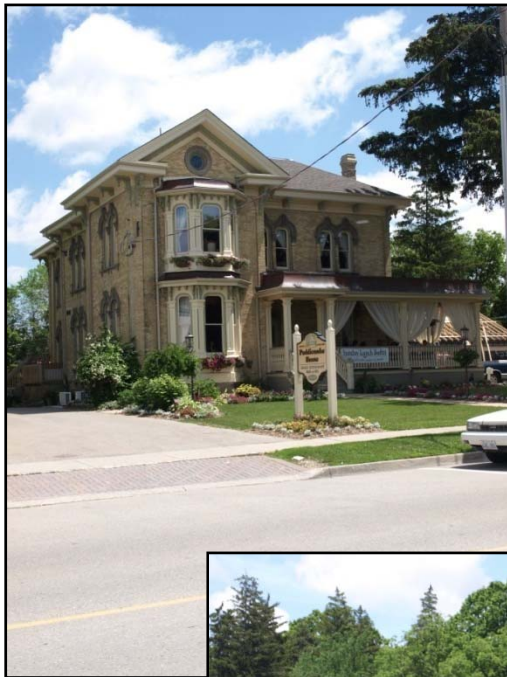


# Heritage Districts Work!

Heritage Conservation District Study  
New Hamburg - Township of Wilmot  
2009



THE ONTARIO  
TRILLIUM  
FOUNDATION



LA FONDATION  
TRILLIUM  
DE L'ONTARIO



# 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

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: Marg Rowell, John Arndt, Kae Elgie, Philippe Elsworthy, Tracy Loch and Harold O’Krafka.

**Thanks!**



# New Hamburg 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 allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

## Background of New Hamburg Heritage Conservation District

- Located in the Township of Wilmot
- The district consists of 31 properties that are predominantly commercial and institutional buildings as well as a portion of the Nith River flood plain
- The district was designated in 1992
- The plan was written by Project Planning Limited

## Study Approach

- Resident surveys were conducted door to door by volunteers from the North Waterloo Branch of the Architectural Conservancy of Ontario
- Land use mapping and a streetscape evaluation were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- A key stakeholder was interviewed
- Data on requests for alterations was collected

## Analysis of Key Findings

- The following objectives of the district plan have been met:
  - to attract more business investment and achieve better retail sales
  - to increase the value of the properties to increase the municipal tax base
  - to preserve, restore and generally improve the heritage resources
- The following objective of the district plan has been less successful:
  - to encourage compatible new development
- 58% of people are very satisfied or satisfied with owning property in the district
- Most applications for alterations were approved within two months
- Most (four of five) properties in the district had average or above sales history trajectories
- Residents have not embraced the idea of the Heritage Conservation District
- Overall, the New Hamburg Heritage Conservation District has been a successful planning initiative

## Recommendations

- Track alteration requests in a comprehensive and easily accessible manner
- Provide residents with more information about the benefits of the district
- Provide a seat on the Municipal Heritage Committee for a business owner from the district





# 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 New Hamburg 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- Real Estate Data
- G- Summary of Key Stakeholder Interview
- H- 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”<sup>1</sup>. 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”<sup>2</sup>.

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 objectives<sup>3</sup>.

## 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.

---

<sup>1</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>2</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>3</sup> 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 New Hamburg Heritage Conservation District

### 2.1 Description of the District

The New Hamburg Heritage Conservation District runs along Peel and Huron Street. The district consists of 31 properties that are predominantly commercial and institutional buildings. The district also includes a bridge and a portion of the Nith River flood plain

### 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](http://www.historicplaces.ca)) the cultural heritage value of New Hamburg is:

