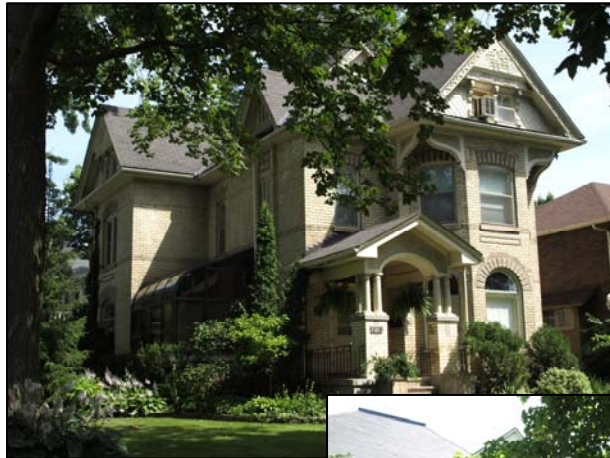


Heritage Conservation District Study

Bishop Hellmuth Heritage Conservation District City of London



Heritage Resources Centre
Centre des ressources du patrimoine



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Heritage Conservation District Study

Prepared for
The Architectural Conservancy of Ontario

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Of the
Heritage Resources Centre
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Thank you!

Executive Summary

Introduction

- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- 32 districts designated in or before 2002 were examined

Background of Bishop Hellmuth Heritage Conservation District

- Located in the City of London
- Consists of 193 properties, most are residential
- District was designated in 2001
- Plan was written by Nicholas Hill, Heritage Architect Planner

Study Approach

- Resident surveys were conducted door-to-door by local volunteers
- Land use mapping and a streetscape evaluation was conducted
- Sales history trends were collected from GeoWarehouse and analyzed
- Key stakeholders were interviewed

Analysis of Key Findings

- The following objectives of the district plan have been met:
 - To encourage the retention and conservation of historic buildings and landscapes
 - To enhance the historic character and visual appeal of the area
 - To guide the design of new work to be compatible with the old
 - To manage the continuing health of the district as a residential neighbourhood
 - To maintain and enhance the prevailing sense of place of the heritage district
 - To maintain and enhance property values in the heritage district
- The following objectives of the district plan have been less successful:
 - To maintain a cohesive, well defined and identifiable historic area
 - Ensure compatible public works
 - To encourage innovative and complementary development on Oxford Street
- 86% of people surveyed are very satisfied or satisfied with living in the district
- Sales histories in the district indicate that the designation has only a slightly positive effect on sales values
- Residents indicated that almost all applications for alterations were approved within one to three months
- Overall, the Bishop Hellmuth Heritage Conservation District has been a successful planning initiative

Recommendations

The following aspects of the district represent areas for improvement:

- Track applications for alterations in a comprehensive and easily accessible manner
- Focus on public realm improvements to the floorscape and street furniture
- Add elements that will indicate the area's historic connections and add place references

- Address vacancies on Oxford Street
- Engage residents on student housing issues
- Educate new and long-time residents on the district guidelines and benefits of the district
- Support the Neighbourhood Association as a primary means of communication

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1.0 Introduction

1.1 Heritage Act and Designation

The Ontario Heritage Act (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings.”¹ Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture, “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district.”²

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives³.

1.2 Rationale for Heritage Conservation District Study

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies partnered with the Heritage Resources Centre (HRC) at the University of Waterloo to undertake Phase 2 of a province-wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 102 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

Since it takes a period of time for the impacts of district designation to manifest, Phase 1 of the study concentrated on examining the oldest districts, those designated in or before 1992. Phase 2 continued to look at well-established districts. Applying the criterion of residential, commercial or mixed-use areas designated in 2002 or before, 32 HCDs were examined. These districts are found in or near the following areas: Cobourg, Hamilton, Ottawa, St. Catharines, Markham, Toronto, Centre Wellington, Orangeville, London, Stratford, and the Region of Waterloo.

¹ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

² Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

³ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent various community sizes. The types of districts that are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	0	Small Community	11	Commercial	6
Eastern	7	Medium Sized	10	Residential	20
Central	19	Large City	11	Mixed	6
South Western	6				
	32		32		32

Figure 1: Distribution of Heritage Conservation Districts under examination.

