (as in #92712) [see Chain for Lot 9 for copy] AND THIRDLY 'Town Lot number Six fronting on Walnut Street also being a part of Lot number Thirteen in the Third Concession of Barton"
158031NS	1949		Estate of Olive Marjorie WHOLTON	Murray R. MINLER & Matilda E. MINLER	Part Lots 9 & 10 [see Chain for Lot 9 for copy]
223889HL	1963		Murray R. MINLER & Matilda E. MINLER	Gordon WILLIAMS	[see Chain for Lot 9 for copy]
241005CD	1983		Estate of Gordon Francis WILLIAMS	Edna Rose WILLIAMS	Part Lots 10, Part Lots 9, 11, 17
WE1144112	2016		Estate of Edna Rose WILLIAMS	Italia Canning, Estate of Edna Rose WILL	[see Chain for Lot 9 for copy]
WE1146346	2916		Italia Canning, Estate Trustee of Edna Rose WILLIAMS	CURRENT OWNER	

NOTE: Title search performed by Sue Belanger, Registered Title Searcher

Plan 28 J 8

PLAN 48

PLAN
of Lot 113 in the 1st Concession
of the Township of
BARTON
showing the Survey of
Aspinger Bay in the
CITY OF HAMILTON
Compiled from plans of
the original Survey by

Wm. Beattie
of London
Ontario April 18th 1851

ROAD ALLOWANCE BETWEEN 5th & 11th CONCESSION



Plan 28

APPENDIX C: AS-FOUND DRAWINGS (122 August Street)

Survey by A.T. McLaren (PART OF LOTS 9, 11 & 17, ALL OF LOT 10)

Architectural Drawings provided by Measurex & Lintack Architects

TOPOGRAPHIC SURVEY
OF PART OF
LOTS 9, 11 & 17
AND ALL OF
LOT 10
WEST SIDE OF WALNUT STREET
REGISTERED PLAN 48
IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC

S.D. McLAREN, O.L.S. - 2016



BENCHMARK:
MONUMENT 001196.3U3491

POST OFFICE ON THE SOUTHWEST
CORNER OF KING STREET EAST AND
JOHN STREET SOUTH, TABLET IN
THE EAST STONE FOUNDATION WALL,
8.26 M SOUTH OF THE
NORTHEAST CORNER, 2.71 M BELOW A
WINDOW SILL AND 42 CM ABOVE
SIDEWALK LEVEL.

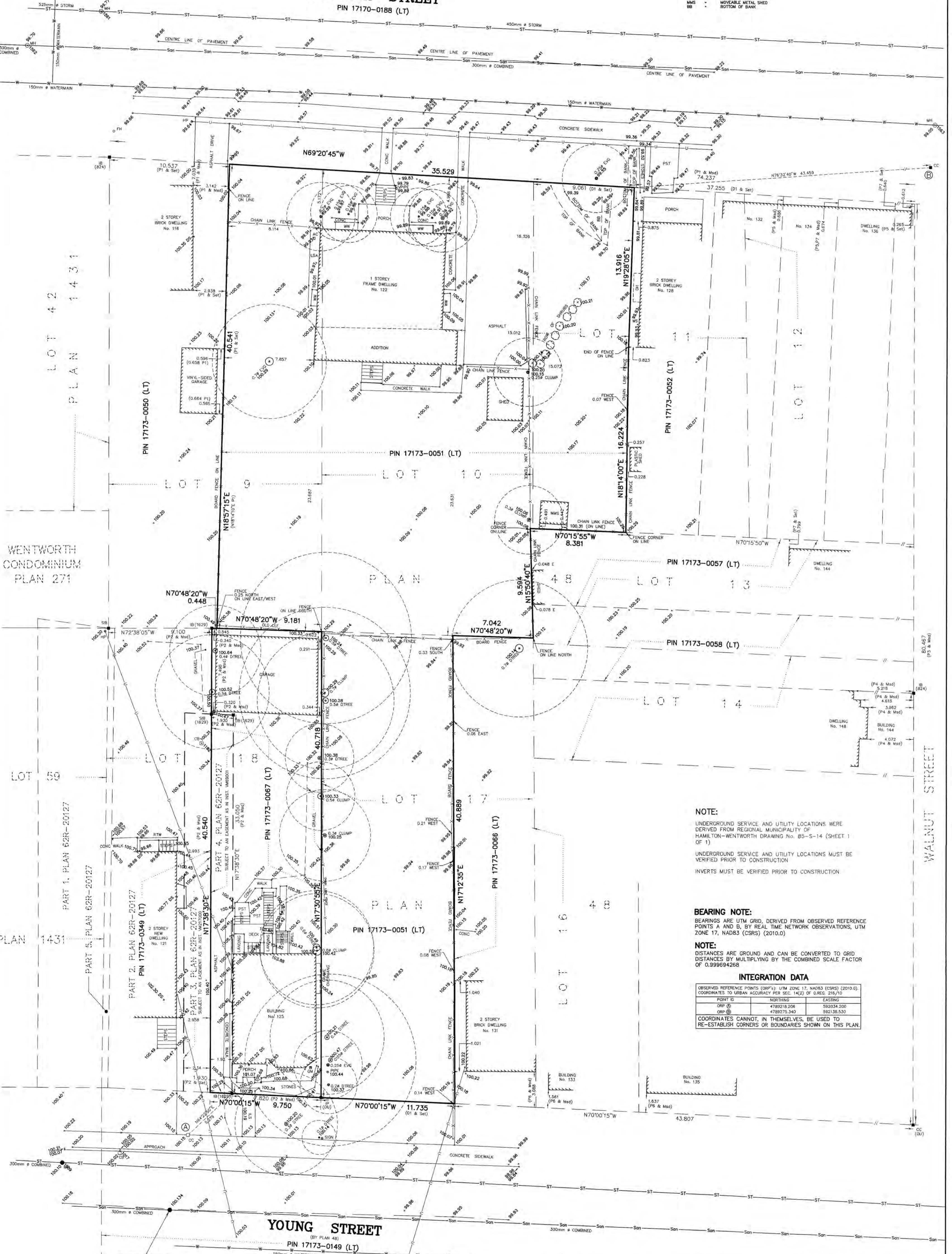
ELEVATION: 96.871 metres CGVD-1928:1978

LEGEND:

- DONOTES MONUMENT SET
- MONUMENT FOUND
- ▣ IRON BAR
- ▢ PLASTIC BAR
- ▧ IRON PIPE
- ▨ STANDARD IRON BAR
- ▩ CUT CROSS
- CUT CROSS
- CHAIN LINK FENCE
- ▬ LANDSCAPED AREA
- ▭ INTER-LOCKING STONE
- ▮ PAVS STONES
- ▯ MANHOLE
- ▰ CAST IRON BASIN
- ▱ FIRE HYDRANT
- ▲ WINDOW SILL
- △ ROOF SILL
- ▴ GARAGE FLOOR
- ▵ DIAMETER
- EVERGREEN
- DECIDUOUS TREE
- VERTICAL PIPE
- GAS METER
- CONCRETE
- AIR CONDITIONER
- OVERHANG
- HYDRO POLE
- OVERHEAD UTILITIES
- RETAINING WALL
- MOVABLE METAL SHED
- BOTTOM OF BANK

- P1 DONOTES PLAN BY A.T. McLAREN, O.L.S. DATED APRIL 19, 1989 FILE 23659
- P2 PLAN 62R-20127
- P3 PLAN BY A.T. McLAREN, O.L.S. DATED DECEMBER 17, 1994 FILE 20508
- P4 PLAN BY A.T. CLARKE, O.L.S. DATED JUNE 20, 1994 FILE E-15083
- P5 PLAN BY A.T. CLARKE, O.L.S. DATED FEBRUARY 21, 1991 FILE E-10376
- P6 PLAN BY A.T. CLARKE, O.L.S. DATED OCTOBER 23, 1986 FILE E-7386
- P7 PLAN BY A.T. CLARKE, O.L.S. DATED JUNE 20, 1990 FILE E-10080
- P8 INSTRUMENT 0240415

AUGUSTA STREET
PIN 17170-0188 (LT)



NOTE:
UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE DERIVED FROM REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH DRAWING No. B5-S-14 (SHEET 1 OF 1)
UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION
INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999694268

