

**County of Brant Heritage
Building Evaluation System**

C
Summary Sheet

Evaluation Sheet

Building Name: Bawcutt Centre **Date:** 15-Jun-16

Location: 13 Burwell Street, Paris, Ontario

Category: _____ **Comments:** _____ **Choices:** _____ **Score:** _____

1* Architecture:

Design:	Gothic Revival - First Civic Building in Canada in this style	10 , 7 , 4 , 0	10
Style:		10 , 7 , 4 , 0	10
Age:	Construction began in 1853 completed in 1854	10 , 7 , 4 , 0	7
Sub Total			27

2* History:

Person:	Role as Town Hall and Mary Maxim is integral to local history	10 , 7 , 4 , 0	10
Event:		10 , 7 , 4 , 0	10
Local Development:	Role as Town Hall and marker of previous downtown location and roots of Town's beginnings	10 , 7 , 4 , 0	10
Sub Total			30

3* Environment:

Site:	Original site, local community includes other heritage properties	10 , 7 , 4 , 0	10
Landmark:	Previously a landmark with potential to regain status in community	10 , 7 , 4 , 0	7
Sub Total			17

4* Integrity:

Workm'p & Mat:	Extremely faithful to Gothic Revival Style Remarkable attention to detail Hand cut brick work	10 , 7 , 4 , 0	10
Alterations:	Limited alterations to original structure's exterior except for two additions	10 , 7 , 4 , 0	4
Sub Total			14

5* Bonus: _____ 5 , 3 , 1 , 1

Total Score: 88

Evaluation: **50+ - Designation** **40-49 - Recognition** **Under 40 - Deny**

Architecture:

Arch #1

Comments

Design:

What is the visual quality of the building (proportion, scale, detail) in the context of an architectural style or type.

- * **Measures the architectural merit of the building, taking into account historical styles and / or building types.**
First example of secular Gothic Revival Architecture in Canada, strong sense of craftsmanship and attention to detail - strong Medieval Gothic Influence

10

- * **May deserves high marks if the design is successful and visually attractive, whatever its style or type is.**

- * **Evaluators should remain objective and avoid letting their personal stylistic preferences influence their decisions.**

- * **Integrity of the building may lower score since severe alterations may weaken visual qualities.**

A particularly attractive or unique building based on artistic merit, design uniqueness, composition, craftsmanship or details.

10 Excellent
7 Very Good
4 Good
0 Fair to Poor

Average:

10

Architecture Cont'd

Arch #2

Comments:

Style:

How does this building compare to other examples of a particular style in the Community?

The earliest example of this style in Canada, is a strong example. It is rare in the sense it was the first secular building completed in Gothic Revival style.

10

- * Consider whether the building is a rare or unique style in the Community.

10

- * Measure whether the building is an early example of a particular style in context of the Community.

- 10 Perfect or extremely early example if many survive
- 7 Excellent or very early example if few survive.
- 4 Good example if many survive.
- 0 Of no particular interest

Average:

10

Age:

Determine the age of the building from private records, historic documents, local history books. (etc)

- * May use beginning of construction as building date.
Construction began in 1853 and completed in 1854
- * Adjust benchmark dates every decade to reflect passing of time.

7

Comparatively old in the context of the Community.

- 10 Before 1850
- 7 1850-1900
- 4 1901-1930
- 0 1931-present

Average:

7

History:

Hist #1

Person/Event

What is the level of importance of a direct related person or event.

- * Evaluate building with respect direct association with a person or events.

Location of Paris Town Hall as well as Mary Maxim, also played other roles as a community hub

10

- * "Direct association" means ownership or occupancy in the case of a person or a specific event which took place in the building.

10

- * This does not refer to general associations. (eg) public buildings such as post offices, while frequented by many important people, will seldom merit points under this section.

10

- * Wealth and national recognition are not the only standards to determine "importance" The related person or event may have significance on a smaller scale. (eg) the first local blacksmith, the earliest general store or the childhood home of a person.

10

Person: Associated with a person, group, organization or institution that has made a significant contribution to the community province or country,

- 10 Person or group of primary importance intimately connected with the building
- 7 Person or group of primary importance loosely connected or person of secondary importance intimately.
- 4 Person or group of secondary importance loosely connected with the building.
- 0 Building has no connection with person or group of importance.

Average:

10

Event:

Associated with an event that has made a significant contribution to the community, province or country.

First Gothic Revival design Civic building in Canada
Served as Paris Town Hall and Council Chambers
Housed the Magistrate Office and Jail
Building played a role in shell production during the First World War.

