

CORPORATION OF THE TOWNSHIP OF WILMOT
BY-LAW NO. 92-90

A BY-LAW TO DESIGNATE AN AREA
SITUATED IN THE SETTLEMENT AREA OF NEW HAMBURG
IN THE TOWNSHIP OF WILMOT AS A
HERITAGE CONSERVATION DISTRICT

WHEREAS the Official Plan of the Township of Wilmot Planning Area, Section 12.1 contains policies to permit the designation of Heritage Conservation Districts within the Township of Wilmot;

AND WHEREAS the Council of the Township of Wilmot under Section 40 (1) of Part V of the Ontario Heritage Act, Chapter O.18, R.S.O., 1990, by by-law No. 91-20 defined the New Hamburg Heritage Conservation District Study Area as an area to be examined for future designation as a Heritage Conservation District;

AND WHEREAS the examination of the New Hamburg Heritage Conservation Study Area has now been completed and the Council of the Township of Wilmot has adopted the "New Hamburg Heritage Conservation District Study and Plan"; Conservation District Study and Plan;

AND WHEREAS Section 41 of the said Part V of the Ontario Heritage Act, Chapter O.18, R.S.O. 1990, enables the Council of a municipality to designate by by-law an area as a Heritage Conservation District where there is in effect in the municipality an Official Plan that contains provisions, relating to the establishment of Heritage Conservation Districts.


NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF WILMOT ENACTS AS FOLLOWS:

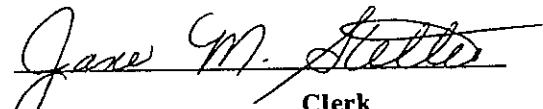
1. That the area known as the "New Hamburg Heritage Conservation District " as illustrated in Schedule "A" attached hereto and forming part of this by-law, be designated as a Heritage Conservation District, save an except for the property known as the "Waterlot Restaurant" located at 17 Huron Street, New Hamburg, and the property known as the "Hamilton Bank Building" located at 98 Peel Street, New Hamburg which have been designated under Section IV of the Ontario Heritage Act.

2. This By-law does not come into force until approved by the Ontario Municipal Board.

READ a first and second time this 13th day of **October** , 1992.

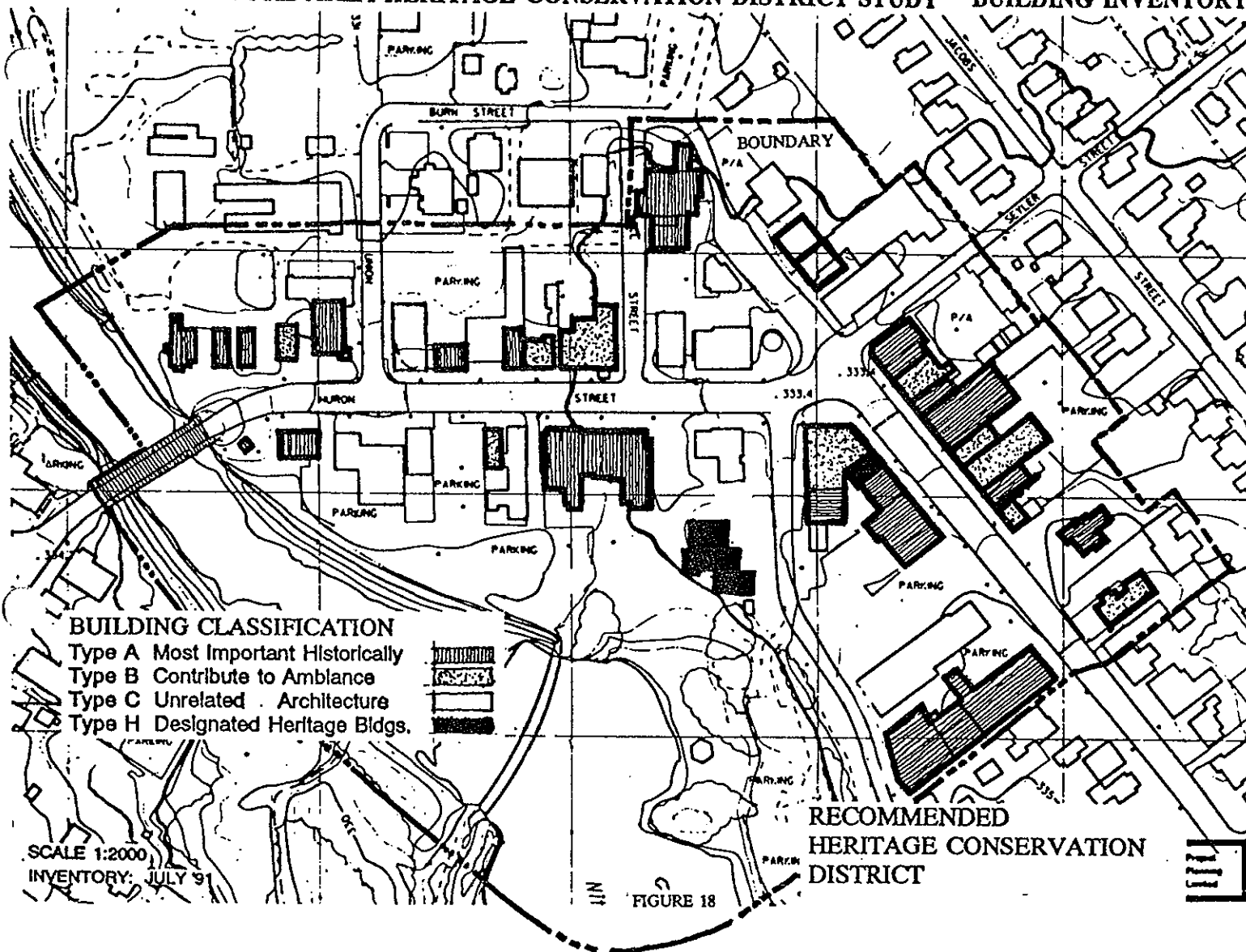
READ a third time and finally passed in open Council this 13th day of **October**, 1992.



Mayor

Clerk

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

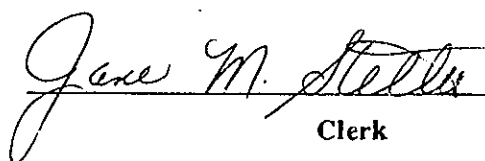


Boundary of Area Covered by By-law.

Properties to be excluded from this By-law
Properties containing buildings designated under Section IV of the Ontario Heritage Act.

SCHEDULE "A" to By-law No. 92-90 passed the 13th day of October, 1992


Mayor


Clerk

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NEW HAMBURG HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

Prepared For:

Township of Wilmot
LACAC
121 Huron Street
New Hamburg, Ontario
N0B 2G0

Prepared By:

Project Planning Limited
55 City Centre Drive
Suite 700
Mississauga, Ontario
L5B 1M3

November 4, 1991

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- Revised June 10, 1992
- Issued August 20, 1992

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NEW HAMBURG HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

LACAC respectfully submits the report to Council.

At three well-attended open houses and public meetings, New Hamburg's residents and business people expressed strong support for a heritage conservation program.

The recommended Heritage Conservation District includes the properties on Huron and Peel Streets, from the Hartman Bridge to the felt factory, as well as the B & W Mill and the adjacent river banks. The District includes a high number of buildings (almost 65% of all buildings) which have historic and architectural value.

Designation of the District will enable Council to guide the design of building changes and new development, in accordance with the report's Design Guidelines, to ensure that its heritage character will be preserved and strengthened and that the buildings can be restored.

Heritage conservation programs have proven to have positive effects on property values, increased business and the tax base. Designation of the District enables property owners to take advantage of Provincial financial assistance programs.

LACAC recommends that Council adopt the report and, after Regional approval of OPA No. 25, adopt a by-law to designate the Heritage Conservation District.

NEW HAMBURG HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

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ACKNOWLEDGEMENTS

The New Hamburg Core Area Heritage Conservation Study and Plan is the culmination of a great deal of interest and effort by local residents, members of LACAC and Township staff. The work by this consultant over the last nine months synthesizing the effort into a set of design guidelines and an implementation process has been greatly enhanced by the direction, advice and knowledge of local history freely provided by the LACAC Steering Committee, in particular:

Ernst (Ernie) F. Ritz, Committee Chairman
Alan (Al) W. Junker, LACAC Chairman
Freda Klassen
Cecil Wagler

We also wish to acknowledge the assistance of many individuals and agencies contacted during the study.

SUMMARY AND RECOMMENDATIONS

(I)

The New Hamburg Heritage Conservation District Study and Plan has been prepared for the Township of Wilmot by Project Planning Limited, under the direction of the Local Architectural Conservation Advisory Committee (LACAC).

The study's purpose was to establish a rationale for designating a heritage district and direct impending renovations and development of New Hamburg's core area, so that the community can retain its unique heritage character for the benefit of its residents, businesses, property owners and visitors.

THE REASON FOR HERITAGE CONSERVATION

The preservation, restoration and general improvement of a community's heritage resources are very likely to result in increased property values and thereby to enhance the municipal tax base. Heritage Districts tend to attract more business investment and to achieve greater retail sales. These results suggest that conservation of heritage resources can stimulate community revitalization.

THE RECOMMENDED HERITAGE DISTRICT AND BY-LAWS

The study recommends the designation of a Heritage Conservation District, under the provisions of Part V of the Ontario Heritage Act. This will enable Council to control changes to buildings, redevelopment, new development and improvements in the District, aimed at conserving, restoring and strengthening the area's valuable heritage characteristics and architectural features. The recommended District generally comprises the properties on Huron and Peel Streets, between the Hartman Bridge and the Felt Factory, as well as the B & W Mill and the adjacent river banks, all as shown on Figure 18.

It is recommended that Council should adopt the District's designation by by-law, as enabled by Official Plan Amendment No. 25. This by-law must then be approved by the Ontario Municipal Board, which will hold a public hearing, before the by-law comes into effect.

It is also recommended that Council should adopt the Heritage Conservation District Study and Plan report. This describes New Hamburg's history, its heritage buildings and other features, and the location of the Heritage Conservation District and the reasons for its selection. The report also describes the Design Guidelines, in accordance with which all building changes, redevelopment, new development and improvements should take place.

WHAT COUNCIL CAN DO IN A HERITAGE DISTRICT

(II)

Within an approved Heritage Conservation District, no buildings or structures can be demolished or removed, nor can the external portions of buildings or structures be altered, without a prior permit having been issued by Council. Such a permit may include conditions with respect to the exterior building design, materials and colours; and the location and type of building expansions, new buildings or structures, parking lots and landscaping.

Designation of a Heritage Conservation District permits Council to guide the design of buildings and other features. It does not, however, supersede any of the Township's applicable policies and regulations, as established in the Official Plan, Zoning By-law, etc.

The study report also includes recommendations regarding the Implementation of the Heritage Conservation District. This sets out the procedures to be followed in reviewing and approving applications for permits.

The recommended Design Guidelines are to be used in evaluating applications for permits and in determining any related conditions. All plans to change existing buildings, or to build new ones, should conform as closely as possible to the Guidelines. This also applies to the siting of buildings, landscaping and streetscape improvements in the District.

The designation of a Heritage District will allow Council and property owners to apply for special funding. The Province of Ontario provides certain types of financial assistance to encourage heritage improvements. These are outlined in section 10 of the report.

HOW THE STUDY WAS CARRIED OUT

The history of New Hamburg was researched, from its settlement in the 1820's or 30's until the present, providing the context for analyses of the community's core area around Huron and Peel Streets, including a detailed building inventory. This was where the first mills, other places of business and houses were located, some of which, unfortunately, no longer exist. It was concluded that almost half of all the core's current buildings are of major historical and/or architectural value and another 18% of group value, a high rate when compared with other Ontario communities.

The Heritage Conservation District was defined on the basis of a set of criteria, such as the historical and architectural value of buildings, historical associations, land use/type of group value, vernacular design, landmark status, historic sites, and landscape features such as the river and its banks. The selected District boundaries encompass an area in which New Hamburg's heritage is most clearly evident, even though it also includes relatively recent buildings and improvements.

(III)

The process of selecting the District's boundary was strongly influenced by members of the public. At the first public meeting, everyone was asked to "draw a line around what you think of as the heritage core area of New Hamburg". A consolidation of all the respondents' lines closely approximates the recommended boundary. (See figure 16).

General recommendations and design guidelines for individual buildings, groups of buildings, sites and facilities were prepared. These indicate how restoration, redevelopment and new development should be designed to ensure the rehabilitation, restoration and conservation of the District's heritage resources and character.

An extensive process of community participation took place during the study. Three open houses and public meetings were arranged, at which the many interested people were informed about and discussed all the details of the study. Numerous valuable comments and suggestions through the questionnaire were received and incorporated in the study.

Members of the LACAC were present at all the public meetings. In these and other meetings, the Committee assisted the consultant immeasurably with sound advice, the provision of historic and other information, reviews of and comments on interim reports, and frequent discussion of issues and ideas.

WHAT HERITAGE CONSERVATION CAN DO FOR WILMOT TOWNSHIP

The New Hamburg Core Area Implementation Plan states that this area's "sense of tradition and history provides New Hamburg with a quality of uniqueness about its downtown, that can be exploited in promoting its commercial core". Heritage conservation is one of the means with which to safeguard this quality, in terms of preserving and restoring historic buildings, and re-creating the core's heritage streetscape and landscape. This can become the catalyst for renewed faith in the core as a viable commercial centre with healthy growth prospects.

It is very clear that many New Hamburg residents value their community because of its numerous heritage buildings, giving it a very special charm. Preservation of the old buildings, assurance that new development will be sympathetic with the heritage character, and the promise of compatible landscape and streetscape improvements will strengthen their sense of community pride and spirit.

In short, Heritage Conservation will surely benefit all of Wilmot Township.

THE PRINCIPAL RECOMMENDATIONS

(IV)

1. Council should now adopt the New Hamburg Heritage Conservation District Study and Plan, particularly with respect to the Design Guidelines set out in section 10 of the report.
2. Council should as soon as possible adopt a by-law designating the New Hamburg Conservation District and forward it to the Ontario Municipal Board for approval.
3. Council should encourage property owners to participate positively in heritage conservation, by sensitive design of their development and redevelopment projects. Similarly, Township staff and other groups should be encouraged to initiate additional heritage programs, aimed at revitalizing the Core Area in the context of the Heritage Plan.
4. Council should request LACAC to participate in the process of reviewing and commenting on applications for building changes, redevelopment and new development in the Heritage Conservation District.
5. Council should submit a copy of the New Hamburg Heritage Conservation Study and Plan report to the Heritage Branch of the Ministry of Culture and Communications.

1. INTRODUCTION

This study and plan for the New Hamburg Core Area Heritage Conservation District is the outcome of a long sustained interest in the history and heritage of the community on the part of the residents. This interest is evinced in such spheres as the designation of individual historic buildings, the issuing of the award-winning annual "Heritage Edition" of the New Hamburg Independent, and the work of the Local Architectural Conservation Advisory Committee.

The current study is thus but a further step in this ongoing process to preserve the history of the community for present and future generations.

1.1 PURPOSE OF THE STUDY

The purpose of this study and plan is to:

- a) examine and evaluate the heritage of the core area of New Hamburg;**
- b) establish a rationale for the creation of a Heritage Conservation District under Part V of the Ontario Heritage Act;**
- c) define and justify the boundaries of the proposed district;**
- d) create policies and design guidelines to guide and control future change in the area; and**
- e) prepare an implementation strategy to help ensure realization of these policies.**

1.2 GEOGRAPHICAL SETTING

The community of New Hamburg (see Fig.1) with a current (1988) population of approximately 4,200, is located off provincial Highway 7/8 and some 15km from the City of Waterloo (see Fig. 2). It has a picturesque situation lying on the Nith River, as it wends its way to a confluence with the Grand. In terms of political jurisdiction, since 1973 when regional government was created, it has been part of Wilmot Township with the local municipal offices located in the core area of the village. Wilmot Township has a population of around 11,500 and is one of four townships (plus three cities) in the Regional Municipality of Waterloo (see Fig. 3).

The Heritage Conservation District Study area (see Fig. 4) as defined by the Township of Wilmot By-law 91-20 includes:

"The area, bounded by a line commencing at the intersection of Boullee Street and the River Nith, thence westerly along Boullee Street and its projection westerly to the River Nith, thence downstream to its point of commencement."

1.3 HISTORICAL CONTEXT (see Fig. 5)

Records suggest that New Hamburg, or Cassel as it was called at the time, was first settled by Europeans probably in the late 1820's or 30's. An 1845 map shows the community focused on the intersection of East and West Street, North and South Street and Peel Street, with residences extending up Peel Street to Bleams Road and across the river on Waterloo Street.

The location of the settlement on the Nith River was not luck, coincidence or arbitrary in any manner as noted in Natural Environment and Landscape. The river provided the power source for THE first grist mill and thus the *raison d'être* for the settlement and upon which the economy and initial source of employment was based.

"Capt. McCallum says that the history of this water privilege is the history of New Hamburg."

(O.A.F. Hamilton "New Hamburg Historical Notes" in Wilmot Historical Society Records p.229)

By 1854 the core area contained a flouring mill, cloth factory, distillery and store, post office, pottery, two hotels, shoe maker, carriage maker, a foundry and a tinsmith, and was the commercial centre of the district.

The importance of the community was emphasized with the opening of a depot for the Grand Trunk Railway in 1855-56. This was followed by incorporation as a village in 1858, and the election of Titus Neville as first Reeve.

The population of the community grew from an estimated 300 in 1846 to around 1250 by the late 1880's. Then, for the next eighty years, up to the 1950's, there was minimal population growth, and so little in the way of significant development or redevelopment save as occasioned by property damage through natural disasters. Many of the buildings in the core area today thus date from the late 19th century when New Hamburg was the focus of commercial and social activity in the area.

1.4 CORE AREA IDENTITY

The village of New Hamburg is currently evolving as a dormitory suburb of the Waterloo-Kitchener regional urban centre, with new residential development locating in the north-west part of the community served by neighbourhood shopping facilities. The major commercial and social focus for the population appears to have moved from the core of New Hamburg to the cities of Waterloo and Kitchener, and even Toronto.

Population growth in this type of situation often results in a "Catch - 22" situation for the original community core area: new residents move to New Hamburg because of the heritage buildings and the traditions and the charm of the village core, and yet at the same time they want the benefits and facilities as provided by a shopping mall or major urban centre.

The pressures to compete can thus result in redevelopment and modernization schemes that neither match the facilities offered in the larger urban centre, nor retain the history and character that could be used as a basis for conservation and rejuvenation of the heritage core area.

The identity and historical character of the core must be conserved to the extent possible. The conservation, (and rejuvenation where necessary) of the historical buildings, the heritage streetscape and the landscape of the New Hamburg core area can create the magnet to draw people back into the area. This in turn will act as the catalyst for renewed faith in the core as a commercial centre and thus engender economic growth. Over time, this will subsequently draw more people into visiting, shopping and socializing in the core and so further vitalize the area.

As stated in the New Hamburg Core Area Implementation Plan, the:

"sense of tradition and history provides New Hamburg with a quality of uniqueness about its downtown that can be exploited in promoting its commercial core".

1.5 BASIS IN POLICY DOCUMENTS

The Region of Waterloo Official Plan is clear in its desire to protect and develop the rich heritage of the Region wherever possible. In this regard, the Council of the Region:

"13.7 Encourages Area Municipal Councils to maintain and support Local Architectural Conservation Advisory Committees and to pass by-laws in accordance with the Ontario Heritage Act to designate districts of historical, cultural or architectural merit or uniqueness so as to prevent their demolition or destruction through alteration."

(page 13-2)

This policy is supported in the Township of Wilmot Official Plan which states:

"12.1.2 On advice of the Local Architectural Conservation Advisory Committee, the Township will consider passing by-laws under provincial legislation designed to prevent the demolition or alteration of buildings and structures of historical or architectural value."

(page 12-1)

The New Hamburg Core Area Implementation Plan (pp 6-7) further reinforces the importance of conserving the heritage of the area:

"Character preservation is an essential ingredient to the successful revitalization of the core area.", and

"Because historical buildings provide a sense of tradition, their recognition is important ... this sense of tradition and history should also be maintained in any redevelopment or improvement of the street facades of all buildings within the core area."

Township of Wilmot By-law 91-20 creates the vehicle by which this study of the core area is being undertaken, with a view to potential designation as a Heritage Conservation District.

To continue the effort to Heritage Conservation the Council of the Township of Wilmot has recently (Sept. 23/91) passed an official plan amendment, O.P.A. #25. The purpose of the amendment is to provide policies relating to establishing Heritage Conservation Districts.

2. HISTORY OF THE CORE AREA

Based on historical records and initial archaeological surveys, it would appear that there was an Indian village in the area of what is now New Hamburg from about 1800 to 1820. This village, however, was north of the present core area, on the north side of the creek.

With respect to European colonisation and settlement, an article on New Hamburg written in 1927 states;

"There are no records of the first settlers, but legend hath oft been repeated of the first comers that settled on the river banks. They numbered about fifty, of English and German."

(Waterloo Chronicle Confederation Number,
July 1st, 1927, page 98)

Forty years later, Clara Luft, writing on the history of New Hamburg in 1967 states:

"The earliest history of New Hamburg is veiled in uncertainty."

(More than a century in Wilmot Township – Historical Committee, 1967, page 56)

Even today, there is no conclusive evidence as to the names or dates of the first settlers in the community. Josiah Cushman is credited by most historians as being responsible for operating the mill and "founding" the community in the late 1820's or early 1830's. However, the names of Aaron Shipman (possibly a corruption of Cushman), William Scott, Absalom Shade, Charles Kirkpatrick and T.G.S. Neville may equally be considered as among the original founders of New Hamburg, with historical documentation that could support such claim.

2.1 THE FOUNDING OF THE COMMUNITY

On January 10, 1828, in the eighth year of the reign of George the Fourth, the Crown, represented by the Province of Upper Canada, granted by Letters Patent "two hundred and twenty five thousand nine hundred and forty four acres" of land to the "Chancellor, President and Scholars of Kings College at York in the Province of Upper Canada". This massive land grant included:

"... one hundred and fifty acres in rear of each Lot, on the several public roads reserved in the Township of Wilmot in the County of Halton in the said District of Gore, being such lands as have been appropriated for lease of the respective settlers on the said Road, and containing in all twenty one thousand three hundred acres more or less, to reserve for lease and hereby granted and intended to be granted aforesaid..."

The original Index Books held at the Public Archives of Ontario (Toronto) show that for Lots 22 and 23 North of Bleams Road, the rear 150 acres was granted to the "Chancellor et al" on January 3, 1828 (see Fig. 6).

The lands granted to Josiah Cushman by Patent on June 21st, 1834 were the 100 acres abutting and to the north of Bleams Road, (the south $\frac{1}{4}$ of Lots 23 & 24). Title for the lands where the core area is now located thus first belonged to Kings College, (later University of Toronto). However, it is quite probable that the 'core area' lands were leased, and improved by original settlers, (or even sold, with the title not being transferred until later). Although no specific records or physical remains appear to exist, historical statements suggest that Josiah Cushman erected the first saw and grist mill with one run of stones circa 1834, (Instrument Crown Patent, Wilmot Township, dated June 21st, 1834, Land Registry Office, Kitchener, as quoted in Douglas Mannen "Images and Reflection" p. 170).

In the early - mid 1830's, the population of the settlement which was originally named Cassel, was possibly in the range of 100+. However, a cholera epidemic in 1834 killed many of the residents, to be followed by a further cholera outbreak in 1837. Whether Josiah Cushman died of cholera is not known, but his lands were sold on behalf of his estate to Absalom Shade in 1837.

Subsequent to 1834, William Scott arrived from England to what was now renamed New Hamburg, and became the leading citizen of the community. The settlement soon became the commercial centre of the district, with access offered by the Huron Road, built between 1828 and 1832, and some 2 miles to the south, and possibly Bleams Street, with a bridge crossing the Nith River. The first buildings were in the vicinity of East-West Street (now Huron Street), although nothing remains of these earliest structures.

2.2 SETTLEMENT AND GROWTH OF THE VILLAGE

The period from the 1840's through to the 1880's was one of prosperous growth for the community, with the population increasing significantly from around 200 to over 1200. The arrival of the Grand Trunk Railroad in 1856 and a new iron bridge built across the Nith at Huron Street in 1864, gave improved accessibility both to and within the village, which further improved its function as a local commercial centre.

It was a period that would also see the village incorporate and become a municipality with its first Reeve, Mr. Titus G. S. Nevilles, on January 1, 1858.

The initial sale of those lands, most of which comprise the core area (5th $\frac{1}{3}$ of rear $\frac{3}{4}$ of Lot No.23 north of Bleams Road), was made by Kings College to Absalom Shade under an Indenture on April 5th, 1845. Absalom Shade ultimately took possession of all the lands originally owned by Kings College under a Deed Poll dated 19th October, 1853.

The earliest known map of New Hamburg, a manuscript map surveyed for Absalom Shaul by Robert Kerr D.P.S. in 1845 (see Fig. 7), shows land holdings in the core area by Shade, Benjamin Erb and William Scott. At that time, the river was known as Smiths Creek and a grist mill was situated on the river just below the dam, (just west of where the Waterlot Restaurant is now). There were also six other buildings in the vicinity of East and West Street (now Huron Street) including a distillery. The lands on Peel Street and Wilmot Street are shown as subdivided but there are no residences. Land at that time, to the west of the core area was selling at \$50 per acre, (Warner Broderick, for example, purchased 2 acres and 6 perches for \$101.86). By 1846, the population of the village was around 300.

The building that is currently most well known in New Hamburg was constructed at this time. The building at 17 Huron Street now used for the Waterlot restaurant was completed in 1847, and was the residence of Mr. William Scott. He was possibly the most important person in the community at the time, and responsible for much of the continued and prosperous growth of the village.

By the mid 1850's, the village probably had a population of around 500. The plan prepared by Schofield, 1854 (see Fig. 8) shows a considerably enlarged community as compared to 1845. Buildings extend all the way up Peel Street to Bleams Road, plus across the river along Waterloo Street. The core area shows a distillery, cloth factory, post office and flouring mill (previously owned by William Scott and sold to Messrs. Thomson and Ross). A new mill race now provides power to the flouring mill located where the present feed mill and grain storage is situated. Other merchants include F. Tappie (a shoe maker), Z. Baeler (pottery), Wm. Hunter (merchant shop), Samuel Merner (foundry and tin-smith) and two hotels - Hiserman's and the Hamburg Hotel.

A bridge (probably built in the late 1840's) across the River Nith links East & West Street with Huron Street and now allows access from the east via Bleams Road through New Hamburg and thence to the west. This gives the village a more prominent position as a focal point, commercial centre and meeting place in the district.

By 1864, the population of New Hamburg was 868 (see Fig. 9), of which 401 persons were of Canadian birth (excluding French Canadians), and 288 were from Prussia, German States or Holland. In terms of religion, 415 were Lutherans which emphasizes the importance and size of the German community in the village. In fact the first three newspapers published in New Hamburg were all German; the Hamburger Beobachter (January 1852), Neu Hamburger Neutrale (January 19, 1855) and the Canadisches Volksblatt (1859). It is interesting to note that there were few Menonists or Tunkers in the village - 7 as per the 1864 assessment, although many Mennonites and Amish had come to the area in the early to mid 19th century.

The forty years between the 1840's and 1880's see much of the core area of New Hamburg being built and rebuilt as businesses prosper and change hands. In fact many of the present buildings, on Huron Street and Peel Street in the core area, date from the latter part of this period. This was a time when New Hamburg was the centre of a flourishing agriculture.

community and over the years the core contained several hotels, meeting the needs of salesmen and other visitors.

The list of hotels in New Hamburg during this period includes the British, the Wilmot, the North American, Brill's Inn, the Union, Schuler's Inn, the City Hotel (now the Country Gift Gallery and Peacock Shoppe), the Commercial Hotel (now the Golden Hammer), the Imperial (now Eddy's) and the Queens (now a stationery store and apartments).

Some of the other important buildings constructed during this period, and that remain today, include:

- i) the block at 71-79 Huron Street was constructed circa 1879 by Samuel Merner. The three storey brick building in a Second Empire style was built for William Plum and Frederick McCallum. It now contains a pharmacy on the ground floor with apartments above;
- ii) the William Scott block at 51-55 Huron Street. The building on this site was originally constructed circa 1850, with the owner being William Scott. However, most, if not all, of the building was destroyed by fire in 1884 and the present building was constructed circa 1885 for a general store with residential above. It is now occupied by Riverside Flower and Gifts, a law office and a credit union office;
- iii) the location of Wilmot Home Support Services Inc. was originally the livery stables of the old Commercial Hotel built in 1867 and then for many years, from 1920 onwards, was used as a theatre (it still retains part of the old facade and sign structure);
- iv) the Independent Block, built in 1878 for Samuel Merner, on Peel Street. This was originally a three storey structure with a mansard roof. The building was severely damaged by a fire in 1959 and is now only two storeys;
- v) Klein's "Market House" store (now Seyler's Furnishings) at 43 Peel Street. This was probably built circa 1875 and was originally three storey. In 1944, the third floor was removed and used to make part of the addition at the rear;
- vi) what is now Murray's and the Old Country Restaurant at 95-105 Peel Street was a general merchants first owned by William Hunter and built circa 1864. It has, however, been significantly modified since that time.

By 1881, the village of New Hamburg had a population of 1240 (Statistics Canada census), and was the largest community in Wilmot Township, which had a population of 5358 (see Figs. 10 & 11).

"... the assessment roll in the year 1882 lists the following trades: 8 shoemakers, 6 blacksmiths, 4 wagonmakers, one carriagemaker, 8 coopers, 5 tanners, 3 potters and one matchmaker."

(Clara Luft "New Hamburg" in More Than a Century in Wilmot Township, 1967, p.60).

On August 19, 1883, a devastating flood caused extensive damage to many buildings in the core area, and also washed away three of the bridges, including the Hartman Bridge linking Huron Street. This may be seen as the end of an era for the community. An era of growth and prosperity which established the physical form and character of the core area that remains to the present day.

2.3 LIMITED GROWTH: STABILIZATION OF THE COMMUNITY

"Chopping done for 5 cents per bag at the Hamburg Flouring Mill.

Mr. J. R. Smith is buying cherry lumber for the New York market.

Rev. J. Maass delivered a lecture on Modern Spiritualism last Sunday evening in the Lutheran Church.

We have had some very cold weather this week, the mercury hovering about Zero 2 days".

("Town Talk" – Hamburg Independent newspaper, January 4, 1889)

The items – 'Modern Spiritualism' and 'lumber for the New York market' – imply a sufficiently large and broad population base to support such diverse interests. New Hamburg was, by this time, the late 1880's, indeed a stable community, meeting the needs of a large agricultural district, with a total population of around 6000.

The village of New Hamburg grew little in terms of total population between the mid 1880's through the end of the Second World War, the difference between 1881 and 1941 being only 150 people, (see Figs. 10 & 11).

Several large industrial concerns established themselves in New Hamburg in the latter part of the 19th century and early 20th century, including Siefert and Berlet's Brickyard (1893), Hahn's Sash, Door and Blind Factory (1902), the Hamburg-American Wagon Co. Ltd. (1902), Hamburg Felt Manufacturing Co. (1898), Hahn Brass Co. Ltd. (1902), etc. Except for the felt manufacturing, these were not located in the core area, however, they signify the importance of New Hamburg as a commercial/ industrial centre in the region during this time.

It was during this period of stabilization that many of the public buildings and facilities were also founded. For example, the Star Theatre (1912), then the Grand Theatre in 1927, which carried on showing movies in the building behind the old Commercial Hotel and opposite the Waterlot, until 1959. The first Hamburg ice rink was open air and built circa 1899, then in 1905 a new rink was built at a cost of \$4,000. The present library on Huron Street was built in 1914 with a grant of \$8,000 from Mr. Carnegie.

Some of the buildings in the core area were destroyed by fire or otherwise damaged or torn down to make way for more 'modern' buildings. This includes the Luft Block at 100-106 Huron Street built circa 1910, originally as a bakery and residence and now housing Schout Realty, the Hartman Block, (78 Huron) also built circa 1910, Lautenschlager Block, (91 Huron Street), circa 1891 and the Hostetler Block (65-67 Huron) circa 1910.

The flour mill that still stands as a landmark in the village was built in 1905 after a disastrous fire destroyed the previous mill some two years earlier. The Roth-Nowak building was built in 1913, and as noted in the Statement of Reason for designation under Part IV of the Heritage Act:

"... this very small building is actually designed in the Beaux-Arts style, which is generally reserved for massive public buildings. ... a very unique building, styled as no other in the township".

The present Hartman Bridge linking Huron Street across the River Nith is an excellent example of a Pratt truss steel bridge, built in 1936 and serving as a landmark in the community today.

This period, particularly the first two decades, has left a significant mark on the present core area in terms of building and streetscape character. A character that is similar in physical form with the earlier mid Victorian buildings and thus 'in toto' creates a distinct image for the core. A character that is human in scale, that links the built form with the open space of the River Nith and that evokes the charm, traditions and history of an earlier era.

2.4 POST WAR DEVELOPMENTS

This is the period after the Second World War, when people were picking up the pieces and trying to restore some semblance of order and harmony to the world. The core area of New Hamburg was still the centre of the community, although increasing automobile usage emphasized the relative importance of the Waterloo-Kitchener urban area. Businesses in the core area continued to change hands, but there was little in the way of new construction. Population was on the rise again, showing an increase from about 1500 people to 2181 (1961 census data) with new sub-divisions being built on the outskirts of the community to accommodate the new residents.

The major physical change in the core area during this period was the filling in of the millrace, which originally ran between what is now the Waterlot Restaurant and Riverside Flowers. This was in the late 1950's/early 60's. In 1959, there was a fire in the Independent Block on Peel Street which resulted in four deaths and the third floor of the building being removed permanently.

The year 1959 also saw the construction of Provincial Highway 7/8 which linked Waterloo and Stratford and by-passed New Hamburg. This event was one of the most significant in terms of economic impacts on the core area – people no longer went through the core and stopped, they now hurried past the community to and from the growing urban centres, both east and west. It also meant that residents of New Hamburg had better and faster links to the Waterloo area, thus de-emphasizing the commercial importance of the local core area.

2.5 SUBURBANIZATION AND FAST GROWTH

From 1961 to the present day has seen unprecedented growth in New Hamburg with the population of the village doubling in the thirty year period.

In 1965, New Hamburg changed officially from a village and was incorporated as the Town of New Hamburg, recognizing its continued importance as the centre of the district. This designation was, however, not to last long; with the introduction of regional government in 1973, New Hamburg became a community within Wilmot Township and the Town offices became the municipal offices for the Township.

Sub-urbanization has rapidly broadened the boundaries of the community, such that an Urban Area Expansion Study is now underway to review the problem. This population growth has not, however, brought a concomitant growth to the core area.

Many of the new people moving to New Hamburg, and living in the residential subdivisions on the outskirts of the community, work and shop in the urban centres of Waterloo and Kitchener. Access to the core area for people living in the new areas to the north-east is limited to the Hartman Bridge, and for those living east and south access is via Highway 7/8 and Peel Street. A new small shopping area in the north-east also meets many of the daily grocery needs of the residents in these new subdivisions.

During this period, the core area has seen new construction in the form of three banks/trust companies and the post office, none of which, unfortunately, are vaguely in keeping with the overall character of the area.

Some local businesses, such as Murray's, have added facades which, although not compatible with the other heritage buildings, have the advantage of not destroying the original building and so could be renovated at some future date. Other businesses, for example, the Heritage Pet and Garden Counter, have conserved and renovated the building to give it the character and ambience of the original.

Currently work in upgrading and renovating the core area relates primarily to the open space along the river front. This open space, being the site of the original mill and mill, is undergoing a "face-lift" with walkways, heritage lighting and more parking so that people will be able to better enjoy the beauty and tranquillity of the river and its surroundings.

2.6 THE FUTURE

The community of New Hamburg will continue to grow and change over time. The automobile will mean that many of the new residents will continue to work and shop in the nearby urban centres rather than New Hamburg. The core area, however, has tremendous potential to restore itself as the commercial and social focus of the community. The majority of the buildings in the core area have some historical and/or architectural significance and relate to a common era – the mid to late 19th and early 20th centuries.

The lands along the River Nith between the river and the buildings give the necessary open space for persons to enjoy the landscape and recreate. The core area is the essence of New Hamburg, and embodies its history and traditions in the buildings and the lands along the river.

"More people than anyone had ever imagined really enjoy living and working in neighbourhoods that are characterized by ... a sense of continuity with the past".

H. Goldstone, Aesthetics in Historic Districts

Future developments adjacent to the core area may include the Murray commercial plaza north of the mill, in the flood plain, and a condominium development across the river. These will both bring more people into the core area. In addition, at present, all householders in the community must go to the post office in the core area to pick up their mail.

Bringing people into the core area to live, to shop, to pick up mail and/or to recreate will all help to rejuvenate the historical centre of the community. Conservation and restoration of the heritage buildings, and integration of the streetscape and the river lands to that historical period most representative of the core area, will ensure that the heritage of New Hamburg remains alive for future generations.

2.7 CONCLUSIONS

- The history of New Hamburg dates back to the 1820's and 30's when a grist mill was first located on Smiths Creek in a settlement then named Cassel.
- The community grew in importance as the centre of a flourishing and prosperous agricultural region, and by the late 1880's had a population of over 1200. The original settlement and core of the community was centred at the intersection of Huron Street and Peel Street.

- Founders of the community, who left their mark on the physical structure of the core area include Josiah Cushman, William Scott, Samuel Merner, Titus Neville and Charles Kirkpatrick.
- With the advent of the automobile, and later the improved access to the major urban centres of Waterloo/Kitchener, New Hamburg became a dormitory suburb.
- Limited access to the core area from the new residential areas and competition from the larger urban centres in the mid to late 20th century has weakened the role of the core area as the commercial and social focus for local residents.

3. ANALYSIS OF HERITAGE BUILDINGS

3.1 HERITAGE BUILDING CLASSIFICATION

Within the proposed Heritage Conservation District many buildings have historical and/or architectural significance, (this indeed being necessary to support the district designation) but others may only act in what might be termed a supporting role, or perhaps even distract from the heritage ambience of the area.

In determining which buildings (or structures, such as a bridge), are "heritage" or have historical and/or architectural significance, a classification system has been devised to categorize them as follows:

Table 1 HERITAGE BUILDING CLASSIFICATION	
Class	Description
A	<ul style="list-style-type: none"> Of major importance in creating the Heritage District. Have <u>historical and/or architectural value</u>. Are the buildings that give the main heritage character to the district.
B	<ul style="list-style-type: none"> Important in terms of <u>contextual value</u>. May not be of great historical or architectural value, however, they contribute substantially to the visual character of the district. Support and help define the character of the heritage district.
C	<ul style="list-style-type: none"> These buildings <u>do not relate</u> to the historical character Do not reinforce the historical character. Any redevelopment on a lot with this designation will be subject to the policies set out herein and handled in the same manner as a NEW BUILDING.
H	<ul style="list-style-type: none"> Designated under Part IV of the Ontario Heritage Act. Have <u>significant historical and/or architectural value</u> and are covered in detail by the Ontario Heritage Act, (Part IV). Buildings are marked by a plaque near the door.
New Buildings	<ul style="list-style-type: none"> Should be designed such as to be <u>compatible with</u> and <u>complimentary to</u> the existing heritage properties in the district.

Based on this classification system, the proposed Core Area Heritage Conservation District in New Hamburg has approximately 65 % Class "A" buildings, and another 8 % considered contextually compatible, for a total of almost 75 % (see Table 2). This concentration of heritage buildings in a relatively small area gives a distinct and definite historical ambience

to the core area which can be conserved through district designation.

Table 2 HERITAGE BUILDING CLASSIFICATION		
Classification	No.	%
Heritage: Class 'A'	23	46.9
Heritage: Class 'B'	9	18.4
Heritage Class 'H'	2	4.1
Subtotal: Heritage	34	69.4
Compatible: Class 'B'	4	8.2
Incompatible: Class 'C'	11	22.4
TOTAL BUILDINGS	49	100.0

3.2 BUILDING AGE (PERIOD OF CONSTRUCTION)

In terms of those buildings Class 'A' and 'H', considered as being of historical and architectural value to the district, they have been placed in age groups by date, or approximate date of construction.

Table 3 HERITAGE BUILDINGS ('A' & 'B') BY PERIOD OF CONSTRUCTION		
Period of Construction	No.	%
1840 - 1859	6	17.6
1860 - 1879	8	23.5
1880 - 1899	5	14.7
1900 - 1919	13	38.3
1920 - 1939	2	5.9

Table 3 HERITAGE BUILDINGS ('A' & 'B') BY PERIOD OF CONSTRUCTION		
Period of Construction	No.	%
TOTAL	34	100.0

The analysis shows that 56% of the buildings in the study area were constructed in the 19th Century and 38% in the following 90 years.

