

Heritage Districts Work!

Heritage Conservation District Study
Queen Street - City of St. Catharines

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

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: Robin McPherson, Brian Narhi, Heather Foss, Kevin Blozowski and Paul Chapman.

Thanks!

Queen Street 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 Queen Street Heritage Conservation District

- Located in the City of St. Catharines
- Consists of 34 residential properties, a school and a large park
- The district was designated in 1991
- The Plan was written by David Cuming and Associates, Unterman McPhail Heritage Resource Consultants and Wendy Shearer Landscape Architect Limited.

Study Approach

- Resident surveys were conducted door to door by members of the Municipal Heritage Committee
- Land use mapping and a streetscape evaluation were 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 ongoing maintenance and repair of individual buildings
 - to maintain and protect the urban landscape including trees and grass boulevards
 - to maintain a stable residential environment
 - to ensure compatible development
- 100% of the people surveyed are very satisfied or satisfied with living in the district
- Most properties (eight of nine) in the district had above average sales history trajectories
- Properties in the district showed resistance to real estate downturns
- Events in Montebello Park cause noise and traffic
- The district could be expanded
- Young people serve on the Municipal Heritage Committee
- Overall, the Queen Street Heritage Conservation District has been a successful planning initiative

Recommendations

- Track alteration requests in a comprehensive and easily accessible manner
- Provide an opportunity for the community to meet to address the use of Montebello Park
- Consider expanding the area

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 Queen Street 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 Interviews

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 Queen Street Heritage Conservation District

2.1 Description of the District

The Queen Street Heritage Conservation District runs along Queen and Midland Streets in the City of St. Catharines. The district consists of 34 residential properties, a school and a large park.

2.2 Cultural Heritage Value of the District

According to the Heritage Conservation District Plan the heritage value of the district is:

The historical development of the conservation district has significant association with the Merritt family. Influential in the economic growth of the Niagara peninsula and St. Catharines as a result of the construction of the First Welland Canal, the Merritt family were also prominent land owners.

Their estate on the fringe of emerging urban St. Catharines was by the 1860s an important developable parcel of land. The subdivision of the Merritt estate in 1868 and the creation of the Triangular Tract as a new residential area with a substantial open space known as Montebello Gardens (later to become a City owned park) immediately appeared to be an attractive residential district.

Queen Street flourished during this era and by the 1870s was a well established residential street. Montebello Park witnessed the construction of a large pavilion on its ground later to be followed by a smaller bandstand. Residential construction along the park's borders also grew during the 1890s and by 1913 all lots on Midland Street had been built upon.

The occupants of these houses in the area were drawn from the middle classes with a variety of professions and merchants represented.

The majority of the houses on Queen Street are of frame construction clad either in wood or stucco, usually of one-and-a-half storeys in height. Predominant roofing material in the early 1900s appears to have been wooden shingles. Midland Street, in contrast, comprises mainly brick residents of two to two-and-a-half storeys in height.

Although there have been a variety of alterations and additions over the years the houses on Queen and Midland Streets represent an excellent array of nineteenth and early twentieth century architectural styles such as vernacular Gothic Revival, Italianate, American Four Square, Queen Anne and Tudor Revival.

The variety of building styles has resulted in a surprisingly rich streetscape. The generally uniform building height and setback has been complemented by an equally important and visually cohesive assembly of landscape features. Diverse species of mature street trees, wide grass boulevards, well kept lawns and foundation plantings enhance the setting of Queen Street and provide an important entrance into the area and to Montebello Park.⁴

⁴ Queen Street Heritage Conservation District Plan, David Cuming and Associates, Unterman McPhail Heritage Resource Consultants and Wendy Shearer Landscape Architect Limited,(1989), Pages 2-1 to 2-3

