

MUNICIPAL HERITAGE PROPERTY – EVALUATION CRITERIA

INTRODUCTION

The following is a system designed to provide a framework for the Heritage Advisory Committee when assessing the individual significance and character of potential heritage properties. The criteria enclosed was compiled using various Heritage Advisory Committee's selection criteria (Housing & Municipal Affairs, Annapolis County, and the Town of Lunenburg).

EVALUATION CRITERIA

1. Age

Building materials, deeds, newspaper clippings, and architectural styles can be useful in determining the age of a structure. The following are the following recommended age groupings and the respective points.

Pre 1840	15 points
<u>1840- 85 years ago</u>	<u>10 points</u>
Potential Points	15 points

2 Historical Association & Land Mark

Age alone, is not a good determining factor. The historical significance of a building in relation to a person, event, group or organization, on a local, provincial or national level, is also an important factor in determining the historical significance of a potential property. In addition to this is the significance of the building as a land mark. This criteria should be of reasonable age, dating back at least two generations.

Importance at a Provincial Level	5 points
Importance at a Regional (Municipal Level)	5 points
Importance at a Local (Community) Level	5 points
<u>Of no special merit</u>	<u>0 points</u>
Potential Points	15 points

3. Architecture

The second set of criteria deals with the architectural merits of the property. The evaluation form breaks this set of criteria into Site, Construction, Alterations and Style.

Site: Of important consideration is whether the property occupies the original site of construction. The points awarded are based on 4 possible ranges

1. Structure has not been moved	15 points
2. Structure has been placed on new foundation on the original site	10 points
3. Structure has been relocated, but is in close proximity to its original site	5 points
<u>4. Structure has been moved to a new site</u>	<u>0 points</u>
Potential Points	15 points

Construction: Is the method of construction and build technology used, rare and unique to the area. (i.e. materials used) It is important to make assessment based upon the number of existing buildings in the area of this type.

1. A very rare example	15 points
2. A rare example	10 points
3. A common example, or	5 points
<u>4. A very common example</u>	<u>0 points</u>
Potential Points	15 points

Style: Is the property reminiscent of a unique or notable architectural style in history. Once again, it is important to make an assessment based upon the rarity of the style within the area.

1. A very rare example	15 points
2. A rare example	10 points
3. A common example	5 points
<u>4. A very common example</u>	<u>0 points</u>
Potential Points	15 points

Alterations: The extent to which the property has been visibly altered from its original construction on the exterior. This will range from a structure which has not been altered in any way, to one which has totally lost its character. Several things can be considered alterations, such as additions to the exterior, any change in the exterior surface materials etc. Obviously the number and type of alterations will affect the score.

No exterior alterations	15 points
A few minor exterior alterations	10 points
Several minor to major exterior alterations	5 points
<u>Building has lost its character</u>	<u>0 points</u>
Potential Points	15 points

The Heritage Property Act also empowers Council with the ability to register an Area. The Service Nova Scotia and Municipal Relations defines an Area as:

visibly physical and human-made features as old burial grounds with visible gravemarkers, historic gardens, or statues and monuments where they are of architectural, historical, or cultural- as opposed to archaeological or ecological – value (Dept. of Municipal Affairs: Registering Properties).

When an application is made for consideration by HAC, as to the registering of an Area, certain sections of the Evaluation form will not be applicable. Therefore, the total score required is reduced.