3.3 BUILDING STYLE

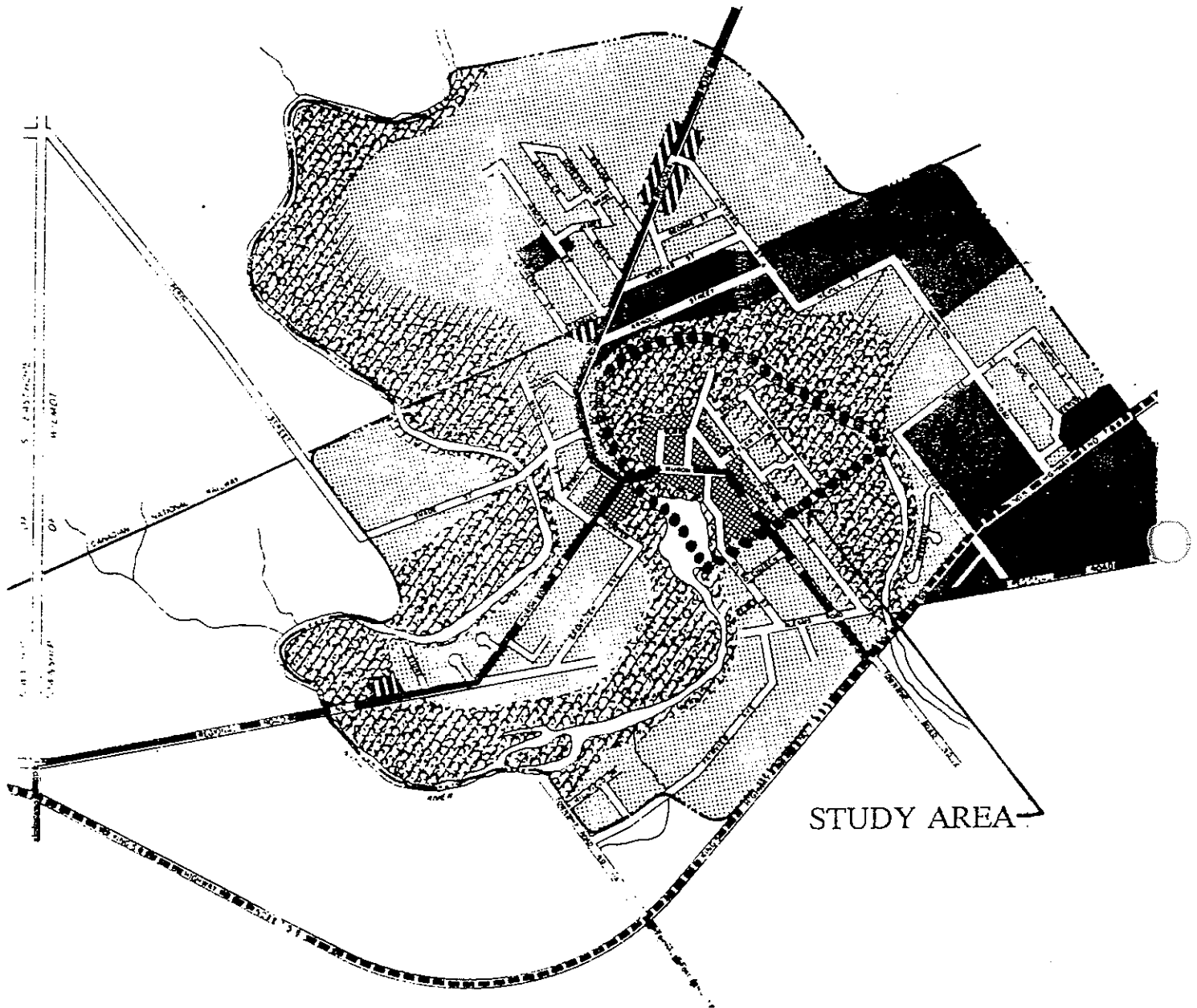
The oldest building in the core area, the Waterlot, is of Italianate style, as are the predominant number of commercial buildings. This is probably due to the fact that this style had the first distinctive commercial store front with deep recesses and very large plate glass windows.

The Late Gothic Revival, the Second Empire, and Edwardian and Quebec Classic Revival styles, of which only one or two buildings each exist, were placed between the dominant style buildings at later dates. This also holds for the two Beaux-Arts style buildings, i.e. the library and the Roth-Nowak block, which are somewhat unusual amongst the predominant commercial types. Most buildings of course were built during the Victorian era.

The significance of knowing the building styles is that they collectively provide a true base for the character and theme for any future improvements, be it facades, streetscape or signage.

ADOPTED FROM TOWNSHIP
OF WILMOT OFFICIAL PLAN

SETTLEMENT PLAN NEW HAMBURG TOWNSHIP OF WILMOT



APPROXIMATE SCALE ONLY 1:20,000

LEGEND

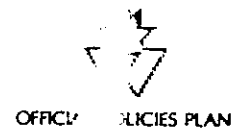
SERVICE AREA LIMITS	— — — — —
CORE AREA	▨
RESIDENTIAL & ANCILLARY USE AREA	▤
COMMERCIAL LAND USE AREA	▥
INDUSTRIAL LAND USE AREA	▧
RESTRICTED LAND USE AREA	▩
OPEN SPACE LAND USE AREA	▪
PRIMARY ROADS	— — — — —
TRUCK ROADS	- - - - -

COMMUNITY OF NEW HAMBURG & HERITAGE CONSERVATION DISTRICT STUDY AREA

FIGURE 1

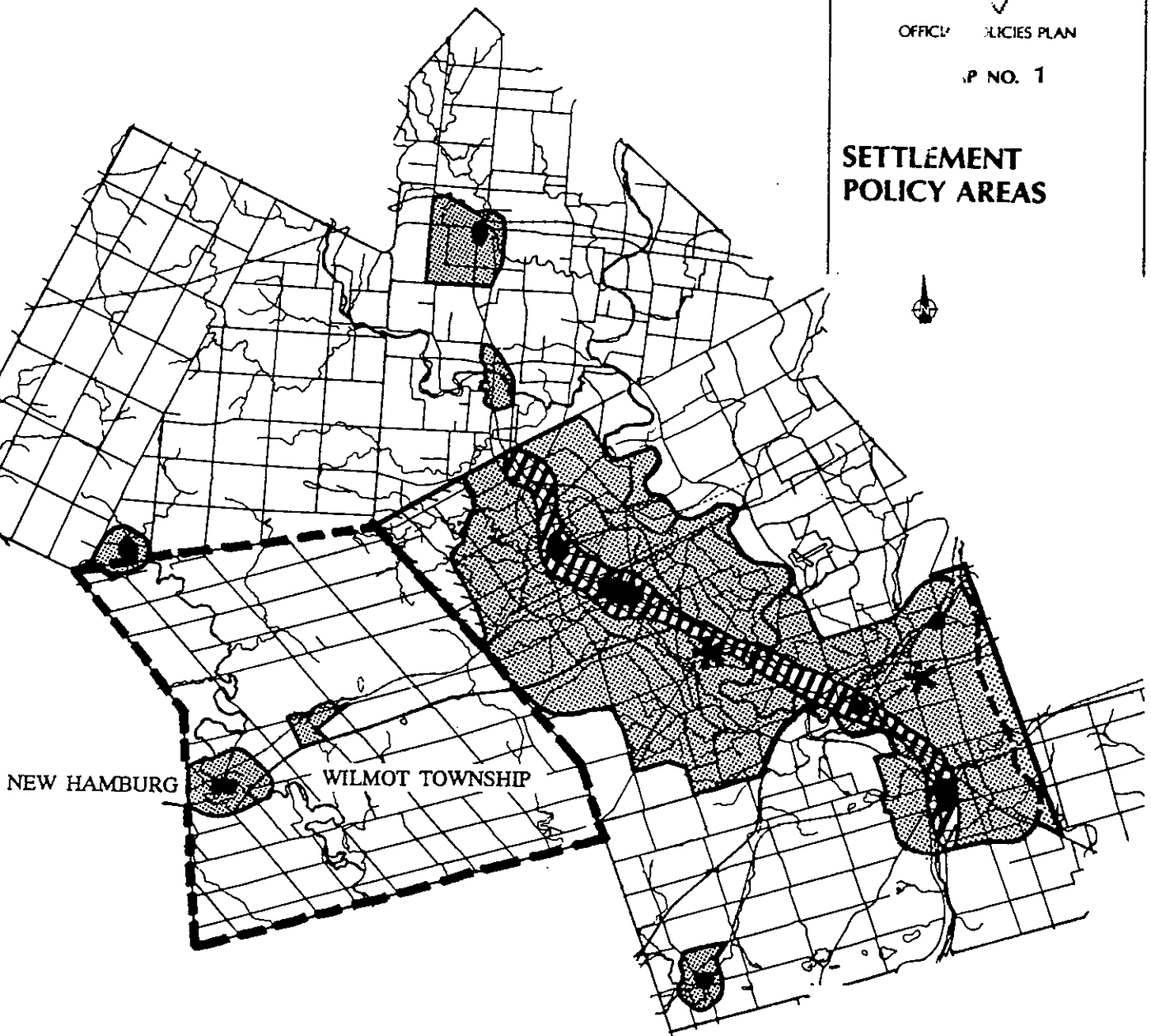
ADOPTED FROM

The
REGIONAL MUNICIPALITY
of
WATERLOO



MAP NO. 1

SETTLEMENT POLICY AREAS



POLICY AREA C

Primary Focus of
Commercial, Office
and Institutional

REGIONAL SETTING

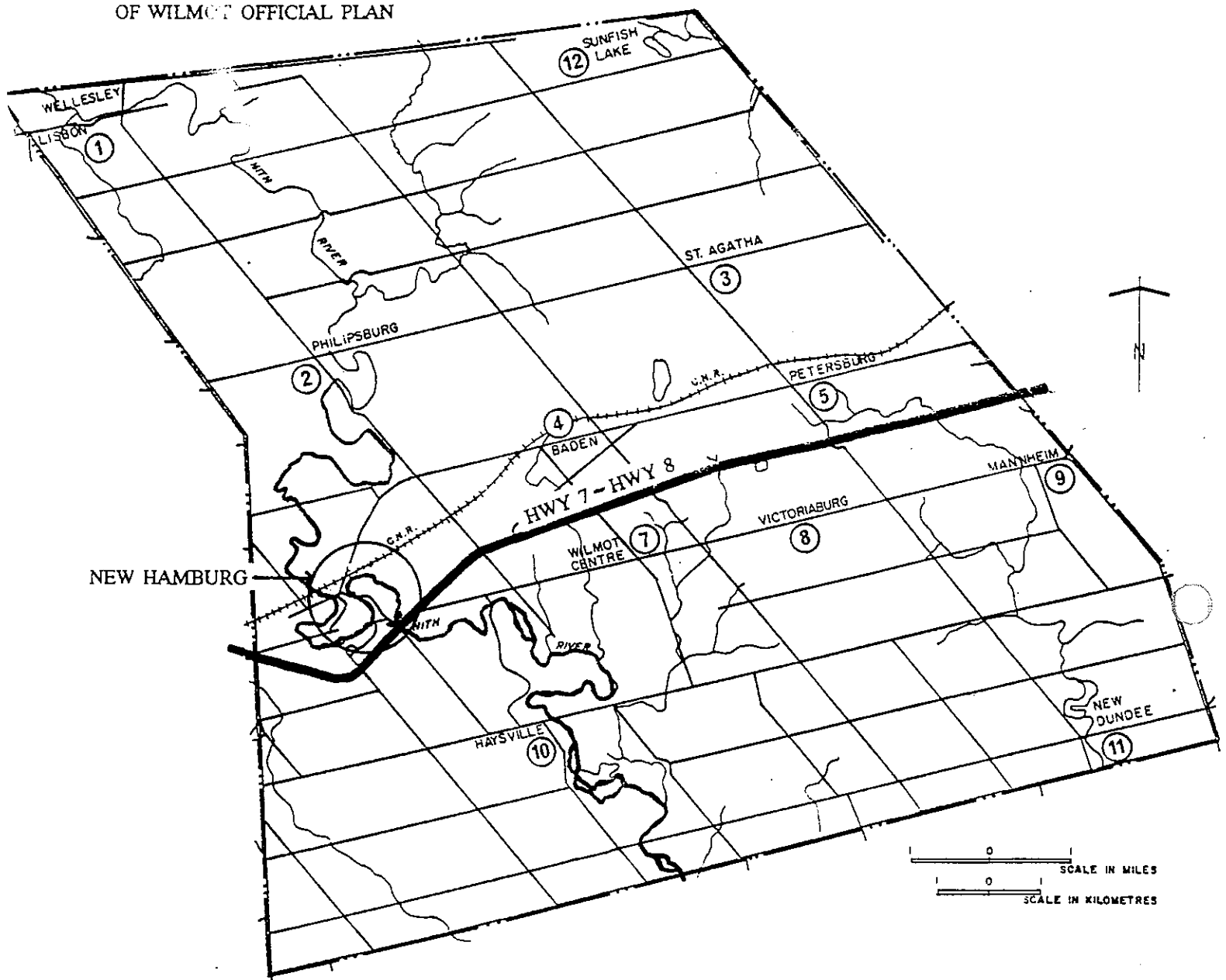
Project
Planning
Limited

FIGURE 2

LAND USE LOCATION MAP

TOWNSHIP OF WILMOT


ADOPTED FROM TOWNSHIP
OF WILMOT OFFICIAL PLAN



LOCATION OF NEW HAMBURG IN THE TOWNSHIP

FIGURE 3





Mayor

Mayor

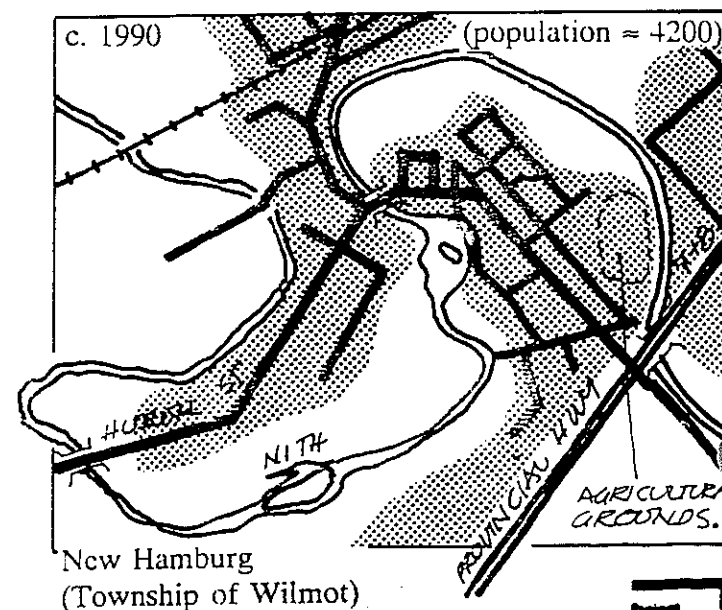
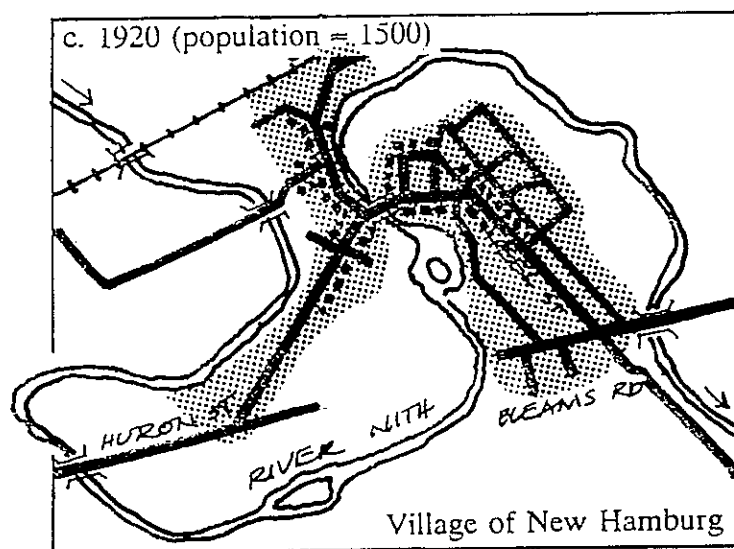
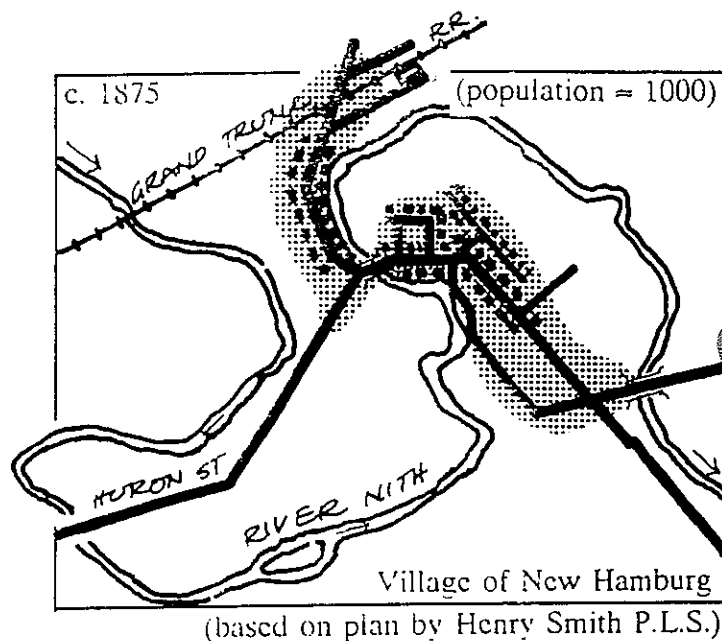
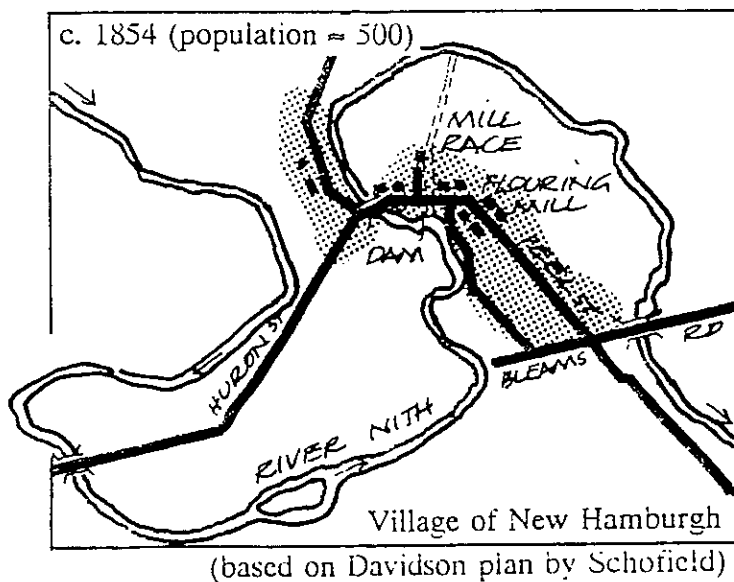
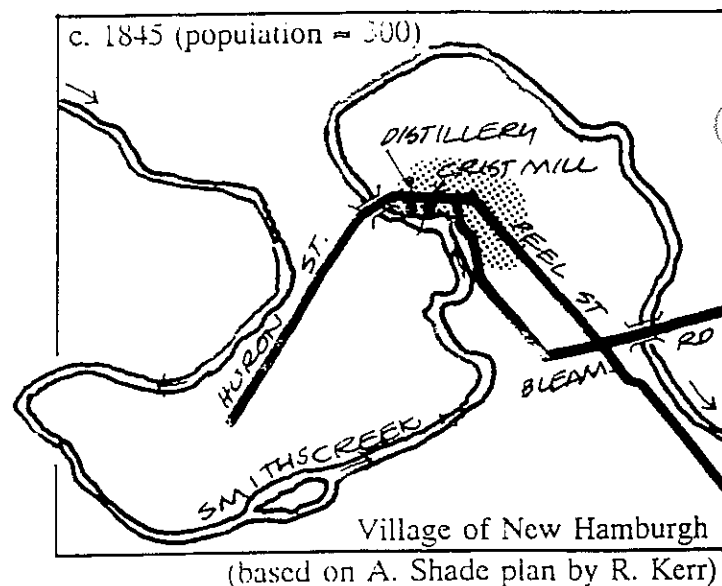
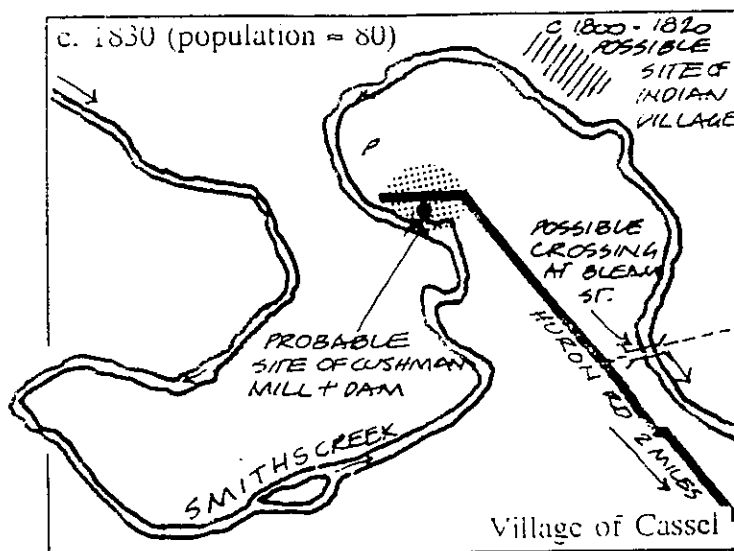

Clerk

Clerk

HERITAGE CONSERVATION DISTRICT
STUDY AREA

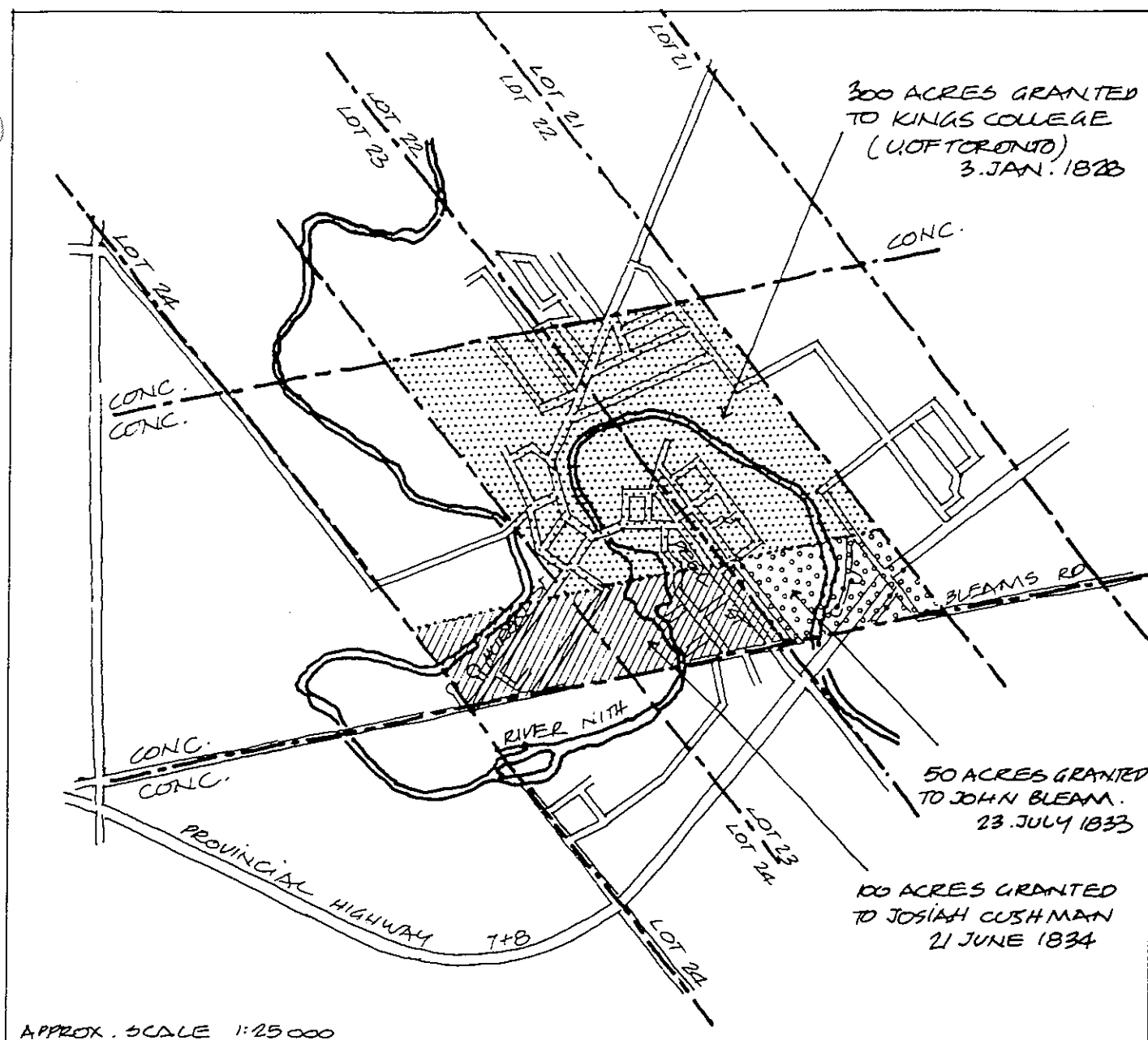
FIGURE 4





HISTORICAL EVOLUTION OF NEW HAMBURG

FIGURE 5



ORIGINAL LAND GRANTS

KINGS COLLEGE: 300 AC (3 JAN. 1828)

JOSIAH CUSHMAN: 100 AC (21 JUNE 1834)

JOHN BLEAM: 50 AC (23 JULY 1933)

ORIGINAL LAND GRANTS

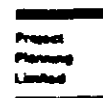
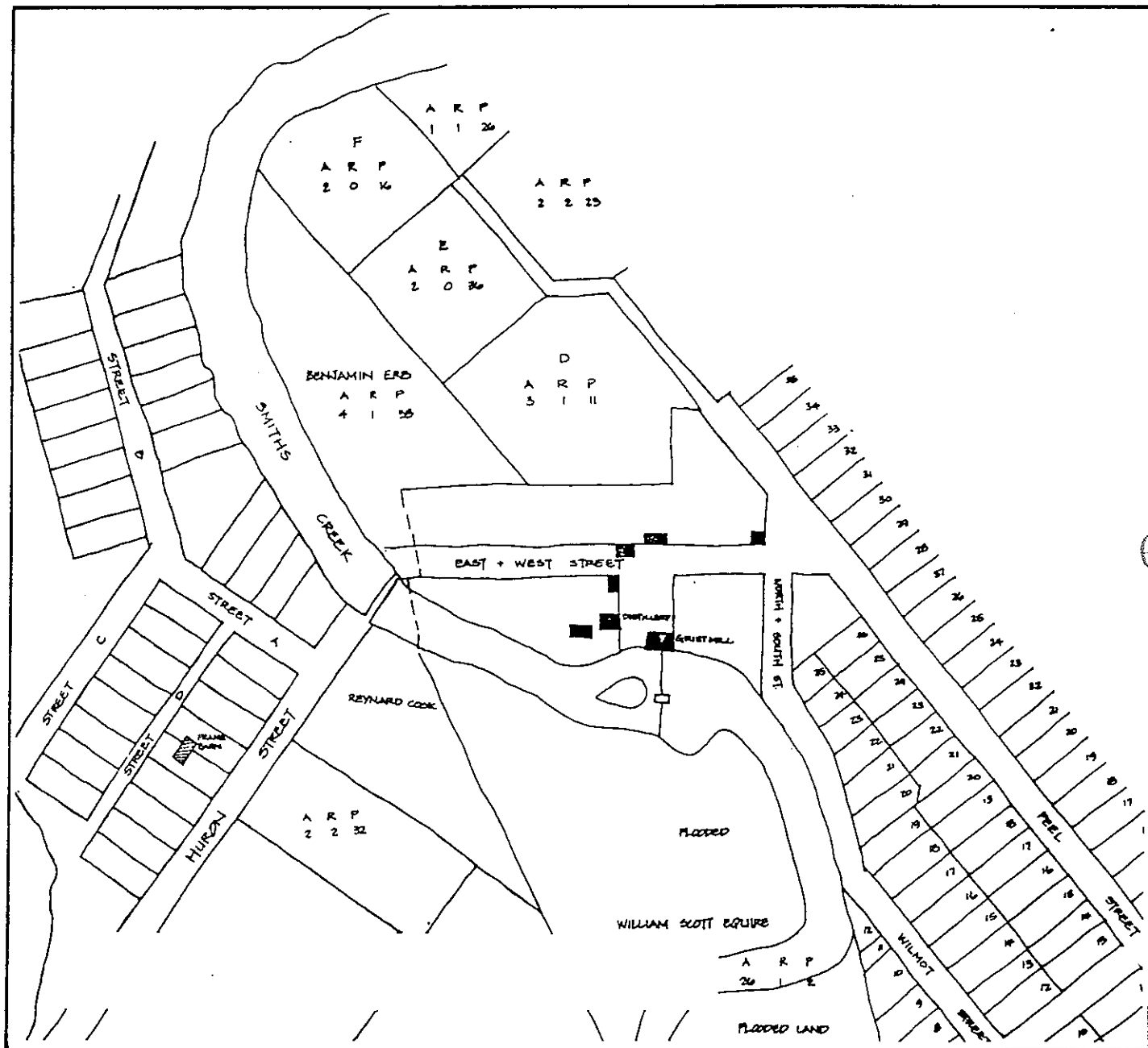


FIGURE 6



SOURCE: University of Waterloo Manuscript Map
 Drawn from photograph by PPL
 Plan of New Hamburg
 For Absalom Shade, Esq.
 by Robert W. Kerr D.P.S. 1845

NEW HAMBURG, 1845

FIGURE 7



BY PLACE OF ORIGIN		BY ORIGIN	
PLACE	No.	RELIGION	No.
ENGLAND & WALES	36	C. OF E.	85
SCOTLAND	20	C. OF ROME	152
IRELAND	39	E.C. OF SCOTLAND	40
CANADA (NOT FRENCH)	401	F.C. OF SCOTLAND	9
CANADA (FRENCH)	16	V.P.	20
U.S.A.	39	W. METHODISTS	16
NOVA SCOTIA / P.E.I.	6	BAPTISTS	6
PRUSSIA, GERMAN STATES}	288	LUTHERANS	415
HOLLAND }		MENONISTS & TUNKERS	7
FRANCE	14	NO RELIGION	43
SWITZERLAND	6	OTHER CREEDS NOT	75
AT SEA	1	GIVEN	
NOT KNOWN	1		
TOTAL	867	TOTAL	868

Source: County of Waterloo Gazetteer & Business Directory
J. Sutherland – compiler, 1864

* In 1864, the village name was spelt either Hamburg, New Hamburg or New Hamburg

POPULATION OF NEW HAMBURG*: 1864

FIGURE 9

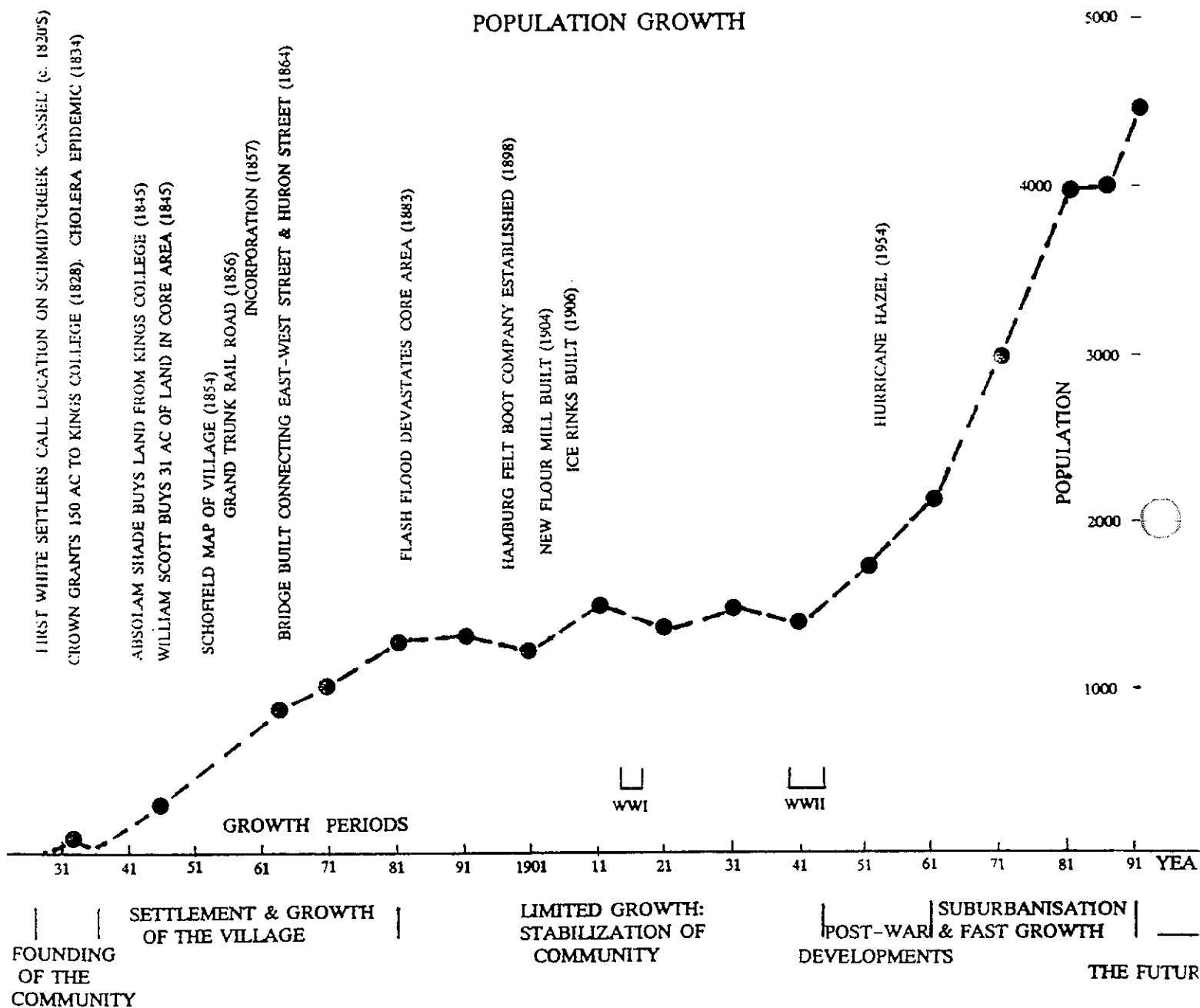


YEAR	NEW HAMBURG	WILMOT TOWNSHIP	SOURCE	COMMENTS
1820	-	-	Estimate as noted in 'Special Industrial Souvenir Number of New Hamburg. Compiled by Berlin News-Record, 1908.	
1830	50	-		
1834				
1846	300	-	"Smith's Canadian Gazetteer" WM. H. Smith. Published by H. & W. Rowsell. Toronto, 1846. (Estimate)	New Hamburg in 1871 had 175 families living in 167 houses, thus an average family size of 5.73 persons.
1851	N/A	5297	Statistics Canada. (SC)	
1861	N/A	6173	SC	
1864	868	-	County of Waterloo Gazetteer & Business Directory, 1864.	
1871	1003	5811	SC	
1881	1240	5358	SC	
1891	1335	5487	SC	
1901	1208	4944	SC	
1911	1484	4569	SC	
1921	1351	4263	SC	
1931	1436	4439	SC	
1941	1402	4215	SC	
1951	1738	4865	SC	
1956	1939	5230	SC	
1961	2181	5714	SC	
1966	2438	6397	SC	
1971	3008	7002	SC	
1976	-	-		
1981	N/A	10925	SC	
1982	3972	10781	RISC	
1985	4007	11010	RISC	
1986	N/A	11145	SC	
1988	3905	11540	RISC	Excludes Morningside Subdivision

POPULATION GROWTH: NEW HAMBURG & WILMOT TOWNSHIP

FIGURE 10





POPULATION GROWTH: NEW HAMBURG

4. WHAT IS A HERITAGE CONSERVATION DISTRICT?

A Heritage Conservation District is established under Part V of the Ontario Heritage Act, R.S.O. 1980, c.337, Sept. 1983) which states:

"41.(1) Subject to subsection (2), where there is in effect in a municipality an Official Plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by By-law designate the municipality or any defined area or areas thereof as a heritage conservation district."

The approval of the Ontario Municipal Board (OMB) is required prior to the by-law coming into force.

Part V of the Act is concerned with protection and enhancement of groups of properties that collectively give special character to an area. This special character may stem from:

- . a group of buildings of architectural significance;
- . an area that has historical value;
- . a district offering a definite sense of time or place.

A Heritage Conservation District may thus be described as an area with an ambience, or feeling, or history resulting from a combination of such physical elements, as may remain, with the unseen but associative elements of our past, people or events that shaped the history of the area.

The Ministry of Culture and Communication (Ontario) gives the following definition:

"A heritage conservation district is an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to a community..."

and further states that:

"...the key to its protection is to understand the distinction of a place or area in its larger context".

(Ontario's Heritage Conservation District Guidelines, Ministry of Citizenship and Culture, 1985. p.11).

These definitions given are, however, still somewhat vague. What, for example, exactly comprises "a collective asset to a community"?

The creation of a Heritage Conservation District thus demands at the outset that terms be defined. What is 'heritage': a building over one hundred years old, a house lived in by John Diefenbaker, perhaps the site of an old grist mill long since obliterated? In "conserving" heritage, is the aim to restore buildings to their original design, possibly with some modern modifications? And what is a "district"? Where does it start or finish? How is the edge defined? Does it include modern buildings?

These and other questions are all of prime importance in defining a specific Heritage Conservation District, in terms of an actual area.

The designation of a Heritage Conservation District also adds yet another set of rules stating what may or may not be done with one's property. Thus it becomes important to both the municipality as whole, and the individual property owner in particular, that the designation of an area be made only after very careful analysis and the statement of reason is established.

Thus the analysis should attempt to answer such questions as "What is Heritage?" and why and how it should be conserved. The analysis should also address the problem of defining a Heritage District and of establishing its boundaries. Finally, it is necessary to analyze the benefits of such a designation and to whom those benefits apply.

All the above were kept in mind in analyzing the factors bearing upon the possible designation of a district in the core area of New Hamburg. It was out of this analytical process that a Heritage District was defined with appropriate statements of reason for its designation.

4.1 THE WHAT, WHY AND HOW OF "HERITAGE"

What is 'heritage'?

Heritage is defined as:

"Property that is or can be inherited. Something handed down by one's ancestors or the past, as a characteristic, a culture, a tradition etc." (Webster's Dictionary).

"Heritage" is therefore something that ties the present to the past. It need not even be old. It may for example, be an important event or a landmark structure within the context of the district in question, (for example, the Hartman bridge, built in 1936). However;

"in general, properties of heritage value should be able, with suitable examination, to reveal some of the broad architectural, cultural, social, political, economic or military patterns of our history or should have some association with specific events or people that have shaped the details of that history". (Guidelines, p.11).

Why should we conserve our heritage?

A nation, a municipality, individuals – all are shaped by past experience. The actions of the present are in part a result of what has happened in the past. There is a desire, then, to keep this knowledge of the past alive, to allow the establishment of roots and thus give a sense of history and permanence.

"Success and ultimately the survival of a society depend on its adaptability – that is, its ability to respond to and integrate the new without losing its natural balance and personality. This personality is a society's identity and is rooted in its heritage". (A Strategy for Conserving Ontario's Heritage, Ministry of Culture and Communication, (p.9) 1990)

How do we retain this heritage?

Having attempted to define 'heritage' it is then of fundamental importance to ensure that the citizens involved understand its relevance. Heritage can be retained in part by By-laws and Acts of Parliament, but essentially it has to be saved by the people, for the people. The current Heritage Act offers a method for helping to retain the history and the heritage of communities such as New Hamburg, but the initiative must come from the people living and working in the area.

Looking to the future, Design Guidelines are included in the current study. This together with a procedure for implementation, will further assist in helping to retain and restore the heritage of the core area of New Hamburg. These guidelines will enable modifications and additions to be made to the existing buildings, such that the ambience of the core may be retained within a climate of change and progress.

4.2 DEFINING A HERITAGE DISTRICT

In establishing and defining a heritage district two elements must be considered. The first is to determine if there are indeed buildings and an area character worthy of conserving in terms of historical and/or architectural significance. The second is to establish the boundary of the district. If all buildings in the district are of historic importance this is an easy task. However, in most areas, over time buildings have been torn down and there is a mix of the old and new, with a subsequent blurring of the "edge". The district and its boundary are thus established on the basis of a set of criteria as given below.

"A district may comprise a few buildings or an entire municipality. It may have architectural historic, scenic or archaeological aspects worth conserving. Above all else, a heritage conservation district has a special character or association that distinguishes it from its surroundings." (Guidelines p.11)

4.2.1 Defining the District

In analyzing the potential for a heritage district in the core area of New Hamburg, the buildings and lands within the area have been analyzed using the criteria shown in figure 12.

This analysis will establish whether the general area does indeed have the attributes of a heritage district.

The criteria and rationale, however, establish an imprecise area with vague boundaries. The question now is not whether there should be a district, but where exactly is the edge or boundary and why.

4.2.2 Establishing the Boundary

In order to define a boundary for the heritage district a further set of criteria are used which will gradually give form and ultimately precise definition to the area. These criteria are listed in figure 13.

The boundary should create definition to the district, and thus result in a distinct and cohesive area. If the edge is too 'tight', then the boundary becomes ragged, and the overall character of the district can be lost.

4.3 THE BENEFITS OF DESIGNATION

By designating an area as a Heritage Conservation District, and by preparing appropriate design guidelines and implementation procedures, the historic and architectural attributes of the area can be conserved and retained within the context of an ever-changing community.

"...a heritage conservation district... must always remain a living part of a community, able to accommodate change in the future as it has in the past." (Guidelines, p.6)

Too often the ambience, the history and the character of an area – the reasons why people like the place to begin with – is destroyed because more people will then want to visit or live there, resulting in a "catch-22" situation.

If one designates only individual 'landmark' buildings, these can ultimately be lost in a sea of modern development. However, if a district is designated – (a district containing for example, buildings both old and new, interesting and bland, plus open spaces and historic sites), this allows the heritage value of the district to be saved, while at the same time allowing compatible new development.

The result of such a district designation is that change continues as in the past, but the design guidelines ensure that the ambience and character of the area is retained and enhanced. This means that the district remains an aesthetically pleasing, enjoyable and interesting place. In turn, this means that property in the district is more in demand and with a greater potential for increases in property values.

"Rehabilitation has been shown to increase property values and thereby to enhance municipal tax bases. Rehabilitated Business districts tend to attract more investment and have been shown to achieve substantially greater retail sales. These results all suggest that the conservation and use of heritage resources can stimulate community revitalization." (A Strategy for Conserving Ontario's Heritage, Ministry of Culture and Communication, 1990, p.12).

The retention of the heritage of a community also ensures that future generations can enjoy and more fully appreciate the history and culture of the region.

NEW HAMBURG HERITAGE CONSERVATION DISTRICT STUDY DISTRICT RATIONALE

DEFINITION OF THE HERITAGE DISTRICT HAS BEEN BASED ON THE FOLLOWING CRITERIA:

- . HISTORICAL ASSOCIATION
- . ARCHITECTURAL VALUE
- . TYPE OF LAND USE
- . VERNACULAR DESIGN
- . LANDMARK STATUS
- . GROUP VALUE
- . OPEN SPACES
- . HISTORIC SITES
- . PUBLIC INPUT

OTHER CRITERIA REVIEWED INCLUDED:

- . integrity (maintenance of original materials)
- . vacant land (this can detract from district)
- . contemporary structures (can detract from heritage)
- . trees and flora (mature trees are part of heritage)
- . street furniture
- . landscape features

Figure 12

NEW HAMBURG HERITAGE CONSERVATION DISTRICT STUDY BOUNDARY RATIONALE

DETERMINATION OF THE HERITAGE DISTRICT BOUNDARY HAS BEEN BASED ON THE FOLLOWING CRITERIA:

- . CONCENTRATION OF EARLY BUILDINGS
- . GROUPING OF BUILDINGS BY STYLE OR USE
- . EDGES RELATED TO CHANGES IN VISUAL CHARACTER
- . EDGES ESTABLISHING VISTAS AND GATEWAYS
- . NATURAL FEATURES CREATING AN EDGE
- . OFFICIAL PLAN AND OTHER POLICY STATEMENTS

OTHER CRITERIA REVIEWED INCLUDED:

- . walls and fence lines
- . property boundaries
- . socio-economic factors
- . changes in land use
- . major open spaces

5. ANALYSIS OF EXISTING CONDITIONS

Before designating all or part of the study area as a heritage district, it is necessary to understand the existing situation, with respect to the land uses and the landscape.

