

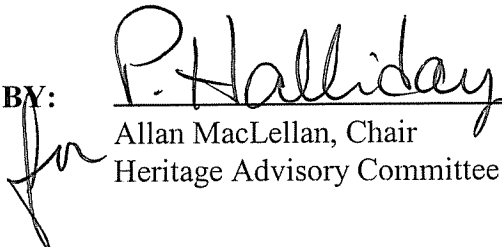


P.O. Box 1749
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10.2.1

Halifax Regional Council
September 28 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:  P. Halliday
Allan MacLellan, Chair
Heritage Advisory Committee

DATE: September 22, 2004

SUBJECT: Revised Evaluation Criteria for Municipal Heritage Registration

ORIGIN

June 23, 2004 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council adopt the revised evaluation criteria for registration of municipal heritage buildings in Halifax Regional Municipality as outlined in Attachment A of this report.

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS
HALIFAX REGIONAL MUNICIPALITY**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 – 1830	20	Boom period following construction of the Shubenacadie Canal.
1831 – 1867	16	From Boom to Confederation
1868 – 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
- OR**
- B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
- Intimately Related	11 - 15	
- Moderately Related	6 - 10	
- Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

* Maximum score of 20 points in this category, scoring from one of the three categories only

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important/ unique/representative of an era	16 - 20	
Moderately important/ unique/representative of an era	11 - 15	
Somewhat important/ representative of an era	10 - 1	
Not important/ unique/representative of an era	0	

* Maximum score of 20 points in this category.

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance.

Status	Points	Comments
Nationally Significant	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

* Maximum score of 10 points in this category.

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

- A) **Construction type/building technology:** which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;
- B) **Style:** which refers to the form or appearance of the architecture.

Construction type/building technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

*Maximum score of 10 points in this category.

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	
3. Significance of Architect/Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

Score necessary for designation

65

Designation Recommended?

YES

NO

COMMENTS:

EXTRACT FROM APRIL 28, 2004 HERITAGE ADVISORY COMMITTEE MINUTES

4.2 Evaluation of Properties - Scoring Sheet

- A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

Ms. Holm presented the report to the Committee noting Legal Services had the following two issues with the document:

- The Heritage By-Law is based on the Heritage Property Act and not architectural measures. Therefore, perhaps age and history should be given more weight in the scoring process.
- There was question as to why the cutoff date for registration was 1945 being the concept behind the Act was to preserve things of historic importance before time changes them. Time acts more quickly now and buildings are no longer built with the expectation that they will stand unchanged forever. If newer buildings are not protected now, they will not be around in 50 years to protect (ie. pre-fab houses built after WWII).

In discussion of the criteria, the Committee made the following suggestions:

- The age cutoff could be changed to 50 years prior to the date of scoring (i.e 1945 up to 50 years ago)
- The point allocation could be adjusted to assign some value to buildings after 1945.

It was agreed to defer further discussion of this item until later in the meeting after Ms. Arbic arrived as she was on the subcommittee that developed the criteria.

4.2 Evaluation of Properties - Scoring Sheet (cont'd)

With respect to the timeline names in the Age category, Mr. Norris suggested "Founding of Halifax" be changed to "English Colonization" or "Garristown."

A further discussion ensued regarding changes to the date of construction ranges. It was agreed that the item should be deferred to next month to allow Ms. Arbic and Ms. Holm the opportunity to meet and review the document. It was agreed that, in the meantime, any suggestions or questions of the Committee should be referred to Ms. Arbic or Ms. Holm.

EXTRACT FROM JUNE 23, 2004 HERITAGE ADVISORY COMMITTEE MINUTES

4.1 Evaluation Criteria

- Proposed revised evaluation criteria for registration of heritage properties was before the Committee for its consideration.

In discussion of the proposed evaluation criteria, it was noted the passing grade should be clearly identified on the scoring sheet.