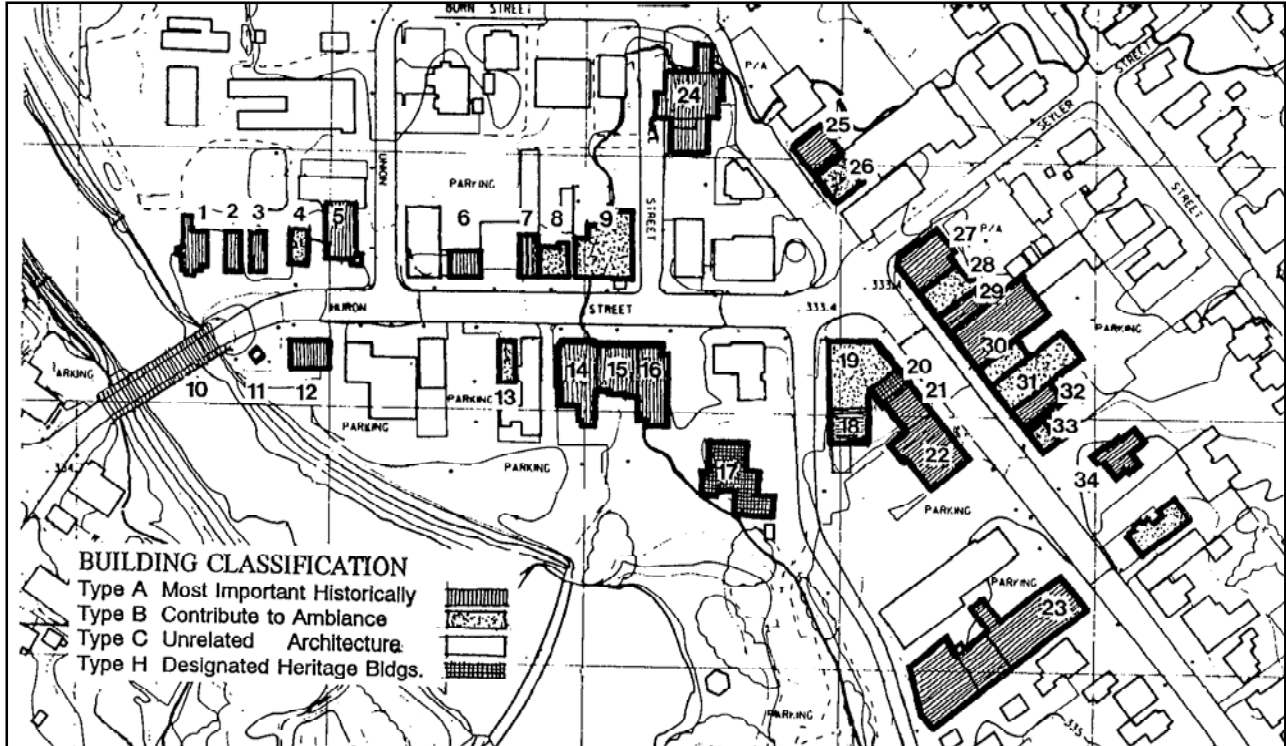
The New Hamburg Heritage Conservation District, the historic downtown core of the Village of New Hamburg, is an important reminder of the Village's development and history. Originally called Cassel, New Hamburg was renamed following an influx of German settlers, in the mid 19th century, who named it after a city in their home country. It was originally settled when mills were established along the River Nith, in the early 18th century, but underwent significant commercial and industrial development when the Grand Trunk Railway arrived in 1856.

The district has two distinct areas. The southwest area of the district, centred at the intersection of Huron and Peel Streets, consists of predominantly commercial and institutional buildings. North of the core is the flood plain of the River Nith.

Although most of the buildings in the New Hamburg Heritage Conservation District are of the Italianate style, the incorporation of a variety of architectural styles represents the social and economic cycles of New Hamburg's history. Late Gothic Revival, Second Empire, Edwardian, Quebec Classic Revival and Beaux Arts styles are each represented. These buildings not only blend with each other but create a harmonious rhythm and character. Common elements, representative of late 19th century commercial architecture, include a height of two to three storeys. The ground floor commercial store fronts have deep recesses and very large plate glass windows. The upper-storeys have smaller arched or rectangular windows and flat roofs. The residential areas feature frame and brick houses, built on medium sized lots, with mature trees.

Anchoring the district are two landmark structures, the B and W Mills and the Hartman Bridge. The B and W Mills are located along the River Nith. Although it was not built until 1905, it is located on the site of one of the earliest mills in New Hamburg and represents the reason for the original settlement of the Village. The Hartman Bridge, a fine example of a single-span Pratt truss designed bridge, spans the River Nith, connecting Huron Street with Waterloo Street. It and its predecessor have served as an important link, helping to make the core of the district a focal point and commercial centre, in the Township. The Hartman Bridge was built in 1939, during the Great Depression, on the site of the Village's original Hartman Bridge, which was named after a local merchant.

