

Criteria for Determining Cultural Heritage Value or Interest



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INTRODUCTION

On January 24, 2006, the Ontario Government released *Ontario Heritage Act Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*. This regulation prescribes criteria for determining a property's cultural heritage value or interest for the purposes of heritage designation under subsection 29(1) of the *Ontario Heritage Act*. The stated purpose of this regulation is to provide an objective base for the determination and evaluation of possible heritage resources. If a property has historical or associative value, design or physical value or contextual value heritage listing or heritage designation is warranted.

The provincial regulation applies to all new heritage listings, designations or property re-evaluations.

INTEGRATING THE PROVINCIAL HERITAGE REGULATION

The City of Brampton has been using criteria to determine cultural heritage value for several years. The provincial regulation that came into effect in 2006 does not change the test for cultural heritage value in Brampton. In fact many communities, Brampton included, have been using a very similar set of criteria for decades. The new regulation simply ensures that one set of criteria is applied consistently across the Province.

This document represents the third revision of the City of Brampton's heritage criteria. The original criteria document was developed in 2001 by *Unterman McPhail Associates*, a heritage-consulting firm retained by the City to re-evaluate all properties on the heritage register, as it existed at that time. Unterman McPhail revised the criteria again in 2005.

This third revision reformats the existing criteria to reflect the wording of the new provincial regulations. The evaluation score sheet and scoring system has been completely reworked to reflect the fact that a property can now be listed or designated if even one of the three broad criteria categories scores a B or better.

BROAD CRITERIA CATEGORIES

Historical Value or Associative Value

Heritage properties often have historical value through direct associations with significant people, events, activities, themes, and institutions from Brampton's past.

Evaluators are assessing how effectively a property represents local historical subjects and themes, whether or not the property is directly associated with an important architect, builder or

artisan, how effectively the property explores or reflects broader themes and trends, and how directly the property is associated with important people, events and organizations.

A property has historical value or associative value because it:

1. **Has direct associations with a person, organizations, institutions that is significant to a community;**
2. **Has direct associations with an event or activity that is significant to a community;**
3. **Has direct associations with a theme or belief that is significant to a community;**
4. **Yields, or has the potential to yield, information that contributes to an understanding of a community or culture;**
5. **Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist;**

Design Value or Physical Value

Design value or physical value focuses primarily on the built form. Buildings, other standing structures and human made elements such as monuments and fences are assessed.

Evaluators are assessing quality of design, level of craftsmanship, construction and detailing, the level of heritage integrity or preservation, its rarity within the local context, how representative the structure might be of a certain style of architecture, construction method, its age and so on.

A property has design value or physical value because it:

6. **Is a rare, unique, representative or early example of a style, type, expression, material or construction method;**
7. **Displays a high degree of craftsmanship or artistic merit;**
8. **Demonstrates a high degree of technical or scientific achievement;**

Contextual Value

Contextual value considers the cultural associations and physical interrelations between the property and its surrounding environment. It focuses on land features such as creeks, valleys, historical land uses and natural elements such as trees, hedgerows, plantings, vistas and so on. It considers whether or not these elements contribute to a cultural heritage landscape.

Evaluators are also assessing how well the property contributes to the character and identity of a streetscape or road corridor, area or neighbourhood. They are assessing landmark status, symbolic and emotive value, the importance of groupings of buildings and so on.

A property has contextual value because it:

9. **Is important in defining, maintaining or supporting the character of an area;**
10. **Is physically, functionally, visually or historically linked to its surroundings;**
11. **Is a landmark.**

USING THE RATING SCALE AND SCORING SHEET

Evaluators rate the properties and its various heritage attributes using a qualitative rating scale from:

Excellent / Very Good / Good / Fair / Poor

These qualitative terms directly correspond to a numerical value expressed as a percentage:

Excellent - 100% / Very Good - 80% / Good - 50% / Fair - 30% / Poor - 0%

The evaluator fills out the Heritage Evaluation Scoring Sheet (see attached). The evaluator considers each of the eleven criteria elements within each of the three broad criteria categories and determines which of the above qualitative terms best and most appropriately applies. Corresponding numerical values are then circled and a sub score is totaled. A sub grade from A to D can also assigned. This sub grade is key to determining whether a property can then be listed or designated as being of cultural heritage value or interest.

Applying a qualitative range between excellent and poor, evaluators assess how effectively and meaningfully the property embodies the eleven criteria elements within each of the three broad criteria categories.

ASSIGNING SUB SCORES, SUB GRADE AND OVERALL CATEGORY GRADE

A property can be listed in the Municipal Register of Cultural Heritage Resources or designated under Part IV of the Ontario Heritage Act, if it meets one or more of the three broad criteria categories (e.g. Historical Value or Associative Value) for determining cultural heritage value or interest. The breakdown is as follows:

-If an **A** is sub-scored under any of the three broad criteria categories, the overall category grade for the property will always be Category **A**.

-If no **A** is sub-scored, but at least one B is, in any of the three broad criteria categories, the overall category grade for the property will always be Category **B**.

-If a **C** is sub-scored in all three, broad criteria categories, the overall category grade for the property will always be a Category **C**.

-If the sub-scores in all three broad criteria categories totals 25 points or less, the property is a Category **D**.

WHAT DOES THE OVERALL CATEGORY GRADE MEAN?

Once the overall grade category is determined, certain heritage measures can be explored. This overall grade category is used to set priorities for future heritage conservation decisions such as designation.