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

2.0 Background of Bishop Hellmuth Heritage Conservation District

2.1 Description of the District

The Bishop Hellmuth Heritage Conservation District is located in the North London area of the City of London. It is bounded by Waterloo Street, Wellington Street, Grosvenor Street and Oxford Street East. The District consists of five intersecting and parallel tree-lined streets and contains 193 buildings. Most are residential buildings, with commercial uses found on Oxford Street East.

2.2 Cultural Heritage Value of the District

The Statement of Significance found on www.historicplaces.ca describes the heritage character as follows:

“The Bishop Hellmuth Heritage Conservation District features wide tree-lined streets which are a distinctive feature of the District and act as a linear park. The back lanes found behind the houses, a typical 19th century town planning feature, contribute to the park-like character of the District. Back lanes have resulted in fewer front driveways and parked vehicles on the streets and has encouraged more trees and gardens along the streets.

The Bishop Hellmuth Heritage Conservation District is associated with Bishop Isaac Hellmuth, one of the most influential early citizens of London. It was his ambition to create a religious and educational centre patterned on England's Oxford and Cambridge. The District is located on the land occupied by the former Hellmuth Boys' College, which Hellmuth founded in 1865. Although the school closed in 1877, Hellmuth went on to serve as the second Bishop of the Anglican Diocese of Huron and the founder and first chancellor of the University of Western Ontario.

The Bishop Hellmuth Heritage Conservation District is significant because of its distinct architectural character. The houses, constructed between 1895 and 1910, are overwhelmingly of the Queen Anne Revival style of architecture. This style is decorative and flamboyant and represents the optimism and energy of a growing and prosperous city, at the turn of the century. The houses have brick exteriors and display elements typical of the Queen Anne Revival style, including double-hung sash windows, front verandahs and steeply sloping roofs with secondary gables, dormers and peaks. Entrance doors are architectural highlights with transoms, sidelights and stained glass accents. Decorative front gables are richly embellished and decorative wood trim is evident. The houses are mostly uniform in height, reaching between one-and-a-half to two-and-a-half storeys. The consistency of these elements creates a distinct character and a visual cohesiveness in the district.

The Bishop Hellmuth Heritage Conservation District has two architectural focal points, the Church of St. John the Evangelist on St. James Street and St. James Presbyterian Church on Oxford Street. The Church of St. John the

Evangelist was designed by local architect Charles F. Cox and constructed between 1887 and 1888, with a tower addition in 1897. It is an exquisite example of the Gothic Revival style and is reminiscent of medieval parish churches in England, featuring grey brick, a slate roof and copper flashing. St. James Presbyterian Church was designed by local architect William Murray and built in 1899. It is a fine example of the Richardsonian Romanesque style, featuring red-brick and a slate roof, as well as towers, turrets and gables on the Oxford Street facade.

