

Designating *your* Heritage Property

MUNICIPALITY OF TRENT HILLS
HERITAGE COMMITTEE



Come for a visit. Stay for a lifestyle.



DESIGNATED PROPERTIES AS ILLUSTRATED

Campbellford/Seymour Fire Hall
Saskatoon Avenue, Campbellford
1889

Fowlds House
133 Front Street West, Hastings
c1851

Peter Donald House
337 Petherick's Road, Seymour
c1857

Memorial Community Hall
35 Church Street, Warkworth
1922

INTRODUCTION

The purpose of this handbook is to explain the importance of heritage in our community, as well as the role of the Municipality of Trent Hills' Heritage Committee, and to encourage the preservation of buildings of cultural heritage value within the Municipality. It is directed to all those who are interested in the work of identifying and preserving these buildings. In particular it is focused on those owners who would like to have their properties designated as heritage properties under the provisions of the Ontario Heritage Act.

The Handbook outlines the benefits of heritage designation and provides information available through the Heritage Committee. An application form is included for owners who wish to apply for designation of a building as a heritage property. Additional copies of this form can be obtained from the Planning Department at the Municipal Office (705-653-1900). Members of the Heritage Committee are glad to answer any questions not addressed in this material.

ABOUT THE HERITAGE COMMITTEE

Purpose:

The Heritage Committee is volunteer-based and includes residents of the municipality appointed by the local Municipal Council under the Ontario Heritage Act, to advise on the preservation of properties within the municipality that may be of **cultural heritage value**. It includes a member of the Municipal Council as well as staff members from the Planning Department and is an integral part of the municipal structure, reporting to Council. The term of the Heritage Committee coincides with that of the Trent Hills Council, with Committee members appointed following each municipal election.

Municipal Heritage Committees-their importance and their history:

Our inheritance of architecture, cultural landscapes, and material culture is an irreplaceable asset and resource. In Ontario, the task of conserving our inheritance of historically and architecturally significant properties is primarily a municipal matter.

The Ontario Heritage Act provides a framework within which municipalities can ensure the conservation of properties of cultural heritage value or interest. It also encourages citizen participation in heritage conservation locally (Ontario Ministry of Culture, Feb. 2007).

Heritage Committees, originally called Local Architectural Conservation Advisory Committees (LACACs), first came into being in 1975 when the Government of Ontario enacted the Ontario Heritage Act. The Trent Hills LACAC was appointed early in 2001 after the new Council of Trent Hills took office following the amalgamation of the municipalities of Hastings, Campbellford/Seymour and Percy. With the amendment of the Heritage Act in 2005, LACAC's became Heritage Committees. The legislation also provides a mandate for the Ontario Heritage Trust (a Crown agency) and for the Conservation Review Board (a tribunal that hears objections to municipal and provincial decisions made under the Act).

Heritage Committee members meet regularly to plan and implement activities designed to educate the community on the importance of our heritage, as well as to review applications for properties that are being considered for designation. They also carry out the designation process for properties that have been approved and maintain a list of properties in the municipality which they believe are of cultural heritage value or interest, but are not yet designated.

The work of the Heritage Committee often extends beyond a mere advisory role. It is active in promoting heritage conservation within the community and, if requested, is willing to advise property owners about appropriate conservation and maintenance practices. The Heritage Committee also provides a recognized forum whereby community members may express their interest in heritage conservation. The technical expertise it offers can help Council make informed choices on complex decisions relating to heritage issues.

DESIGNATION AND LISTING

The Ontario Heritage Act requires the Clerk of every municipality to keep a current, publicly accessible listing of properties of cultural heritage value or interest as well as those properties in the municipality that are **designated** under the Ontario Heritage Act.

A comprehensive list of cultural heritage properties, including both designated and listed properties has numerous benefits. The list recognizes properties of cultural heritage value in the community; it promotes knowledge and enhances an understanding of the community's cultural heritage; it is a planning document to be consulted by municipal decision makers when reviewing development proposals or permit applications; and it provides easily accessible information about cultural heritage properties for land-use planners, property owners, developers, the tourism industry, educators and the general public.

What is “designation” of a property?

Designation is a process undertaken by the owner(s) of a property, the local Heritage Committee and the Municipal Council that both verifies and authenticates a property's cultural heritage value. “Heritage designation recognizes the importance of a property to the homeowner and the local community; protects the property's cultural heritage value; encourages good stewardship and conservation; and promotes knowledge and understanding about the property” (Infosheet Why Designate? Ontario Ministry of Culture, Spring 2007). Properties that qualify are designated as Heritage Properties through enactment of a municipal by-law, and are identified by a bronze plaque that is placed on the façade of the building or adjacent to the site.

What is “listing” of a property?

Listing is a means to formally identify properties that **may** have cultural heritage value or interest to the community. It is an important tool in planning for their conservation and provides a measure of interim protection. Owners of listed properties must give the municipality at least 60 days notice of their intention to demolish or remove a structure on the property. This requirement coincides with the requirement for a demolition permit from the Chief Building Official (such a requirement exists for all properties in the municipality).

