

Appendix "A" to Hamilton Municipal  
Heritage Committee Report 22-002  
Item 1

**From:** Ange Leclerc [redacted]  
**Sent:** December 6, 2021 11:19 AM  
**To:** Golden, Alissa  
**Cc:** Marcel Leclerc  
**Subject:** Objection to 296 Dundas St E, Waterdown being added to the Heritage Inventory

Good Morning,

We received your notice dated November 23, 2021 regarding our property at 296 Dundas St E being added as a non-designated property on the Municipal Heritage Register and are registering our objection and request that it be removed from the list.

The property does not meet the criteria for historical status for many reasons. Firstly, there is no historical architectural value to the current structure. The property had two additions added to it prior to our purchasing of the building. There is a large addition at the front and a large addition at the back which have completely obscured the original building architecture. The inside of the building has also been renovated over the years so there are no interior architectural features either. The only reason the building looks cohesive is because we stained the three different brick colours and textures to one colour.

As to a person of interest having owned or lived in the property; what was mentioned in the City's documentation is pretty weak. Per the attachment sent to us, George Allison was a retired farmer who became a magistrate and who collected (and may have subsequently damaged/destroyed) indigenous artifacts. He had 3 wives in his lifetime and seven children. To call this person, who might have owned the property, a person of interest is a stretch.

The building has no real contextual value either. The newer building down the road which houses the Copper Kettle Café etc.; and was constructed to mimic buildings from days past, has far greater contextual value and adds to the street scape far more than this single detached dwelling with multiple additions.

We respectfully object to our building being on the Heritage Inventory list and request that it be removed.

Sincerely,

Ange and Marcel Leclerc  
296 Dundas St E

December 12, 2021

Alissa Golden

905-546-2424 ext. 4654

[Alissa.golden@hamilton.ca](mailto:Alissa.golden@hamilton.ca)

Dear Ms. Golden,

**Re: Waterdown Village Inventory Project**

**Notice of listing of my home at 362 Dundas Street East, Waterdown ON**

I am writing this letter to object to my house being included as a non-designated property on the municipal heritage register.

I am a long-time resident of Waterdown, born and raised.

It is my opinion that my house does not support the historic character of Waterdown.

The removal of trees and taking frontages of properties for the widening of Dundas Street; the Memorial Hall renovations with the modern glass structure at the side; allowing new huge modern two storey design houses next to older homes in town and other projects, that do not support the village feel of Waterdown.

George Copp & Son's Backhoe Service Ltd. is an excavating company. We are not builders.

I am familiar with the name Mickey Rockett as are others. He did not do any work on my house.

The house situated at 362 Dundas Street East is not the original house design. The house was rebuilt and remodelled in the 1960's and again in the 1970's.

As to the description of my house, this is exactly what I wanted my house design to look like when redoing it years ago. This is not the 1890's dwelling. The only historical value in my opinion is that it sits on Vinegar Hill.

I am aware it is Lot 8 and Block 21, but does not show where the original house was situated. I have no pictures or proof of paper work.

I do not support this project or the listing of my home, as I feel it has no cultural heritage value or interest to be added to the municipal heritage register.

All this is very unsettling and upsetting to me. I ask that you respect my privacy. Thank you.

Regards,

George Copp

City of Hamilton  
Lister Block: P.O. Box 2040 Hamilton, ON  
L8P 4Y5

Tourism & Culture Division  
Planning and Economic Development  
28 James Street North, 2nd Floor  
Hamilton, Ontario  
L8P 4Y5

December 8, 2021

Dear Alissa Golden,

Please accept the attached letter as an objection to including our property at 30 Elgin Street, Waterdown to the Municipal Heritage Register; outlining our opposition and relevant facts in support of our opposition.

First let me start off by saying we bought this property because we loved the character of the home and enjoy the feel and the old charm of this historic neighbourhood. We do not have any plans to change the appearance of our home we love it the way it is. We also have no plans to move in the near future, we also love our neighbourhood. However, we do object to including our property in your register because of our concerns of our property being difficult for re-sale and the difficulty or limited design choices for future renovations. Also, we have concerns about the impact that this may have on our insurance.

