MARTHA'S VINEYARD COMMISSION

Inventory of Historic Buildings in Dukes County Interim Report
APPENDICES

Mark London - October 20, 2017

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Appendix 1
Database Fields and Availability of Data

The following is a list and discussion of existing and potential fields in a database of historic buildings on Martha's Vineyard. The accompanying Table 1 indicates whether the information is already in the MHC GIS database, is on the survey forms but has not been digitized, or needs to be surveyed.

- MACRIS GIS File: Most of the critical information on the MHC inventory forms has been digitized and the MHC has provided the MVC with an Excel file with this information. So far we have only received a partial database and hope to receive a more complete database in the future.

- MHC Inventory Form: Some additional information is available on the MHC inventory forms. "Context", "Visibility", and "Integrity" are not identified as fields but may be discussed in the narratives. Survey forms have a field for "Condition" but this could have changed since the survey work was done. The forms professionally prepared after 1998 are more complete than the earlier forms prepared by volunteers.

- Need to Survey: This data is not available and would need to be surveyed, either on site or using maps and Google Earth.

DESCRIPTIVE
The following information is in the MACRIS database provided to us.
- Town: The database includes 87 buildings/structures for Aquinnah, 108 for Chilmark, 612 for Edgartown, 6 for Gosnold, 880 for Oak Bluffs, 204 for Tisbury, and 262 for West Tisbury.
- Place Name: This is usually used to indicate part of a town, such as Menemsha in Chilmark, though some entries for Aquinnah use this field to add the name Gay Head.
- Area Code: This is a letter reference to areas which were subject of surveys.
- Type: The database includes 61 areas (A), 2084 buildings (B), 21 burial grounds (G), 18 objects (O), and 81 other structures (S).
- Address: These are listed in two fields in MHC files, street number and street name. It could be possible to add a field for map/lot number though this is not in the MACRIS database.
- Historic Name: This information is available for almost all (1520 out of 1683) of the buildings for which there is an inventory form.
- Common Name: Most buildings do not have common names (only 363 of the 1683 MHC forms have them).
- Date of Construction: This is in two fields, the date itself and a letter. Of all 2165 entries in the MHC database 1117 have a precise date, 744 have an indication of "c" for circa for approximate dates, and 305 have an "r" indicating the date is the middle point of an estimated range. See tables 2 and 3 below for an analysis of how many buildings fall within each of the 9 Periods of Construction used by MHC.
- Maker: 216 of the 2165 entries have a named architect or builder.
- Object or Structure Type: For the few objects or structures other than buildings, such as bridges or lighthouses.

- <u>Use:</u> This includes 498 single-family dwellings, 366 are secondary dwelling some of which seem to be primary dwellings, 354 are other religious – secondary dwelling (essentially houses in the Campground), 89 are multiple-family dwellings, and 52 are abandoned or vacant.
- <u>Style:</u> Of the 1683 MHC forms, 1566 have an entry for style, although 228 of these are "no style" and 11 are "altered beyond recognition".
- <u>Materials:</u> The inventory forms indicate the materials of the walls, roof, and foundation. The MACRIS website allows searching on this but the partial database which the MHC has supplied to the MVC doesn't include this information. It should be available sometime in the future.

MHC INFORMATION
The following information is in the MACRIS database provided to us.
- <u>MHC ID:</u> This is the identification number given by MHC.
- <u>MHC Inventory Form:</u> Of the 2165 buildings and structures in the MACRIS, 478 do not have inventory forms. Of these: 6 date from 1675-1775, 8 from 1775-1830, 70 from 1830-1870, 97 from 1870-1915, 101 from 1915-1940, and 196 since 1940.
- <u>MHC Record Date:</u> This is the date when the information was prepared or was last reviewed. Note that sometimes there is an original form dating back to the 70s or 80s which was reviewed and possibly updated in a more recent study. Only the latest date is listed.
- <u>MHC Inventory – Author:</u> The person or consultant who prepared the form.

AREAS
- <u>Historic Districts:</u> The MACRIS database indicates whether the building is located in a National Register, state, and/or local historic district. (These are now in a single field. It would be preferable to have one field for each category.)
- <u>Island Plan Area:</u> Located in a Historic Area, Traditional Neighborhood, or Scenic Road as delineated in the Island Plan. Chris Seidel has analyzed this but the information has not been added to the database as yet.

