

Heritage

PORT HOPE

HERITAGE PORT HOPE ADVISORY COMMITTEE NEWSLETTER

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Why Designate?

Advantages of Designation

Heritage architecture provides a timeless presence. Designation helps conserve Ontario's heritage, our most visible cultural assets and an irreplaceable resource. Our built heritage is the most prominent element that gives each community its unique character and defines its individuality.

Character - Criteria for designations are very specific providing a consistent approach to heritage conservation. Properties must possess significant historical and/or architectural value or interest. It helps ensure that alterations for individual property, or development in districts, is consistent with the overall intent of the designation by-law or district plan maintaining the original historic character of a community for future generations.

Value - Designation does not lower property values. Research has found

that heritage buildings performed better than average in the market-place and that the price of heritage houses was not affected by a general downturn in property values. (See page 3). Designation does not legally restrict the use of a property, the sale of property, or affect its resale value. Designation continues to be in effect when a property changes hands.

Preserved Quality - Heritage properties were built one at a time by skilled craftsmen. A number of extremely talented architects and builders were responsible for the creation of the unique architecture of Port Hope. Designation does not require an owner restore a property to its original condition or appearance. But because so many of the buildings in Port Hope were quality built, they have been well preserved withstanding changes in use and periods of marginal maintenance.

The Real Thing - Designation can prevent unsympathetic changes being made to heritage properties. The appeal of real wood will always be in vogue and outlast PVC.

Heritage Restored - Rehabilitation of older buildings consumes 23% less energy than new construction. The conservation of heritage property



A view of Penstowe at the turn of the century

reduces the strain on landfill sites that are currently filled with 60% demolition and construction waste. Conservation is more environmentally friendly than new construction.

Advice Available - Heritage Port Hope Advisory Committee directs inquiries to experts who will offer expert advice on the care and restoration of heritage properties. Designated property owners have a dedicated resource for providing architectural and historical information plus guidance and advice to assist them with their conservation efforts.

Grants and Loans - Municipalities can provide grants or loans to the owners of commercial designated properties meeting certain criteria. The *Ontario Heritage Act* (Part IV, Section 39) enables municipal councils to pass by-laws allowing them to make grants or loans to owners of designated property. Contact Heritage Port Hope for further information. 905-885-4544

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True Colours

Authentic Heritage Colour

The use of colour on the exterior of a building is more than a surface treatment but a significant part of its architectural expression.

Colour use on heritage buildings was part of the original architectural design and intent. Incorporating authentic heritage colour and placement appropriate to the region, era and style in which a building was constructed can be the finishing step in restoring the integrity of heritage architecture. The use of appropriate historic colours can reveal and emphasize the building's original style and appearance.

Because Vancouver boasts an impressive number of wooden houses, the Vancouver Heritage Foundation launched a project to document authentic historical exterior paint colours. A partnership was formed with Benjamin Moore & Co. Ltd. and a paint-granting program called True Colours was established for designated heritage properties in the Vancouver area. Successful applicants to the True Colours program receive a colour consultation with an experienced heritage consultant and an historic paint analysis into the original and characteristic colours of their home. Heritage-paint consultants can determine the exact colours a house was originally painted by taking a sample from areas protected from the sun, such as under eavestrough or trim, and on window sashes.

The paint sampling research conducted in Vancouver revealed that most houses had three colours, one for the body, another for the trim and a third for the sash with emphasis being placed on the relative placement of dark and light tones. Regional colour preferences were deep browns, greens and brick red for body colour and gloss black for window



Sherwin Williams Classical Preservation Palette

sash, with warm taupe and buff or cream — never white used in the upper body. The historical samples created a palette of 35 historically-correct colours unique to Vancouver, with shades called Strathcona Red, Pendrell Green and Kitsilano Gold.

The impact of the True Colours program has been unprecedented. The Vancouver Heritage Foundation receives thirty applications from homeowners a year and provides a small grant of \$5,000 toward the cost of paint and the consultation that determines the original heritage colors. In order to participate in the program, the only municipal requirement is that the property be designated.

In 2005, Heritage Toronto and Benjamin Moore launched another historical colour palette called the "Toronto Heritage Palette". Due to the widespread use of brick facades in Toronto, the colours in this palette focus on interior colours widely used in city homes over a century ago. The colours were compiled and documented based on the research of Dorothy Duncan, a heritage conservationist who was part of the restoration of such Toronto landmarks as Mackenzie House and many of the historic properties that are part of Black Creek Pioneer Village. Dorothy shared her extensive research of Ontario heritage colours and assisted in selecting matches from the Benjamin Moore archives. The Benjamin Moore paint company has been in Canada since 1906 so many of the original paint samples collected from

older houses would have been samples of their early paint. The Toronto Heritage collection includes thirty-two refined tones and three inspirational colour combinations. Since these colour palettes are based on authentic heritage colour, the vibrant reds, purples, greens and blues used for maximum impact by modern designers is absent from the collection.

Many other paint manufacturers have also produced heritage paint palettes which can be used to select appropriate colours for heritage properties. They include: Beauty Tone (Designer Series) Benjamin Moore (Historical Colour Collection, Farrow & Ball, Home Hardware (Heritage Series) Para (Historical Colour Collection), Pratt & Lambert (selected colours), Sherwin Williams (Preservation Palette, Homestead House Paint Co. (Canadian Historical Paint Colours). Rather than limit or restrict colour choices, these extensive paint palettes assist in quickly identifying colours that are appropriate for a heritage property significantly simplifying the colour selection process.

Our Focus

Heritage Port Hope Advisory Committee is a committee of the Municipality of Port Hope council. The function of the committee is to advise council on local heritage matters and to assist in carrying out its heritage conservation program.

Our focus is to promote heritage conservation within the community, and advise property owners on appropriate conservation practices.

