



HESPELER HERITAGE CONSERVATION DISTRICT STUDY PUBLIC INFORMATION CENTRE 1

VILLAGE OF HESPELER
OCTOBER 30, 2023 7:00PM

AGENDA

- **01 INTRODUCTION**
 - Project Team
 - About TRACE
- **02 METHODOLOGY & APPROACH TO HERITAGE CONSERVATION AREAS**
 - Initial Study Area
 - Types of Heritage Conservation Areas
 - What HCDs Can Do/What they Cannot do
- **03 Brief Historical Overview/Key Themes**
 - Chronology & Overarching Historic Themes (Brief)

- **06 BREAKOUT GROUPS**
 - Next Steps
 - Questions
- **05 INITIAL OBSERVATIONS**
 - Architectural elements observed (Themes, styles. Materials)
 - Designated Heritage Properties
 - Key Neighbourhood Observations (Streetscape overviews)
 - Landscape Features
- **04 EXPLORING THE STUDY AREA**
 - Heritage Properties/Concentration
 - Boundary Observations
 - Aerial Images

Mark Brandt

Founding Partner, Architect

Mark has over 35 years of experience in Architecture, Urban Design and Conservation and is considered a leader in Eastern Ontario/Western Québec in these fields. Besides leading collaborative teams for hundreds of projects in the National Capital Region, Mark has co-led many key organizations supporting these fields, including former Director of APT, and is Co-Founder of ZNCC Zero Net Carbon Collaboration for Existing & Historic Buildings.

Emily Guy

Project Lead, Research and Outreach

Emily has an extensive research and heritage conservation background. Originally from Montreal, she completed her undergraduate studies at McGill, then moved to Newfoundland and Labrador for her Masters (History). Firmly planted in St. John's for nearly a decade, she made the move back to the mainland in 2015 and has been working in the Heritage world ever since. Emily leads research and policy projects. She also sits on the Board of Heritage Ottawa.

01. HERITAGE CONSERVATION

TRACE specializes in Heritage Conservation. We look at the value of places regardless of institutional recognition, tangible, or intangible.

02. LOOKING BACK TO LOOK FORWARD

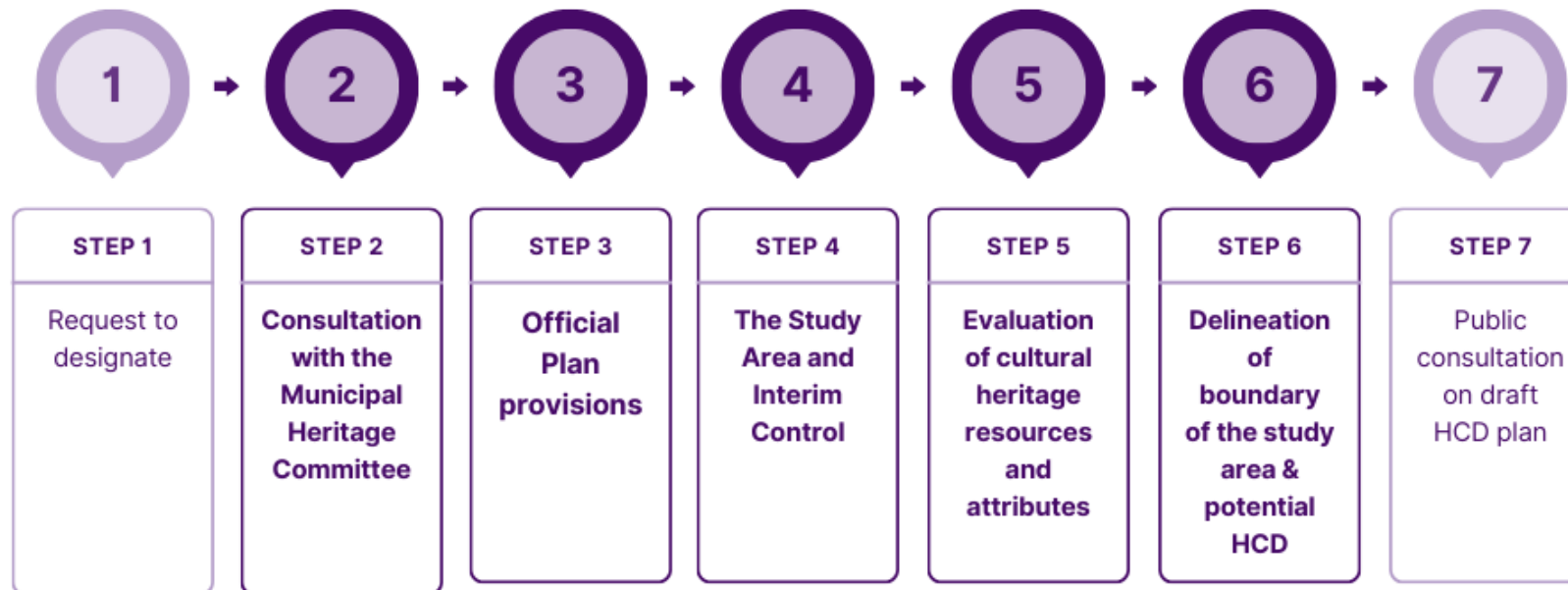
This approach allows us to better understand that a place, be it its past, present, or future, is not stagnant and requires a unique sensitivity to achieve balanced solutions (Especially important in a HCD).