SIGNIFICANCE
- <u>Designation:</u> The MACRIS database indicates whether a building or other element:
    - Is a National Historic Landmark in its own right (NHL, 327 buildings),
    - Is in a National Register Historic District (NRDIS, 949 buildings),
    - Is a National Register Individual Property (NRIND, 20 buildings and structures),
    - Is a National Register Thematic Resource Area (NRTRA, 9 lighthouses or lighthouse related entries),
    - Is in a Local Historic District (LHD, 844 buildings), and/or
    - Has a preservation restriction (PR, 5 portions of lots).
  This is simplified on the MACRIS website as:
    - NR (National Register with 90 buildings) [Note: We need to clarify how this number compares to the much larger number of buildings that are National Historic Landmarks or are located in National Register historic districts}
    - SR (State Register with 1217 buildings).
  There might be other town lists which could be added.

- <u>Recommended Designation:</u> The more recent inventory forms indicate whether buildings are recommended for the National Register, even if no one actually submitted the request to have it listed. This information is not entered in the database. It could help to give an indication of the building's significance. However, it is not clear whether the information is complete and consistent enough to merit digitizing. This information is only a consultant's recommendation unless it has been reviewed by MHC staff.
- <u>Significance:</u> This information is in the MACRIS database and refers to the main reasons for the building being listed, such as History, Architecture, etc.

OTHER FACTORS

This group of factors is not in the MACRIS database but would provide useful information in assessing the significance of a building. Some of this information might be mentioned in some of the MHC Inventory Sheets but has not been digitized. Most would need to be surveyed using maps, aerial photos, and/or an on-site visit.

- <u>Context:</u> Is the building a landmark and/or a component of an ensemble or streetscape?
- <u>Visibility:</u> Is the building visible from a public way? Buildings could be categorized as not visible, barely visible, somewhat visible, or very visible. Important visual and scenic landmarks should also be noted.
- <u>Condition/Integrity:</u> There is a field for Condition on the on the MHC Inventory Sheet, but it is not clear whether or not it has been digitized. Note that the term "Condition" on the form refers to the state of preservation of significant features, usually called "Integrity". (With this definition, a very run-down building that has all its original features would be considered in excellent Condition. A more common English usage would be to say that it was in an excellent state of Integrity but in poor Condition.) The assessment of the condition on most inventory sheets is not very refined. However, for buildings listed on the National Register, there is a much more detailed assessment of the building's integrity, the specifics of which are not available to the public. The narratives often discuss the state of alteration of significant features. Any assessment of condition or integrity could be very out of date, especially for forms filled out in the 1970s and 80s. It is questionable whether this should be included in the database since it can change so quickly, although it would be needed as part of a rating system.
- <u>Rating:</u> If a comprehensive rating effort is carried out, several fields could be added to the database.

Table 1: **Inventory of Historic Buildings in Dukes County Database: Existing and Potential Fields**			
Field	**MACRIS GIS File**	**Inventory Form**	**Need to Survey**
Town			
Place Name			
Type			
Address			
Historic Name			
Common Name			
Date of Construction			
Maker			
Use			
Object or Structure Type			
Style			
Materials	not received yet		
MHC ID			
MHC Inventory Form			
MHC Record Date			
MHC Form – Author			
Historic Districts			
Island Plan Area			
Designation			
Recommended Designation			
Significance			
Context		may be in narrative	
Visibility		may be in narrative	
Integrity		may be out of date	
Condition		may be in narrative	
Integrity/Condition Date			
Rating			

Table 2: MACRIS: Historic Buildings and Structures by Period of Construction

Dates	Name	Abbreviation	Number	Percent
	Prehistoric	PH	0	0%
1500-1620	Contact Period	CN	0	0%
1620-1675	Plantation Period	PL	5	0%
1675-1775	Colonial Period	CL	95	5%
1775-1830	Federal Period	FE	123	6%
1830-1870	Early Industrial Period	EI	597	29%
1870-1915	Late Industrial Period	LI	775	38%
1915-1940	Early Modern Period	EM	214	10%
1940-Present	Post-War	PW	249	12%
1500-Present	*Total*		*2058*	*100%*