2.3 Location of the District

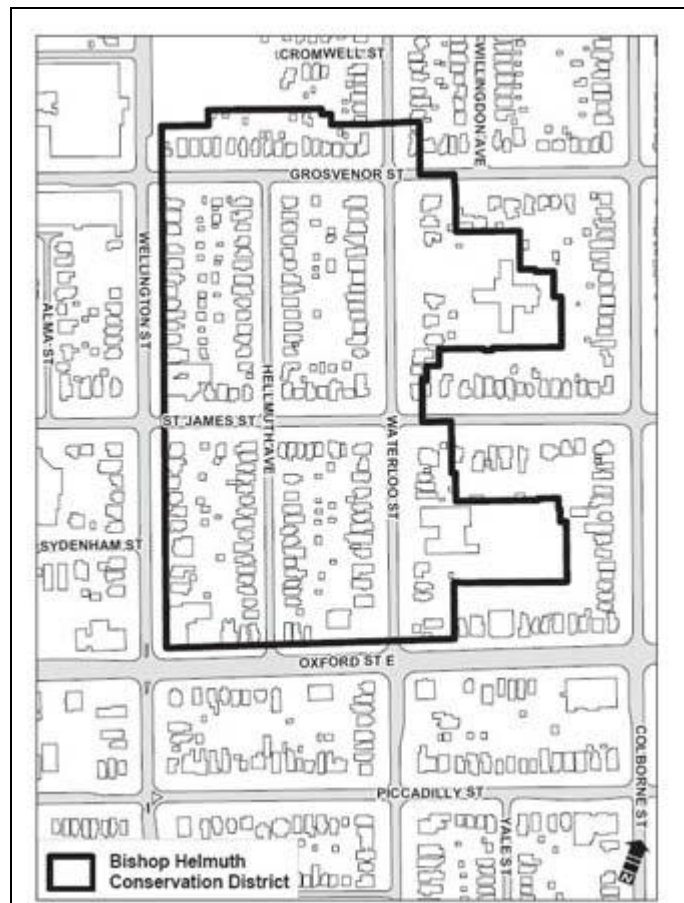


Figure 2: Map of Bishop Hellmuth Heritage Conservation District.

2.4 Designation of the District

The designation of the Bishop Hellmuth Heritage Conservation District was initiated by local residents and the community association as a response to potential development pressure. In addition, the City identified the district as one of the potential areas for district designation. The City of London provided the money to complete the research necessary for designation.

The Heritage Conservation District Study was completed in 2000 by Nicholas Hill Heritage Architect and Planner. He also completed the plan in 2001. The Bishop Hellmuth Heritage Conservation District is protected by By-law L.S.P.-3333-305 that was passed in 2001 by the City of London.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Bishop Hellmuth Heritage Conservation District were asked a series of questions relating to their experiences and level of satisfaction with living in the district. These surveys were conducted door-to-door by local volunteers. One-hundred-and-one out of 193 residents answered surveys, representing a 52.3% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Bishop Hellmuth was conducted in September 2011. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for Bishop Hellmuth (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma that generates scores between one and five for 25 factors in a view. A total of nine views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District (HCD) under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

To measure the market performance of properties within a given HCD the designated properties were compared with surrounding real estate. Properties within the HCD that had more than one record of sale were plotted on graphs and compared with the average sales figures for properties outside the HCD and within a 1 km radius. This comparison was done using three factors: first the line of best fit (a trend line derived from regression analysis) was compared to establish which was rising or falling at the greater rate, second the period between designated property sales was compared with that segment of the longer line that coincided with it and third the gap between the designated property sale value and the average for that year was noted. From this the judgement was made whether the designated property performed above, at, or below the average.

It is expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of municipality-wide sales trends would provide a more accurate comparative record to show how the district designation status itself affects property values. Aside from the locational factor (i.e. properties located within a district), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (e.g. architecture, lot size, zoning etc.). This comparison simply looks at the single variable of designation. A total of 872 properties sales histories were calculated as part of this study.

3.4 Key Stakeholder Interviews

Individuals that had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. Two people were interviewed for the Heritage Conservation District. Both interviews were conducted over the phone. Those interviewed included a Heritage Planner for the City of London and the Chair of the Bishop Hellmuth Community Association. A summary of the responses are included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

3.5 Requests for Alterations

With respect to the requests for alterations within the Heritage Conservation District, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Bishop Hellmuth Heritage Conservation District, the information regarding the number of applications for alterations and the time it took to receive approvals was not available.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

The goals of the district are described in Section 3 (page 3) of the District Plan:

a) To encourage the retention and conservation of historic buildings and landscapes AND to enhance the historic character and visual appeal of the area.

The objectives encourage the retention and conservation of historic buildings and landscapes and successfully enhance the historic character and visual appeal of the area. The Townscape Survey shows that conserved elements, detailed maintenance and quality of conservation work all scored extremely high (all were above 4.5 out of 5). There is also no dereliction and few neglected historic features. This means that visually the area is well maintained and historic elements and buildings have been conserved (Figure 3).



Figure 3: Well maintained buildings and landscape.

b) To guide the design of new work to be compatible with the old.

