

# Heritage Districts Work!

Heritage Conservation District Study  
Seaforth - Municipality of Huron East  
2009



The Architectural  
Conservancy  
of Ontario



Heritage Resources Centre  
Centre des ressources du patrimoine

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DE L'ONTARIO



# Heritage Conservation District Study 2009

Prepared By

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(North Waterloo and Hamilton Branches)

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# Acknowledgements

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The efforts of the volunteers were assisted and coordinated through cooperation between the ACO and the Heritage Resources Centre (HRC) at the University of Waterloo. Professor Robert Shipley is the Director of the HRC. The Project Coordinator, report manager and principal volunteer facilitator was Kayla Jonas. Additional data collection and research analysis was conducted by Jason Kovacs, Beatrice Tam and Martha Fallis. Administration and help was also provided by Marg Rowell, Chelsey Tyers, Paul Dubniak and Kirsten Pries.

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**Thanks!**



# Seaforth Executive Summary

## Introduction

- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

## Background of Seaforth Heritage Conservation District

- Located in the former Town of Seaforth now the Municipality of Huron East
- Consists of 62 properties all commercial
- The district was designated in 1984
- Plan was written by Nick Hill and Chris Borgal Planners and Architects

## Study Approach

- Resident surveys were conducted door to door by Jan Hawley and Dianne Smith
- Land use mapping and a streetscape evaluation were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

## Analysis of Key Findings

- The following objectives of the district plan have been met:
  - to retain and restore heritage elements and to eliminate detrimental elements has been successfully met
  - to maintain a small town atmosphere, foster recognition and preserve a sense of human scale has successfully been met
- The objective of the district plan to remain a competitive and viable part of the community has been less successful
- 80% of the people surveyed are very satisfied or satisfied with living in the district
- 88% of alteration requests were approved within two months
- Properties in the district have equal sales history trajectories as surrounding area
- Overall, the Seaforth Heritage Conservation District has been a successful planning initiative

## Recommendations

- Better marketing for tax incentives
- Track alteration requests in a comprehensive and easily accessible manner





# Table of Contents

## Executive Summary

### 1.0 Introduction

- 1.1 Heritage Act and Designation
- 1.2 Rationale for Heritage Conservation District Study

### 2.0 Background of Seaforth Heritage Conservation District

- 2.1 Description of the District
- 2.2 Cultural Heritage Value of the District
- 2.3 Map of the District
- 2.4 Designation of the District

### 3.0 Study Approach

- 3.1 Resident Surveys
- 3.2 Townscape Survey
- 3.3 Real Estate Data
- 3.4 Key Stakeholder Interviews
- 3.5 Requests for Alterations

### 4.0 Analysis of Key Findings

- 4.1 Have the goals been met?
- 4.2 Are people content?
- 4.3 Is it difficult to make alterations?
- 4.4 Have property values been impacted?
- 4.5 What are the key issues in the district?

### 5.0 Conclusions

- 5.1 Conclusions
- 5.2 Recommendations

## Appendices

- A- Tabular Results of Resident Surveys
- B- Land Use Maps
- C- Map of Views
- D- Photographs of Views
- E- Townscape Evaluation Pro Forma
- F- Real Estate Data
- G- Summary of Key Stakeholder Interviews
- H- Requests for Alterations



# 1.0 Introduction

## 1.1 Heritage Act and Designation

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings”<sup>1</sup>. Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district”<sup>2</sup>.

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives<sup>3</sup>.

## 1.2 Rationale for Heritage Conservation District Study

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 92 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake a province wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

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<sup>1</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>2</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>3</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent the various community sizes. The various types of districts which are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

\* 5 of these districts make up the HCD known as Sandy Hill  
 ~ 2 of these districts make up the HCD known as Goderich Square

*Figure 1: Distribution of Heritage Conservation Districts under Examination*

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

## 2.0 Background of Seaforth Heritage Conservation District

### 2.1 Description of the District

The Seaforth Heritage Conservation District is located on a small stretch of Main Street in Seaforth, Municipality of Huron East. The district consists of the buildings facing Main Street as far south as the C.N.R. tracks, as far north as the Queen's Hotel and Petro Canada Gas station along Goderich Street and a block in depth to the east and west. The district consists of 54 19th century commercial buildings as well as some 19th century civic buildings mostly constructed within a ten year period between 1868 and 1878.

### 2.2 Cultural Heritage Value of the District

According to the Statement of Significance prepared for the Canadian Register of Historic Places ([www.historicplaces.ca](http://www.historicplaces.ca)) the cultural heritage value of Seaforth is:

Located on Main Street, the district sits on a significant thoroughfare in the core of Seaforth. It is surrounded by fertile and productive agricultural lands. Its proximity to Highway 8 and the CNR railway line also contributed to its growth and development as a distribution point for agricultural produce.