Mr. MacDonnell expressed concern that the proposed criteria has not been tested. It was noted that the criteria could be further revised, if necessary, after it has been used on a few registration applications.

Concern was expressed regarding the accuracy of the timeline “Boom period following construction of the Shubenacadie Canal.”

Mr. Creighton suggested there should also be an HRM wide criteria for registering heritage sites. Ms. Holm suggested another subcommittee could be struck to deal with this issue.

Based on input from the Committee, Ms. Holm agreed to change the heading of the form to “Registration of Heritage Buildings”, include a passing grade on the form and to check the descriptions of the timelines for accuracy.

MOVED by Mark Pothier, seconded by Councillor Harvey, that the Heritage Advisory Committee recommend to Regional Council that the proposed evaluation criteria for registration of heritage buildings be approved, pending the completion of the proposed changes and points of clarification. MOTION PUT AND PASSED UNANIMOUSLY.

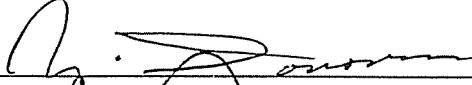


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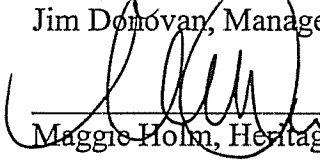
Heritage Advisory Committee
April 28, 2004

To: Heritage Advisory Committee

Submitted by:



Jim Donovan, Manager, Planning Applications



Maggie Holm, Heritage Planner, Planning & Development Services

Date: April 15, 2004

Subject: Revisions to the Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality

STAFF REPORT

ORIGIN

The Heritage Advisory Committee has tasked itself with reviewing the existing four *Evaluation Criteria* forms used for each of the former four municipal units (Halifax City, Halifax County, Dartmouth and Bedford). These forms are used when an application is made to consider registration of a *building* for heritage designation.

RECOMMENDATION

That the Heritage Advisory Committee recommend to Regional Council that the changes made to the Evaluation Criteria for Registration of Heritage Buildings be adopted as outlined in this report.

BACKGROUND

In 2002 Heritage Advisory Committee created a sub-committee to examine the *Evaluation Criteria* forms used when scoring a building that is subject to a request for Municipal Heritage Designation. These four forms reflect the four former municipal units being the former City of Halifax, Halifax County, City of Dartmouth, and Town of Bedford.

DISCUSSION

The sub committee proposes to replace the four forms used to evaluate a building for possible heritage registration. The content of each form differs slightly, and criteria have been found difficult to use in a standard manner. The Heritage Advisory Committee would like to see one uniform set of criteria used for all of Halifax Regional Municipality.

The revised form (attachment 1) *The Evaluation Criteria for Registration of Heritage Buildings* in Halifax Regional Municipality captures all the relevant information currently found in each of the separate forms. The revised form also clarifies the scoring system in the range of points that can be attributed to each category. There are no new categories or information added to the form.

Summary

This proposal attempts to incorporate all the important information found in the four different sets of *Evaluation Criteria*. It also attempts to clarify the scoring point system, which has been awkward to use. These four sets were created prior to amalgamation. Creating one uniform set of *Evaluation Criteria* will end confusion on the part of staff, HAC members, and members of the public. Changes include a uniform look to the form, and clarified scoring system.

BUDGET IMPLICATIONS

There are no budget implications for this proposal.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-year Financial Strategy, the approved operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

ALTERNATIVES

Staff recommend the Heritage Advisory Committee make a positive recommendation to Regional Council to adopt the revised *Evaluation Criteria forms for Halifax Regional Municipality*. However, should the Heritage Advisory Committee not recommend the proposal, the Report will be forwarded to Regional Council for review.

ATTACHMENTS

Attachment 1: *The Evaluation Criteria for Registration of Heritage Buildings* in Halifax
Regional Municipality.