03. INTER-DISCIPLINARY

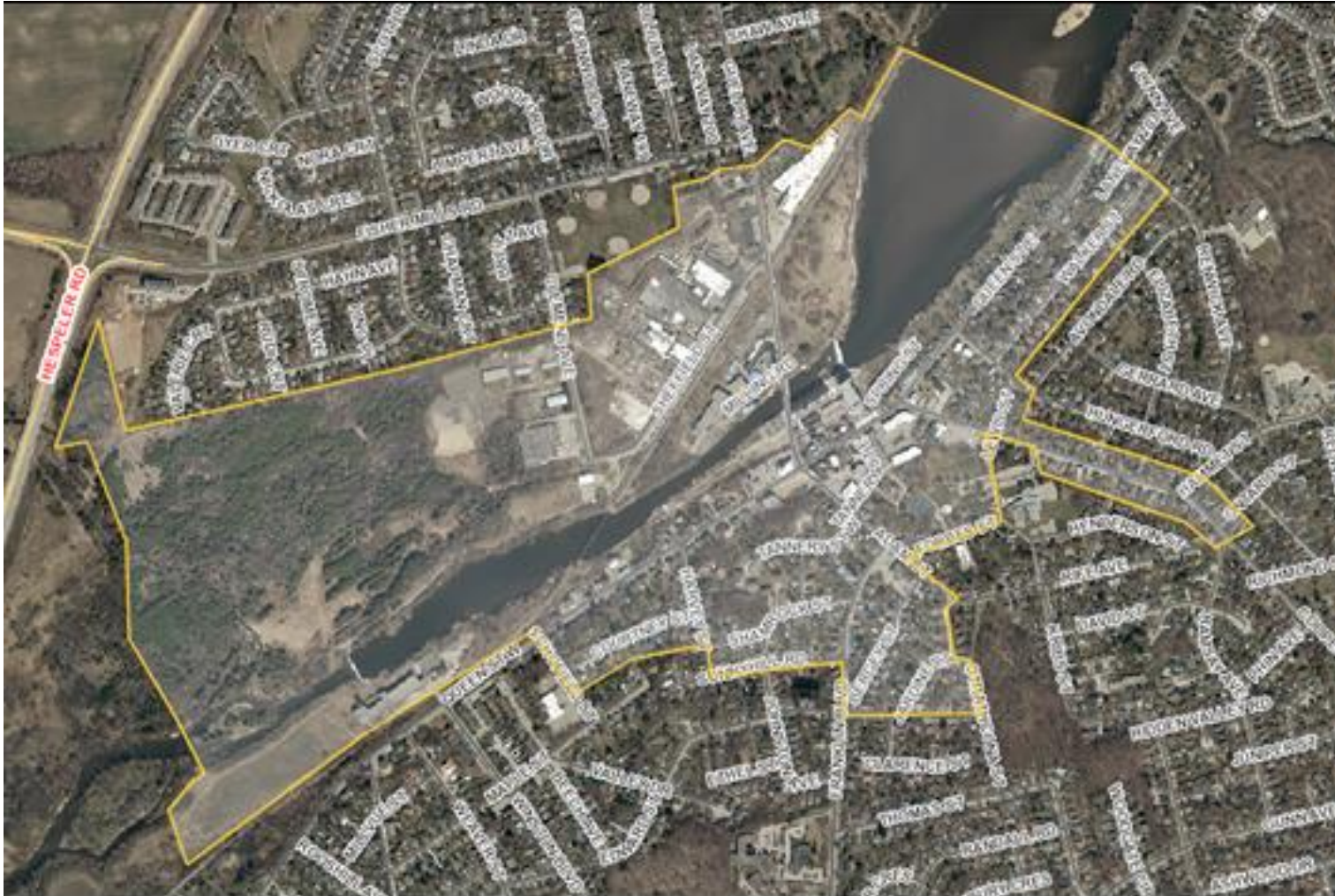
We are unique in our collective approach to architecture and research. This collaborative sensibility extends to the creation of this identity, an exercise that the team helped create.