2.3 Location of the District

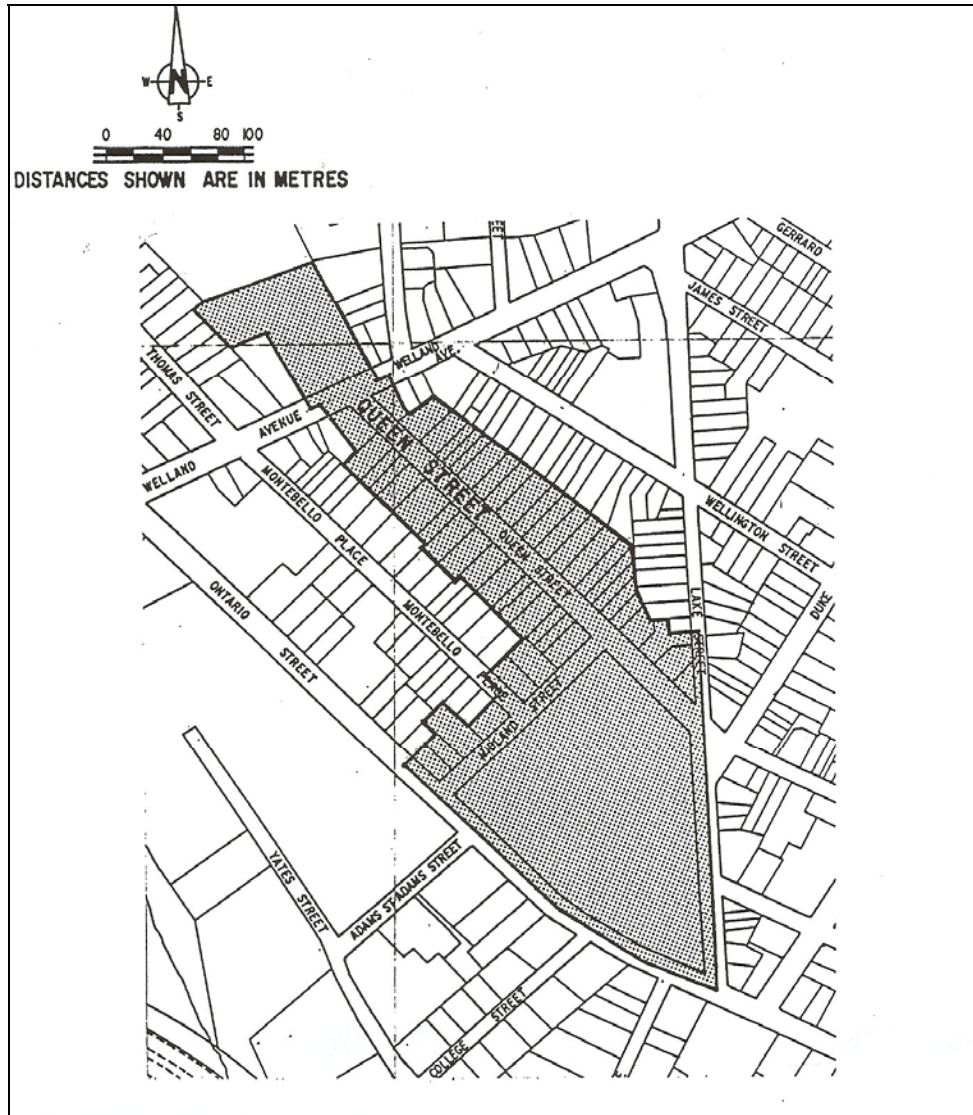


Figure 2: Map of Queen Street Heritage Conservation District

2.4 Designation of the District

According to the stakeholders, the designation of the Queen Street Heritage Conservation District was initiated by interested citizens from the street. The area originally had a local district advisory committee, but there was little work for them and the district is now the responsibility of the Municipal Heritage Committee. The Queen Street Heritage Conservation District is protected by By-law 91-129 which was passed on April 29, 1991 by the City of St. Catharines.

The Queen Street Heritage Conservation District Plan was prepared for the City of St. Catharines in 1989 by David Cuming and Associates, Unterman McPhail Heritage Resource Consultants and Wendy Shearer Landscape Architect Limited. The Heritage Conservation District Plan contains sections on: Heritage Conservation District designation, district planning, conservation policies and guidelines, planning policies and conservation guidelines, guidelines for alterations, landscape conservation, funding and implementation.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Queen Street 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 members of the St. Catharines Municipal Heritage Committee. Seventeen of 34 residents answered surveys, representing a 50% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Queen Street was conducted in November 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 Queen Street (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 six 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 by 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)⁵. 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. Three people were interviewed for the Queen Street Heritage Conservation District. All three interviews were conducted over the phone. Those interviewed included the staff advisor to the Municipal Heritage Committee, the chair of the Municipal Heritage Committee and the planner who oversaw the Heritage Conservation District designation. A summary of the responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

⁵ 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 Queen Street Heritage Conservation District, the information about the number of applications for alterations and their time for approval was not available.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

The Heritage Conservation District Plan, written in 1989, lists the following four objectives:

a) Encourage the ongoing maintenance and repair of individual buildings

The objective to encourage the ongoing maintenance and repair of individual buildings has been met. Drawing on measures collected in the Townscape Survey, conserved elements evident, quality of conservation work, and maintenance all scored well. This means that visually the area is has been well maintained and historic elements have been conserved. A high score in the category of absence of dereliction also contributes to the visual confirmation that buildings have been well maintained (see Figure 3).



Figure 3: An example of well maintained buildings

b) Maintain and protect the urban landscape including trees and grass boulevards

The second objective to maintain the urban landscape has been met. The categories of public and private planting scored very high. This means that the area's vegetation is well maintained. High scores in the categories of street furniture, edge feature quality and appropriate resting places contribute to the well maintained urban landscape of the area.

c) Maintain a stable residential environment

The third objective, to maintain a stable residential environment, has clearly been achieved. There has been no change in land use from the map created for the district plan (Section 2.3) and the current land use map (Appendix B). The area is completely residential, predominantly single family dwellings, with a school and a large park. In addition, there are only nine properties with sales records, of which only two have more than two sales.

d) Ensure compatible development

The objective to ensure compatible development has been achieved. According to the stakeholders, there is no room for infill and people are limited to additions. New development does not show up in the data collected in the Townscape Survey. Any additions that have been made are clearly not visible from the street and have not negatively impacted the character of the district (see Figure 4). The maintenance of the character of the district is emphasised by the high scores in the categories of coherence and facade quality.



Figure 4: View where additions have not negatively impacted the character of the district

4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. At the time of designation, only two of the residents surveyed lived in the area. They both felt positive about the designation. Now people are overwhelmingly satisfied. 11 of 16 people, or 69%, of people are very satisfied living in the district. An additional five people are satisfied. One hundred percent of the residents surveyed are satisfied or very satisfied. Two residents commented that they "love the street".