## 2.3 Location of the District



*Figure 2: Map of New Hamburg Heritage Conservation District*

## 2.4 Designation of the District

According to the stakeholder, the designation of New Hamburg was initiated by the Local Architectural Conservation Advisory Committee. The New Hamburg Heritage Conservation District is protected by By-law 92-90 which was passed on October 13, 1992.

The New Hamburg Heritage Conservation District Plan was prepared for the Township of Wilmot by Project Planning Limited. The plan contains sections on: the history of the area, an analysis of heritage buildings, legislation and policies, design guidelines and implementation.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the New Hamburg Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door to door by volunteers from the North Waterloo Branch of the Architectural Conservancy of Ontario. Twenty of 31 residents answered surveys, representing a 64.51 % response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of New Hamburg was conducted in July 2008. 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 New Hamburg (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 eight 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 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 range were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used real estate professionals.

Properties with more than one record of sale were plotted on graphs and compared with the average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the district. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each district unit sales record (see Appendix F)<sup>4</sup>. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-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 an 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, *etc.*).

### 3.4 Key Stakeholder Interviews

People of 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 for the New Hamburg Heritage Conservation District. This interview was conducted face-to-face. A summary of their responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

---

<sup>4</sup> The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a Heritage Conservation District. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest districts (201-600 properties) were obtained using every fiftieth district property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller districts with 1-10, 11-100 and 101-200 properties respectively.

### 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 New Hamburg Heritage Conservation District, the information about the number of applications for alterations and their time for approval were available in the building files at the Township. This list includes requests for alterations from 1997 until 2009. The list was produced by manually going through the building files at the Township of Wilmot. 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 1992, the goals of the district fall into three categories:

*a) Preserve, restore and generally improve the heritage resources*

The objective to preserve, restore and improve the heritage resources appears to have been met. Drawing on measures collected in the Townscape Survey, conserved elements evident, quality of conservation work, and facade quality all scored moderately. This means that visually the area is has been modestly maintained and historic elements and buildings have been conserved. High scores in the categories of absence of dereliction also contribute to the visual confirmation that buildings have been modestly maintained.

The one area which the score is low is in the categories of quality of new development and coherence. These low scores and the corresponding pictures show that there are some newer structures in the district that are not compatible and they have negatively affected the coherence of the streetscape. The pictures of views in the district show what appears to be some questionable structures, both in material used and the building placement on its site (see Figure 3). While these buildings may have been constructed prior to the designation of the district they demonstrate the need to control new construction.



*Figure 3: An example of buildings that are not compatible*

*b) Increase the value of the properties to increase the municipal tax base*

The information gathered on real estate values indicates that two of the five properties with sales records had higher than average value increases. An additional two properties preformed at the local average and one property preformed below average. This means that the Township of Wilmot has maintained their property tax revenues.

*c) Attract more business investment and achieve better retail sales*

The objective to attract more business investment and achieve better retail sales has been met. Based on the current land use maps there is a high level of occupancy in the district. The maps also indicate a diversity of business including eating and drinking establishments, offices, services and places for recreation. This paints a picture of a vibrant business centre. High scores in the categories of cleanliness and traffic flow and a low sense of threat contribute to creating a pleasant retail environment.



*Figure 4: An example of a clean and safe retail environment*

### 4.2 Are people content?

Two questions in the resident survey addressed people's contentment with owning property in the district. At the time of designation, most people (seven of nine) felt negative or ambivalent about the designation. There

was resistance to the idea of the district from the start. Now about 58% of people are satisfied or very satisfied with owning property in the district. However, two people expressed dissatisfaction, and a quarter of people, or 27% are still ambivalent about the district. These numbers show that there has been some movement towards the acceptance of the district, but many people are still uneasy about its designation. Three of 18 people did not know there was a district designation. Furthermore, most people (10 of 19) cited restrictions as their understanding of the district and five more people said they had little understanding of the way the district works. Clearly, there is both a lack of acceptance for the district, as well as a lack of understanding about its processes.

#### 4.3 Is it difficult to make alterations?

Of the residents surveyed seven people said they had made applications for alterations. Six of these applications were approved and all were approved within one to three months. The records from the Township of Wilmot show a similar trend. In the past twelve years there have been 11 requests for alterations. Almost all (10 of 11) were approved within two months (see Figure 5). Clearly, the processes for completing alterations to buildings in New Hamburg are neither difficult nor lengthy.