The goal to ensure compatible new development and alterations has been met. The score for façade quality in the Townscape Survey is fairly high (4.2 out of 5). In addition, new development is only visible in one view and received a perfect score.

c) To maintain a cohesive, well defined and identifiable historic area.

The goal to maintain a well defined and identifiable historic area has been less successful. Though the street signs have the place name on them (Bishop Hellmuth), there is no historic reference on them or elsewhere in the district (Figure 4). Properties do not have dates or names and there are no entrance signs. Both historic reference and place reference did not score well in the Townscape Survey.



Figure 4: Bishop Hellmuth street signs with no historic reference.

d) To manage the continuing health of the district as a residential neighbourhood AND to maintain and enhance the prevailing sense of place of the heritage district.

The objective to maintain the area as a residential neighbourhood and to maintain its sense of place has been met. Drawing on measures collected in the Townscape Survey, coherence, edge quality, legibility and public planting, all signs of residential character scored well. In addition, heritage in view, such as conserved elements evident and quality of conservation work scored well, indicating a well maintained residential area.

e) To meet long-term goal of period street signs, lights, pocket parks and upgraded back lanes.

The goal to ensure public works are compatible represents an area for improvement. The scores in the Townscape Survey for floorscape quality and street furniture were weak compared to other elements in the district. There is work needed in the public realm.

f) To maintain and enhance property values in the heritage district.

The goal to maintain or enhance property values in the district has been met. See section 4.4 below.

g) To encourage innovative and complementary development on Oxford Street.

The goal to encourage innovative and complementary development on Oxford Street has been less successful. The Townscape Survey land-use map indicates that out of the 12 properties that front Oxford Street, one large property is vacant.

4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. Half of the respondents (52 of 101) lived in the area before it was designated. Forty nine people answered the question asking how they felt about designation at the time. Of those, 41 people felt positive about the designation, another six were neutral and only two expressed reservation about the designation. Of the 44 respondents that moved to the area after it was designated, 33 stated that it had no effect on them moving to the area.

Currently, 59 of 99 respondents (60%) are very satisfied with living in the district. An additional 20 people (26%) are satisfied with living in the district. This represents a 86% satisfaction rate. Ten people had neutral feelings and only two people expressed dissatisfaction.

The satisfaction rates indicate that people were happy with the district when it was implemented and the level of satisfaction has been maintained. This might relate to the fact that the district designation was assisted by the local community association, which is still very active.

4.3 Is it difficult to make alterations?

Only 26 of the 93 respondents indicated they had made applications for alterations. All of the applications were approved. Only four people indicated the application process took four to five months. Fourteen of 25 respondents indicated it took one month or less for their changes to be approved, and six people indicated it took one to three months. Clearly residents do not believe the applications for alterations process to be lengthy. The records from the City of London were not available.

4.4 Have property values been impacted?

According to the resident surveys, 63% of respondents believed that the designation has increased their property values. Another 32% believed there was no impact and only 3% of respondents thought the designation had a negative impact on the value of their home. Sixteen respondents (16.5%) did not know how the designation would impact their property's value.

The data from GeoWarehouse indicated that only 63 of the 193 properties had sales histories. Of these 63 properties, 20 performed above average, 35 at average and five below average. Three of the properties' sales histories were not in the sample as they had no sales after designation.

Over half of the properties displayed an average market history. Of those properties that performed above average, there were a few that were dramatically above average, suggesting that they may have undergone significant renovations. Only five properties fell below average, with two showing significant drops in value.

In short, designation is not a large factor in property value in the Bishop Hellmuth area. What effect there may be is positive.

4.5 What are the key issues in the district?

a) Neighbourhood Association

The district was initiated with the help of the neighbourhood association, which is still very active. The fact that there is an active and involved local residents organization may be directly related to the high satisfaction level.

b) Student Housing

The issue of student housing comes across strongly in the resident surveys. Five people indicated in the comments section of the survey that the noise associated with students or the general issue of student housing was of serious concern to them.