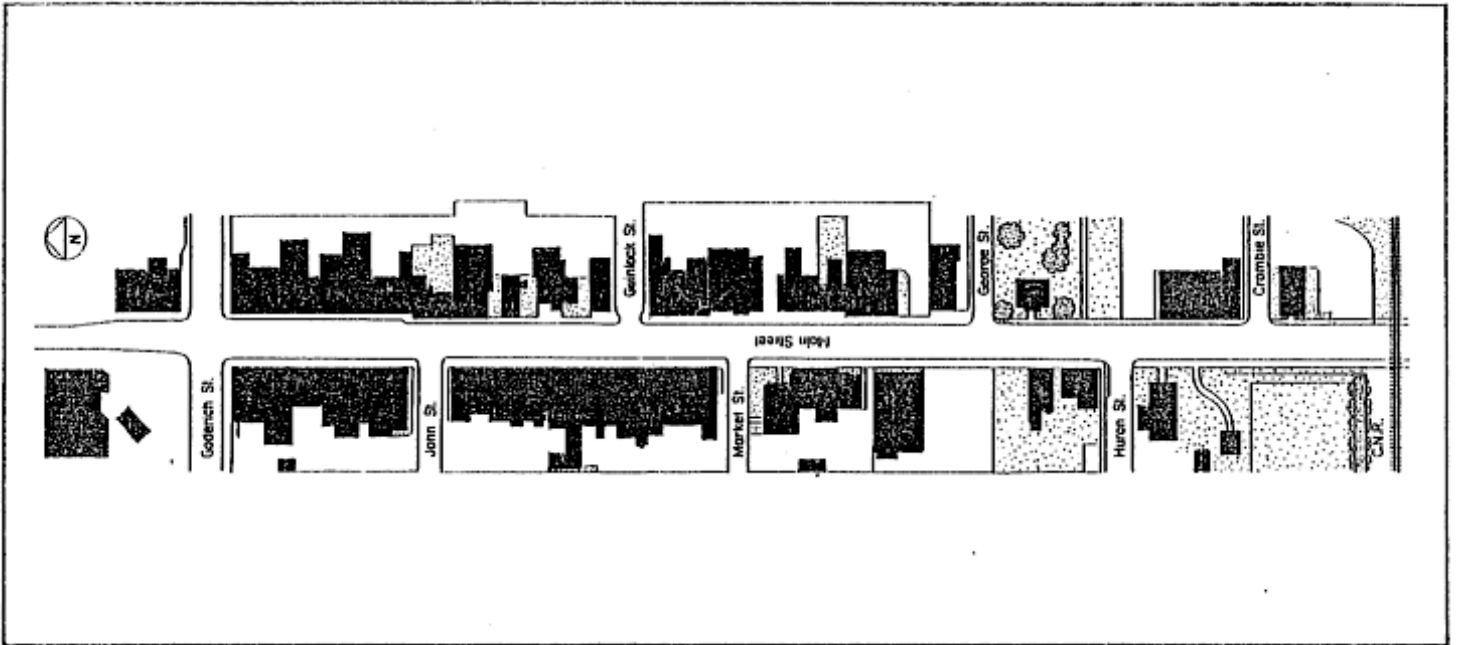
The Seaforth Heritage Conservation District reflects the prosperity of Seaforth in the late 19th century. The first trade and commerce in Seaforth depended on its role as a distributing point for agricultural produce. By 1870, Seaforth was shipping more wheat than any other settlement in Ontario. With the successful grain economy came rapid expansion of Seaforth as a trade and service centre for the agricultural tributary area. The expansion stimulated a wave of construction activity and diversification of the economic base.

The unique quality of the district is that it was largely built within a ten year period between 1868 and 1878. The reason for this was a great fire that swept through the district and destroyed over twelve acres of the downtown. It is testimony to the great prosperity and confidence of the town as a major agricultural food terminal that the twelve acres were almost immediately rebuilt with fine brick commercial blocks that stand to this day.

The Seaforth Heritage Conservation District is an excellent example of late 19th century streetscapes in Ontario. It is a remarkably simple architectural composition consisting of mainly two-storey brick blocks facing a straight street four blocks long. The streetscape is further complemented by a number of impressive civic and community buildings including the town hall, post office, public library and opera hall.

The almost simultaneous reconstruction resulted in buildings of superb craftsmanship. Each commercial block shares a common set of proportions, details and designs and yet there is a subtle and rich variety of decorative brick pattern on the individual facades.

## 2.3 Location of the District



*Figure 2: Map of Seaforth Heritage Conservation District*

## 2.4 Designation of the District

The designation of Seaforth was initiated by Architect and Planners Nick Hill and Chris Borgal who recognized the uniqueness of Huron County. The Seaforth Heritage Conservation District is protected by By-law 8-1984 which was passed on March 13, 1984 by the former Town of Seaforth, now the Municipality of Huron East.