The study area (see figure 4) extends from Baillie Street North and includes all the lands contained by the River Nith. Within this area are three somewhat discrete land use zones (see figure 14). In the south-west is the core area, with predominantly commercial and institutional buildings focused on Huron and Peel Streets, to serve the community. South of the core on Peel Street, and easterly around Jacob Street are two of the original residential areas, dating from the mid 19th century, with frame and brick houses on medium size lots and mature trees. North of the core area is the flood plain of the River Nith, which presently is open space.

The residential area continues south of the study area up to Hwy 7/8, with many historic homes and other buildings (eg. churches), particularly on Peel Street. Across the Hartman bridge and west on Huron and Waterloo Streets, there are also many fine old Victorian homes. The potential for a "heritage district" in New Hamburg thus extends well beyond even the study area.

5.1 THE CORE AREA

What is known as the 'core area' of New Hamburg (zone 1 on figure 14) is the retail and service commercial centre of the village and indeed for Wilmot Township. The variety of stores and services include:

USE	No.
Banks etc.	6
Café/restaurant	7
Grocery/Food	3
Gift/Stationary	3
Travel Agent	2
Other Service(lawyer, vet, real estate etc.)	5
Hotel/Bar	2
Other retail	4
Institutional	5
Vacant	2
TOTAL	37

5.2 NATURAL ENVIRONMENT AND LANDSCAPE

Carved by the forces of the river in the shape of a horseshoe, the river flats and the extensive steep river embankment provided a unique setting for the settlement. The specific location on the flats and the unique layout of the village, ie. core area, were also set by the natural landscape. Huron Street (formerly known as East-West Street because it was perfectly aligned with that compass direction) and Peel Street were carefully located on the almost imperceptible height of land. The point at which the streets intersect became the centre of the Village where people naturally congregated.

The mills, as the first buildings set the stage for the subsequent development. By their function mills had to be located on running water. The first impression of the B & W Feed and Seed Mills is that it does not follow this principle. Presumably suitable space on the river was no longer available when the Mill was to be built. A way had to be found to bring the water to the next possible mill location – what was at that time the edge of the Village farthest from the river. Hence the millrace, the horizontal waterwheel and tailrace.

The mills were the precursors of modern industry just as they were the magnets for urban development. With a meeting area in place where people arrived dealing with the mill, merchants took the opportunity to start their business as close as they could to the market. Stores and hotels were built as close as possible and as high as construction methods permitted. Expansion of the village remained quite compact, however, due to the recurring problem of flooding. This also dictated the north-south direction of streets off Huron, which could thus act as spillways for flood water.

The river's steep slopes and meanders also determined where it should be crossed. From time to time, several alternative bridge locations were advocated, as the historic plans reveal, yet none appeared to be as advantageous as the location of the current bridge. Here the river bank is at its relative lowest and the stream at its narrowest.

To connect the railway station with the core area, a pedestrian bridge over other Nith was located in the area of the tailrace, however it was never replaced after the dyking and slope protection constructed by the Conservation Authority. Today's technology permits bridges to be constructed at almost any location, however it should not replace those with a heritage character, such as the existing Hartman bridge and the one which once connected Bleams Road.

5.3 LANDSCAPE UNITS

To distinguish various types of landscape in the study area will clarify the functions and shortcomings of each. The three types of landscape units are the residential area, the core area urban space and the river corridor open space. The latter two are directly relevant to the proposed Heritage Conservation District.

5.3.1 URBAN LANDSCAPE UNIT

The core area urban landscape unit, which is the space between the building facades is not unlike those of other towns and villages in Ontario. Lack of definition, identity and comprehensive coordinated approach hide its true heritage character and potential. Nevertheless, New Hamburg has retained its human scale, so important to the future of the core area.

The present urban landscape does not represent an attractive or inviting image to the visitor or local shopper. In recognition of this situation, a few enterprising merchants have started to work on their store fronts to recapture an attractive character and ambience.

The roadways within the urban landscape area function reasonably well in terms of vehicular traffic, although there are problems at intersections; and a lack of definition between the automobile/parking and pedestrian facilities, particularly on the North part of Peel Street, as well as on Mill and Union Streets.

The streetscape has been reworked over time in a utilitarian approach, favouring the automobile. It has become a patchwork and many opportunities have been missed to create a harmonious and heritage oriented area. Overhead wires, lighting oriented primarily to the automobile, planter boxes and other uncoordinated street furniture items, and concrete pedestrian walkways detract from a desirable and positive image. All these were public concerns expressed in the questionnaire answers.

Former green spaces, such as where the Royal bank is now located and the village square with the bandshell, have disappeared, thus adding significantly to the lack of green spaces in the core area.

The urban landscape unit, in contrast with the residential area, is also devoid of any trees of stature, except for the oak tree on the Waterlot and the Norway spruces on Peel street.

Trees in the urban landscape have vanished one by one, probably to make room for driveways, parking, widening of pavements, lighting and signage. The trees may also have died due to lack of maintenance.

Attempts have been made to re-introduce trees. Unfortunately, however concrete planters have been selected that are too small and too few to create any sort of tree canopy. Boxed-in trees will only grow as much as the container allows it; a 3 ft. wide planter will only allow 3-4 years growth.

A blueprint for planting and maintenance most likely never existed, nor was it needed since community oriented people cared for the individual trees. Many historic pictures are evidence that trees existed in the core area. Peel street was planted up to a certain point with sugar maples, while what is now called Mill Street had a promenade of flowering fruit trees. Large Norway spruce flanked the band shell in the market square as late as 1961.

It should not be assumed from the above that all opportunities are lost. In fact now that the core area buildings have been identified, a better and heritage oriented streetscape can be achieved.

5.3.2 RIVER CORRIDOR OPEN SPACE LANDSCAPE UNIT

The second landscape unit, the river corridor, is the single largest open space in New Hamburg and has been recognized as such in the Official Plan.

The proposed Heritage Conservation District does include a portion of the river valley, but only the area which has been found to be the most influential in the historic growth of the village.

It has been noted that a master plan has previously been prepared and is currently being implemented. At this point in the construction, however, there is no indication that any feature having its origin in the history of New Hamburg is included. Unfortunately the dam was constructed a few years ago and parking areas have been installed without the benefits of the Heritage Study.

There are many opportunities to re-create an image of the close ties of the village with the river. This is important to the success of the core and community as a whole. A fresh look, not only at the immediate water front but the whole open space system including the race track should, be taken in, to consideration such that it may be of benefit to the whole expanding community.

6. LEGISLATION AND POLICIES

Implementation of New Hamburg's heritage program must, in part, be guided by provincial legislation, and regional and local (i.e. Wilmot Township) policies.

6.1 THE ONTARIO HERITAGE ACT

At the provincial level, Part V of the Ontario Heritage Act of 1986 permits a municipal council to designate a Heritage Conservation District, provided that the Official Plan contains provisions to that effect. After such a District has been designated by by-law, which must subsequently be approved by the Ontario Municipal Board, no buildings within its boundaries may be demolished, nor may their external proportions be altered, without a special permit, for a period up to nine months after an application for such works. The purpose of this rule is to allow the council and the applicant a reasonable period during which to agree on how the existing building can be preserved, altered or replaced in a manner which is compatible with the District's characteristics and guidelines.

6.2 THE REGIONAL OFFICIAL POLICIES PLAN

The Regional Official Policies Plan of the Regional Municipality of Waterloo designates New Hamburg as a Settlement Policy Area 'C'. This recognizes New Hamburg's community commercial core as the surrounding area's primary focus of commercial, institutional and office functions. Moreover, the Plan states that the Region will encourage the Core's development, redesign, renewal, rehabilitation and conservation, and will provide non-financial assistance for these purposes.

With respect to its heritage policies, the Region supports the efforts of the Waterloo Regional Heritage Foundation and the Local Architectural Conservation Advisory Committee (LACAC), in terms of the promotion of awareness and appreciation of heritage resources, and the acquisition, restoration, and conservation of buildings and sites of historical, cultural, architectural or archaeological merit. The Plan also encourages Area Municipal Councils to pass by-laws to designate heritage conservation districts in accordance with the Ontario Heritage Act.

6.3 WILMOT TOWNSHIP'S OFFICIAL PLAN

This Official Plan and its amendments establish the policies for New Hamburg with respect to land uses, development standards, and related matters. The Plan recognizes New Hamburg as an Identified Urban Settlement and contains specific policies and a Settlement Plan for the community.

The recommended Heritage Conservation District lies almost entirely in the Core Area, as shown on the Settlement Plan. The permitted uses in the Core Area include retail and wholesale sales and services, offices, financial, educational, religious and entertainment uses, as well as limited industrial and residential uses. An Implementation Plan has been proposed for the Core Area. It is not a part of the Official Plan, but acts as a more detailed guide for implementing the Plan's policies for the Core.

The Core Area Implementation Plan states that the Core will continue to be New Hamburg's principal visual, civic and commercial focal point, and that all new development and redevelopment must retain, improve and strengthen its economic viability. To this end, a continuing and sustained revitalization program must strive, among other matters, to improve the Core's buildings and infrastructure, introduce landscaping to make it more attractive, and preserve, protect and restore features of historical and architectural significance.

Amendment No. 25 to the Official Plan has been adopted which will permit Council to pass a by-law to designate a Heritage Conservation District in New Hamburg.

Amendment No. 21 to the Official Plan designates most of the proposed Heritage Conservation District as a Special Policy Area. It establishes policies with respect to protecting the area against flooding of the Nith River and requires renovations, redevelopment and new development of buildings to be dry or wet flood-proofed. These policies must, of course, be adhered to in considering any heritage-related applications.

7. DEFINING THE DISTRICT

The criteria for defining the Core Area Heritage Conservation District are given in figure 12. The rationale for the heritage district is thus built upon how, and whether, the general area under review meets the given criteria. These are evaluated as follows and shown on figure 15:

a) Historical association:

There are several buildings in the area that have significant historical associations in terms of the settlement of New Hamburg. The most important are:

- i) the Waterlot Restaurant (1847) – the residence of William Scott, one of the founders of New Hamburg;
- ii) the Mill – although the present mill was not built until 1905, it was situated on the site of one of the earliest mills in New Hamburg, (built by William Scott circa 1850). The mill also represent the *raison d'être* for the community, the original settlement of Cassel being located because of the grist mill on Smiths Creek.
- iii) the Felt Factory – the existing structure was built in 1911 after the original building was destroyed by fire.
- iv) the Hartman bridge over the River Nith connecting Huron Street (previously East-West Street) with Waterloo Street. This was an important link in helping to make the core area a focal point and commercial centre for the township.

b) Architectural value:

New Hamburg has several buildings that are significant in terms of architectural style. Such buildings help give character and ambience to the district and some of the more significant ones are:

- i) Roth-Novak office, built in 1913 in the Beaux-Arts style, is perhaps the most unusual building in New Hamburg. As noted in the Statement of Reason for its designation under Part IV of the Heritage Act, "it is a unique and excellent example of the Beaux-Arts style with its classical detailing... It is unique due to its very small size..."
- ii) Waterlot Restaurant (1847) – is an excellent example of the Italianate style with a cupola added later. Especially significant are the bargeboard, window and entrance detailing.

- iii) Public Library (1914) – another example of the Beaux-Arts style as displayed in institutional buildings, including 80 other libraries in Ontario. Note the use of columns and pediment detailing.
- iv) Residence at 145 Peel Street is a good example of Italianate Style. This, and the house to the south are large imposing houses built around the turn of the century with beautiful detailing in the bargeboards and windows.

c) Type of land use/group value:

This criterion serves to distinguish the area as being distinct from adjoining land uses. The general commercial use of the buildings (together with some institutional uses and one industrial) gives the core area a special sense of place and an ambience that sets it apart from the abutting residential areas. This is important in that the commercial uses in the core area date from the late 19th century and that as a "group" they give it a strength and credibility, that an individual building would not have.

d) Vernacular design:

"The vernacular in architectural expression makes use of local forms and materials, clings to familiar forms from old lands and responds to climatic conditions in the new." (The Buildings of Canada, B. A. Humphries & M. Sykes, Environment Canada, 1980 p.12).

The study area contains a number of buildings which represent good vernacular design, such as:

- . the old Regency Theatre
- . the Independent Block at 112-120 Peel Street
- . the old Queen's Hotel at 73 Peel Street

e) Landmark status:

These are buildings and structures that stand-out as prominent features in the area, and would include:

- i) the B. & W. Mill
- ii) the Hartman Bridge
- iii) the New Hamburg Felt Factory

f) Open space/historic sites:

The village of New Hamburg, or Cassell as it was originally known, was founded on the banks of Smiths Creek with a grist mill and a dam, soon followed by a distillery. The location of these early buildings was in the open space behind the Waterlot and along the banks of the River Nith. These lands are an important reminder of the origins of the community and a link to the heritage buildings that exist today.

g) Public input:

In the first public meeting, all persons who attended the Open House were invited to complete a questionnaire. One question asked them to "draw a line around what you think of as the heritage core area of New Hamburg". The respondents – all of whom know the area well and are interested in preserving the heritage – gave a variety of different boundaries. However, when the lines are consolidated, it appears that the general feeling for a heritage district would include all those buildings on Huron Street and Peel Street from the bridge (excluded), to the Felt Factory (included) – see figure 16.

Other criteria which were reviewed (see figure 12) included landscape features, trees, vacant land and contemporary structures (both of which can detract from a heritage district – for example, the bank buildings and parking lots) and integrity (maintenance of original materials). With respect to the latter point, there are several buildings in the core area which have retained the original facades and architectural details; good examples are the Library, William Tell Block, Hostetler and Scott Blocks (particularly in upper stories), Waterlot, Roth-Novak, Hamburg Felt Boot, Ritz Building, Magpie Cafe and the two Ontario vernacular residences.

On the basis of these criteria, the above rationale for designating a Heritage Conservation District has been developed which results in the general area to be considered. The next requirement is that a district boundary then has to be defined to give form and an edge to the area.

8. BOUNDARY DEFINITION

The district rationale, described in the previous section, enables one to say that there is an argument and reason to designate a general area as a Heritage Conservation District. It does not, however, give definition to the area in terms of an exact edge or boundary, this must be accomplished using slightly different criteria, (see figure 13). These are evaluated as follows (see figure 17):

a) Concentration of early buildings:

If there are groups of older buildings of a certain period that can be shown as being separate and discrete within the community then a line can be drawn around them to define a specific area. In New Hamburg, such a line would include not only the buildings in the core area, but also the residences along Peel Street, Seyler Street and Jacob Street. This would of itself result in a large, somewhat amorphous heritage district with little commonality save that most of the buildings are late 19th – early 20th century.

b) Grouping of buildings by style or use:

The buildings in the core area primarily accommodate and were built for commercial uses. The predominant style is typical of late 19th century commercial buildings, in that they are of brick construction, 2 and 3 storeys and their form, setbacks and massing are similar. In this respect, most of the core area buildings are in sharp contrast to the residential style buildings, even though the latter are also "heritage".

c) Changes in visual character/natural features:

The "edge" of a district can be clearly defined by a change in the area's visual character, particularly where there is a significant natural feature. In New Hamburg, the River Nith represents a distinct and definite edge to the core area. To the north of the core, the open space in the flood plain also establishes a clear boundary to the core area.

d) Edges establishing vistas/gateways:

There are two definite gateways to the area; the bridge across the River Nith, and as one goes north along Peel Street and "enters" the commercial area when the street facade widens out past the Felt Factory. The other location that can be considered a gateway is the end of Peel Street by the mill as the land use changes to open space.

e) Official Plan and other policy statements:

The Official Plan of the Township of Wilmot includes a schedule that shows the land use designation for New Hamburg. The core area is clearly defined on this plan. The Core Area Implementation Plan, further defines and gives the rationale for creating this designation.

Other more detailed criteria given to establish a Heritage Conservation District boundary include wall and fence lines as well as property boundaries.

8.1 THE RECOMMENDED DISTRICT

Based on the criteria which establish the rationale for a district, together with the boundary criteria which give form to the area, a Heritage Conservation District is recommended with the following boundary (see figure 18):

Starting on the western bank of the River Nith and the Hartman bridge follow the bank in a southerly direction to a point east of the Felt Factory. Draw a line easterly along the southern boundary of the Felt Factory across Peel Street to include the Queen Anne residence at Peel Street. Go northerly along the back lot lines of all properties on the east side of Peel Street to the mill property. Go easterly to include the mill, south along the mill boundary and then easterly along the back property line of all properties on the north side of Huron Street across the River Nith to the point of commencement.

The exact boundary, as it follows property lines etc., should be determined by a survey and description.



LEGEND

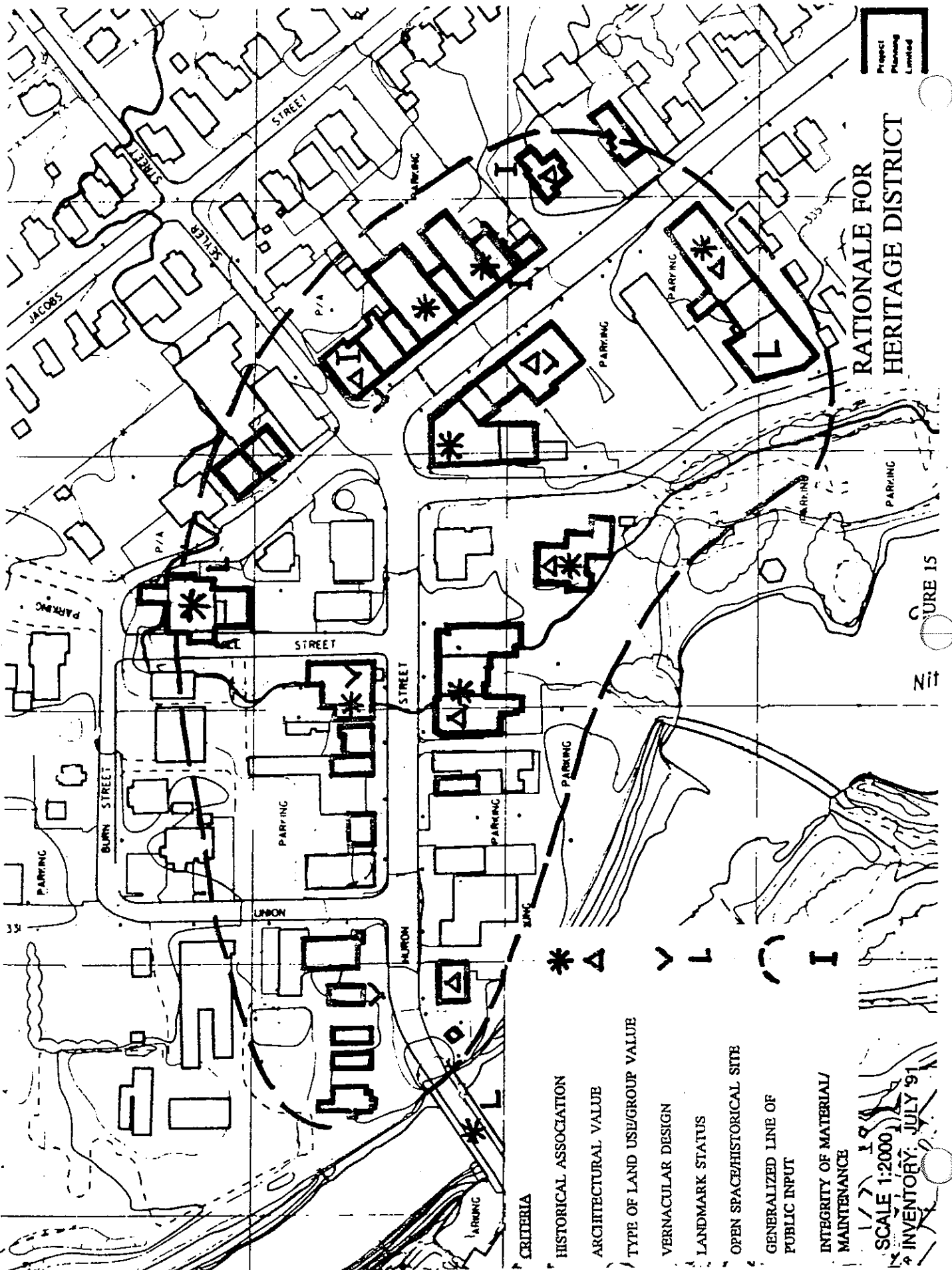
STUDY AREA	---	
COMMERCIAL CORE	1	
RESIDENTIAL	2	
OPEN SPACE	3	

MAJOR LAND USES IN THE STUDY AREA

Project
Planning
Limited

FIGURE 14

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY



RATIONALE FOR
HERITAGE DISTRICT

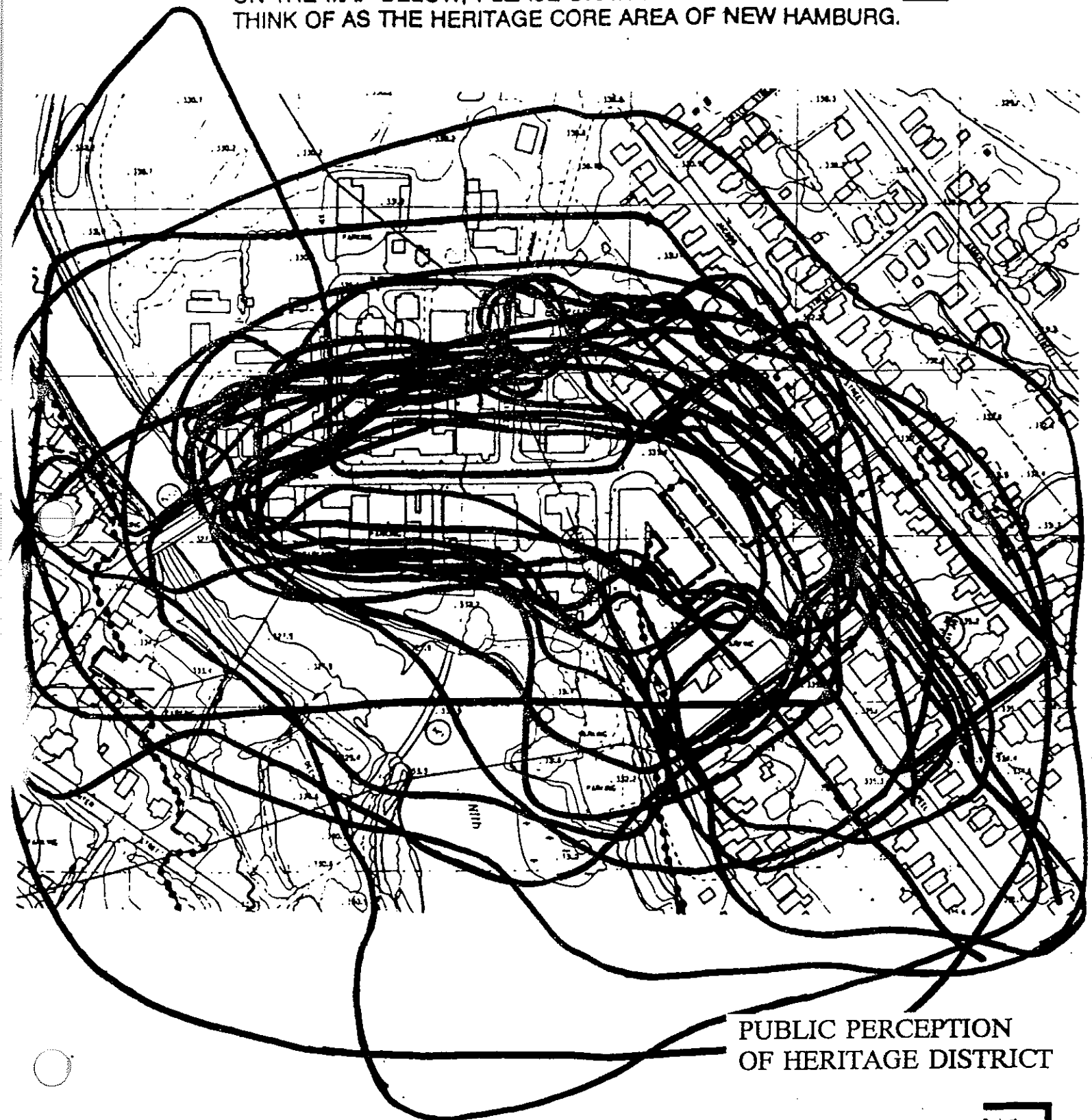
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FIGURE 15

- CRITERIA
- HISTORICAL ASSOCIATION
- ARCHITECTURAL VALUE
- TYPE OF LAND USE/GROUP VALUE
- VERNACULAR DESIGN
- LANDMARK STATUS
- OPEN SPACE/HISTORICAL SITE
- GENERALIZED LINE OF PUBLIC INPUT
- INTEGRITY OF MATERIAL/ MAINTENANCE

SCALE 1:2000
INVENTORY JULY '91

ON THE MAP BELOW, PLEASE DRAW A LINE AROUND WHAT YOU
THINK OF AS THE HERITAGE CORE AREA OF NEW HAMBURG.

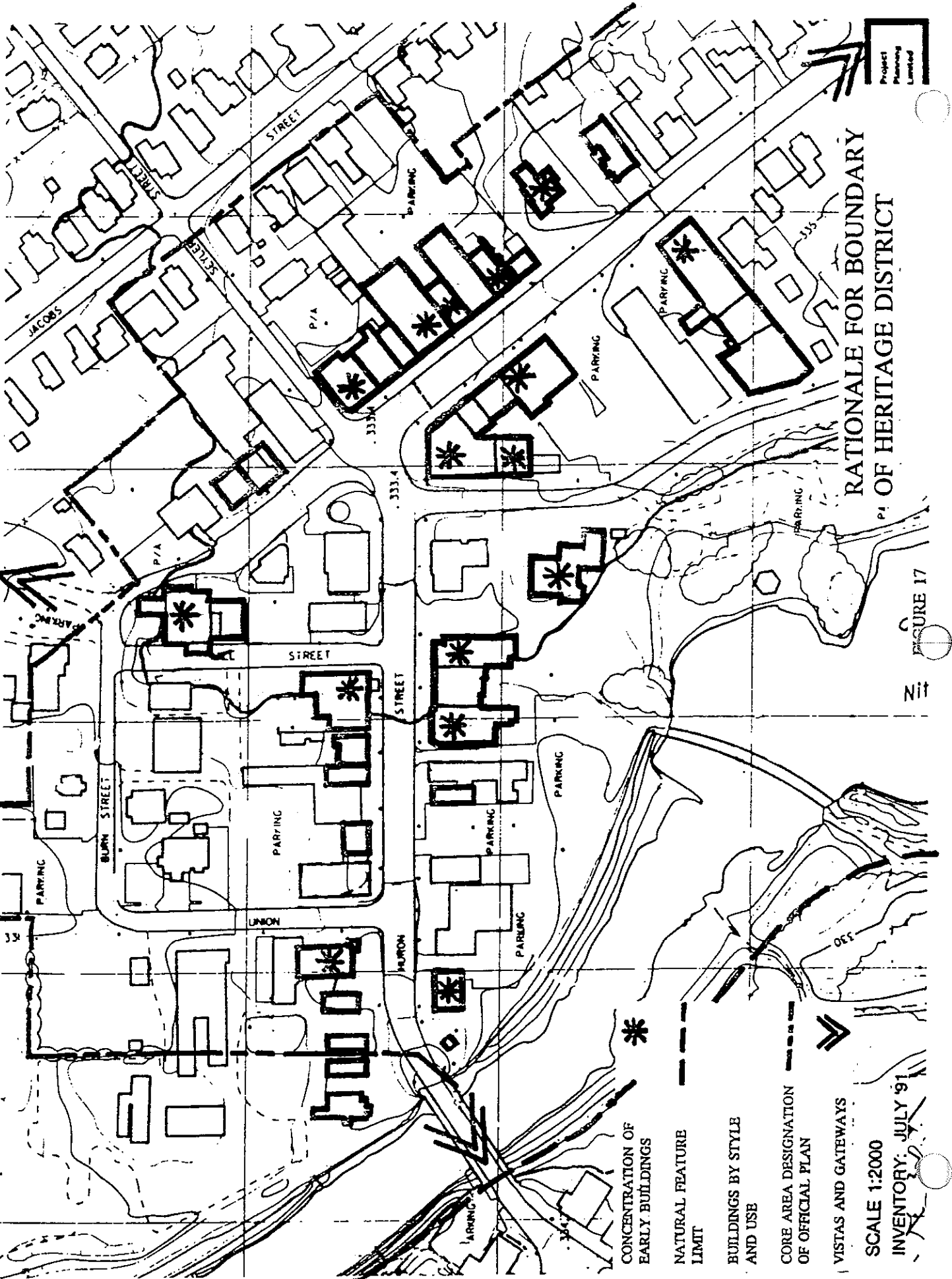


PUBLIC PERCEPTION
OF HERITAGE DISTRICT

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FIGURE 16

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY





materials, colour and style to be compatible with the existing buildings and general area in terms of historic and architectural features.

As there are various guidelines for different purposes and a variety of users we have separated them into four distinct sections as follows:

1. DESIGN GUIDELINES FOR THE HERITAGE DISTRICT

The guidelines in this section deal with the general character of the Heritage Conservation District and recommendations are provided such that the Municipality can decide the district-wide direction and tasks to be accomplished. The aim here is to point out the many opportunities New Hamburg has to revitalize the physical parts of the core area on the basis of its rich heritage. Many Municipalities have missed this point as they have tried to revitalize their core areas based on contrived and trendy images – they would have been more successful to look at their own doorstep for solid and sound themes and character.

2. GUIDELINES FOR POLICIES ON BUILDING DESIGN

The primary purpose of these Guidelines is to provide a general approach to building designs and policies for the various categories of buildings. For example, an "A" building should be conserved or rebuilt to the original style as much as possible, whereas a "C" building may be retained; however, if redevelopment or new construction is to occur, the new structures will have to be compatible with the existing heritage stock. This will be a guide for the Municipality, ie. LACAC, to formulate the policies and when adopted will form the basis as to how to treat applications and provide the owner with directions.

3. GUIDELINES FOR BUILDING AND SITE DESIGN

The purpose of these guidelines is to provide a guide for both Municipal Staff and the building owner as to the urban design of the heritage district in terms of form, rhythm setbacks etc.

4. GUIDELINES FOR BUILDING REHABILITATION AND IMPROVEMENTS

These guidelines are primarily intended to give direction and assistance to the individual (owner, builder, contractor) who is interested in restoring or making alterations to a heritage property or building.

A recommended reading list has been attached for those interested in in-depth information.

9.2 THE CORE AREA'S GENERAL CHARACTER AND CHALLENGES

9.2.1 BUILDINGS

The majority of historic building styles in the core area are Italianate/Italian villa (1840–1870's) and Ontario Vernacular, some in the styles of Second Empire (1860–1880's), to Beaux Arts/Classical Revival (1880'–1930's), Gothic Revival and Quebec Classical revival.

Most of the heritage buildings are of a commercial nature and are 2–3 storey buildings, while the few residential buildings in the H.C.D. are 2 storey. All of these buildings not only blend with each other but create a harmonious rhythm which establishes the character. Some of these buildings will require extensive upgrading in terms of exterior finish, while others may need only a paint job or signage of heritage design and a general clean-up.

The more recent buildings, such as the banks and trust companies are appropriate in terms of height and size, however, the exterior finish of dark brown and brick, and oddly proportioned fenestration are in stark contrast to the heritage buildings. The most incongruous of buildings, but yet in the most prominent location, are the post office and police station. While the height and size of these buildings may be appropriate, the style, exterior finish and fenestration do not harmonize with the general character of the heritage district.

9.2.2 CHALLENGES

The first challenge will be the maintenance of scale, rhythm and harmony of all facades, particularly on Peel and Huron Streets. If any of the owners of non-harmonious, or "C" type, buildings seek to renovate the exterior facades, or rebuild or redevelopment, they should take special care to keep the height, proportions, fenestration, setbacks and materials of the building in line with the heritage character.

Attempts to re-create historic styles of buildings should be discouraged; instead compatible styles that may be in contrast, but are harmonious with the surrounding should be advocated.

If the H.C.D. is to be successful, new developments must be designed to be compatible with the existing historical/architectural character of the area, and the renovations of the existing buildings to be as true to the style as possible.

The second challenge will be to match the historic building facades with a functional existing streetscape. This should not create a "heritage show", but bring out reminders of those aspects of the past which provided the basis for the village in the first place.

The third challenge will be to maintain a healthy, viable and compact core area. Facade improvements by merchants and a well designed streetscape alone will not guarantee the well-being and healthy perpetuation of the area. It is important to improve local access and

to link the core area with the industrial/business park, as well as with the recent development and future expansion areas. Appropriate river crossing points can easily be determined. New development areas should have only restricted commercial that will complement the core area.

The fourth challenge should be to achieve a visually pleasing and environmentally sound development of New Hamburg's major open space, the river corridor. The historic past of the Indians, the Agricultural Era combined with the "Horse era" and the new era of "the Mennonite Relief Sale" on the Fair grounds should be linked with the core area.

9.2.3 STREETScape:

The streetscape is one of the most important elements in defining and contributing towards the success of a Heritage Conservation District. In this instance "streetscape" is considered the space between the facades of the buildings on opposite sides of the street. In residential areas this may include the private front garden, as well as public right-of-way.

The original right-of-way widths of Huron and Peel streets were about 76 feet. According to recent engineering drawings, however, the Region appears to have designated these streets as being 66 feet wide. Nevertheless, the spaces between the building facades and roadways continue to function as public land.

As can be seen in early photographs, the sidewalks formerly consisted of planks in front of the stores, to avoid the mud. They have since been widened from roadway to facade and are mostly poured in concrete and other materials.

The more recently added street furniture includes hydro and light poles, overhead wires, signs, tree planter boxes and parking meters, as well as curbs, gutters and stormwater drains.

Some of the streets, such as Peel and Mill Streets, used to have continuous rows of street trees. These, together with large sugar maple and Norway Spruce specimens on the adjacent private properties, added significantly to the core's attractiveness. The trees in planter boxes will, unfortunately, not result in an effective replacement, because they are unable to grown to any significant height and canopy size.

Historically, the core had minimal street lighting, except on Street corners and on some commercial building facades. In recent decades, street lights have been installed on hydro poles, primarily for vehicular traffic rather than pedestrian purposes. The increasing demand for electric power necessitated the need for taller poles, with high voltage wires, followed by the installation of higher and brighter, highway type light fixtures.

The core area's regulatory, and information signs are, with some notable exceptions, almost entirely of a contemporary nature, with little relationship to its heritage. In heritage areas elsewhere, the well coordinated replacement of all signs, based on heritage motifs, has often

proved to be a relatively simple means of re-establishing their historic character and attractiveness.

New Hamburg's river corridor remains one of its major landscape resources. While much has already been done, more action is both feasible and desirable, to create reminders of the river's historic importance, and landscape and functional linkages with the core area. Inside the core, the old millrace and the bandshell location at Huron and Peel provide fine opportunities to develop an integrated landscaped open space and pedestrian system.

The creation of "gateways" into the heritage district is an important consideration – features which clearly indicate that one is entering a special area. Peel Street, in the vicinity of the Felt Factory, and the Hartman bridge over the Nith River provide obvious locations for such gateways. The means of signifying the transition from the generally residential areas to the core's heritage district, may include signage, and special landscape and streetscape treatment.

Car parking, both on and off-Street, is a major problem in all older urban cores. It demands a relatively large proportion of land, which might otherwise be used for more attractive purposes, but we can't do without it.

New Hamburg has already done much to address this thorny issue, by providing parking lots on the edges of the core and in the River Corridor. The only recommendation one can make is that these efforts should be continued on the basis of a carefully prepared parking master plan for the whole core area, to identify the most appropriate locations and including guidelines to make the facilities as visually attractive and unobtrusive as possible.

9.3 RECOMMENDED GENERAL GUIDELINES FOR THE DISTRICT

It is recommended that, in addition to the preservation and restoration of buildings, the improvement of the Heritage Conservation District's Streetscape, and landscape, open space including the car parking facilities should also be addressed. The objective is to achieve a well coordinated visual environment, in which the area's heritage character and reminders of the historic past are especially emphasized

9.3.1 STREETSCAPE AND LANDSCAPE MASTER PLAN

It is recommended that a streetscape and landscape master plan be prepared for all the public lands in the Heritage Conservation District, including the street rights-of-way, parks and other open space areas. This would be a broadly based plan, establishing design policies, guidelines and priorities for each of the District's component-parts, such as:-

- . Huron and Peel Streets
- . side Streets
- . the river corridor
- . parks and pedestrian ways
- . gateway's

on and off-street parking facilities.

The following are preliminary design policies and guidelines, which should be further developed and detailed in the master plan.

I. Street Character

- . The appearance of Huron and Peel Streets should be that of a "main street" character by means of street trees, and paving design.
- . The design character of side streets should be different from that of Huron and Peel Streets, to signify their secondary and less busy function.
- . Roadway widths of streets should be made to be visually narrower, by means of widening sidewalks at intersections and pedestrian street crossings. Between these widenings, the off-street parking areas could be defined by special parking materials.
- . Pedestrian street crossings should also be identified by special paving materials, in addition to signs and lighting.
- . Consideration should be given to the redevelopment of the fountain area at the Huron-Peel Intersection area, to create a fine open space focus in the core.
- . The alignment of the former millrace, from the Waterlot Restaurant to the Mill and beyond, should be recognized as an excellent opportunity to commemorate this important historic feature and to establish a functional pedestrian link.
- . In the reconstruction of sidewalks, the image of the former planked walks could be reflected by score marks and expansion joints in the concrete.
- . Where appropriate, the pavement areas between sidewalks and building facades should be replaced with materials and patterns which reflect the historic character, in terms of scale, colour and texture. Materials such as brick, flagstone, asphalt blocks and granite sets should be considered. Interlocking, pastel coloured concrete block should be avoided.

II. Trees and Planting

- . A detailed inventory of all the District's existing trees should be prepared, to determine the species, size, health and life expectancy establishing an appropriate maintenance program.
- . Tree planter boxes should gradually be removed and replaced by a planting method which will encourage larger, longer-living street trees.

- . Appropriate species such as elm and sugar maple should be selected to reflect the historic past.
- . Street trees should be located so as not to obscure significant buildings.
- . Off-Street parking and loading areas should be appropriately screened by trees, shrubs, hedges, and low fences and walls.
- . The use of flowers and flowering trees should be encouraged, including appropriate flower boxes on sidewalks, walls and window sills, and hanging flower baskets.
- . In any private redevelopment proposal in the District, site plan control should require the preservation or appropriate replacement of existing trees. Any replacement or additional planting should complement the areas streetscape. Parking should be coordinated for an integrated system.

III. Signs and Street Furniture

- . A unified set of street name signs, should be designed of the Heritage Conservation District, to gradually replace the existing ones. This should reflect New Hamburg's historic past.
- . Signs to identify and describe historically interesting sites and buildings should be established throughout the District.
- . A coordinated set of street furniture should be designed for such items as street lights, benches, waste receptacles, telephone booths, etc.
- . Where possible, overhead wires should be buried or located along real lot lines.
- . Merchants should be encouraged to use attractive signs, which reflect New Hamburgs heritage.

9.3.2 PARKING MASTER PLAN

- . A car parking master plan for off- and on-street facilities, should be prepared in conjunction with the streetscape plan. This should be based on an appropriate study of the core area's parking requirements and should identify and prioritize improvements of existing facilities and the development of new ones.
- . The plan should establish appropriate standards for public and commercial properties with respect to such matters as:-
 - parking lot locations and capacities

- vehicular and pedestrian entries and exits
- screening from streets and adjacent properties (trees, hedges, fences, masonry walls, etc.)
- landscape and paving materials of the lots
- lighting and signage.

9.3.3 OPEN SPACE MASTER PLAN

- . A parks, open space and pedestrian ways master plan should be prepared in conjunction with the streetscape plan. The river corridor should, of course, be the backbone of this plan.
- . Wherever possible, landscaped pedestrian ways and "view corridors" should link the core area with the river.
- . The gabion walls along the river should be clothed with vegetation.
- . The river corridor instead of the usual park should be designed such that it can become in time one of the the great gardens of Canada.

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

- CREATE A HERITAGE TRAIL
- POINTS OF INTEREST & VIEWS
- ACCESS TO THE RIVER
- VILLAGE WALKING TOUR

- RE-ESTABLISH VILLAGE FOCUS (CREATE A CENTER OR SQUARE)
- CREATE A PEDESTRIAN ORIENTED STREETSCAPE

- CO-ORDINATE PRIVATE AND PUBLIC PARKING

- ENCOURAGE FACADE IMPROVEMENTS &/OR COMPATIBLE TRADING

- ENCOURAGE FACADE IMPROVEMENTS
- CREATE AN IMAGINATIVE STREETSCAPE WITH HERITAGE MOTIFS, PEDESTRIAN ORIENTED SPACE, OPTIMUM PARKING, TREE CANOPY, LIGHTING, SIGNAGE & STREET FURNITURE, CROSSWALKS.

- MAINTAIN SCALE, RHYTHM & HARMONY

- RECOMMENDED DISTRICT IMPROVEMENTS

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FIG 31

9.4 GUIDELINES FOR POLICIES ON BUILDING DESIGN

9.4.1 GENERAL APPROACH

There is, and will continue to be, the desire to conserve, restore, re-use and make additions to existing historic buildings, and to construct new compatible buildings within the proposed Heritage Conservation District. The goal is to enhance the historic character of the district by ensuring that future modifications or additions restore and complement the existing historic and/or architecturally significant buildings.

Before starting a building project for a class 'A' building it is extremely important to thoroughly assess the conditions of the existing building fabric, and to develop a restoration approach or philosophy.

If a particular property is to be added to, or a new building created, in a modern style, then the judgement on "compatibility" and preservation of the overall heritage district ambience is made on the basis of massing, proportions and size.

There are thus three basic ways to approach a project:

i) Restoration

The accurate reproduction of the missing features should be based on facts and not guesswork. Re-establishment consists of matching existing features, detail by detail.

The techniques and materials used to produce the original parts and early repair work should be specified and re-used where possible. Materials should not be made to look old by artificially aging, this will occur naturally.

New materials should be like the original ones in terms of dimensions, proportions and finish, and should not look machined to modern standards.

All restorations and additions to buildings in the 'A' category should be approached this way, where at all possible.