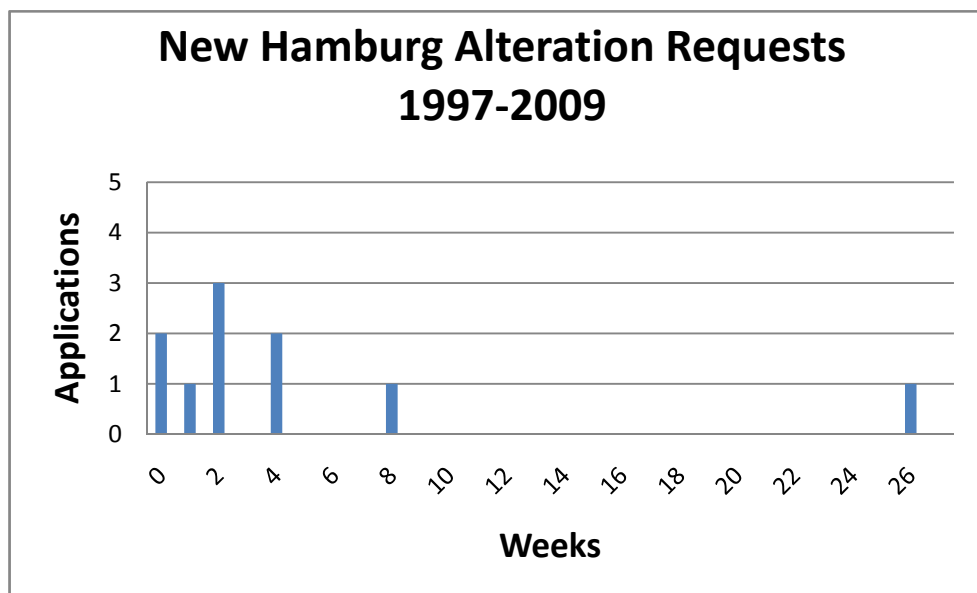


Figure 5: Alteration Requests for New Hamburg from 1997 until 2009

#### 4.4 Have property values been impacted?

According to the resident surveys over one quarter of the people (36%) think that the designation will lower the value of their property, but this is not borne out by the data.

The data from GeoWarehouse™ indicated that five of 31 properties had sales histories. Of these five properties two had above average sales value increases. Two properties had average sales history trajectories and one preformed below average.