c) Education

When asked about their knowledge of the district 18 of 93 respondents indicated that they did not have much knowledge of how the district operates. Furthermore, nine people (almost 10%) indicated they were not aware they lived in a district. The interviews suggest that many new owners do not have sufficient knowledge of the district, and some do not buy into the district concept. Clearly, there is a strong need for education and outreach in the district to focus on these new residents and unaware owners.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - To encourage the retention and conservation of historic buildings and landscapes
 - To enhance the historic character and visual appeal of the area
 - To guide the design of new work to be compatible with the old
 - To manage the continuing health of the district as a residential neighbourhood
 - To maintain and enhance the prevailing sense of place of the heritage district
 - To maintain and enhance property values in the heritage district

- The following objectives of the district plan have been less successful:
 - To maintain a cohesive, well defined and identifiable historic area
 - Ensure compatible public works
 - To encourage innovative and complementary development on Oxford Street
- 86% of people surveyed are very satisfied or satisfied with living in the district
- Sales histories in the district indicate that the designation has only a slightly positive effect on sales value
- Residents indicated that almost all applications for alterations are approved within one to three months

Overall, the Bishop Heritage Conservation District has been a successful planning initiative.

5.2 Recommendations

The following aspects of the district represent areas for improvement:

- Track applications for alterations in a comprehensive and easily accessible manner
- Focus on public realm improvements to the floorscape and street furniture
- Add elements that will indicate the area's historic connections and add place references
- Address vacancies on Oxford Street
- Engage residents on student housing issues
- Educate new and long-time residents on the district guidelines and benefits of the district
- Support the Neighbourhood Association as a primary means of communication

Appendices

Appendix A

Tabular Results of Resident Surveys

Heritage Conservation District Name: Bishop Hellmuth

1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	87	1	12
Percentage	87.00	1.00	12.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	92	9
Percentage	91.09	8.91

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	52	46
Percentage	53.06	46.94

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	41
Negative	0
Neutral	6
Mixed Feelings	2

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	11	33
Percentage	25.00	75.00

6. What is your understanding of how the HCD works?

Responses

Preservation	39
Restrictions	28
None/Little	18
Volunteers	3
Good knowledge	3
Still Learning	2

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	26	67
Percentage	27.96	72.04

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	26	0
Percentage	100.00	0.00

9. On average, how long did the application take?

Responses

Over 5 months	4
4 to 5 months	0
1 to 3 months	6
1 Month or Less	14
Not long	1

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.46	59	26	10	2	0	2
Percentage		60.82	26.80	10.31	2.06	0.00	2.02

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	3.62	5	47	26	3	0	16
Percentage		5.15	58.02	32.10	3.70	0.00	16.49

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	44
Yes	1
Yes, easier	29
Yes, harder	10
Don't know	4
Maybe	6

13. Comments

Additional Comments: Noise with students (1) student housing out of control (3) wish it was monitored better (1) some buildings in district are allowed to fall into disrepair (1) government should give money/tax breaks to maintain designated homes (2) People intimidated by what it means (1) want controls for student housing (1)

Total Population	193
Participants	101
Participation Rate	52.33160622

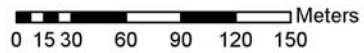
Appendix B
Land Use Maps

Ground Level Land Use in Bishop Hellmuth Heritage Conservation District, London



Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - CS)	Warehouse / Storage
Leisure	Retail	



Heritage Resources Centre
 August 21, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N

Upper Level Land Use in Bishop Hellmuth Heritage Conservation District, London



Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - CS)	Warehouse / Storage
Leisure	Retail	

0 15 30 60 90 120 150 Meters



Heritage Resources Centre
 August 21, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N

Appendix C

Map of Views

Views in Bishop Hellmuth Heritage Conservation District, London



Legend

- HCD Boundary
- Viewpoints
- Viewlines
- Not in HCD
- In HCD

0 15 30 60 90 120 150 Meters



Heritage Resources Centre
August 21, 2011

Data provider: Teranet Inc.