Table 4: MACRIS: Number of Buildings by Time Period and Town

	Aquinnah	Chilmark	Edgartown	Gosnold	Oak Bluffs	Tisbury	West Tisbury	Total
1620-1675			1		1		2	**4**
1675-1775		18	22		3	10	31	**84**
1775-1830		6	78		7	19	30	**140**
1830-1870	14	28	170		197	64	87	**560**
1870-1915	12	8	105	1	532	55	30	**743**
1915-1940	30	11	75	1	68	12	9	**206**
1940-Present	20	7	133		18	4	40	**222**
Total	76	78	584	2	826	164	229	**1959**

Table 5: MACRIS: Historic All Categories by Record Date

Dates	Number	Percent
1975-79	1160	54%
1980-84	190	9%
1985-89	52	2%
1990-94	3	0%
1995-99	240	11%
2000-04	74	3%
2005-09	281	13%
2010-14	24	1%
2015-Present	125	6%
1975-Present	*2149*	*100%*

Appendix 2

Numbers of Buildings in the MACRIS Inventory in Historic Districts and Areas

The first two tables below indicate the number of buildings in the MACRIS Inventory in each time period and in each town located within National Register historic districts and local historic districts.

Note that sometimes, the limits a National Historic District are similar to the limits of the local district, as in the case of Edgartown. In other cases they are very different, as in Oak Bluffs where the Wesleyan Campground is a National Historic District but not a local one whereas the Copeland District is a local district only.

Table 6: **Buildings in National Historic Districts**							
	Aquinnah	Chilmark	Edgartown	Gosnold	Oak Bluffs	Tisbury	West Tisbury	Total
1620-1675			1		0		0	1
1675-1775		0	21		0		0	21
1775-1830		0	74		0	0	0	74
1830-1870	3	0	167		172	0	0	342
1870-1915	0	0	86	0	141	5	0	232
1915-1940	2	0	51	0	3	0		56
1940-Present	2	0	87		6	2		97
Total	7	0	487	0	322	7	0	823

Table 7: **Buildings in Local Historic Districts**							
	Aquinnah	Chilmark	Edgartown	Gosnold	Oak Bluffs	Tisbury	West Tisbury	Total
1620-1675			1		0		2	3
1675-1775		0	22		0	2	5	29
1775-1830		0	74		0	4	10	88
1830-1870	0	0	162		7	40	33	242
1870-1915	0	0	100	0	78	10	10	198
1915-1940	0	0	70	0	8	1		79
1940-Present	0	0	125		0	0		125
Total	0	0	554	0	93	57	60	764

We will be adding information about the Copeland Plan District in Oak Bluffs.

The Island Plan, the regional plan adopted by the Martha's Vineyard Commission in 2009, identified Historic Areas, namely geographic areas which included a high concentration of buildings more than 100 years old, whether or not they were official historic districts. It could be a priority to do area surveys of these Historic Areas.

Table 8: **Buildings in Island Plan Historic Areas**							
	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Total
1620-1675			1			2	3
1675-1775		3	22		8	16	49
1775-1830		2	75		19	17	113
1830-1870		4	166	191	61	68	490
1870-1915		4	100	490	51	21	666
1915-1940		3	72	49	8	7	139
1940-Present		2	124	16	4	32	178
Total		18	560	746	151	163	1638

The Island Plan also identified Traditional Neighborhoods, areas of high concentrations of 75-year-old buildings, typically on the fringes of the Historic Areas. They include 65 additional 100-year-old buildings. These areas could constitute a second priority for additional surveys.

Appendix 3

Previous Historic Inventory Survey Efforts

The MACRIS survey forms come from three efforts.
- Some of the forms date back to the 1970s, and were largely prepared by volunteer members of historical commissions or historic district commissions. A two-year effort in Oak Bluffs in the 1980s involved a team of six people financed with a Comprehensive Employment and Training Act (CETA) job-training grant.
- Professional community-wide historic architectural survey updates were completed for the towns of Chilmark, Edgartown, Oak Bluffs, Tisbury, and West Tisbury during the period 1998-2000, supported by Massachusetts Historical Commission (MHC) Survey and Planning Grants in three grant cycles to the Martha's Vineyard Commission. An architectural survey of Aquinnah was directly funded by the MHC in 1998.
- From 2007-2009, a professional architectural survey update for West Tisbury was undertaken.