INTEGRATION DATA

POINT ID	NORTHING	EASTING
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ORF @	4789275.340	592136.530

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

METRIC NOTE
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF NOVEMBER, 2016

NOVEMBER 14, 2016
DATE

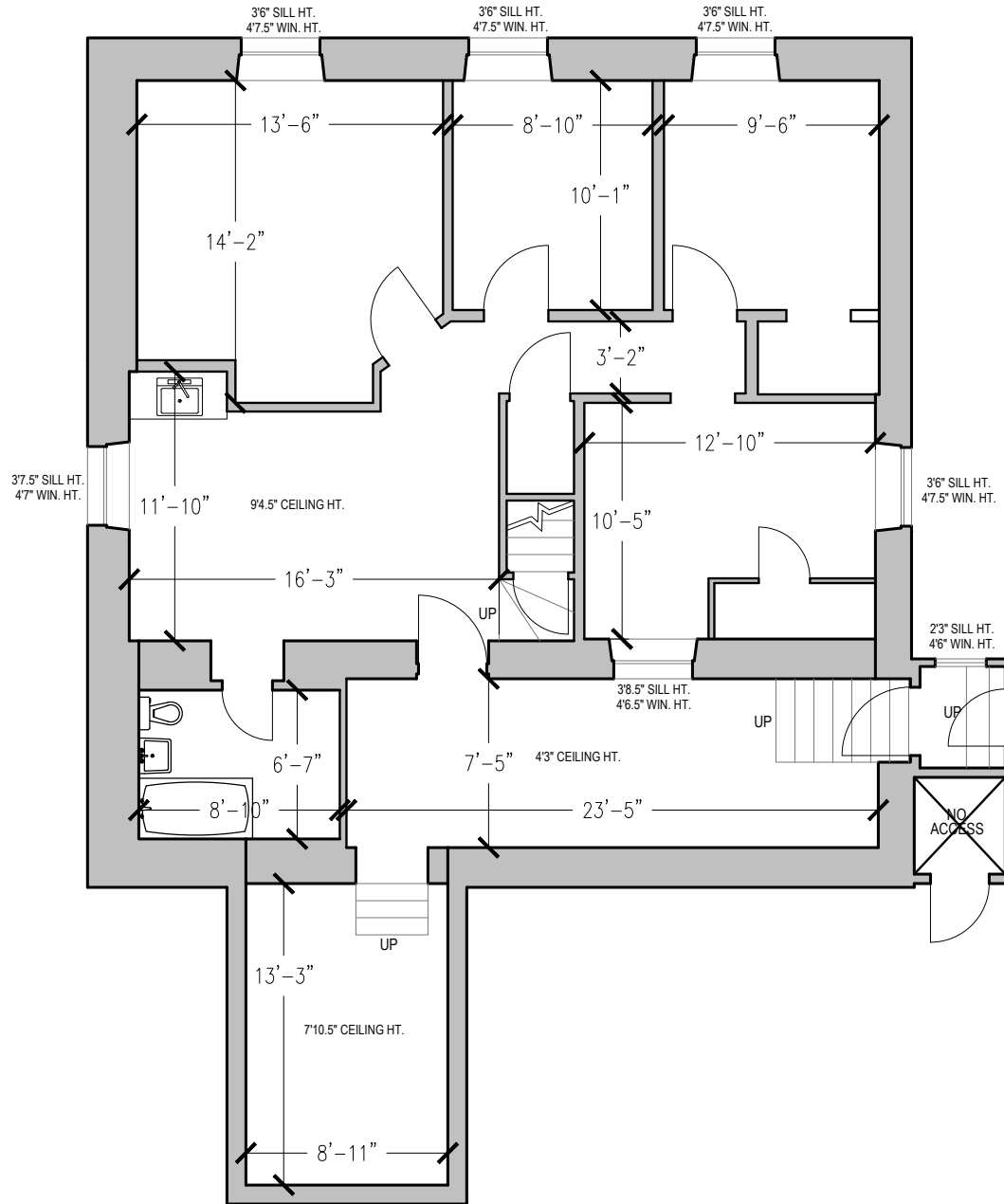
S. DAN McLAREN, O.L.S.

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A.T. McLaren Limited
11650 AND CONSTRUCTION SURVEYING
59 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

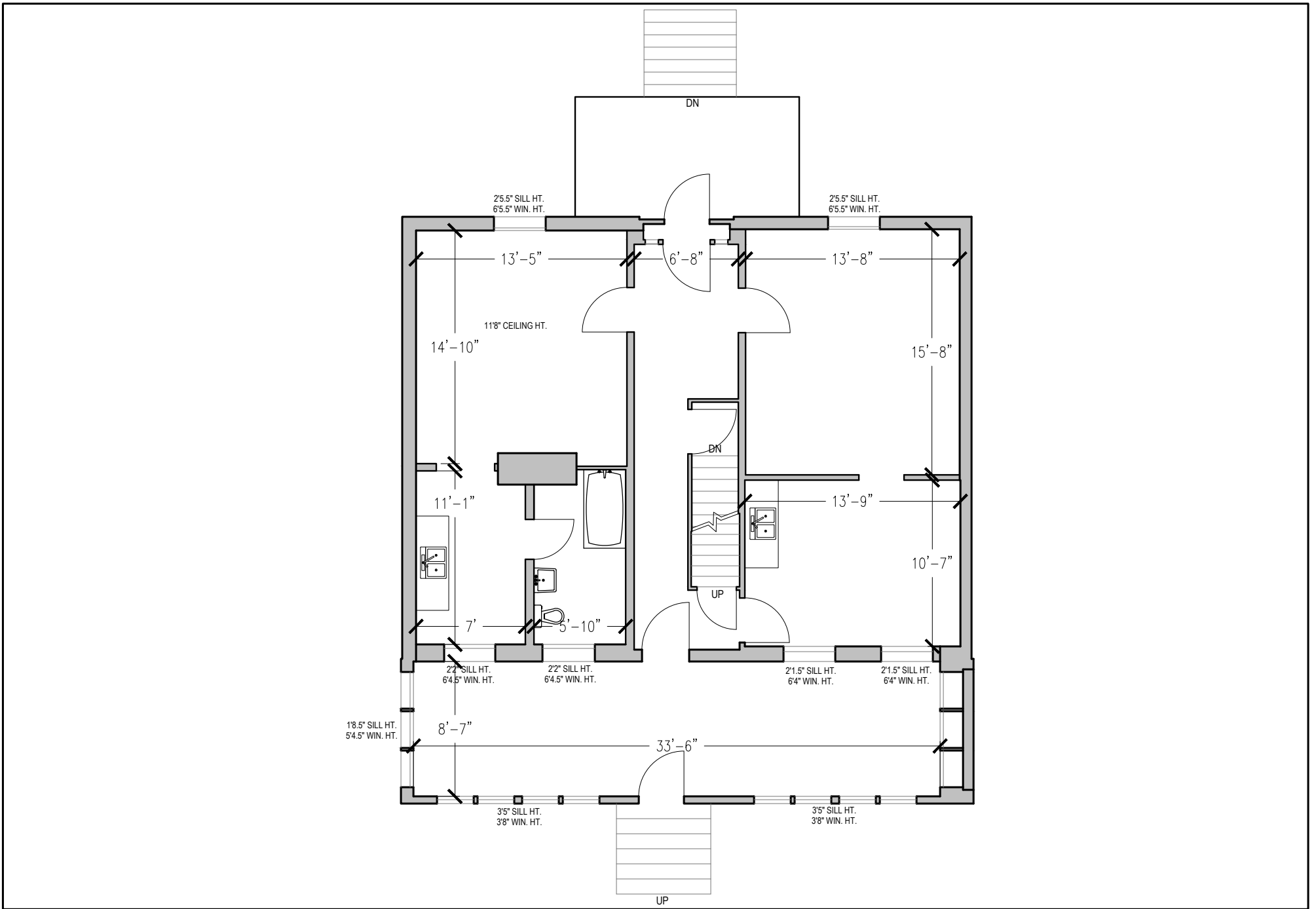
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Page No: 35156

