

## HTG-24-20

March 14, 2024

### **Heritage Oshawa Evaluation and Inventory Update Working Group Report**

The Working Group is tasked with updating the Inventory and the Evaluation Form and reporting monthly on our progress.

The Property Evaluation System form has been reviewed and updates have been suggested. The changes were aimed at removing unnecessary and irrelevant questions, organising the information in a logical and comprehensive manner. The Working Group has also decided to create a Property Evaluation Report, as the preamble of the Property Evaluation System form is not needed in the final report.

Attachments:

1. Current Property Evaluation System Form
2. Track Changes version
3. Proposed Property Evaluation System Form
4. Proposed Property Evaluation Report form

The January 2023 Heritage Oshawa Inventory is still in the progress of being reviewed.

**Recommendation:** That the Evaluation and Inventory Working Group report be received for information.

Thanks,  
Diane Stephen, Chair  
Evaluation and Inventory Working Group

**Heritage Oshawa – Property Evaluation System**

This document collects information useful as an initial survey of properties which may be added to the Heritage Oshawa Inventory and on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest. Users of this document are encouraged to learn about the heritage of Oshawa as a whole before undertaking this survey. This form must be completed by at least two users for any particular property under review.

**Recorder**

1. Date of Recording \_\_\_\_\_
2. Name of Recorder \_\_\_\_\_
3. Position/Title of Recorder (eg Heritage Oshawa member, city staff, other volunteer)  
\_\_\_\_\_
4. Recorder Experience Level in Identifying and Describing a Cultural Heritage Property (check one) Beginner \_\_\_\_\_ Some Experience \_\_\_\_\_ Expert \_\_\_\_\_

**Property Identification**

- 5 Address \_\_\_\_\_
6. Name of Building or Property (if any) \_\_\_\_\_
7. Name and Address of Owner (if known) \_\_\_\_\_

**Design or Physical Value**

8. Identify the type of property \_\_\_\_\_

(eg. Buildings: Residential, commercial, institutional, agricultural, industrial, Monuments: such as a cenotaph, statue or public art, Structures: such as a watertower, culvert, fence or bridge, Natural Feature that has cultural heritage value or interest, Cemetery, gravestone or cemetery marker Cultural Heritage Landscape, Spiritual Site, ruins or other feature)

9. Identify the materials used \_\_\_\_\_

(eg. Wood, brick, stone, metal, vinyl or other)

**Heritage Oshawa – Property Evaluation System**

**Evaluation and Rating System**

(Rate each of the following categories from 1-10 where 1 is weak and 10 is strong - - give reasons for rating)

10. Age of property (properties older than 100 years should receive the highest rating score)

Rating \_\_\_\_

Describe age of property \_\_\_\_\_

11. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating \_\_\_\_

Reasons for Rating \_\_\_\_\_

12. Association with person or family

Rating \_\_\_\_

Person to support rating: \_\_\_\_\_

13. Association with event

Rating \_\_\_\_

Event to support rating: \_\_\_\_\_

14. What do you know about this property from research or local traditions? List sources.

Rating \_\_\_\_

Sources \_\_\_\_\_

15. Does the property have any unique or different features?

Rating \_\_\_\_

Describe uniqueness features \_\_\_\_\_

16. Does the property define, maintain or support the character of its location?

Rating \_\_\_\_

Describe \_\_\_\_\_

17. Is the property physically, functionally, visually or historically linked to its surroundings?

Rating \_\_\_\_

Describe \_\_\_\_\_

**Heritage Oshawa – Property Evaluation System**

**Evaluation and Rating System, continued**

18. Is the property a landmark?

Rating \_\_\_\_

Describe \_\_\_\_\_

19. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_\_

Describe \_\_\_\_\_

20. Bonus Question: Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_\_

Describe \_\_\_\_\_

**Total Rating** (add scores for items 10-20)

Rating (out of a possible 100) \_\_\_\_

21. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe \_\_\_\_\_

22. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientation.

23. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest. Give Reasons. Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances (describe if applicable). \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **Heritage Oshawa – Property Evaluation System**

### 24. Next Steps

After completing the Heritage Oshawa Property Evaluation System document for each property, compile a final summary evaluation of all completed evaluations, comprehending agreement and discussion on the various ratings generated within the two (or more) reports. Add at least 3 photographs of the property to the final summary evaluation and submit this evaluation to the Council Committee Coordinator.

A note of clarification on wordage:

**The Heritage Oshawa Inventory** (the '**Inventory**') identifies properties of cultural heritage value or interest within the City of Oshawa.

