

## City of Cranbrook Community Heritage Register Evaluation Criteria



The sites are assessed as to their heritage value and overall importance to the area. The following criteria are used in the evaluation of each site:

### Architectural History

**Style/Type:** Is the building's style representative of the city's significant development periods; or a building type associated with a significant industrial, institutional, commercial or transportation activity?

**Design:** Does the building have notable or special attributes of an aesthetic or functional nature? These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, or functional layout.

**Construction:** Is the building constructed of unique or uncommon building material, or is it constructed using an early or innovative method of construction?

**Designer/Builder:** Did the building's architect, designer, engineer and/or builder make a significant professional contribution to the city, province or nation?

### Cultural History

**Historical Association:** Does the building have a direct association with a person, group, institution, event or activity that is of historical significance to the city, province or nation?

**Historical Pattern:** Is the building associated with broad patterns of local area history, including development and settlement patterns, early or important transportation routes, ecological or geographic change, significant landforms, or social, political or economic trends?

### Context

**Landscape/Site:** Are there intact historical landscape or landscape features associated with the building; or a notable historical relationship between a building's site and its immediate environment, including original native trees and topographical features; or a notable use of landscaping in conjunction with an existing building?

**Neighbourhood:** Does the building exhibit continuity and compatibility with adjacent buildings?

**Visual/Symbolic Importance:** Is the building a landmark structure; does it have value to the city or a local area or neighbourhood?

### Integrity

Has the building been modified or altered since its original construction?

In each of the above criteria each site is evaluated as:

**E** – Excellent      **VG** – Very Good      **G** – Good      **F/P** – Fair/Poor

## **Architectural History**

### ***Style and/or Type***

A building's style representative of the City's significant development periods; or a building type associated with a significant industrial, commercial or transport activity. The description of a building's style is a means of describing visual elements such as form, materials and ornamentation that are characteristic of a particular age or development period. A building which displays typical features of a particular style can be said to be of that style.

- E** • An excellent example of a style or type in Cranbrook
  - A rare surviving or very good example of a style or type in Cranbrook
  - One of the earliest, very good example of a style or type in Cranbrook
- VG** • A very good example of a style or type in Cranbrook
  - A Good example of a style or type that is notably early in Cranbrook
- G** • A good example of a style or type that is common in Cranbrook
- F/P** • An average example of style or type that remains common in Cranbrook

### ***Design***

A building's notable or special attributes of an aesthetic or functional nature. This may include massing, proportion, scale, layout, materials, detailing, colour, texture, fenestration, ornamentation or artwork.

- E** • A design which is outstanding in comparison to other examples in Cranbrook
- VG** • A design which is equal to several other examples of recognizable superior or special quality in Cranbrook
- G** • A design which incorporates several special aesthetic or functional attributes in Cranbrook
- F/P** • A design of no significance or quality in Cranbrook

### **Construction**

A building's unique or uncommon building materials, or its historically early or innovative method of construction.

- E** • One of the earliest known uses of an important or special material or method in Cranbrook
  - A now rare and out of use material or method in Cranbrook
- VG** • One of the earliest known surviving uses of an important or special material or method in Cranbrook
  - A notable or out-of-use material or method of which several examples survive in Cranbrook
- G** • An out of use material or method which is typical of a period and still commonly found in Cranbrook
- F/P** • An example of no particular significance in Cranbrook

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**Designer/Builder**

A building's architect, designer, engineer and/or builder who has made a significant architectural contribution to Cranbrook, the province or the nation.

- E** • An architect, designer, engineer and/or builder who was responsible for establishing or advancing a style, design or construction method who was significant and influential in Cranbrook, province or nation
- VG** • An architect, designer, engineer and/or builder whose works are of considerable importance to building and development in Cranbrook, province or nation
- G** • An architect, designer, engineer and/or builder of some importance to building and development in Cranbrook, province or nation
- F/P** • An architect, designer, engineer and/or builder, unknown or of no known significance

**Cultural History**

***Historical Association***

A building's direct association with a person, group, institution, event, or activity that is of historical significance to the Cranbrook, province or nation. Examples of a person, group, or event that could be considered significant to the history of the Cranbrook, province, or nation include a well-known pioneer, an organization important to the community's identity, a distinct ethnic or spiritual group, or an event that had an influence on the community. An activity such as industry, farming, recreation or labour organization would be considered significant if it was a major influence on Cranbrook.