SITE BENCH MARK
MANHOLE
ELEV. 100.134



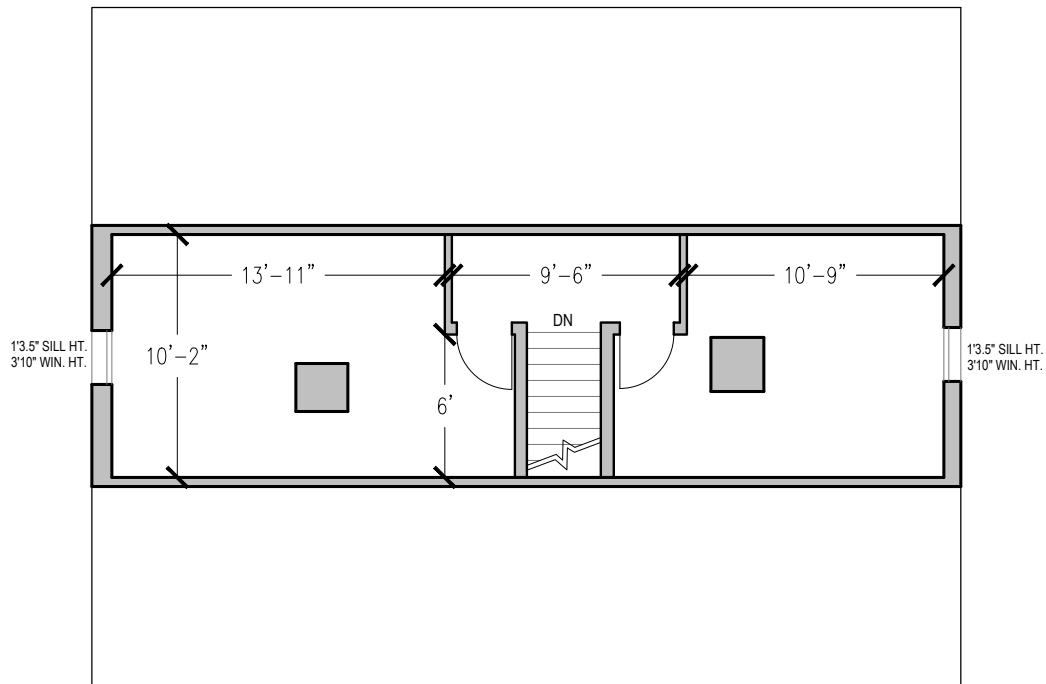
122 AUGUSTA STREET
HAMILTON, ONTARIO

BASEMENT



122 AUGUSTA STREET
HAMILTON, ONTARIO

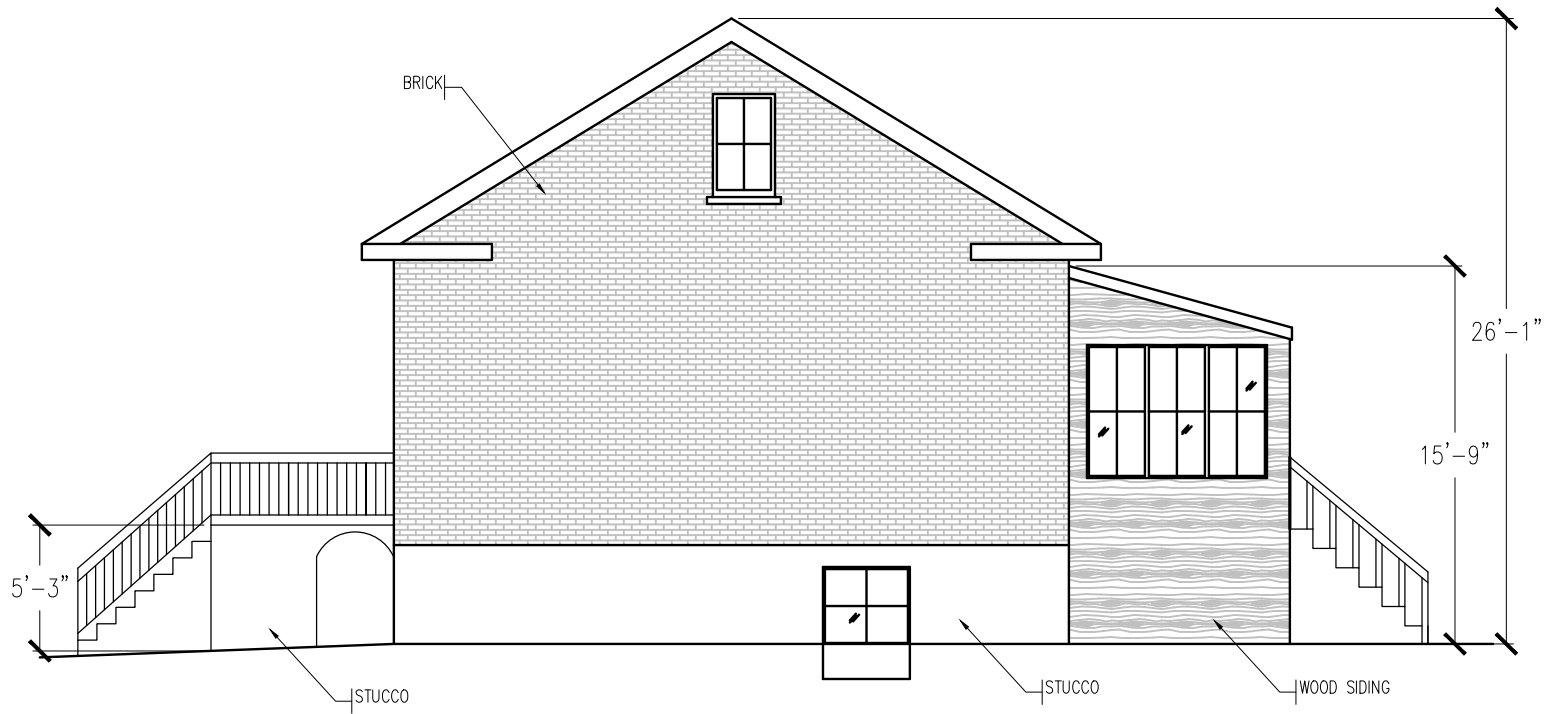
GROUND FLOOR





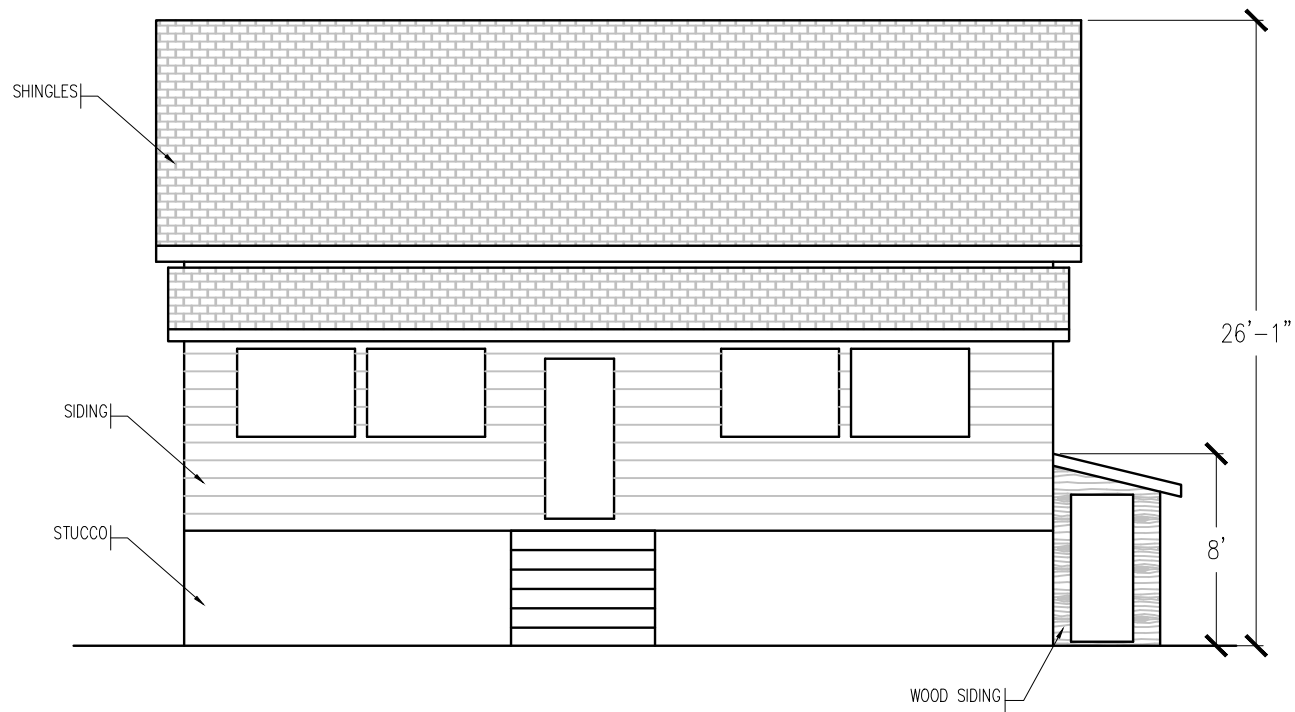
122 AUGUSTA STREET
HAMILTON, ONTARIO

NORTH ELEVATION



122 AUGUSTA STREET
HAMILTON, ONTARIO

WEST ELEVATION



122 AUGUSTA STREET
HAMILTON, ONTARIO

SOUTH ELEVATION



122 AUGUSTA STREET
HAMILTON, ONTARIO

EAST ELEVATION

APPENDIX D: PROPOSED DEVELOPMENT
Architectural Drawings provided by Lintack Architects

TOPOGRAPHIC SURVEY
OF PART OF
LOTS 9, 11 & 17
AND ALL OF
LOT 10
WEST SIDE OF WALNUT STREET
REGISTERED PLAN 48
IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC

S.D. McLAREN, O.L.S. - 2016



BENCHMARK:
MONUMENT 001196.3U3491

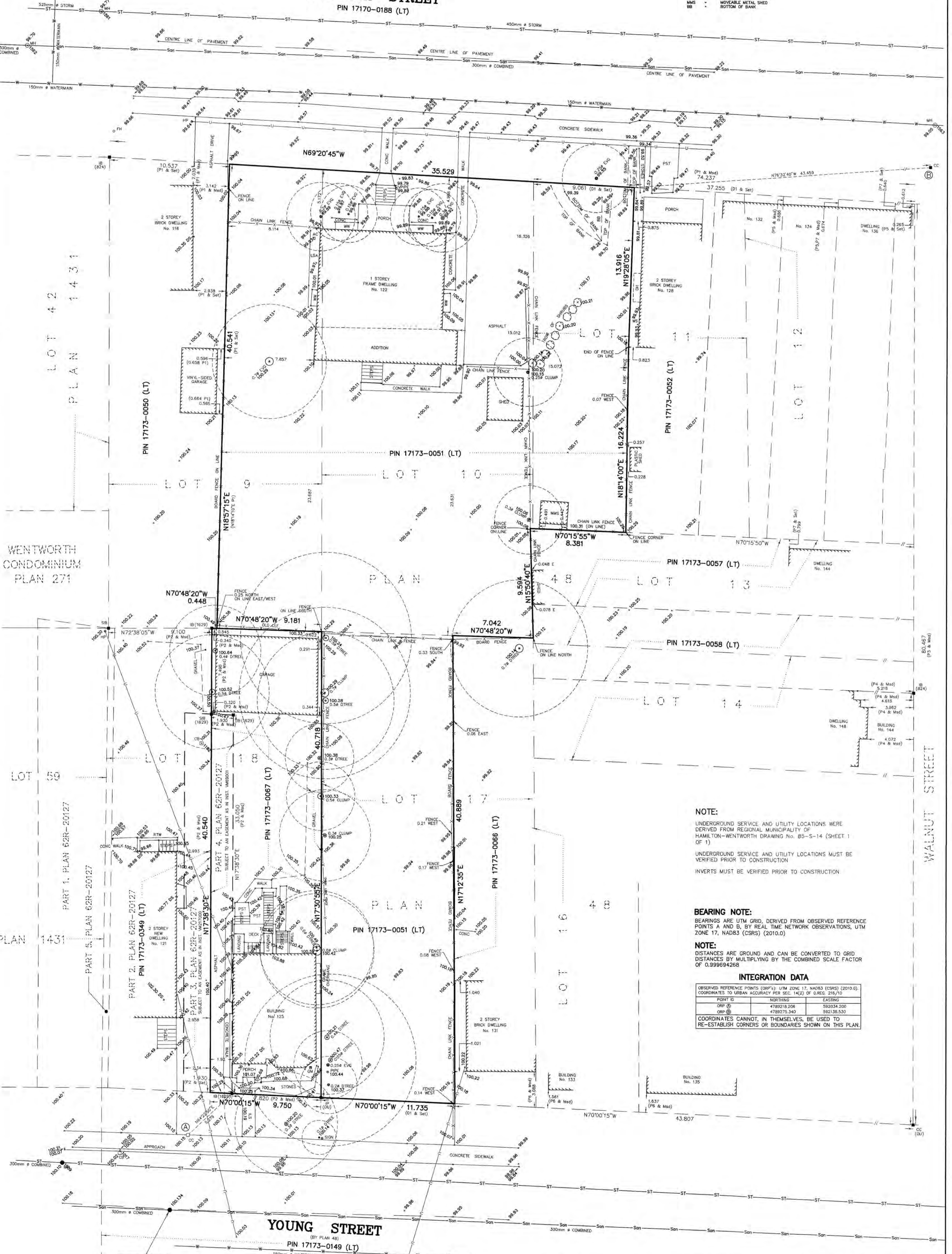