New buildings can also be approached on this basis; however, there must be a great deal of care taken to ensure that the reproduction of an entire building is typical of the period without pretending to be original.

ii) Complementary by Approximation

Approximation requires an understanding of the overall architectural designs, the patterns, massing, urban form, etc. within the heritage district, particularly with reference to heritage properties in the surrounding area, to find clues to the design or redesign of a building or site. Approximation is looking for meshing of components, together with a sense of a historic theme, without the exact detail.

Renovations and additions to most 'B' type buildings would probably use this approach as well as, thus aiding in creating and conserving the heritage ambience of the district, without requiring homeowners to go to the expense of an exact detailed copy.

This design of new buildings could also be approached in this manner to ensure compatibility with existing heritage stock.

iii) Modern Complementary

A modern approach in terms of architectural type can be complementary, as long as it does not detract from the historic and architectural details of the original building and site. There must be a respect and recognition for the patterns and rules that guided the original developments.

This modern architectural approach can be used very effectively to act as a backdrop to the heritage buildings.

"Even the most radical contrasts should acknowledge the feature of the old to which it is related; new elements (must)obey patterns or rules that guided the original and emerge from what exists rather than ignoring it."

(M. Fram "Well-Preserved" P.85).

Any addition or new building must be compatible and in scale with the heritage buildings in the surrounding area. It must respect the significance of the existing historic buildings and thereby further strengthen the visual character of the Historic District.

Such a design must therefore be compatible in terms of scale, rhythm, massing, colours, materials and proportions with the original heritage buildings either abutting, if that is the case, or in the surrounding area.

For convenience and to ease selection of which approach to take, all buildings have been categorized in the several types as explained in Section 3 Analysis of Heritage Buildings.

9.4.2 BUILDING POLICIES: TYPE 'A' BUILDINGS

These buildings are the most important and visible manifestations of the Heritage Conservation District.

The retention of the historic and/or architectural quality of these buildings is integral to the success of the Heritage District. The intent is therefore to conserve and restore A-Type buildings to their original detailing, without replacing the historic fabric, and in accordance with the following criteria:

Proportion

The original shape and size of the building shall be conserved. Any rebuilding should adhere to the original specifications.

Roof

The original fabric of dormers, detailing and materials shall be maintained. Where original roofs are not in place, they should be rebuilt to the original specifications where known.

Fenestration (General)

Original windows and doors shall be conserved. Where these elements are missing, they should be rebuilt in the original type and proportion.

Materials

Original materials should be conserved. Where renewal is required, materials and methods shall be used that match the original materials and approximate the same methods used traditionally.

Emphasis should be on natural materials such as brick and wood instead of plastics, metals, stucco or stone.

Colours

Original colours shall be used in the conservation of these buildings. Where new painting is required, the colours that are historically accurate for the period or style of building should be used, (See Section 4.3.4).

Store Fronts

Original store fronts should, where possible, be conserved or renovated. New store fronts should be historical restorations, or of be complementary, sympathetic design.

Demolition

A strong bias against demolition will be adhered to and exceptional measures will be taken to save these buildings where necessary.

Exceptional measures will include delay of issuance of demolition permit in accordance with the Ontario Heritage Act, in order to explore alternative ways to save the building.

9.4.3 BUILDING POLICIES: TYPE 'B' BUILDINGS

These buildings help contribute to the ambience of the heritage district and are therefore considered as an integral and valuable part of the area.

The historic and/or architectural value of the building may not be outstanding, due to incompatible alterations or neglect over time. Later additions or alterations should be encouraged to be modified to be compatible, however, the conservation of the original buildings should be encouraged.

The intent is therefore to either conserve Type 'B' buildings, or to encourage renovations in a manner complementary to adjacent properties. This will ensure maintenance of the attractiveness and ambience of the streetscape. Modifications should be undertaken in accordance with the following criteria:

Proportion

Conserve the original building size and shape. Any new building proportions should complement the proportions of the surrounding buildings, particularly the heritage building.

Roof

Conserve the original roof form, or establish, in the case of new roofs, a complementary shape appropriate for the area.

Fenestration (General)

Conserve original doors and windows. Where replacement is allowed, the new windows and proportion (height to width) should be the same as the original openings (if known) and complementary to the surrounding or similar buildings.

Materials

Materials appropriate and typical to the Heritage District should be used, with an emphasis on natural materials such as wood and brick. Man-made materials that resemble and complement the original may be acceptable.

Colours

Colours that are historically accurate shall be used where appropriate. In other cases, the colour should complement the heritage buildings in the surrounding area (see Section 4.3.4)

Store Fronts

Conserve the original store front image. Renovations should be complementary to the scale and proportion of the adjacent building facades or to those found within the surrounding historic district.

Demolition

Generally there will be an opposition to the demolition of 'B'-Type buildings, particularly if the building is deemed to be relatively significant in terms of adding to the overall heritage character of the district.

9.4.4 BUILDING POLICIES: TYPE 'C' BUILDINGS

Buildings of this type may consist of new or relatively recent buildings, and are unrelated to the historic and/or architectural character of the heritage district.

These buildings may have a character in their own right, however, over time encouragement should be given to further integrate these buildings into the streetscape as a whole.



It is the grouping and relationship of buildings and open spaces that is important in the definition of the Heritage District, and a building that destroys this quality should, when possible, be modified or demolished.

Any redevelopment of a given site within the Heritage District should be reviewed in a manner consistent with the General Consideration and Approach.

Any proposed new building should be designed such that it adds to the overall heritage character of the district. This means that the form, height, shape and details such as windows, doors, colour, etc. should complement the surrounding "A" type buildings as much as possible.

9.4.5 BUILDING POLICIES: NEW BUILDINGS

New structures or buildings should not look like a restoration of a historic building. However, new buildings will be judged on compatibility with the adjacent buildings. This will be in terms of massing, proportions and size.

Any infill or new building application should show on the site plan the existing trees and indicate the proposed disposition during and after construction, and the location and species of new trees. New trees should be those that complement the heritage nature of the area.

Roof

Materials may be chosen from those listed under Section 9.6.2. The roof shape should however, adhere to the dominant form of roofs on adjacent buildings.

Fenestration

Windows, where they can be seen by the public, should generally follow the proportions of heritage type buildings, i.e. upright 2:1 ratio. Picture windows are not desirable for residential buildings.

Materials

Exterior materials may be brick masonry or wood siding. Stucco or stone may be acceptable, provided that the materials complement the surroundings.

Colour

Brick colours should not follow fashionable trends unless the particular red or yellow colour is in harmony with those of other buildings. Paint colours do not need to be authentic heritage colours, but must harmonize with those on existing buildings.

Store Fronts (Commercial)

New store fronts, if part of an adjacent row of stores should follow the proportions, height and rhythm and be of sympathetic design. If the store front is in a single structure then harmony, sense of scale with the building and other components are essential.

9.5 GUIDELINES FOR BUILDING AND SITE

9.5.1 GENERAL

This part of the report is related to buildings and sites owned by private individuals and developers. It includes guidelines for additions to existing properties, and for infill projects in new buildings. The guidelines also relate to the area surrounding the building, be it parking, garden or fence line. If an historic building is renovated in the same style using original materials, and then fronted by a sea of asphalt, the historic feel of the area is reduced and thus the goal to create an Historic District (rather than solely to save an historic building) is lost.

Few commercial streets in Ontario have buildings of one unified type, they all owe their character to the economic and social cycles of the past. The New Hamburg core area is no different in that it has a variety of styles in terms of buildings and spaces, representative of the several waves of development that have passed and left their mark.

The challenge will be to guide and tie together the conservation of the existing heritage elements with the design of new buildings, such that the whole image and ambience of the commercial area will remain as a vibrant and viable, heritage oriented "village core".

9.5.2 HEIGHTS AND PROPORTIONS

In spite of the various styles, the buildings in the core area have certain common elements which harmonize, to give it a human scale and village character.

Building heights rarely are beyond 3 floors – even the Felt Factory is within this commonly perceived building height limit. The only notable exception is the B & W Feed and Seedmill. However, its location at the north edge of the commercial area and its spacious setting make it not only compatible, but an important focal point and node in the Heritage District.

Building blocks, expressed in the form of store fronts, all express a harmonious shape and proportion, usually rectangular or in a 2 by 3 proportion. The proportions of new buildings should also be made to harmonize, even though they may extend over several adjacent parcels of land.

GUIDELINES

- I. Maintain the 3 storey height limitation. Exceptions should be made only where the adjacent buildings indicate a 3rd floor in form of dormers, or where in the rhythm of development, either a taller or shorter building is seen as desirable.
- II. Conserve the rectangular or 2:3 proportion of the existing buildings.
- III. In the case of re-development ensure that the proportions of the new building will be complementary and in harmony with those of adjacent buildings.

9.5.3 RHYTHM AND SETBACK

An essential feature in the character of the core area is the visual rhythm that occurs in the form of spaces between buildings, by building set-backs and heights and the fenestration of the upper and lower sections of the building facades.

Heritage commercial structures almost invariably do not have any set-back from the street line, except in those cases where residences have been converted into commercial establishments.

New buildings that are to be considered infill in the commercial core should not obscure and overpower the Heritage buildings. In case of re-development at a street intersection, set-backs of new buildings should be established such that the greater portion of the adjacent heritage buildings not be obscured.

GUIDELINES

- I. Retain the existing spaces between buildings in the commercial core whenever possible, such that they may be used for small gardens or rest areas, or as a roadway, where necessary, to parking at the rear.
- II. New buildings should be situated such that the overall rhythm of visual space created by the existing heritage properties is not interrupted. In this regard, set-backs should only be used where the space created at the front enhances and emphasizes the historic and/or architectural elements of adjacent properties, but are not to be used for parking in front of the buildings.
- III. Where an existing heritage property is to be part of a mini-mall type development, then the rhythm and massing should be such as to strengthen the historic elements of the property. This should be achieved by means of set-backs with respect to the new buildings, and spaces between buildings to emphasize the distinctive qualities of the old.

9.5.4 FACADES/FENESTRATION (Figure 8)

Store fronts, including the upper storey windows of the commercial buildings, are an integral part of the visual rhythm and character of the streetscape. Store fronts generally consist of large dominating plate glass windows at the street level which change with the fast and ever changing styles of retail displays. Upper facades have windows that are stable in style and create a rhythm by their small upright proportions and symmetry.

Basic criteria for the evaluation of store fronts is as follows:

GUIDELINES:

- I. Physically sound store fronts, compatible with other historic building facades by design, detail and proportions, should be maintained and renovated rather than

replaced. Maintain the heritage character, including the removal of additions that detract, such as fluorescent signs.

- II. Store fronts, including fenestration, that do not harmonize with the heritage character of the commercial area, should be replaced. New installations should be compatible with adjacent buildings and emphasize the historic theme of the area.
- III. Use old photographs or prints to establish the type of facade consistent with the period of the building. Do not make a store front of one period when the building is of another. Modern fenestration should enhance the heritage theme, and the visual rhythm of the building within the overall streetscape of the commercial core.

9.5.5 PARKING

Parking for automobiles and trucks, including delivery areas, is very necessary, but space consuming use of the land in commercial area. Parking areas can also be detrimental in creating unsightly spaces within an urban area, and this is particularly true with respect to a Heritage District. Parking lots must therefore be designed, sited and screened to minimize any negative impacts on the heritage character of the area. Preferably the design will be such that the screening will enhance the adjacent older properties, either by contrast and acting as a backdrop to a heritage building, or through the use of compatible materials and scale.

Parking Lots should be established only in areas recommended in the Parking Plan. Future properties should also adhere to the following:

GUIDELINES

Screening of parking areas should be created such as to:

- I. retain the privacy of the adjacent property;
- II. to provide a clean visual appearance from the roadway or adjacent properties.
- III. direct pedestrian access to the parking areas in a short, convenient and well marked direction.

Screening of parking areas should be appropriate to the heritage character of the street or surrounding area, and may be in the form of:

- I. shrub vegetation, i.e. evergreen hedges if space is available;
- II. picket fences 3 to 4 ft. (1m – 1.5m) in height constructed in wood and painted in a colour compatible with the adjacent buildings, or
- III. brick masonry, or wrought iron where this is appropriate to the style of building on the abutting properties.

9.5.6 SIGNAGE

Signs are a means of communication, and in any community there are signs put up by all levels of government, and businesses. They are regulatory (traffic signs), identify streets (David Street) and they include shop signs (Joe's Market) and advertisements ("Buy Clean Soap"). They come in all shapes, sizes and colours. Signs are attached to poles, painted on walls and above store entrances. There are garish neon flashing signs and very trendy wooden pictographs. In short, signage is a sometimes visually intrusive yet essential element in the urban landscape. Signs are not a modern phenomenon, and early photographs of the Main Street show many signs on the stores – these were individually designed and painted. There were also larger advertisements painted on the side walls, and some shops had hanging signs so that pedestrians could see the name of the shop as they walked along the road.

Current trends in signage tend on the one hand to be bigger and brighter, larger and more obtrusive to get people's attention, whereas on the otherhand there is the move to conformity with neutral or natural colours, the use of wood and pictographs, and to be unobtrusive.

In order to help retain and enhance the heritage character of the district and particularly the commercial core, the signage should complement the buildings and streetscape. In this regard, the number of signs should be reduced and those signs that detract from heritage buildings should be removed or modified. Encouragement should be given to businesses to recreate older, individual and distinctive, traditional signs such that they enhance the heritage buildings.

GUIDELINES

Sign By-Law:

- I. All signage should be subject to Special Sign District provisions detailed in a Town of New Hamburg Sign By-law.

Sign Placement:

- II. Signs should not block architectural features such as windows and ornamentation and should be attached such as to do the least amount of damage to the facade.
- III. Buildings and business external identification signs should be limited to the traditional location above the store front.

Sign Design:

- IV. Traditional materials such as wood, brass, bronze or wrought iron are most appropriate on historical structures or in historic areas.

- V. Letter styles appropriate to the period of the structure will be encouraged. Historically – appropriate letter styles such as Roman (Times Roman), Clarendon, Helvetica, Balmoral, Souvenir Light, Old English, Fraktur Bold, and Commercial Script styles will be encouraged. Typeface or lettering should project the image of the particular business, reflect the building itself and harmonize with the style of the structure.
- VI. Capital or upper and lower case letters are generally more legible than lower case letters. Total message, including letter forms and designs, should not occupy more than two-thirds of the total sign area.
- VII. Fluorescent or very bright sign colours are not considered appropriate. The heritage palette of colours described in the colour section are recommended. Uncomplicated colour schemes are also preferred.
- VIII. Symbols such as logos are often more recognizable than lettering and good design often include both.

Sign Types:

- IX. The following signs are permitted in the District subject to the provisions of a District Sign By-Law: canopy sign, ground sign, projecting sign, soffit sign, wall sign, directory sign and window sign.
- X. The following signs are not permitted in the District: Animated sign, billboard, internally illuminated sign, outdoor neon sign, portable sign, roof sign, sign painted directly onto a wall surface, strings of lights (except Christmas decorations) and temporary signs such as banners, spinners, pennants and streamers.
- XI. Inappropriate decorative signs such as broken pediment heads will be discouraged.

Number of Signs:

- XII. The number of signs permitted per premise will be detailed in the Sign By-Law (Special Sign Districts).

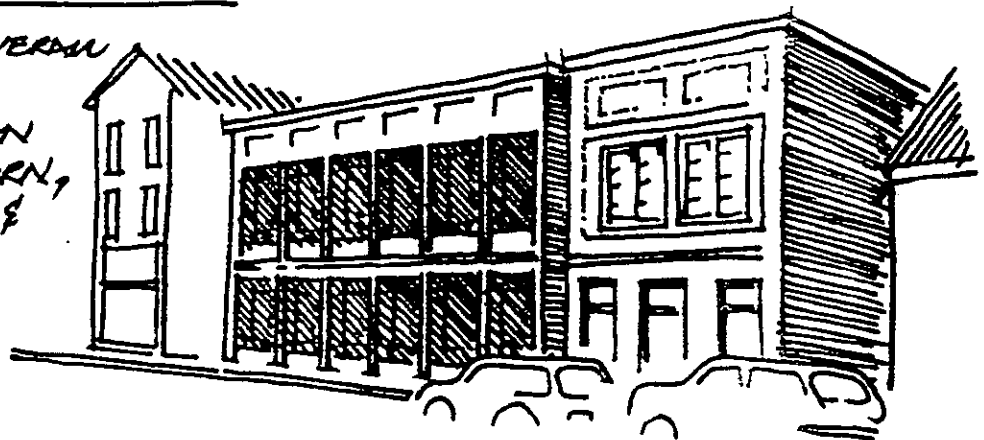
1.) RESTORATION

- ACCURATE RE-PRODUCTION OF MISSING FEATURES
- MATCH EXISTING FEATURES
DETAIL BY DETAIL



2.) COMPLEMENTARY BY APPROXIMATION.

- UNDERSTAND OVERALL
DESIGN:
MASSING, URBAN
FORM AND PATTERN,
FENESTRATION &
DETAILS.
- CONSERVE
HERITAGE
AMBIANCE.



3. MODERN COMPLEMENTARY

- MODERN APPROACH
NOT TO DETRACT
FROM HISTORIC
DETAIL
- COMPATIBLE & IN
SCALE WITH
SURROUNDING AREA
- RESPECT EXIST.
HISTORIC BUILDINGS ADJACENT.



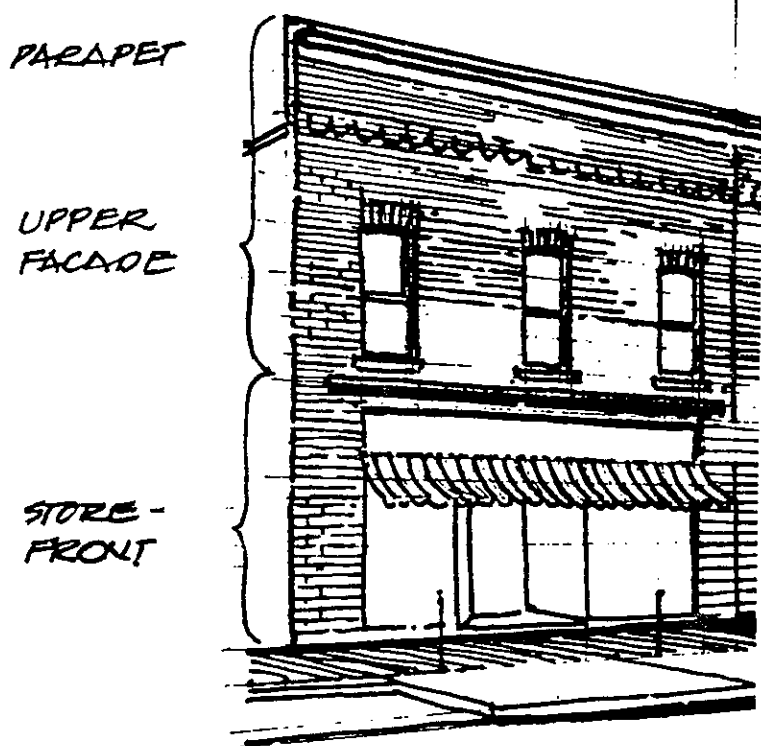
BUILDING APPROACH

FIGURE 19



PARTS OF A STORE FRONT

9 STEPS TO IMPROVE A FACADE



IMPROVEMENTS

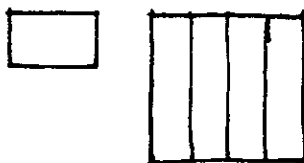
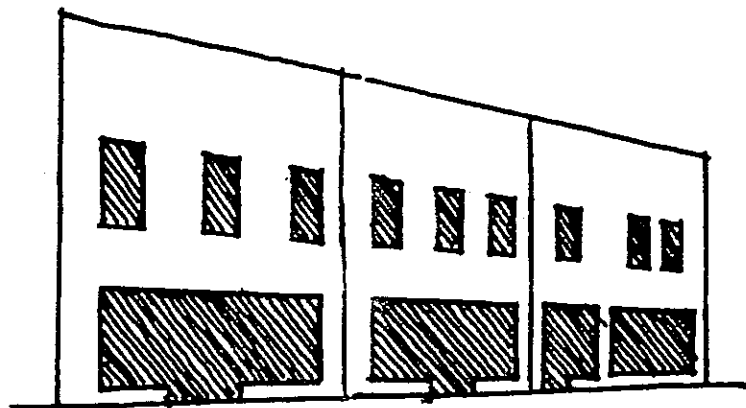
1. APPRECIATE THE FACADE
2. MAKE STRUCTURAL REPAIRS
3. ESTABLISH PRIORITIES & DESIGN
4. CHECK COSTS & FEASIBILITY
5. PREPARE FINAL DRAWINGS
6. GET A PERMIT (BUILDING OR HERITAGE AS REQU.)
7. HIRE A CONTRACTOR
8. OVERSEE REPAIRS
9. MAINTAIN THE FACADE.

BUILDING FACADES

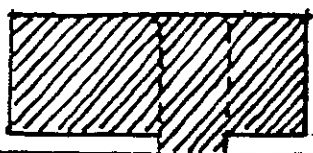
IN ADDITION
TO THE BUILDING
PROPORTIONS
A STRONG VISUAL
RELATIONSHIP
EXISTS IN THE
FACADE
THROUGH
WINDOWS CREATING
A RHYTHM THAT
TIES THE
BUILDINGS &
STREETSCAPE
TOGETHER



MAINTAIN SPATIAL RHYTHM
BY RETENTION OF WINDOW
SIZE, SHAPE AND PLACEMENT
IN THE FACADE



UPPER
FACADE



STORE
FRONT

☒ DESIREABLE

☐ UNDESIREABLE

BUILDING FACADES

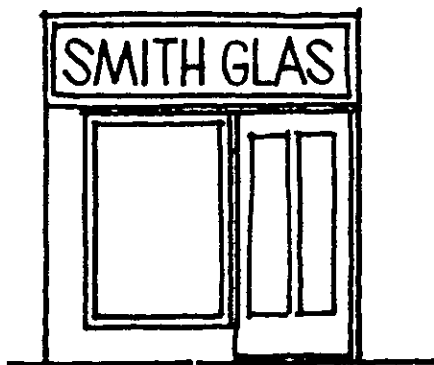
FIGURE 21





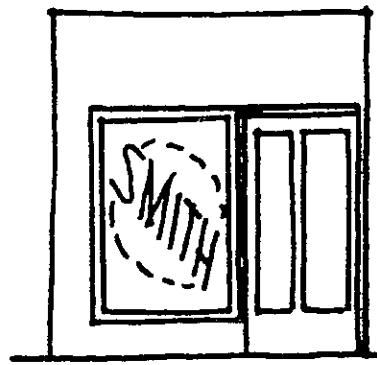
TOO MANY SIGNS, TYPES, FONTS ETC RANDOMLY LOCATED OVER A FACADE DESTROY'S THE VISUAL APPEARANCE.

EXAMPLES OF SIGN LOCATIONS

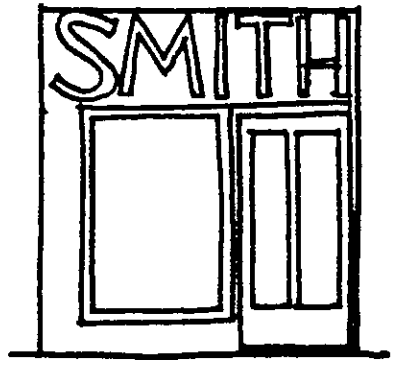


CORRECT LOCATION
GOOD SIZE &
HARMONEOUS.

SIGN LOCATION



• INAPPROPRIATE &
WRONG LOCATION
AND SIZE



• TOO LARGE &
BOISTEROUS.

BUILDING FACADES



FIGURE 22

AWNINGS ARE
APPROPRIATE
FOR STORE-
FRONTS. THEY
CREATE OUTDOOR
SPACE + SHELTER

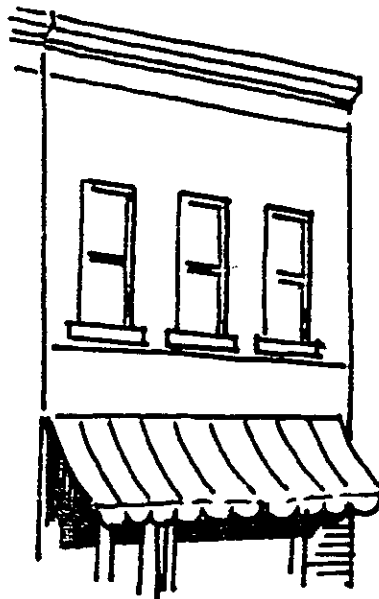
CARE MUST
BE TAKEN TO
SELECT PROPER
DESIGN AND
PATTERN.



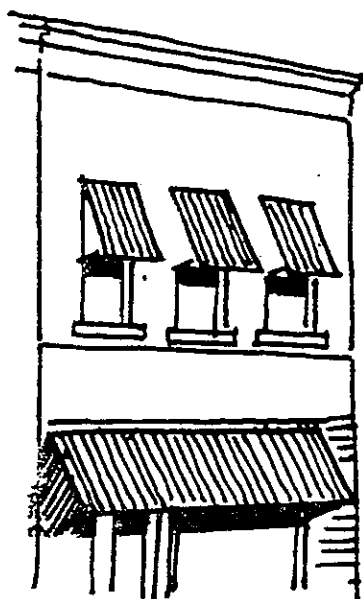
FOR BEST RESULTS
SELECT BEST DESIGN
SHAPE AND PATTERN

AWNINGS SHOULD BE
ATTRACTIVE AND
FUNCTIONAL

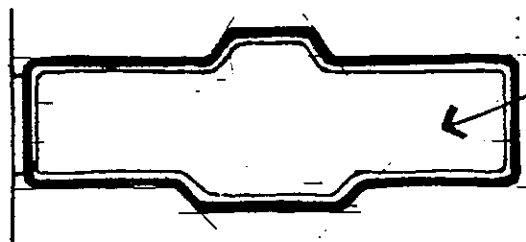
AVOID ROUNDED
AWNINGS UNLESS
THEY FIT THE OPENING.



AWNINGS



BUILDING FACADES



FOR A HERITAGE STREET NAME SIGN SELECT AN APPROPRIATE AND AVAILABLE SIGN BLADE.

DESIGN A LOGO FROM A UNIQUE MOTIF FOUND IN THE HERITAGE DISTRICT



FRACTUR

SELECT A HERITAGE-APPROPRIATE, BUT LEGIBLE (FROM A DISTANCE) FONT OR TYPE FACE (LETTERING)

HURON STREET

Huron Street

CLARENDON
TYPE FACE

SOUVENIR BOLD
TYPE FACE

SELECT HERITAGE-APPROPRIATE OR VILLAGE (MUNICIPAL) COLOURS FOR THE LETTERING, EDGING ETC.

NOTE: STREET NAME SIGN SHOULD BE MADE OF DURABLE MATERIAL LIKE STANDARD SIGNS.

GRAPHICS, SIGNAGE

FIGURE 24



Souvenir Light • ITC

abcdefghijklmnopqrstuvwxyz
○ ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890 ß &?!£\$(.,;:)

LACAC AWARD +
HERITAGE PET + GARDEN
STORE

Walbaum Fraktur • Berthold

abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890 æ ø ð ç è &?!£\$%(.,;:)

Old English •

PEACOCK SHOPPE +

abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890 ß &?!£\$(.,;:)

LACAC AWARD

Clarendon Medium •

abcdefghijklmnopqrstuvwxyz
○ ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890 ß &?!£\$(.,;:)

HARTS ART STORE

Times New Roman •

abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890 ß &?!£\$(.,;:)

ROTH-NOWAK BLOCK

Frankfurter

ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890 Æ Ø &?!£\$%(.,;:)

DRUG STORE

Bookman Bold Condensed Italic • Letraset © 1980

abcdefghijklmnopqrstuvwxyz
AA A AB BC CD DE EF FG GH HI IJ JK KL LM M
N MN NN OP P Q RR RRR SS STT
U UV VW W X XY YY Z

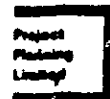
31

GRAPHICS, SIGNAGE

1234567890 æ ø ð ç è &

STATIONERY STORE

FIGURE 25



9.6 GUIDELINES FOR RESTORATION, CONSERVATION & RENOVATION

9.6.1 GENERAL

The following building rehabilitation and improvement guidelines have been prepared using the Ministry of Citizenship and Culture, now Culture and Communications, guidelines as a basis.

Certain building elements are common to many buildings, including residences. These common features, such as roofs and roof lines differ with the style and period of building, however, there is no essential difference whether they are commercial or residential.

9.6.2 ROOFS

With the exception of a few residential blocks in the village, most are shed type or mansard roofs which are the dominant feature of the buildings over the whole district. Roofing materials in the 19th century included wood shingles, metal in sheets and rolls, copper and tin. Asphalt shingles appeared in the early 20th century and have remained as a lightweight roofing material to this day. The commercial buildings generally have "flat" roofs of tar and gravel, possibly with worn out metal below.

Original roof forms should be conserved in "A" or "B" type buildings. Such features as the original roof configuration, roofing materials (which may include slate, tile, wooden shingles and shakes, board, metal, and asphalt), and architectural details including dormers, windows, cupolas, lanterns, belvederes, towers, chimneys, cresting, weather vanes, cornices and brackets, etc. contribute to the heritage character of a structure and should be maintained.

Where there is a replacement roof, the pattern should be similar or complementary to the established roof pattern of the period.

NEW ROOF

In the case of new buildings, the roof should complement the established roof pattern of the historic street, i.e. pitched roofs or shed forms.

Roofing materials should reflect the historic material found in surrounding older buildings. Wood shingle roofs may have existed, but asphalt shingle are considered a compatible, second choice.

Roof cladding materials which will not be used include tile, plastic and other synthetics.

ROOF REPAIRS

Repairs to both roof details and materials should be carried out with the same materials as the original. If alternative materials must be used, they should be carefully selected to match the original materials in texture, colour, scale, and any other physical and/or visual qualities they may possess.

If the historical character of a structure has been unsympathetically altered by the removal of architectural features and materials, it may be deemed necessary to reconstruct them duplicating the original as closely as possible from documented evidence.

A careful maintenance program will ensure the longevity of roofing materials. In many cases, it is possible to achieve the objective of a long-lasting roof at a moderate cost by repairing the existing roof. Often a cost analysis will demonstrate that original materials are less expensive than alternatives.

The addition of extra stories and mechanical equipment rooms to the roof line can change the shape of a building and may be detrimental to its heritage character.

Do not place dissimilar metals in close proximity – i.e. tin plate and copper – because they will react chemically with each other resulting in galvanic corrosion. Galvanic action can also occur if nails and sheet roofing of dissimilar metals are in contact.

Wood shingles and shakes rarely used for commercial buildings should not be used with copper flashing, nor should they be installed on airtight insulated roof surfaces unless increased ventilation on the underside of the shingles is provided.

Look for moss growth on wooden shingles, and clean and scrape the area with a strong solution of household bleach and water. Note the area as one of high maintenance for the future. If wooden shingles are severely buckled due to moisture and expansion, the only remedy is to re-roof the structure in the same materials.

Asphalt shingled roofs usually suffer from general wear and abrasion, from workmen, the elements and roosting pigeons; therefore, regular inspection is required. Particular attention should be paid to shingles located on ridges, hips, and at the roof's edges since they receive the hardest wear.

Maintain proper flashing around roofing elements which break through the roof surface, and all joints where a vertical wall intersects the roof.

9.6.3 EXTERIOR FINISH

Brick masonry is the predominant wall cladding material on historic buildings in the core area. Natural stone can be found only on the Beaux Arts buildings and possibly as steps, Lugsius or keystones.

Brick for most buildings has been obtained from local sources. The colours of brick on most buildings is beige or sandy yellow. These colours appear mostly monochromatic except when used as quoins or window trim.

Stone and brick elements of a heritage building are usually structural in nature but may also comprise decorative elements such as carved stone and moulded brick. The original fabric is to be maintained whenever possible.

Repairs can be made to individual sections of stone work with compatible cosmetic fillings. If repair is not possible and the stone must be replaced, the new material should match the original as closely as possible in size, colour, texture, surface treatment, and strength for reasons of appearance, durability and permeability.

Old bricks are generally inconsistent in strength and durability due to early mixing and firing methods. Bricks salvaged from the interior may be "seconds" and may not be fit for exterior use.

Retain the original colour and texture of brick and stone finishes such as paint, whitewash, and parging. Avoid needless applications of thick paints with granular additives since they alter the original surface texture of the building materials.

Most problems associated with masonry buildings can be attributed to water. Once saturated, both stone and brick will disintegrate either through frost damage or salt crystallization. Such products as salt and de-icing compounds should not be used on stone or brick, walkways and stairs during the winter because they can cause efflorescence which in turn leads to the deterioration of the masonry unit. Aqueous dissolution, microbiological growth, human contact, and the original construction methods are also leading factors in the deterioration of building stone.

Sealants for masonry walls should be avoided. When improperly applied they are often responsible for keeping moisture in the masonry rather than out.

Masonry materials are usually cleaned in order to prevent future deterioration, to restore the original appearance, and for cosmetic reasons. Deposits and stains which do not cause mechanical, structural, or aesthetic degradation, and which may provide some surface protection, should be left alone. Masonry cleaning should always be carried out during a frost-free period in order to avoid the risk of masonry damage due to water penetration and the freeze-thaw cycle.

In order to properly clean masonry material without damaging the structure one must have an understanding of the nature of the dirt, the causes of the dirt accumulation, and the composition of the masonry unit. Masonry materials should be identified and analyzed by professionals before cleaning in order to determine an acceptable cleaning method. Test patches should be carried out in an inconspicuous location before cleaning and all types of masonry material used on the building should be tested individually for the appropriate cleaning method.

Cleaning agents are numerous and include water, chemicals, mechanical methods, and laser. Generally, abrasive cleaning methods should be avoided since they remove the protective layer of the stone and brick, erode the mortar joint, eliminate the original pointing details and

allow water penetration. Abrasive cleaning also increases the surface area of the masonry material by pitting the surface and encouraging more dirt to settle on the stone or brick than before cleaning. In general, all cleaning methods can be potentially harmful, if not properly matched to the specific problem and carefully applied.

9.6.4 MORTAR

The repointing of mortar is only necessary when it is badly deteriorated or when water penetration is a problem. It is normal for old mortar to be weather back a short way from the wall face due to its soft composition of lime, sand, and water. Old mortar in good condition should not be disturbed.

Repointing old buildings with cement-rich mortar is perhaps the most common and most damaging error in brick and stone repair. Mortar should always be weaker than the masonry units that it holds together in order to accommodate movement. If the mortar is stronger, it may cause cracking or spalling in the masonry unit thus allowing moisture penetration. One of the worst aspects of a cement-rich mortar in old buildings is that its strength makes it almost impossible to remove without damaging soft bricks or stone. Portland cement mortar may be appropriate for repointing concrete masonry.

When repointing, the new mortar should match the original in colour, flexibility, and pointing method. The composition of the new mortar should approximate the qualities of the old, but often a little cement is needed for some strength in order for the lime to properly harden.

Carefully hand chisel mortar from joints when removing for repairs in order to minimize damage to joints and materials. Power tools tend to damage the edges of the masonry unit and to widen the masonry joints, thereby, changing the appearance of a heritage building.

9.6.5 WOOD

Wood is the most common building material and can be found in both structural and decorative elements. The original wooden fabric of a heritage building is to be repaired and maintained whenever possible.

Damaged or deteriorated wood can be patched with compatible wood fillers in order to repair cosmetic damage. More serious repair can be accomplished by the use of wood splices. If the original wood is not salvageable, the structural or decorative element should be duplicated as closely to the original as possible using new wood rather than synthetic materials.

If wood is to be repainted, strip, scrape, and/or sandpaper the existing fabric to remove old paint. Avoid the use of abrasive cleaning methods such as sandblasting since it pits and raises the wood fibres causing cosmetic and possible future damage due to water penetration.

9. THE DESIGN GUIDELINES

9.1 INTRODUCTION

The Design Guidelines are the basis upon which rests the viability and success of the Heritage Conservation District. A Heritage Conservation District is designated under the Ontario Heritage Act (R.S.O. 1980.C.337 as amended) to give

"protection and enhancement (to) groups of properties that collectively give an area a special character. This ... derives not only from individual properties ... but also from the overall historic and aesthetic values of buildings, streets and open spaces seen together." (Ontario's Heritage Conservation District Guidelines. p. 7).

The Ontario Heritage Act states:

"42. Where a by-law has been passed under Section 41, no person shall in the area defined in the by-law erect, demolish or remove any building or structure, or alter the external portions thereof, without a permit therefore issued by the council of the municipality, unless ..."

The Act does not, however, establish the parameters or guidelines under which changes can be made; this is the object of the "Design Guidelines" (p. 19)

"Detailed guidelines regarding materials, colour, infill, construction and architectural style are not usually suited for inclusion in the body of an official plan; a more appropriate location would be an appendix to the plan. This could then be referenced in the official plan as a document to be consulted in the consideration of new design or restoration activity within the district."

The Design Guidelines will thus help in the retention and conservation of the historic ambience, and be a document that people use when considering modifications, demolitions or new construction in the Heritage District.

The Ontario Heritage Act further states:

"43 (1) An application for a permit referred to in Section 42 shall be made to the council of the municipality and shall contain or be accompanied by such information, drawings and other material as may reasonably be required by the council to fully consider the application."

In this regard, the Design Guidelines are not intended as a rigid document specifying exactly what may or may not be done, but rather as a guide to show how changes may be undertaken and yet still conserve the historic feel of the district. For example, a two storey brick addition with large picture windows would not fit with an historic 1-1/2 storey Board and Batten Ontario Vernacular house. The guidelines will thus suggest the most appropriate

Wood deterioration may result from insect infestation, fungi, and different types of rot, all of which are encouraged by the combination of an optimum temperature and moisture. Remove either the temperature or moisture and these problems will cease.

Certain areas in a building are more prone to decay due to open joint connections and exposed ends which allow water penetration. Such areas include: door and window frames, exterior stairways, porches, vergeboards, cornerboards, cornices, joints between dissimilar materials, and around column bases and capitals. The exposed end grain of wood tends to work water upwards through its vascular system; therefore, caulking of the danger areas should help prevent decay.

Since paint will not stick to an area of excessive moisture, moisture penetration of wooden members can be pinpointed by blistering, cracking, flaking and peeling of the paint. Regular maintenance of the danger areas and recognition of the building's distress signals aid in preserving the historic wood fabric of a building.

The wooden structural members of a building such as sills, joists, and flooring should be kept dry and free of insect infestation. Sills and headers resting on a foundation wall should be at least eight inches above the soil line. Condensation in crawl spaces and basements should be controlled by proper ventilation.

Vinyl or aluminum siding, artificial stone, and asbestos and asphalt shingles encourage insect infestation and moisture problems when placed over wooden siding, they have no insulating value, they are not maintenance free, and their application will result in the loss of historic trim; therefore, their use is to be discouraged.

In order to ensure longevity, wooden structural members and decorative elements should be inspected regularly.

9.6.6 WINDOWS AND DOORS

Windows define much of the style and personality of the building by their arrangement, size and design. They are the most used part of a building, visually, physically, and decoratively, except in modern office buildings. Windows enable us to make a whole range of environmental adjustments for the interior, i.e. ventilation, light, heat, cold and rain barrier as well as provide a view. Due to the amount of use and the material with which they are made, there is a great deal of wear and tear which, in turn requires repair.

Historically, window frames were made of wood, mainly soft wood, but hardwoods were also used for larger size windows. Only timber could withstand and tolerate the extremes of weather and hold delicate glass at the same time. Even today, wood windows remain common for small buildings although they may be clad with vinyl or other material.

Almost all windows, except store fronts and lead stained-glass church windows up to the turn of the 20th century, were operable. Only in Queen Anne style houses were the larger parts of the windows fixed. The most common type of window in older homes is the double

30
hung wooden sliding sash window. The identification (see Building Inventory) of for example "6/6" (six over six), or one over one is the usual labelling of windows, (i.e. 6 panes on top and 6 panes on the bottom).

Leaded glass appears in historic residences and churches in Ontario only in a decorative manner and as a reminder of historic fashion. Most 19th century window panes were made as crown glass and were available only in small panes. Larger and stronger panes became available by the 1840's, but much larger panes, glass blocks and fireglass glass (wired glass) became important materials around the 1900's, due to fire codes and insurance demands.

Doors complement the windows and together can make or break the appearance of the facade. Entrances establish the human scale of the buildings or the lack thereof, even if it is a double door and has a transom window. While windows appear simple, doors, due to their closeness to the eye and hands, as well as their functional requirements, are much like furniture. Unlike furniture, however, doors are very much affected by heavy use and require a great deal of maintenance.

Windows and doors should be considered as an integral part of a heritage building if they are original, or reflect original design intent, period or regional styles in building practices and changes to a structure resulting from major periods or events, or if they are examples of exceptional craftsmanship in design.

Original window frames, glass and doors, should be retained and repaired wherever possible. Avoid unsympathetic retrofitting because the size, shape, placement, and details of both windows and doors are typical for each architectural style and, if altered, the character of a heritage building may be destroyed.

If the replacement of window unit is necessary, reuse the existing frames with new sash or install new frames which match the size, detail, material and setback of the original. Do not infill or enlarge window or door openings. Use colour finishes compatible with the historical paint scheme and reuse original glass whenever possible.

Curved windows or other irregularly shaped window heads should have either custom-made wood storms, interior plexiglass, or interior metal storms. If interior metal storms are used, ensure that the dividing bars are not visible from the exterior.

The use of interior storms should be considered for large institutional buildings due to easier installation and care. Exterior storms are more appropriate for one and two storey structures. Use wooden storms whenever applicable since metal conducts cold.

Architectural alterations made in order to meet the existing building code safety standards should require minimal changes to the exterior of a heritage structure, thus preserving its historical character. New exits should be placed on side walls or rear elevations rather than in the main facade. Ramps for the handicapped should be built in an easily accessible area other than the historical entrance.

9.6.7 DOORS

- a) Do not install fake historic doors and their details. 'Period' doors should only be made if documented from historic photos. To be complementary, modern doors are to be similar in material, size, depth and proportion to the original doors.
- b) Maintain the physical integrity of the door. If security hardware is used, it should be non-obtrusive and harmonize with other hardware.

9.6.8 CONCRETE

The historical use of concrete in such areas as cast stone and decorative pieces, concrete block, reinforced concrete, and monolithic concrete should be maintained as part of the heritage character of a building.

The deterioration of historical concrete can often be traced to the composition of the original mixture and such variables as the quality and composition of the aggregate, the use of additives, and the corrosion of embedded reinforcement of structural steel. Only rarely will the deterioration of a concrete structure be a direct result of structural failures, particularly when the building has been standing for a long time. Therefore, before repairs are carried out, the concrete should be analyzed and the cause of the failure pinpointed.