Attachment 2: Set of Four Evaluation Criteria for Registration of Heritage Buildings

Additional copies of this report and information on its status can be obtained by contacting the Office of the
Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by: Maggie Holm, Heritage Planner 490-4419

EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE PROPERTIES HALIFAX REGIONAL MUNICIPALITY

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Founding of Halifax, to the Loyalist migration
1786 – 1830	20	Boom period following construction of the Shubenacadie Canal.
1831 – 1867	16	From Boom to Confederation
1868 – 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	0	Post-War

* *Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
- B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
- Intimately Related	7 - 10	
- Moderately Related	4 - 6	
- Loosely Related	1 - 3	
<i>No relationship to important occasions, institutions, personages or groups.</i>	0	

* *Maximum score of 20 points in this category*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important/ unique/representative of an era	7 - 10	
Moderately important/ unique/representative of an era	4 - 6	
Somewhat important/ representative of an era	1 - 3	
Not important/ unique/representative of an era	0	

* *Maximum score of 10 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance.

Status	Points	Comments
Nationally Significant	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

* *Buildings can score a maximum of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

- A) *Construction type/building technology*: which refers to the method by which the structure was built, ie early/rare uses of materials, building techniques; and
- B) *Style*: which refers to the form or appearance of the architecture.

Construction type/building technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	Is an important architectural asset that contributes to the heritage character of the surrounding area.
1 - 5	Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

* Buildings can score a maximum of 10 points in this category

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups	20	
2. b) Important/Unique Architectural Style or Highly Representative of an Era	10	
3. Significance of Architect/Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	110	
Percentage		%

Designation Recommended?

YES

NO

COMMENTS:

CITY OF HALIFAX

Heritage Property Evaluation System

In 1978, Council approved this Evaluation System for designating heritage properties within the City of Halifax., the Evaluation System is as follows:

■ HERITAGE BUILDINGS

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Age 1749 - 1840 1841 - 1867 1868 - 1895 1896 - 1914 1915 - 50 years prior to present	15 12 10 7 5	
2. Relationship to Important Occasions, Institutions, Personages, Eras (i) <u>Occasions, Institutions Personages</u> National Importance Provincial Importance Local Importance (ii) <u>Eras</u>	20 15 10 10	A building cannot have both points for relationship to occasions, institutions, personages, and for relationship to an era. For buildings with a number of relationships, the most important will receive full points and for each additional relationship add 5 for National Importance, 3 for Provincial Importance and 2 for Local Importance, up to an extra 10 points.
3. Relationship to Surrounding Area Excellent Good Fair	10 7 5	Consider architecture, scale, use, and age of the building and surrounding buildings. Building is a definite asset to surrounding buildings and area Building is very compatible with surrounding buildings and area Building is in keeping with the character of the area.

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
<p>4. Aesthetic / Architectural Merit</p> <p>(I) Only or rare example of particular architectural type in Halifax</p> <p>(ii) Original facade</p> <p>(iii) Outstanding example of architectural type: Building has particularly noteworthy architectural characteristics and aesthetic value</p> <p>Good example of architectural type: Building competently displays the major architectural characteristics of the type and is aesthetically pleasing.</p> <p>Fair example of architectural type: Building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view.</p>	<p>20</p> <p>5</p> <p>20</p> <p>15</p> <p>10</p>	<p>Consider placement of doors, proportion and shape of windows, roof shape, architectural detailing, proportion of width to height, materials used, chimneys, and how well the building reflects the spirit of the particular architectural style.</p>

HALIFAX COUNTY MUNICIPALITY

Heritage Property Evaluation System

On October 18, 1983 Council approved this Evaluation System for designating Heritage Properties in the Municipality. For a property to be considered for designation, it must score a minimum of 45 points out of 100.