- E** • Closely connected with a person, group, institution, event or activity that is of considerable importance
- VG** • Closely connect with a person, group, institution, event or activity that is of moderate importance
- G** • Connected with a person, group, institution, event or activity that is of moderate importance
- F/P** • Little or no known historical association

***Historical Pattern***

A building's association with broad patterns of local area or civic history including ecological, social, political, economic or geographic change. In urban settings a building's recognition of street pattern and infrastructure.

- E** • A building that can be directly linked to the establishment of an historical pattern of civic importance
- VG** • A building that can be directly linked to the establishment of an historical pattern of local area importance
  - One of the earliest surviving examples in a local area
- G** • A building that provides strong evidence of an historical pattern of local area or civic importance
- F/P** • A building of little known association with a recognizable historical pattern

## Context

### ***Landscape/Site***

An intact historical landscape or landscape features associated with an existing building, or a particularly notable historical relationship between a building's site and its immediate environment including original native trees and topographical features.

- E** • Landscape comprised of numerous, significant landscape features which are directly related to the building's style, design and history
  - A notable and intact historical relationship between a building's site and the street, railway, waterfront, view or other geographic features which were part of the building's original function or traditional urban environment
- VG** • A landscape which includes several dominant features which are directly related to the building's style, design and history
  - An altered but still strongly apparent historical relationship between a building's site and its immediate urban environment or related geographic features
- G** • A landscape which includes one or two important features which are directly related to the building's style, design and history
  - An altered but recognizable historical relationship between a building's site and its immediate urban environment or related geographic features
- F/P** • No significant and recognizable landscape features or building /site relationship

### ***Neighbourhood***

A building's continuity and compatibility with adjacent buildings and visual contribution to a group of similar buildings.

- E** • A building that is an important part of a visually prominent and notable group of buildings of similar style, type or age, in an area of compatible use
- VG** • A building which forms part of a contiguous group of similar style, type or age in an area of compatible use
- G** • A building which is part of a contiguous group of similar style, type or age in an area of incompatible use
  - A building which is not part of a contiguous group of similar style, type or age, but is in area of compatible use
- F/P** • A building which is not part of a group of buildings of similar style, type or age and is in an area of incompatible use.

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***Visual/Symbolic Importance***

A building's importance as a civic or local area landmark; a building's symbolic value to a neighbourhood or the city.

- E** • A landmark building of importance in Cranbrook  
• A building of significant symbolic value to Cranbrook
- VG** • A major landmark within a local area in Cranbrook  
• A building of symbolic importance to a local area in Cranbrook
- G** • A neighbourhood landmark  
• A building of symbolic importance to a neighbourhood
- F/P** • A building of no landmark or symbolic significance

**Integrity and Condition**

***Integrity:***

A measure of the impact of changes to the building on the appreciation of its style, design, construction or character. Alterations considered to be reversible (e.g. later sidings that can be removed) should tend to be scored as minor. Alterations which are not reversible, and which have resulted in loss of original building fabric, should tend to be scored as major.

Condition: A measure of the current state of the building (e.g. maintenance, mold, vandalism).

- E** • A building with no additions that detract from its style, design, construction or character
- VG** • A building with one or more alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character
- G** • A building with major alterations, the effect of which is recognizable but does not significantly detract from the style, design, construction or character
- F/P** • A building with alterations which greatly detract from the style, design, construction or character

### The Scoring System

The final numerical scores used during formal evaluation sessions are:

<b>A. Architectural History</b>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>F/P</b>
<i>[Maximum category score of 40]</i>				
1. Style/Type	35	18	12	0
2. Design	30	15	10	0
3. Construction	15	8	5	0
4. Designer/Builder	15	8	5	0
<b>B. Cultural History</b> <i>[Maximum category score of 35]</i>				
1. Historical Association	35	18	12	0
2. Historical Pattern	30	15	10	0
<b>C. Context</b> <i>[Maximum category score of 25]</i>				
1. Landscape / Site	15	8	5	0
2. Neighbourhood	20	10	6	0
3. Visual/Symbolic Importance	25	13	8	0
<b>D. Integrity and Condition</b>	0	-5	-8	-15
<i>[Total possible score 100]</i>				

It should be noted that the scoring system shows maximum subtotals or each set of criteria, in order to maintain a balanced assessment of each building's significant attributes.

### The Evaluation Process

<b>Building Type</b>	<b>Range of Scores</b>	<b>Group</b>	<b>Heritage Register</b>
Houses and Apartments	60 - 100	A	Yes
	40 - 59	B	Maybe
	20 - 39	C	No
Institutions, Churches, Schools, Commercial, and Industrial Buildings	70 - 100	A	Yes
	55 - 74	B	Maybe
	30 - 54	C	No