The method and materials chosen to patch or repair reinforced concrete and cast stone elements depends upon the nature and composition of the historical concrete, its location and exposure, and the visual effect to be obtained. Assure compatibility of new and old by analyzing the materials and their ratios in the old concrete.

A patch repair on a historical concrete surface must have compatible mechanical properties in order to adhere properly, and compatible visual characteristics in order to blend with the older concrete. Patching is most suitable for repairs to small areas of concrete which is otherwise sound.

Since the depth of concrete covering over the reinforcement in early cast stone was often inadequate, modern deterioration is usually due to the corrosion of the metal bars. Where spalling has occurred the concrete should be cut out, the reinforcement cleaned, and a concrete patch applied. When the deterioration of the cast stone is too serious or where detail of the deteriorated units is too intricate to allow for repair in situ, remove the block and recast the original unit for a more satisfactory result.

When the reinforcing steel has corroded to a substantial degree, additional reinforcement bars must be installed in order to maintain the concrete unit.

When considering a crack repair, identify the cause of the crack, determine if it is still active or dormant, and if it is active, the extent of the movement. The main reasons for crack repair are: to conceal it, to prevent water penetration, to prevent water from leaching lime from cement, to prevent corrosion of reinforcement, and to restore structural continuity.

Standard masonry cleaning practices, particularly those suitable for limestones, can be used for the general cleaning of historical concrete structures. Acid based systems should be avoided.

9.6.9 ARCHITECTURAL METALS

The main architectural metals used in historical buildings were lead, tin, zinc, copper, bronze, brass, iron, steel, and aluminum. While employed in a variety of ways, the most common uses were structural systems, sheathing, roofing, siding and hardware, and decorative elements. These architectural features should not be removed or covered over in such a ways as to diminish the character of a heritage building.

Corrosion, which is the deterioration of metal due to chemical reactions, may be caused by oxygen, sulfur compounds, salts, and bird excrement. Galvanic corrosion is caused by the electrochemical reaction between two dissimilar metals, i.e. copper sheeting and iron nails.

Other causes of metal failure are mechanical breakdown such as abrasion, fatigue and creep, and weathering due to physical and chemical action i.e. acid rain.

Before repairs and replacement pieces are carried out, it is important to determine the exact metal involved by examining the element or studying documented evidence. Treatment and substitute metals can only be determined when the original metal is known.

Some architectural metals failures caused by corrosion or physical breakdown can occasionally be repaired by patching, splicing, or reinforcing; however, those components which are beyond repair should be replaced with materials that duplicate the appearance of the old by matching the original in composition, size, and configuration of details. Local foundries can recast missing elements from a section of the original work.

Cleaning methods for architectural metals include chemical, thermal, and mechanical methods. Most metals used either structurally and/or decoratively (with the exception of iron and bronze) should not be cleaned mechanically since it tends to deform the metal and to abrade the finish. For softer metals, sheet metals, and plated metals use a chemical or thermal cleaning process. Severely rusted iron fences can best be cleaned with sandblasting at a low pressure (80–100 psi).

Immediately after cleaning, the metal should be primed with a corrosion-resistant substance and all joints should be caulked before repainting in order to prevent new corrosion from oxygen and water penetration.

Hardware should not be painted over, left unpolished, or generally ignored. Hinges and locks laden with paint can cause windows and doors to bind or to break during attempts to overcome the friction.

Maintenance is the key to long-term preservation of architectural metals.

9.7 PAINT AND OTHER FINISHES

If the original paint finish is still intact on the inside or exterior of a heritage building it should be retained. Repainting should be carried out with colours based on the original in order to illustrate the distinctive nature of the property.

Original paint colours can be determined by a paint analysis of the structure carried out by a professional. If all traces of the old paint have been removed, representative colours for the period can be determined from contemporary trade magazines and catalogues.

For exterior paint, minor blemishes such as mildew, chalking, and straining do not require removal of the finish. Instead, eliminate the source of moisture where applicable, clean, rinse dry, and repaint.

Failure of the top layer or layers of paint on a wood surface generally requires limited paint removal with the gentlest means possible. Conditions such as substantial or multiple layer failure (i.e. crazing, blistering, wrinkling) require extensive or total paint removal. The method of removal should be manual or mechanical abrasive methods. Do not use water and sand blasting.

An older building will usually exhibit a variety of exterior paint surface conditions; therefore, a careful inspection to accurately identify each paint problem is the first step in planning an appropriate overall strategy for repair.

Other finishes which should be protected on the interior are: washes, stencilling, wallpaper, graining, marbleizing, etc. Exterior finishes include washes, paring, and stuccoes.

COLOUR SELECTION

Selection paint colours suitable and appropriate to the period and style of the building, and compatible with surrounding heritage buildings.

To match historical and contemporary colours both samples must be dry, since wet colours, especially in a container, look different.

To match historical colours, look at the colour under a variety of lighting conditions due to the change of quality in daylight and artificial light.

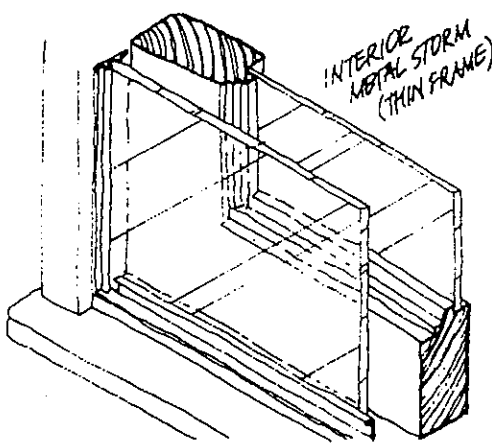
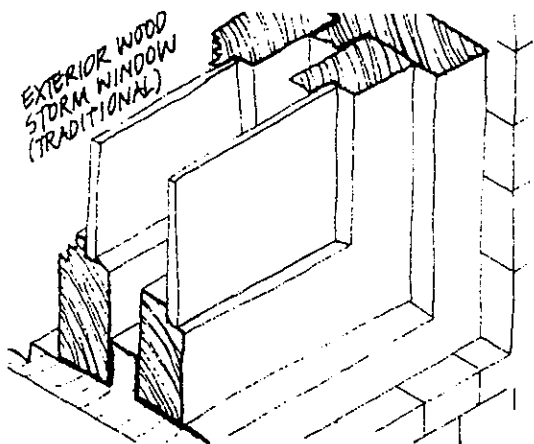
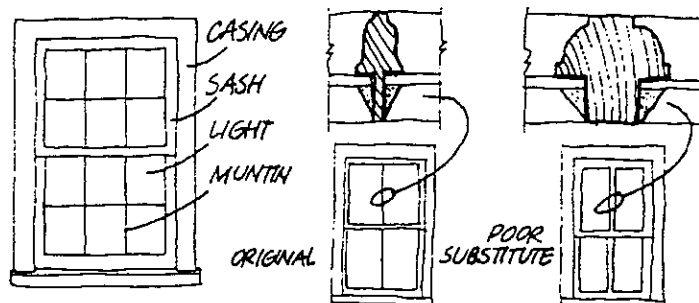
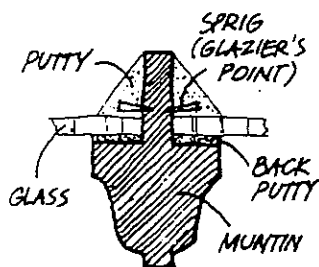
Paint all surfaces that were historically painted. Stripping of wood to its base is not historically authentic.

The following list of colours by period and style are considered appropriate, but it is by no means a definitive list.

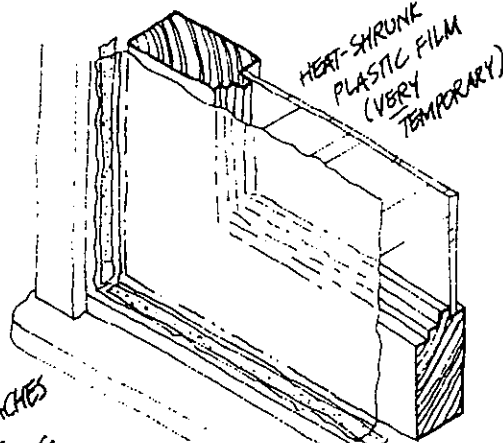
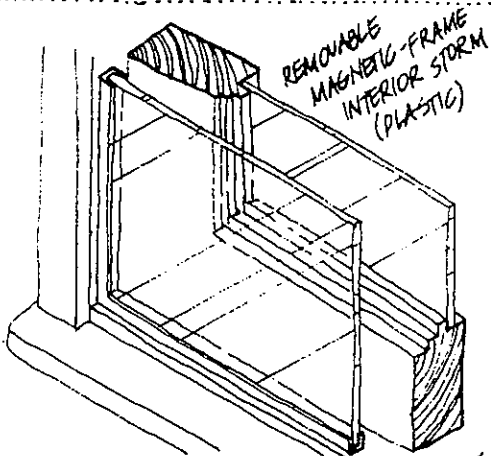
<u>Period</u>	<u>Style</u>	<u>Colour</u>
1785 – 1860's	Georgian	brown colours for residential, red, blue for commercial
1800 – 1850		soft, neutral colours, walls and trim appeared often with the same colour
1810 – 1830	Neo Classic	pale shades, red ochre tuscan red, blue grey
1850 – 1890		darker richer shades
1840 – 1870	Gothic Revival	browns
1840 – 1870	Italianate Picturesque	browns and greens
1860 – 1880	Ontario Gothic	browns
1860 – 1880	Second Empire	pearl grey
1900 – 1930's		lighter pastel shades. Wall and trim mostly differentiated by colour
1885 – 1910	Queen Anne	light ochre
1880 – 1990	Romanesque and Edwardian	red ochre, dark green, red, blue and grey

FIGURE 29

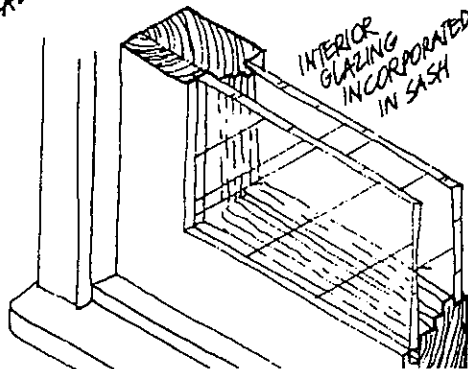
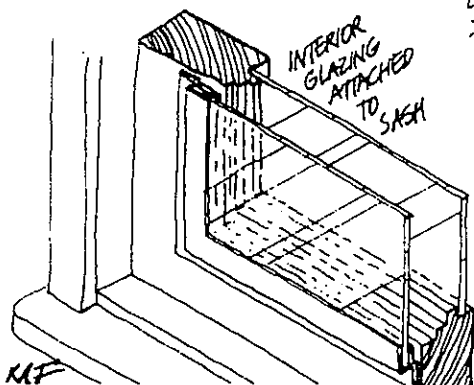
NOTE: REPRODUCTION OF DRAWINGS WITH KIND PERMISSION FROM "WELL PRESERVED" THE. ONT. HERITAGE FOUNDATIONS: MANUAL OF PRINCIPLES AND PRACTICE FOR. ARCH. PRESERVATION, AUTHOR MARK FRAM. BOSTON MILLS PRESS 1980



WINDOW PARTS AND DETAILS ARE ESSENTIAL TO THE SCALE & PROPORTION OF THE BUILDING.

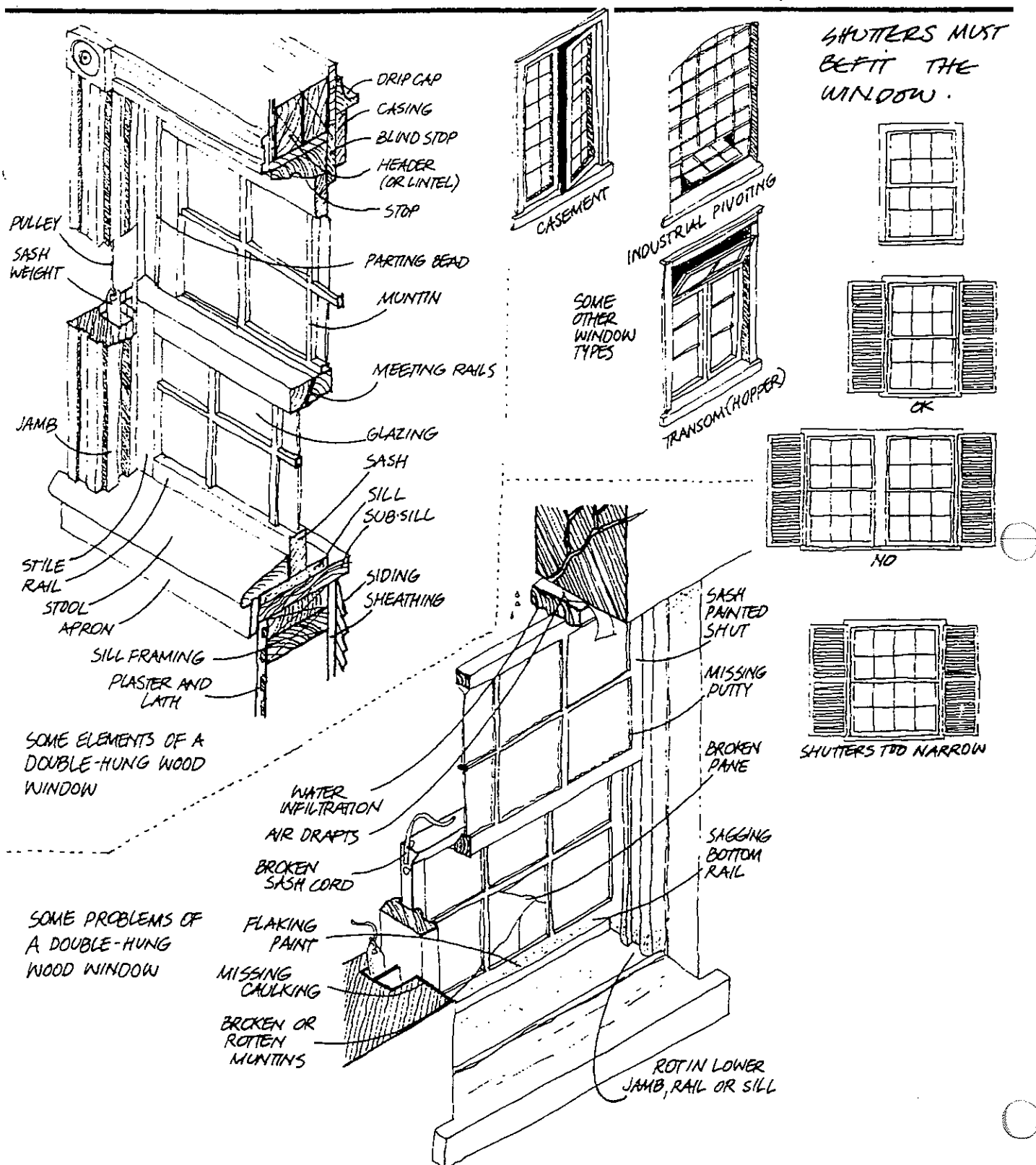


SOME APPROACHES TO DOUBLE-GLAZING



WINDOWS,

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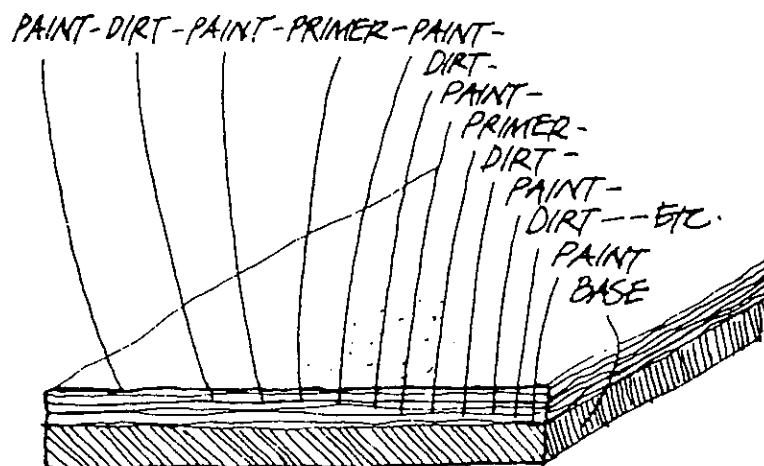
WINDOWS, SHUTTERS

Project
Planning
Limited

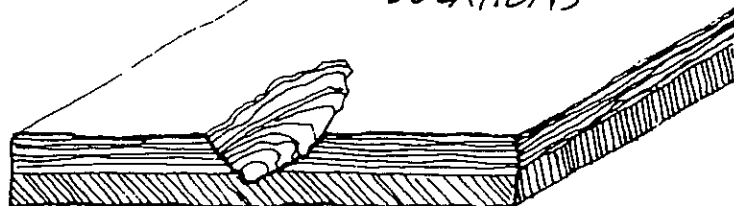
NOTE: REPRODUCTION OF DRAWINGS WITH
KIND PERMISSION FROM "WELL PRESERVED"
THE ONT. HERITAGE FOUNDATIONS: MANUAL OF PRINCIPLES & PRACTICE FOR
ARCH. CONSERVATION; AUTHOR: MARK FRAM., BOSTON MILLS PRESS 1988

SAMPLING PAINT LAYERS

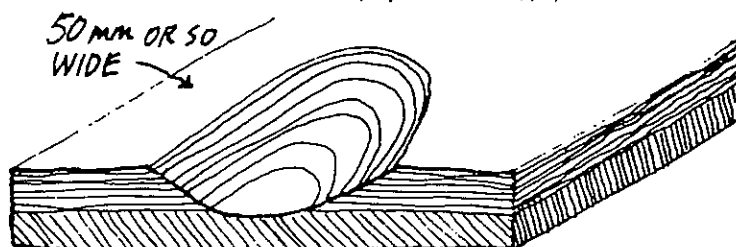
COLOUR



WITH A VERY SHARP KNIFE,
CUT OUT A SMALL WEDGE
JUST AS FAR AS THE BASE
MATERIAL, IN SEVERAL
INCONSPICUOUS
LOCATIONS



SCRAPE AND SAND THE GROOVE TO EXPOSE
A "DISH" OF LAYERS - DAMPEN TO
REMOVE DUST - EXAMINE LAYERS
WITH MAGNIFIER



STORE SELECTED SAMPLES WITH PROJECT RECORDS.

PAINT, COLOURS

10. IMPLEMENTATION PROCESS

10.1 INTRODUCTION

The designation of the Heritage Conservation District in New Hamburg's Core Area, enables Council to take the necessary measures to preserve and improve the area's heritage resources and character. Section 42 of Part V of the Ontario Heritage Act stipulates that, within the designated District, no buildings or structures may be demolished or removed, nor may the external portions of any buildings or structures be altered, without a permit issued by Council. Moreover, certain conditions may be attached to the permit, pertaining to such matters as building design, materials, colours, landscape, etc.

It is important to note that the above referred to permits are in addition to the Township's other policies and regulations, including those established in the Official Plan and coming By-law. In other words, the heritage process does not control such matters as land use, density, parking, etc.

10.2 THE PERMIT APPLICATION PROCESS

The process is intended to minimize the time and effort required to obtain the necessary permit. It, therefore, varies with the type and magnitude of the proposed project. For example, approval to re-paint a building or undertake minor alterations should take very little time while to construct a substantial expansion to a building or to build a new structure only takes as much time as a normal building permit.

Applications for heritage permits must be submitted to the Township's Planning Department. They must include drawings and/or other information which clearly sets out what is being proposed. Applicants should first discuss the proposed project with the Department to determine what kind of information is required to avoid duplications and delays.

When an application has been received by the Planning Department, it will be circulated to LACAC reviewed and, depending on its nature and magnitude, may be circulated to other municipal departments and agencies for comment. The Department may recommend certain changes to the proposal and discuss these with the applicant.

Each application will be considered in terms of the degree to which it meets the Heritage Conservation District's Design Guidelines, as described in Section 9 of the Study and Plan Report.

If the application (with or without any changes or conditions) is considered to substantially meet the Design Guidelines for the District, a permit will be issued. This assumes, of course, that the proposed project is not contrary to any other applicable policies, regulations and standards of the Township.

If the application should be refused, the applicant may appeal the matter to the Ontario Municipal Board, which will then make a final decision.

Where an application to demolish or remove a building or structure is refused, the applicant may proceed with the demolition or removal, after expiration of a 180 day period from the written refusal. The purpose of this waiting period is to give the Township and the applicant time to discuss the matter and to see whether a mutually satisfactory compromise can be reached.

Applications for changes to buildings and other parts of a property in the District will be in one of two categories:-

- Heritage permits
- Building permits (heritage)

10.2.1 Heritage Permits

Applications for a heritage permit are required for such minor modifications to the external part of a building as:

- ☐ change in colour
- ☐ replacement of existing materials
- ☐ replacement of external doors/windows
- ☐ cladding
- ☐ roofing
- ☐ skylights
- ☐ awnings
- ☐ cornices
- ☐ landscaping (if building is free standing)

In most cases, a permit to proceed with such modifications will be issued almost immediately by the Planning Department, although it may ask other municipal departments or agencies for comments. LACAC will be notified of every application even after a permit has been issued.

The procedure to be followed is:

Applicant 1.1 Reviews proposal with the Planning Department
 1.2 Obtain forms, instructions and guidelines
 1.3 Files formal application

Planning
 Department 2.1 Reviews application and/or

- a) circulates to LACAC .
- b) and/or to other municipal departments for their consideration.

After receiving comments the Department either:

- a) issues permit, with or without any conditions; or
- b) refuses permit, (in which case applicant may appeal).

10.2.2 Building Permit (Heritage)

Applications for a building permit (heritage) are required for all larger projects involving additions, structural changes, demolitions and building removals, and the construction of new buildings or structures and parking lots, and including:

- ☐ porches
- ☐ verandas
- ☐ chimneys
- ☐ fences
- ☐ pools
- ☐ signs
- ☐ satellite dishes
- ☐ structural repairs/modification (e.g. replacing a column or wall as it affects the exterior).

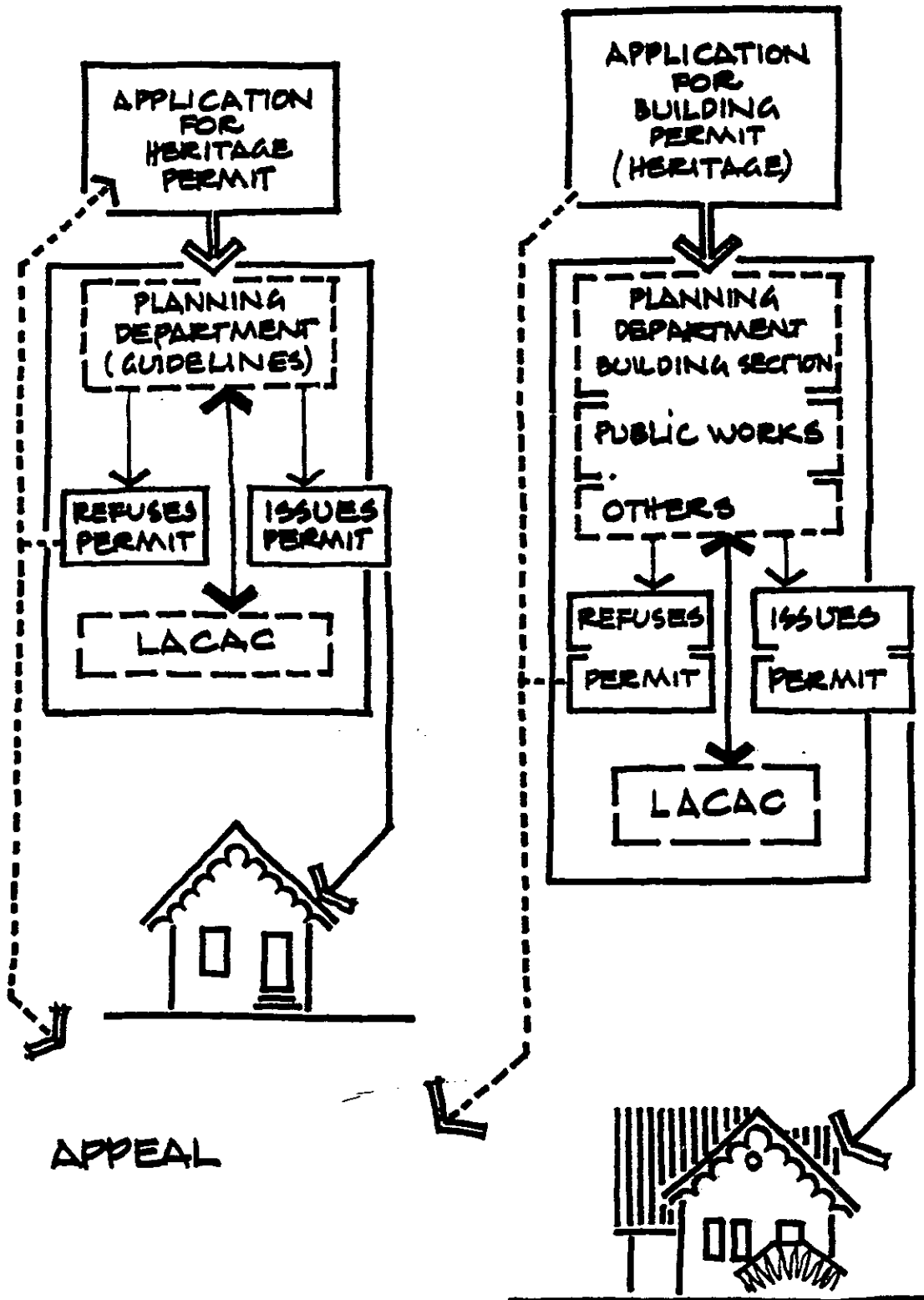
The procedures for such applications are the same as those laid down by the Township for any building permit.

The procedure to be followed is:

- Applicant
- 1.1 Reviews proposal with Planning Department
 - 1.2 Obtains forms, instructions and guidelines
 - 1.3 Files formal application

Planning

- Department
- 2.1 Building Section processes application as for any building permit application
 - 2.2 Reviews application with particular respect to Heritage Conservation District's design guidelines
 - 2.3 Sends application to LACAC for review and comment
 - 2.4 Where no site plan agreement required, either:
 - a. issues permit, with or without any heritage-related conditions; or
 - b. refuses permit (in which case applicant may appeal)
 - 2.5 Where site plan agreement is required, follows the established process, culminating in either:
 - with or without heritage-related conditions
 - a. execution of agreement and subsequent issuance of appropriate permits, or without heritage-related conditions; or
 - b. refusal of application (in which case applicant may appeal).



APPEAL

IMPLEMENTATION PROCESS

FIGURE 30

10.3 FINANCIAL ASSISTANCE

By the designation by-law of the Heritage Conservation District, the people and Council of Wilmot Township have recognized the importance of the area in terms of its architecture and heritage.

The Province of Ontario "in response to the demand for programs to encourage architectural conservation" has established, through the Ministry of Culture and Communications (MCC), a program entitled "Preserving Ontario's Architecture", which currently includes several grants. Before any grant program can begin, the Municipality must sign a legal document with the Ministry of Culture and Communications. (This may be in place already due to the designated properties).

Once the Heritage Conservation District designation is in effect, the latest information regarding financial assistance should be obtained through the Wilmot Township offices, or directly from the MCC. In the interim, information will be available through LACAC, the Local Architectural Conservation Advisory Committee.

There are several programs, some of which are under review by the MCC at this time. The most applicable/available programs are:

1. Designated Property Grant

This assists property owners in the conservation of properties designated under the Ontario Heritage Act. The program is administered by the municipality, and provides funding to a maximum of \$3000 per property per calendar year.

Any property which is designated under Part IV or Part V of the Ontario Heritage Act, is technically eligible for such grants. This program currently exists in the Township and has been used for the buildings previously designated under Part IV of the Act.

Types of Projects:

Designated Property Grants provide assistance for work that conserves or restores the heritage elements of the property. Eligible work might include:

- conservation of significant architectural features such as doors, windows, decorative trim, cupolas and chimneys and so on;

- . work necessary to restore the structural soundness of the building;
- . restoration of significant features which are no longer present, but for which the appearance is clearly documented;

In order to obtain such a grant, the property owner applies to the municipality prior to starting the project. The acceptability will be determined by council on the advice of LACAC. The municipality ensures that the proposed project meets the eligibility guidelines published by the Ministry and that the work appropriately conserves or restores the heritage aspects of the property. When the project is completed, inspected and approved, the municipality pays the grant to the owner.

Work such as routine maintenance, new landscaping, modern additions and other projects that do not improve the heritage aspects of the property are not eligible.

2. Commercial Rehabilitation Grants

Commercial Rehabilitation Grants provide financial assistance for the conservation of privately-owned commercial and industrial buildings that have designated under Part IV or V of the Ontario Heritage Act. To be eligible for a grant, a building must have been constructed for commercial or industrial purposes, or have been in such use for a least 50 years. Applicants must own the building or hold long term leases (5 years). Its proposed use must also be commercial or industrial, at least in part, or residential if the building contains three or more dwelling units.

Applicant should contact the Ministry of Culture and Communications for Guidelines and Application Grant Program.

3. Cultural Facilities Improvement Program

This program is administered by the Ministry of Culture and Communications. It provides funds for the improvement of libraries, community information centres, and arts and heritage facilities and structures. It can also fund feasibility studies to determine the viability of a capital project.

Eligible recipients for this program include municipalities, local boards, arts organizations, conservation authorities and certain incorporated non-profit organizations.

Applicants should work closely with the local regional office of the Ministry of Culture and Communications.

4. Municipal Funding

Some municipalities have, with a serious commitment to heritage conservation usually on advice from LACAC, established their own rotating heritage fund, from which low-interest loans are made with respect to heritage projects. For example, the Town of Markham has had such a fund in place since 1986.

11.0 PUBLIC PARTICIPATION

11.1 INTRODUCTION

"Public participation and consultation in the designation of districts is very desirable. Public meetings during the examination process, individual notification to property owners within a study area and notices or articles in local newspapers, advertising municipal proposals, are all valuable for both informing the public and enabling the public to respond to proposals for designation".

In addition to public meetings, newspaper advertisements and articles (see Appendix D), a questionnaire was also used to gain further input from the public (Appendix B). This was to solicit their understanding of a heritage district and where they perceived the boundaries to be.

The role of the public was very important throughout the study and the interaction proved valuable in the following type of situations:

- a) To explain, early in the study process, the concept of a "Heritage District" and to discuss the advantages and disadvantages of such a designation.
- b) To obtain opinions from residents on why they were for or against the idea of a heritage district.
- c) To elicit detailed historical information on buildings, properties, etc., from local historians and owners of heritage properties.
- d) To explain how the design guidelines were established, and to gain public input as to potential modifications.
- e) To outline and discuss the implementation procedure, and the recommended permit application process.

Throughout the study, an LACAC Steering Committee chaired by Ernie Ritz guided the work of the consultant. The consultant met with the Steering Committee on a regular basis throughout the study period. This ensured that the study was kept on track and on time, and allowed for discussion and feedback on alternative proposals, designs, etc.

Contact with the Township, as required on an ongoing basis, was with the Planning Director who also is a member of the Steering Committee.

11.2 PUBLIC MEETINGS

There were four public meetings throughout the study period including the council/public meeting November 4. These meetings were set up to each cover a specific phase within the overall study process. The meetings were timed so that they would not conflict with any public holidays or periods when residents were thought unlikely to turn out (e.g. the school summer holidays). When possible, meetings were held mid-week, again to avoid, where possible, conflicts with other meetings, social gatherings, etc.

The public meetings, except for the first open house, lacked a large attendance and lasted usually around two and one-half to three and one-half hours, including the question and answer period.

The initial public meeting was advertised by:

- notices given to every business and residence in the study area (see Appendix II)
- a public notice for two weeks in the New Hamburg Independent, plus press releases in the Kitchener-Waterloo paper (see Appendix III).

At the first Public Meeting – an Open House – held in St. Peter's Parish Hall, 144 Huron Street, in the afternoon and evening of April 30, 1991, approximately forty-five people attended. The questionnaire was given out to all people as they came in the door, (pencils, plus tables and chairs were available). The questionnaires were collected upon leaving and all were completed and returned.

Subsequent meetings were advertised through the local newspaper (see Appendix for clippings). The turnout at each meeting consisted mainly of persons within the study area, plus councillors and the media interested in heritage.

The public meetings were undoubtedly the most important vehicle for the collection of opinions and dissemination of information during the study period.

The two types of meetings were an Open House, and a more formal presentation followed by a question and answer period.

The Open House was used for the initial meeting in order that the public could meet with members of the Steering Committee and the consultant on a one-to-one basis. The Open House was also important for the consultant to meet with local residents, particularly those who had a lot of knowledge about the local history and the area, or who had doubts about the need for designating a Heritage District. In this first meeting the question of "what is heritage" was an important element of discussion, which gave rise to the question of "where are the boundaries of a heritage district" and "how is this edge determined?" A formal presentation would not have allowed this type of discussion to work so easily. The subsequent meetings (except #4) were in a combined format, i.e. an open house in the afternoon and followed by a question and answer period that continued for some two hours later in the evening.

It was felt that an Open House was an appropriate forum for the first and subsequent afternoon meetings. This allowed people to wander around, look at the maps and read the parts of the report that they felt relevant, then ask questions to the appropriate person on an individual basis.

The format of the evening Public meetings was for the Consultant Team to speak for fifteen to twenty minutes explaining that particular phase of the study. This was followed by the Chairman of the Steering Committee (who also chaired each public meeting), to ask for questions from the floor – this usually lasted around one and one-half to two hours, and allowed for residents to discuss general issues relating to the heritage conservation district. The latter part of the meeting was then on informal discussion on a one-to-one basis such that residents could ask specific questions, for example, regarding their property.

Some of the questions in the meetings related to whether the individual's building was in the heritage district and what impact the district would have on the property. For example, could changes be made to the property, how long would the application process take, how much would it cost, would the value of the property increase or decrease?

Two points, however, came out of these meetings:

- a) that the Heritage Act has very little "teeth" (if someone wants to demolish a landmark heritage property, for example, this cannot be stopped), and

- b) that there is little research data available regarding the impact of a Heritage District on property values.

11.3 QUESTIONNAIRE

A questionnaire was handed out at the first meeting and the results were compiled and incorporated in the report.

The results of the questionnaire and a sample thereof are attached as Appendix C.

11.4 NEWS MEDIA

At all public meetings the news media was present and articles appeared in the Kitchener papers and in particular the local press, i.e. the New Hamburg Independent (see Appendix D).

BUILDING INVENTORY

APPENDIX A

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

1. INTRODUCTION

Every building and structure, (except garages, sheds, etc.) existing at the time of the survey (March – July 1991) within the proposed Heritage Conservation District has been examined and classified. All buildings are shown on the reference map which precedes the individual building inventory.

The photographic inventory shows those buildings, classified as "A", "B" and "H" which, in terms of historical context and/or architectural character, are the basis upon which the Heritage Conservation District is built.

"In general, properties of heritage value should be able, with suitable examination, to reveal some of the broad, architectural, cultural, social, political, economic or military patterns of our history, or should have some association with specific events or people that have shaped the details of that history". Ontario's Heritage Conservation District Guidelines (p. 11).

2. INVENTORY AND CLASSIFICATION METHODOLOGY

The analysis of the buildings within the study area has been undertaken on the basis of studies by other groups such as LACAC, C.I.H.B. and individuals together with field work and photography by this consultant. The description of each building generally follows the C.I.H.B. format. The classification of buildings into Class A, B, C and H has been undertaken with regard to their historic and/or architectural attributes as well as the degree of compatibility with the proposed heritage district.

Those buildings within the proposed Heritage Conservation District already designated under Part IV of the Heritage Act, have been included in the inventory (and noted as "H"). These properties will, however, be excluded from the Heritage Conservation District by-law, as properties cannot be designated under Part IV as well as Part V of the Act.

Continuing changes in the proposed Heritage District of buildings being upgraded, modified and/or demolished will require that the photographic inventory and building classification be reviewed and updated on a regular basis.

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

The identification of heritage buildings was accomplished by the following method:

1. Buildings identified and listed by Township of Wilmot, LACAC.
2. Buildings listed by the C.I.H.B. (Canadian Inventory of Historic buildings) are included above.
3. Buildings identified through this study (~~additional~~ to those in 1 & 2).

All of these properties are considered as being of historic and/or architectural interest. This includes 2 buildings already designated under Part IV of the Ontario Heritage Act.

In this manner, the expertise and knowledge of several groups and individuals was available to ensure that identification of buildings of heritage value is not based on the subjective view solely by one person alone.

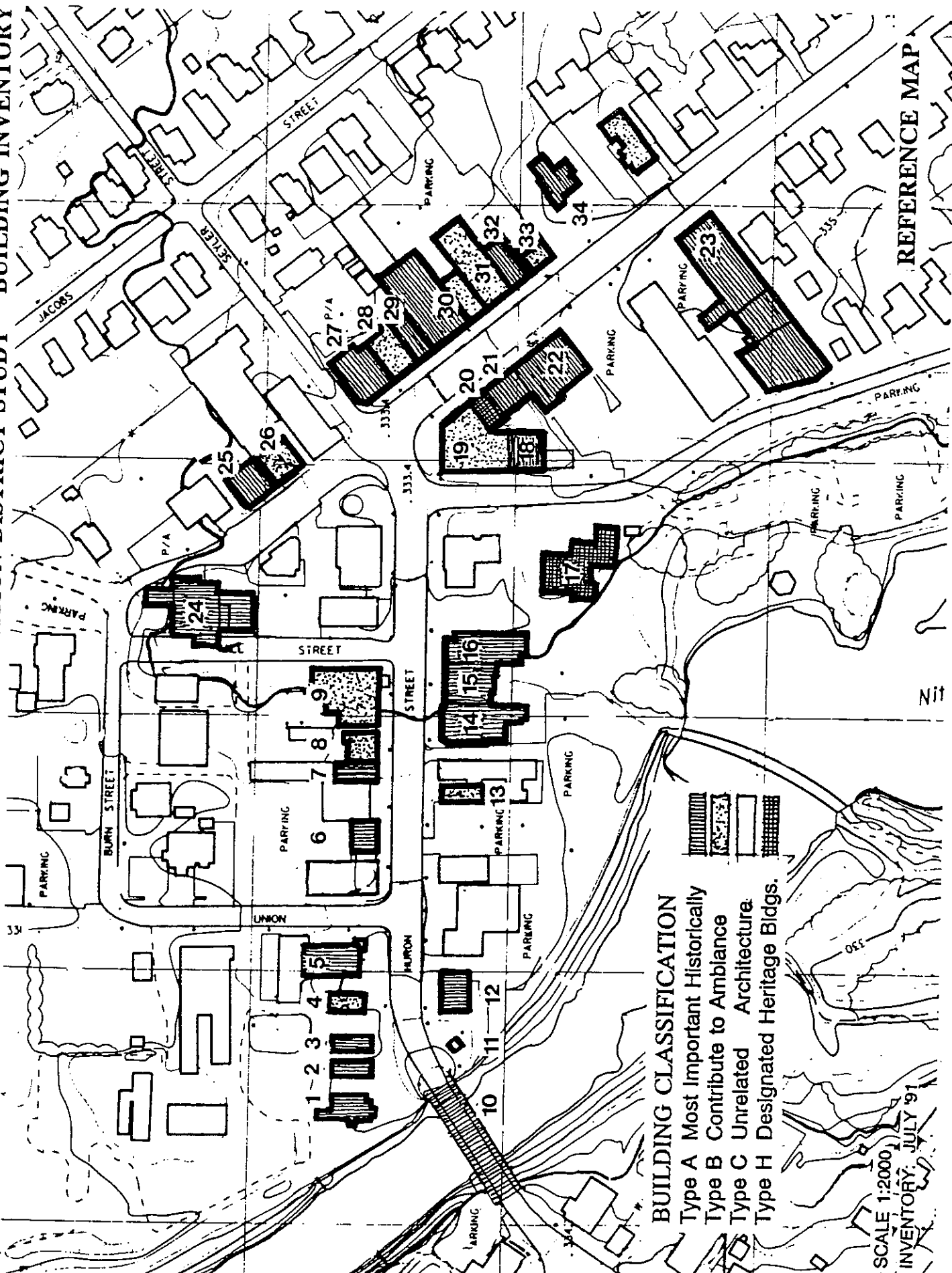
It should be noted that the C.I.H.B. inventory prepared some time ago confirms a number of buildings which also have been identified by other groups as heritage type buildings.