CRITERIA	POINTS
1. Age (when built)	
----- 1840	15
1841 - 1867	12
1868 - 1880	10
1881 - 1895	8
1896 - 1914	7
1915 - 1933	5
2. Relationship to Important Occasions, Institutions, personages (early settlers)	
(a) Local Importance	20
(b) Provincial Importance	15
(c) National Importance	10
3. Relationship to surrounding area	
(a) Excellent (building is a definite asset to surrounding buildings and area)	10
(b) Good (building is very compatible with surrounding buildings and area)	7
(c) Fair (Building is in keeping with the character of the area)	5

RANKING	SCORE	JUSTIFICATION / EXPLANATION
3. <u>Relationship to surrounding area</u>		Consider architecture, scale, use, and age of the building and surrounding buildings
(i) <u>Compatibility</u>		
Excellent	10	Building is a definite asset to surrounding buildings and area
Good	7	Building is very compatible with surrounding buildings and area
Fair	5	Building is in keeping with the character of the area
(ii) <u>Original Site</u>		
Excellent	10	Has not been moved
Good	7	On new foundation in original location
Fair	5	Near original site, relocated or reoriented on original property

RANKING	SCORE	JUSTIFICATION / EXPLANATION
<p>4. <u>Aesthetic/architectural Merit</u></p> <p>(i) Only or rare example of particular architectural type in Dartmouth</p> <p>(ii) Original facade</p> <p>(iii) Outstanding example of the architectural type: building has particularly noteworthy architectural characteristics and aesthetic value</p> <p>Good example of architectural type: building competently displays the major architectural characteristics of the type, and is aesthetically pleasing</p> <p>Fair example of architectural type: building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view</p>	<p>20</p> <p>5</p> <p>20</p> <p>15</p> <p>10</p>	<p>Consider placement of doors, proportion and shape of windows, roof shape, architectural detailing, proportion of width to height, materials used, chimneys and how well the building reflects the spirit of the particular architectural style.</p>

TOWN OF BEDFORD

Evaluation Criteria for Heritage Buildings

On October 11, 1990, Council approved this Evaluation Criteria for designating heritage properties within the Town of Bedford. The evaluation system is outlined on the following pages and modeled after the systems used by Parks Canada (as described in the booklet "The Evaluation of Historic Buildings"), the Provincial Department of Tourism & Culture, and the Municipalities of Annapolis County and East Hants. The selection criteria are intended to provide a general guideline which the Heritage Advisory Committee can use to assess the individual significance and character of buildings for designation and registration as municipal heritage properties.

The evaluation system assigns grades based on the commonality of the architectural, historical, and contextual characteristics of a building (i.e. "Unique", "very rare", "rare", "common", "very common") which in turn are translated into numerical scores. The system is intended to provide a framework by which the relative merits of a building can be assessed. In order to function properly, the numerical evaluation should be tempered with a good measure of intuition and common sense. It should be noted that it is only the exterior characteristics of a building which are evaluated by this system; as well an emphasis is placed on the characteristics of the facade and those portions of a building which are visible from the street.

The evaluation system consists of three general sets of criteria:

Historical Criteria

- 4) Age - which is divided into various periods relevant to the municipality's history.
- 5) Architect/Builder - considers the historical significance of the architect or builder.
- 6) Historical Association - which considers the significance of the building's association with people or events.

Architectural Criteria

- 1) Construction - an observation of the type of construction and age of building technology used (to the extent that it is known).
- 2) Style - gives consideration to the architectural style and age of the building's characteristics according to various historical building periods (i.e. Gothic Revival, Classical Revival, etc.).
- 3) Design - is a comparative consideration of the craftsmanship, composition, artistic merit, or otherwise attractiveness of a building's design.
- 4) Alterations - refers to the extent to which the building has been visibly altered from its original construction state.

5) Condition - considers the building’s structural condition and present state of repair.

Contextual Criteria

- 1) Landmark - this criterion considers the extent to which the building is a conspicuous landmark (nationally, provincially, locally)
- 2) Environment - refers to the extent to which the building determines, contributes to, or is compatible with the predominant visual character of its surroundings.