Coordinate system: NAD_1983_UTM_Zone_17N

Appendix D

Photographs of Views



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9

Appendix E

Townscape Evaluation Pro Forma

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	37	50	74.00	3.7
A2-Cleanliness	34.5	50	69.00	3.5
A3-Coherence	42	50	84.00	4.2
A4-Edgefeature Quality	40	50	80.00	4.0
A5-Floorscape Quality	30.5	50	61.00	3.1
A6-Legibility	40	50	80.00	4.0
A7-Sense of Threat	40	50	80.00	4.0
A8-Personal Safety: Traffic	29	50	58.00	2.9
A9-Planting: Public	45	50	90.00	4.5
A10-Vitality	30	50	60.00	3.0
A 11- Appropriate Resting Places	40	50	80.00	4.0
A12-Signage	36	45	80.00	4.0
A13-Street Furniture Quality	24.5	35	70.00	3.5
A14-Traffic Flow. Appropriateness	37.5	50	75.00	3.8
SUM A	506	680	74.41	3.7

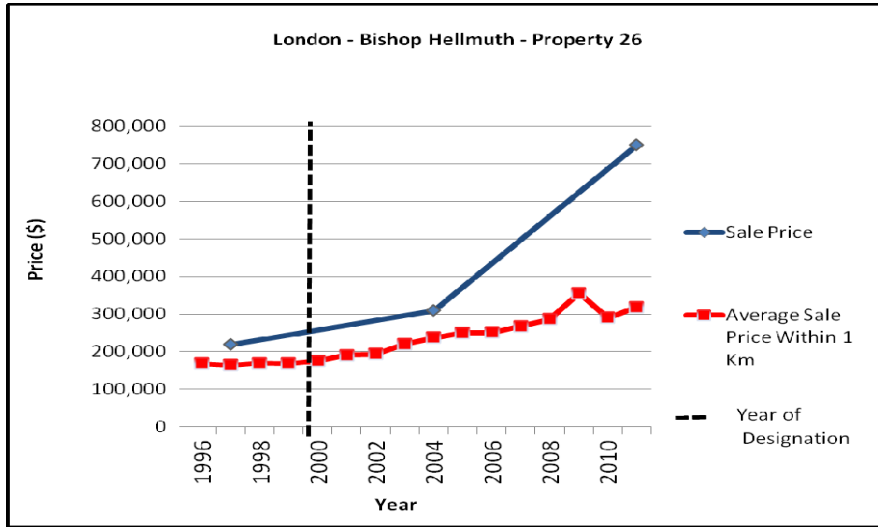
B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	6	10	60.00	3.0
B16-Dereliction, Absence of	50	50	100.00	5.0
B17-Detailing, Maintenance	46	50	92.00	4.6
B18-Facade Quality	41.5	50	83.00	4.2
B19-Planting Private	39.5	50	79.00	4.0
SUM B	183	210	87.14	4.4

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	49	50	98.00	4.9
C21-Historic Reference Seen	14	50	28.00	1.4
C22-Nomenclature/Place Reference	14	50	28.00	1.4
C23-Quality of Conservation Work	46	50	92.00	4.6
C24-Quality of New Development	5	5	100.00	5.0
C25-Neglected Historic Features	47	50	94.00	4.7
SUM C	175	255	68.63	3.4

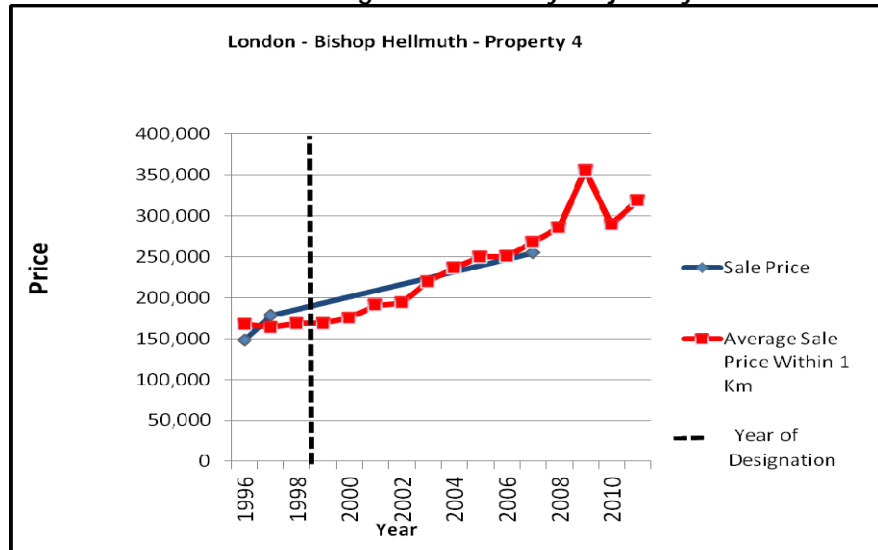
Impression Score				
Aggregate Score	864	1145	76.72735761	3.8