The Seaforth Heritage Conservation District Plan was prepared for Seaforth by Nick Hill and Chris Borgal Architects and Planners. The Heritage Conservation District Plan contains sections on the purpose of the plan, basic assumptions, and objectives of the plan, streetscape and implementation.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the Seaforth Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door to door by local volunteers in the Seaforth area. 50 of 62 residents answered surveys, representing an 80.65% response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of Seaforth was conducted in August 2008. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for Seaforth (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of 10 views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

### 3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District (HCD) under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period range were identified for individual HCD properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

Properties with more than one record of sale were plotted on graphs and compared with the average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the HCDs. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each HCD unit sales record (see Appendix F)<sup>4</sup>. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-wide sales trends would provide a more accurate comparative record to show how the HCD designation status itself affects property values. Aside from the locational factor (*i.e.* properties located within an HCD), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (*e.g.* architecture, lot size, *etc.*).

### 3.4 Key Stakeholder Interviews

People of who had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. Three interviews were conducted for the Seaforth Heritage Conservation District. One interview was conducted in person and two over the phone. Those interviewed included a Municipal Officer, a Planner and a local architect. A summary of the responses received is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

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<sup>4</sup> The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within an HCD. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest HCDs (201-600 properties) were obtained using every fiftieth HCD property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller HCDs with 1-10, 11-100 and 101-200 properties respectfully.

### 3.5 Requests for Alterations

With respect to the requests for alterations within the Heritage Conservation Districts, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Seaforth Heritage Conservation District, the information on the number of applications for alterations and their time for approval came from the designated building files located in the Seaforth Town Hall. The list was produced by manually going through the files. This includes requests for alterations from 1989 until 2008. A summary of this information is presented in Appendix H.



## 4.0 Analysis of Key Findings

### 4.1 Have the goals or objectives been met?

Based on the Heritage Conservation District Plan prepared in 1984 there are goals which relate to the aesthetic, economic, and social elements of the district. The plan states that the goals will be met through objectives that fall within three categories:

*a) Aesthetic-to retain and restore heritage elements and eliminate detrimental elements*

The objective to preserve and restore heritage elements appears to have been met. Drawing on measures collected in the Townscape Survey, conserved elements and quality of conservation work scored well. This means that visually the area is well maintained and historic elements and buildings have been conserved. High scores in absence of derelictions and neglected historic features also contribute to the visual confirmation that buildings have been maintained. The district has a high count for applications for alterations which indicates there have been more improvements done in the area. The one category which scored low is new development. There are

some newer structures in the district that are not compatible (see Figure three). The pictures of views in the district show what appears to be some newer development that does not retain the heritage elements of the district.

While these buildings may have been constructed prior to the designation of the district they demonstrate the need to control new construction.



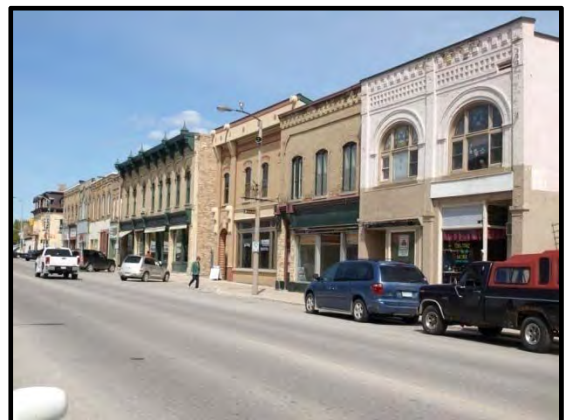
*Figure 3: An example of new development that is not compatible.*

*b) Economic- to remain a competitive and viable part of the community*

The second objective, to remain a competitive and viable part of the community economically has not been met. In the Townscape Survey, vitality scored low. The district did not have very much activity within it which could be due to the absence of eating and drinking establishments in the district. The poor state of economic well being of the area is also demonstrated by the real estate data. Within the downtown core half of the property value trajectories are lower than the surrounding residential area. According to the land use maps there are four vacant lots in the downtown core which could be affecting the economic stability of the area

*c) Social- maintain a small town atmosphere, foster community recognition and preserve sense of human scale*

A high score in the categories of pedestrian friendliness, historic reference and sense of threat from the Townscape Survey shows that the social objectives have been successfully met in the district. In achieving a small town atmosphere, the district has appropriate traffic flow and streetscape furniture(see Figure 4). According to key stakeholders the municipality is working on creating historic plaques for all the buildings in the district which would increase the recognition of the area as historic. The district



*Figure 4: An example of a streetscape with a low traffic flow*

preserves a sense of human scale by being in an area with a low sense of threat as well proper legibility on the streetscape.

#### 4.2 Are people content?

Two questions in the resident surveys addressed people's contentment with living in the district. It is evident that not many of the current owners were present at the time of the designation, 33 of the 49 having come to the area after 1984. Of the 11 surveyed who lived in the district during the designation, 10 said they were either positive or neutral about it. Now, 80% of the residents are satisfied with living or working in the district.

In addition to evidence from the surveys that people are content with the district, key stakeholders also indicated that there is a strong sense of positive feelings within the district towards the designation. It was also mentioned that Seaforth has a significant history which the residents respect.

#### 4.3 Is it difficult to make alterations?

Of the residents surveyed 22 people said they had made a request for an alteration and of those people nine said it took less than three months to complete. The records from the Municipality of Huron East show more applications. In the past 19 years there have been 43 applications. Seventy-four percent were approved within a month and 88% were approved within two months (See Figure 5). These numbers show that applications are processed efficiently. Clearly the process for alterations is working well because the district is in good shape.