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- A.T. McLAREN, O.L.S.
- HEADSTONE
- ▬ CHAIN LINK FENCE
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- ▯ PAVS STONES
- ▰ MANHOLE
- ▱ CATIN BASIN
- ▲ FIRE HYDRANT
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- ▶ DIAMETER
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- VERTICAL PIPE
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- ▼ CONCRETE
- ▽ OVERHANG
- ▾ HYDRO POLE
- ▿ OVERHEAD UTILITIES
- ▾ RETAINING WALL
- ▿ MOVEABLE METAL SHED
- ▾ BOTTOM OF BANK

AUGUSTA STREET
PIN 17170-0188 (LT)



NOTE:
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ORF @	478275.340	592136.530

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**SITE BENCH
MARK**
ELEV. 100.134

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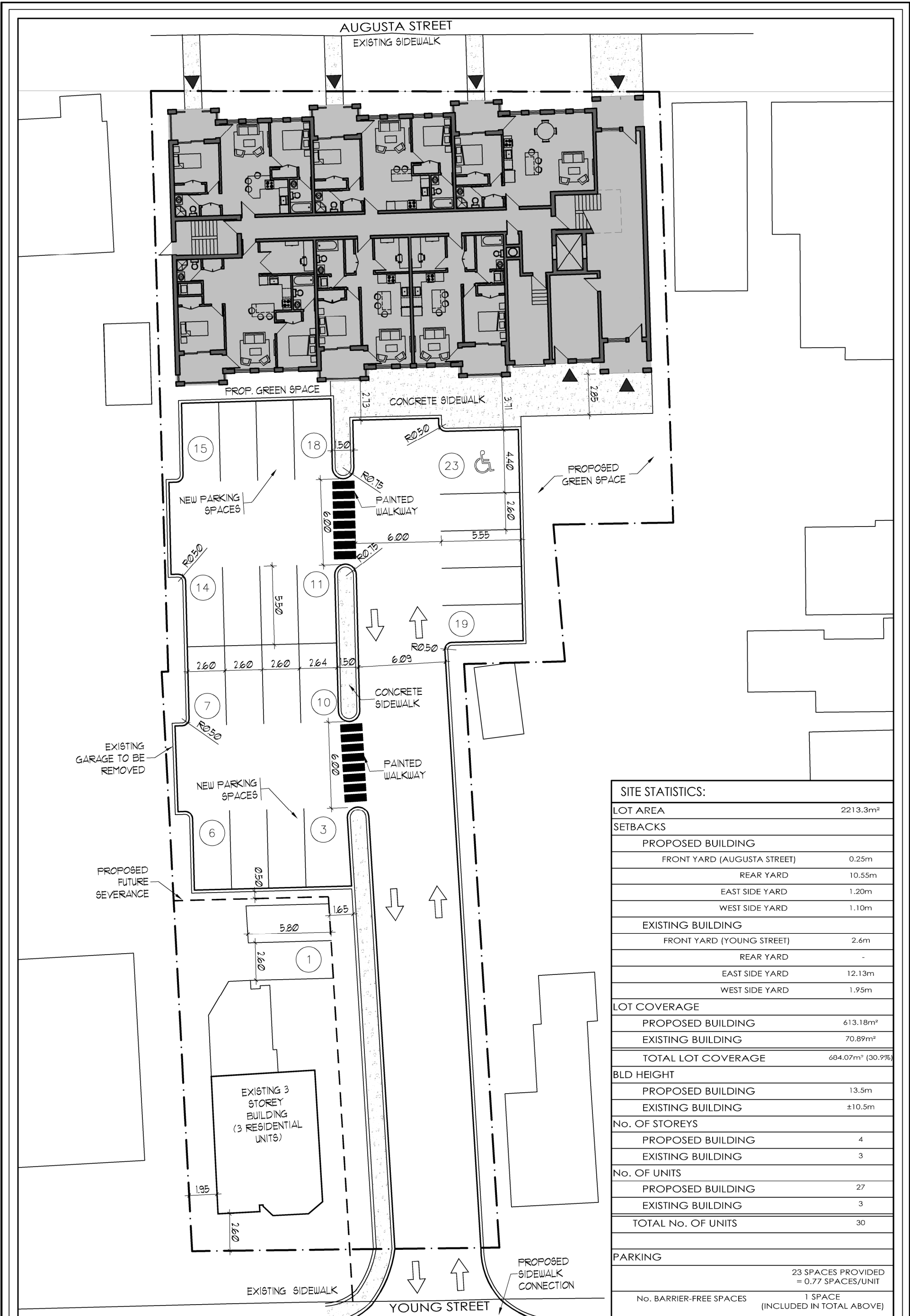
NOVEMBER 14, 2016
DATE