I have read and considered your argument that our house should be added to the register, but it is unclear why this decision was made? You mention this would NOT prevent us from making changes or constructing additions to the existing building. However, we understand once deemed a Municipal Heritage Register there are "additional steps" other than regular building permits, in order to change appearance of the house in keeping with the "cultural heritage value" and in "supporting the historic character" of Waterdown, as mentioned in your letter dated November 23rd. Therefore, we and any future owners would be limited in design choices for future renovations.

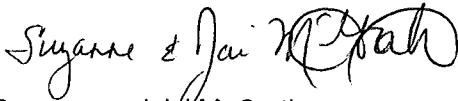
You provided me with the information report dated February 20, 2020, subject - Effect of Heritage Destinations on Property Values in Hamilton. Your argument in this document states, "The Realtors Association did not have data, sales analysis or studies that indicated that heritage protection through inclusion of property on the Municipal Heritage Register or through destination has led to lower local property values." Was there any data, sales analysis or studies that indicated that there was an advantage or that the Municipal Heritage Register increases property value?? This report does not really include any advantages to the home owner to have property registered as Heritage property. This document also mentioned that it was only "anecdotal" and "based on individual perceptions that property values were negatively affected by this". **Even though it may be anecdotal "there are still many individual realtors perceptions that heritage protection has a negative impact" as also noted in this report.** For this reason whether empirical or individual perceptions it is a true belief of many and is a potential obstacle for future prospective buyers. I have had my own family members who have experienced the difficulty in dealing with Heritage planning committees.

Please review the articles that we have attached, as my argument that there are **real** cautions and concerns that we have in having our home designated a heritage property. We do not feel the benefits of owning a designated "Heritage" home is of any advantage to us and we have serious concerns of the "possible" or "perceived" negative impacts in having our property added to the registry.

We do respect your desire to preserve the historical character of Waterdown. We do not feel our home has any historical importance or cultural heritage. Throughout the years our home has undergone renovations with previous owners, original white siding has been changed to green board and batten, windows are new and there has been a sunroom addition. Also an added separate garage. Our home's only current heritage importance is the address. I don't believe anyone of historical importance has ever lived in the home.

In conclusion, for the above stated reasons we are objecting to adding our property to the Municipal Heritage Register. Please kindly remove our address from your registry. We await and look forward to hearing your decision.

Kind regards,

A handwritten signature in black ink, appearing to read "Suzanne & Jai McGrath". The signature is fluid and cursive, with the last name "McGrath" being more prominent.

Suzanne and Jai McGrath  
30 Elgin Street, P.O. Box 726  
Waterdown, Ontario  
L0R 2H0

# Owning a heritage house brings cost along with the beauty

**DIANE JERMYN**

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED AUGUST 24, 2016

This article was published more than 5 years ago. Some information may no longer be current.



Nicole and Kevin Lefebvre bought a home in Stratford, Ont., that was built in 1877.

*The Way Home is a series looking at the issues and challenges for people who are in the market for a home.*

Heritage homes offer soul, character and good bones. But owning and renovating one comes with caveats. A heritage designation, bestowed by federal, provincial or municipal governments, protects the features of a property that are of special heritage interest.

What that means for owners of heritage homes is that any plans for repair or alterations must be approved by a committee, generally at the city level.

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Heritage restrictions don't create huge barriers, says Rory McDonnell, general contractor and principal of Build, a construction firm in Stratford, Ont., that does restoration and heritage work. But necessary approvals can take a couple of months.

Each designation lists the architectural features of the house that are protected, Mr. McDonnell says. "Often it's just the doors or windows, the trim detailing in the eaves, or the stonework. And the permits are hundreds of dollars, not thousands."

Still, a renovation can cost up to 50 per cent more with a heritage home, he cautions. It's important that his clients share his appreciation for heritage features, he says, and can budget enough money to do things the right way.

Those considering a heritage home should have an inspection conducted before buying; that way they will know if something is going to cost \$40,000 to bring up to par, he says. Second, buyers shouldn't be in a rush to throw things away.