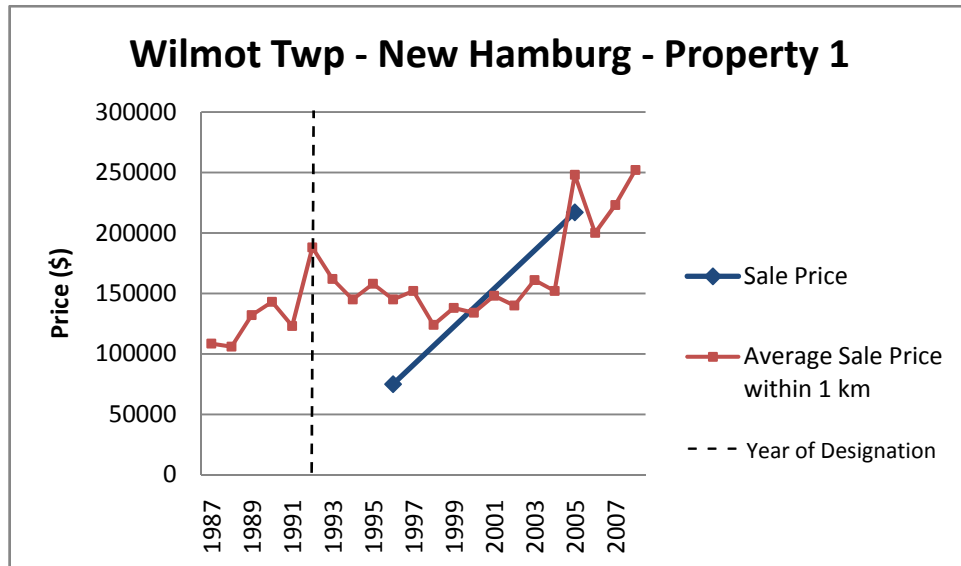


Figure 6: Above Average Sale History Trajectory

#### 4.5 What are the key issues in the district?

*a) Have not embraced the idea of the district*

People who work and own businesses in the district have not bought into the idea of the area as a Heritage Conservation District. There is still ambivalence and resistance to the district concept. There are several comments from the resident surveys that indicate further resistance to the district including: “interferes with the function of the building”, “onerous as a business owner”, “another level of bureaucracy” and “as long as they leave me alone I am fine”. Another factor in the resistance could be a result of the district not being represented on the Municipal Heritage Committee. This resistance could account for the modest scores in the areas of heritage conservation and maintenance.



## 5.0 Conclusions

### 5.1 Conclusions

- The following objectives of the district plan have been met:
  - to attract more business investment and achieve better retail sales
  - to increase the value of the properties to increase the municipal tax base
  - to preserve, restore and generally improve the heritage resources
- The following objective of the district plan has been less successful:
  - to encourage compatible new development
- 58% of people are very satisfied or satisfied with owning property in the district
- Most applications for alterations were approved within two months
- Most (four of five) properties in the district had average or above sales history trajectories
- Residents have not embraced the idea of the Heritage Conservation District

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

### 5.2 Recommendations

The following aspects of the district are areas for improvement:

- Track alteration requests in a comprehensive and easily accessible manner
- Provide residents with more information about the benefits of the district
- Provide a seat on the Municipal Heritage Committee for a business owner from the district



# Appendices





# Appendix A

## Tabular Results of Resident Surveys



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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	11	7	2
Percentage	55.00	35.00	10.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	15	3
Percentage	83.33	16.67

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

Responses

	Before	After
Counts	9	8
Percentage	52.94	47.06

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

Responses

Positive	2
Negative	3
Neutral	4
Mixed Feelings	0

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

Responses

	Yes	No
Counts	0	4
Percentage	0.00	100.00

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

Responses

Preserve	8
Restrict	10
Committee	0
Guidelines	2
Do not know	5

*Note: Residents could provide more than one answer to question 6*

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

Responses

	Yes	No
Counts	7	9
Percentage	43.75	56.25

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

Responses

	Yes	No
Counts	6	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	0
Not long	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	3.76	6	4	5	1	1	2
Percentage		35.29	23.53	29.41	5.88	5.88	10.53

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	2.90	1	3	3	4	0	8
Percentage		5.26	27.27	27.27	36.36	0.00	42.11

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

Responses

No	3
Yes	1
Yes, easier	0
Yes, harder	0
Don't know	2
Maybe	10

13. Comments

**Additional Comments:** It should be up to the individual owner on how to treat their building (3), tourist like historic buildings (2), would like more information about the HCD (3), another level of bureaucracy (1), as long as they leave me alone I am fine (1), big heart thinks we should have it but it is onerous as a business owner (1), delays and frustration (1), repairs cost more (1), interferes with the function of the building (1)

Total Population	31
Participants	20
Participation Rate	64.52



Appendix B  
Land Use Maps





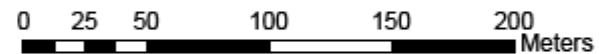


## 2nd Floor Land Use in New Hamburg Heritage Conservation District



### 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  
 December 1, 2008  
 Data providers: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

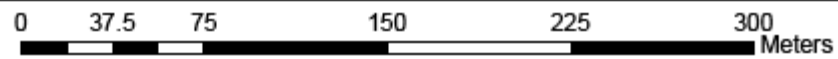
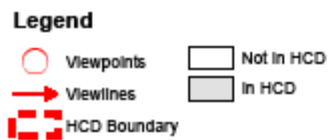


## Appendix C

### Map of View



## Views in New Hamburg Heritage Conservation District



Author: Heritage Resources Centre  
 December 1, 2008  
 Data providers: 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

