

Heritage Districts Work!

Heritage Conservation District Study Market Square - City of Kingston 2009



Heritage Conservation District Study 2009

Prepared By

The Architectural Conservancy of Ontario

(North Waterloo and Hamilton Branches)

With the Assistance of

Heritage Ottawa, Huron County MHCs,
St. Catharines MHC, Thunder Bay MHC

and

Robert Shipley

Kayla Jonas

Jason Kovacs

Beatrice Tam

Martha Fallis

Chelsey Tyers

of the

Heritage Resources Centre

Generous support provided by the Ontario Trillium Foundation

May 2009



Acknowledgements

This project was carried out by the Architectural Conservancy of Ontario (ACO) on behalf of the hundreds of volunteers in communities across Ontario who work hard to maintain the built culture of our province. The ACO partnered with several other volunteer groups including Heritage Ottawa and Community Heritage Ontario. The project was directed by a steering committee made up of representatives from these organizations. Particular thanks go to ACO Manager Rollo Myers, President Catherine Nasmith and ACO board member Richard Longley for their time, effort and guidance.

We would like to thank staff at the Ministry of Culture for providing information and advice about the project: Paul King, Chris Mahood and Bert Duclos. Gratitude is also owed to Paul King, President of Community Heritage Ontario for providing technical services.

The project was undertaken in support of the volunteer efforts of ACO branch presidents and members, Heritage Ottawa, members of the local Municipal Heritage Committees and interested citizens across Ontario. These dedicated volunteers surveyed residences in the Heritage Conservation Districts and provided energy and purpose to the project.

The efforts of the volunteers were assisted and coordinated through cooperation between the ACO and the Heritage Resources Centre (HRC) at the University of Waterloo. Professor Robert Shipley is the Director of the HRC. The Project Coordinator, report manager and principal volunteer facilitator was Kayla Jonas. Additional data collection and research analysis was conducted by Jason Kovacs, Beatrice Tam and Martha Fallis. Administration and help was also provided by Marg Rowell, Chelsey Tyers, Paul Dubniak and Kirsten Pries.

Recognition is deserved as well for Professor Rob Feick, Richard Pinnell and Scott MacFarlane at the University of Waterloo for their help obtaining and formatting the GIS maps and to Philip Carter and Paul Oberst for their advice. Thanks are extended to Dr. Susan Sykes at the Office of Research Ethics at the University of Waterloo for the thorough and timely approval of our research design.

We would also like to thank the following local volunteers and municipal staff for their time and effort surveying residents, answering interview questions and helping to gather other vital information: Marcus Letourneau and members of the Heritage Resources Centre.

Thanks!

Market Square Executive Summary

Introduction

- 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
- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts (HCDs) allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

Background of Market Square Heritage Conservation District

- Located in the City of Kingston
- Consists of 19 properties; two public buildings, seven eating and drinking establishments, three service providers, two retail stores, one leisure facility, one office and three vacant properties
- The district was designated in 1984
- Study was conducted by Lily Inglis and Harold D. Kalman

Study Approach

- Resident surveys were conducted door to door by members of the Heritage Resources Centre
- Land use mapping and a streetscape evaluation were conducted
- Key stakeholders were interviewed
- Data on requests for alterations was unavailable

Analysis of Key Findings

- The following objectives of the district plan have been met:
 - to ensure alterations, additions and renovations are compatible with the character of the district
 - to ensure that new building are compatible with the character of the district
 - to ensure that signage, landscaping and street furniture is compatible with the character of the district
 - to ensure that land uses are compatible with the heritage and commercial character of the district
- Those surveyed seemed to be moderately satisfied with running a business in this district
- Those surveyed did not consider the applications for alterations process too complicated or lengthy
- District has a high proportion of vacant properties given its location in a thriving downtown core
- Overall, Market Square Heritage Conservation District has been a successful planning initiative

Recommendations

- Create an education guide for property owners to ensure they understand their role in the success of the district
- Track alteration requests in a comprehensive and easily accessible manner

Table of Contents

Executive Summary

1.0 Introduction

- 1.1 Heritage Act and Designation
- 1.2 Rationale for Heritage Conservation District Study