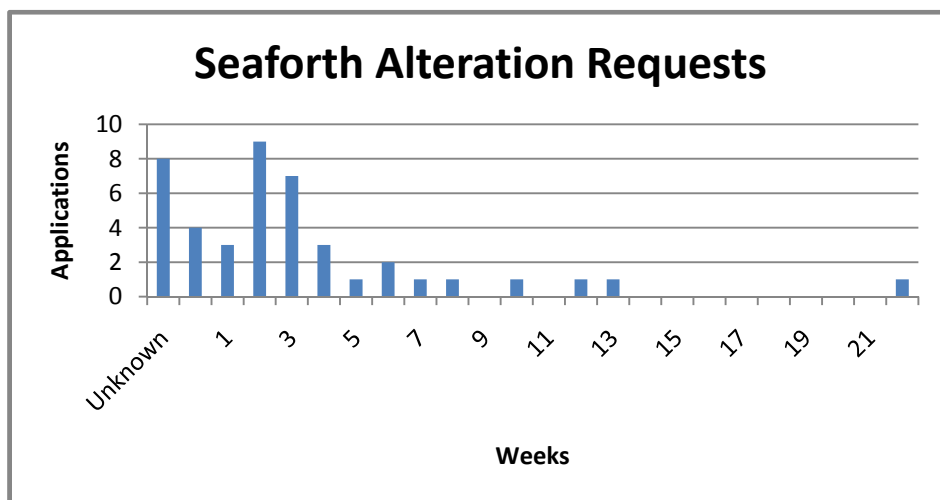


Figure 5: Alteration Requests for Seaforth from 1989- 2008

#### 4.4 Have property values been impacted?

According to the resident surveys 22 out of 39 responses said their property values had not changed due to the designation, only one person felt their property had decreased in value and nine said their properties had increased due to the designation. Twenty-five people think that the designation will not affect their ability to sell the property.

The data from GeoWarehouse™ indicated that six of 62 properties had sales histories. Of these six properties two had above average sales value increases. Two had average sales values and two of the properties performed below the recorded average. The data suggests that lower sale prices may be impacted to the location of the town; the town may be more of a residential area rather than commercial. Figure five represents a property that has an above average sale trajectory.

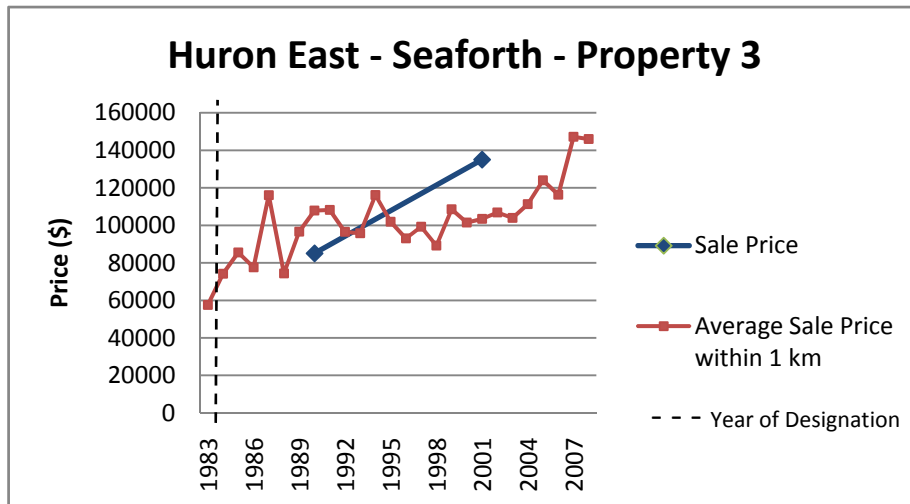


Figure 5: Above Average Sales History Trajectory

#### 4.5 What are the key issues in the district?

##### a) Tax Incentives

One of the issues that came from the key stakeholder interviews is that it can be costly to restore the older buildings within the district. Although key stakeholders said there are tax relief funds set up for designated areas, they have not been properly marketed to the community.

##### b) Plaquing

Seaforth has a very strong heritage with lots of promotion such as the new plaquing program.



# 5.0 Conclusions

## 5.1 Conclusions

- The following objectives of the district plan have been met:
  - to retain and restore heritage elements and to eliminate detrimental elements has been successfully met
  - to maintain a small town atmosphere, foster recognition and preserve a sense of human scale has successfully been met
- The objective of the district plan to remain a competitive and viable part of the community has been less successful
- 80% of the people surveyed are very satisfied or satisfied with living in the district
- 88% of alteration requests were approved within two months
- Properties in the district have equal sales history trajectories as surrounding area

Overall, the Seaforth Heritage Conservation District has been a successful planning initiative.