ASSIGNMENT OF GRADES

Descriptive grades employing the terms “unique”, “very rare”, “rare”, “common”, and “very common” are assigned to each criterion as detailed on the following pages. Numerical values associated with the descriptive grades are located in the right margin. A building must attain a minimum score of 50 points to be considered for designation.

HISTORICAL CRITERIA (40 Points Maximum)

1) Age

Comparison of building age within the context of the Town	U	Prior to 1818	25
	VR	1819-1854	20
Age groupings should correspond to R dates which form meaningful watersheds in the history of the Town’s architecture		1855-1913	15
	C	1914-1939	10
	VC	1940+	5

2) Architect/Builder

Significance of the architect or builder U		Architect or builder of particular importance at the national level	10
	VR	Architect or builder of particular importance at the provincial level/ within Atlantic Canada	7
	R	Architect or builder known and of some at the local (Town) level	5

Heritage Property Program**Evaluation Criteria**

	C	Architect or builder known but of little importance	2
	VC	Architect or builder not known	0
3) <u>Historical Association</u>			
Association with the life or activities of or activities of a person, group, organization, or institution or an event that has made a significant contribution to the community, province or nation	U	Building is intimately connected with person, group, or event of primary importance	25
	VR	Building is loosely connected to person, group, event, etc. of primary importance	20
The significance of the person, group, event, etc. must itself be determined. Some historical distance is necessary, so the significant factor should probably have been important at least a generation or two ago	R	Building is intimately connected with person, group, event, etc. of secondary importance	15
	C	Building loosely connected with person, group, event, etc., of secondary importance	10
	VC	Building has no connection with a person, group, event, etc. of importance.	

ARCHITECTURAL CRITERIA (40 Points Maximum)1) Construction

Type of construction and age of building technology	U	Unique or extremely early example	10
	VR	Very early example	7
	R	Early example	5
	C	Common example	2
	VC	Very Common example	0

2) Style

Comparison of architectural style to various historical building styles	U	Unique/perfect example	10
	VR	Excellent example	7
	R	Good example	5

Heritage Property Program

Evaluation Criteria

	C	Common example	2
	VC	Very common example	0
3) <u>Design</u>			
Comparative attractiveness of the work of the architect or builder	U	Unique	10
	VR	Very Rare	7
	R	Rare	5
	C	Common	2
	VC	Very Common	0
4) <u>Alterations</u>			
Degree of alteration from original construction state	U	No alterations; original condition/ restored to original condition	10
	VR	Very minor alterations; retains most of its original materials and design features/ substantially restored - strongly reflects original condition	7
	R	Some alterations but general character is retained	5
If alteration are sufficiently old and sensitive, they may be judged on their merits as integral parts of the building			
5) <u>Condition</u>			
Building's present structural condition concerning its main fabric, additions, roof, and interior. This criterion should be considered only if the structural condition can be assessed accurately	U	Excellent structural condition	10
	VR	Very good structural condition	7
	R	Good structural condition	5
	C	Fair structural condition	2
	VC	Poor structural condition	0

CONTEXTUAL CRITERIA (20 Points Maximum)1) Landmark

Importance of building as a visual landmark	U	Building serves as a symbol for Nova Scotia	15
	VR	Building is conspicuous and familiar in the metro region	12
	R	Building is conspicuous and familiar in the context of Bedford	9
	C	Of little conspicuousness	3
	VC	Not conspicuous	0

2) Environment

The extent to which the building contributes to the visual character of its locality	U	Building is of particular importance in <u>establishing</u> the dominant character of the area	10
	VR	Of importance in <u>establishing</u> or <u>maintaining</u> the dominant character of the area	7
	R	<u>Compatible</u> with the dominant visual character of the area	5
	C	Some <u>incompatibility</u> with the character of the area	3
	VC	Incompatible with character of the area	0