Note: Corrections and clarifications to the following summary would be greatly appreciated.

Overview of All Studies

The following summary of the efforts in each town is based on analyzing the record dates in the MACRIS database spreadsheet, and consulting a representative sample of inventory forms. The dates are of the latest revisions of each inventory form, or the date of the original form if there was no revision.

Aquinnah
There are 76 buildings listed in MACRIS. Of these, there are inventory forms for 46 buildings and no forms for 30 buildings.
- 1998: 74 buildings were added in a professional survey carried out by PAL,
- 2001: 2 buildings were added or updated.

Chilmark
There are 85 buildings listed in MACRIS. Of these, there are inventory forms for 51 buildings and no forms for 34 buildings.
- 1996: 1 building was added,
- 1998: 73 buildings were added in a professional survey carried out by Thomas Arcuti et al for the Chilmark Historical Commission and the MVC,
- 2009: 1 building was added or updated,
- 2011: 11 buildings were added or updated, all related to the Barn House

Edgartown
There are 596 buildings listed in MACRIS. Of these, there are inventory forms for 288 buildings and no forms for 312 buildings.
- 1973: 256 buildings were inventoried by Edith Blake and have not been subsequently revised as yet,
- 1981: 2 lighthouses were added,

- 1983: 127 buildings in the historic district were added, most of which don't have individual forms,
- 1986: 49 buildings got updated inventory forms by members of the Historic District Study Committee, most or all of which were updates of, and added some detail to, the 1973 forms by Edith Blake,
- 1987, 1990, 1998: one building was added each year,
- 2000: 33 buildings got updated inventory forms by PAL, most or all of which were updates of 1973 forms by Edith Blake,
- 2006, 2008, 2010: one building was added or updated each year,
- 2015: 103 buildings in the expansion of the historic district were added or updated, most of which do not have individual forms,
- 2016: 1 building was added or updated,
- There are 13 buildings for which no record date is listed.

Gosnold

There are 2 buildings listed in MACRIS. Of these, there are inventory forms for both buildings.
- 1999: one building was added, the Coast Guard boat house,
- 2006: one building was added, the Church.

Oak Bluffs

There are 828 buildings listed in MACRIS. Of these, there are inventory forms for 818 buildings and no forms for 10 buildings.
- 1973: 1 buildings was added,
- 1976: 1 buildings was added,
- 1978: 745 buildings were added by the Oak Bluffs Historical Survey, a team of people hired with a CETA job-training grant,
- 1979: 53 buildings were added by the Oak Bluffs Historical Survey,
- 1984, 1988, 1994: 1 building was added each year,
- 1999: 21 buildings were added in a professional study by Thomas Acuti et al,
- 2002: 1 building was added or updated,
- 2005: 2 buildings were added or updated,
- 2006: 1 building was added or updated,

Tisbury

There are 170 buildings listed in MACRIS. Of these, there are inventory forms for 147 buildings and no forms for 23 buildings.
- 1973: 19 buildings were added by members of the Tisbury Historical Commission,
- 1974: 18 buildings were added by members of the Tisbury Historical Commission,
- 1975: 20 buildings were added by members of the Tisbury Historical Commission,
- 1977: 1 building was added by members of the Tisbury Historical Commission,,
- 1979: 20 buildings were added by members of the Tisbury Historical Commission,
- 1980: 48 buildings were added by members of the Tisbury Historical Commission,
- 2000: 37 buildings were added in a professional study by PAL,
- 2005: 1 building was updated in a professional study by the National Architectural Trust,
- 2008: 3 buildings of the were reviewed as part of a National Register application for the Tashmoo Pumping Station,
- 2013: 1 building (the Caleb Prouty House) was updated in a professional study by PAL,

- 2014: 2 buildings were updated in a professional study by the Martha's Vineyard Museum.

West Tisbury

There are 259 buildings and structures listed in MACRIS. Of these, there are inventory forms for 235 buildings and no forms for 24 buildings.
- 1986: 1 building was added,
- 1999: 45 buildings were added by the West Tisbury Historic District Committee and not later updated as they are recent buildings located in the historic district,
- 2009: 181 building forms were updated in a professional study by PAL, revising forms first completed in 1979 to 1984 (West Tisbury Historical Commission) or 1999,
- 2011: 2 buildings were added,
- 2015: 11 buildings, along with other structures, were updated or added in a professional study by PAL, all related to the National Register nomination of Polly Hill.