## Appendix E

### Townscape Evaluation Pro Forma



## Heritage Conservation District Townscape Summary

**Name of District:** New Hamburg

**Date:** July 9, 2008

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	29.5	40	73.75	3.7
A2-Cleanliness	33	40	82.50	4.1
A3-Coherence	23.5	40	58.75	2.9
A4-Edgefeature Quality	28.5	40	71.25	3.6
A5-Floorscape Quality	24	40	60.00	3.0
A6-Legibility	30	40	75.00	3.8
A7-Sense of Threat	29	40	72.50	3.6
A8-Personal Safety: Traffic	23.5	35	67.14	3.4
A9-Planting: Public	25.5	35	72.86	3.6
A10-Vitality	28.5	40	71.25	3.6
A11- Appropriate Resting Places	30	40	75.00	3.8
A12-Signage	23.5	35	67.14	3.4
A13-Street Furniture Quality	24	40	60.00	3.0
A14-Traffic Flow. Appropriateness	28	35	80.00	4.0
<b>SUM A</b>	380.5	540	70.46	3.5

<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	19.5	35	55.71	2.8
B16-Dereliction, Absence of	31	40	77.50	3.9
B17-Detailing, Maintenance	27.5	40	68.75	3.4
B18-Facade Quality	24.5	40	61.25	3.1
B 19-Planting: Private	27	35	77.14	3.9
<b>SUM B</b>	129.5	190	68.16	3.4

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	26.5	40	66.25	3.3
C21-Historic Reference Seen	19	35	54.29	2.7
C22-Nomenclature/Place Reference	15.5	35	44.29	2.2
C23-Quality of Conservation Work	24	40	60.00	3.0
C24-Quality of New Development	12	35	34.29	1.7
C25-Historic Features, Maintained	27	40	67.50	3.4
<b>SUM C</b>	124	225	55.11	2.8