## 5.2 Recommendations

The following aspects of the district are areas for improvement:

- Better marketing for tax incentives
- Track alteration requests in a comprehensive and easily accessible manner



# Appendices





# Appendix A

## Tabular Results of Resident Surveys



**Heritage Conservation District  
Name: Seaforth**

1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	26	24	0
Percentage	52.00	48.00	0.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	42	7
Percentage	85.71	14.29

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	16	33
Percentage	32.65	67.35

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	5
Negative	1
Neutral	5
Mixed Feelings	0

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	0	31
Percentage	0.00	100.00

6. What is your understanding of how the HCD works?

Responses

Conserve/Preserve	18
Restrict	5
Approval	4
Regulations/Guidelines	4
Committee	3
Don't know/not sure	11

**Additional Comments:** Works well (1), Over 50 year old buildings (1), Problematic (1), Used to have funding (1)

*Note: Residents could provide more than one response to question 6*

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	22	24
Percentage	47.83	52.17

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	16	2
Percentage	88.89	11.11

9. On average, how long did the application take?

Responses

Over 5 months	1
4 to 5 months	1
1 to 3 months	4
Less than 1 month	2
Not long	3

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.04	13	25	8	0	1	0
Percentage		27.66	53.19	17.02	0.00	2.13	0.00

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	3.35	0	9	22	1	0	8
Percentage		0.00	29.03	70.97	3.23	0.00	20.51

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	25
Yes, easier	3
Yes, harder	3
Don't know	3
Maybe	0

13. Comments

Responses

Positive feelings	14
Costly to restore	5
No funding to restore	4
Expand/Fix buildings	7
Restrictive	3

**Additional Comments:** Wheelchair accessibility (2), Does not understand original building materials (1), Can increase long term property value (1), Not enough tourists (1), Incentives (1), Clients comment on HCD (1), Attracts tourists (1), More suggestive process (1)

Total Population	62
Participants	50
Participation Rate	80.65



Appendix C  
Land Use Maps



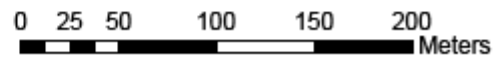


## Ground Level Land Use in Seaforth Heritage Conservation District



### Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	



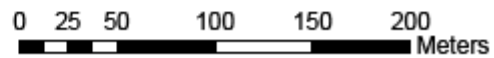
Created by Heritage Resources Centre  
 December 2, 2008  
 Data providers: Teranet Inc  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

## Second Floor Land Use in Seaforth Heritage Conservation District



### Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	



Created by Heritage Resources Centre  
 December 2, 2008  
 Data providers: Teranet Inc  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

### Third Floor Land Use in Seaforth Heritage Conservation District



**Legend**

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	

0 25 50 100 150 200 Meters

Created by Heritage Resources Centre  
 December 2, 2008  
 Data providers: Teranet Inc  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N



## Appendix D




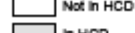
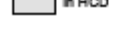
### Map of Views



## Views in Seaforth Heritage Conservation District



### Legend

-  Viewpoints
-  Viewlines
-  HCD Boundary
-  Not in HCD
-  In HCD

0 25 50 100 150 200 Meters

Created by Heritage Resources Centre  
 December 2, 2008  
 Data providers: Teranet Inc  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N







Appendix E  
Photographs of Views





View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9

# Appendix F

## Townscape Evaluation Pro Forma



## Heritage Conservation District Townscape Summary

Name of District: Seaforth

Date: August 2008

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	35.5	50	71.00	3.6
A2-Cleanliness	35.5	50	71.00	3.6
A3-Coherence	33	50	66.00	3.3
A4-Edgefeature Quality	38.5	50	77.00	3.9
A5-Floorscape Quality	35	50	70.00	3.5
A6-Legibility	40.5	50	81.00	4.1
A7-Sense of Threat	35	50	70.00	3.5
A8-Personal Safety: Traffic	36.5	50	73.00	3.7
A9-Planting: Public	33.5	50	67.00	3.4
A10-Vitality	28.5	50	57.00	2.9
A 11- Appropriate Resting Places	34.5	50	69.00	3.5
A12-Signage	37	50	74.00	3.7
A13-Street Furniture Quality	35.5	50	71.00	3.6
A14-Traffic Flow, Appropriateness	37	50	74.00	3.7
<b>SUM A</b>	495.5	700	70.79	3.5

<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	34	50	68.00	3.4
B16-Dereliction, Absence of	40	50	80.00	4.0
B17-Detailing, Maintenance	35	50	70.00	3.5
B18-Facade Quality	35	50	70.00	3.5
B19-Planting: Private	23	35	65.71	3.3
<b>SUM B</b>	167	235	71.06	3.6

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	34.5	50	69.00	3.5
C21-Historic Reference Seen	35	50	70.00	3.5
C22-Nomenclature/Place Reference	38.5	50	77.00	3.9
C23-Quality of Conservation Work	34.5	50	69.00	3.5
C24-Quality of New Development	11	30	36.67	1.8
C25- Historic Features, Maintained	42	50	84.00	4.2
<b>SUM C</b>	195.5	280	69.82	3.5

<b>Impression Score</b>				
<b>Aggregate Score</b>	<b>858</b>	<b>1215</b>	<b>70.62</b>	<b>3.5</b>