"Don't rip all your windows out and put in vinyl windows," Mr. McDonnell says. "Bring somebody in who can fix those wood windows and keep them. They're part of the house. There are a lot of ways you can fix things for a reasonable cost."

When architectural designer David Sheldon and his wife Trish Van Boekel bought their 1888 home in Stratford seven years ago, the house had already been designated as heritage. They loved the windows, quality of light and the downtown location. (Stratford has more than 180 designated heritage buildings.)

Since their heritage designation is based only on exterior features, they had no restrictions on interior renovations. They say they have, however, tried to preserve much of what was original, such as the ornate grates on the radiators.

STORY CONTINUES BELOW ADVERTISEMENT

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"On top of being such a beautiful house, it's a comfortable house," says Mr. Sheldon.

Mr. Sheldon says they've been lucky because the house was well maintained, though they have renovated to make it their own.

"Heritage wise, we haven't done too much to it," he says. "The rules are that if you have to replace something like a double hung window, we would have to get approval for it from Heritage Stratford and have something built that looks exactly the same. It would have to be wood with the same nice curve to it. That's very expensive to do. You just can't replace it with a vinyl window."

When it comes to heritage rules, not being able to do what you want with your own house is a sticking point for Nicole

Lefebvre and her husband Kevin. Although their 1877 Stratford home would likely qualify, she's undecided about whether they should apply for heritage designation.

In their city, Heritage Stratford either approaches the property owner or the property owner approaches Heritage Stratford about designation before conducting an assessment and beginning the designation process. If the property owner doesn't support heritage designation, he or she can appeal.

When the Lefebvres bought their house in 2010, they felt it was home as soon as they walked in. Despite the large amount of work the house needed, they committed to the project. They've since worked with Build to meticulously restore their home's elaborate Italianate front porch to its former glory.

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"We bought a piece of history and you have to honour that," says Ms. Lefebvre. "The porch is really like a work of art, but it was literally falling off the front of the home. It would have been cheaper to tear it all down and put up a modern facade.

"When people in the neighbourhood saw us working on it, they were worried we were tearing the house down or changing it. We had to assure them we were rebuilding."

With a budget of \$60,000 for the porch restoration, the Lefebvres have had to make some choices. A new master bathroom and family vacation were put on hold because they realized if they didn't fix the porch quickly, they'd never be able to restore it.

"Once the rotting starts, it's exponential," says Ms. Lefebvre. "We had to do something."

She feels that having a young family – three children under 10 years of age – in an old house works well since the home is so solid and the principal rooms are grand. They also splurged for a bigger kitchen and an addition with a mudroom and a playroom for the kids.

"It just took some creativity and vision," says Ms. Lefebvre. "The stone basements from that era weren't designed for movie nights or for having a man cave. The hockey bags are down there."

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## Tips for potential heritage homeowners

- Tour the house with a contractor to help you understand how much renovation and reconstruction is going to cost, and a designer who can help you visualize what the house could look like. Often, surfaces have been covered over so many times that you don't know what's underneath.
- Choose contractors who have the same feel and passion for old homes that you do, especially for the outside. You need someone who understands how these houses were built.
- If you're going to construct an addition, it needs to be sympathetic to the house without being overwhelming. You want it to look like it's always been there.
- Check to see whether the home is designated or on a list to be considered for heritage designation. See whether municipal programs are available to help pay for rehabilitation.
- There are no restrictions on buying or selling a heritage home. The heritage designation is registered on the title of the property.

*Editor's note: This is a corrected story. An earlier version said that the Lefebvre's porch was restored by both Build and David Sheldon. Only Build worked on the porch.*

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# A Guide To Buying A Historic Home

KATIE ZIRALDO7-MINUTE READ  
NOVEMBER 17, 2021

The idea of buying a historic home can be appealing, but it's important to understand what you're getting yourself into before submitting your offer. Older homes can have a lot of charm, but they can also require a lot of work.

Whether the house you're buying is 50, 60, or even 100 years old, there are a number of issues that could come up, from structural issues in the foundation to outdated electrical wiring that isn't compliant with current building code.