<b>Impression Score</b>				
<b>Aggregate Score</b>	634	955	66.39	3.3

**Weather:** Overcast then sunny

**# Of Views:** 8



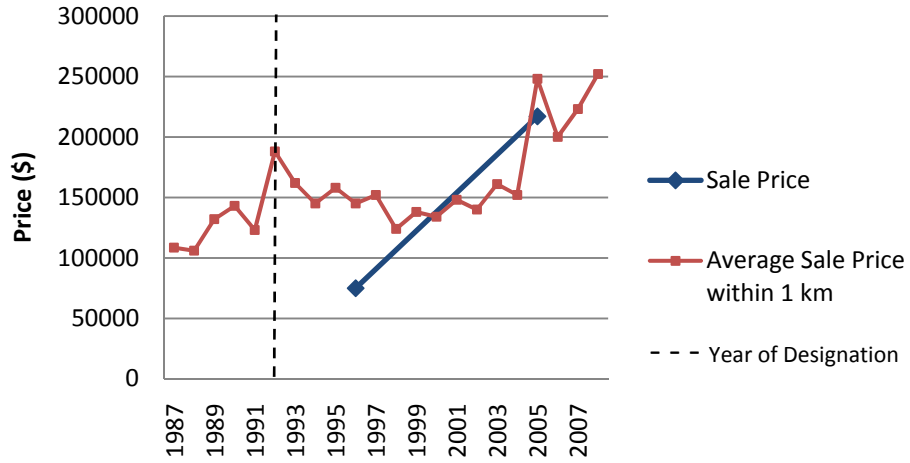
# Appendix F

## Real Estate Data

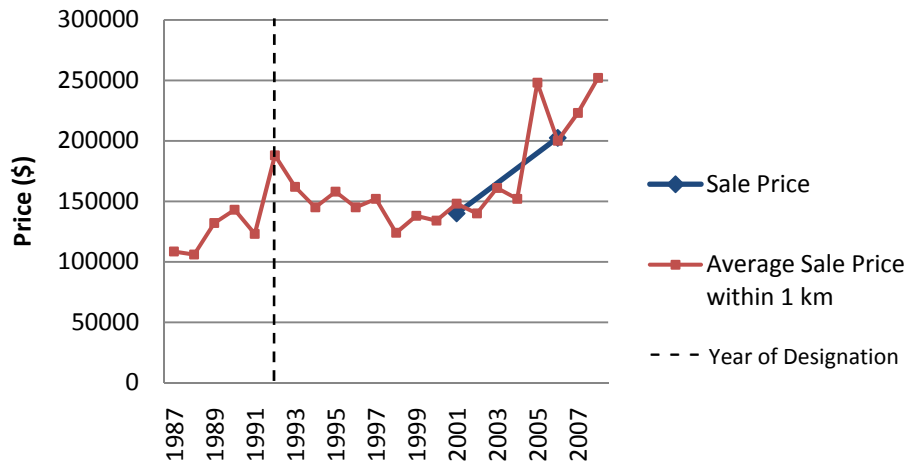




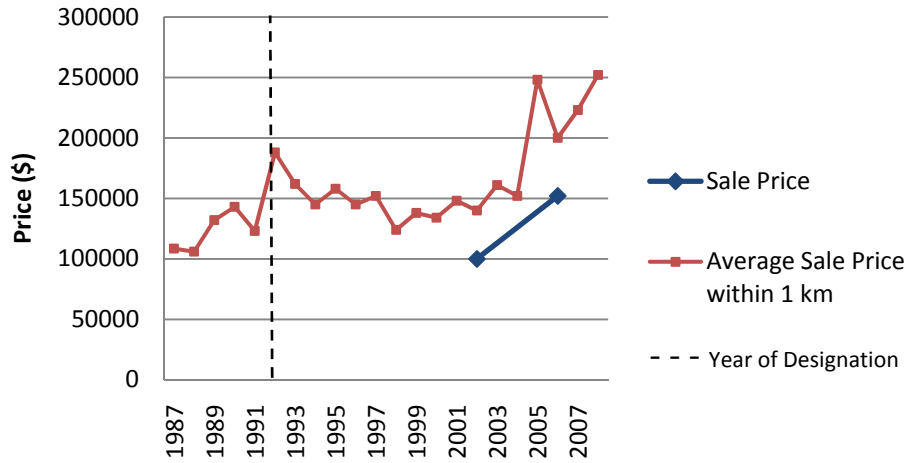
### Wilmot Twp - New Hamburg - Property 1



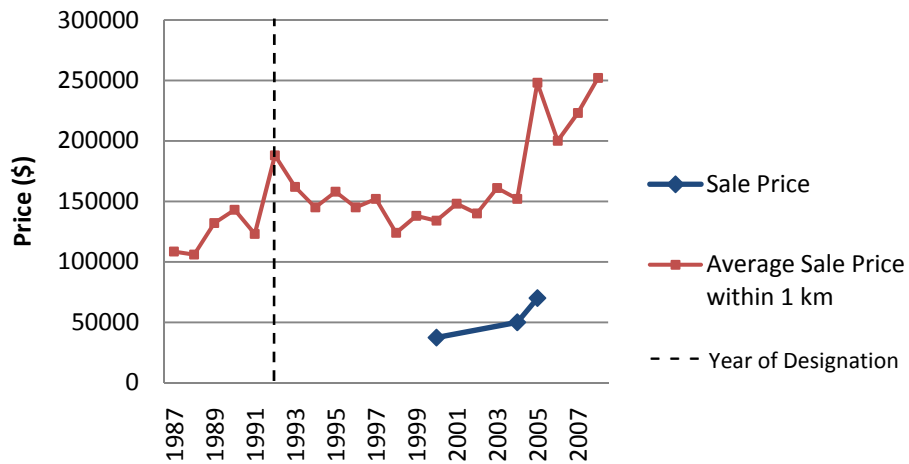
### Wilmot Twp - New Hamburg - Property 2



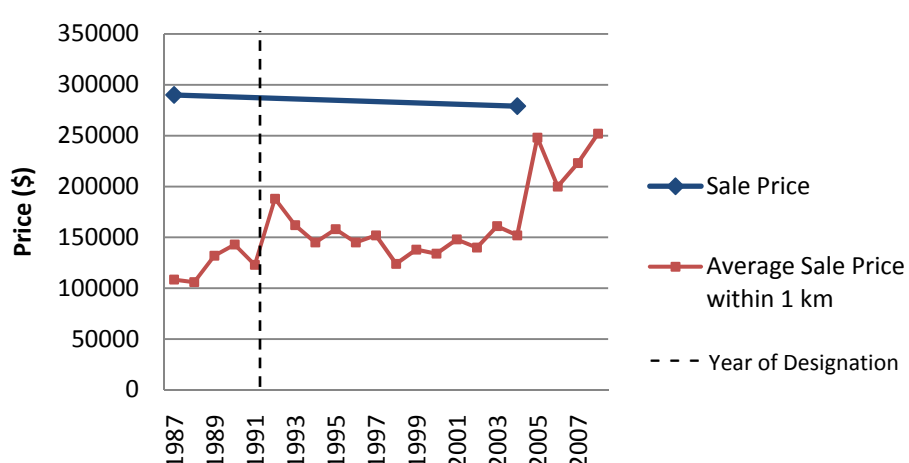
### Wilmot Twp - New Hamburg - Property 3