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A.T. McLaren Limited
11550 AND CONSTRUCTION SURVEYING
59 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

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Checked: RBW
Scale: 1:150
Date: 11/15/16
Page No: 35/36



SITE STATISTICS:	
LOT AREA	2213.3m ²
SETBACKS	
PROPOSED BUILDING	
FRONT YARD (AUGUSTA STREET)	0.25m
REAR YARD	10.55m
EAST SIDE YARD	1.20m
WEST SIDE YARD	1.10m
EXISTING BUILDING	
FRONT YARD (YOUNG STREET)	2.6m
REAR YARD	-
EAST SIDE YARD	12.13m
WEST SIDE YARD	1.95m
LOT COVERAGE	
PROPOSED BUILDING	613.18m ²
EXISTING BUILDING	70.89m ²
TOTAL LOT COVERAGE	684.07m ² (30.9%)
BLD HEIGHT	
PROPOSED BUILDING	13.5m
EXISTING BUILDING	±10.5m
No. OF STOREYS	
PROPOSED BUILDING	4
EXISTING BUILDING	3
No. OF UNITS	
PROPOSED BUILDING	27
EXISTING BUILDING	3
TOTAL No. OF UNITS	30
PARKING	
23 SPACES PROVIDED = 0.77 SPACES/UNIT	
No. BARRIER-FREE SPACES	1 SPACE (INCLUDED IN TOTAL ABOVE)

Proposed
**CORKTOWN PRIME
RESIDENCE**
AUGUSTA STREET
HAMILTON, ON

SCALE:
1:250
DATE:
JULY 2017

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209 • E: information@lintack.com
www.lintack.com

SITE
JOB No. 16.090
DWG. No. **A1.1**



PROPOSED

AUGUSTA + YOUNG
RESIDENTIAL DEVELOPMENT

HAMILTON, ON

SCALE:

NTS

DATE:

NOV 2016

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STREET VIEW

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16.090

DWG. No.

A4.1

NOV 2016



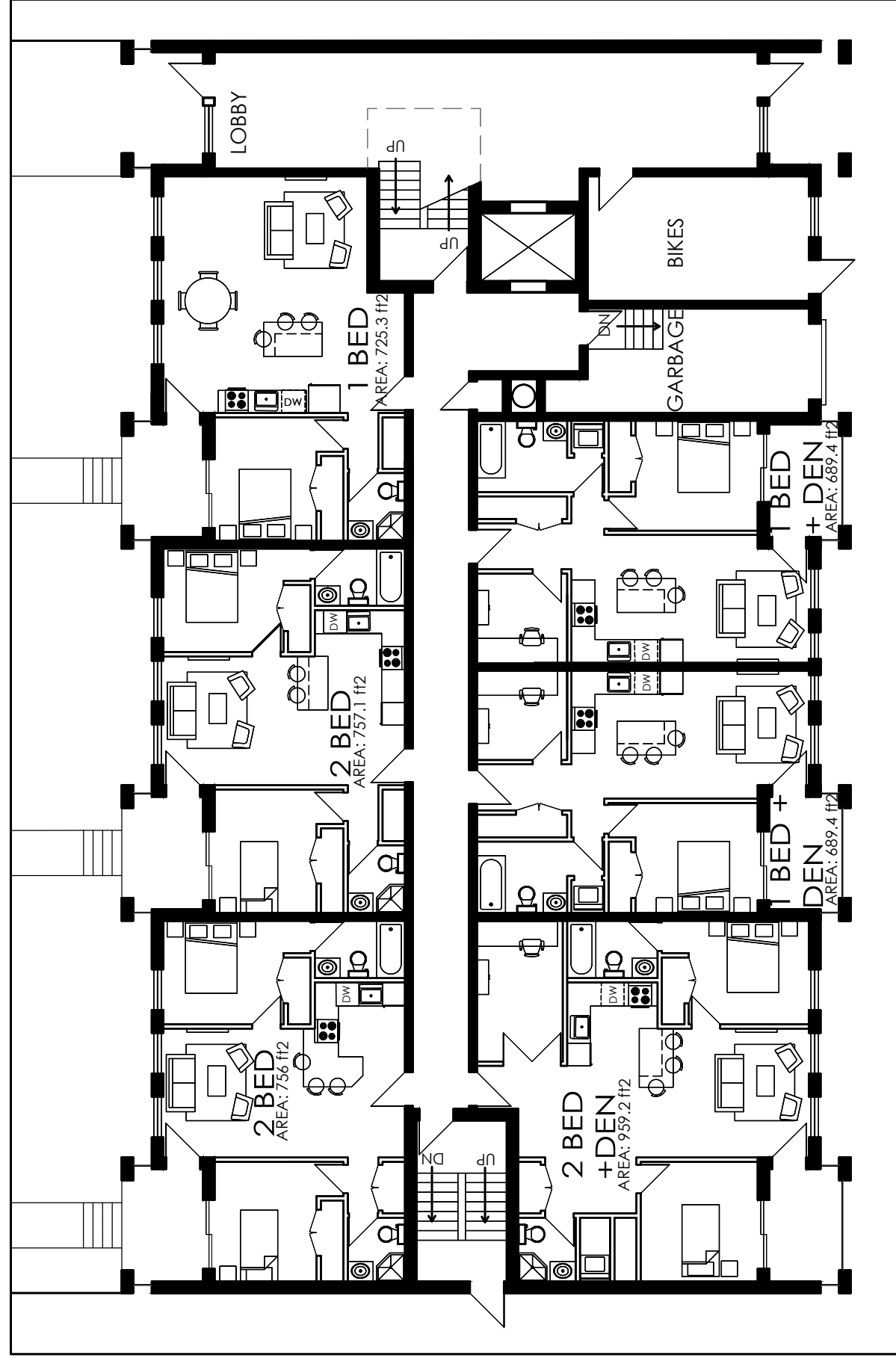
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RESIDENTIAL DEVELOPMENT