Issues like these can quickly end up costing you thousands of dollars, and depending on where you live, there might be certain restrictions in place on the type of work you can do to a historic home. So before you jump in, you need to understand everything that's involved in buying a historic house to avoid costly surprises down the road.

In this article, we'll explore what you need to know about historic home ownership.

## What Does It Mean To Buy Historic Property?

When you purchase a historic home, you're buying a piece of your city's history. But as exciting as that may be, living in a

historic home also comes with some tradeoffs you should be aware of.

## **You’re Buying A Piece Of History**

Newer housing developments are filled with cookie-cutter-looking houses, but with a historic home, the character is unmatched.

Most of these homes are decades, if not centuries, old. They have floor plans and exterior designs that look like no other house on the street, which is appealing for home buyers who are looking for a more unique house to call home. Some of these homes are so unique that they’re actually known to be haunted.

Plus, historic homes are typically located in older, more developed neighborhoods, packed with mature trees and beautiful landscaping. Not only can this improve the appearance, it can also provide privacy for the home.

## **The Home May Require Maintenance**

Historic homes are far from being maintenance-free. Most gain their charm from being built with natural materials, but unfortunately with time these materials begin to rot, grow mildew and even become home to termites. There’s also been plenty of time for the plumbing, electrical or heating systems in the home to deteriorate. Simply put, overtime older homes will require more work to maintain, and correcting things like termite damage and foundation issues can be both time consuming and expensive.

## **Renovations and Improvements May Be Regulated**

There are also limitations to the work you can do on a historic home. Because a lot of cities will restrict you from making changes to the exterior of the home, updates can prove to be a challenge. This could mean you’re stuck with old drafty windows and high energy bills throughout the winter.

And if you're thinking about adding onto the house to create extra space, that process isn't as simple as you might think. Depending on where the house is located, some cities will only allow you to build an addition if it doesn't change the view of the home from the street. Because these guidelines vary so drastically between cities and municipalities, it's important to do your research to ensure you understand what home improvements can be made to the home.

## **How To Buy A Historic Home**

There are many steps involved with buying a house, but buying a historic home can be even more complicated, so let's take a look at the most important steps of the home buying process.

### **Find Your Home**

Before any other steps are taken, it's important for home buyers to know what they're looking for in a home. Compile a list of your must-haves and nice-to-haves and keep your priorities in mind as you consider property. We also recommend working with an experienced real estate agent to find historic homes and districts that may be right for you.

### **Research Any Easements Or Restrictions**

If renovations or additions are key to your homeownership plans, it's important to understand any easements or restrictions on the property, as they may prevent you from completing such projects. These guidelines vary significantly between cities, so be sure to do some research into what is and isn't allowed before submitting an offer on the property.

### **Acquire Financing**

Historic homes often require renovations, so in addition to getting a mortgage, you may need to look into additional forms of financing. For larger projects, home improvement loans can be a great option.

## **Have The Home Inspected**

The home inspection is an important step in any real estate transaction, but it’s especially important when you’re buying an older home, as it will identify any areas where major repairs or renovations require immediate attention as well as any work that needs to be completed down the road.

## **Get The Home Appraised**

Equally important to the home inspection is the appraisal. Your lender will require the home to be appraised before they agree to release any funds, as the appraisal serves as an estimate of how much the home is actually worth.

But scheduling an appraisal on a historic home may be more difficult than it is with modern homes. The appraisal process includes the examination of comparable properties – also referred to as “comps” – which are similar homes in the same area that are used to approximate the home’s value. Because it can be difficult or impossible to find reliable comps for older property, appraisals on older homes are often more involved, so some appraisers may not be willing to put in the time.

## **Close On Your Historic Home**

The closing process requires some patience. As of June 2021, the average time to close on a home purchase is 51 days, according to the Ellie Mae Origination Insight Report, although the process could take as few as 30 days.

On your closing day, you’ll sign important documents, pay closing costs and the title of the home will be transferred into your name, officially designating you as the homeowner.

## **Are Historic Homes A Good Investment?**

Whether or not historic homes make good real estate investments ultimately depends on the specific property. Historic regulations can make flipping the house challenging but finding the right house in the right location can make all the difference.