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

Sources of Information:

- AAR:** Assessors Appraisal Record, Township of Wilmot
- FS:** Field Survey by Consultant (1991)
- OIB:** Ontario Inventory of Buildings, McNaughton, J.W., recorder. (1968)
- CT:** The Chronicle-Telegraph Semi-Centennial Souvenir Number 1856-1906. (1906)
- BN:** Berlin News Record: Special Industrial Souvenir Number of New Hamburg. (1908)
- IR:** New Hamburg: Images and Reflections. Douglas A. Manner. c. 1990
- MR:** More Than a Century in Wilmot Township, New Hamburg. Wilmot Township Centennial Commission. (1967)
- ER:** Ernie Ritz
- AJ:** Al Junkers
- KF:** Project Planning Limited Inventory (Karl Frank & Stuart McMinn)

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY



NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 176 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1880

ORIGINAL OWNER/
NAME OF BUILDING:

ORIGINAL USE:

• Residence

CURRENT USE:

• Residence

STYLE:

• Late Victorian, Queen Anne Features

DESCRIPTION:

- 2 storey,
- rectangular plan form with bay at front
- low hipped roof
- woodframe,
- light beige brick, stretcher bond voussoirs with keystone head
- up-right segmental windows, double hung with lug sill,
- unique N.H. keystone



BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: BN & IR

MAP REF. #1

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 166 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1910

ORIGINAL OWNER/
NAME OF BUILDING:

• Katzenmeier

ORIGINAL USE:

• Residence

CURRENT USE:

• Residence

STYLE:

• Victorian

DESCRIPTION:

- 2 storey
- rectangular plan form, front porch, stone pillars with second floor verandah balustrade
- chimney off-set on right
- wood frame,
- light beige brick, stretcher bond
- flat arch up-right windows, double hung, lug sill
- hipped dormer with 4 windows



BUILDING CLASSIFICATION 'A'

INVENTORY: JULY '91

SOURCE:

MAP REF. #2

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 154 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1900

ORIGINAL OWNER/
NAME OF BUILDING:

· Walker House

ORIGINAL USE:

· Residence

CURRENT USE:

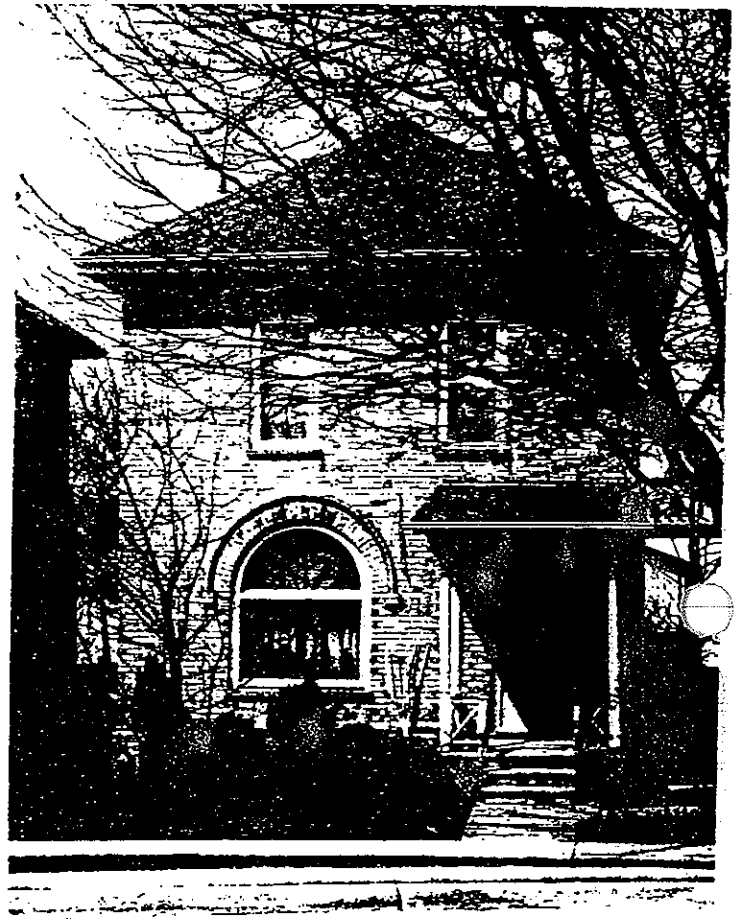
· Residence

STYLE:

· Late Victorian

DESCRIPTION:

- 2 storey
- rectangular plan form
- low hipped roof
- wood frame,
- stretcher bond, light beige brick
- windows; segmental, double hung, lug sill
- semicircular large lower left window with decorative brick voussoir



BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: BN & IR

MAP REF. #3

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 151 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1910

ORIGINAL OWNER/
NAME OF BUILDING:

ORIGINAL USE:

- Residence

CURRENT USE

- Residence

STYLE:

- Ontario Vernacular
Victorian Features



DESCRIPTION:

- 2 storey
- L-shape plan form
- low gable and hipped roof
- side porch entry with 5 steps
- red brick, stretcher bond
- chimney off-set right
- gable infill: wood siding
- windows, upright flat arch double hung, brick linteled except first floor square front window divided in 3.

BUILDING CLASSIFICATION 'B'

INVENTORY: JULY '91

SOURCE:

MAP REF #4

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 144 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: 1910

ORIGINAL OWNER/
NAME OF BUILDING:

· St. Peters Church

ORIGINAL USE:

· Church

CURRENT USE:

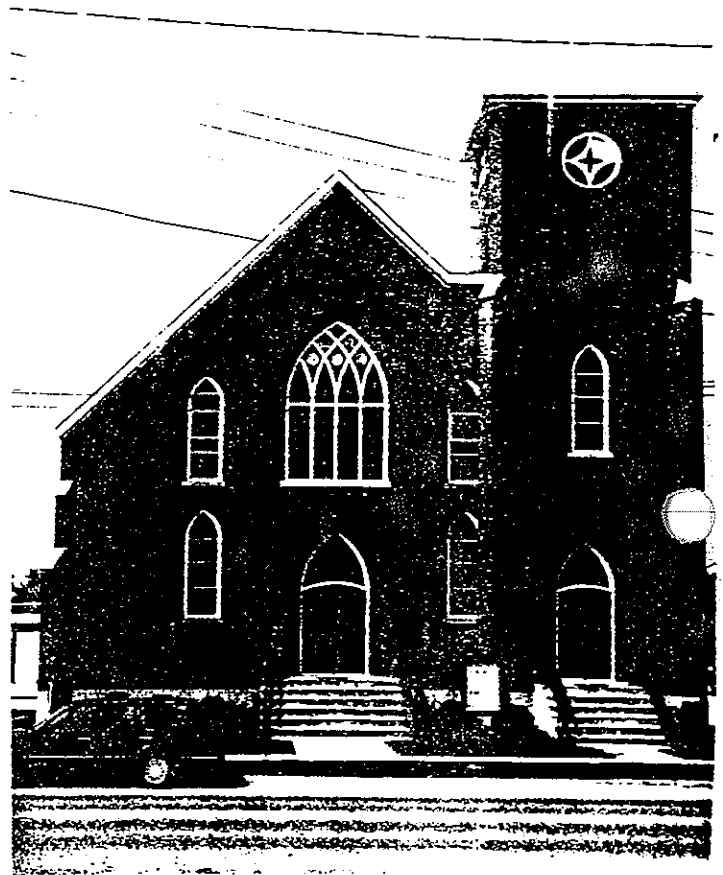
· Lutheran Church and
Parish Hall

STYLE:

· Late Gothic Revival

DESCRIPTION:

- 2 floors high
- rectangular plan form with Parish Hall addition forming a 'T' shape
- steep gable roof with tower at right
- tower with buttressed corners but steeple missing
- stretcher bond, reddish coloured brick
- windows vertical, gothic pointed, symmetrically arranged
- curved center window



- stain glass glazing inside
- wood doors with segmental transom
- 6 stair straight entrance to church and to tower.

BUILDING CLASSIFICATION 'A'

INVENTORY: JULY '91

SOURCE: IR(p.264)

MAP REF. #5

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 100-106 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1907

ORIGINAL OWNER/
NAME OF BUILDING:

- Henry Luft
- Luft Block

ORIGINAL USE:

- Bakery and
- Residence

CURRENT USE:

- Commercial and
- Residential



STYLE:

- Ontario Vernacular

DESCRIPTION:

- 2 storey
- L-shape plan form
- low hipped roof with dormer to front
- wood frame
- stretcher bond new brick: on upper floor,
- lower floor, ashlar limestone face;
- unsuitable metal canopy, white and
- brown alternating
- windows upper facade exterior storms
- commercial type lower facade windows
- and doors.

BUILDING CLASSIFICATION 'B'

INVENTORY: JULY '91

SOURCE: I.R.E. KF

MAP REF. #6

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 84-88 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1890

ORIGINAL OWNER/
NAME OF BUILDING:

• R.E. Beger

ORIGINAL USE:

• Newspaper Office

CURRENT USE:

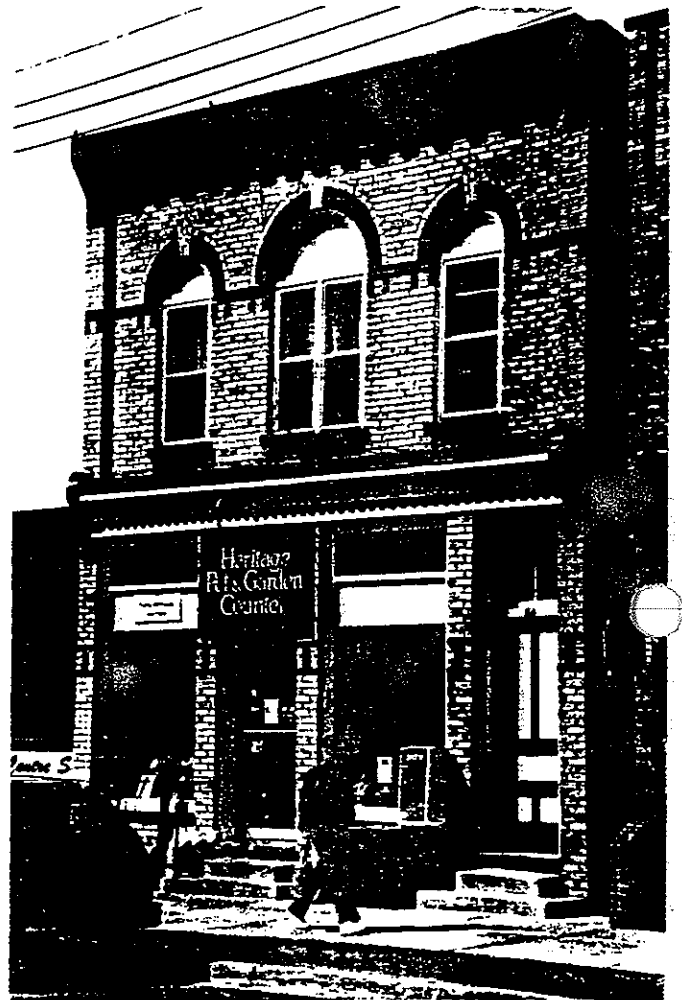
• Commercial Heritage
Pet Store

STYLE:

• Ontario Vernacular

DESCRIPTION:

- 2 storey, rectangular plan form
- flat shed roof
- decorative wood cornice
- romanesque upper facade
- wood frame
- light beige with red brick voussoirs
- garden wall bond
- windows: store front with upper facade windows upright and semicircular transom double wide centre window.
- upper semicircular lights have been blocked in



BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: I.R.E.

MAP REF. #7

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 78 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1910

ORIGINAL OWNER/
NAME OF BUILDING:

- Hartman or
Roth Block

ORIGINAL USE:

CURRENT USE:

- H.C. Mahlstedt (Notary)
Veterinarian



STYLE:

- Ontario Vernacular

DESCRIPTION:

- 2 storey
- rectangular plan form
- flat shed roof
- dark beige, stretcher bond brick with decorative cornice
- windows: double hung except for new centre window
- front entry appears to have been added at a later date.

BUILDING CLASSIFICATION: 'B'

INVENTORY: JULY '91

SOURCE: IR

MAP REF. #8

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 60 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: 1872

ORIGINAL OWNER/
NAME OF BUILDING:

• John Jackson

ORIGINAL USE:

• Hotel

CURRENT USE:

• Eddlys Hotel/Ta

STYLE:

• Italianate Ontario Vernacular



DESCRIPTION:

- 3 storey, with decorative cornice and parapet
- L-shape block, flat roof
- stretcher bond brick reddish colour, painted
- windows: vertical double hung flat arch
- lower stone facade, and commercial windows plus canopy wave "recently" added.

originally built as 2 storey, the 3rd floor was added in 1902
known as the Imperial Hotel for 50 guest accommodation, it was heated by hot water and had electricity
presumably the site of a blacksmith shop owned by W. Scott, then the Dominion Hotel which burned down Oct 29, 1870.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: IR (p. 10) NB

MAP REF. #9

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: 1936

ORIGINAL OWNER/
NAME OF BUILDING:

- Hartman Bridge

ORIGINAL USE:

- Road Crossing over
the River Nith

CURRENT USE:

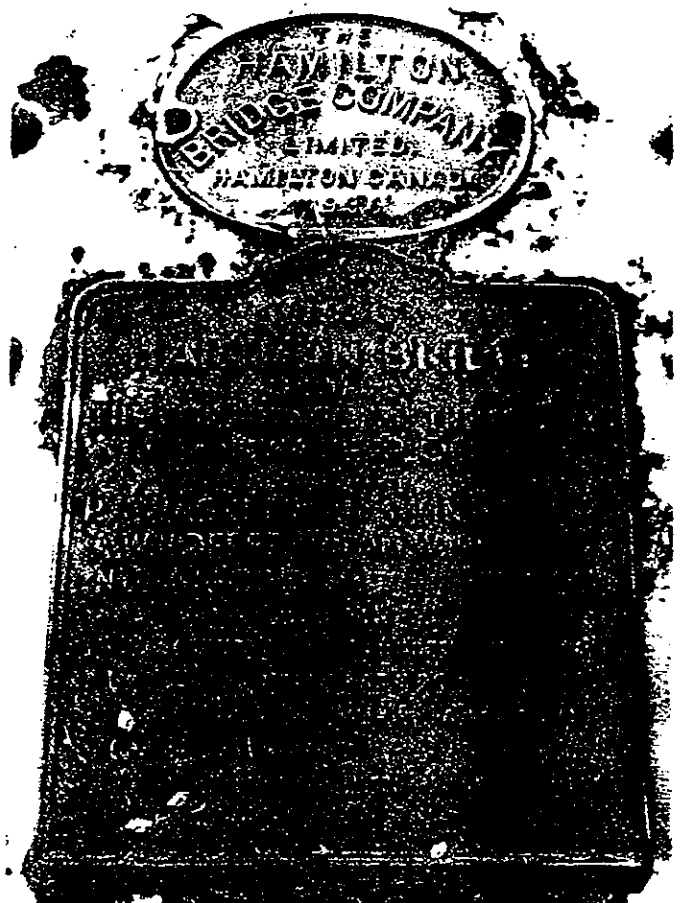
- 2 lane road and
pedestrian sidewalks

STYLE:

- Pratt Truss

DESCRIPTION:

- Robust steel truss bridge
- concrete abutments
- gray paint, good condition
- the original wood bridge was constructed in 1845
- the third bridge served until 1936 when it was deemed to be unsafe and replaced with the current structure at the same time as the bridge at Bleams Road



INVENTORY: JULY '91

CLASSIFICATION 'A'

SOURCE: KF & NK

MAP REF. #10

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 176 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: 1990

ORIGINAL OWNER/
NAME OF BUILDING:

• Township of Wilmot

ORIGINAL USE:

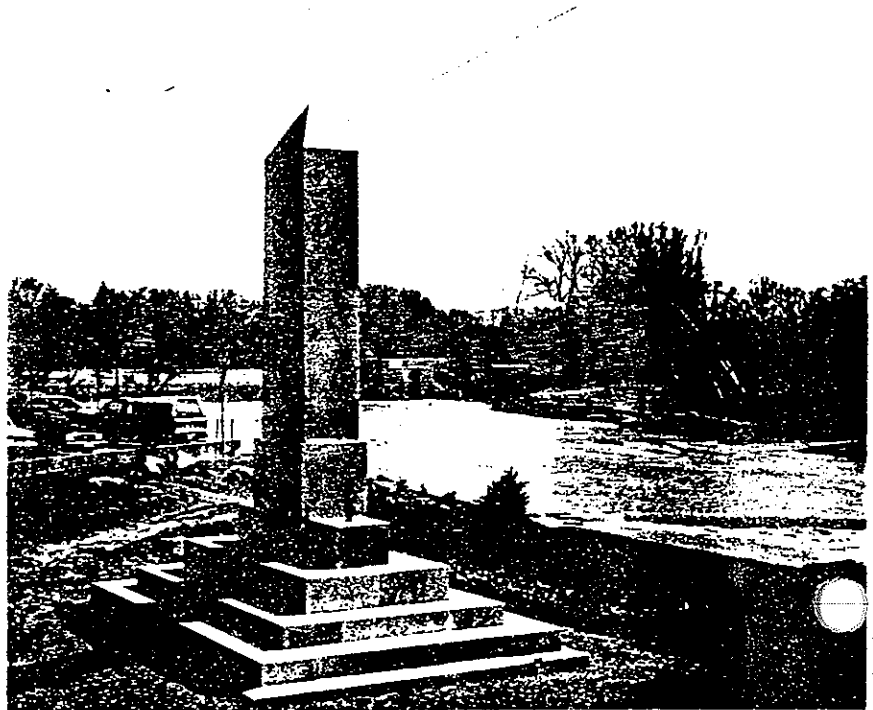
• Cenotaph

CURRENT USE:

• Cenotaph Memorial

STYLE:

• Classical Revival



DESCRIPTION:

- granite
- 3 step base
- single centre block on second base
flanked by 2 blocks

CLASSIFICATION: 'B'

INVENTORY: JULY '91

SOURCE: KF & SM

MAP REF. #11

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 145 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: 1914

ORIGINAL OWNER/
NAME OF BUILDING:

• Carnegie Library

ORIGINAL USE:

• Library

CURRENT USE:

• Public Library



STYLE:

• Beaux Arts/
Classical Revival

DESCRIPTION:

- 2 storey with elaborate cornice and parapet
- flat roof
- centre hall
- projecting portico, segmental parapet
- arch with double set of columns in ionic style
- and gray limestone material.
- symmetrically placed windows, with keystone feature, upper story windows in pairs.
- lower floor windows with lintel and keystone feature only
- large entry door, low transom palladian type
- brick infill, light beige, stretcher bond, projecting corners, forming pilasters
- natural limestone foundation.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: KF

MAP REF. #12

Project
Planning
Limited



NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 145 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: 1914

ORIGINAL OWNER/
NAME OF BUILDING:

• Carnegie Library

ORIGINAL USE:

• Library

CURRENT USE:

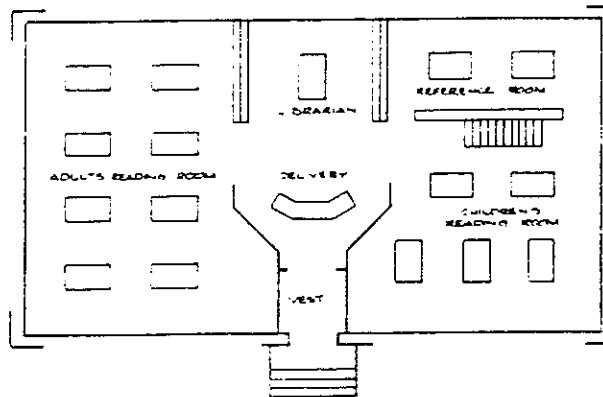
• Public Library

STYLE:

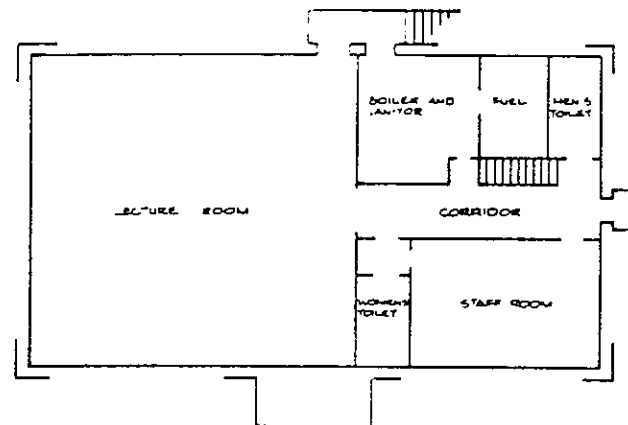
• Beaux Arts/
Classical Revival

HISTORIC BACKGROUND:

- The Architect for this building was A. Russell of Stratford.
- Mr. Bertram, executor for Carnegie recommended that specific floor plans be used for the library.
- Parkhill, Stirling, Kingsville, Markville and New Hamburg were to follow Plan A or B; Plan A was used, see above. Symmetry, classical detailing, columns and porticos were the trademarks.



Plan B: first floor.



Plan B: basement.

Andrew Carnegie, the billionaire and founder of libraries provided grants to build libraries all over eastern North America.

New Hamburg was one of many Ontario Municipalities that benefited from that trust.

On April 30, 1912 when New Hamburg had 1485 inhabitants, it received a grant of \$ 8,000.00. This was \$ 5.39 per capita.

BUILDING CLASSIFICATION: A

INVENTORY: JULY '91

SOURCE: KF

MAP REF. #12

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 91 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: 1891

ORIGINAL OWNER/
NAME OF BUILDING:

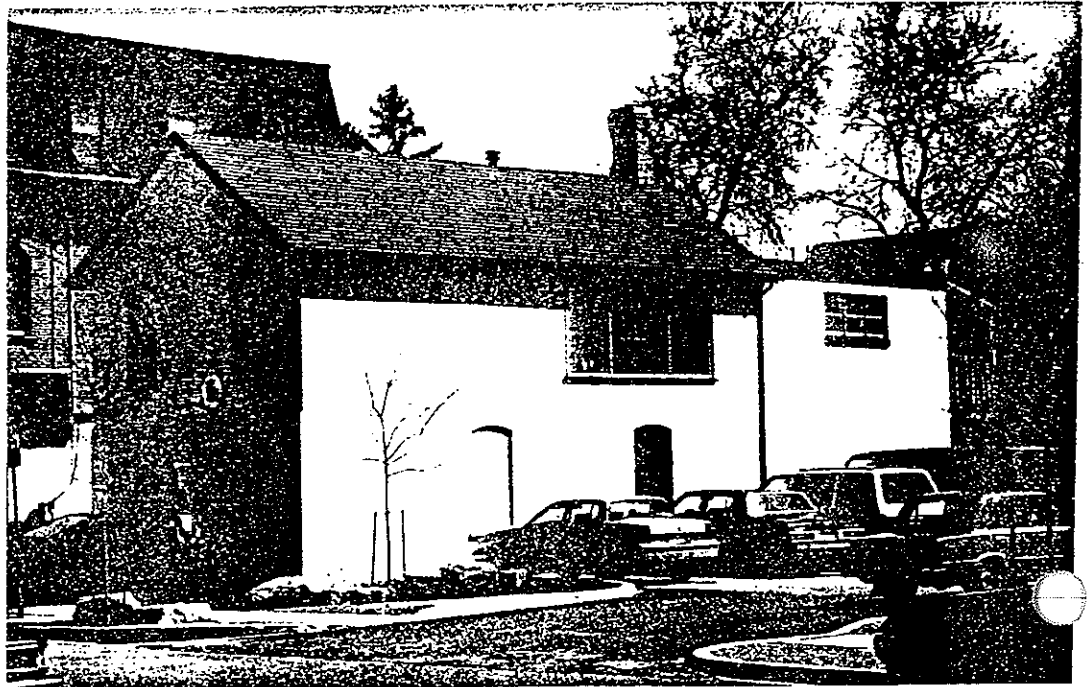
- Lautenschlager
Block

ORIGINAL USE:

- Office and
Flour/Feed Store

CURRENT USE:

- Upholstery Shop



STYLE:

- Ontario Vernacular

DESCRIPTION:

- 2 storey
- rectangular plan form
- medium gable roof
- wood frame, stretcher bond, brick painted
- windows upper facade segmental, 2/2,
double hung
- lower facade, altered to commercial style.

BUILDING CLASSIFICATION: 'B'

INVENTORY: JULY '91

SOURCE: IR

MAP REF. #13

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 71-79 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1876 (1879)

ORIGINAL OWNER/
NAME OF BUILDING:

- Samuel Merner
William Tell Block
(Mercantile Block)

ORIGINAL USE:

- Commercial,
Residence

CURRENT USE:

- Commercial,
Residence
2 floors



STYLE:

- Second Empire

DESCRIPTION:

- 3 storey with distinct Mansard roof, cornice and dormers
- square form, west corner cut
- yellowish stretcher bond brick, with projecting corners in quoin formation

all windows, except the modified store front and entrance, are upright and semi circular, double hung with glazed transom

all windows except those modified have protruding brick arches with the unique N.H. keystone and lug sill in cast cement the entrance at the cut-corner has a complete lintel with keystone in cast cement.

BUILDING CLASSIFICATION 'A'

INVENTORY: JULY '91

SOURCE: IR & LACAC

MAP REF. #14

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 65-67 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1910

ORIGINAL OWNER/
NAME OF BUILDING:

- Hostetler Block
J. P. Ernst

ORIGINAL USE:

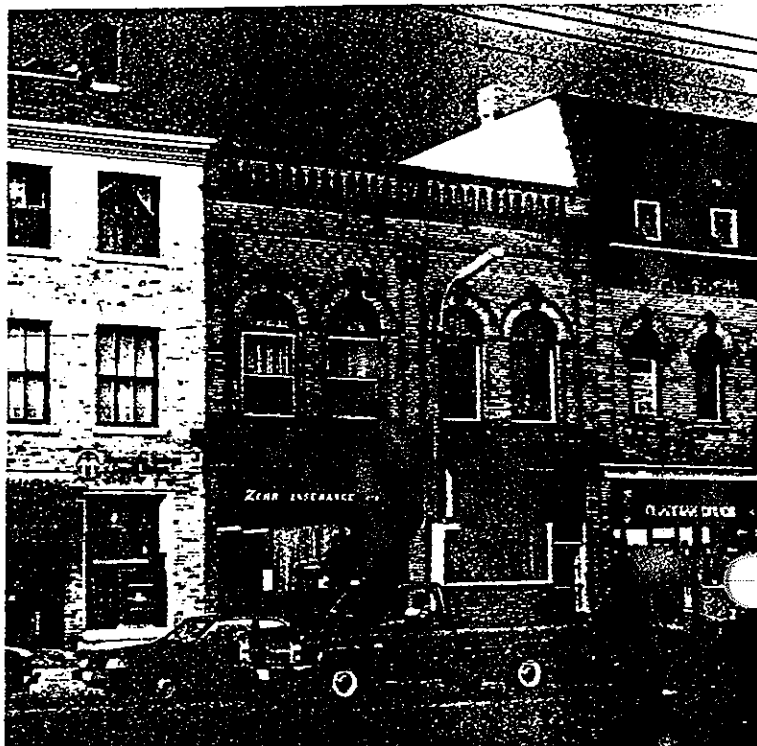
- Telephone Office
and Store

CURRENT USE:

- Zehr Insurance
and Law Offices

STYLE:

- Edwardian Classicism



DESCRIPTION:

- 2 storey, flat shed roof with high ornate parapet
- light beige brick, stretcher bond
- ornate frieze, supported by corner and middle columns; the lower floor columns are quoin-like
- the upper four windows are semi circular with voussoirs and keystones
- the glazing is double hung and with shaped transom light

storm windows have been added to the original frames
the lower floor 2-window-door combinations are headed by a decorative frieze in pressed metal
the large window-door combination appear to be added on at a later date
similarities exist between this building and the next door classical-revival, it distinguished itself with the wider side window.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: IR

MAP REF. #15

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 55-59 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1850

ORIGINAL OWNER/
NAME OF BUILDING:

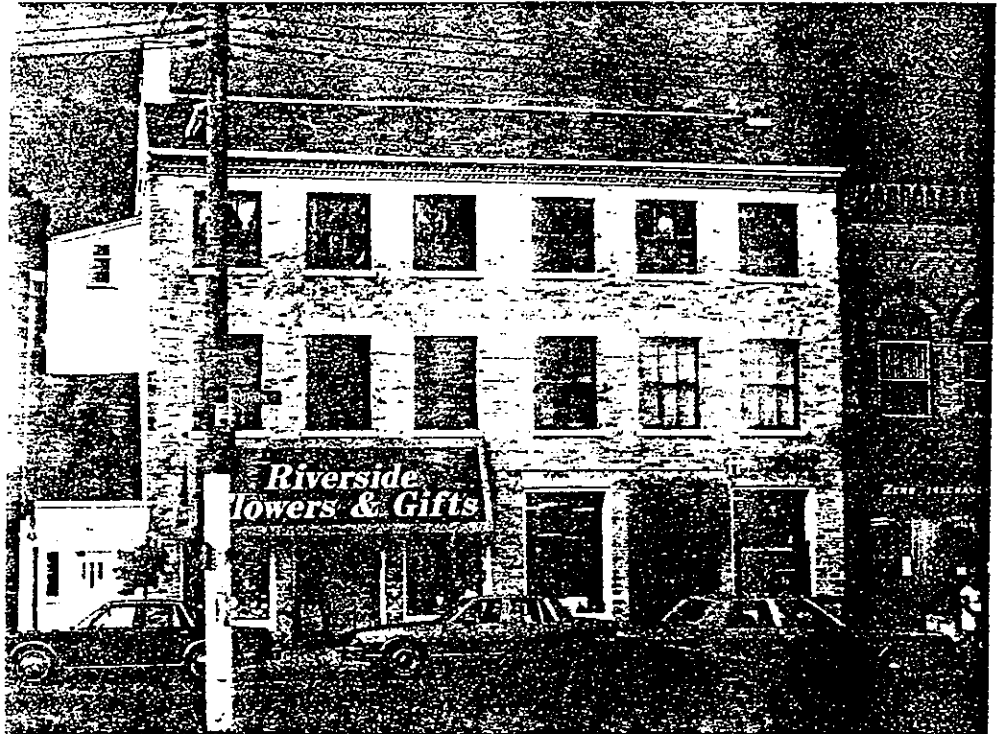
- William Scott Block
Mammoth House or
Ernst Block

ORIGINAL USE:

- General Store/Residence

CURRENT USE:

- Commercial/Offices/
Residence



STYLE:

- Quebec Classical Revival

DESCRIPTION:

- 3 storey
- rectangular plan form with wood frame and stairwell addition
- medium gable roof
- beige-reddish mottled brick stretcher bond with radiating voussours above the window and door opening
- windows row of 6 symmetrically arranged, double hung 3/3-flat arch

store front, larger windows, harmonize with upper floor windows
all openings have limestone lug sills
Credit Union instabank and Riverside flower canopy distort and disfigure the clarity of the oldest remaining classical building in the core
four chimneys -2 on each side
the building was built, owned and operated by William Scott, a prominent village pioneer, businessman, and postmaster
the building was severely burnt in 1884 but rebuilt in 1885.

BUILDING CLASSIFICATION: 'A'

SOURCE: CIB & IR

MAP REF. #16

INVENTORY: JULY '91

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 17 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1847 Scot survey

ORIGINAL OWNER/
NAME OF BUILDING:

- William Scott & Waterlot

ORIGINAL USE:

- Cottage/Residence
Former Doctor's Office

CURRENT USE:

- Commercial (Restaurant)



STYLE:

- Italian Villa (Italianate)

DESCRIPTION:

- 1½ storey, medium gable roofs
- stone foundation
- T-shape floor plan but with 3 gable appearance
- campanile (tower) with hipped roof and dormers on 4 sides
- grouped chimneys
- bracketed eaves and heavy decorative faciaboard or bargeboard
- narrow upright windows, centred in gable with bracketed pediment



- common bond brick, appears red, pale beige painted over
- segmental entry porch over 4 stairs
- glazed in porch, added on recently.

BUILDING CLASSIFICATION: 'H'

INVENTORY: JULY '91

SOURCE: OIB & IR & LACAC

MAP REF. #17

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 97 Wilmot Street, Part Lot 23, Concession North of Bleams Road

DATE: 1867

ORIGINAL OWNER/
NAME OF BUILDING:

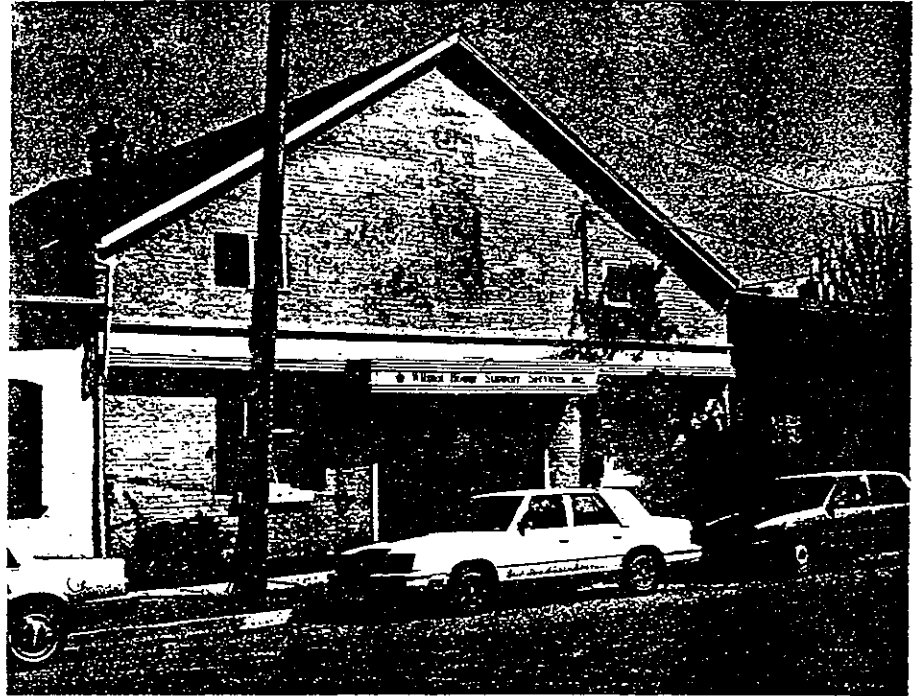
- Samuel Merner
Regent Theatre

ORIGINAL USE:

- Livery Stables

CURRENT USE:

- Offices of Wilmot
Support Services



STYLE:

- Ontario Vernacular

DESCRIPTION:

- | | |
|---|---|
| <ul style="list-style-type: none">• 1½ storey, low gable roof• rectangular block• single chimney off-set• stretcher bond, painted greenish brick• symmetrical upright windows at lower level and small single pane windows upstairs; shutters appear to have been added at a later date | <ul style="list-style-type: none">• the gable window and door has been bricked over• originally the livery stable for the commercial Hotel• Ralph Gribble rented the building and converted it to a 275 seat theatre with first showing, August 1920. |
|---|---|

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: IR, FF, SM

MAPPING REF. #18

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 11-13 Huron Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1866

ORIGINAL OWNER/
NAME OF BUILDING:

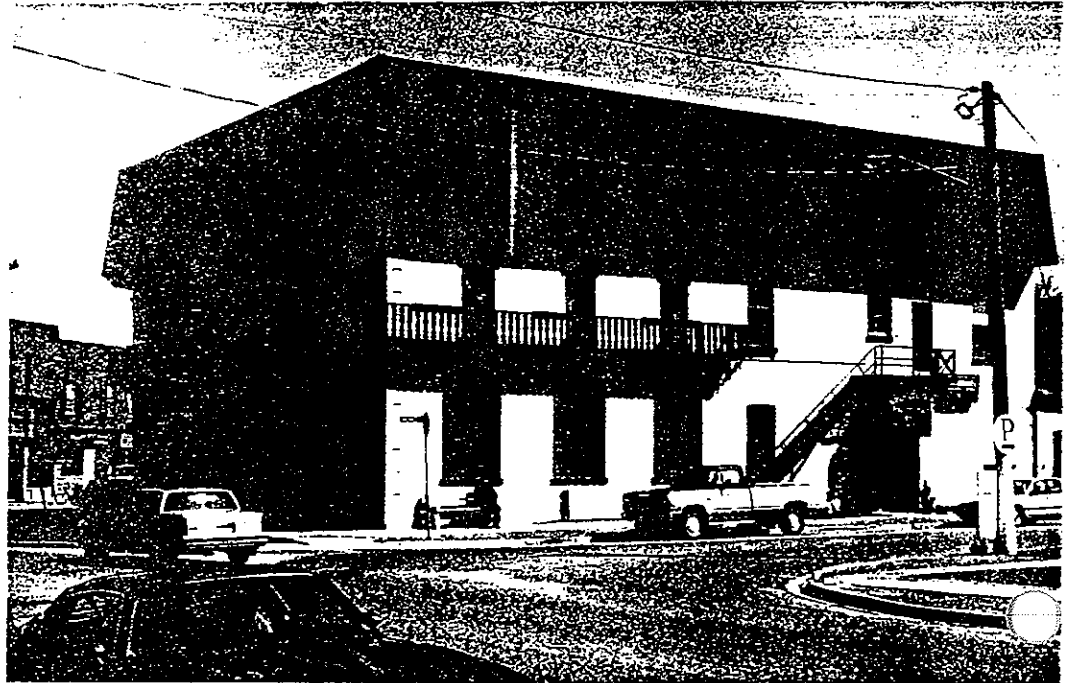
- Commercial Block
or Merner Block

ORIGINAL USE:

- Hotel and Stores

CURRENT USE:

- Golden Hammer Inn
and Retail



STYLE:

- Ontario Italianate

DESCRIPTION:

- 3 storey irregular shape plan
- new mansard roof covering the 3rd floor
- brick under "recent" stucco cover
- alternating quoin corners still apparent
- segmental arch windows on second floor
- are well coordinated with the store front
- windows and doors of the lower floor
- original double hung windows appear to
- have been replaced by 2/2 windows

the 3rd floor is now hidden by the "foreign" roof structure and the appearance of a classical building has been altered by the light coloured stucco finish

the austrian imitation of a balustrade and box-like sign on Huron Street does not suit building

the fire escape which is in place of a mansard roof canopy also detracts further from the original appearance.

BUILDING CLASSIFICATION: 'B'

INVENTORY: JULY '91

SOURCE: IR

MAP REF. #19

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 98 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1913

ORIGINAL OWNER/
NAME OF BUILDING:

• Standard Reliance

ORIGINAL USE:

• Mortgage Offices/
Banking Centre

CURRENT USE:

• Roth-Nowak
Insurance Office

STYLE:

• Beaux Arts/
Classical Renewal

DESCRIPTION:

- 1 storey,
- rectangular small block wedged between two large buildings;
- stone balustrade parapet with quoin stone piers at the 2 corners;
- stepped cornice below the parapet and plain frieze below it;
- mostly faced with limestone yet brick shows above the transom-like elongated rounded arch;



- the store front window and door frame appears divided like a classical 'Mondrian' divider;
- this building has already been designated under Part IV of the Heritage Act.

BUILDING CLASSIFICATION: 'H'

INVENTORY: JULY '91

SOURCE: IR (p.93)

MAP REF. #20

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 100-106 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: 1893

ORIGINAL OWNER/
NAME OF BUILDING:

- Jacob Becker
Becker and
Bastendorff Block

ORIGINAL USE:

- Commercial/Residential

CURRENT USE:

- Commercial/Residential



STYLE:

- Italianate, Ontario Vernacular

DESCRIPTION:

- 2 storey, rectangular plan
- painted brick, assumed stretcher bond
- pilaster corners, decorative
- cornice with brackets at the corners
- 6 evenly spaced windows on the upper floor,
- upright, segmental with brick hood moulding; double hung frames
- the lower store front is divided into 7 panels by vertical piers reaching up to a decorative flat arch head;
- the panels are alternate, store front or door entries, painted in dark brown.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: IR (p. 94)

MAP REF. #21

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 112-120 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: 1878

ORIGINAL OWNER/
NAME OF BUILDING:

- Samuel Merner
Independent Block

ORIGINAL USE:

- Commercial/
Offices

CURRENT USE:

- Commercial/
Residential



STYLE:

- Italianate, Ontario Vernacular

DESCRIPTION:

- 2 storey (originally 3)
- rectangular plan, flat roof
- light beige brick, stretcher bond
- pilaster corners, decorative
- cornice and window heads are
- constructed in brick, except
- the keystone which appears to be unique
- in New Hamburg

the 11 front and 5 south side windows were originally flat arches with quarter round corners; the upper portion is now bricked-in to accommodate a "dropped" ceiling; the openings are almost square, but framed with double hung windows and aluminum storms

the store front elevation appears to have been altered several times

the lower south east side windows are completely bricked-in but retain the original shape.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: IR (p. 98)

MAP REF. #22

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 124 Peel Street, Part Lot 23, Concession North of Beams Road

DATE: 1911

ORIGINAL OWNER/
NAME OF BUILDING:

- Hamburg Felt Boot Co. Limited

ORIGINAL USE:

- Felt Boot Factory

CURRENT USE:

- Felt Factory
(Genfoot Inc.)

STYLE:

- Ontario Vernacular

DESCRIPTION:

- 3 storey front, 2 storey middle section and 1 storey rear,
- rectangular plan with additions on west and north side,
- 4 storey high single attached chimney
- granite stone foundation; brick, yellowish colour, common bond
- front windows 3 per floor are rectangular with segmental voussoirs
- double hung 12/12

the North wall has windows only on the top floor in the front sections but is fully windowed in the rear portions; the windows on this wall are segmental, double hung with triple sash and 9/9 glazing

the original building was constructed in c. 1848 and was rebuilt in 1898 as a 2 storey building with an extension north along Peel Street. The factory had a staff of 70 at the turn of the century.



BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: AAR & IR

MAP REF. #23

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 183 Mill Street, Part Lot 23, Concession North of Bleams Road

DATE: 1905 Lot 11 E + W St. N
Scott Plan

ORIGINAL OWNER/
NAME OF BUILDING:

• Stuart Brothers

ORIGINAL USE:

• Flour Mill

CURRENT USE:

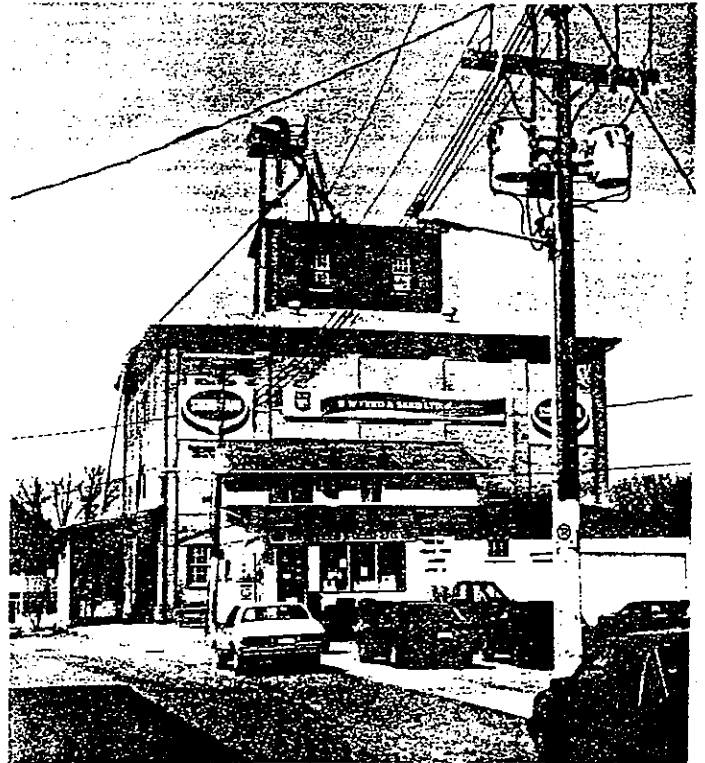
• Feed Mill Storage of Feed

STYLE:

• Ontario Vernacular

DESCRIPTION:

- 3 storey, low hipped roof with 1 storey gable roofed tower,
- an almost square plan of 60' X 65',
- inner wood frame with brick face, light beige, and 6 pilasters,
- forming 5 panels per wall in common bond,
- the windows, when not covered with a metal shed or addition, are segmental with 6/6 double hung frames.



• A through-drive shed, a 2 storey office with a 1 storey store and garage have been added "recently: as well as a silo and other structures on the work side.

HISTORICAL BACKGROUND

- This mill replaced the burnt down structure in the same general area.
- It was designed to use water power (wheels remain in the lower floor.) obtained via a mill race buried in 1950's.
- Water power was used 10 months and steam power for 2 months. The grinding capacity is 100 barrels/day and storage is for 30,000 bushels of grain.