### Wilmot Twp - New Hamburg - Property 4



### Wilmot Twp - New Hamburg - Property 5



## Appendix G

### Summary of Key Stakeholder Interviews



Heritage Conservation District Name: New Hamburg Heritage Conservation District, Township of Wilmot  
 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"> <li>• n/a</li> </ul>
2. How did the HCD come about?	<ul style="list-style-type: none"> <li>• Initiative by LACAC, with one specific champion (1)</li> <li>• Council at the time had several heritage enthusiasts so they were welcoming of the designation (1)</li> <li>• Funding was available from the province so businesses were supportive (1)</li> </ul>
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> <li>• Mixed acceptance (1)</li> <li>• There are some business owners who would protect their building regardless of the designation or funding (1)</li> <li>• Some owners were opposed when funding was available and now are even less supportive (1)</li> <li>• One person declared that no one will tell me what colour to paint my building (1)</li> <li>• People that live outside the core think it is a good thing (1)</li> </ul>
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> <li>• Heritage Wilmot – make up has changed, was filled with more purists before (1)               <ul style="list-style-type: none"> <li>- Volunteers – might not take stand in enforcing</li> <li>- None of them own buildings in the downtown core</li> </ul> </li> <li>• Do not think it has worked at all. People who have restored their buildings did it because they wanted to. (1)</li> </ul>
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> <li>• Planning Staff review based on guidelines (1)</li> <li>• Circulate to Heritage Wilmot (1)</li> <li>• Staff make the decision, if it is very different from Heritage committee then it goes to council (1)</li> </ul>
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> <li>• Nothing (1)</li> <li>• Used to provide a compliance letter to each new person (1)</li> </ul>
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"> <li>• Balancing heritage and the economics of a small town commercial core (1)               <ul style="list-style-type: none"> <li>e.g. Backlight sign- signs are temporary and this store built an addition that was compatible, 100 years ago people would have used these signs if they were available. We should be more concerned with the structure than the temporary signs.</li> <li>e.g. Curved vs. Flat Mansard Roof- additional cost for curved, which also posed a risk of icicles</li> <li>e.g. loading dock – reality of construction techniques and requirements is that you cannot have an “historical” brick loading dock. The extra cost would have caused the business to close. More important to see the business there, being used for the same thing it was used for 100 years ago</li> <li>e.g. Restoring one building to apartments and more original look- people complaining about parking issues</li> </ul> </li> </ul>

	<ul style="list-style-type: none"><li>• Need political will, right now business decisions (1)</li></ul>
<b>9. Other comments</b>	<ul style="list-style-type: none"><li>• People ask "Why can't I make my building better than it looked historically?" (1)</li><li>• Fountain was controversial because it used to be a wading pool – wanted to keep post office to keep people coming to the core. Gave the post office the land and they built the fountain. (1)</li><li>• Manufacture heritage – e.g. lights should be wood, are concrete with place to hang banners (1)</li><li>• Province screwed up when they took away the funding (1)</li></ul>

# Appendix H

## Requests for Alterations





## New Hamburg HCD Requests for Alterations

1997-2009

Application	Date Submitted	Date Approved	Time Frame (Weeks)	Alteration
1	March 18, 2002	August 26, 2002	17	Addition
2	February 3, 2005	March 31, 2005	8	Constructing over the existing lean to- add a second storey
3	October 23, 1998	October 23, 1998	0	Renovations to the deck on the 3rd floor
4	September 11, 2003	October 7, 2003	4	Mansard Roof Renovations
5	April 19, 2005	April 26, 2005	1	Signage
6	May 13, 1997	May 13, 1997	0	Siding
7	January 15, 2002	June 25, 2002	26	New Fire Escape
8	October 28, 2002	November 11, 2002	2	Paint Colour
9	August 27, 2001	September 10, 2001	2	Sign without permission
10	May 16, 2006	May 31, 2006	2	Addition of covered porch
11	January 31, 2006	February 24, 2006	4	Renovations