One of the benefits of owning a historic home is the tax breaks you can receive, which might offset the cost of maintaining the home overtime. There are 35 different states that offer state tax credits for purchasing and rehabbing a historic home. Virginia, for example, offers a 25% tax credit for the rehabilitation costs incurred. Because tax credits directly lower your tax liability, this can mean substantial savings come tax time.

To help explain how this tax credit can benefit you, let's assume you purchase a home on your state's historic registry. At the end of the year, you have a tax liability of \$5,000 but you're also going to receive a tax credit of \$5,000 from the rehab work you put into the home. This would mean you'd owe \$0 in taxes that year. If you owed \$5,000 in taxes but your tax credit ended up being \$7,500, you'd actually receive a refund of \$2,500.

There are also federal tax credits available, but these are typically not available to owner-occupied homes. Tax credits on historic homes tend to be reserved for income-earning properties. If you are planning on opening a business through the home, you can receive up to a 20% tax credit from the federal government.

## **Pros And Cons Of Buying A Historic Home**

Buying a historic home is exciting, but if you don't know what you're getting into, it can also be nerve-wracking. To help you better prepare, consider the following as the biggest advantages

and disadvantages involved with purchasing and owning these older homes.

## **Pros**

- Historic homes offer unique designs that create character and charm
- Historic homes can come with tax incentives
- Historic homes are often located in more developed neighborhoods

## **Cons**

- The property could be costly to maintain over time
- Historic homes may require large renovations or improvements
- City regulations may limit what renovations you can make
- Obtaining financing and insurance may be more difficult

# **FAQs About Buying A Historic Home**

Because there are so many intricacies involved in the process, it's important to have all the facts before buying a historic home. Below are a handful of the most frequently asked questions regarding historic homeownership.

## **Are historic homes worth more?**

Although it depends on the specific property, it's not uncommon for historic homes to have higher values than other homes in similar areas.

This makes sense if we consider supply and demand. As new housing is developed, the percentage of older homes in a neighborhood decreases, so even though the historic home is

older and has likely experienced more wear and tear than newer homes, it offers something home buyers can't find elsewhere.

### **Do historic homes increase in value?**

Well-preserved historic homes in well-maintained historic districts have been known to outpace newer homes in the same location in home appreciation. But of course, failing to keep up on maintenance in an old home is an easy way to lose property value.

### **Are historic homes hard to sell?**

Some historic homes may take longer to sell than traditional homes, primarily due to the upkeep involved in owning them.

Owners of historic homes often pay more in maintenance and repairs than the average homeowner, which can be off-putting for the wrong buyer. But that doesn't mean the house won't sell, it simply means the target audience for historic homes is more niche than that of traditional homes.

## **The Bottom Line**

Deciding whether to purchase a historic home doesn't have a clear-cut answer. At the end of the day, these homes come with a rich history and unmatched character – but maintaining that character may mean costly maintenance and even major renovations.

If you decide you're up for the task, buying a historic home can be a great choice. But if you're not ready to commit, take a look at other popular house styles.

**You know your dream home.**

We'll help you find it.

# What you should disclose about a heritage property

## FOR THE RECORD

January 26, 2017

Although the article below refers to clients, the same obligations apply to your customers.

Buying a heritage home is a lot like owning a piece of history. It brings its own splash of character and community pride. However, there are certain restrictions to owning a heritage home that must be disclosed to your client before an offer is made.

There are different ways that a property might fall under the Ontario Heritage Act:

- Listed in the heritage register
- Designated heritage property
- Part of a heritage conservation district

Listed in the heritage register

Ontario municipalities maintain a list of properties that are of cultural heritage value or interest.

If a property is included in the register, the owner must give the municipal council at least 60 days' written notice before demolishing or removing a building from the property.

Designated heritage property

A home is declared a designated heritage property when the municipality passes a by-law. This grants the property additional

protection and promotes awareness of its local history and cultural value.

The owner of a designated heritage property can't alter the property in any way that would affect the property's heritage attributes, unless they apply to the municipal council and receive written consent. The application must include the plans and set out any other information the council may require.