ABOUT DESIGNATION

Why designate?

Given the current rate of development, it is more important than ever to preserve heritage structures, be they simple farmhouses, or grand examples of nineteenth-century architecture. When a house or other building is designated as a heritage property, its cultural and historic value is given symbolic recognition. Designating such buildings not only helps ensure that significant structures will be protected from defacement in the future, but it alerts everyone to the fact that they constitute a significant record of the social and cultural development of the region. This in turn helps foster a sense of continuity within the community as well as an appreciation of our common cultural heritage.

What are the benefits to the homeowner of Designation?

There are some very significant benefits to the process of Designation and the end result. During the process, the homeowner can access a great deal of information through the Heritage Committee relating to renovation/restoration materials, techniques, contractors and workshops that could help them control costs and enhance their property. This recognizes the fact that older homes are invariably in need of repair and maintenance that may be difficult due to the type of construction, the materials or the long-term wear and tear. The process can also be used to uncover the history of the property i.e. previous ownership and other, sometimes very interesting, information! In addition, it has been shown that the value of Heritage Designated homes is retained to a far greater degree during market fluctuations than the value of a non-designated, older home. Finally, the Designation of your home shows your friends, family and the community at large that you care very much about your home and the community in which it was built.

What types of properties are eligible for designation?

Eligible buildings include houses, churches and commercial and industrial properties, as well as outbuildings such as barns, drive sheds, etc. In some instances, significant features of the landscape are also eligible for designation, particularly those that contain historical components such as fences and ponds.

While the designation of a property normally applies only to its exterior, interior features such as wall or ceiling decorations, moldings or doors may also be eligible if the owner so requests. Owners may also request that only certain parts of their buildings be designated; for example, a store owner may wish only the front façade of a building be designated.

What is involved in the process of designation?

- The property owner completes the application form attached to this brochure, or obtains one from the Municipal Office, and submits it to the Heritage Committee.
- In consultation with the owner, the Heritage Committee does a historical and architectural assessment of the property, identifying the significant features and making note both of those that have been retained and those that have been changed. Research into the age, original ownership and construction of the building is also part of this process, and can include the examination of registry records, family history and

memorabilia. Early photographs can be an invaluable aid in determining whether significant changes have been made to the original structure.

- The Heritage Committee then makes a formal evaluation of the property on the basis of established criteria and determines if it qualifies for designation. Attention is given to the condition of major building components and what changes, if any, have been made to them in recent years. If the property meets the necessary qualifications, the Heritage Committee makes a recommendation to Council in support of the owner's application for designation. This recommendation sets out the property's eligible criteria and these constitute the "**Reasons for Designation**".
- A notice of "Intent to Designate" is then placed in the local newspaper, and following the statutory waiting period, Council enacts a by-law designating the property. This action is then re-advertised in the newspaper to notify the general public that such an action has been taken.
- The designation by-law is then registered on the title of the property, stating that it is a Heritage Property. Such registration does not constitute an easement but is merely a notice to future purchasers that the property has been designated and that the approval of the Municipality is required prior to any modifications being undertaken that could affect the Reasons for Designation.
- A heritage plaque is mounted on the face of the designated building.

Will designation affect the value of the property?

The fact that a property has been evaluated by a knowledgeable group such as a Heritage Committee and found to contain the necessary components of social and/or architectural or cultural/heritage importance is of interest to many people who appreciate the style, design and quality of older buildings. In this regard, a 1999 study commissioned by the Ontario Ministry of Citizenship, Culture and Recreation produced results showing that recognizing the historical significance of a building by awarding it designation usually had a positive impact on its value.

This study found that when trends in the price histories of heritage properties were compared with the average market trend, the majority (approximately 74%) of individually designated properties performed 'better than average' or 'average' in their value history when compared with the average property trend in their individual communities. Perhaps most important of all, the study found that the prices of designated properties tended to resist down-turns in the real estate market in times of falling values. It did not matter whether the properties were expensive, up-scale houses, or more modest buildings; they still did well in the market when they were sold. In spite of the modest restriction designation places on a property, many buyers recognize its significance and are willing to pay a premium to own these special buildings.

How much does it cost to designate a property?

There is no charge to the owner for designating a property. However, a copy of an abstract from the Registry Office records is required as part of the application for designation. Assuming that the owner has made a firm commitment to proceed with the designation, the Heritage Committee

will provide the necessary funds for the abstract as well as for placing the advertisements in the newspaper and for purchasing the bronze plaque.

Are there any financial incentives for owners of designated properties?

There are no grants or other financial incentives available for owners of designated properties or those interested in designating their properties.

Is the owner required to open the building for public viewing at any time?

No, there is no such requirement or obligation.

Can the designation by-law be repealed?

Yes. If an owner decides to rescind the designation of their property, they can apply to the Municipality. In the event the Municipality refuses to do so, the owner can apply for a hearing before the province's Conservation Review Board to have the designation allocation removed. It is fair to say that this process and the end result is a serious undertaking by the homeowner and the Heritage Committee acting on behalf of the Municipal Council.