2.0 Background of Market Square Heritage Conservation District

- 2.1 Description of the District
- 2.2 Cultural Heritage Value of the District
- 2.3 Location of the District
- 2.4 Designation of the District

3.0 Study Approach

- 3.1 Resident Surveys
- 3.2 Townscape Survey
- 3.3 Real Estate Data
- 3.4 Key Stakeholder Interviews
- 3.5 Requests for Alterations

4.0 Analysis of Key Findings

- 4.1 Have the goals been met?
- 4.2 Are people content?
- 4.3 Is it difficult to make alterations?
- 4.4 Have property values been impacted?
- 4.5 What are the key issues in the district?

5.0 Conclusions

- 5.1 Conclusions
- 5.2 Recommendations

Appendices

- A- Tabular Results of Resident Surveys
- B- Land Use Maps
- C- Map of Views
- D- Photographs of Views
- E- Townscape Evaluation Pro Forma
- F- Summary of Key Stakeholder Interviews
- G- Requests for Alterations

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

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 92 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.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake 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?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

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 the various community sizes. The various types of districts which are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

* 5 of these districts make up the HCD known as Sandy Hill
 ~ 2 of these districts make up the HCD known as Goderich Square

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 Market Square Heritage Conservation District

2.1 Description of the District

The Market Square Heritage Conservation District is bounded by Ontario Street, Clarence Street, King Street East and Brock Street in the City of Kingston. The district consists of 19 properties. These properties consist of several eating and drinking establishments, as well as several retail and service providers.

2.2 Cultural Heritage Value of the District

According to the Statement of Significance prepared for the Canadian Register of Historic Places (www.historicplaces.ca) the cultural heritage value of Market Square is:

The built environment of the Market Square Heritage Conservation District shows the continuous process of evolution that has occurred throughout its history maintaining one of the most cohesive groups of historical properties in Kingston. This ensemble of exceptional individual properties, representing significant stylistic periods of architecture in Kingston, vividly demonstrates nearly two centuries of social, economic and political change and development in the City. The Market Square itself plays a vital role in establishing the context of Kingston's City Hall, one of the city's most architecturally and historically significant properties located prominently within the District and in Kingston.

The original marketplace was laid out by surveyor John Collins in 1801, thus establishing the area as the commercial heart of the city, and subsequently providing a natural location for the building that originally combined Kingston's City Hall and market house. Built in 1843-44, City Hall included a wing extending west to King Street to accommodate the market "shambles". The market wing, destroyed by fire in 1865, was rebuilt to part of its original size. The last market tenants in the building moved out to be replaced by police and other city employees in the early 20th century and an open-air market continues to operate on the site of the original "shambles".

The Market Square District is associated with many people and events of great significance to the history of both Kingston and Canada. Military history is central to Kingston's development, and the Market Square is associated with much of that history. The site was occupied by Col. John Bradstreet's British troops when they shelled the French during the battle of Fort Frontenac in 1758. The commencement of hostilities in the War of 1812 was announced here, and a military blockhouse was located here during that conflict. This area was also the assembly ground for troops going to fight in the Northwest Rebellion, and the First and Second World Wars. Many significant political events also took place in the District, such as the proclamation of Upper Canada as a separate jurisdiction by Governor John Graves Simcoe in 1792, the funeral procession of Sir John A. Macdonald in 1891 and the proclamation and celebration of Confederation on July 1, 1867. More recently, this was the site of the visit of Queen Elizabeth II in 1973.

The Market Square Heritage Conservation District contains significant archaeological resources and is a provincially registered archaeological site. The area directly behind City Hall was the site of a public archaeological excavation project. The Market Square remains an active part of Kingston's downtown core, and continues to foster much of the same market, civic, commercial and residential use that it has for more than two centuries.