However, not all changes to a heritage property require heritage approvals. This will depend on the specific by-law and what the municipality has defined as the heritage attributes of the property that must be preserved.

When purchasing a designated heritage property, the new owner must also give notice of the change to the clerk of the municipality within 30 days of taking possession.

#### Part of a heritage conservation district

A property may also be granted heritage status if it falls within a heritage conservation district, which extends to a defined area of a municipality. This could include entire neighbourhoods, buildings, shops, land and fixtures such as street lamps.

As with a designated heritage property, if an owner wishes to make any alterations to a home that falls within a heritage conservation district, they must apply to the municipality for a permit before they can do anything. However, the municipal heritage district plan for the area will include specific examples of “minor” changes that can be made without a permit.

#### Legal advice on restrictions

Whenever a property has heritage restrictions, a real estate lawyer is a great asset to help determine what is permitted under municipal by-laws.

## Identifying a heritage property

The best way to determine if a property is a listed property, designated heritage property or in a heritage district is to check the local municipal register, which will contain a list of properties in the area that are deemed culturally valuable.

The register will include important details about listed homes, such as:

- A description of the property;
- Name and address of the property's owner; and
- Whether the property is listed as a designated heritage property, or within a heritage conservation district.
- A statement explaining the cultural heritage value or interest of the property and a description of its historical attributes.

## Informing your client

It is your obligation to determine all material facts associated with a property and to disclose it to your client, in order to promote and protect their best interests. As such, if you are dealing with a property that could potentially have heritage restrictions (for example, if it is in a historic area) you should seek confirmation by checking the municipal register. And, if you are aware of any heritage restrictions, you must advise your client about them, and refer them to expert professional advice since it may impact their decision to place an offer. That includes any heritage designation on a property, or whether a property is in the process of being listed as a designated heritage property.

Failure to disclose material information about a property can have significant consequences, both in terms of civil liability and under the Real Estate and Business Brokers Act, 2002 (REBBA 2002),

so it's important to seek out any and material facts related to your client's requirements.

# I'm considering buying a heritage home, what do I need to know?

ASK JOE

November 22, 2019

Given Ontario's history and the settlement patterns of the 19th and early 20th century, historic homes in the province are numerous and eye-catching.

Heritage homes are residential properties that the government, typically at the municipal level, designate as having a "special heritage interest". Heritage homes are frequently adored for their unique design and rich character.

Owning a century or heritage property is like owning a piece of Ontario's history and purchasing one can be an exciting proposition. **Doing so however can also put you at risk of inheriting some issues.** An experienced registered salesperson or broker can help you through the detailed and unique process of purchasing such a property; and help to ensure you practice due diligence before making an offer.

The best way to determine if a property is a listed property, designated heritage property or in a heritage district is to ask your salesperson or real estate lawyer to check the local municipal register, which will contain a list of properties in the area that are deemed culturally valuable. The register may include important details about listed homes, such as: a description of the property; and whether the property is listed as a designated heritage property or within a heritage conservation district. It may also

provide a statement explaining the cultural heritage value or interest of the property and a description of its historical attributes.

It is important to note that many older homes were not built to meet today’s building and safety standards. As a result, older homes are typically more expensive to insure due to higher repair and maintenance costs.

From a safety perspective, you will want to confirm heating, electrical, and plumbing systems are in good order, inquire regarding what type of plumbing and piping exists, and have the home’s structural integrity assessed.

If you are considering renovating a heritage home, there will likely be restrictions in place that govern the design and architectural changes you are permitted to make. The house may need special expertise and nonstandard materials, so it is a good idea to have a contractor inspect any potential properties to discuss renovation limitations and costs. A real estate lawyer is also an invaluable asset to help determine what is permitted under municipal by-laws.

While it is clear that purchasing a heritage home requires a high level of diligence and careful consideration, living in one of these older homes may be a labour of love, and a source of pride.

When purchasing a designated heritage property, the new owner must also give the clerk of the municipality notice of the change within 30 days of taking possession.

If you have a question for Joe about the home buying or selling process, please email [information@reco.on.ca](mailto:information@reco.on.ca).