BUILDING CLASSIFICATION: 'A'

SOURCE: IR (p.170), APR, FS, BN MAP REF. #24

INVENTORY: JULY '91

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 35 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1870

ORIGINAL OWNER/
NAME OF BUILDING:

ORIGINAL USE:

• Residence

CURRENT USE:

• Residence

STYLE:

• Italianate, Ontario Vernacular



DESCRIPTION:

- 2 storey, hipped roof
- rectangular plan,
- brick face, painted reddish, common bond
- pilaster corners, window heads and lug sills give the building most of its accent,
- the roof trim is plain except for the double brackets at the pilasters and the single evenly spaced brackets;

the entry has a 4 steps parallel to a porch with balcony above; this feature appears to be of a later date, as early photos indicate a single balcony and entry platform with stairs perpendicular to the roadway;

the foundations are natural stone;
the windows are segmental and double hung 2/2 above while 2/4 at the lower level.

the right middle door on the lower floor has been bricked in.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: IR (p. 183)

MAP REF. #25

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 43 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1860 (1875)

ORIGINAL OWNER/
NAME OF BUILDING:

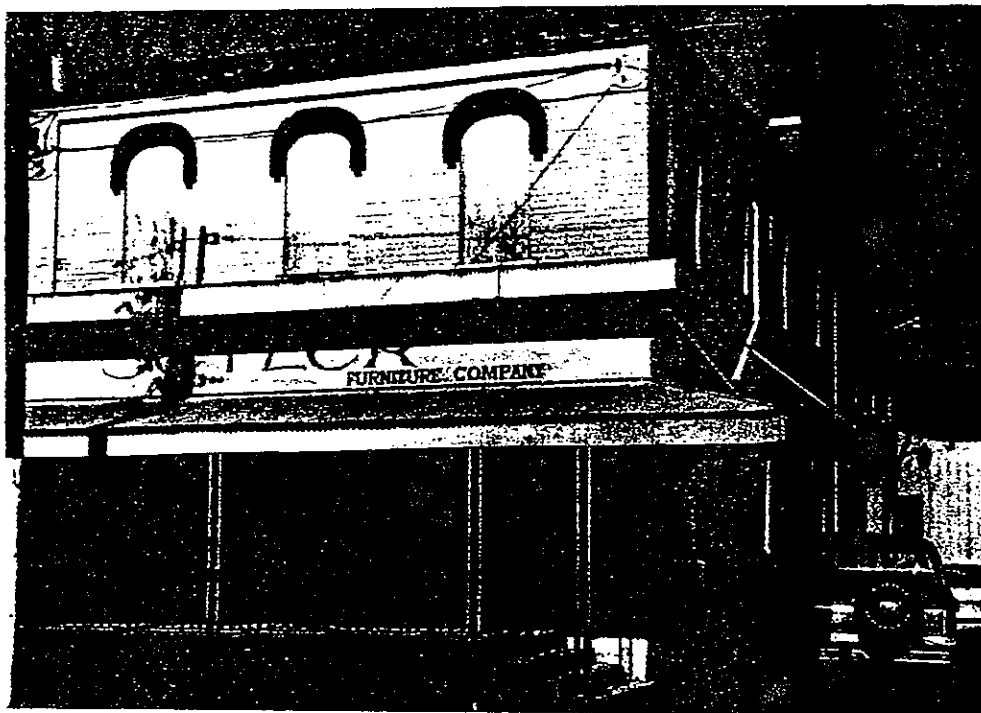
- Klein's "Market House" Store

ORIGINAL USE:

- Store and Residence

CURRENT USE:

- Commercial Store
Seyler Furniture



STYLE:

- Italianate, Ontario Vernacular

DESCRIPTION:

- 2 storey, flat roof; originally hipped roof, rectangular plan with 2 storey lower addition to the east,
- brick face painted light beige-pinkish in stretcher bond,
- the pilaster-like corners, window heads painted brown and lug sills give the building most of its accent.

The roof trim has been altered from a similar appearance as its neighbour, The windows, likely similar to those of house No. 35, have all been boarded up and painted the same colour as the brick. A corrugated plastic canopy window head and larger store front has replaced the bracketed window head with its symmetrical store windows and central door.

BUILDING CLASSIFICATION: 'Bnn'

INVENTORY: JULY '91

SOURCE: IR & MR

MAP REF. #26

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 73 Peel Street East, Part Lot 23, Concession North of Bleams Road

DATE: 1884
Part Lot 29/30
Shade Survey

ORIGINAL OWNER/
NAME OF BUILDING:

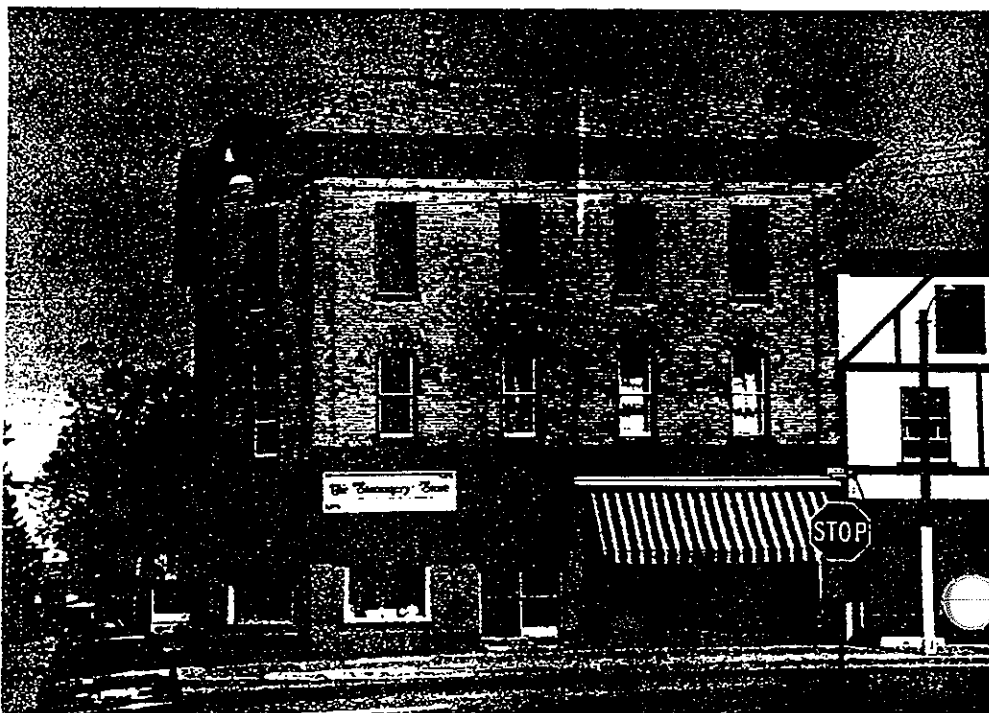
- Gottfried Franke
Ritz Building

ORIGINAL USE:

- Queen's Hotel

CURRENT USE:

- Commercial Store
and Partly Residence



STYLE:

- Italianate, Ontario Vernacular

DESCRIPTION:

- 3 storey, hipped roof and rounded gable at the corner;
- rectangular plan with a cut corner on N.W. side,
- pale yellow brick, stretcher bond;
- pilasters on corners and voussoir heads on the second floor windows;

- The unique keystone is part of the first and second floor window heads except where there are store fronts.
- The entablature with double brackets has been replaced with a simple frieze.
- The third floor windows have been boarded up and painted brown.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: OIB & IR

MAP REF. #27

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 81-87 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1830

ORIGINAL OWNER/
NAME OF BUILDING:

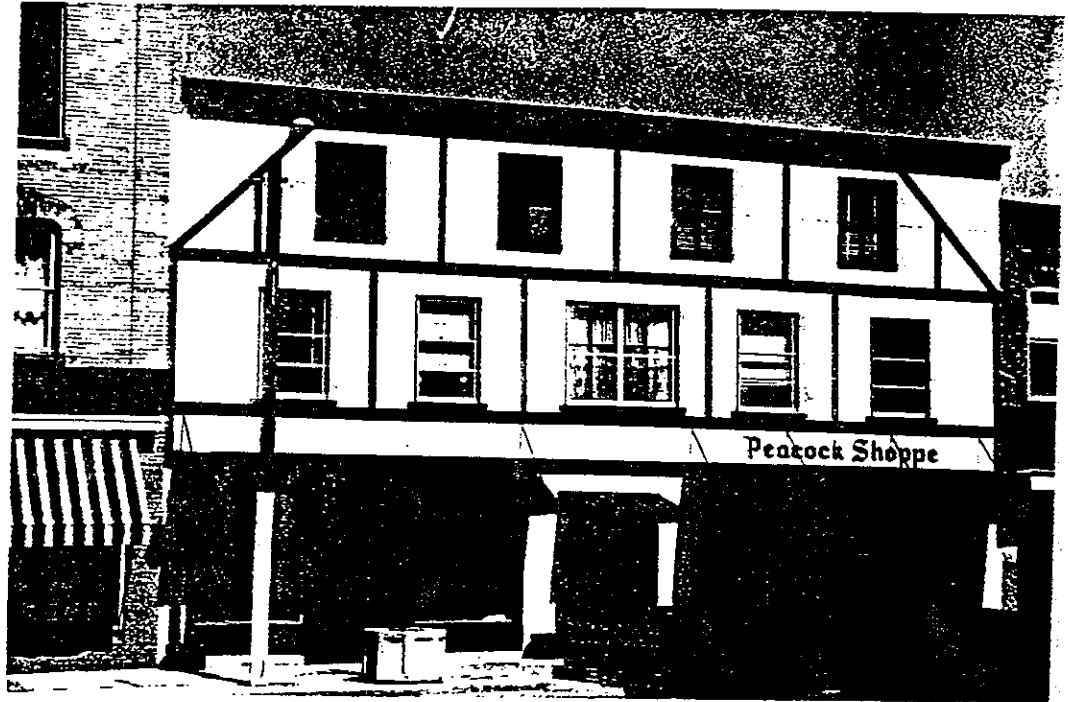
- Franke or
Kruspe Block

ORIGINAL USE:

- City Hotel

CURRENT USE:

- Commercial/
Residence



STYLE:

- Mixture

DESCRIPTION:

- 3 storey,
- rectangular plan,
- window arrangement on all floors appears to be the same since 1910,
- windows are flat arch, double hung but with aluminum storms,
- window arrangement of third floor is alternating with windows on second floor,
- externally modified in 1910, now a poor imitation of Tudor style.
- 3rd Floor added 1920's
- Stucco added 1980's
- historic pictures available lack quality and clarity to extract further detail

BUILDING CLASSIFICATION: 'B'

INVENTORY: JULY '91

SOURCE: OIB & IR

MAP REF. #28

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 91 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: 1912

ORIGINAL OWNER/
NAME OF BUILDING:

- Theodore Franke
Theodore Franke Block

ORIGINAL USE:

- Grocery Store

CURRENT USE:

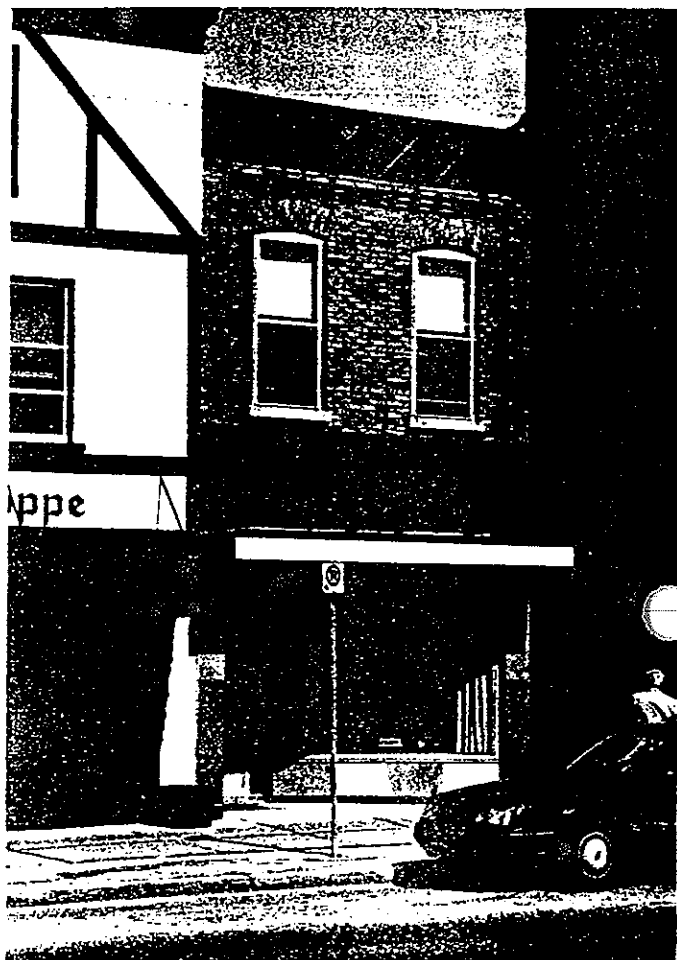
- Josslin Insurance
Newspaper Office

STYLE:

- Italianate

DESCRIPTION:

- 2 storey, rectangular plan,
- flat shed roof, upper facade with 2 windows; segmental arch,
- light brown-reddish brick in stretcher bond shows pilasters and decorative frieze.
- store front elevation modified to distort the whole facade.



BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: IR (p. 78)

MAP REF. #29

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 95-105 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1864

ORIGINAL OWNER/
NAME OF BUILDING:

- D. Hunter
Becker's Department Store

ORIGINAL USE:

- Commercial
(Department Store)

CURRENT USE:

- Commercial
(Old Country Restaurant)



STYLE:

- Originally Italianate

DESCRIPTION:

- 2 storey, 3 stores wide along Peel Street, with high parapet bordering on boomtown or false front facade,
- pictures show a decorative cornice hidden behind the industrial look-a-like metal facing on all 3 shops,
- the upper windows, although hidden, 3 per store front, are upright segmental.

The store front, windows and doors were co-ordinated with the window upstairs. This building complex with its 3 stores is an important feature due to the historical aspects as well as being the only building in Town with this type of architecture and its location relative to the other structures in the core area.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE: IR(p. 80)

MAP REF. #30

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

BUILDING LOCATION: 95-105 Peel Street, Part Lot 23, Concession North of Bleans Road

DATE: c. 1864

ORIGINAL OWNER/
NAME OF BUILDING:

- D. Hunter
Becker's Department Store

ORIGINAL USE:

- Commercial
(Department Store)

CURRENT USE:

- Commercial
(Murray's Foods & Old Country Restaurant)



STYLE:

- Originally Italianate

BUILDING CLASSIFICATION: 'B'

INVENTORY: JULY '91

SOURCE: IR (p. 80)

MAP REF. #30

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 107-111 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: 1915

ORIGINAL OWNER/
NAME OF BUILDING:

- Daniel Becker
Becker's Ford Garage

ORIGINAL USE:

- Auto Showroom & Garage

CURRENT USE:

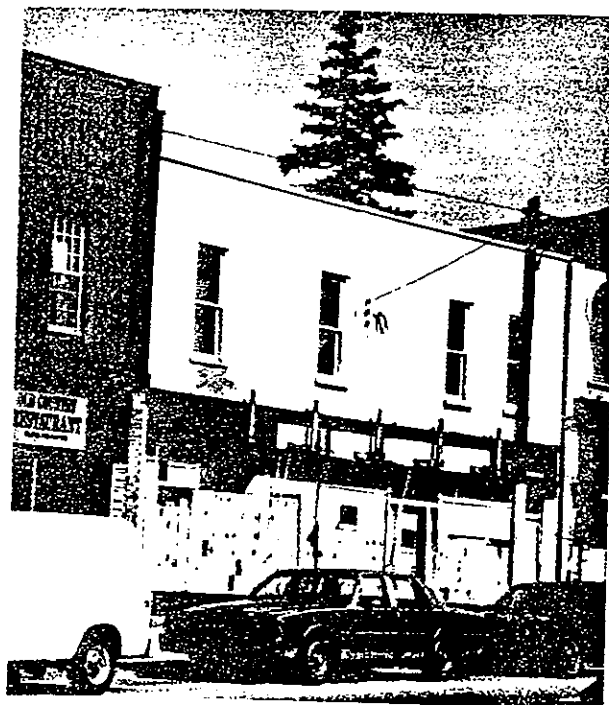
- Vacant (Commercial)

STYLE:

- Ontario Vernacular

DESCRIPTION:

- 2 storey, rectangular plan form,
- upper facade with 4 upright windows, double hung;
- lower facade regular store front possibly modified;
- upper storey stuccoed over brick,
- store front head without sign.



INVENTORY: JULY '91

BUILDING CLASSIFICATION: 'B'

SOURCE:

MAP REF. #31

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 121 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1854 (1850)

ORIGINAL OWNER/
NAME OF BUILDING:

- Henry Deichert Sr.
Deichert's Harness & Saddle Shop

ORIGINAL USE:

- House & Saddle Shop

CURRENT USE:

- Magpie Cafe

STYLE:

- Second Empire

DESCRIPTION:

- 2 storey, flat shed roof
- light beige brick, stretcher bond and pilaster corners;
- decorative cornice with brackets and double brackets at the pilasters;
- upper facade has 3 semicircular windows with voussoirs and the unique N.H. keystone
- lug sills are also cast



- windows appear to be double hung but are with storm windows
- semicircular canopies have been added for the advantage of appearance
- the lower facade is a standard store front with retractable canopy;
- the store front head appears overly large and not in character of the building.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE:

MAP REF. #32

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 129 Peel Street East, Part Lot 23, Concession North of Bleams Road

DATE: c. 1854

ORIGINAL OWNER/
NAME OF BUILDING:

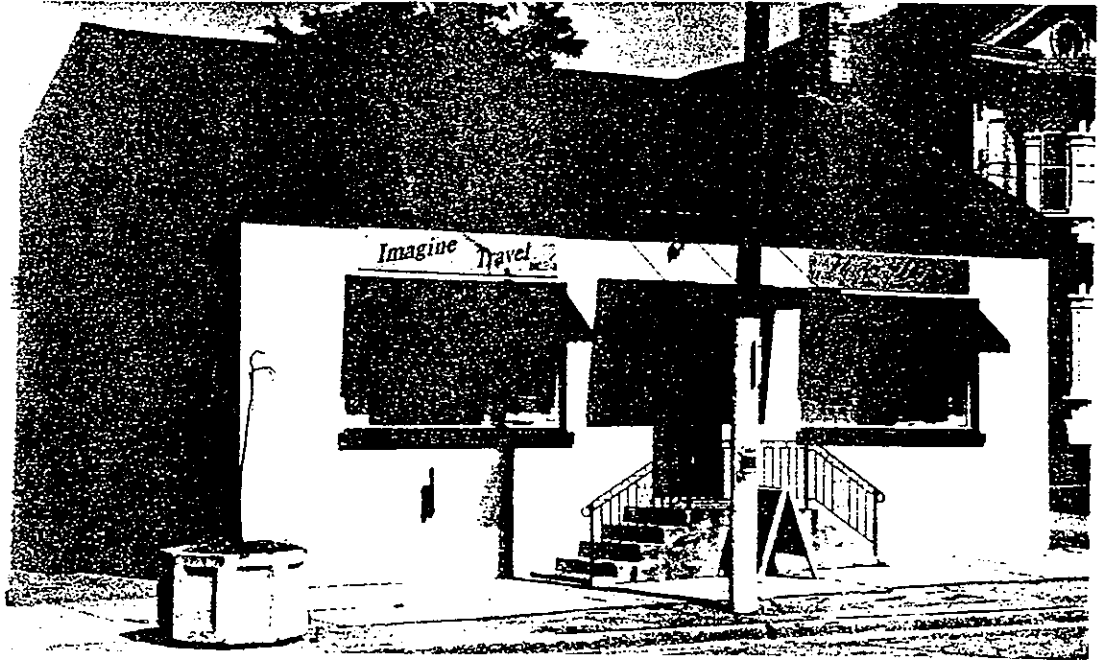
- H. Deichert

ORIGINAL USE:

- Residence

CURRENT USE:

- Commercial
Travel Agent/Flower Shop



STYLE:

- Ontario Vernacular

DESCRIPTION:

- 1½ storey, rectangular plan,
- gable roof; chimney to south side
- stucco face, brick underneath;
- window openings appear to be original size, but original window frame, sash and mutins are non-existent

BUILDING CLASSIFICATION: 'B'

INVENTORY: JULY '91

SOURCE:

MAP REF. #33

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

BUILDING LOCATION: 145 Peel Street, Part Lot 23, Concession North of Bleams Road

DATE: c. 1850

ORIGINAL OWNER/
NAME OF BUILDING:

ORIGINAL USE:

· Residence

CURRENT USE:

· Commercial/
Residence



STYLE:

· Italianate

DESCRIPTION:

- 2 storey, hipped roof except front gable;
- rectangular stepped plan form, except for the bay and entrance canopy with 5 steps;
- stone foundation;
- upper floor in light beige brick, common bond and pilasters at the corners;
- all windows and doors are paired and have semicircular heads with keystone and lug sills cast in cement;

· window frames are rectangular with rounded corners, double hung,
· an oculus window adorns the gable above the bay window,
· the cornice is well decorated and has large brackets,
· the bay window covering 2 storeys is well decorated and mostly a wood structure;
· balustrade has been added above the top floor,
· a well balanced building.

BUILDING CLASSIFICATION: 'A'

INVENTORY: JULY '91

SOURCE:

MAP REF. #34

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

GLOSSARY OF TERMS

Arch: A structural method of spanning an opening, usually rounded, and often made from brick or stone.

Arcade: A series of arches.

Ashlar: Squared, hewn stone.

Awning: An adjustable, roof-like covering fitted over windows, doors, etc. to provide shelter from the sun, rain and wind, and for its decorative and advertising potential.

Balance: The appearance or state of being equal and stable. In architecture, balance is frequently achieved by the use of symmetry and repetition. Balance in the design of the facades may be simple, complex, symmetrical or asymmetrical.

Baluster: Upright supports of the handrail; in a group known as balustrade.

Bargeboard: The point, a board, or series of laminated boards that are often decorative covering the projecting rafter of the gable end of a roof. Also known as vergeboard.

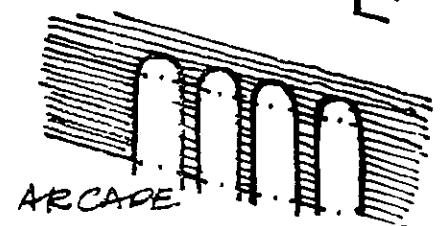
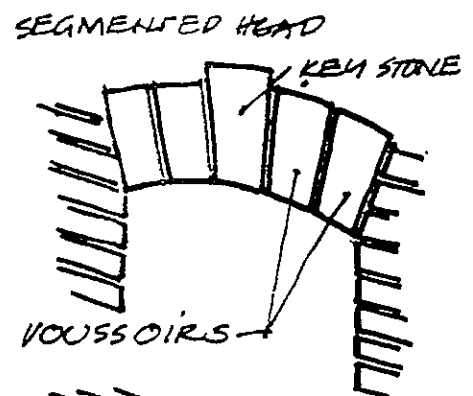
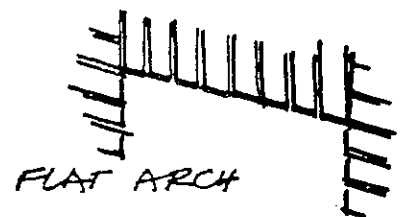
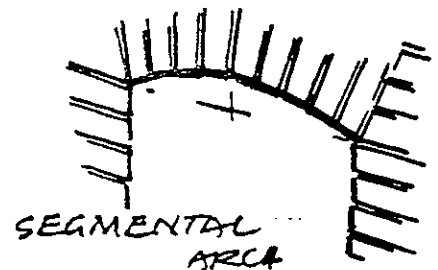
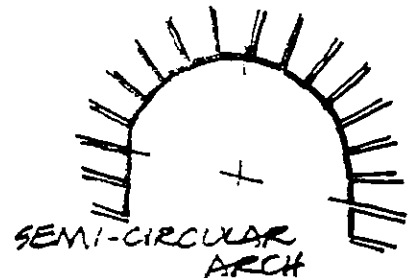
Batten: A narrow strip of wood frequently used to cover a seam.

Batter: Receding, upward slope on a retaining wall.

Bay Window: An angular glazed projection. If the projection is curved, it is known as a bow window. If it is on an upper floor only, it is called an oriel window.

Bond: The method of overlapping the joints of successive courses of brick or stone, binding them together to form a wall or other surface. Different patterns may be formed; i.e., common bond, Flemish bond, English bond, and stretcher bond.

Boomtown Front: Front masking a roof line.



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NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING INVENTORY

and base of the building, with its date of construction.

Cornice: It is the top projecting section of an entablature. It is also any projecting moulding along the top of a building, finishing or crowning it.

Course: A single line of material, e.g. bricks, stone, block.

Crenellated: (Wall) with indented or notched breaks in the top.

Cresting: A decorative ridge or railing on the top of a roof or a wall.

Cupola: A circular or polygonal lantern situated on a dome, usually at the top of a building. It is also known as a belvedere.

Dentil: A series of small rectangular blocks or teeth applied as an ornament in a cornice or belt course.

Dome: A vault of even curvature. It may be segmental, semi-circular, pointed, or bulbous.

Dormer: A structure that projects from the slope of a roof. An eye-lid dormer resembles the shape of the human eye.

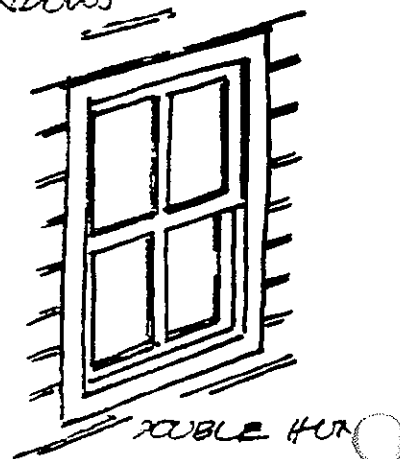
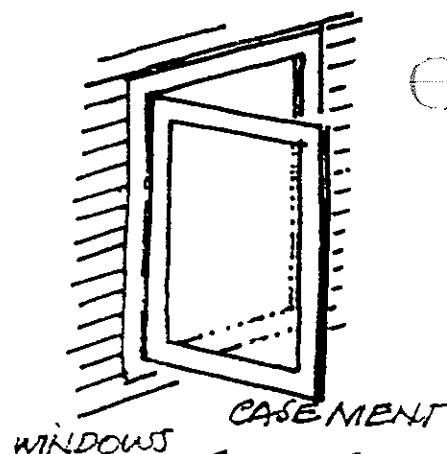
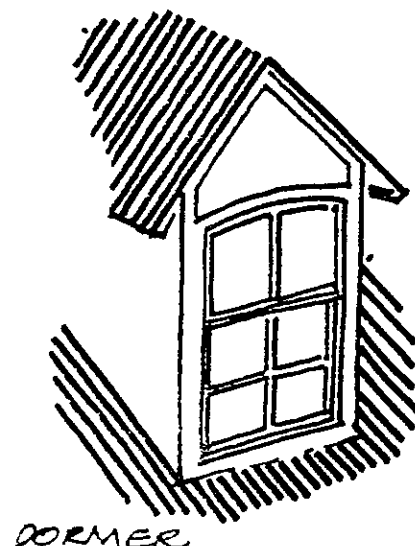
Double Hung Window: A window consisting of two sashes which move vertically. Traditionally hung with lines, weights, and pulleys.

Drop: decoration hanging from a roof edge or gable end.

Eave: The edge and underpart of a roof that projects over an outside wall.

Elevation: The external face of a building; also a two-dimensional drawing.

Entablature: Classical architecture.



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NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

Bracket: A supporting piece of wood, or stone or other material, often formed in scrolls or volutes to carry a projecting weight, such as a cornice, eave, lintel or sill.

Brick Paver: Dense bricks manufactured to pave streets, walkways, patios, driveways, etc.

Buttress: A projection of masonry or other material built against the wall to give additional strength.

Canopy: A sheltered projection over a door or window.

Capital: The top or crowning feature of a column casement window.

Casement Window: A window opening outward on side hinges.

Cladding: A protective surfacing material, i.e., wood and aluminum.

Clapboard: Overlapping horizontal boards, usually 4-6" deep, covering a wood framed wall; the boards are wedge-shaped section.

Clerestory: An upper section of wall pierced by windows to provide natural day lighting.

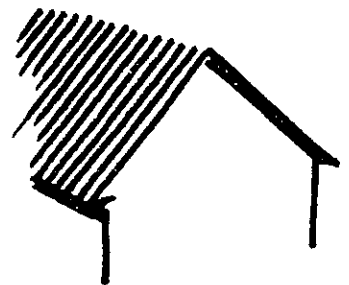
Colour: Colour has three basic characteristics: hue, value, and intensity. Hue is the name of the colour, or the actual light wave length. Value refers to the lightness or darkness of a colour. Intensity refers to the vividness or purity of the colour.

Column: A supporting pillar, traditionally consisting of a base, shaft, and capital.

Corbel: A bracket or decorative detail formed by extending successive courses of brick outward so that they project from the wall surface.

Cornerstone: Cut stone or other material placed at the corner

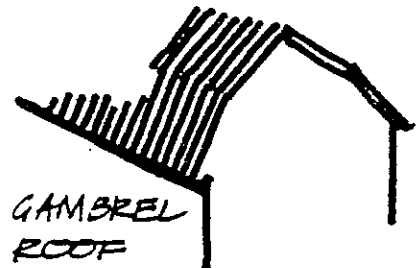
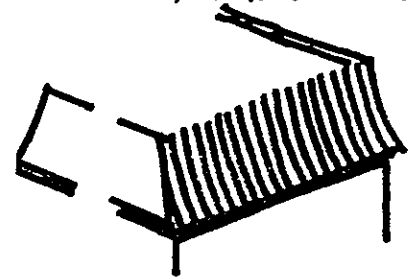
GABLE ROOF



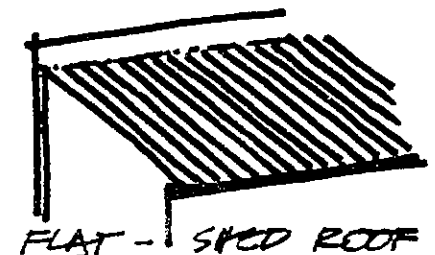
HIPPED ROOF



MANSARD ROOF



GAMBREL ROOF



FLAT - SPEED ROOF

INVENTORY: JULY '91

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

Facade: The face of front of a building.

Fanlight: A semi-circular window with radiating glazing bars, suggesting a fan.

Fascia Board: A horizontal band or member covering the projecting rafters of an overhanging eave.

Fenestration: The arrangement of windows in a building.

Finial: An ornament at the top of a roof, canopy, gable, or pinnacle.

Flashing: Material used to make a weather-tight joint between two materials or surfaces to prevent water penetration and to drain and direct any water that might enter back out.

Frieze: An ornamental band on a building, frequently on an upper section of wall.

Furring: The extension of a surface outward, usually with spaces of wood or metal. Used often to level surfaces.

Gable: The vertical end of a building from the eaves to the ridge.

Gambrel Roof: Gable roof with double pitch or two slopes on each of two sides.

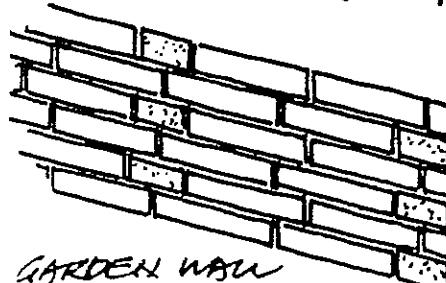
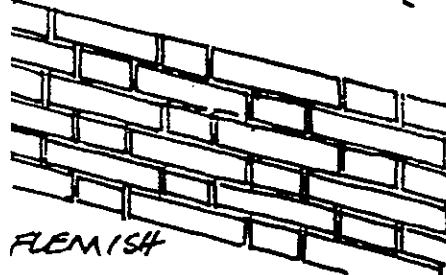
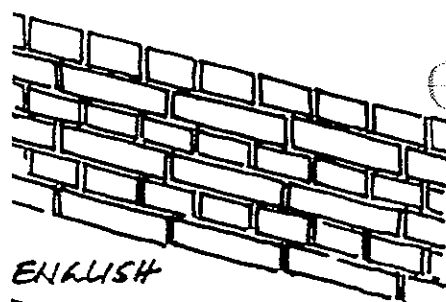
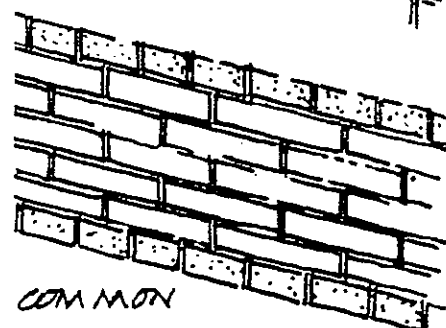
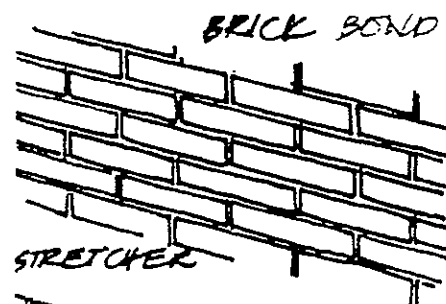
Gingerbread: Decorative, wooden trim.

Hip: The external angle formed by the intersection of two sloping sides of a roof over walls running in different directions.

Jambs: The vertical sides of an opening.

Keystone: A wedge-shaped block in the top centre of a masonry arch, or similar elements used as ornaments above doors and windows; often carved or similarly decorated.

Lintel: A horizontal structural member (beam) that supports the



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NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

load over an opening, such as a door or a window.

Lug Sill: A horizontal bottom member of a window or door frame.

Mansard Roof: A roof with a steep lower pitch (or slope) and a flatter pitch above; popular in Second Empire Style.

Moulding: Projecting detail used for decorative purposes.

Mullion: A vertical member dividing a window or other opening into two or more lights.

Muntin: A small slender member, traditionally wood or metal, which separates the panes of glass in a window. Known also as a glazing bar.

Oculus Window: Circular window.

Ornament: Any detail that is added to a building for decoration.

Palladian Window: A window with three openings, the central one being arched and wider than the others.

Parapet: A wall projecting above the height of the roof.

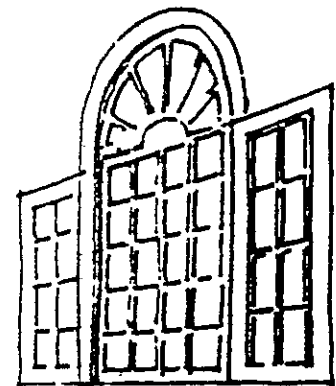
Pediment: The triangular area formed by a roof gable over a dormer, a window, a doorway, or facade.

Pilaster: A vertical, flat or rounded pillar projecting only slightly from a wall.

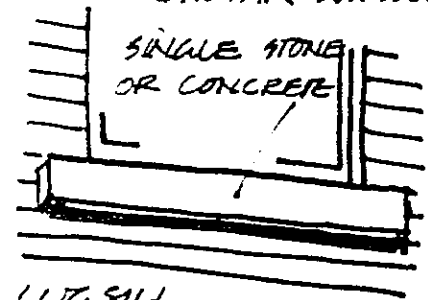
Pitch: The incline or rise of a roof.

Porch: A covered entrance to a building; if columned and pedimented like a temple front, it is referred to as a portico.

Preservation: Maintaining a structure in its existing form, by preventing further change or deterioration.

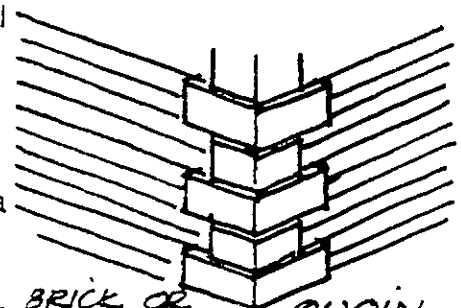


PALLADIAN WINDOW



SINGLE STONE
OR CONCRETE

LUG SILL



BRICK OR
STONE

QUOIN



PEAKED PEDIMENT



BROKEN PEDIMENT

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NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

Quoin: Dressed stone or projecting brick at the corner of buildings, usually laid so that they are alternately large and small to articulate the corners of a building.

Reconstruction: Recreation of a building from historical, archaeological, and architectural documents, as well as other evidence.

Renovation: Any alteration in structure or detail to accommodate changes in use, function, style, or performance.

Restoration: Making selected changes to a building to return it to some specific date.

Return: Continuation of a moulding at a right angle on an adjacent surface.

Ridge: The horizontal or incline line defining the high point created by the junction of two sloping roof surfaces.

Setback: The distance between a building and its property line.

Sheathing: Exterior cladding of a building.

Siding: A material used for surfacing a framed building; traditionally horizontal boards or shingles. Also cladding.

Sill: The sloping horizontal surface on which a window or door frame rests.

Slope: The incline of a roof, usually expressed in ratio of vertical rise to horizontal run.

Soffit: The underside of any projecting architectural element.

Transom: An opening over a door or large window for ventilation.

Trefoil: A decorative Gothic pattern of three parts resembling a trillium.

A line drawing of a building corner. The corner is articulated with quoining, where the bricks are laid in an alternating pattern of large and small units to create a decorative effect at the corner.

FLASHING

A line drawing showing two roof pitches. The first pitch is a 45-degree angle, with a vertical rise of 12 and a horizontal run of 12. The second pitch is a 60-degree angle, with a vertical rise of 4 and a horizontal run of 12.

PITCH (ROOFS)

BARGE BOARD

A line drawing of a decorative barge board. It features a central vertical finial and two large, stylized circular motifs on either side, all enclosed within a triangular frame.

A line drawing of a dentil block, which is a decorative molding element used in architecture.

DENTIL
BLOCKS

A line drawing of a dentil block, which is a decorative molding element used in architecture.

INVENTORY: JULY '91

Project
Planning
Limited

NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY BUILDING INVENTORY

Treillage: Decorative trim, primarily of wood.

Turret: A small, slender tower.

Valley: The internal angle formed by the junction of two inclined roof surfaces.

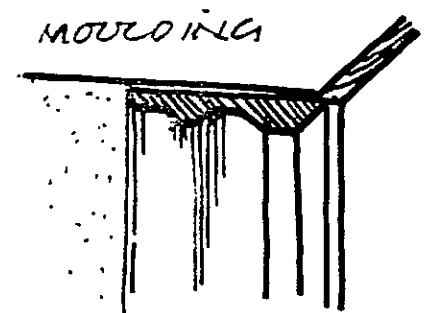
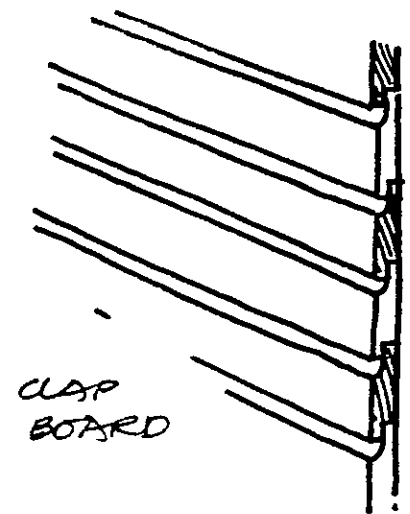
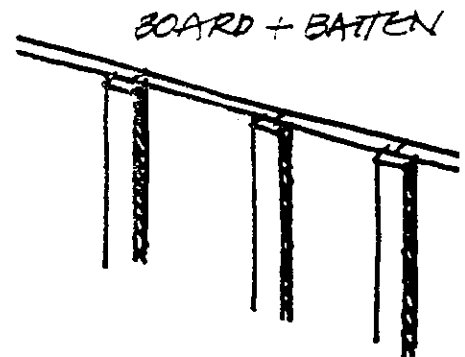
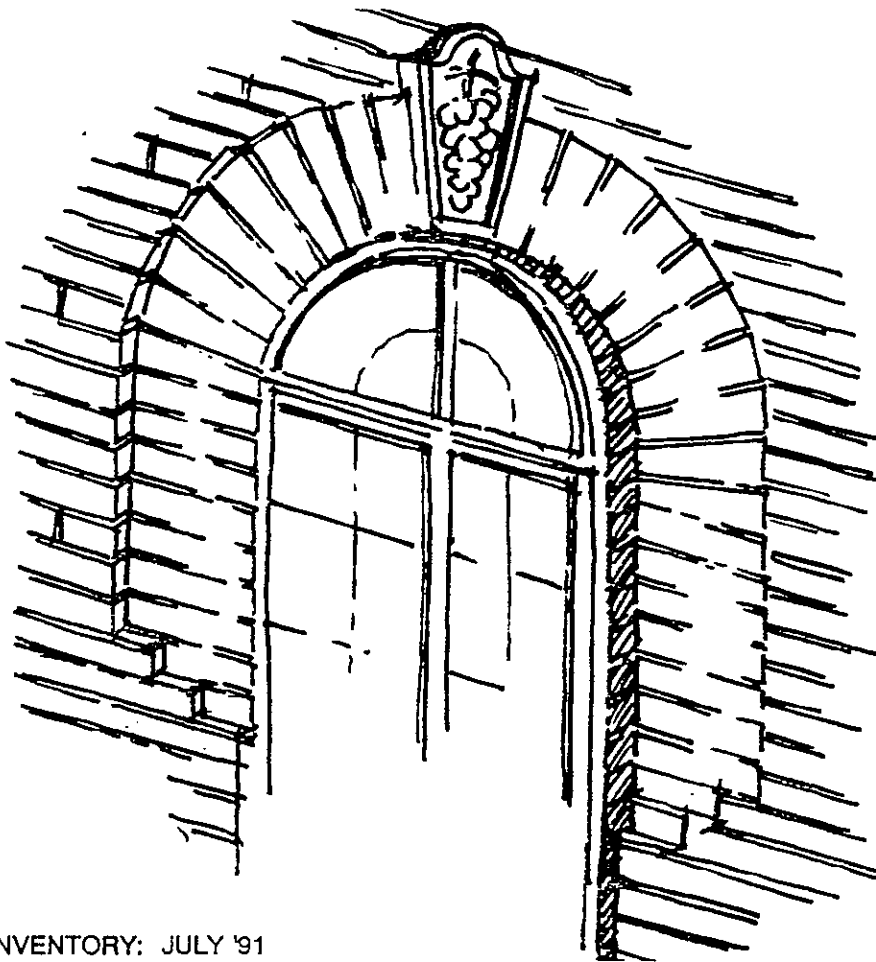
Veneer: A thin layer of facing material.

Verandah: An open gallery, porch, or balcony covered by a roof.

Vestibule: An anti-hall, lobby or porch.

Voussoir: Each of the wedge-shaped stones forming an arch.

Window Sash: The frame in which the pane of a window is set.