Appendix F

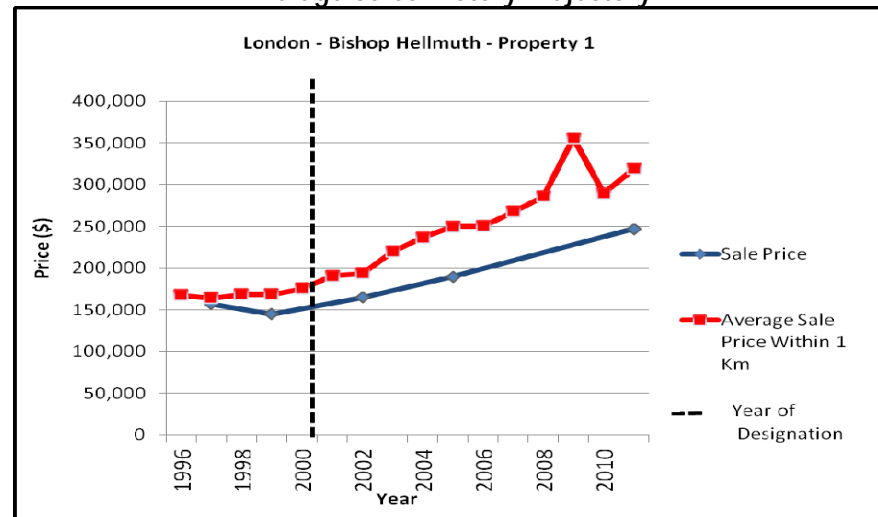
Real Estate Data



Above Average Sales History Trajectory



Average Sales History Trajectory



Below Average Sales History Trajectory

Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Bishop Hellmuth
 Month(s) of Interviews: November 2011 and January 2012
 Number of People Interviewed: 2

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • Chair, Bishop Hellmuth Community Association • Heritage Planner • Liaison to Heritage Advisory Committee
2. How did the HCD come about?	<ul style="list-style-type: none"> • There was a push from the residents to designate the district due to concerns regarding changes to the built heritage stock and proposed developments (2) • The City of London put forth money to complete research for the district designation
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Very well accepted at the time of designation • Most people accept and adhere • Many new residents in the district now, some do not buy into designation, some are unaware the area is designated • Have active neighbourhood association and pride in neighbourhood • Residents who have lived in the area longer are more protective than newer residents
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Applications for alterations (staff review or referral to Municipal Heritage Committee and/or Council depending on scope of proposed alterations) • Staff have requested heritage advisory delegation status to minimize processing/approval wait times • It is up to the community to be aware of issues with respect to the district guidelines in place
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • Application process • Report prepared by the City and taken to Advisory Committee where property owner is invited to speak to the application • Heritage Advisory Committee makes recommendations • Council approves/rejects • Application process in place through LACH (London Advisory Committee on Heritage) but unsure of how the process works
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> • Informal communication occurs through community organizations in the HCD via email (2) • In the process of creating a neighbourhood website (2)
7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?	<ul style="list-style-type: none"> • Some demolition occurring • No consistent municipal process in place for enforcing district guidelines • New residents are resistant to following the district guidelines, therefore making it difficult to preserve the integrity of the community • Some good restoration projects being undertaken • Maintain facades and stained glass windows
8. What are similar non designated areas?	<ul style="list-style-type: none"> • St. James Grosvenor (2) • - to the west of Richmond St. from Victoria St., south of Oxford St., Richmond St. to the Thames River
9. Other comments	<ul style="list-style-type: none"> • Communication issue - how to engage new residents in the district?