2.3 Location of the District

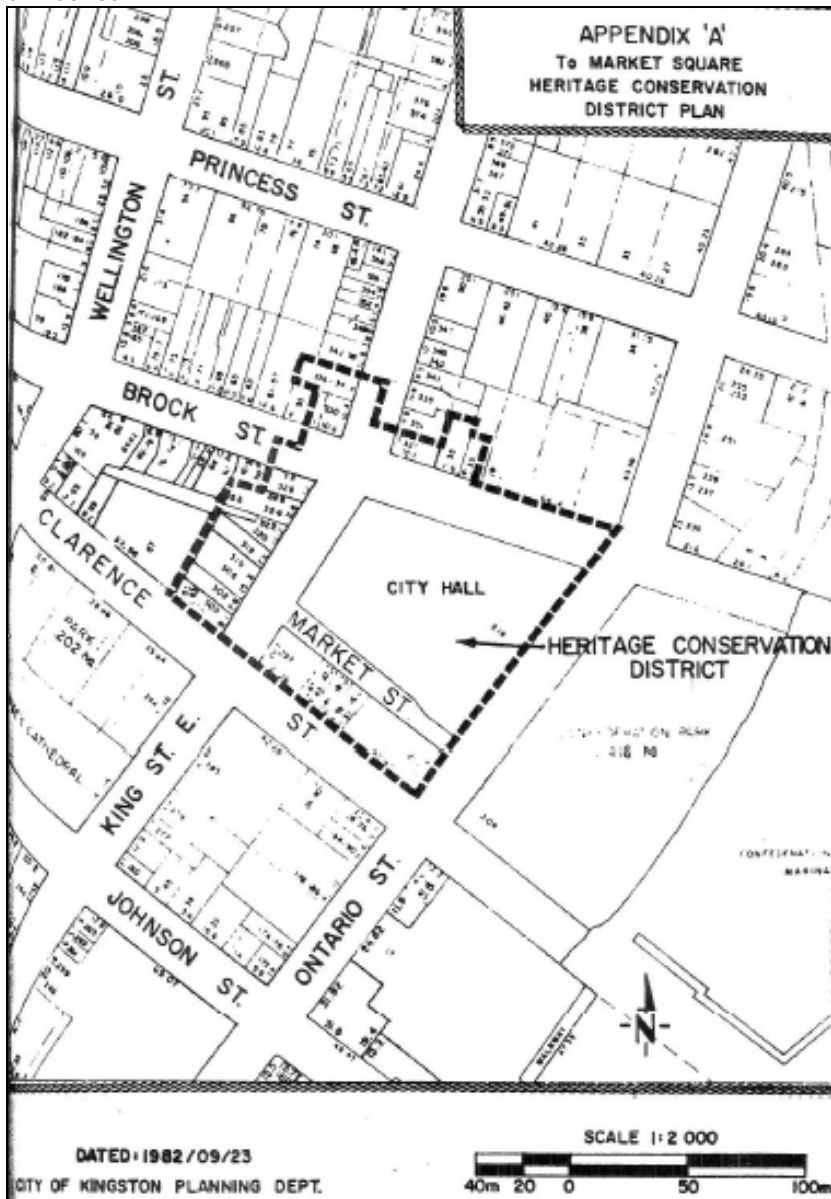


Figure 2: Map of Market Square Heritage Conservation District

2.4 Designation of the District

According to the stakeholder, the designation of Market Square was initiated by the City of Kingston. In August 1976, the city established a three-person Market Square Steering Committee to guide a study that would eventually result in the designation of this district. A number of local architects were invited to submit proposals. In October, the Committee selected architect Lily Inglis to be retained as a consultant to prepare proposals for the retention and enhancement of the buildings facing Market Square.

The Market Square Heritage Conservation District is protected by By-law 84-174 which was passed July 3, 1984 by the City of Kingston. The designation was approved by the Ontario Municipal Board under the 1980 *Ontario Heritage Act* on April 28, 1986.

The Market Square Conservation District Study was prepared for the City of Kingston by consultation team, Lily Inglis and Harold B. Kalman. The Heritage Conservation District Plan contains sections such as, objectives, guidelines for existing buildings and new construction, land use and zoning, signs, landscaping, paving, street furniture and lighting and recommendations.

3.0 Study Approach

3.1 Resident Surveys

Those surveyed in the Market Square Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living or running a business in the district. These surveys were conducted door to door by members of the Heritage Resources Centre. Six of 16 residents answered surveys, representing a 37.5% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Market Square was conducted in March 2009. 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 Market Square (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of 5 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 thirty year period range were identified for individual HCD properties using GeoWarehouse™, an online subscription database commonly used by real estate agents. According to GeoWarehouse™ the properties in Market Square has no sales history.