4.3 Is it difficult to make alterations?

Of the residents surveyed only four people said they had made a request for an alteration. All four applications were approved. The stakeholders stated that there have not been many applications. The most recent applications were for two rear additions. These additions have not negatively impacted the character of the district (see Figure 4).

4.4 Have property values been impacted?

According to the resident surveys most people, or 79%, think that their property values will increase due to the designation. The data from GeoWarehouse™ indicated the residents are right in their opinions. Nine of 34 properties in the district had sales histories. Of these nine properties eight had above average sales value increases. One property performed below average. Almost all the properties had an above average sale price which indicates the district is a better neighbourhood than its immediate surroundings.

Five of the properties show an interesting trend. They resisted the real estate market downturns. While other properties in the city were losing value, the properties in the district maintained their value.

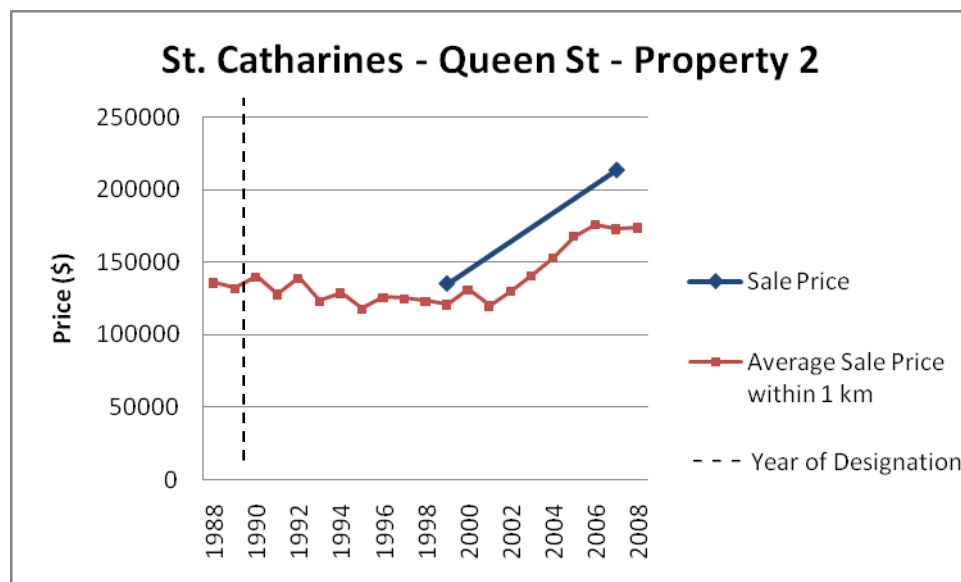


Figure 5: An above average sale history trajectory that also shows resistance to downturns

4.5 What are the key issues in the district?

a) Montebello Park

According to all three stakeholders Montebello Park in the district is one of the most important parks in the City of St. Catharines. However, it is a source of problems for the district. The park attracts people to the area as a venue for events such as the Niagara Wine Festival and many concerts. The stakeholders and one resident stated that the added noise and traffic from these events are troublesome for residents. In contrast, one of the residents said that they moved to the area because of the park. Clearly the community needs to come together to address the continued use of the park in a manner that is beneficial to everyone.

b) Expansion of the district

According to two of the 17 residents surveyed, the district should be expanded. The stakeholders identified nearby areas such as Montebello Street, which runs parallel to Queen Street, as similar to the district. Nearby Thomas Street and Elizabeth Street were also identified. These streets are a potential area for expansion. One of the City of St. Catharines' other districts, Yates Street Heritage Conservation District, is only a few blocks to the south. The two areas could be joined by expanding the Queen Street district.

c) Involving Young People

According to one of the stakeholders, the Municipal Heritage Committee is very knowledgeable. One reason for this knowledge is the involvement of students from the Willowbank School of Restoration Arts on the committee. The involvement of young people with specific knowledge of heritage conservation could account for some of the success within the district.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - to encourage the ongoing maintenance and repair of individual buildings
 - to maintain and protect the urban landscape including trees and grass boulevards
 - to maintain a stable residential environment
 - to ensure compatible development
- 100% of the people surveyed are very satisfied or satisfied with living in the district
- Most properties (eight of nine) in the district had above average sales history trajectories
- Properties in the district showed resistance to real estate downturns
- Events in Montebello Park cause noise and traffic
- The district could be expanded
- Young people serve on the Municipal Heritage Committee

Overall, the Queen Street 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 an opportunity for the community to meet to address the use of Montebello Park
- Consider expanding the area

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	13	0	4
Percentage	76.47	0.00	23.53

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	15	2
Percentage	88.24	11.76

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

Responses

	Before	After
Counts	2	14
Percentage	12.50	87.50

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

Responses

Positive	2
Negative	0
Neutral	0
Mixed Feelings	0

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

Responses

	Yes	No
Counts	2	12
Percentage	14.29	85.71

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

Responses

Preserve	8
Restrict	4
Guidelines	3
Committee	5
Character of the area	4

Additional Comments: protects trees (1), education (1), grants (1), do tours (1), concerns with the use of the park - disruptive at times of the year (1)

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

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

Responses

	Yes	No
Counts	4	11
Percentage	26.67	73.33

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

Responses

	Yes	No
Counts	4	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	0
Less than 1 month	1
Not long	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	4.69	11	5	0	0	0	0
Percentage		68.75	31.25	0.00	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	3.77	1	8	2	0	0	5
Percentage		6.25	72.73	18.18	0.00	0.00	31.25