Is help and advice on restoration available even if a property is not designated?

Yes. The Heritage Committee can assist in finding information about recommended restoration materials and techniques that can be applied in individual cases. The Committee also has a technical reference library that is available to those wishing to do research. Furthermore, through the Architectural Conservancy of Ontario, the Heritage Committee can help owners who require professional assistance to obtain appropriate architectural advice.

HERITAGE COMMITTEE WELCOMES NEW MEMBERS

Do you have an interest in preserving old buildings and working to maintain the historic features of your community? If so, and you would like to be part of the Trent Hills Heritage Committee, we would warmly welcome your participation. Just give us a call at the Trent Hills Planning Department for information regarding times of meetings and how you can get involved.

PHONE: 705-653-1900

EMAIL: jim.peters@trenthills.ca

Updated March 2008

DESIGNATED PROPERTIES WITHIN THE MUNICIPALITY OF TRENT HILLS

CAMPBELLFORD

Arthur Colville Residence, 87 Booth Street North, c1882
Campbellford/Seymour Public Library, 98 Bridge Street East, 1912
George Elphick Residence, 113 Centre Street, c1880's
Temple Residence, 126 Doxsee Avenue North, c1879
Frederick Dinwoodie Residence, 95 Doxsee Avenue South, 1886
Robert Linton Residence, 51 Front Street North, c1870
Frederick Wood Residence, 84 Front Street North, c1885
Campbellford/Seymour Heritage Centre, 113 Front Street North, 1857
Alexander Bonneycastle Residence, 308 Grand Road, c1870
William Ashton Residence, 74 Inkerman Street, 1890
Harris Flour & Feed Mill, 17 Queen Street, c1880
Robert Cockburn House, 26 Queen Street, c1857
John Tice Residence, 131 Queen Street, c1885
Campbellford/Seymour Fire Hall, Saskatoon Avenue, 1889
Charles Smith Residence, 37 Saskatoon Avenue, c1875
Adam Dinwoodie Residence (Spite House), 17 Second Street, c1874

HASTINGS

Fowlds Residence, 133 Front Street West, c1851

PERCY

The former Methodist Church, 13546 County Road 28, Dartford, 1883
Herchmer/Harris Residence, 75 Norham Road, Norham, 1848 & 1887

SEYMOUR

Trent River United Church, 644 Church Street, Trent River, 1878
Johnston Residence, 239 County Road 8, c1855
Mather Residence, 15 Menie Road, 1867
Masson School, 152 Petherick's Road, 1855-56
Peter Donald Residence, 337 Petherick's Road, c1854
Alexander Donald Residence, 1041 Petherick's Road, 1855

WARKWORTH

Massey Residence, 36 Campbell Road, Warkworth, c1840-1878
Nicholas P Smith Residence, 43 Centre Street, Warkworth, 1876
Percy Heritage Centre (Memorial Community Hall), 35 Church Street, Warkworth, 1922
Pioneer Cemetery Site, St Jerome's RC Church, 77 Church Street, Warkworth, c1840-1900
Humphries/Boyce Residence, 13952 County Road 29, Warkworth, c1860
Allingham Residence, 21 George Street, Warkworth, c1900
Potter Block, 31-33 Main Street, Warkworth, 1877-1889
Warkworth Centre for the Performing Arts, 40 Main Street, Warkworth, 1884

MUNICIPALITY OF TRENT HILLS HERITAGE COMMITTEE

APPLICATION FOR PROPERTY DESIGNATION

Present Owners:

Address:

Street: _____ PO Box # _____

Legal Address:

Lot _____ Concession _____ Town/Former Township: _____

Telephone Number: _____

Email address (if applicable): _____

DESCRIPTION OF THE PROPERTY

Lot Size: _____

Building Size: _____

Configuration Outside: _____

Number of Floors: _____

Number of Rooms: _____

Condition of Building:

Needed Repairs:

Describe Renovations Already Completed:

Other Comments:

HISTORY

Historical Information of Interest (and sources, if known)

Date of Construction:

Original Owner(s):

Name of Builder:

Name of Finishing Carpenter:

Source of the Information:

Other Facts of Historical Interest (and sources) such as the importance of any occupants, fires, additions, etc.:

PLEASE NOTE

A copy of the first page of the abstract of the property, on record at the Registry Office, should be attached to this application. The Heritage Committee will be pleased to have a search done of the Registry records if such an abstract is not available.

I/We hereby make application for Designation of this property as having cultural heritage value.

Signed by: _____ Date: _____

TRENT HILLS HERITAGE COMMITTEE
c/o The Planning Department, Municipality of Trent Hills
PO Box 1030, 66 Front Street South
Campbellford, Ontario, K0L 1L0

Please mail the completed application to the above address.

Based on the information provided by you, and through its own research, site visits and any information already in its possession, the Trent Hills Heritage Committee will arrive at a decision as to whether or not the property is eligible for Designation. Arrangements will be made for an initial meeting following receipt of this application.

MUNICIPALITY OF TRENT HILLS



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