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PURPOSE

The purpose of this evaluation process is to identify buildings or landmarks within the Township of Springwater that have a significant historical or cultural value. According to the *Ontario Heritage Act*, Ontario Regulation 9/06 there are three equally weighted sections for determining the value of a property. They are as follows:

- Design and Physical Value
- Historical and Associative Value
- Contextual Value

DESIGN AND PHYSICAL VALUE

The Design and Physical Value focuses on the features or characteristics of the physical building or structure. This section assesses the quality of the craftsmanship, builder, style and construction.

**Design**

Design qualities are proportion, decoration, colour texture or massing. The building should be attractive or unique because of the excellence, artistic merit or uniqueness of design.

- Excellent Displays a particularly attractive or unique design relative to its local area.
- Very Good Exhibits some unusual or notable design characteristics.
- Good Generally well-designed.
- Average Not unusual or had elements which were altered by renovations.
- Poor Not well designed, unique or notable relative to its local area.

**Style**

Style compares the building to others of its particular architectural style and focuses on the exterior of the building. The style should be notable, rare, unique or an early example of an architectural style, type or convention.
Excellent  If there are many buildings of a certain style, an excellent building should be perfect or an extremely early example. If few exist or survive, an excellent building would be the best example of this style in the local area.

Very Good One of the best or a very good example of many similar buildings.

Good A building that has stylistic features which can be repaired or restored.

Average A building that has stylistic features altered beyond repair or restoration.

Poor Exhibits no particular style.

Architect or Builder

This section rates whether an architect, engineer or other design professional who designed the building, and/or builder who constructed the building is of local, regional or national importance. Also notes if the designer, builder or architect has made an important contribution to the community.

Excellent Building would be a notable or unique example of an architect or builder of particular importance, either locally, regionally or nationally.

Very Good One of the best examples built or designed by a person of local importance.

Good A good but not notable example built or designed by a person of local importance.

Average Built or designed by a known person no particular significance.

Poor The designer or builder is unknown.

Construction

This section rates the method of construction and construction materials used. It references a notable, rare, unique or early example of a particular material or method of construction.
Excellent Demonstrates a rare or early construction method or material used. Only one in the community, and is an outstanding or extremely early example.

Very Good One of the best of many examples of a particular method or material remaining.

Good One of a few similar or good examples of the method or material.

Average One of many examples of a method or material.

Poor No notable construction method or material.

**Interior**

This section rates the interior elements such as original floor plan, finishes, craftsmanship, and architectural details which are particularly attractive, unique or of historical significance with little alteration. The building clearly reflects the original construction through the structure, dimension, surface materials and textures in relationship to adjacent areas and other elements of interior space. It is from a period of design modernization or has interpretive and informational value.

Excellent The interior elements are basically unchanged or there is a rare, exceptional and/or early example of certain elements.

Very Good Most interior elements have been retained. It still has dominant character and/or there are unique elements.

Good The dominant character is intact but has elements which are not particularly notable.

Average Significantly changed with some retained elements.

Poor Undergone extensive renovations with few, if any elements retained. The character has been destroyed.

**HISTORICAL AND ASSOCIATIVE VALUE**

The Historical and Associative Value weighs the age and favours a structure’s potential to illustrate patterns of cultural, social, political, military, industrial and agricultural history; especially as it relates to the usefulness of the structure or site for teaching cultural history and/or tourist promotion.
Age

This section rates the age of the structure. This ranking is relative to the history of the local area. The structure is early within the context of regional history.

Excellent  Pre 1880
Very Good   1881 – 1910
Good        1911 – 1930
Average     1931 – 1959
Poor         After 1960

Person or Group

This section rates a building’s association with a person, group, institution, organization or corporation who has made a significant contribution to the local community, province or nation. The person or group may have made a significant contribution to the community.

Excellent  The building was intimately connected with a person or group which was extremely important in the history of the community, region or nation.
Very Good   A person or group of primary importance was loosely connected to the building.
Good        A person or group of secondary importance is connected with the building.
Average     A person or group of secondary importance was loosely connected to the building.
Poor        There is no connection with a person or group of importance.

Event

This section rates whether the building is directly associated with an important and historic event. To apply, the event must have occurred at the particular location. There will only be a few buildings that will rate under this category.
Excellent  The event is of importance and is intimately connected with the building.

Very Good  The event is of lesser importance and is intimately connected with the building.

Good  The event is of lesser importance and is loosely connected with the building.

Average  The event is of secondary importance and is connected with the building.

Poor  The building has no connection with an event of importance.

**Thematic Context**

This section rates whether the building is associated with or illustrates a broad pattern of cultural, social, political, military, economic, industrial or agricultural history. The rating of a building depends upon its association with a certain pattern or trend and whether it is a unique or early example of such a trend.

Excellent  Buildings with an intimate connection to an important or unique trend which it illustrates extremely well.

Very Good  It is intimately connected with a lesser trend and illustrates this trend fairly well.

Good  There is only a loose connection to an important trend with no apparent illustration of this trend.

Average  There is a loose connection with a lesser trend with no apparent illustration of this trend.

Poor  No connection between the building and an important trend.