<u>Points</u>	<u>Class</u>	<u>Significance</u>
70+ points	Category A	Most Significant; Individually Outstanding; Highest Priority for Listing and Municipal Designation under the Ontario Heritage Act.

The heritage resources in this category are the **most significant** within the City of Brampton. They are **individually outstanding** by virtue of design, physical, historical, associative and/or contextual attributes. Heritage resources in "Category A" are of the **highest priority for heritage designation, on-going conservation and adaptive reuse where necessary.**

<u>Points</u>	<u>Class</u>	<u>Significance</u>
40-69 points	Category B	Significant; Distinct Importance; Worthy of Preservation; High Priority for Listing and Municipal Designation under the Ontario Heritage Act.

The heritage resources in this category are **significant** and are **worthy of preservation**. They are of **distinct importance** by virtue of design, physical, historical, associative and/or contextual attributes. They exhibit a reasonably high level of preservation, physical integrity or completeness. Alterations (if any) will not have greatly diminished heritage value. "Category B" heritage resources hold citywide importance. Heritage resources in "Category B" are a **high priority for heritage designation, on-going conservation and adaptive reuse where necessary.**

<u>Points</u>	<u>Class</u>	<u>Significance</u>
26-39 points	Category C	Contributing Value; Some Noteworthiness; Municipal Listing and Designation May be Considered on a Case-by-Case Basis Only.

The heritage resources in this category may have **some noteworthiness**, typically because they **contribute** to the heritage fabric of the streetscape, neighbourhood or the City, in some meaningful way. Individually, they generally possess limited design, physical, historical, associative and/or contextual value. These resources have generally been altered or modified significantly resulting in the loss of heritage value. Retention, preservation, care and recognition of these resources shall be encouraged only where appropriate. Listing in the Municipal Register of Cultural Heritage Resources will only be considered on a case-by-case basis. **Heritage designation will only be considered on a case-by-case basis.**

<u>Points</u>	<u>Class</u>	<u>Significance</u>
0-25 points	Category D	No heritage value.

DOCUMENTATION

Evaluators must document their rationale as they proceed through the evaluation. Evaluators must ensure they document their rating decisions and rationale. Saying simply that "it looks old" would not constitute sufficient justification. Take notes and consider your rating decisions carefully.

In some cases, an evaluation may be challenged by a property owner or by community stakeholders. The Conservation Review Board (CRB) or the Ontario Municipal Board (OMB) may also scrutinize evaluations in the future. So clearly articulated documentation and rationale is critical. As a rule of thumb, prepare every evaluation report as if you do expect your findings to be challenged.

Municipal Address:		Date:										Evaluator:							
		E	VG	G	F	P	Sub Score	Sub Grade	Rationale	E	VG	G	F	P	Sub Score	Sub Grade	Rationale		
HISTORICAL VALUE OR ASSOCIATIVE VALUE		100%	80%	50%	30%	0%													
1. Has direct associations with a person, organization or institution that is significant to a community;		20	16	10	6	0													
2. Has direct associations with an event or activity that is significant to a community;		20	16	10	6	0													
3. Has direct associations with a theme or belief that is significant to a community;		20	16	10	6	0									A	B	C	D	
4. Yields, or has the potential to yield, information that contributes to an understanding of a community;		20	16	10	6	0													
5. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist.		20	16	10	6	0													
DESIGN VALUE OR PHYSICAL VALUE		E	VG	G	F	P	Sub Score	Sub Grade	Rationale										
		100%	80%	50%	30%	0%													
6. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;		33.3	26.64	16.65	9.98	0													
7. Displays a high degree of craftsmanship or artistic merit;		33.3	26.64	16.65	9.98	0									A	B	C	D	
8. Demonstrates a high degree of technical or scientific achievement.		33.3	26.64	16.65	9.98	0													
CONTEXTUAL VALUE		E	VG	G	F	P	Sub Score	Sub Grade	Rationale										
		100%	80%	50%	30%	0%													
9. Is important in defining, maintaining or supporting the character of an area;		33.3	26.64	16.65	9.98	0													
10. Is physically, functionally, visually or historically linked to its surroundings;		33.3	26.64	16.65	9.98	0									A	B	C	D	
11. Is a landmark.		33.3	26.64	16.65	9.98	0													
OVERALL CATEGORY GRADE:																	Scoring: 0-25 (D) / 26-39 (C) / 40-69 (B) / 70-100 (A)		

Scoring Rules

A property can be listed in the Municipal Register of Cultural Heritage Resources or Designated under Part IV of the Ontario Heritage Act, if it meets one or more of the three broad criteria categories (e.g. Historical Value or Associative Value) for determining cultural heritage value or interest. The breakdown is as follows:

-If an **A** is sub-scored under any of the three broad criteria categories, the overall category grade for the property will always be **A**.

-If no **A** is sub-scored, but at least one B is, in any of the three broad criteria categories, the overall category grade for the property will always be **B**.

-If a **C** is sub-scored in all three, broad criteria categories, the overall category grade for the property will always be **C**.

70-100 points	Category A	Most Significant; Individually Outstanding; Highest Priority for Listing and Municipal Designation under the Ontario Heritage Act.
40-69 points	Category B	Significant; Distinct Importance; Worthy of Preservation; High Priority for Listing and Municipal Designation under the Ontario Heritage Act.
26-39 points	Category C	Contributing Value; Some Noteworthiness; Municipal Listing and Designation May be Considered on a Case-by-Case Basis Only.
0-25 points	Category D	No heritage value.



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