

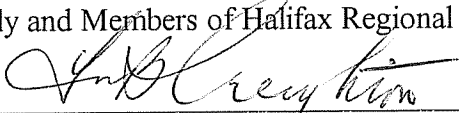
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Halifax Regional Council
October 24, 2006

To: Mayor Kelly and Members of Halifax Regional Council

Submitted by: 
Tom Creighton, Chair, Heritage Advisory Committee

Date: September 28, 2006

Subject: **Revised Evaluation Criteria for Registration of Heritage Sites in Halifax Regional Municipality**

ORIGIN

In April 2002 the Heritage Advisory Committee tasked itself with reviewing all existing Evaluation Criteria forms used when considering requests for heritage registration.

RECOMMENDATION

The Heritage Advisory Committee recommend to Regional Council the revised Evaluation Criteria for Registration of Heritage Sites be adopted as outlined in this report.

BACKGROUND

The Heritage Property Act for Nova Scotia allow four types of heritage registrations; buildings, streetscapes, areas, and conservation districts. Prior to HRM's amalgamation each former municipal unit considered requests for heritage registration with their own Evaluation Criteria form. The forms are slightly different, and in some cases there were no forms created. For instance the former City of Halifax and County of Halifax created evaluation forms for heritage sites, but the City of Dartmouth and Town of Bedford did not.

The Evaluation Criteria form for HRM's Heritage Sites (Attachment A), once adopted by Regional Council, will create a uniform criteria which can be used across the entire Halifax Regional Municipality.

DISCUSSION

The content of two existing forms 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, The Evaluation Criteria for Registration of Heritage Sites in Halifax Regional Municipality, captures all the relevant information currently found in each of the separate forms. The revised criteria also clarifies the range of points that can be attributed to each category.

Summary

The revised Evaluation Criteria for Heritage Sites form incorporates all of the important information found in each of the existing Evaluation Criteria forms. Additionally, it clarifies the scoring system which the Heritage Advisory Committee felt was awkward to use in a standard way. Creating a uniform Evaluation Criteria form will end confusion on the part of staff, HAC members, and members of the public.

Additionally, the Heritage Advisory Committee tested the revised Evaluation Criteria form on a recently approved heritage site (Beechville United Baptist Church) and were satisfied with the effectiveness revised form.

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

The Heritage Advisory Committee has made a positive recommendation to Regional Council (Attachment B) to adopt the revised Evaluation Criteria form for Heritage Sites in the Halifax Regional Municipality. However, Regional Council could request additional revisions, or request additional information.

ATTACHMENTS

- Attachment A: **Proposed Evaluation Criteria for Registration of Heritage Sites in Halifax Regional Municipality.**
- Attachment B: Minute extract - June 28, 2006 meeting of the Heritage Advisory Committee
- Attachment C: Evaluation Criteria for Registration of Heritage Sites (City of Halifax)
- Attachment D: Evaluation Criteria for Registration of Heritage Sites (County of Halifax)

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

Attachment A
**EVALUATION CRITERIA
 FOR REGISTRATION OF HERITAGE SITES
 IN HALIFAX REGIONAL MUNICIPALITY**

A Heritage site is defined as an area, cultural landscape, or feature, together with any structures thereon, which is significant to the social, cultural, commercial, military or political history and development of Halifax Regional Municipality, the Region, Province or Country. *The Heritage Value* of a site is derived from a number of sources, including age of a site or duration of use, as well as community and historical associations.

1. AGE OF SITE/CONTINUITY OF USE

1 a) Age of Site

Age is an important factor in the popular understanding of the value of heritage sites. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is the Halifax Regional Municipality and how it was developed. A site may receive points for its age **or** its continuity of use.

Date of Original Use	Points	Timeline
1749 - 1785	23-25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20-22	Boom period until the construction of the Shubenacadie Canal
1831 - 1867	17-19	From construction of Shubenacadie Canal to Confederation
1868 - 1899	14-16	Confederation to the end of the 19 th Century
1900 - 1917	11-13	Turn of the Century to the Halifax Harbour Explosion
1918 -1945	8-10	The War Years
1946 - Present	5-7	Post-War

OR

1 b) Continuity of Use

A site may also be deemed to have heritage value because it has served the same function or a similar function over a long period of time.

Duration of Continue/Similar Function	Points	Comments
100+ Years	20-25	
75-99 Years	15-19	
50-74 Years	10-14	

Maximum score of 25 points in this category

2. HISTORICAL IMPORTANCE

Historical importance refers to relationships to important occasions, institutions, individuals or groups.

Nationally	Points	Comments: Please give reference to relationship below
Intimately Related	20-25	
Moderately Related	15-20	
Loosely Related	10-15	
Provincially	Points	Comments: Please give reference to relationship below
Intimately Related	15-20	
Moderately Related	10-15	
Loosely Related	5-10	
Locally	Points	Comments: Please give reference to relationship below
Intimately Related	10-15	
Moderately Related	5-10	
Loosely Related	0-5	

Maximum score of 25 points in this category - scoring from only one of three categories

3. INTEGRITY

Integrity refers to the degree to which the site reflects its original state during the period it was used. This may include the presence of physical features or structures.

Points	Comments
6-10	Largely intact with presence of original features or structures
1-5	Moderately intact with vestiges of original features or structures

Maximum score of 10 points in this category.

4. CONTEXT

A site may receive points for its relationship to its surrounding area **or** for its inherent value to the community.