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

Responses

No	7
Yes	1
Yes, easier	4
Yes, harder	1
Don't know	1
Maybe	1

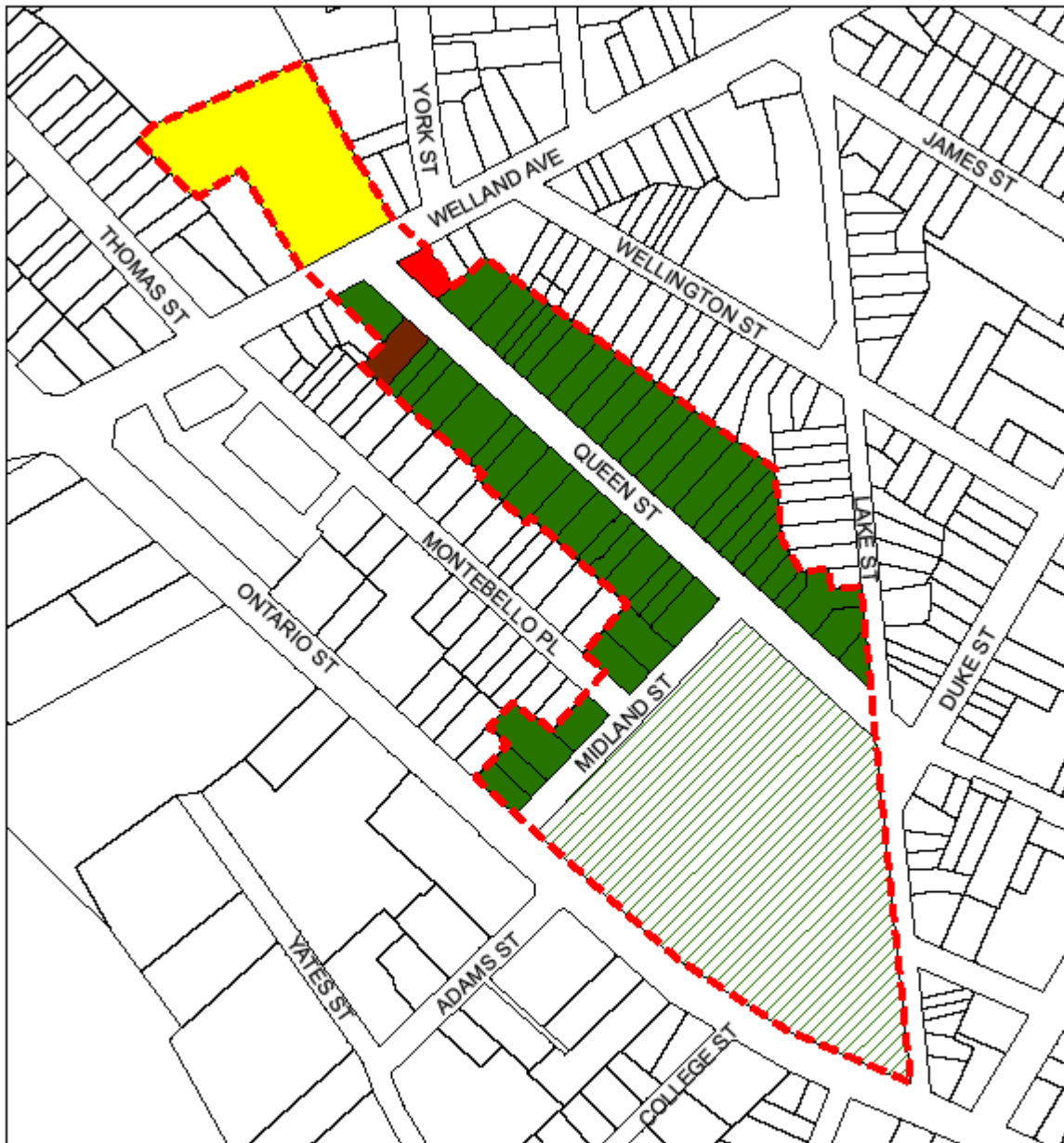
13. Comments

Additional Comments: need to extend the area (2), stop demolishing of buildings (1), city has no vision or plan for heritage (1), should have plaquing (1), love the street (2), traffic needs to slow down (1), moved here because of the park (1)

Total Population	34
Participants	17
Participation Rate	50

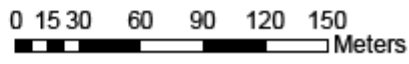
Appendix B
Land Use Maps

Ground Level Land Use in Queen Street Heritage Conservation District, St. Catharines



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	



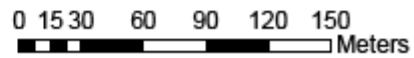
Author: Heritage Resources Centre
 April 15, 2009
 Data provider: Teranet Inc.
 Coordinate system: Teranet Lambert Conformal Conic

Second Floor Land Use in Queen Street Heritage Conservation District, St. Catharines



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 15, 2009
 Data provider: Teranet Inc.
 Coordinate system: Teranet Lambert Conformal Conic