**Alterations**

This section rates whether the building has been altered and whether the original materials and/or features have been retained. The building may have suffered little alteration, but retains most of its original materials and design features.
Excellent  The building is unchanged.

Very Good  The building has been changed moderately. The dominant character and elements are still intact.

Good  The building has substantially changed, and some elements of the character have been retained.

Average  The building has only a few elements or characteristics retained.

Poor  The building has had its original elements and character destroyed.

**CONTEXTUAL VALUE**

The Contextual Value represents the natural significance, location of building, its general condition and whether it is known as a landmark to the community. This is not limited to a physical building but may be a natural element of significance.

**Setting**

This section rates the building on its contribution to the continuity of character of the street, neighbourhood or area. This may include the setting and landscaping of the building.

Excellent  Establishes the dominant character of an area, or is of particular importance to the area.

Very Good  One of several buildings which establish or maintain the character of an area.

Good  Compatible with the buildings which set the character of the area.

Average  Neither adds nor detracts from dominant character of the area.

Poor  Incompatible with the surrounding area.

**Site**

This section rates whether the building has been relocated or reoriented. It is best if the building occupies its original site.
Excellent  Building has not been moved.

Very Good  Building may have been placed on a new foundation in the same location.

Good  Has been relocated or reoriented on its original site.

Average  Site and building location has been significantly altered.

Poor  Has been relocated from its original site.

**Condition**

This section rates whether the building is in good structural condition.

Excellent  Requires no remedial work.

Very Good  May require some minimal structural work.

Good  In satisfactory condition but requires some work.

Average  In mediocre condition and is in need of restoration.

Poor  In disrepair and requires major restoration work.

**Landscape**

The landscape represents an environmental feature of the area such as but not limited to a tree, river, mountain or other natural feature of the outdoor landscape. This may have been something planted or created by man or may have been an original feature of the area. This is more highly rated if the natural element predates the year 1870.

Excellent  Natural feature that is original to the area and has been unaltered by man, or was a significant reason for the settlement of the area.

Very Good  Original natural feature or one that has been planted or created by man with little alterations.

Good  Natural feature that has some alterations by man, but generally still in the original form.

Average  Original site of a natural feature that is significant to the area.

Poor  No natural features of significance.
Landmark

This section ranks whether the building serves as a visual, historical or cultural point of reference for the community, and is generally known as a visual landmark.

Excellent Symbolizes the community.

Very Good Conspicuous and familiar in the community.

Good Conspicuous and associated within a particular area or neighbourhood within a community.

Average Not conspicuous, but representative of an area of the community.

Poor Neither conspicuous nor representative of any particular area of the local community.

POINT VALUE SYSTEM

The three criteria categories Design and Physical Value, Historical and Associative Value and Contextual Value will be evaluated separately. A score of Group A in any of these areas qualifies the building for a heritage designation, or a total of a Group A in all three areas. A total of a Group B may be considered for designation at the discretion of the Heritage Committee.

Each category has five subcategories and is assigned a point value of 0-4. This totals 20 points per section, which has a maximum point value of 60 for all three categories.

A Group A represents a building or landmark that is of major significance to the Township of Springwater. A Group B is of importance. A Group C is of value as part of Springwater Township. A Group D is of some importance.

Value for Individual Categories

The point value for each of the three sections separately will be as follows:

<table>
<thead>
<tr>
<th>Points</th>
<th>Groups</th>
</tr>
</thead>
<tbody>
<tr>
<td>13+</td>
<td>Group A</td>
</tr>
<tr>
<td>9 – 12</td>
<td>Group B</td>
</tr>
<tr>
<td>5 – 8</td>
<td>Group C</td>
</tr>
<tr>
<td>0 – 4</td>
<td>Group D</td>
</tr>
</tbody>
</table>
Overall Value

The total value of points from all three criteria categories are used to determine the heritage value of the property. The total point values are displayed below:

<table>
<thead>
<tr>
<th>Points</th>
<th>Groups</th>
</tr>
</thead>
<tbody>
<tr>
<td>29+</td>
<td>Group A</td>
</tr>
<tr>
<td>25 – 28</td>
<td>Group B</td>
</tr>
<tr>
<td>13 – 24</td>
<td>Group C</td>
</tr>
<tr>
<td>0 – 12</td>
<td>Group D</td>
</tr>
</tbody>
</table>

Example A

Property A received the following points for each category:

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
<th>Group Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design and Physical Value</td>
<td>15</td>
<td>Group A</td>
</tr>
<tr>
<td>Historical and Associative Value</td>
<td>7</td>
<td>Group C</td>
</tr>
<tr>
<td>Contextual Value</td>
<td>8</td>
<td>Group C</td>
</tr>
</tbody>
</table>

Property A received a value of Group A one of the categories, therefore it qualifies for designation.
Example B

Property B received the following point values total:

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design and Physical Value</td>
<td>12</td>
</tr>
<tr>
<td>Historical and Associative Value</td>
<td>11</td>
</tr>
<tr>
<td>Contextual Value</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>33</td>
</tr>
</tbody>
</table>

Property B received a value of Group A with the total point value, therefore it qualifies for designation.