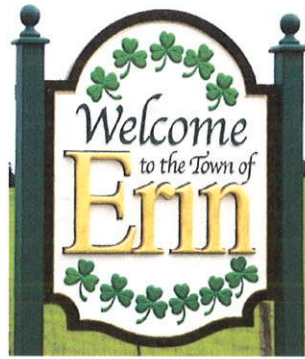


TOWN OF ERIN



HERITAGE EVALUATION CRITERIA

JANUARY 2011

DESIGNATION CATEGORIES

The properties in this category are individually outstanding and have the broadest heritage significance in the Town of Erin by virtue of architectural, historical, and environmental criteria along with overall integrity of design and construction. "Category A" properties generally hold provincial and/or national significance.

CATEGORY "A" = 100-70

Properties in Category A are of the highest priority for **heritage** designation based on architectural and historic merit under the **Ontario Heritage Act**.

Heritage conservation easements should be negotiated with the owners of "Category A" properties whenever possible.

Properties in this category are of the calibre and typically hold landmark status.

"Category A" properties are usually unaltered or altered only in a minor or completely sympathetic manner.

Financial incentives for the conservation and maintenance of designated "Category A" properties should be as generous as possible.

All permit and zoning applications affecting these properties must be carefully reviewed and commented upon by the Town of Erin Heritage Committee and / or council.

"Category A" properties are always eligible for inclusion within a **Heritage Conservation District**.

Properties in "Category A" may also be potential candidates for provincial recognition and/or designation as National Historic sites.

CATEGORY "B" = 69-45

The properties in this category are of distinct importance by virtue of architectural, historic and environmental criteria along with integrity of design and construction. They stand out individually but are of lesser overall significance than "Category A" properties. "Category B" properties hold importance within the Town of Erin.

Properties in "Category B" are a high priority for heritage designation for architectural, and/or historical reasons under the Ontario Heritage Act.

"Category B" properties are always eligible for inclusion within a **Heritage Conservation District**.

Properties in "Category B" do not necessarily possess landmark status.

The architectural and historic integrity of "Category B" properties may have been partially modified by minor alterations or additions.

Financial incentives for the conservation and maintenance of designated "Category B" properties may not necessarily be as generous as they would be for "Category A" properties.

All permits and zoning applications affecting these properties must be reviewed and commented upon by the **Town of Erin Heritage Committee**.

CATEGORY "C" = 44-26

The properties in this category are of some importance by virtue of architectural, historical, and environmental criteria along with integrity of design and construction. They tend to stand out individually but to a lesser degree than Category "B" properties. "Category C" properties contribute to the heritage fabric of streetscapes and / or neighbourhoods and serve as vital reminders of Erin's past.

"Category C" properties exhibit a tangible measure of original architectural character and possibly historical significance making them worthy of preservation. Preservation and/or restoration of "Category C" properties should be encouraged.

Properties in "Category C" may be eligible for heritage designation provided they retain some distinctive or particularly interesting architectural detailing or other characteristics. Designations of "Category C" properties will be considered on a case-by-case basis.

"Category C" properties are generally eligible for inclusion within a Heritage Conservation District.

The architectural and historical integrity of Category C" properties generally have been modified by alterations or additions to some degree.

Owners of "Category C" properties not currently eligible for heritage designation should be encouraged to upgrade their properties (e.g. restore porches , windows, etc) in order to qualify for designation and possible financial incentives.

Financial incentives for the conservation and maintenance of designated "Category C" properties may not necessarily be as generous as they would be for "Category B" properties.

The review of permit and zoning application affecting these properties is not mandatory , unless the property in question has received a heritage designation or is within a heritage conservation district.

CATEGORY "D" = 25-0

The properties in this category are of limited heritage value.

Typically , the architectural and historical integrity of "Category D" properties will have been heavily modified by alterations and/or additions. They generally retain very little or no original or significant architectural detailing. "Category D" properties do not contribute to the heritage fabric of streetscapes and / or neighbourhoods.

"Category D" properties are not eligible for designation under Part IV of the Ontario Heritage Act.

"Category D" properties are rarely considered for inclusion within a Heritage Conservation District.

Permit and zoning applications affecting "Category D" properties are not reviewed by Town of Erin Heritage Committee unless the properties are within a heritage conservation district or if proposed developments could have negative effect on more significant properties located nearby.

SPECIFIC CRITERIA

I. ARCHITECTURAL

1) Style / Type

The property is a notable , academically perfect or early example of a particular architectural style , purpose , type or convention.

2)Construction

The property is a notable , innovative , or early example of a particular method of construction , assembly or use of building materials

3) Designer / Builder

The property was designed by , or attributed to , a noteworthy architect , engineer , builder , craftsperson , landscape architect , or artist who has made a significant contribution locally , provincially , and / or nationally.

4) Composition

The property is particularly attractive or unique because of of the excellence of design , artistic merit , aesthetic qualities , composition , craftsmanship and /or detailing.

5) Interior Elements

Interior spaces are particularly notable for design elements , craftsmanship , finishes , or other details worthy of preservation through heritage designation.