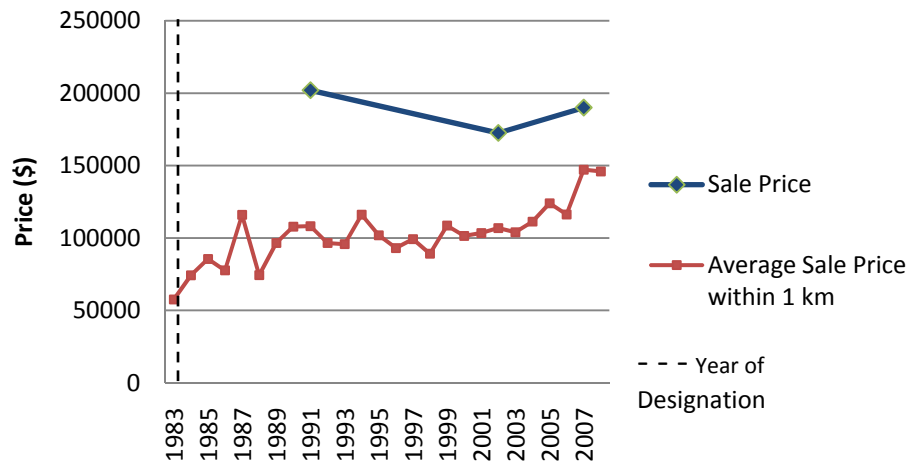
# Appendix G

## Real Estate Data

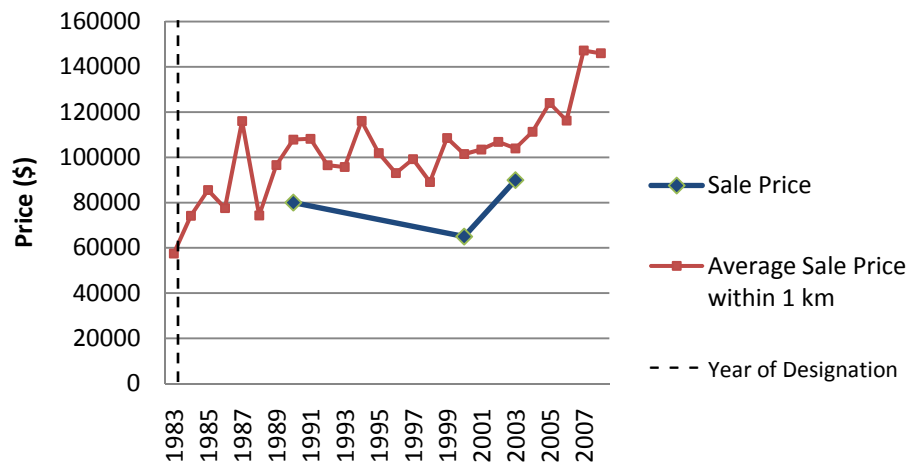




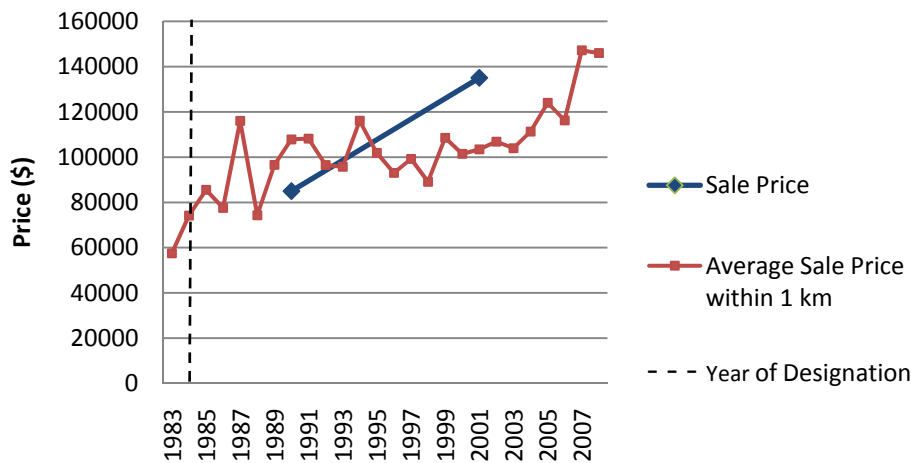
### Huron East - Seaforth - Property 1



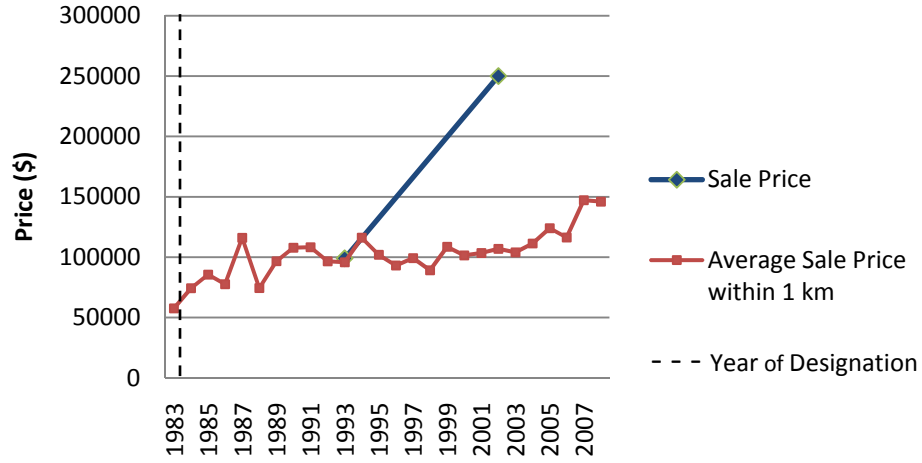
### Huron East - Seaforth - Property 2



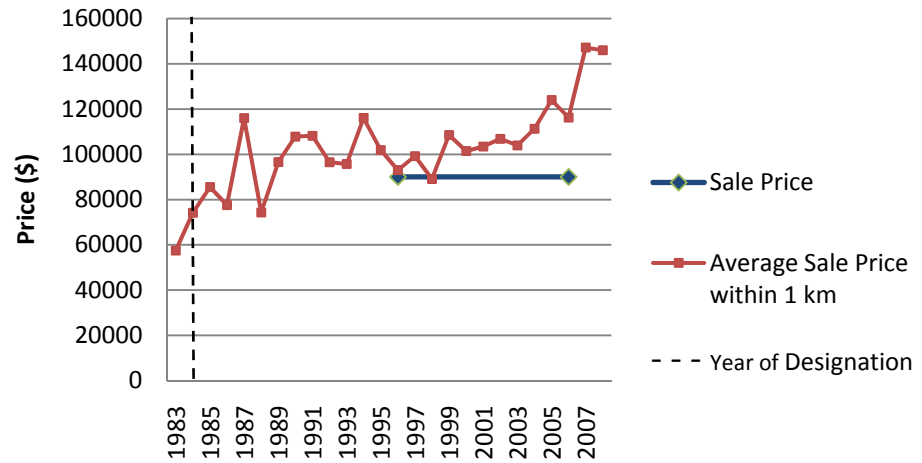
### Huron East - Seaforth - Property 3



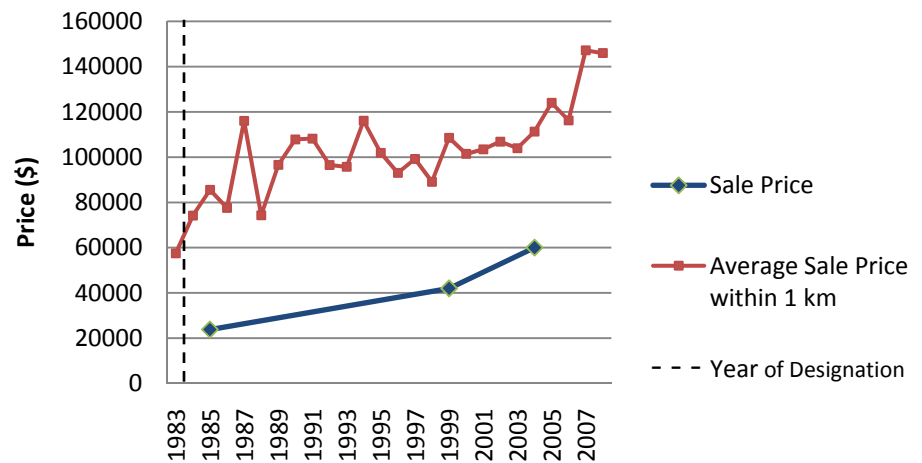
### Huron East - Seaforth - Property 4



### Huron East - Seaforth - Property 5



### Huron East - Seaforth - Property 6



## Appendix H

### Summary of Key Stakeholder Interviews



Heritage Conservation District Name: Seaforth  
 Month(s) of Interviews: October 2008, January, February 2009  
 Number of People Interviewed: 3

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> <li>• Work for the municipality as the Economic Officer (1)</li> <li>• Sits on the heritage committee as an advisor (1)</li> <li>• Advisor originally from the area (1)</li> <li>• Architectural work in the district capacity- liaison between municipality and committee (1)</li> <li>• Planner with Bayfield and Seaforth through the County of Huron (1)</li> <li>• Tourism Promotion in the County of Huron (1)</li> </ul>
2. How did they HCD come about?	<ul style="list-style-type: none"> <li>• Nick Hill and Chris Borgal were attracted to the area (1)</li> <li>• They recognized the uniqueness of Huron County (1)</li> <li>• Vintage commercial blocks (2)</li> <li>• Tom Lemon- Main Street Programs (2)</li> <li>• Got everyone excited and showed other communities what is possible(1)</li> <li>• Joint effort of the municipality and local residents (1)</li> </ul>
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> <li>• Property owners in district accept it, because it is evident by the conditions of the buildings(1)</li> <li>• Generally well accepted (1)</li> <li>• They recognize the importance of heritage value and attributes (1)</li> <li>• Others have resistance- not being properly educated at the point of purchasing properties (2)</li> </ul>
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> <li>• Created a Heritage Committee of council (2)</li> <li>• Has a budget (1)</li> <li>• Requests for alterations are directed to the committee for review (2)</li> <li>• Recommendations are made by the CBO (1)</li> </ul>
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> <li>• Generally working because the district is good shape (1)</li> <li>• "something must be working" (1)</li> </ul>
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> <li>• Working on it (1)</li> <li>• Work with realtors during the point of sale (1)</li> <li>• Communicated to them about designation prior to purchase (1)</li> <li>• Seaforth BIA information package for new owners (1)</li> <li>• Heritage tax relief program (1)</li> <li>• More could be done on building appreciation, for example a newsletter that features a building a month (1)</li> </ul>
7. In your opinion, what are the issues that are unique to the HCD and how have	<ul style="list-style-type: none"> <li>• Change of council- large municipality (1)</li> <li>• Not every hamlet has embraced the heritage aspect – they have different priorities (1)</li> </ul>

