



The purpose of DESIGNATING A HERITAGE BUILDING is to help ensure that renovations, new development, or alterations to the structure do not damage or destroy the integrity of the building, nor negatively impact its heritage value or character-defining elements. Designation helps the building withstand the elements, and helps the building owner obtain access to potential funding for rehabilitation and repair that may help ensure the long-term preservation of the heritage place.

1. HISTORIC DESIGNATION NORMALLY INCREASES PROPERTY VALUE

National and international studies have shown those properties successful in obtaining historic designation, as well as the creation of historic districts or historic main streets, increase in property value and fluctuate less during economic downturns.

2. CONSERVATION OF OUR HISTORIC PLACES IS FOR ALL KINDS OF BUILDINGS

Significant historic buildings are not just limited to large scale architectural gems. Any heritage building of a variety of scale and simplicity are also valued for their cultural and social significance.

3. HERITAGE DESIGNATION IS GOOD FOR THE ECONOMY

Heritage conservation is the foundation for many of the most vibrant and economical sound tourist destinations in North America and throughout the world. Protecting and rehabilitating historic buildings have revitalized numerous historic main streets and residential districts throughout the province, and throughout North America.

4. CONSERVING YOUR BUILDING USES LESS NEW MATERIAL

Using less new material benefits the local economy by encouraging the use of local trades, local supplies, and local equipment. This ensures the cost of such items stay in the local economy.

5. HISTORIC BUILDINGS NEED TO BE SAFE

Many historic buildings were built even more sound than some of the more contemporary buildings you will find today. However, some will certainly require retrofits to increase structural stability or increase safety, but the building codes do provide provisions for "grandfathering" to meet existing building codes.

6. A "MUNICIPAL HISTORIC RESOURCE" DESIGNATION PROTECTS YOUR BUILDING FOREVER

Municipal Historic Designation does not support demolition of the

historic resource and does require the resource be maintained in, at least, fair condition. However, the only exception would be if the Municipality withdrew the designation bylaw, or if the resource was destroyed.

7. YOU CAN STILL MAKE SENSITIVE CHANGES TO YOUR HISTORIC BUILDING

An owner cannot destroy the building, but it can undergo sensitive alterations or additions if it is done in a manner that respects the heritage value of the building, and does not impact the character-defining elements listed in the Statement of Significance. Another benefit is that the owner has access to the Standards and Guidelines for the Conservation of Historic Places in Canada which takes all the guesswork out of what is appropriate or not.

8. JUST LIKE ANY BUILDING, HISTORIC BUILDINGS MUST ABIDE BY DEVELOPMENT REGULATIONS TOO

All development must abide by zoning and development regulations and standards. They are in place to protect public interest, your interest, and the building's interest in terms of preventing inappropriate development.

9. PURCHASING A HERITAGE BUILDING IS A GREAT INVESTMENT AS THERE MAY BE GOVERNMENT GRANTS TO HELP REPAIR OR REHABILITATE IT

If you own a heritage building you may be able to access government grants to help reduce repair and maintenance costs for your building. After designation, applications can be made to the Alberta Historical Resources Foundation for funding.

10. CONSERVING OUR HERITAGE GROUNDS US

It's not about saving everything that is old. It's about saving what defines us, what makes us a better community, what helps sustain us, what contributes to our unique quality and vibrancy. It's our community...our home...our history...and our future.