Note: The numbers by category are not necessarily completely accurate as some lists but not others may include categories other than buildings. However, the listing above gives a pretty good idea of how many buildings are included and what categories they fall in.

Professional Studies Since 1998

The following provides some additional information about the professional studies carried out since 1998. The technical reports for each survey are available digitally and each of the resulting inventory forms is available online at MACRIS.

Aquinnah
- Surveyed by PAL – Virginia H. Adams.
- Report in 1998.
- Community-wide survey. Prepared approximately 60 properties, the number due to budget limits. Selected based on age, architectural integrity, historical associations, visual access, and relationship to other buildings.
- 14 individual buildings and 2 areas were considered eligible for the National Register and forms were prepared.

Chilmark
- Surveyed by Massachusetts Archeological Services – Mitchell T. Mulholland.
- Carried out a full Comprehensive Community Survey with all time periods to 1947:
  - 4 areas (Barn House, Ephraim Poole Place, the Menemsha Boathouses, and the Town Center),
  - 58 buildings and 2 structures,
  - 3 burial grounds (Abel Hill, Putnam Family, Nathan Mayhew Burial at 9 Quitsa Lane).

Edgartown
- Surveyed by PAL – Mary Kate Harrington.
- Report on August 21, 2001.
- Surveyed 35 properties? Most had been surveyed in 1973 and were not up to current standards. 2 new ones were chosen by the Edgartown Historic District Commission based on a lack of information on the original forms.

- The consultant noted that there are address problems which have not been corrected other than for the 35 surveys they worked on.

Gosnold
- No surveys done.

Oak Bluffs
- Surveyed by Massachusetts Archeological Services – Mitchell T. Mulholland and Arcati.
- Surveyed 21 houses associated with African-American occupation.
- All were recommended for the National Register, most based on architectural merit, but this was apparently not acted upon.
- Noted confusion of addresses in listings.

Tisbury
- Surveyed by PAL – Mary Kate Harrington.
- Report on August 21, 2000.
- Surveyed 28 properties and 12 individual buildings in the West Chop area.
- Recommended the West Chop Area for the National Register but this was apparently not acted upon.

West Tisbury - 1999
- Surveyed by Massachusetts Archeological Services – Mitchell T. Mulholland.
- Report submitted on December 15, 1999.
- Architectural description and photos for 43 historic houses for which the forms were completed by the West Tisbury Historic District Commission.
- All 43 are National Register eligible. Consultant prepared N.R. Criteria Statement for the 43 properties related to a proposal to expand the district by 100 buildings beyond the 14 already in it, of which 50 didn't have forms.
- Existing forms dated from 1978-80.

West Tisbury – 2009
- Surveyed by PAL – Virginia H. Adams.
- Final report submitted on November 10, 2009.
- This effort involved reviewing and updating previously prepared forms, taking new photos, digitizing the forms, adding comments about any changes, and preparing National Register forms for eligible buildings. This study that was fully funded by the Town (CPA), with the Martha's Vineyard Museum acting as fiscal agent.

Appendix 4

Comparison of MHC Inventory with Building Ages

This table gives a rough idea of how many building more than 100 years old have been inventoried. Chris Seidel is presently doing a more precise building-by-building comparison which will indicate exactly how many buildings in each town and time period are in the inventory with and without an inventory form, or are not in the inventory at all.

Note that the assessors' data on the ages of buildings is not necessarily accurate. In some cases, they are rough estimates. In other cases, they are the dates of renovations, not of the original structures. Local knowledge is needed to identify potentially older structures.