Joseph Richer is Registrar of the Real Estate Council of Ontario (RECO). He is in charge of the administration and enforcement of

all rules that govern real estate professionals in Ontario. You can find more tips at [reco.on.ca](http://reco.on.ca), follow on Twitter [@RECOhelps](https://twitter.com/RECOhelps) or on YouTube at <http://www.youtube.com/RECOhelps>.

BY SCOTT DILLINGHAM AUGUST 13, 2019



## **Table Of Contents - Benefits And Drawbacks Of Purchasing A Heritage Home To Rent Out**

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One of the designations you've likely come across in your search for real estate is heritage designation. Investing in a heritage designation offers many potential benefits, but it isn't for everyone. Consider some of the most significant

advantages and drawbacks of buying a heritage home before you pull the trigger on an investment.

### *What Is a Heritage Property?*

A heritage property receives special designation from municipal, federal or provincial governments. Heritage designation is reserved for properties considered valuable or of interest to a local community. This designation is often given to historic homes that add aesthetic interest, history and charm to a neighbourhood, or some kind of cultural value.

Heritage designation places limitations on property owners regarding the changes that they can make to the home. In many cases, changes and renovations to a heritage property must be approved by a committee to ensure that the intrinsic value of the home is maintained.

### *Advantages of Homeownership in Heritage Properties*

#### *Preservation*

While it might sound constraining to own a heritage home and not be able to make the changes you want, there are numerous benefits to this concession:

#### *By Designated Heritage Properties*

Buying a heritage home allows you to preserve an important aspect of a neighbourhood's history and culture. Heritage homes often become the focal points of neighbourhoods and cultivate a rich sense of culture in a community. Making this investment allows you to diversify your portfolio with a special property and gives you a

sense of value by investing in a home with history and character.

If you're a real estate professional looking for advertising and growth opportunities, click the learn more button below.

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### Heritage Designation

You can learn a lot by purchasing and renting a heritage home. From how to interact with local governing boards, to how to market a home with heritage designation, you will have the opportunity to cultivate unique skills as a property owner and investor you wouldn't develop anywhere else.

### Heritage Designation Benefits

Lots of renters are looking for properties with history and character to call home. Renters want to live somewhere unique and charming, just like homebuyers do. By purchasing a heritage home and renting it out, you allow renters to live in a historic home with the flexibility of renting.

### Heritage Value

Heritage designation increases the value of the home designated, as well as the value of the homes around it. Investing in a heritage home allows you to secure an asset that is likely to appreciate as time goes by. Heritage designation can also spur development in a neighbourhood which, in turn, leads to rising property values.

Before you jump on the opportunity to own a heritage home, make sure you're familiar with the limitations you'll be facing. Knowing what you're in for will protect you from tying money up in an investment you aren't ready for or don't want.

The most significant drawback of investing in a heritage home is the limitations of the heritage designation. You may be limited to certain colour options for the exterior of the home and other changes might require approval by a heritage committee to ensure the history and character of the home is maintained. Because of these limitations, you might not be able to increase the value of the home in the same way you would with a standard fixer-upper. You have to weigh these limitations against the potential increase in value because of heritage designation.

If you do get the green light to fix things up in a historically-accurate way, you'll likely spend more time and effort getting a heritage home ready to be rented than a standard rental home, or even a fixer-upper. While the result is likely to be worth it, you should be realistic with how much time you have to invest in a home.

In this same realm, newer homes tend to be more predictable when it comes to renovations, updates and improvements. When you invest in a heritage home, you never know what you're going to find. After many decades of renovations, updates and maintenance from various property owners, it's likely there are at least a few surprises

that will come up when you begin getting the home ready to rent!

## Unique Opportunities

Purchasing a home with a heritage designation is similar to purchasing any other home—you have to be willing to put in the work to get a return. If you have the opportunity to invest in a heritage home, it's a great way to cultivate your skills as an investor and maintain the history and culture of neighbourhoods. As long as you keep an open mind and maintain a willingness to learn, you'll have a positive experience with an investment in a heritage home. Just know what you're in for!