The Economic Benefits of Heritage Designation

Few would argue that there are cultural, aesthetic, and educational benefits of preserving heritage architecture, but is it worth it economically?

Many people think that municipal heritage designation is an encumbrance on a property and may reduce property values. The fear of negative impact on property values is a common source of concern. The theoretical argument is that designation restricts what the owner can do with a property and this limits the number of buyers willing to accept such restrictions consequently diminishing the market price. But research in North America has proven that this is not the case.

During the 1990s, Dr. Robert Shipley of the University of Waterloo examined the effect of heritage designation on property values in Ontario. He studied properties designated under the Ontario Heritage Act in twenty-four communities. His findings concluded:

- 74% of individually designated properties equalled or bettered the average property value trend within a community
- the rate of sales among individually designated properties was equal to, or greater than, the general rate of sales of properties within a community
- the rate of sales among designated properties did not appear to be affected by the number of designations in a community
- designated properties tend to resist downturns in the real estate market.

Results from similar studies in the United States confirm Shipley's conclusions that the impact of heritage designation on property values is positive rather than negative. Comprehensive studies conducted in various regions in the United States demonstrate economic patterns consistent with Dr. Shipley's research. Property values of historic buildings in communities throughout numerous states significantly outperformed the appreciation rates of non-historic properties. In some locations, the value of properties within a local historic district increased at an incredible rate compared with the rest of the community. The appreciation of renovated historic properties was substantially greater than the appreciation rates for new construction and unrestored historic properties.

There are other positive values associated with historic preservation. The growing heritage tourism industry benefits financially from heritage homes and historic downtown districts and attracts increased visitors to a community.

Historic preservation also has a positive effect on local economic development. A revitalized downtown reflects positively on the community creating job opportunities, attracting new business and improving the area's tax base protecting the investment already made in local infrastructure.

Additionally, the local economic benefits of heritage preservation extends to the restoration process. As an economic development strategy, heritage preservation involves greater use of local resources. Restoration typically involves more labour intensive work and the skilled labour required to complete restoration projects typically are local residents.



Hepburn Jewellers on Walton Street

Recognition

An article appeared in the Port Hope Guide on July 30, 1853 that described the progress of "Mr. Wilson's building on the corner of Walton and Ontario Streets, will also be four stories high, and will contain three large and commodious stores. This building will be highly ornamental and from its conspicuous position will present a very fine appearance." This building visible in numerous archival photos of Walton Street had an appearance similar to the Robertson block at the corner of Queen and Walton Street with a characteristic rounded corner.

In 1955, this block was torn down and replaced with a two storey modern bank building and two one storey structures. Hepburn Jewellers has recently endeavoured to improve the overtly modern appearance of their storefront with the addition of a row of dentil moulding along the upper cornice and a new nameplate utilizing a gold serif font. The revisions complement the style of the building and respect the integrity of neighbouring heritage structures. The heritage streetscape has been enhanced by these modifications.

Conserve Historic Wood Windows

Windows on historic buildings make a significant contribution to the overall architectural character of a heritage property.

The size and proportion of window openings, their location on a building, the material they are made from and their finishing details help to define the architectural style of a heritage property. Original wood windows do not need to be discarded and replaced with new vinyl clad windows. They only need to be maintained and repaired.

All windows need to be repaired on a regular basis. Wood windows will last indefinitely if they are repaired, painted, puttied and weather-stripped. Traditionally, this type of maintenance would be completed in the spring or fall when storm windows were removed or reinstalled for the winter season. Historical wood windows are made so that the frames, sash and muntin can be easily taken apart in sections and any deteriorated section can be replaced. By contrast, when serious problems develop with modern windows, it often results in the replacement of the entire window unit.

Often wooden windows are replaced or covered by exterior metal storms in an effort to improve energy efficiency. But these types of installations may not necessarily provide an air tight solution. Careful weather-stripping of older, single pane wood frame windows will dramatically improve their energy efficiency. It is also possible to have custom wood storm windows made to



Unsympathetic plastic exterior glazing installed on an historic property in Dublin, Ireland

order. This will also reduce condensation on interior window surfaces during the winter months. If exterior wood storms are not desirable because of the maintenance factor, consider interior storms as an alternate solution.

Research has proven that historic wooden windows used in combination with a high quality storm window will thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). Additionally, wood has far better insulating value than metal.

Repair and weatherization of existing wooden windows is more practical than many people realize. Many wooden windows are replaced because of the lack of awareness of the techniques to effectively repair and weatherize. Wooden windows if properly maintained will have an extended lifespan and will assist in maintaining the integrity of the appearance of a heritage property.

(For further information, refer to Preservation Briefs: 9 The Repair of Historic Wooden Windows by John H. Myers available on the internet)

Book Review

Heritage Port Hope has donated books on architecture and preservation to the Port Hope Library. The books include the following titles:

The Elements of Style: An Encyclopedia of Domestic Architectural Detail by Stephen Calloway, Editor

Preserving the World's Great Cities: The Destruction and Renewal of the Historic Metropolis by Anthony Tung

Caring for Your Old House: A Guide for Owners and Residents (Respectful Rehabilitation Series) by Judith L. Kitchen

Repairing Old and Historic Windows: A Manual for Architects and Homeowners by New York Landmarks Conservancy

Renovating Old Houses: Bringing New Life to Vintage Homes by George Nash

Working Windows by Terry Meany

Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes by Robert Mikel

Well Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation by Mark Fram

Palaces of the Night: Canada's Grand Theatres by John C. Lindsay

York County Mouldings, ACO Toronto

Continuity With Change: Planning for the Conservation of Man-Made Heritage by Mark Fram & John Weiler

Conserving Buildings: Guide to Techniques and Materials by Martin Weaver