Table 9: **Comparison of Parcels with Buildings More than 100 Years Old with Buildings in the MHC Inventory**							
	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Total
Buildings in the MHC Inventory	76	87	472	829	170	231	1865
Parcels With Buildings in the MHC Inventory	56	55	429	820	152	218	1730
Parcels with Buildings More than 100 Years Old	21	107	343	969	415	179	2034
Parcels with Buildings More than 100 Years Old In the MHC Inventory	16	40	261	610	128	157	1212
Parcels with Buildings More than 100 Years Old Not In the MHC Inventory	5	67	82	359	287	22	822
Percent of Parcels with Hundred-Year-Old Buildings That Are Not in the MHC Inventory	24%	63%	24%	37%	69%	12%	40%
Parcels in the MHC Inventory that are Less than 100 Years Old	40	15	168	210	24	61	518

Table 10: Buildings in MACRIS With and Without Inventory Sheets - Edgartown

ALL BUILDINGS

	Total Buildings	Buildings in MACRIS		
		With Inventory Forms	Without Inventory Forms	Total
1620-1675	3	1	0	1
1675-1775	9	20	2	22
1775-1830	47	72	7	79
1830-1870	100	122	48	170
1870-1915	199	33	72	105
1915-1940	318	18	57	75
1940-Present	3810	17	116	133
Total	**4486**	**283**	**302**	**585**

BUILDINGS IN THE HISTORIC DISTRICT

	Total Buildings	Buildings in MACRIS		
		With Inventory Forms	Without Inventory Forms	Total
1620-1675	2	1	0	1
1675-1775	6	20	2	22
1775-1830	42	68	7	75
1830-1870	92	121	41	162
1870-1915	153	32	68	100
1915-1940	93	16	54	70
1940-Present	183	16	109	125
Total	**571**	**274**	**281**	**555**

BUILDINGS OUTSIDE THE HISTORIC DISTRICT

	Total Buildings	Buildings in MACRIS		
		With Inventory Forms	Without Inventory Forms	Total
1620-1675	1	0	0	0
1675-1775	3	0	0	0
1775-1830	5	4	0	4
1830-1870	8	1	7	8
1870-1915	46	1	4	5
1915-1940	225	2	3	5
1940-Present	3627	1	7	8
Total	**3915**	**9**	**21**	**30**

Note that there are some discrepancies in the numbers, apparently due in large part because of issues with the dates of Total Buildings. For example, the table shows more buildings in the historic district dating from 1830 to 1870 in MACRIS than the total number. Many buildings are actually older than shown on the assessors' records.

Appendix 5
MHC Recommendations for Additional Surveys

Michael Steinitz of the MHC reviewed the recommendations for additional work in the surveys prepared between 1998 and 2000, and summarized them as follows.

- Aquinnah (Public Archaeology Lab) – No recommendations for further survey were included.
- Chilmark (UMass Archaeological Services) - Survey stone peat houses (5 identified); conduct more intensive research on reputed earliest buildings; research Menemsha boathouses. In addition a list of properties for further study is included.
- Edgartown (Public Archaeology Lab) – Research additional properties in the historic districts that have not previously been documented on MHC forms, or for which only 1973 era inventory forms exist. [This project focused on the existing districts. No recommendations for survey work needed outside the districts were provided.]
- Oak Bluffs (UMass Archaeological Services) – Undertake additional research on three historically African-American neighborhoods. [This project focused on properties with historic African American associations in Oak Bluffs. No general recommendations for survey work in Oak Bluffs were provided.]
- Tisbury – (Public Archaeology Lab) Survey properties south of the West Chop Area. (Survey focused on properties in West Chop and did not make recommendations for survey work elsewhere in Tisbury.)
- West Tisbury (UMass Archaeological Services, 1999) – Additional survey in West Tisbury Center, Music Street, Middletown, Christiantown, and Lambert's Cove.
- West Tisbury (Public Archaeology Lab, 2009) - Christiantown Area Form. Most or all of the 1999 recommendations were addressed in the 2009 study, though the latter recommends additional study of the Christiantown Area.

Michael said that we don't have a lot of basis for needs analysis beyond the recommendations of these reports. Given the passage of time since these projects were undertaken, and the limited scope of the further study recommendations they included, it would be safe to assume that additional survey documentation would be appropriate for these towns. Likely priorities not identified in these reports would include, but are not be limited to, historic properties in Edgartown outside the historic districts and on Chappaquiddick, and previously un-surveyed properties in Tisbury and Oak Bluffs. Considerable interest and greater understanding of mid-20th century architecture has emerged since these surveys were undertaken, and it would be appropriate to document any examples of modernist seasonal housing of this period.