they been managed?	<ul style="list-style-type: none"> <li>• Fear- they do not embrace heritage aspect (1)</li> <li>• Good communication within council (1)</li> <li>• Signage is a big concern (1)</li> <li>• Bayfield (close by) has one of the best sign makers in the province and still people have bad signs (1)</li> </ul>
8. What are similar non designated areas?	<ul style="list-style-type: none"> <li>• Brussels- but there is a resistance from property owners (1)</li> </ul>
9. Other comments	<ul style="list-style-type: none"> <li>• Promote heritage and it is an economic driver (1)</li> <li>• Have a long significant history which they respect and it has served them well (1)</li> <li>• HCDs are unique in nature (1)</li> <li>• Events in HCDs are much easier to promote because the HCD gives the event and added flair and tourism desirability (1)</li> </ul>

# Appendix F

## Requests for Alterations





Date Submitted	Date Approved	Time Frame	Alteration
Nov 1, 1996	Nov 14, 1996		2 New sign and painting
April 20, 1989	May 9, 1989		3 Roofing
Unknown	Oct 10, 1989		Exterior painting of facade and painting of sign
April 15, 1998	July 20, 1998	13	Add deck to rear of store
Jan 18, 2001	March 8, 2001	8	Facade repair
June 24, 1995	Unknown		Repair store front in same colours
Sept 17, 1990	unknown		Paint
Nov 20, 2000	unknown		Install fascia
Feb 26, 1991	Feb 26, 1991	0	Awning
March 28, 1996	April 16, 1996	3	Signage
Oct 6, 1999	Dec 20, 1999	10	Install a garden patio door and deck at rear
Sept 22, 1999	Dec 20, 1999	12	Paint
July 16, 1996	July 26, 1996	1	Painting front of building
Nov 12, 1991	Dec 11, 1991	4	Roof repairs
July 18, 1988	Aug 9, 1988	3	Masonry repairs
Aug 3, 1994	Aug 16, 1994	2	Staining exterior woodwork
Sept 25, 1989	Oct 10, 1989	2	Painting
July 24, 1996	Sept 10, 1996	7	Replacing decorative roof membrane
May 3, 2001	May 16, 2001	2	Paint, glaze windows and repairs
June 23, 1994	July 12, 1994	3	Removing paint and chimney repair
July 15, 1995	Dec 21, 1995	22	New windows
May 15, 1996	June 4, 1996	3	Brick repair
unknown	March 28, 2000		Painting a mural
June 4, 1991	June 25, 1991	3	Replacing tiles on front steps and replacing handrails
Aug 28, 1997	unknown		Interior renovations and change of glass door to glass window
April 24, 1998	May 5, 1998	2	Replacing damaged brick and repainting the mortar
Jan 9, 1998	Feb 3, 1998	4	New eaves roughing
Sept 25, 1989	Oct 10, 1989	2	Windows
April 15, 1993	April 15, 1993	0	Sign painting and awing
April 11, 1996	April 17, 1996	1	Town hall porch repair
unknown	July 26, 1996		Install new eaves roughing and downpipes
May 18, 1995	May 25, 1989	1	Roof repairs
June 2, 2008	June 24, 2008	3	Roof repairs
Sept 10, 1996	Oct 17, 996	5	Emergency repairs to flat roof
June 2, 2008	not yet approved		Brick repair and plaster and paint
March 27, 1990	May 8, 1990	6	Brick work and window sill replacement and paint
Sept 13, 1989	Oct 10, 1989	4	Exterior painting of the facade and installing an awning
July 29, 1996	Sept 10, 1996	6	Replace front entrance door
unknown	Aug 16, 1994		Altering side door and erecting a new roof
August 5, 1992	August 18, 1992	2	Roof trim and plywood around windows
May 27, 1996	May 27, 1996	0	Reroofing
June 30, 1992	July 1, 1992	0	Painting
Aug 26, 1991	Sept 10, 1991	2	Replacing front entrance doors
Aug 7, 1992	Aug 18, 1992	2	Painting side door