THE PROCESS: HERITAGE CONSERVATION DISTRICT STUDY

Steps to Designating a Heritage Conservation District The Study Phase



INITIAL STUDY AREA PROVIDED BY CITY



Initial Study Area

- The initial study area encompasses much of the **downtown area of Hespeler**. It includes the **commercial precinct** anchored on Queen Street, the **industrial area** located along the Speed River, and **residential areas** south of Queen Street.
- The initial study area contains **approximately 542 properties**. It is expected that this area will be scoped in size.
- The generous size of initial study area is to **ensure that a broad area is taken into consideration for potential inclusion** within the future HCD.

CHARACTERISTICS OF HCDS



- A **concentration of heritage** buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.
- A **framework of structured elements** including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.
- A **sense of visual coherence** through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.
- A **distinctiveness** which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.

THE OBJECTIVES & BENEFITS



A Change Management Tool



Enhanced Quality of Life and Sense of Place



Cultural and Economic Vitality



Healthy Cultural Tourism

WHAT AN HCD CAN DO:



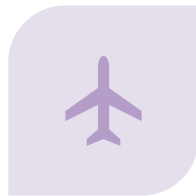
CREATE STANDARDS
FOR QUALITY DESIGN
AND DEVELOPMENT



CREATE
NEIGHBOURHOOD
STABILITY



ENCOURAGE
CULTURAL AND
ECONOMIC VITALITY



PROMOTE HEALTHY
CULTURAL TOURISM



ENHANCE QUALITY
OF LIFE AND SENSE
OF PLACE

AN HCD CANNOT:

- Require property owners to restore their properties
- Increase fees to the Municipality
- Control changes to the interior of the buildings
- Control “minor alterations” (for example, re-painting, maintenance, gardening, soft landscaping, etc.)

TYPES OF HERITAGE CONSERVATION DISTRICTS

01.

Designed Districts

Purposely planned.

Laid out by a single person or a group and whose original or early messages remain discernible.

These districts are valued for the integrity and intactness of their original design.

02.

Evolved Districts

Grown over a period of time, and elements document the process of its evolution.

03.

Associative Districts

Comprise areas of mainly natural landscape that have a strong association with an historic event or person, where remaining cultural heritage features may be physically absent.



BRIEF OVERVIEW OF THE STUDY

- Built form and landscape survey activities were conducted in the Summer of 2023.
- An initial site visit was conducted in June 2023, involving a walk-through of the Study Area, photography, a visit to the Heritage House Museum and the City of Cambridge Archives.
- A three-day Field Survey Visit was conducted in August 2023 and included a full survey of the Study Area boundary, photography and property detailing of over 500 properties. The survey also included context photography and landscape survey.
- The overall objective of the Field Study was to:
 - Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, including landscapes, landmarks, and significant views that define the study area to determine if the area should be conserved as a heritage conservation district.
- Property information and photographs have been compiled into a database.