Michael suggested that ideally, it would be desirable to survey all buildings more than 40 years old, in that in the coming future, they would become 50 years old and eligible for MHC consideration. However, starting with 100-year old buildings would be a useful next step, and makes sense in relation to the MVC's DRI Checklist requirement that the proposed demolition of any building more than 100 years old outside a local historic district be referred to the MVC for possible review as a Development of Regional Impact.

Appendix 6
Example of a Municipal Comprehensive Rating System

The City of Westmount is an inner-city municipality located just west of downtown Montreal. It has a population of 20,000 and about 8,000 buildings, many of which are considered to be of heritage value. In the 1980s, I set up a comprehensive inventory and heritage rating system that involved carrying out an inventory of every building, rating them, identified building ensembles, identifying and Character Areas (i.e. areas whose buildings had similar features), and describing the defining characteristics of each ensemble and Character Area. Although there was a little pushback at first from those who thought that owners might object to having their building rated, we plowed ahead and, decades later, the system is widely accepted and used. Over the past generation, it has served as the backbone of efforts to preserve the City's distinct character.

We hired a young architectural graduate to photograph and assess each building in Westmount, noting its age and defining characteristics such as its overall form, exterior materials, window and door pattern, and other design features. Members of the City's architectural and planning commission, of which I was Chair, worked with the graduate architect to rate each building based on the series of evaluation criteria mentioned in the interim report, namely historic (age, association with significant people, events, etc.), design (notable architect, style, materials, architectural features, etc.), building integrity (how much of the original structure was still intact), and context (whether it was a visual landmark, or part of a significant ensemble or streetscape).

Since historic significance is not a simple black-and-white determination, we wanted a classification system that reflected shades of grey in significance by classifying buildings into four categories: "I*" Exceptional, "I" Important, "II" Significant, and "III" Neutral. We originally had a fifth category, Discordant, but there were so few that we just included them in the Neutral category. We did historical research for those buildings in the highest categories to make sure they belonged there.

The inventory also identified Architectural Ensembles, groups of buildings erected at the same time as part of a single design, ranging from two semi-detached houses to an entire streetscape of similarly designed buildings.

Based on the defining characteristics of the buildings, the city was divided into 39 Character Areas, districts where the buildings and streetscapes had similar characteristics. For each area, we identified how high the overall significance and degree of homogeneity were and summarized the area's defining characteristics as well as the variations for individual streetscapes within the area. The results were published as a series of maps given out free at City Hall (now available online).

We referred to this rating system in many of the City's architectural guidelines, with the strictest provisions for demolition and renovation applying to the most significant buildings, and with increased flexibility going down the levels of importance. For a new building in a character area with high significance and a high degree of homogeneity, it was especially important that the new building respect the area's characteristics, but this was not so critical in a less significant, more heterogeneous area.
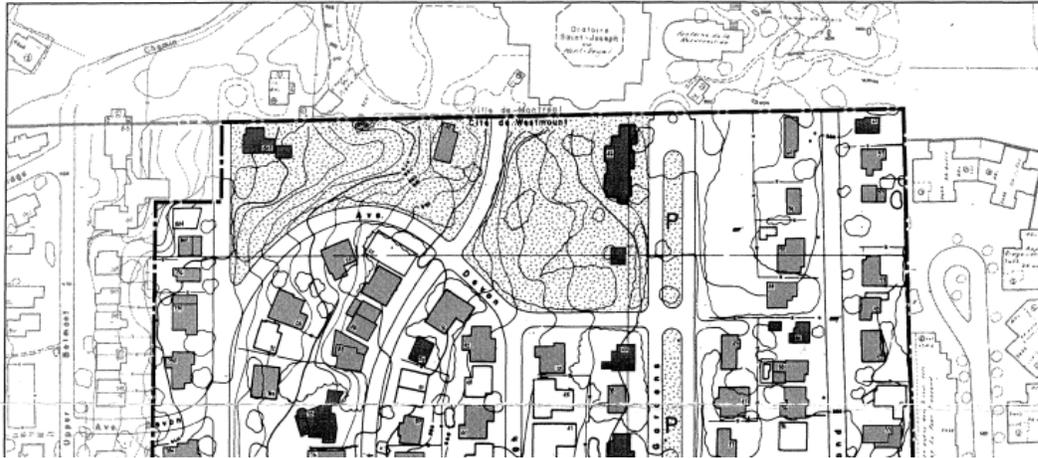
Character Area 1
Vicinity of St. Joseph's Oratory

Most of this plateau near the summit of Westmount mountain, originally the properties of Murray and Raynes, served as the "Westmount Golf Links" in the first part of the 20th Century. Although the roads were laid out and the land subdivided "for residences of best classes" before World War II, it was mostly developed after the war as is evident by its modern architecture. The area includes some houses built before the war as well as several more recent houses built in traditional revival styles.