HAMILTON, ON

SCALE: NTS
DATE: NOV 2016

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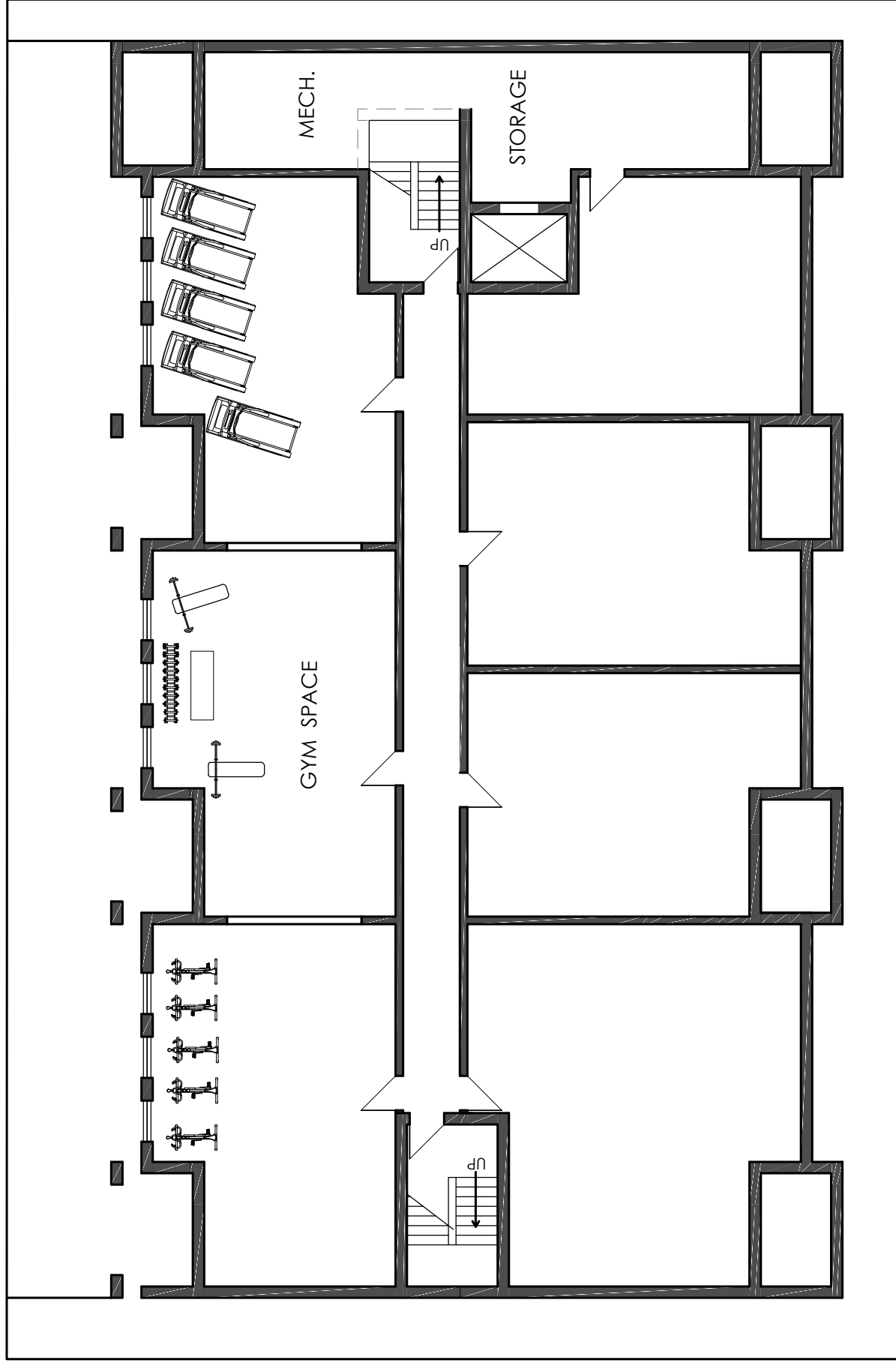
STREET VIEW 2
JOB No. 16.090
DWG. No. **A4.2**
NOV 2016



2 FIRST FLOOR PLAN

SCALE 1: 150

2
A2.1



1 BASEMENT PLAN

SCALE 1: 150

1
A2.1

PROPOSED
AUGUSTA + YOUNG
RESIDENTIAL DEVELOPMENT

HAMILTON, ON

SCALE:

1:150

DATE:

NOV 2016

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FLOOR PLANS
LEVELS B-1

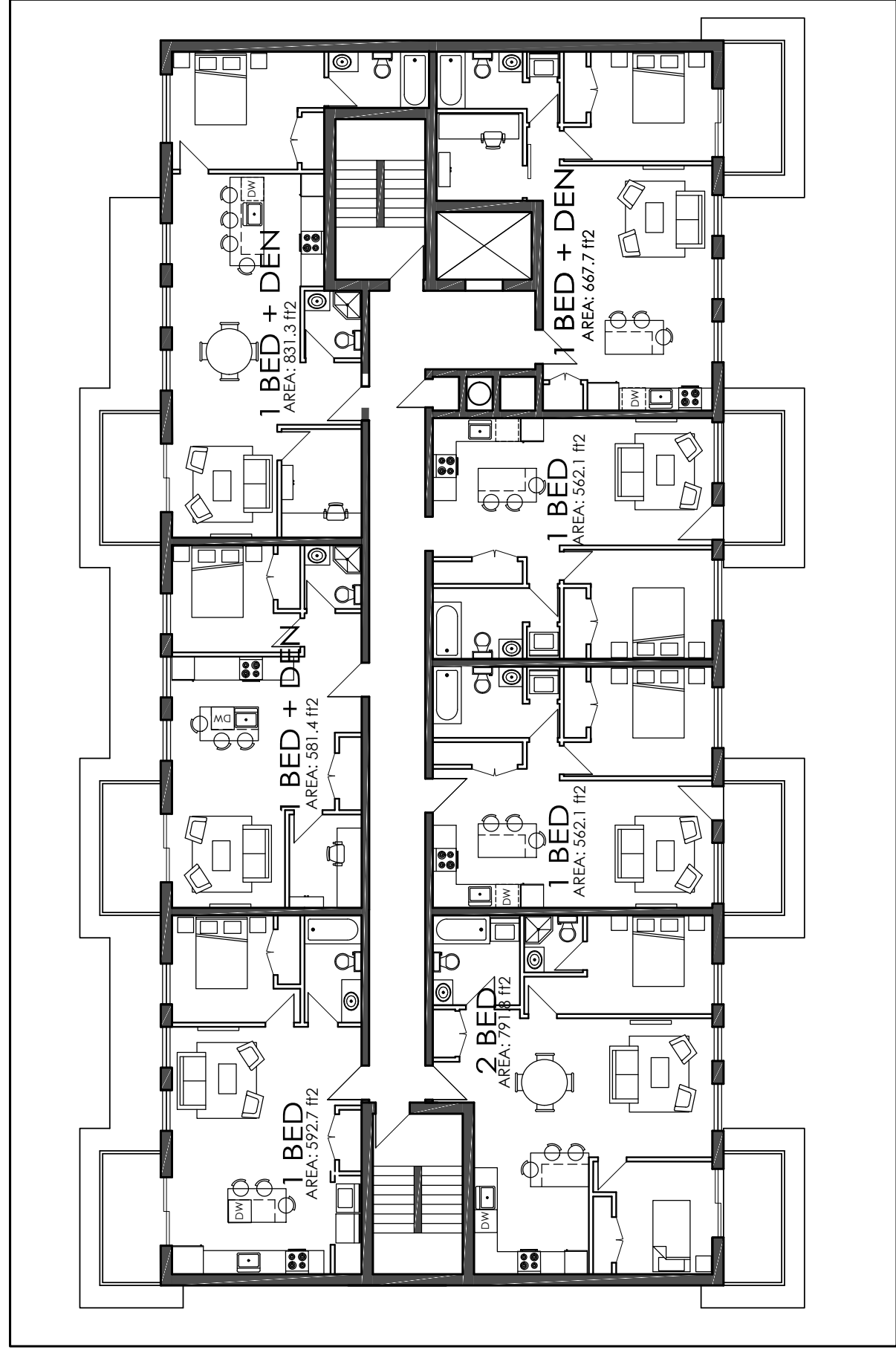
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DWG. No.