- **Indigenous History:** The Hespeler area was part of a Six Nations Land Grant. It was given to indigenous people in 1784 by the British Crown. Joseph Brant, their leader, had the land surveyed and decided to sell some of the land.
- **Early Settlement:** German, Pennsylvania Dutch, and Mennonite settlers arrived in the area (1809-1830) and the settlement of Bergeytown, later renamed New Hope in the mid 1830's.
- **Industrial Development and the Foundation of Hespeler:** Named after Jacob Hespeler, who moved to the community in 1845. His enterprises formed the core of the local economy for most of the 19th Century and he was the first Reeve of the village (incorporated 1859).
- **Economic Prosperity:** Throughout the late 19th Century and early 20th Century, Hespeler's industries expanded significantly. In addition to Hespeler's sawmill, he built a grist mill (1847). A sawmill, cooperage, gas house, distillery and a stone woolen mill followed soon after. Hespeler's industries also expanded to include furniture manufacturing, tanneries, and textile production.
- **Dominion Textiles:** In 1917, Dominion Textile acquired the Hespeler Textile Company, playing a crucial role in the economy and in the development of the Village of Hespeler.
- **World War 1/World War 2:** Homefront, battlefield and industrial efforts.
- **The City of Cambridge:** In 1973 Hespeler amalgamated with Preston and Galt to form the new city of Cambridge.