Appendix C

Map of Views

Views in Queen Street Heritage Conservation District, St. Catharines



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

0 15 30 60 90 120 150
Meters

Author: Heritage Resources Centre
 April 15, 2009
 Data provider: Teranet Inc.
 Coordinate system: Teranet Lambert Conformal Conic



Appendix D
Photographs of Views



View 1



View 2



View 3



View 4



View 5



View 6

Appendix E

Townscape Evaluation Pro Forma

Copy and paste Townscape summary Heritage Conservation District Townscape Summary

Name of District: Queen St. HCD, St. Catharines

Date: November 20, 2008

A2-Cleanliness	20.5	30	68.33	3.4
A3-Coherence	22.5	30	75.00	3.8
A4-Edgefeature Quality	22	30	73.33	3.7
A5-Floorscape Quality	18	30	60.00	3.0
A6-Legibility	24	30	80.00	4.0
A7-Sense of Threat	19.5	30	65.00	3.3
A8-Personal Safety: Traffic	19	25	76.00	3.8
A9-Planting: Public	25	30	83.33	4.2
A10-Vitality	21	30	70.00	3.5
A11- Appropriate Resting Places	23	30	76.67	3.8
A12-Signage	12	15	80.00	4.0
A13-Street Furniture Quality	17.5	25	70.00	3.5
A14-Traffic Flow. Appropriateness	15	20	75.00	3.8
SUM A	283	385	73.51	3.7

Impression Score				
Aggregate Score	434	605	71.74	3.6

B16-Dereliction, Absence of	25.5	30	85.00	4.3
B17-Detailing, Maintenance	24.5	30	81.67	4.1
B18-Facade Quality	19	25	76.00	3.8
B19-Planting: Private	12.5	15	83.33	4.2
SUM B	84	105	80.00	4.0

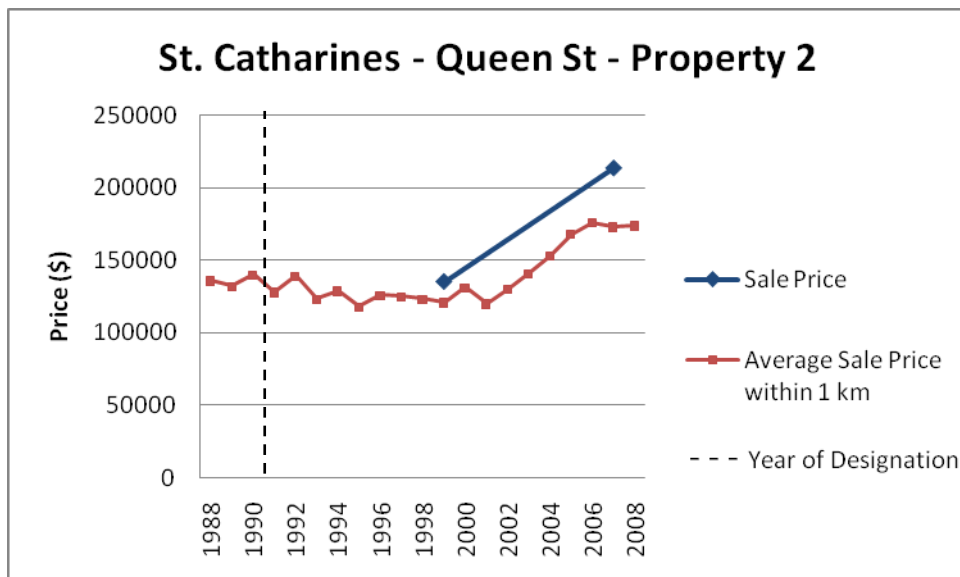
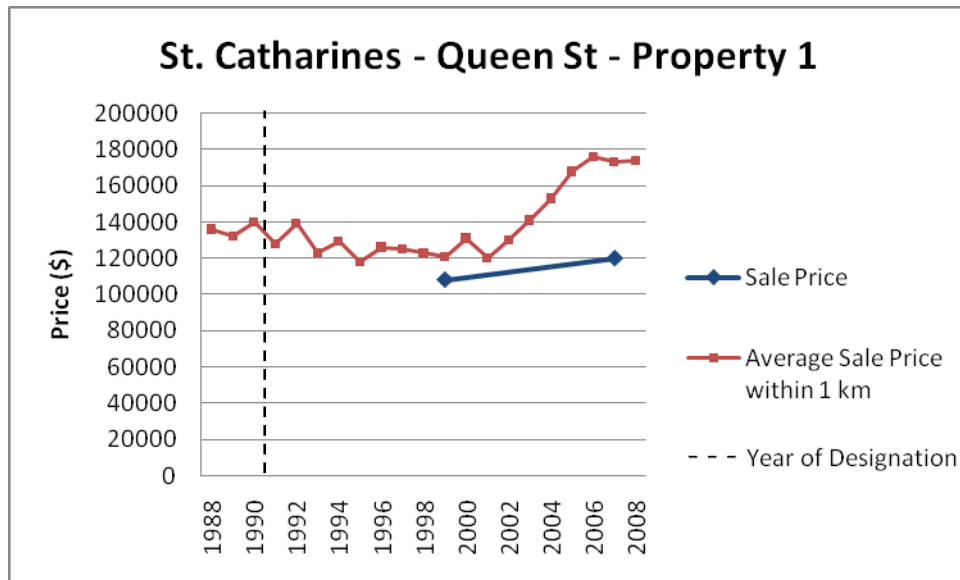
C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	19	25	76.00	3.8
C21-Historic Reference Seen	7.5	25	30.00	1.5
C22-Nomenclature/Place Reference	7.5	25	30.00	1.5
C23-Quality of Conservation Work	12	15	80.00	4.0
C24-Quality of New Development	0	0	n/a	n/a
C25-Historic Features, Maintained	21	25	84.00	4.2
SUM C	67	115	58.26	2.9