3.4 Key Stakeholder Interviews

People who 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. One person was interviewed face to face for the Market Square Conservation District. A summary of the responses received is included in Appendix F. 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 Districts, 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 Market Square HCD, the information about the number of applications for alterations were provided in a list format. This list includes requests for alterations from 1998 until 2009. An organized table was produced by manually going through list of applications for alterations provided. A summary of this information is presented in Appendix H.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

Based on the Heritage Conservation District Plan prepared in 1984 the goal is to preserve and enhance the historical and architectural character of the Market Square by meeting the following four objectives.

a) Ensure that alterations, additions, and renovations maintain the character of the building and enhance the overall character of Market Square.

The objective to ensure that alternations, additions and renovations are consistent with the character of the district appears to have been successful. Drawing on results from the Townscape Survey, categories such as conserved elements evident, quality of conservation work and few neglected historic features all scored well. These high scores mean that visually the area has maintained a high quality of conservation. High scores in the categories of absence of dereliction, detailing maintenance and facade quality indicate that the historical and architectural character of Market Square is being well preserved.

b) Ensure that the design and construction of new buildings is compatible with the character of Market Square.

The second objective, to ensure that design and construction of new buildings within the district is consistent with the character of the square has clearly been achieved. According to the Townscape Survey there is no new development.

c) Ensure the use of signage, landscaping and street furniture is compatible with the character of the individual building and of Market Square in general.

The third objective, to ensure the use of signage, landscaping and street furniture is compatible with the general character of the district appears to have been achieved. The Townscape Survey demonstrates high scores for the quality of the public space along the streetscape. Floorscape quality (pavement), for example received a high score of 4.5 out of 5, indicating the district's commitment to a high standard of streetscape maintenance. Categories such as signage and street furniture quality also received high scores.

The one area which the score is lower is in the category of is advertising in keeping maintained by individual proprietors. The quality of advertising is by no means poor, having received a 3.6 out of 5, however, it is lower than the publicly maintained streetscape. This indicates that the privately maintained features are not as strong or compatible with the character of the district as the public features.



Figure 3: An example of the high quality of facade maintenance in Market Square



Figure 4: An example of the cobblestone pavement reminiscent of the heritage character of the area

d) Ensure that land uses are compatible with the role of the Market Square as a commercial area.

The fourth objective, to ensure land uses are compatible with the district's role as a commercial area and with existing heritage structures has clearly been achieved. The land use maps show that current uses are compatible with the commercial role of the square and provide a variety of businesses the public would use. These uses include public buildings, eating and drinking establishments, service providers, retail stores and offices, however, there are several vacant properties. Traditional uses of the Market in the summer and skating rink in the winter are also maintained.



Figure 5: An example of the continuation of the traditional market use

4.2 Are people content?

Two questions in the resident surveys addressed people's contentment with living or conducting business in the district. Only three residents were able to respond to the initial question that asked how they felt about the designation when it was put in place. The results from this question showed a mixture of responses with one positive, one neutral and one negative response. The second question provided more insight into how satisfied residents were to run a business in the district. Half of the respondents provided that they were very satisfied, two responded satisfied and one stated a neutral response.

4.3 Is it difficult to make alterations?

Of the six residents surveyed only five said they made applications for alterations, two of which took one to three months to get approval, one of which took less than one month and two of which could not recall. If conclusions can be drawn from the residents' surveys the process does not seem too lengthy.

Records from the City provide little insight as to the accuracy of the residents surveys. It is imperative that the city develop and maintain a tracking method of applications for building alterations that records how long the process takes.

4.4 Have property values been impacted?

According to the resident surveys two responded that they thought their property had resulted in an increase in value as a result of the designation. Two respondents indicated that they did not think the designation had any effect on the value of their property and the remaining two respondents did not know. No one thought the designation had lowered the value of their property.