INVENTORY: JULY '91

QUESTIONNAIRE
ANALYSIS

APPENDIX B

NEW HAMBURG
HERITAGE CONSERVATION DISTRICT STUDY
QUESTIONNAIRE ANALYSIS

Table of Contents

1. INTRODUCTION
- .2 SUMMARY AND CONCLUSIONS
3. QUESTIONNAIRE ANALYSIS
4. SAMPLE QUESTIONNAIRE

1. INTRODUCTION

The questionnaire (Appendix I) was handed out at the first Public Meeting – an Open House held on Tuesday, April 30th, 1991 (from 3–5 p.m. & 6–9 p.m.) in St. Peter's Parish Hall, 144 Huron Street.

The Open House was well advertised by the following means:

- notices given to every business and residence in the study area (see Appendix II)
- a public notice for two weeks in the New Hamburg Independent, plus press releases in the Kitchener–Waterloo paper (see Appendix III).

Approximately 45 people attended the Open House, and 38 questionnaires were completed and returned as people left.

2. SUMMARY & CONCLUSIONS

In total, 38 questionnaires were returned and analyzed. The major conclusions to be derived from analysis of the questionnaires are as follows:

- a) 92% of the respondents fully support the concept of a Heritage Conservation District, the other 8% are supportive, but ask for further information.
- b) People most interested in the study appear to be those living in the study area and to the west around Waterloo Street, (question 1).
- c) There was only one response from anyone living in the new subdivisions (zones 6, 7 & 8), suggesting either that they did not know about the Open House or are not interested in the core area, (question 1). Most likely many of these residents work in Kitchener - Waterloo and shop there or in the malls. As a result, the importance of the New Hamburg core area to this sector of the population as a meeting place, a shopping area and attractive place to visit is not realised.

The core area must therefore:

- i) be advertised and marketed better; and
 - ii) be upgraded to make it a place people want to visit.
- d) The respondents appear to see the importance of conserving the core area as a district, rather than separate buildings, (question 3).
 - e) Upgrading of the landscape is noted as very important, in fact in response to question 5, the most attractive elements of the core area are considered to be the river area, open space and trees.

- f) In terms of specific landmark buildings, the most important was the Waterlot Restaurant, followed by the Library building. It was interesting to note that the Mill was not considered as a landmark by many people, particularly in that it is one of the most important village buildings both in terms of historical associations and also due to its physical mass and location.
- g) Only 53% of respondents listed any problems with the core area, with parking being noted most (10 times). The lack of open space, trees, places to sit, etc. ranked second.
- h) When asked for their general comments, most people appear to be concerned with upgrading the landscape and streetscape – more trees, flower baskets, benches, open space, etc.
- i) In terms of defining a potential heritage district, the drawings suggest that people want to include the area from the bridge, along Huron Street and up Peel Street, to the felt factory. Some people also wish to include the open space lands along the river and extend the district up Peel Street to Boulee.

3. QUESTIONNAIRE ANALYSIS

Q.1 If you live in New Hamburg, please identify on the map below the area in which you live, and place Code No. in the box.

If you do not live in New Hamburg, do you live elsewhere in Wilmot Township?

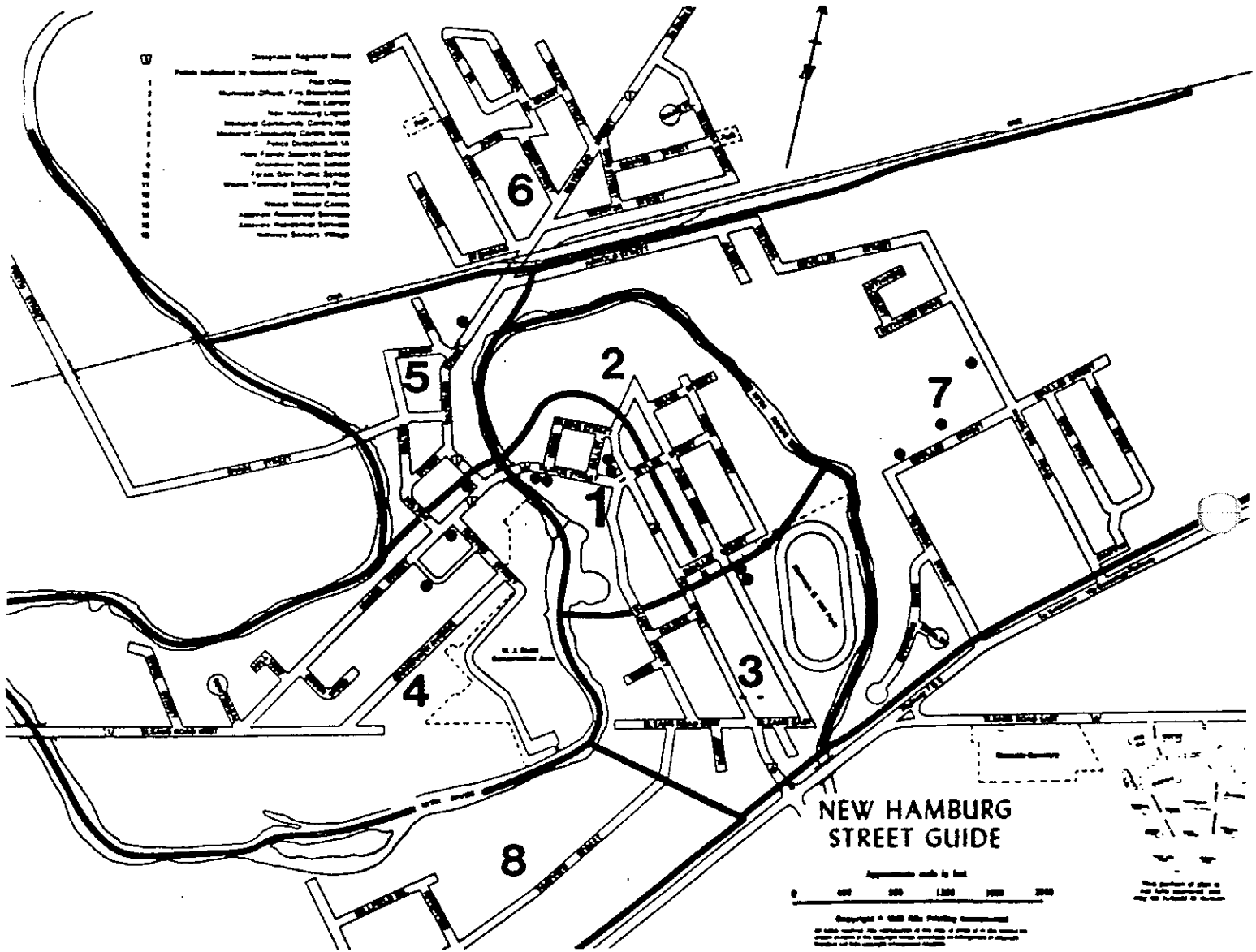
Total number of questionnaires	38	100%
Number who answered this question	38	100%

LOCATION (see map following page)	NO.
New Hamburg Zone 1	9
" 2	3
" 3	3
" 4	3
" 5	7
" 6	0
" 7	0
" 8	1
Elsewhere in Wilmot Township	10
Not in Wilmot Township	2
TOTAL	38

Comments:

From the responses it appears that those people living in zones 1 & 5 (the original settlement areas of New Hamburg and containing the most heritage buildings), are most interested in the heritage of the core area (42%). There was only one response from zones 6, 7 and 8 which suggests that these people either do not feel they are part of the community, or have little interest in the core area.

12 respondents, or 32% of total, surprisingly came from outside New Hamburg.



Q.2 When, approximately, was your house built?

Total number of questionnaires	38	100%
Number who answered this question	36	95%

DATE	NO.	%
1800-1850	1	3
1851-1900	18	50
1901-1920	5	14
1921-1950	5	14
1951- Present	7	19
TOTAL	36	100

Comments:

Over 50% of the respondents live in residences built prior to 1900, which suggests that people who live in older houses are more interested in the idea of a Heritage District.

Q.3 What elements do you consider as important landmarks in the core area? (up to 3)

Total number of questionnaires	38	100%
Number who answered this question	34	89%

LANDMARK	NO. OF RESPONSES
Older street front facades, old buildings	21
Riverfront, waterpark, dam area	13
Waterlot Restaurant	12
Library	5
Mill	4
Ritz Building	3
Felt Factory	3
Churches	3
Other (includes Magpie Cafe, Roth Novak Insurance, Bandshell, Golden Hammer Building, etc.)	7

Comments:

As indicated by the number of responses, people see the real importance of the core area as a district rather than specific buildings. This is closely tied to the status given to the waterfront and open space along the river.

In terms of specific buildings, the Waterlot Restaurant was considered the most important landmark. However, the Mill building, possibly the most important building in the community in terms of its significance to the original settlement and history of the village and also in terms of its mass and height, was not noted as a landmark by many respondents.

Q.4 Do you support the establishment of a core area Heritage Conservation District?

Total number of questionnaires	38	100%
Number who answered this question	36	95%

RESPONSE	NO.	%
Yes	33	92
No	0	0
Yes, but need more information	3	8
TOTAL	36	100

Comments:

92% of the people fully support the establishment of a core area heritage conservation district, and the others are supportive, but ask for further information. It is surprising that there was no-one against the concept, and this could be either that:

- a) they were too busy, uninterested or apathetic to attend the meeting;
- b) they did not know about the meeting; or
- c) there actually is no-one against the concept.

Future public meetings will monitor this support for the district.

Q.5 Please list elements you think are most attractive in the core area. (up to 3)

Total number of questionnaires	38	100%
Number who answered this question	34	89%

ATTRACTIVE ELEMENTS	NO. OF RESPONSES
---------------------	------------------

Older buildings & facades	17}	
Architectural details of old buildings	8}	25

River and dam area	13}	
Open space and parks	8}	
Trees	8}	29

Waterlot Restaurant	8
---------------------	---

Other (e.g. Library, 'Magpie' Cafe, funeral home, churches, etc.)	12
---	----

Comments:

The elements that make the core area most attractive appear to be those associated with the natural environment; the river, open space, parks and trees. This emphasizes the importance of the river, not only in the historical growth of the community, but also in terms of making the core area an attractive and interesting place to be.

The presence of the older buildings is considered the next most attractive element in the core area, with many respondents pointing out specific historic architectural details which they find attractive. This substantiates the importance of conserving and restoring the historical buildings, where possible, to their original state.

Q.6 Please list any elements you find as a problem to visiting the core area.

Total number of questionnaires	38	100%
Number who answered this question	20	53%

PROBLEM	NO. OF RESPONSES
Lack of parking	10
Other traffic concerns (no highway signs, traffic congestion, no public transport, etc.)	9
Lack of open space, trees, places to sit, children's play areas	9
Inconsistent building treatment, garish signs, vacant stores	7
Lack of types of stores	2

Comments:

Only 53% of the respondents completed this question, implying that many people do not think there are problems in the core area. Of those who replied, parking is stated as the major concern. The other problem area appears to be lack of open space and places to sit, especially for parents with children.

Q.7 Please give us any other views you think are relevant to a plan for a core area Heritage Conservation District.

Total number of questionnaires	38	100%
Number who answered this question	22	61%

COMMENTS	NO. OF RESPONSES
More trees, flower baskets, etc.	9
Heritage streetlights	6
More benches, better landscaping	6
Better parking, parking on one side only	4
Do not let district get too touristy (e.g. like Elora, St. Jacobs, Niagara-on-the-Lake)	3
Remove modern buildings/do not allow modernisation/do not allow removal of old buildings	3
Create more of a focus and meeting place in core area	2
Make available a written history of the core area buildings	2
Other:	
More signs to identify core area	1
Streetscape/shopfronts to be kept cleaner	1
Need more information on heritage district	1
Need co-operation of business people	1
Need co-operation of local government	1
Establish local museum/gallery	1
Designate and preserve architectural details	1
Need flags/banners	1
Waterwheel should not be promoted as heritage	1

Comments:

The majority of the people who answered this question are concerned with upgrading the landscape and streetscape to make the core area more attractive and thus a focal point and meeting place for the village. They want more trees, flower baskets, benches to sit on and places where children can play. Parking did not surface as an important issue.

Other concerns appear to be that people do not want another Elora, but that they do want to retain and conserve the historical buildings, (and remove the modern ones) and would welcome a written history, (perhaps set out as a 'walking tour' of the core area).

**NEW HAMBURG
HERITAGE CONSERVATION DISTRICT STUDY**

QUESTIONNAIRE APRIL 1991

PROJECT PLANNING LIMITED HAVE BEEN RETAINED BY THE TOWNSHIP OF WILMOT TO UNDERTAKE A STUDY TO DEFINE THE NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT. THIS INCLUDES PREPARATION OF DESIGN GUIDELINES AND AN IMPLEMENTATION PROCESS.

AS A RESIDENT OF THE AREA, WE WOULD APPRECIATE YOUR INPUT INTO THIS STUDY. YOUR COMPLETION OF THIS SHORT QUESTIONNAIRE WILL HELP US TO IDENTIFY ISSUES THAT YOU CONSIDER IMPORTANT.

PLEASE COMPLETE AND DROP OFF IN THE BOX PROVIDED BEFORE LEAVING THE OPEN HOUSE.

SHOULD YOU HAVE ANY QUESTIONS, PLEASE CONTACT ONE OF THE CONSULTANT STAFF OR LACAC MEMBERS PRESENT AT THE OPEN HOUSE WHO WILL BE MOST WILLING TO ASSIST.

ALL INFORMATION WILL BE TREATED AS CONFIDENTIAL AND ONLY USED IN THE FORM OF SUMMARY DATA.

THANK YOU

2. WHEN, APPROXIMATELY, WAS YOUR HOUSE BUILT?

1800-1850

☐

1851-1900

☐

1901-1920

☐

1921-1950

☐

1951- PRESENT

☐

3. WHAT ELEMENTS DO YOU CONSIDER AS IMPORTANT LANDMARKS IN THE CORE AREA?

1. _____

2. _____

3. _____

4. DO YOU SUPPORT THE ESTABLISHMENT OF A CORE AREA HERITAGE CONSERVATION DISTRICT?

YES

☐

NO

☐

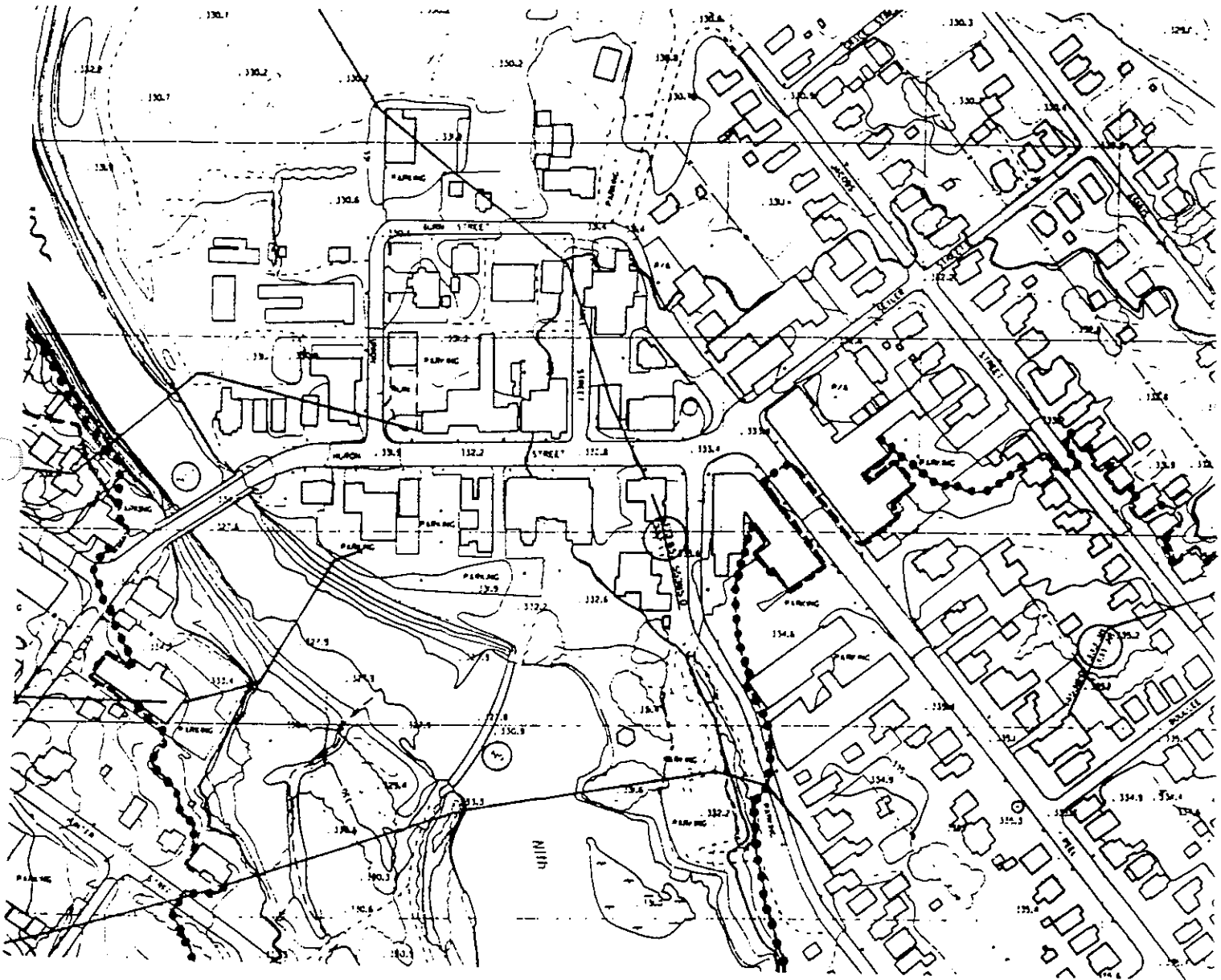
5. PLEASE LIST ELEMENTS YOU THINK ARE MOST ATTRACTIVE IN CORE AREA

1. _____

2. _____

3. _____

ON THE MAP BELOW, PLEASE DRAW A LINE AROUND WHAT YOU THINK OF AS THE HERITAGE CORE AREA OF NEW HAMBURG.



6. PLEASE LIST ANY ELEMENTS YOU FIND AS A PROBLEM TO VISITING THE CORE AREA

1. _____

2. _____

3. _____

7. PLEASE GIVE US ANY OTHER VIEWS YOU THINK ARE RELEVANT TO A PLAN FOR A CORE AREA HERITAGE CONSERVATION DISTRICT.

THANK YOU

PUBLIC
PARTICIPATION

APPENDIX C



FIRST
PUBLIC
MTG

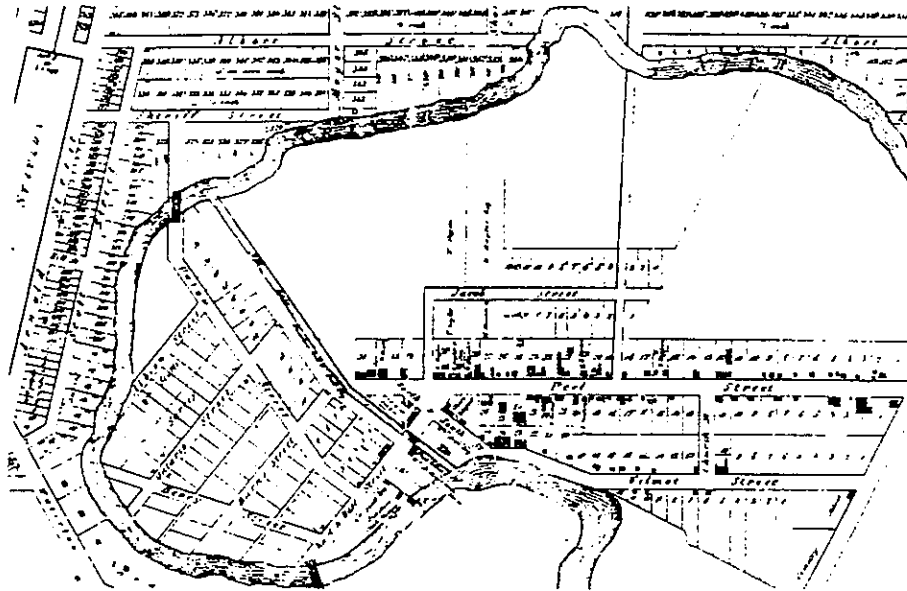


OPEN HOUSE

regarding

The New Hamburg Core Area Heritage Conservation District Study

at
St. Peter's Parish Hall
144 Huron Street, New Hamburg
TUESDAY, APRIL 30th, 1991
3 to 5 p.m. and 6 to 9 p.m.



Village of HAMBURGH, 1854

The purpose of this study is to evaluate the historic core of New Hamburg for designation as a Heritage Conservation District under Part V of the Ontario Heritage Act.

At the Open House, we will invite residents to see the aims and methods of the study and the data collected to date. Staff will be on hand to answer questions.

The Corporation of the Township of Wilmot, through the Local Architectural Conservation Advisory Committee, has retained Project Planning Limited to undertake the work. As the study progresses, further findings and recommendations will be presented at an ongoing series of public meetings and open houses.

We look forward to your input and thank you for your co-operation.

Any enquiries should be directed to:

Stuart McMinn or Karl Frank at Project Planning Limited,
One Yonge Street, Suite 1100, Toronto, Ontario M5E 1E5
Telephone (416) 861-1411

or Freda Klassen, Wilmot LACAC, 662-3751



Local Architectural Conservation Advisory Committee

The Township of Wilmot, under the direction of its Local Architectural Conservation Advisory Committee (LACAC), has selected the firm of Project Planning Limited of Toronto to undertake a Heritage Conservation District Study of the core area of New Hamburg. The study will examine the historic core of New Hamburg for potential designation as a Heritage Conservation District under Part V of the Ontario Heritage Act. An important component of this study will be public input at the initial stage and throughout the entire duration of the study period. To facilitate this public participation, a series of ongoing public meetings and open houses will be held.

The first of these meetings will be an Open House to be held on Tuesday, April 30, 1991 from 3:00 to 5:00 p.m. and 6:00 to 9:00 p.m. at the Parish Hall of St. Peter's Lutheran Church, 144 Huron Street, New Hamburg. Residents of Wilmot Township and surrounding area are encouraged to attend this open house and bring their questions, comments, concerns, etc., with them. Representatives from Project Planning will be present to answer any questions and provide information about the aims and methods of the study. Wilmot Township LACAC will have a display of photographs and memorabilia from the core area of New Hamburg and they encourage the public to bring along any photographs, postcards and other memorabilia of New Hamburg and Wilmot Township for help in identification. We look forward to seeing you on April 30th at St. Peter's Parish Hall in New Hamburg.

For additional information on the Open House, contact Freda Klassen 662-3751 (Wilmot LACAC), or on the study itself contact Stuart McMinn or Karl Frank at Project Planning Limited, One Yonge Street, Suite 1100, Toronto, Ontario M5E 1E5, telephone (416) 861-1411.

PRESS RELEASES
&
NEWSPAPER ARTICLES

APPENDIX D

...independent advertising repre-
sents are encouraged to
go that extra mile; use
newspaper. (Photo by Paul

kind
ght

Maybe it was a meteor or a comet
or something. I don't think it was
a shooting star," she told the
Independent. "It was just going
so fast through the sky and it was
coming up towards Milton
Street."

The New Hamburg detachment
of the Waterloo Regional Police
said that nothing out of the
unusual was reported to them by
any other residents in the area,
and none of their officers saw
anything out of the ordinary.

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OPEN HOUSE

regarding

THE NEW HAMBURG CORE AREA HERITAGE CONSERVATION DISTRICT STUDY

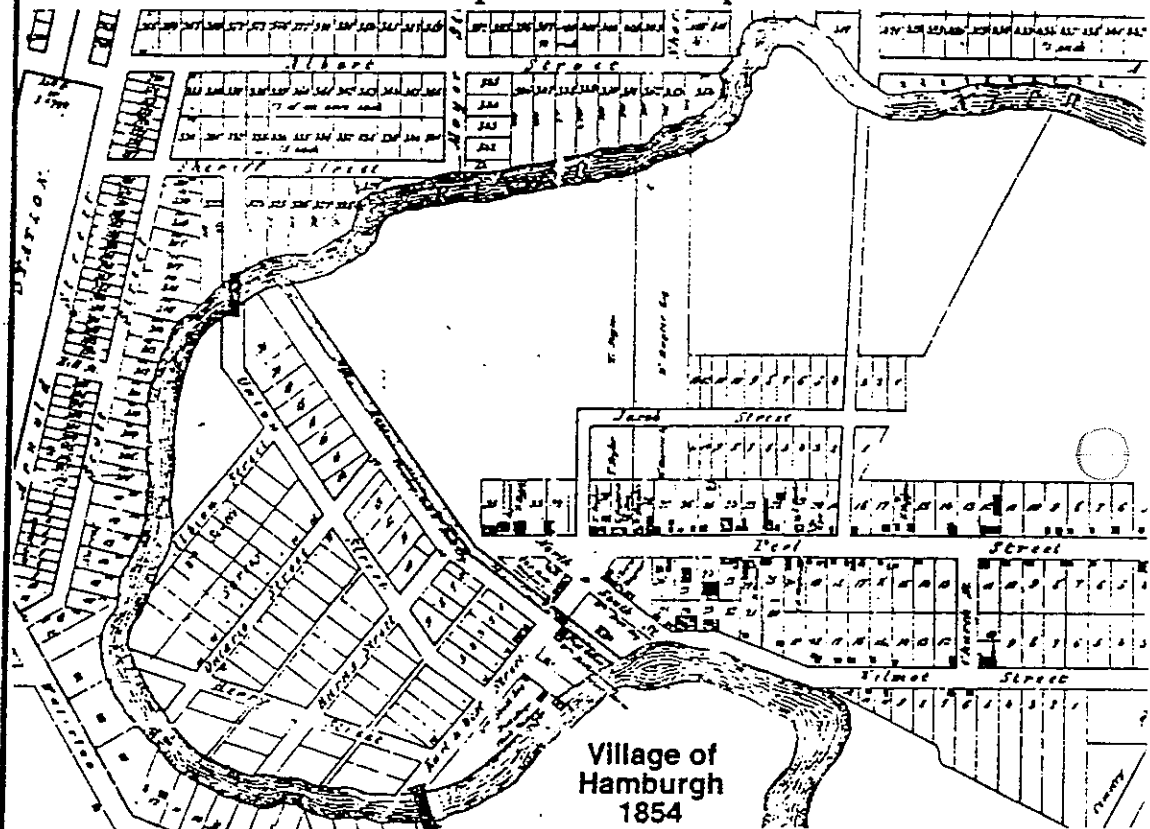
at

ST. PETER'S PARISH HALL

144 Huron St., New Hamburg

TUESDAY, APRIL 30, 1991

3-5 p.m. and 6-9 p.m.



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Project Planning Limited, One Yonge St.
Suite 1100, Toronto, Ontario M5E 1E5
Tel.: (416) 861-1411

Or Wilmot LACAC member Freda Klassen, 662-3751.

**Project
Planning
Limited**

Heritage Open House planned for Tuesday

by Mary M. Caros

An open house regarding the New Hamburg Heritage Conservation District Study will be held on Tuesday, April 30. An added feature of the meeting will be a display of historic photographs. At the same time, the public has been invited to bring some of their old photographs to share with others or to have them identified.

The open house is being held to share and collect information. It will begin at the St. Peter's Lutheran church, back hall, at 3 p.m. A dinner break is planned at 5 p.m. and from 6-9 p.m. the open house will continue.

The study is being conducted to investigate the possibilities of designating a portion of the downtown area in hopes of preserving its heritage character. A grant of \$15,000, to assist in the expense of the study, will be provided by the Ontario Heritage Foundation, an agency of the Ontario government, Ministry of Culture and Communications.

Another \$8,000 grant has been pledged by the Waterloo Regional Heritage Foundation, noted Ernie Ritz.

Ritz is the chairperson of the study steering committee. He is also a member of LACAC (Local Architectural Conservation Advisory Committee, and of the Wa-

terloo Historical Society. Other members of the committee are also LACAC members. They include Al Junker, Elvin Rudy, Cecil Wagler, Ron Jackson, and Freda Klassen.

Project Planning Ltd., of Toronto have been busy researching the downtown area and preparing for the first open house. And although the consultants aren't from New Hamburg, they are blending nicely with the town, noted Ritz.

"They are a good match for the community. They have experience in heritage designation work. I particularly like their stress with the public involvement," he added.

At the open house, visitors will be asked to fill out questionnaires on the project. Several photographs of the downtown core on display. A collection of historic photographs and copies of old photographs will also be on display.

The local LACAC members have extended an invitation to the public who may want some old family photographs from personal collections identified.

Many of the LACAC members or people present at the meeting may be able to help identify that unknown person or place, noted Junker. If the LACAC members

can't identify the photographs, they will try to find someone who can, noted Ritz.

The study is estimated to cost \$29,500 at minimum. It should be completed by sometime this fall. The completed study is to include: a short description of the history and development of the area; a description of the rationale for boundary selection; a short description of the district including architecture, landscape and streetscape; and a description of individual properties in the district.

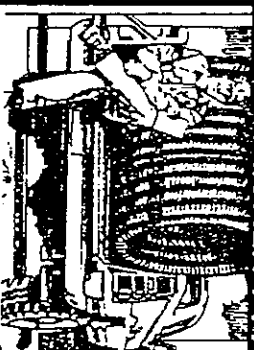
The consultants are at the research stage with much more to be uncovered, noted Karl F. Frank, the firm's director of landscape and urban design. "It's always difficult to get the historic material together," said Frank. He added that he and Stuart McMinn, the firm's senior planner, have been concentrating on the available material.

While the consultants welcome any information from the public which may be available on the years from 1824-1961, there is one area in particular they are asking help on. "The environment is also a part of heritage," said Frank. He is wondering if any of the older residents in the area can provide information about the trees and other landscape features in New Hamburg, he said. "It would be nice if there

were some people who could help us out on that," he noted. The public meeting should shed some light on the study and what

is intended, said Frank. "The main objective is to bring out the heritage character and ambience," he added.

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Don't Miss Our OPEN HOUSE SATURDAY MAY 4th

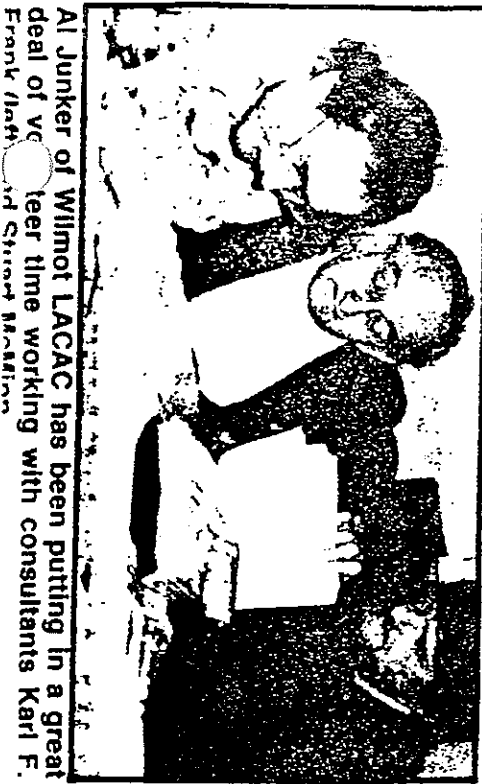
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Al Junker of Wilmut LACAC has been putting in a great deal of volunteer time working with consultants Karl F. Frank (left) and Stuart McMinn.

WE'RE MOVING!

The NEW HAMBURG INDEPENDENT is relocating to 91 Peel St., New Hamburg May 1, 1991!

Having A LOT!

ADVERTISEMENT IN THE
NEW HAMBURG INDEPENDENT
JUNE 12/91

Second heritage meeting planned

Public input into the Heritage Conservation District Study for the New Hamburg Core Area has been analysed following the first public meeting held April 30.

The results of the public's viewpoints will be made available at the second open house, to be held at St. Peter's Parish Hall in New Hamburg, Tuesday, June 18, from 6:30 to 8 p.m.. A presentation on the study to date will be made at 8 p.m. by the study consultants, Project Planning Ltd. of Toronto. Further public viewpoints are welcome.

The information to be released will indicate the degree of public support for the proposed district; how respondents view the core area; what they see as desired improvements or points to be considered by the study; what they feel may be lacking and also what they feel should be the boundaries of the proposed conservation district.

Of 45 persons who attended and signed the register of attendees, 38 completed the questionnaires available, and submitted them to the study team.

The study consultants, Project Planning Ltd. have undertaken similar studies in Hamilton and Markham, and this study is being undertaken with the Township of Wilmot through its Local Architectural Conservation Advisory Committee (LACAC).

As the study progresses, several more public meetings will be held to report to the public and receive further input. The study will

likely be completed by the end of the year. Funds for the study are being provided jointly by the Ontario Heritage Foundation, the Waterloo Regional Heritage Foundation and the Township of Wilmot. The study is conducting some research into the community's history as well to provide the setting for its development are architectural style.

New Hamburg's business section has created interest over the years because of its good examples of Victorian architecture, and visitors to town frequently comment favorably about its charm. In addition, the New Hamburg Board of Trade and the Township are currently completing a major improvement in the landscaping of the river parkland in the downtown area.

Out of the study will come a series of recommendations and a plan for the preservation and restoration of the architecture, as well as providing for redevelopment and improvement to buildings and streetscape.

The public is welcome to attend the open house and view the results of the study to date, including photographs, mapping and historical data.

For further information contact Ernie Ritz, study committee chairman, 662-1037.

(This article was submitted by the Wilmot Township Local Architectural Conservation Advisory Committee.)

The Second in a Series ...

OPEN HOUSE

regarding

**Heritage Conservation District
Study for New Hamburg**

ST. PETER'S PARISH HALL

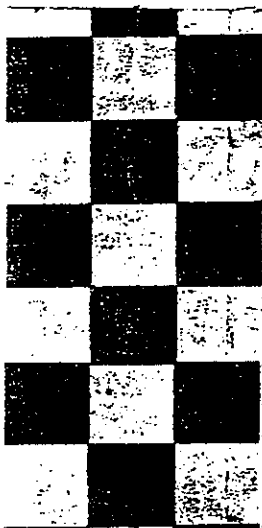
144 Huron St., New Hamburg

**Tuesday, June 18, 1991
6:30 to 8 p.m.**

PRESENTATION AT 8 P.M.

Study by Project Planning Ltd. and Wilmot
Township through the Local Architectural
Conservation Advisory Committee

All interested persons welcome!



Valentine's

Heritage-area designation urged for New Hamburg Victorian core

By Jim Newton
Record correspondent

NEW HAMBURG — Preservation of the Victorian core of New Hamburg hinges on declaring the area a heritage conservation district, Local Architectural Conservation Advisory Committee member Ernie Ritz told a public meeting in St. Peter's parish hall.



Ritz

"While much of our architecture from the turn of the century remains, we must move to ensure that it's not gradually eroded through development or simple neglect," he said Tuesday.

Ritz said the heritage conservation district designation would allow Wilmot Township to control construction, demolition and renovation to buildings within the yet-to-be-de-

fined area, with a view to preserving the architectural integrity of the town.

"While the Ontario Heritage Act of 1974 gives the municipality certain powers, it is LACAC's view that encouragement rather than the law will foster the spirit of co-operation among residents necessary to bring about preservation," he said.

Al Junker, LACAC chairman, said the committee has no interest in making downtown New Hamburg a museum.

"New development in the core area is encouraged but asked to sympathize and complement the Victorian character already in place," he said, adding that by preserving its heritage the town will benefit commercially.

Stuart McMinn, senior planner with Project Planning Ltd. of Toronto, study consultant, said the study leading up to designation should be complete this fall after which a township bylaw outlining the specifics of the designation will have to be ap-

proved by the Ontario Municipal Board.

"Key to the designation is public input derived from five public meetings, for it is only with the co-operation of residents that this effort can come alive," he said.

Resident Kathleen Michaels said New Hamburg is an unique community "where one can wheel a baby carriage down the street and imagine yourself walking the same ground mothers more than a century ago walked."

"While it may sound overly sentimental, I am able to call this town home because of its history, which gives me a sense of being part of an ongoing journey," she said.

But downtown merchant Elaine Gross said the township mustn't lose sight of the fact that landscape as well as architecture must be preserved in any designation.

"The trees, the Nith River, along with woodlots and marshland which make the core area what it is, must be part of any conservation effort."

Opinions sought on heritage study

NEW HAMBURG (Staff) — The first public meeting concerning the heritage study of New Hamburg's downtown core will be held Tuesday.

Wilmot Township has hired a Toronto consulting firm to conduct the study with the intent of earning an Ontario heritage designation for the town's historic core.

The meeting will be held from 3 p.m. to 5 p.m. and 6 p.m. to 9 p.m. in the hall at St. Peter's Lutheran Church, 144 Huron St., New Hamburg.

ADVERTISEMENT IN NEW HAMBURG INDEPENDENT
THE THIRD IN A SERIES.....
RE: HERITAGE DISTRICT STUDY.

Your invitation to an

OPEN HOUSE

regarding

Heritage Conservation District Study for New Hamburg

ST. PETER'S PARISH HALL

144 Huron St., New Hamburg

Tuesday, Sept. 10, 1991

6:30 to 8 p.m.

PRESENTATION AT 8 P.M.

Study by Project Planning Ltd. and Wilmot
Township through the Local Architectural
Conservation Advisory Committee

Presentation on progress to date.

Please attend and give us your input.

ADVERTISEMENT IN NEW HAMBURG INDEPENDENT. SEPT 4/91

RE: OFFICIAL PLAN AMENDMENT

SEPT 23/91

performed by Rod Beattie, a Stratford Festival actor.

Tickets for the event have been selling quickly, with about 125 to

A winner!

Just for reading the New Hamburg Independent, E. Zimmer, RR2 New Hamburg has won five kg. of bird seed from Baden Feed and Supply. Certificate can be claimed at the offices of the Independent, Monday to Friday from 9 a.m. to 5 p.m., during the next two weeks. Winners are chosen from the Wilmot and Area Phone Book.

Correction

The Talent, Services and Goods Auction, a fundraiser for the St. Agatha Catholic Church Building Fund, is being held at the St. Agatha Community Centre on September 7, and not at the parking lot of the church as stated in a previous story. We apologize for the error.



Township of Wilmot Council
will hold a

PUBLIC MEETING

on

September 23, 1991 - 7:30 p.m.
Wilmot Council Chambers
121 Huron Street, New Hamburg

The purpose of this meeting is to consider an amendment to the Wilmot Official Plan. The purpose of the proposed amendment is to provide for policies to allow the Township or areas of the Township to be designated as a Heritage Conservation District under the Ontario Heritage Act.

Any person may attend the public meeting and make written and/or verbal representation. Additional information is available at the Wilmot municipal office, 121 Huron Street, New Hamburg 662-3610.

TOP BOOK
The editor:

Thank you for the Phone Book. The advertisers did a good job. Clarence Wegford

Convenient phone book

The editor:

To the New Hamburg Independent and local advertisers: I want to let you know how much we appreciate the new Wilmot and Area Phone Book.

It is such a convenient book so easy to use for local and area calls. Thank you to those who were responsible for compiling. Murial S. Mohr

Phone book

The editor:

"Regarding your recently-published Phone Book, it's great. It's easy to use and a lot of fun. W.O. Keffer and Carol Ann

Save money and be listed. design an ad that will be seen. Phone Book is the clear

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91 Peel St., New Hamburg

Council to consider Heritage District

It is expected that Wilmot council will pass a bylaw to create a Heritage Conservation District in downtown New Hamburg, when council meets in public session, Monday, November 4.

The session will be a joint meeting of council and the Wilmot Local Architectural Conservation Advisory Committee, which has been spearheading a study to create such a heritage district.

The study is now complete, and council will decide November 4 whether to accept the recommendations of the study, which include the proposed boundaries of the district, and a proposed implementation plan for the Heritage Conservation District.

Ernie Ritz has headed a LACAC committee concerned with the proposed district. He says that at the council meeting, "there will be opportunity for the public to ask questions." The study committee has already held several public meetings as part of the development of the plan.

Ritz adds, "it's expected that council will pass a bylaw to establish the district."

Wilmot council has previously enacted what Ritz describes as "enabling legislation" — an amendment to the township's official plan to allow establishment of Heritage Conservation Districts anywhere in Wilmot.

Downtown New Hamburg was chosen as the location for the first

such designation, because 62% of the downtown structures have historical significance — a figure that the study consultants say is remarkably high.

Establishing a Heritage Conservation District may have little immediate impact on the area. Ritz says, "we don't anticipate there will be any immediately visible changes. It sets the stage of a long-term restoration of Victorian architecture in the core area, as and when building owners wish to do so."

He noted that the Ontario Heritage Act allows matching funding from the province, for such projects.

The establishment of a District will also mean that property owners who are not interested in restoring their buildings in a style compatible with the district may see delays before they can make other renovations. LACAC president Al Junker said that the legislation allows for a time period during which "the municipality can sit down with the building owners," and provides "guidelines for compatible renovations."

Junker noted that preservation of downtown New Hamburg was recommended more than a decade ago; he has letters to that effect from the Waterloo Region Heritage Foundation. Ritz added that the initial impetus for the District came when people from outside Wilmot publicly recognized the unique Victorian streetscape of the town.

Half of the cost of the consultants' study was paid by the Ontario Heritage Foundation. The balance came from the Waterloo Regional Heritage Foundation, and the township of Wilmot.

He noted that the New Hamburg district may be one of several. He referred to this first effort as "a pilot project... which indicates the possibility of other conservation districts elsewhere in the township."

The final in a series ...

PUBLIC MEETING

During Regular Council Meeting

regarding

Heritage Conservation District Study for New Hamburg

TOWNSHIP OF WILMOT - MUNICIPAL HALL
COUNCIL CHAMBERS - 2nd FLOOR

121 Huron St., New Hamburg

**Monday, Nov. 4, 1991
7:30 p.m.**

Study by Project Planning Ltd. and Wilmot
Township through the Local Architectural
Conservation Advisory Committee

All interested people are urged to attend!

BIBLIOGRAPHY

While references to literature have been included in the text, particularly in the History section, many other references were consulted, most of which are listed below.

In addition we have attached a list of "RECOMMENDED READING" for those who are particularly interested in historic materials. Recommended Reading is published as part of BRIC (see below).

Literature consulted:

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1980
- Researching Heritage Buildings.
1983
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- Canadian Inventory of Historic Buildings.
- Planning and Design for Commercial Improvements.
Vol. 2, 1987
- Commercial Facade Improvements.
1985
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1985
- Business Improvement Areas.
1985

Published by:

Environment Canada,
Parks, Canada

Ontario Ministry of
Municipal Affairs

Ontario Ministry of
Culture and
Communications

- Historic Masonry.
1985

- BRIC - Conservation Guidelines.
(see Section 9.6 and Recommended Reading)

- A Heritage Conservation Primer.

- Mark Fram. Well Preserved Principles and Practices for Architectural Conservation. Ontario Heritage Foundation 1988
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Fitzhenry
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