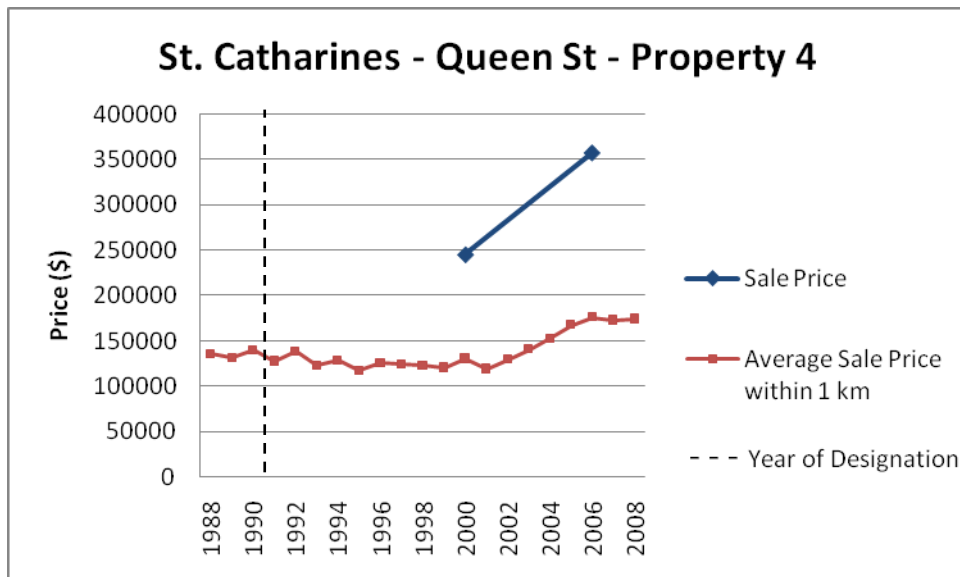
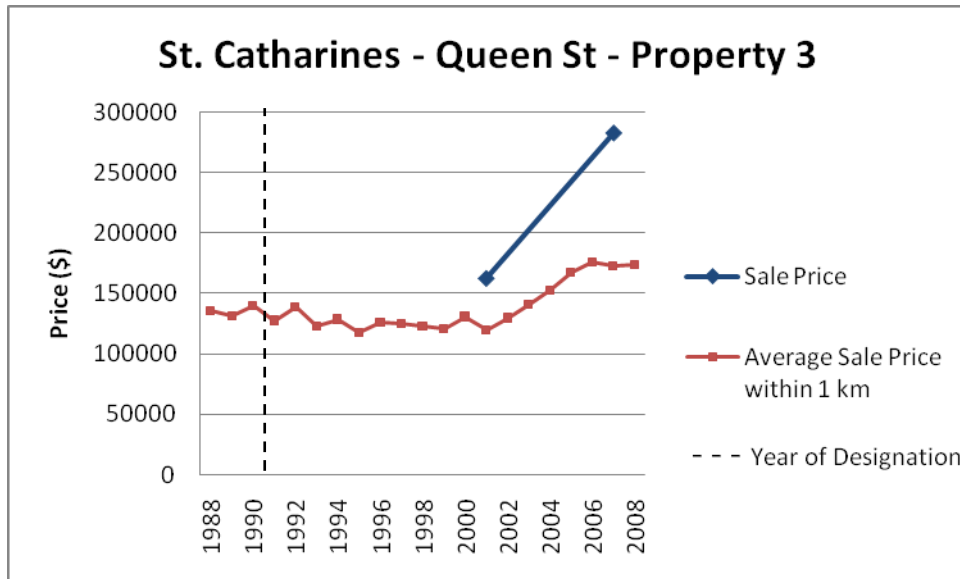
Weather: Cloudy, cold