II. HISTORICAL

6) Trends / Patterns / Themes

The property is associated with , and effectively illustrative of , broad patterns of cultural , social , political , military , economic and / or industrial history. It fits the property into a broader historical context.

7) Persons

The property is associated with the life or activities of a person , family , group , organization , or institution that has made a significant , noteworthy , or influential contribution to the community , province , or nation.

8) Events

The property is associated with a momentous historical event that has made a significant contribution to the community , province or nation.

9) Archaeological Potential (Bonus)

The historical significance of the property is enhanced by it's being physically and / or visually associated with other structures of architectural and / or historical value on the property.

10) Historical Grouping (Bonus)

The historical significance of the property is enhanced by its being physically and/ or visually associated with other structures of architectural or historic value on the property.

III. INTEGRITY

11) State of Preservation / Alteration

The exterior of the property retains most or all of its original design elements and materials of construction. Alterations or additions (if any) have been minor in nature or have applied in a sensitive compatible manner.

12) Conditions

The property is in excellent structural condition.

13) Site

The property occupies its original site and foundation.

14) Adaptability (Bonus)

The property would be adaptable to compatible re-uses without it having a harmful effect on the architectural and / or historical significance of the property.

IV. ENVIRONMENTAL

15) Community Context

The property contributes significantly to the community or character of the street.

16) Landmark Status

The property is a distinctive , conspicuous , and / or familiar feature of the street , neighbourhood or city.

17) Zoning Compatibility

Present use of the property is compatible with the current zoning and planning of the site , street or neighbourhood.

V. RARITY

18) Rarity of Architectural Style / Type / Function

The property is a rare or unique example of a particular architectural style , type or function.

19) Rarity of Age

The property is exceptional or unique by virtue of its age.

20) Rarity of Architectural Details

The property possesses rare or unique architectural detailing

21) Rarity of Construction Elements

The property possesses rare or unique elements and / or materials of construction.

22) Rarity in Other Factors (Bonus)

The property possesses other rare , singular , or incomparable characteristics.

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: _____

Legal Description: _____ Category : _____

Date of Evaluation: _____ Name of Recorder: _____

I. ARCHITECTURAL

| | E | G | F | P |
|------------------------------|----------|----------|----------|----------|
| 1) Style or Type | 40 | 27 | 14 | 0 |
| 2) Construction | 30 | 20 | 10 | 0 |
| 3) Designer or Builder | 15 | 10 | 5 | 0 |
| 4) Composition | 15 | 10 | 5 | 0 |
| 5) Interior Elements (Bonus) | 10 | 7 | 3 | 0 |

ARCHITECTURAL SUB-TOTAL

II. HISTORICAL

| | E | G | F | P |
|----------------------------------|----------|----------|----------|----------|
| 6) Trends-Patterns- Themes | 40 | 27 | 14 | 0 |
| 7) Persons | 30 | 17 | 8 | 0 |
| 8) Events | 30 | 17 | 8 | 0 |
| 9) Architectural (Bonus) | 10 | 7 | 3 | 0 |
| 10) Historical Grouping (Bonus) | 10 | 7 | 3 | 0 |

HISTORICAL SUB-TOTAL

III. INTEGRITY

| | E | G | F | P |
|--------------------------|----------|----------|----------|----------|
| 11) Alterations | 45 | 27 | 14 | 0 |
| 12) Conditions | 35 | 20 | 10 | 0 |
| 13) Site | 20 | 10 | 5 | 0 |
| 14) Adaptability (Bonus) | 10 | 7 | 3 | 0 |

INTEGRITY SUB-TOTAL

IV. ENVIRONMENTAL

| | E | G | F | P |
|--------------------------|----------|----------|----------|----------|
| 15) Community Context | 40 | 27 | 14 | 0 |
| 16) Landmark Status | 40 | 27 | 14 | 0 |
| 17) Zoning Compatibility | 20 | 10 | 5 | 0 |

ENVIRONMENTAL SUB-TOTAL

V. RARITY

| | E | G | F | P |
|----------------------------|----------|----------|----------|----------|
| 18) Rarity of style-Type | 25 | 17 | 8 | 0 |
| 19) Rarity of Age | 25 | 17 | 8 | 0 |
| 20) Rarity of Detailing | 25 | 17 | 8 | 0 |
| 21) Rarity of Construction | 25 | 17 | 8 | 0 |
| 22) Rarity-Other (Bonus) | 25 | 17 | 8 | 0 |

RARITY SUB-TOTAL

SUB-TOTALS

INDIVIDUAL

| | | | |
|-------------------------|-------|---------|-------|
| Architectural Sub-Total | _____ | X 20% = | _____ |
| Historical Sub-Total | _____ | X 20% = | _____ |
| Integrity Sub-Total | _____ | X 20% = | _____ |
| Environmental Sub-Total | _____ | X 20% = | _____ |
| Rarity Sub-Total | _____ | X 20% = | _____ |

Total Score _____

Designation Category _____