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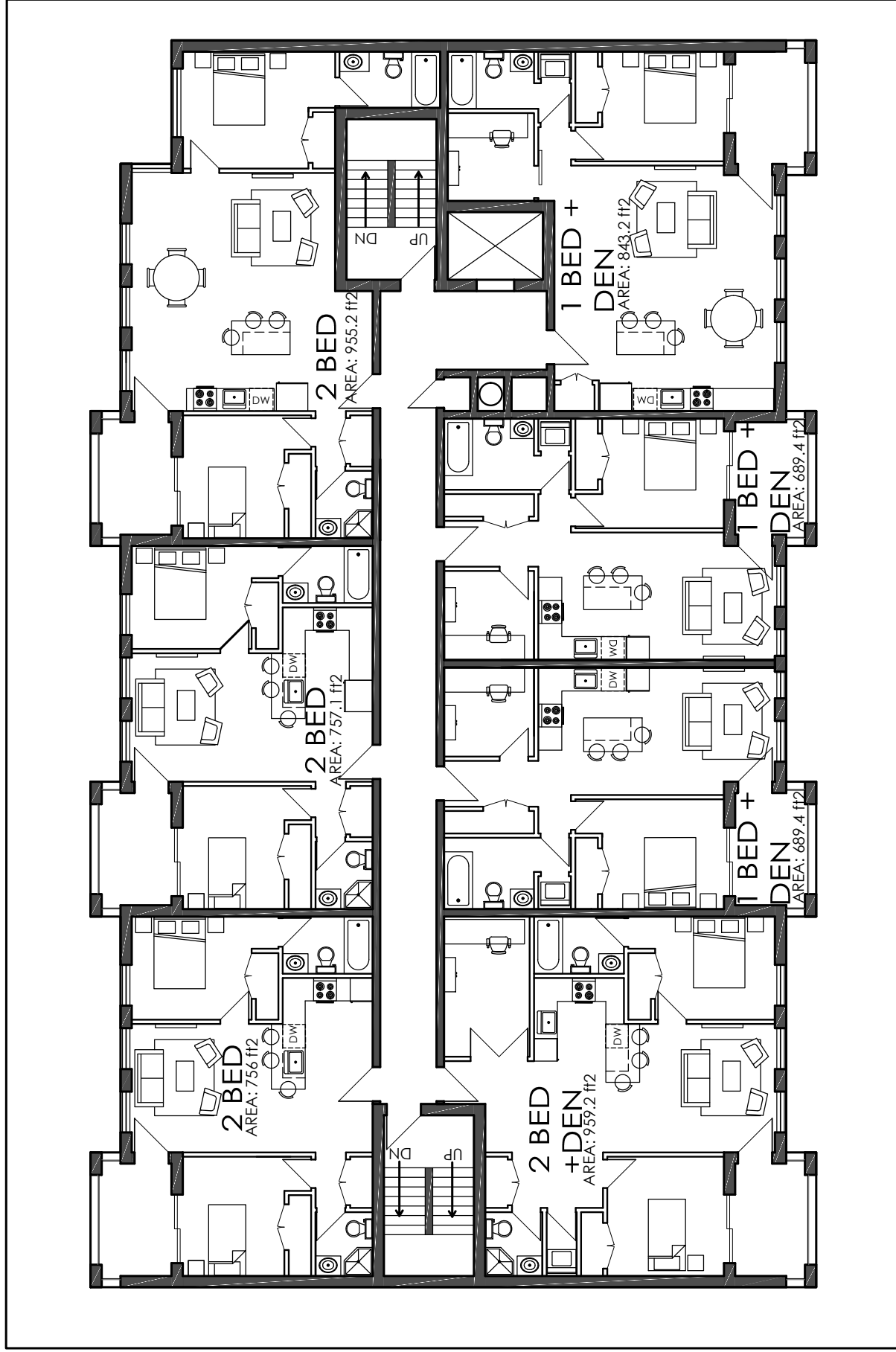
NOV 2016



2 FOURTH FLOOR PLAN

SCALE 1: 150

2
A2.2



1 SECOND & THIRD FLOOR PLAN

SCALE 1: 150

1
A2.2

PROPOSED
AUGUSTA + YOUNG
RESIDENTIAL DEVELOPMENT

HAMILTON, ON

SCALE:

1:150

DATE:

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FLOOR PLANS
LEVELS 2-4

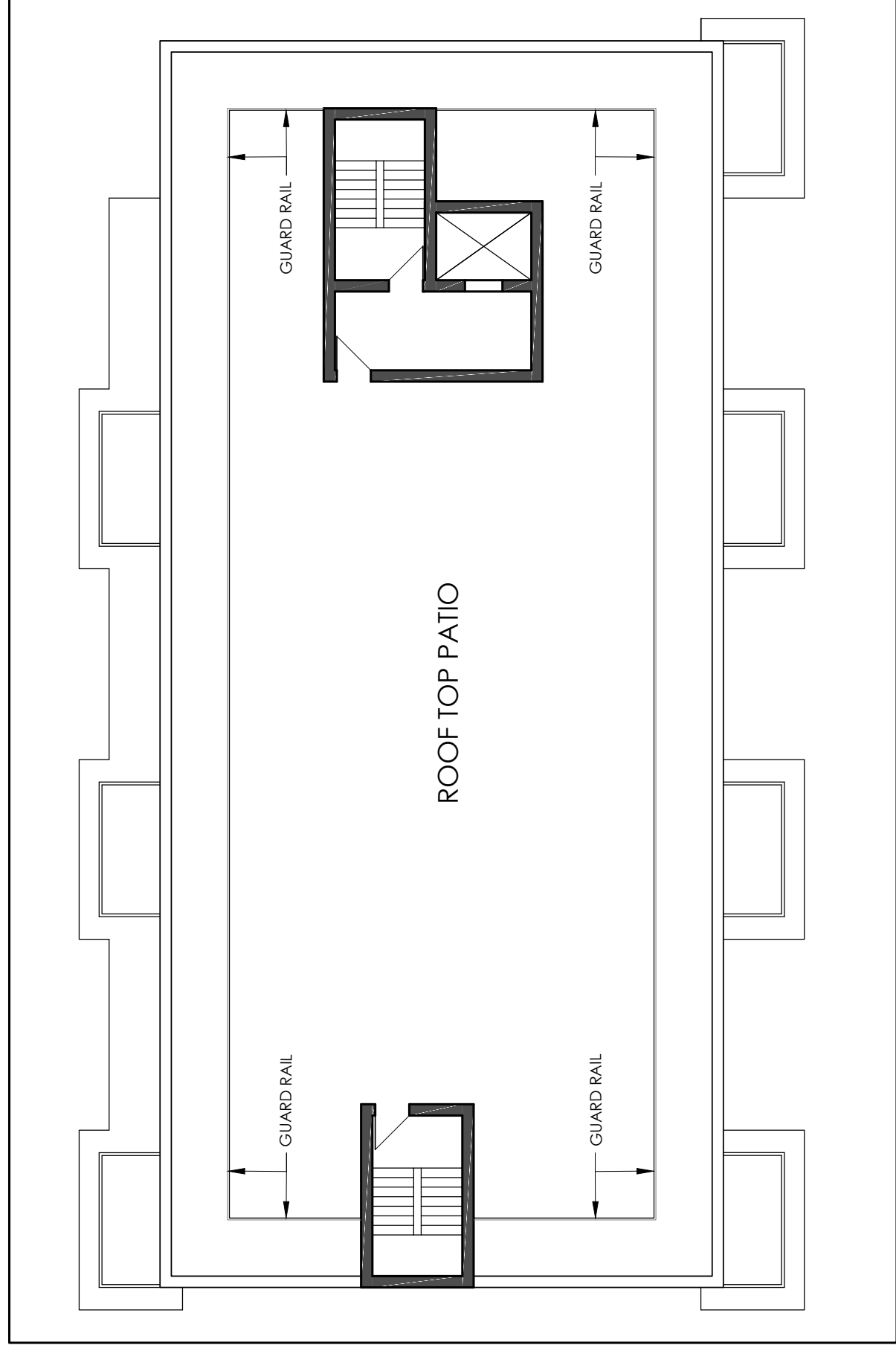
JOB No.

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DWG. No.