10

- 10 Event of primary importance intimately connected with the building.
- 7 Event of primary importance loosely connected or event of secondary importance intimately connected with the building.
- 4 Event of secondary importance loosely connected with the building
- 0 Building has no connection with of importance

Average:

10

History Cont'd

Hist #3

Comments:

Local Development:

How well does this building illustrate a significant phase in the development of the community or a major change or turning point in the community's history?

- * **"Community" means (e.g.) such as ward of the county, an entire park or intra muros space of an institution.**
Role as Town Hall makes it a strong candidate and marker of previous downtown location and roots of Town's beginnings

10

- * **Does the building measure a significant phase in the community's development or historical evolution? This may include cultural, social, religious, agricultural or military activities.**

The building location is connected to military driven paths throughout what was then known as Canada West. The building represents what is left of what was once considered the downtown and home to numerous merchants and shops.

10

- * **Consider the building's influence over time and in a historical perspective. Do not confuse with the present situation as this is measured under "Environment"**

- 10 One of the best examples**
- 7 Very Good Example**
- 4 Reasonable examples**
- 0 Obscure examples**

Average:

10

Environment:

Environ #1

These criteria measures the present day role of the building in the community streetscape.

What is the integrity of the historical relationship between the building and its associated landscape?

Site:

- * "Associated Landscape" is normally contained within the property lines and over which the owner has control.

Much of the area is shaped by the strong historical architecture, not just the building alone

10

- * Measures the degree to which the immediate environment enhances and strengthens the building.

The immediate environment supports heritage preservation with other buildings of historical significance such as Cobblestone cottages

10

- * For some urban buildings, it may be limited to the interface between the building and the adjacent sidewalk or public space.

10

- * Consider the original or historic treatment in relation to the nature of what exists today. For example, a building that was originally built for residential use but now used for commercial purposes

The buildng has had many uses including Municipal, Assembly Hall, Magistrate, commercial and for a short time residential.

10

10 On original site & property

7 Moved to different site on original property or original property lot altered but little change in relationship between building and property.

4 Moved off original site but to a sympathetic location or original lot altered and relationship between building and property greatly changed

0 Moved off site to an unsympatheic location.

Average:

10

Environment:

Environ #2

Landmark:

What is the nature of the building's identity within the Community?

- * **Evaluate the importance of the building to the community.**

The Building represents the first Town Hall and a community hub for a historic downtown Paris

7

- * **Is it a physical landmark (e.g) prominent church spires?**

Most definitely a physical landmark, with the Gothic Revival Features, Tall Bell Tower, and prominent role in the community makes it a strong landmark

10

- * **What is the symbolic value of the building to the community as a whole ?**

Its role as a location for Mary Maxim as well as a Town Hall and other purposes makes it a memorable location for many local residents and an important location for local history

10 Building may be taken as a symbol for the town or region as a whole

7 A conspicuous and familiar building in the context of the town or region

4 A conspicuous and familiar building in the context of the neighbourhood

0 Not particularly conspicuous or familiar.

Average

7

Integrity:

Integ #1

Workmanship & Materials:

- * **Evaluate the actual execution of the design with a focus on quality:**

Keen attention to detail and hand cut stone shows strong craftsmanship and alignment with the Medieval Gothic Style.

10

- * **Consider both the choice and handling of materials:**

- * **Knowledge of the historical context may shed light on the quality of craftsmanship and materials.**

10

- * **Current physical condition of the building may reveal strengths and weaknesses of workmanship and materials over time.**

The exterior of the building although in need of repair, has withstood the test of time except the bell tower. Exposed to the elements and the weight of the bell reduced its structural integrity to the point where the upper portion was removed.

10

- * **Good quality should be evident inspite of reversible changes.**

10

- * **May apply this criteria to the entire building or parts of.**

***This evaluation is strictly speaking to the integrity of the original building only, and not the additions which came afterwards**

- 10 Excellent
- 7 Very Good
- 4 Good
- 0 Fair to Poor

Average:

10

Alterations:

- * **Determine the extent of the alterations.**

The basement of the building is presently closed off, potential to be opened again.

4

- * **Whether alterations are reversible. (eg) if an added porch is removed, can the underlying brickwork be restored.**

The basement could be opened again and used as a market and tourist attraction. The additions could be removed and a new wall would be required to close in the original section once again.

4

- * **Consider whether the alterations are sympathetic and an actual improvement of the original. Alteration may include upgrades or modernizations such as indoor plumbing.**

The original section of the building has had electrical upgrades, some alterations such as the removal of a staircase in the interior has occurred, and part of the bell tower was removed due to its structural integrity affecting the exterior.

4

- * **Alterations may have their own significance. Additions of a wing could reflect the owner's prosperity or family's growth.**

10 Unchanged

7 Few but sympathetic to original building

4 Many changes but sympathetic to original building

0 Many unsympathetic changes. Original character destroyed.

Average:

4

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Integ #1

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