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<https://www.oshawa.ca/things-to-do/resources/Heritage-Oshawa-Inventory-of-HeritageProperties.pdf>

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4. Name of Building or Property: \_\_\_\_\_
5. Address \_\_\_\_\_
6. Name of Building or Property (if any) \_\_\_\_\_
7. Name and Address of Owner (if known) \_\_\_\_\_

#### **Design or Physical Value**

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~~5. Identify the type of property:~~ \_\_\_\_\_  
~~8. Identify the type of property~~ \_\_\_\_\_

~~(eg. Buildings: Residential, commercial, institutional, etc. agricultural, industrial, Monuments, such as a cenotaph, statue or public art, Structures: such as a watertower, culvert, fence or bridge, Natural Feature that has cultural heritage value or interest, Cemetery, gravestone or cemetery marker Cultural Heritage Landscape, Spiritual Site, ruins or other feature)~~

~~6. Identify the materials:~~ \_\_\_\_\_  
~~9. Identify the materials used~~ \_\_\_\_\_

~~(eg. Wood, brick, stone, metal, vinyl or other)~~

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## Heritage Oshawa – Property Evaluation System

### Evaluation and Rating System

(Rate each of the following categories from 1-10 ~~where 1 is weak and 10 is strong~~ give reasons for rating)

7. Age of property (properties older than 100 years receive a rating 10)

Rating: \_\_\_\_\_  
Age: \_\_\_\_\_

8. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

9. Association with person or family

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

10. Association with event

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

11. What do you know about this property from research or local traditions?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

12. Does the property have any unique or different features?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

13. Does the property define, maintain or support the character of its location?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

14. Is the property a landmark?

Rating: \_\_\_\_\_  
Reason: \_\_\_\_\_

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15. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_\_\_  
Reason: \_\_\_\_\_

16. Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_\_\_  
Reason: \_\_\_\_\_

10. Age of property (properties older than 100 years should receive the highest rating score)

Rating \_\_\_\_\_

Describe age of property \_\_\_\_\_

11. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating \_\_\_\_\_

Reasons for Rating \_\_\_\_\_

12. Association with person or family

Rating \_\_\_\_\_

Person to support rating: \_\_\_\_\_

13. Association with event

Rating \_\_\_\_\_

Event to support rating: \_\_\_\_\_

14. What do you know about this property from research or local traditions? List sources.

Rating \_\_\_\_\_

Sources \_\_\_\_\_

15. Does the property have any unique or different features?

Rating \_\_\_\_\_

Describe uniqueness features \_\_\_\_\_

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Describe \_\_\_\_\_

17. Is the property physically, functionally, visually or historically linked to its surroundings?

Rating \_\_\_\_\_

Describe \_\_\_\_\_

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**Heritage Oshawa – Property Evaluation System**

**Evaluation and Rating System, continued**

18. Is the property a landmark?

Rating \_\_\_

Describe \_\_\_\_\_

19. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_

Describe \_\_\_\_\_

20. Bonus Question: Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_

Describe \_\_\_\_\_

**Total Rating** (add scores for items 10-207-16)

Rating (out of a possible 100) \_\_\_

Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances.

17. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientation.

18. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe: \_\_\_\_\_  
\_\_\_\_\_

19. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest.

Reason: \_\_\_\_\_  
\_\_\_\_\_  
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### Heritage Oshawa – Property Evaluation System

#### 24. Next Steps:

After completing the Heritage Oshawa Property Evaluation System document for each property, compile a final summary evaluation of all completed evaluations, comprehending agreement and discussion on the various ratings generated within the two (or more) reports. Add at least 3 photographs of the property to the final summary evaluation and submit this evaluation to the Council Committee Coordinator.

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**Recorder**

- 1. Name: \_\_\_\_\_
- 2. Date: \_\_\_\_\_

**Property Identification**

- 3. Address: \_\_\_\_\_
- 4. Name of Building or Property: \_\_\_\_\_

**Design or Physical Value**

- 5. Identify the type of property: \_\_\_\_\_  
(Building: Residential, commercial, institutional, etc. Monuments, Structures, Natural Feature that has cultural heritage)
- 6. Identify the materials: \_\_\_\_\_  
(Wood, brick, stone, metal, vinyl or other)

**Heritage Oshawa – Property Evaluation System**

**Evaluation and Rating System**

(Rate each of the following categories from 1-10)

7. Age of property (properties older than 100 years receive a rating 10)

Rating: \_\_\_\_\_

Age: \_\_\_\_\_

8. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

9. Association with person or family

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

10. Association with event

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

11. What do you know about this property from research or local traditions?

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Reason: \_\_\_\_\_

12. Does the property have any unique or different features?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

13. Does the property define, maintain or support the character of its location?

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Reason: \_\_\_\_\_

14. Is the property a landmark?

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

15. Physical condition of property (the general state of the building's structural condition to be considered)

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

16. Provide a rating if knowledge is available regarding interior elements

Rating \_\_\_\_\_

Reason: \_\_\_\_\_

**Total Rating** (add scores for items 7-16)

Rating (out of a possible 100) \_\_\_\_

Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances.

17. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientation.

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Describe: \_\_\_\_\_  
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19. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest.

Reason: \_\_\_\_\_  
\_\_\_\_\_  
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**Heritage Oshawa – Property Evaluation Report**

1. Members of Working Group: \_\_\_\_\_

2. Date of Monthly Meeting: \_\_\_\_\_

3. Address: \_\_\_\_\_

4. Name of Building or Property: \_\_\_\_\_

5. Identify the type of property: \_\_\_\_\_

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