Dorothy Stolba

14 subscribers

Historic home buying tips

Interested in Rental Property Financing? If so, contact us and we will show you how you can buy unlimited rental properties with great rates.

CONTACT US

*This article was updated on March 4, 2021*



I have been investing and lending to real estate investors for nearly 10 years now. After thousands of successful deals between flips, rent to owns, student properties and commercial assets I have developed a deep knowledge of real estate investments and have a passion of sharing this information with the world! If your looking for a lender who specializes in rental property financing you're going to want to connect with me at [team@lendcity.ca](mailto:team@lendcity.ca).

|  <h1>PROS</h1>                                                | <h1>CONS</h1>                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Exudes alluring beauty and charm</p>                       | <p>May require costly repairs and renovations</p>                      |
|  <p>Full of history</p>                                       |  <p>Could have potential structural issues</p>                           |
| <p>Potential tax incentives and benefits</p>                | <p>It can be difficult to find contractors who will do the work</p>  |
|  <p>You help protect and keep your town's history alive</p> |  <p>You may have limited design choices</p>                            |
| <p>Historic districts could protect your home's value</p>   | <p>Your home insurance may be more expensive</p>                     |

## Cons

- Historic homes often require a lot of work – If you're buying a historic home, you better have a toolkit ready. Given that most historic homes are at least 50 years old, they're going to require a lot of work. From water damage and electrical issues to structural problems and termite damage, historic homes that haven't been properly preserved will most certainly fall into disrepair. If you decide to take on this kind of historic home, just make sure you have the finances to restore the property.
- Designated historic districts come with strict rules – Perhaps the biggest con to owning a historic home is that owners must adhere to strict rules and guidelines laid out by local laws. That means owners may not be able to change or add-on to their home without the permission of the city. Having to cut through this extra red tape just to change a home's exterior is the reason why many choose not to move to a historic home. To find out the specific rules of a designated historic district in your town, I recommend contacting your city's development office.
- There may be mismatched renovations and updates – If multiple families have lived in a historic home over the course of 50 to 100 years (or more), you can only imagine how many changes have been made to the house. From kitchen renovations to home additions, there's a good chance at least some of the updates don't match. Especially if the repairs were made in different decades (think: a 60's style kitchen with an 80s style bathroom).
- Your insurance may be expensive – Hate to break it to you – but if you're buying a historic home, your insurance could sky rocket. According to esurance.com, "many personal insurance companies don't offer the type of coverage you'll

need to insure your home, meaning you often have to go with historic property insurance, which can be more expensive." Additionally, an older home with structural issues (i.e. an old roof or outdated building materials) means your insurance rates could be higher.

- You may have unwanted surprises – Think: asbestos, mold or termites (oh my!). To avoid purchasing a home with these issues, have an experienced and reliable home inspector thoroughly inspect the home first. Chances are, historic homes that haven't been properly preserved aren't up to code. Unless you're willing to take on a project, you'll need to ensure that the historic home is a safe place to live (at the very least!).

**Golden, Alissa**

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**From:** Don Husack [redacted]  
**Sent:** December 1, 2021 2:45 PM  
**To:** Golden, Alissa  
**Subject:** 19 Flamboro St

Allissa

As per our previous telephone conversation, we are going to object to the designation of 19 Flamborough St.

The reasons being are as follows:

- Over the years countless renovations and additions have left very little of the original building.
- The original building was cement block and construction that is common today
- The building sits on ½ acre of land in the core of the town and will provide the town with a much better asset when it can be completely developed in the future.

Thanks for your time.

Donald Husack

**From:** FlipSide Properties [redacted]  
**Sent:** November 29, 2021 6:36 PM  
**To:** Golden, Alissa  
**Subject:** 280 Mill Street South - Heritage

Hello Alissa,

I am in receipt of your letter dated 11/23/2021 and I am wanting to make it known my preference to NOT have my property listed on the registry please.

Please see the attached pic



as it clearly does not look as you describe it to in your letter, i.e. no shutters etc.

Thank you,

Jeff  
FlipSide Properties  
[www.FlipSideProperties.ca](http://www.FlipSideProperties.ca)  
[redacted]