A2.2

NOV 2016



1 ROOF TOP PATIO
A2.3 SCALE 1: 150

PROPOSED
AUGUSTA + YOUNG
 RESIDENTIAL DEVELOPMENT
 HAMILTON, ON

SCALE:
1:150
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FLOOR PLANS
 ROOF TOP PATIO

JOB No.
16.090
 DWG. No.
A2.3

NOV 2016

16.5m ROOF TOP STAIR

13.5m ROOF TOP PATIO

10.5m 4TH FLOOR

7.5m 3RD FLOOR

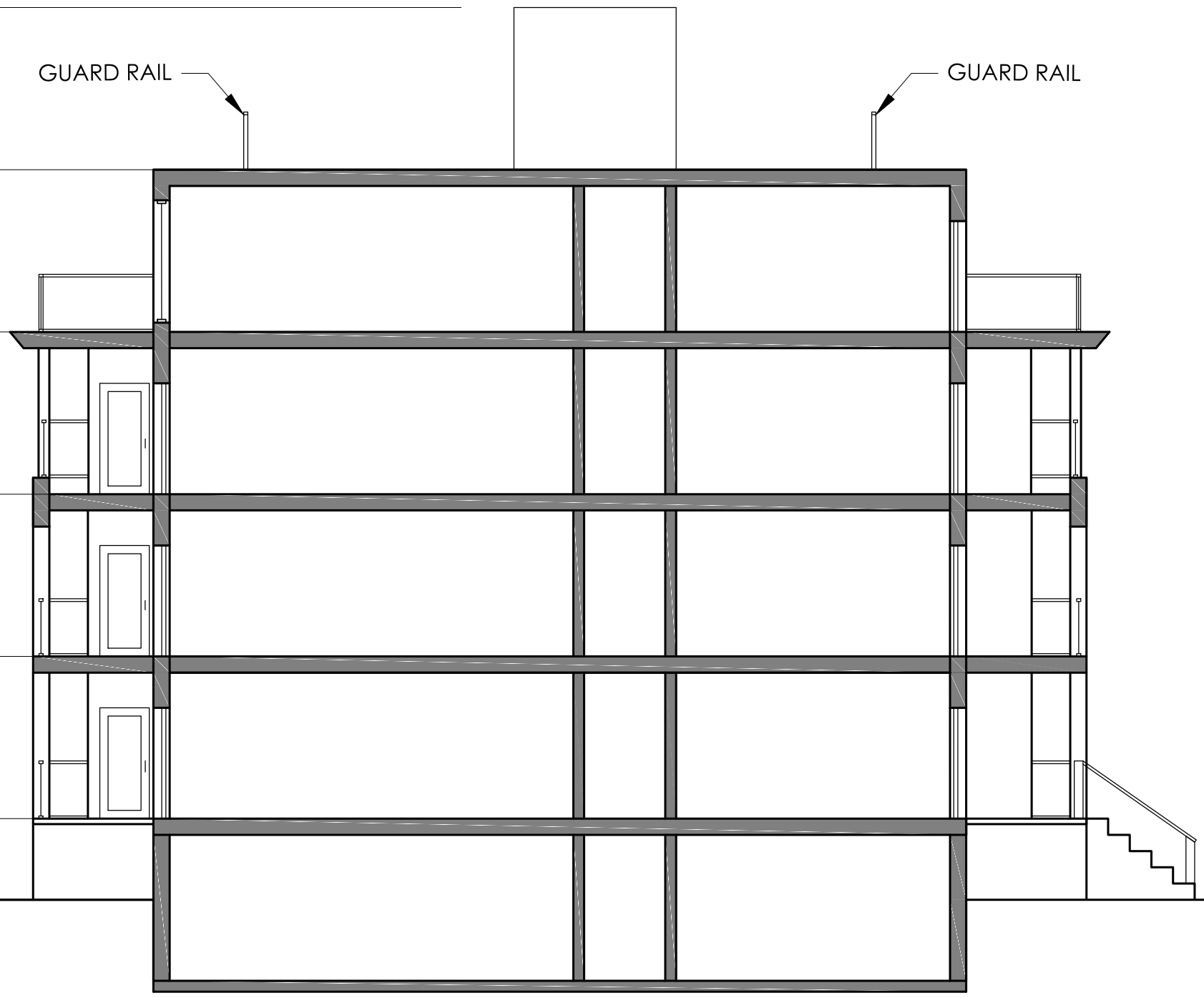
4.5m 2ND FLOOR

1.5m 1ST FLOOR

0'-0" GRADE

GUARD RAIL

GUARD RAIL



SECTION

JOB No.

16.090

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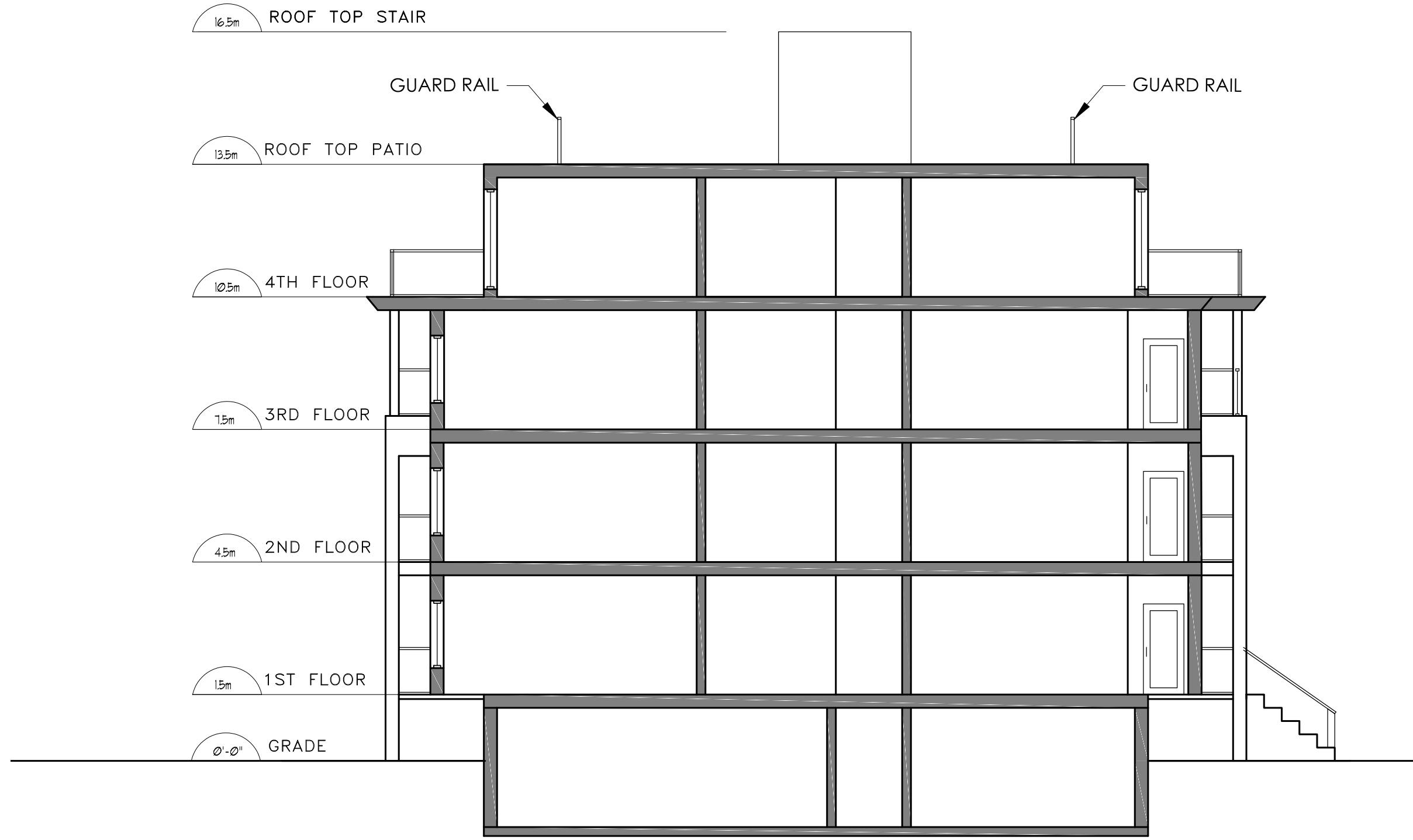
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DATE:

NOV 2016

PROPOSED
AUGUSTA + YOUNG
RESIDENTIAL DEVELOPMENT

HAMILTON, ON



SECTION 2

JOB No.

16.090

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1:100

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