A second question asked residents if they thought the designation would affect their ability to sell the property. Half of the respondents indicated that they did not think the designation would affect their ability to sell the property in the future. Two respondents indicated that they did think the designation would affect their ability to sell the property, one thought it would be harder to sell, the other easier. One resident concluded that the designation might affect their ability to sell their property. The data from GeoWarehouse™ indicated that none of the 19 properties had sales histories.

4.5 What are the key issues in the district?

One issue evident in the Townscape Survey is the number of vacant buildings. Three out of 19 properties appeared to be vacant. This might not be a pressing concern for some districts; however, Market Square is located in the heart of downtown Kingston. It is odd to see such a high percentage (16%) of vacant buildings in what otherwise appears to be a thriving downtown.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - to ensure alterations, additions and renovations are compatible with the character of the district
 - to ensure that new building are compatible with the character of the district
 - to ensure that signage, landscaping and street furniture is compatible with the character of the district
 - to ensure that land uses are compatible with the heritage and commercial character of the district
- Those surveyed seemed to be moderately satisfied with running a business in this district
- Those surveyed did not consider the applications for alterations process too complicated or lengthy
- District has a high proportion of vacant properties given its location in a thriving downtown core

Overall, Market Square Heritage Conservation District has been a successful planning initiative.

5.2 Recommendations

The following aspects of the district are areas for improvement:

- Create an education guide for property owners to ensure they understand their role in the success of the district
- Track alteration requests in a comprehensive and easily accessible manner

Appendices

Appendix A

Tabular Results of Resident Surveys

Heritage Conservation District Name: Market Square (Kingston)

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	2	4	0
Percentage	33.33	66.67	0.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	6	0
Percentage	100.00	0.00

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

Responses

	Before	After
Counts	3	3
Percentage	50.00	50.00

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

Responses

Positive	1
Negative	1
Neutral	1
Mixed Feelings	0

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

Responses

	Yes	No
Counts	1	1
Percentage	50.00	50.00

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

Responses

Preserve	1
Restrict	1
Guidelines	0
Committee	1
Little understanding	3

Note: Residents could provide more than one response to question 6

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

Responses

	Yes	No
Counts	5	1
Percentage	83.33	16.67

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

Responses

	Yes	No
Counts	5	0
Percentage	100.00	0.00

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

Responses

Over 5 months	0
4 to 5 months	0
1 to 3 months	2
Less than 1 month	1
Do not know	2

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	4.33	3	2	1	0	0	0
Percentage		50.00	33.33	16.67	0.00	0.00	0.00

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	3.50	0	2	2	0	0	2
Percentage		0.00	50.00	50.00	0.00	0.00	33.33

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

Responses

No	3
Yes	0
Yes, easier	1
Yes, harder	1
Don't know	0
Maybe	1

13. Comments

Additional Comments: need money to restore and repair properties (1)

Total Population	16
Participants	6
Participation Rate	37.5

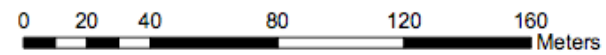
Appendix B
Land Use Maps

Ground Level Land Use in Market Square Heritage Conservation District, Kingston



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 - DS)	Warehouse / Storage
Leisure	Retail	



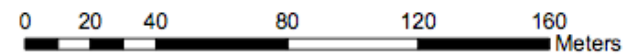
Author: Heritage Resources Centre
 April 3, 2009
 Data providers: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_18N

Second Floor Land Use in Market Square Heritage Conservation District, Kingston



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 - DS)	Warehouse / Storage
Leisure	Retail	



Author: Heritage Resources Centre
 April 3, 2009
 Data providers: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_18N





Appendix C

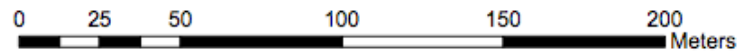
Map of Views

Views in Market Square Heritage Conservation District, Kingston



Legend

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



Author: Heritage Resources Centre
April 3, 2009
Data providers: Teranet Inc.
Coordinate system: NAD_1983_UTM_Zone_18N