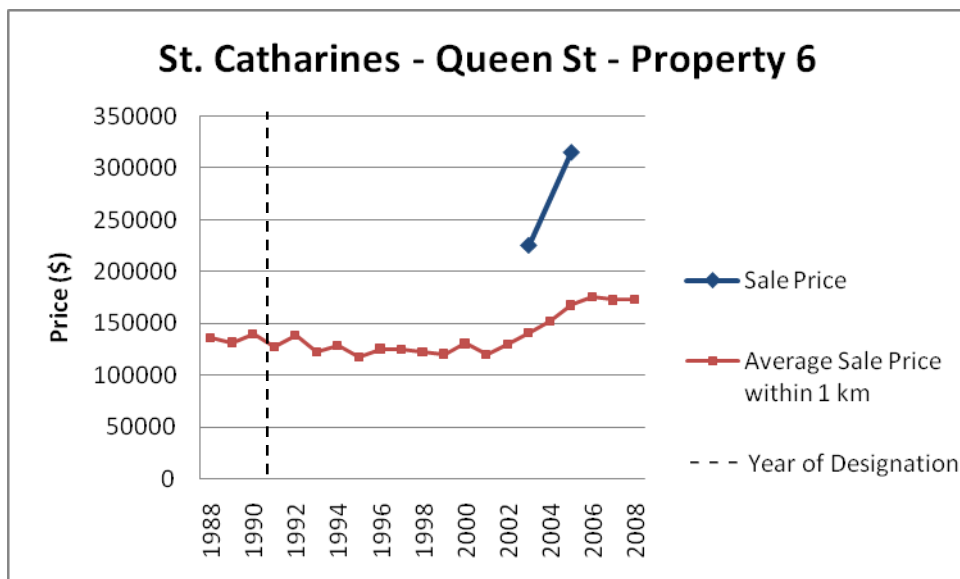
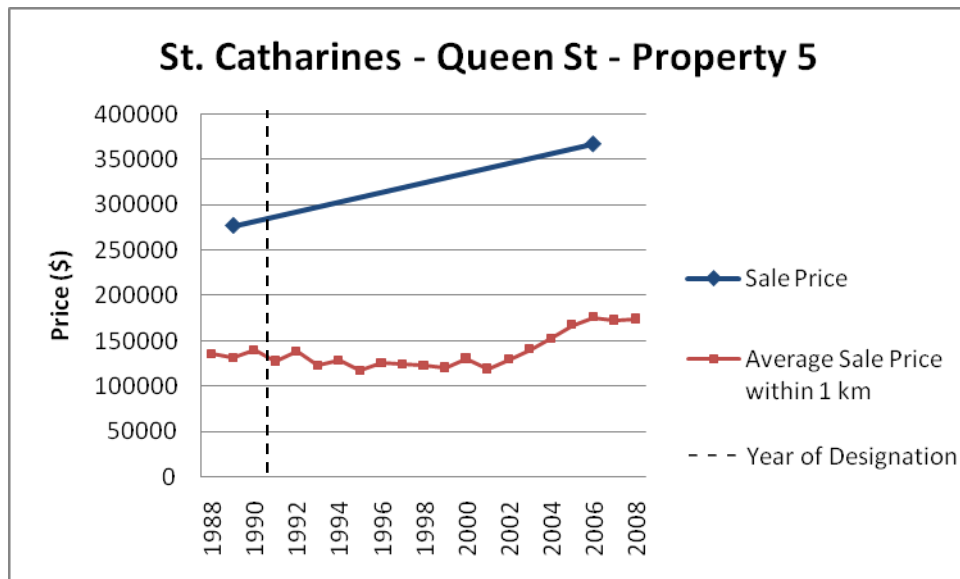
Views: 6

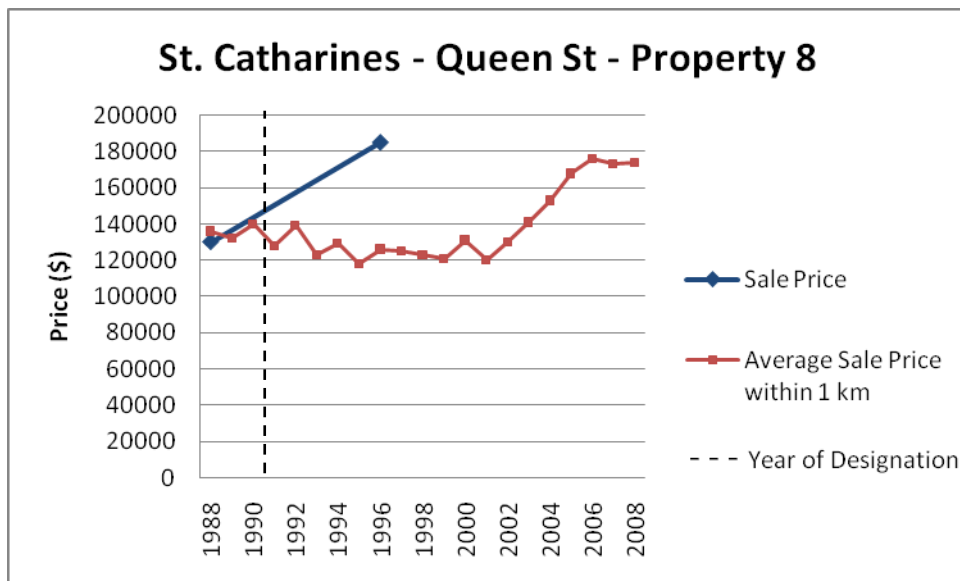
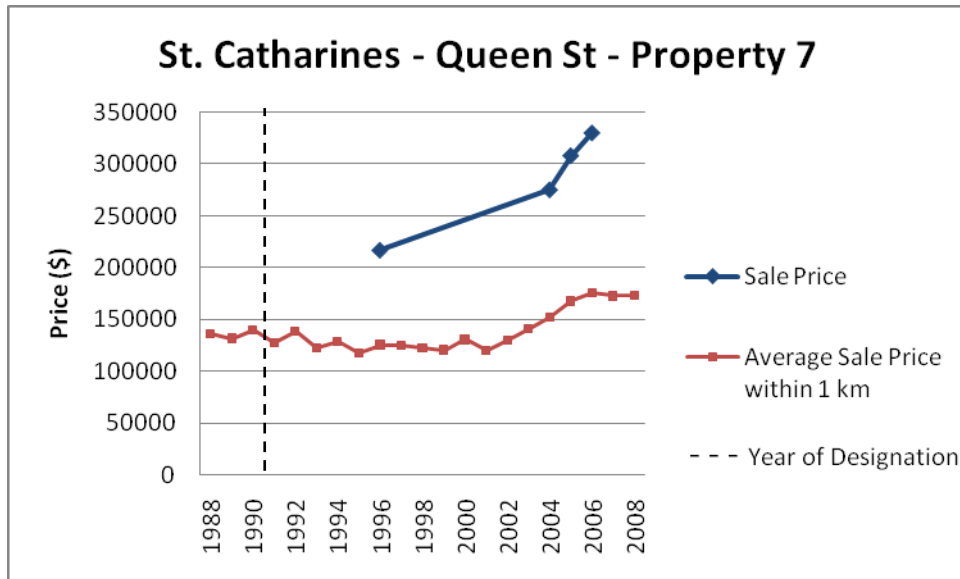
Appendix F