4 a) Relationship to Surrounding Area

Points	Comments
6-10	The site is an important asset contributing to the heritage character of the surrounding area
1-5	The site is compatible with the surrounding area and maintains its heritage character

OR

4 b) Community Value

Points	Comments
6-10	The site is well documented in local history (written or oral)
1-5	The site is little known or not documented in local history

Maximum score of 10 points for either relationship to surrounding area or community value for this category.

SCORING SUMMARY

PROPERTY	DATE REVIEWED	REVIEWER

Criterion	Highest possible Score	Score Awarded
1. a) Age of Site or 1. b) Continuity of Use	25	
2. Historical Importance	25	
3. Degree of Intactness	10	
4. a) Relationship to Surrounding Area or 4. b) Community Value	10	
TOTAL	70	

Score necessary for designation

35

Designation Recommended?

YES

NO

Comments:

Attachment B

Minute extract - June 28, 2006 meeting of the Heritage Advisory Committee

5.2 Evaluation Criteria for Registration of Heritage Sites in HRM - practice evaluation

- Evaluation Criteria for Registration of Heritage Sites and a report dated June 15, 2006 re: H00169 - 1135 St. Margaret's Bay Road, Beechville (Beechville United Baptist Church) were before the Committee.

Ms. Holm reviewed the June 15, 2006 report with the Committee, commenting that the Committee previously evaluated this site at the June 29, 2005 meeting and the site is being used at this meeting as an example for a practice evaluation with this form. The Committee completed a practice evaluation of the site with the Evaluation Criteria for Registration of Heritage Sites in HRM form and the June 15, 2006 report.

The following suggestions were noted regarding the evaluation form:

- "OR" should be added between 4 a) Relationship to Surrounding Area and 4 b) Community Value,
- "documents" in the first and second lines of 4 b) be changed to "documented",
- the 1786-1830 time line associated with 1 a) Age of Site be reviewed as it was indicated that the Shubenacadie Canal only operated briefly in the 1850's, not the 1830's,
- the same time line appears on the Heritage Property Evaluation form, and should also be reviewed on this form.

MOVED by Councillor Sloane, seconded by Mr. Clarence Butler, that the Heritage Advisory Committee recommend that Halifax Regional Council approve the draft Evaluation Criteria for Registration of Heritage Sites in the Halifax Regional Municipality, with suggested revisions. MOTION PUT AND PASSED UNANIMOUSLY.

At the request of the Committee, Ms. Holm indicated that there are no heritage incentive grants in place at the Municipal level for heritage sites, however, the Provincial government is considering that Provincial heritage programs may be better used for churches and institutional settings, including sites. She indicated that grants for heritage sites may fall under the HRM Community Grants program.

Attachment C

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 SITES

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Relationship to Important Occasions, Institutions, Personages, Eras		A site can receive points for (i) or (ii) below, but not both.
(i) <u>Occasions, Institutions Personages</u>		For sites with more than one relationship, give points for the most important, 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.
National Importance	20	
Provincial Importance	15	
Local Importance	10	
(ii) <u>Eras</u>	10	
2. Relationship to Surrounding Area		Consider the site use in relation to the uses in the surrounding area.
Excellent	10	Site is a definite asset to the surrounding area
Good	7	Site is very compatible with surrounding area.
Fair	5	Site is in keeping with the character of the surrounding area.

In order to be considered for recommendation to Council for registration in the City of Halifax Registry of Heritage Property, sites must receive 20 points.

Attachment D

County of Halifax - Heritage Sites

Definition: “Heritage Site”, a parcel of land, together with any structures thereon, deemed to be representative of the social, cultural, military or political history of the County, Province, or Nation. Sub-categories are: Cemeteries, Places of Heritage Significance, and Heritage Parks.

Basic Criteria

- Related to aspects of life from 50 or more years ago
- Relationship to the heritage of the County

OR

- Relationship to important occasions, institutions, personages, or eras in the histories of the County, Province, or Nation. (Sites which fulfill this criterion may be added, regardless of ability to fulfill the other two criteria).

Priority Criteria

1. Relationship to important:
 - (i) Occasions, Institutions, Personages, or
 - (ii) Eras
2. Relationship to surrounding area

■ COUNTY OF HALIFAX - HERITAGE SITES

CRITERIA	POINTS	JUSTIFICATION/EXPLANATION
1. Relationship to Important Occasions, Institutions, Personages, Era (i) <u>Occasions, Institutions Personages</u> Local Importance Provincial Importance National Importance (ii) <u>Eras</u>	 20 15 10 10	A site would not be given points for <u>both</u> a relationship to occasions, institutions, person <u>and</u> to an era. The relationship which was most closely related to the site would be chosen. For sites with more than one relationship, the most closely related relationship would be chosen as the primary relationship, and for additional relations, 2 points would be added for national importance, 3 points for provincial importance and 5 points for local importance, up to an extra 10 points.

CRITERIA	POINTS	JUSTIFICATION/EXPLANATION
2. Relationship to Surrounding Area Excellent Good Fair	 10 7 5	 Site is a definite asset to the surrounding area Site is very compatible with surrounding area Site is in keeping with the character of the surrounding area.

ADDITIONAL COMMENTS

For this criterion, this use of the site in relation to the use of the surrounding land would be considered.

It would be assumed that for a site the most important factor would be its historical relationships. However, it was also felt that priority should be given to the site which is well suited to its surroundings, if an choice were necessary between two equally historic areas.

It is recommended that the minimum scoring level for listing Heritage Sites be 20 points.