EXPLORING THE STUDY AREA

STUDY AREA



STUDY AREA+CORE



STUDY AREA+EXPANDED



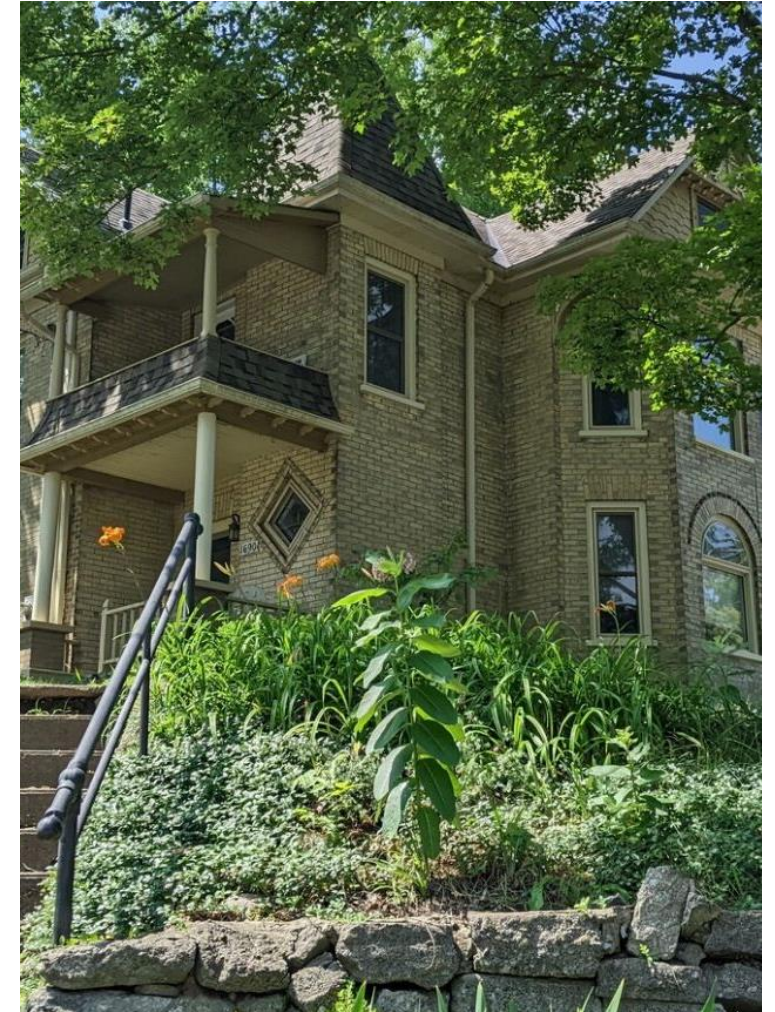
STUDY AREA+CORE+EXPANDED



INITIAL ARCHITECTURAL OBSERVATIONS OF HESPELER

- Variety of Architectural Styles noted in the Study Area:
 - Mennonite Georgian;
 - Victorian;
 - Gothic Revival;
 - Worker's Cottages;
 - Vernacular;
 - Victory Housing.
- Many examples of hipped roofline, yellow brick, stone.
- Commercial and Residential Architectural neighbourhoods.
- Downtown is a mixed use (character pre-zoning codes).
- Moments of Delight/Surprise.
- Opportunity for a renewed focus on the River.
- Natural Landscapes:
 - Speed River;
 - Chilligo Conservation Area.

SELECT PART IV DESIGNATED PROPERTIES



QUEEN STREET EAST RESIDENTIAL



QUEEN STREET EAST COMMERCIAL



QUEEN STREET WEST RESIDENTIAL



QUEEN STREET WEST COMMERCIAL



COOPER STREET



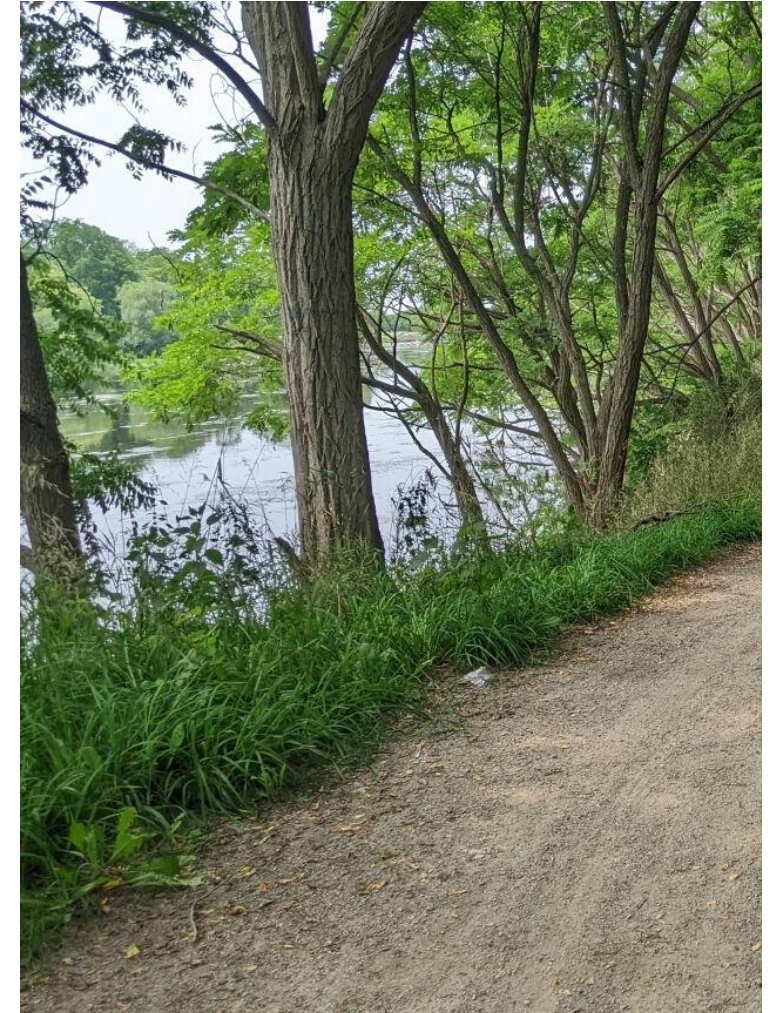
GUELPH AVENUE



FRANKLIN BLVD



NATURAL LANDSCAPES



Speed River Waterfront

NEXT STEPS

- Breakout Groups
- Maps, Engage Website/Survey
- Feedback

**We would like to hear
from you!**



QUESTIONS

Thank you!