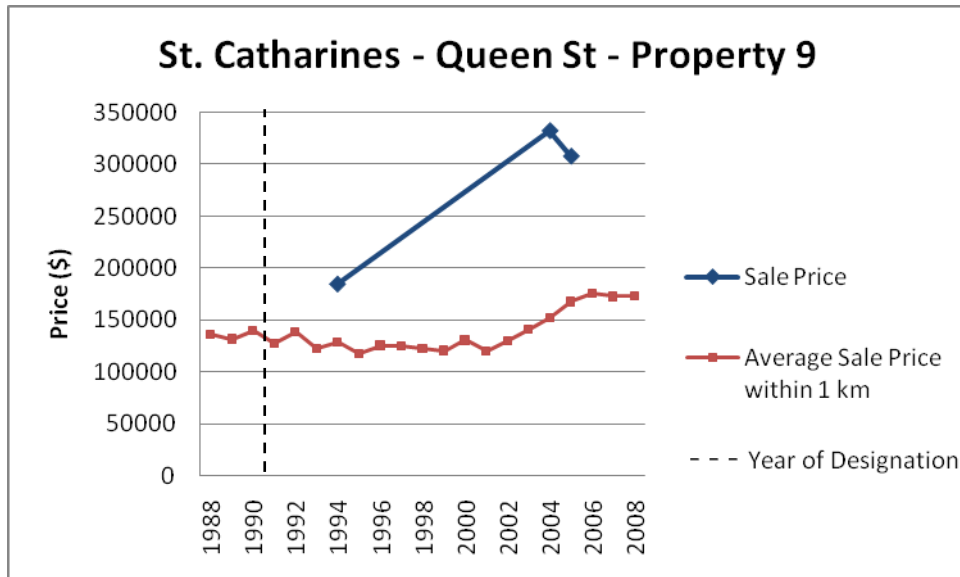
Real Estate Data











Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Queen Street Heritage Conservation District, City of St. Catharines
 Month(s) of Interviews: December 2008, April 2009
 Number of People Interviewed: 3

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • Lives in the district (1) • Chair of MHC (1) • Planner who oversaw the HCD project; had a staff person working under them (1) • Staff advisor since 1992 – advises committee and writes reports (1)
2. How did the HCD come about?	<ul style="list-style-type: none"> • Community (street) based (3)
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Well accepted (3) • Even people outside of it like it and talk about it (1) • Generally people are indifferent because the people who spearheaded the movement have moved out (1)
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Heritage Applications (2) • Grant programs (1) • There is only one form for Heritage Applications – makes the process simple (1) • Local builders and architects are familiar with the area and guidelines because there are a limited number of houses and it has been a district for a long time (1) • There was a special HCD committee at first but they had little to do and over time the Municipal Heritage Committee took over responsibility (1)
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • Applications are sent to City Hall (1) • Application goes to MHC within a month (1) • Vote right away – 90% approved, 10% are asked for a modification to the application (1) • Sent to council for final approval (1) • Grants and building sub-committee – 3-4 people with knowledge (some students from Willowbank) (1) • Lots of knowledge on the committee – helps committee and applicants understand the guidelines (1) • Decide if heritage permit is required or if the application is just for maintenance (1) <ul style="list-style-type: none"> - No permit required if it is maintenance - If a building permit is required then a heritage permit is also required • Process in place, few applications (1) • Remembers only two recently – two rear additions (1)
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> • There is occasional newsletter sent out from the committee (2) • People ask me because they know that I am on the committee (1) • There are many long time residents thus they are very aware of how to get in touch with the committee (1) • Committee is looking at putting together a stewardship package (1) • Neighbours police themselves – report you (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"> • No spots for development or infill , people are limited to additions (2) • Small residential area close to downtown (2) • City interested in maintaining the park – use for festivals (1) • Noise and traffic problems from the park when festivals are held (2) • Montebello Park – oldest and most important park in the area (3)

8. What are similar non designated areas?	<ul style="list-style-type: none"> • Montebello (right behind) (1) • Thomas Street (to #50) (1) • Lousisa and Elizabeth Streets (1) • Thairs Avenue (1) • Woodruff Drive (1) • Queen Mary Drive (1)
9. Other comments	<ul style="list-style-type: none"> • Widely known- everyone you talk to in the city knows someone who lives or lived in the district (1) • Yates Street HCD is seen as grander (1) • Queen St HCD is a non issue, no current pressures (1) • When older people leave and new ones come there could be a change in attitudes (1)