Appendix D
Photographs of Views



View 1



View 2



View 3



View 4



View 5

Appendix E

Townscape Evaluation Pro Forma

Heritage Conservation District Townscape Summary

Name of District: Market Square HCD

Date: March 18, 2009

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	22	25	88.00	4.4
A2-Cleanliness	18.5	25	74.00	3.7
A3-Coherence	23.5	25	94.00	4.7
A4-Edgefeature Quality	20.5	25	82.00	4.1
A5-Floorscape Quality	22.5	25	90.00	4.5
A6-Legibility	20	25	80.00	4.0
A7-Sense of Threat	20.5	25	82.00	4.1
A8-Personal Safety: Traffic	20	25	80.00	4.0
A9-Planting: Public	0	0	n/a	n/a
A10-Vitality	19.5	25	78.00	3.9
A11- Appropriate Resting Places	21	25	84.00	4.2
A12-Signage	20	25	80.00	4.0
A13-Street Furniture Quality	23	25	92.00	4.6
A14-Traffic Flow Appropriateness	20	25	80.00	4.0
SUM A	271	325	83.38	4.2

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	14.5	20	72.50	3.6
B16-Dereliction, Absence of	22.5	25	90.00	4.5
B17-Detailing, Maintenance	21.5	25	86.00	4.3
B18-Facade Quality	23.5	25	94.00	4.7
B19-Planting: Private	0	0	n/a	n/a
SUM B	82	95	86.32	4.3

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	22	25	88.00	4.4
C21-Historic Reference Seen	9.5	25	38.00	1.9
C22-Nomenclature/Place Reference	8	25	32.00	1.6
C23-Quality of Conservation Work	20.5	25	82.00	4.1
C24-Quality of New Development	0	0	n/a	n/a
C25-Historic Features, Maintained	21	25	84.00	4.2
SUM C	81	125	64.80	3.2

Impression Score				
Aggregate Score	434	545	79.633	4.0

Weather: Cold/cloudy

of views: 5

Appendix F

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Market Square Heritage Conservation District, City of Kingston
 Month(s) of Interviews: March 2009
 Number of People Interviewed: 1

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • n/a
2. How did the HCD come about?	<ul style="list-style-type: none"> • Market Square- MHC since 1985 (1)
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Tool for change management (1)
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Ontario Heritage act process and community engagement needs work (1) • Challenge- education is a serious problem (!) • People are not aware of the rules (1) • Lack of an understanding towards district plans (1) • Some people not interested will not take the time to educate themselves (1) • Have a lawyer interested in heritage which is a bonus (1)
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • n/a
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> • Developing new pamphlets for HCD (1) • Newsletter has not been sent out since 2007 (1) • MHC only meets once a month and addresses all issues at once (1)
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"> • Market Square- some absent owners (1) • Very dynamic space with many change over with new tenants (1) • Many are city owned (1) • Outdated city plan (1) • Barriefield- older district (1) • Planning on updating plans in two years (1) • Owners need to understand they have certain obligations – overcoming past history (1) • Problems with district plans (1) • Lack of guidance by province- conflicting legislation (for example – Accessibility and Heritage) (1)
8. What are similar non designated areas?	<ul style="list-style-type: none"> • Sydenham Ward- it is down town (1) • St Lawrence Ward (1) • West brooke (1)
9. Other comments	<ul style="list-style-type: none"> • none

Appendix G

Requests for Alterations

Market Square - Alteration Requests
1998-2009

Date Submitted	Date Approved	Type
1998-04-27	Unknown	Acrylic mural painting on west facing wall.
1998-02-17	Unknown	Installation of a sign on the Market Street side.
1998-04-27	Unknown	Installation of a new fire escape
1998-07-23	Unknown	Reconstruction of the third floor dormer
2000-03-03	Unknown	Replace doors and windows
2000-05-31	Unknown	Unknown
2000-10-11	Unknown	Recoating of metal roof
2005-06	Unknown	Unknown
2006-02	Unknown	Unknown
2007-04	Unknown	Patio Awning
2007-04	Unknown	Patio
2007-04	Unknown	Patio
2008-12	Unknown	Unknown
2008-04	Unknown	Awning and railings for patio sitting
2008-05	Unknown	Sign
2008-06	Unknown	Roof and dormers
2008-07	Unknown	Brickwork on facade
2008-12	Unknown	Widening of fire escape