LEGEND

■ Category I
  Exceptional(★) to Important
▨ Category II
  Significant
□ Category III
  Neutral
●—● Architectural Ensembles
□ Buildings profiled in the 1988
  Westmount Heritage Study
[P] Public Green Space
▨ Semi-private or private
  Green Space of importance

KEY MAP

Area Heritage Value: LOW
Degree of Homogeneity: MEDIUM

Character Area 35
Hallowell-Weredale

This is a cul-de-sac area at the edge of the escarpment and built on the former St. Joseph fief. Here one finds approximately 240 buildings of which the overwhelming majority are attached townhouses, rather luxurious and eclectic on Dorchester Boulevard (built between 1870 and 1890), modest but lively east of Greene Avenue (also built around 1870-1890), and very sensible and unpretentious west of Greene Avenue (built around 1890-1914). This is one of the few developments with paved back lanes in Westmount. On Weredale Park, the old circular driveway to Weredale Estate, one finds somewhat disparate buildings in a quiet green setting.

LEGEND

■ Category I
  Exceptional★) to Important
▨ Category II
  Significant
□ Category III
  Neutral
●—● Architectural Ensembles
□ Buildings profiled in the 1988
  Westmount Heritage Study
[P] Public Green Space
▨ Semi-private or private
  Green Space of importance

KEY MAP

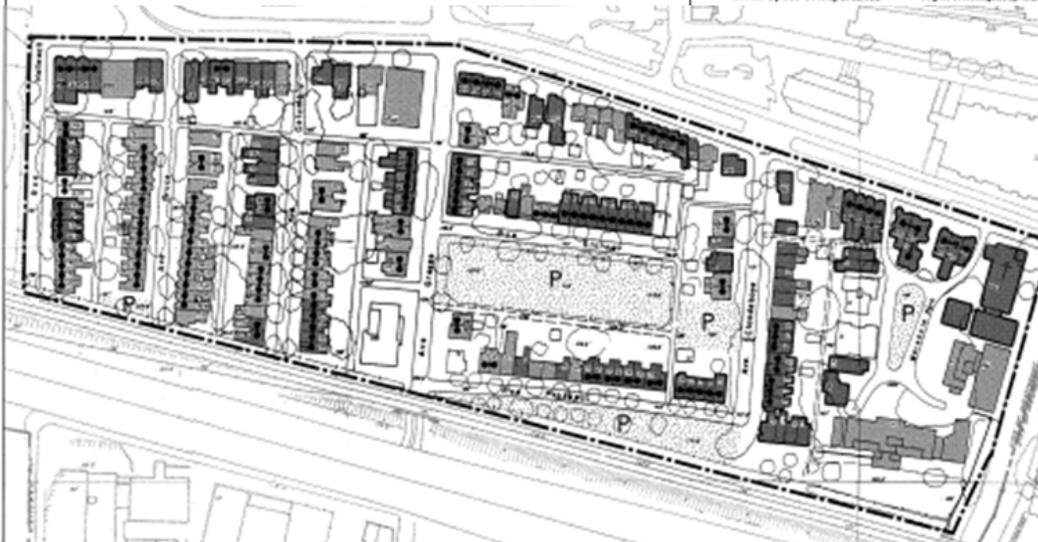Area Heritage Value: HIGH
Degree of Homogeneity: HIGH

Table of Acceptable Interventions (Renovating and Building in Westmount)		
Category	**Description of Categories**	**Acceptable Interventions**
Category I* **Exceptional**	This category encompasses Westmount's most notable buildings. It includes: • historically significant buildings, • exceptional works by notable architects and builders, • exceptional examples of a particular style, • buildings of fine construction, detailing and materials, • buildings that make up an important architectural ensemble.	Category I* buildings are to be kept in perpetuity. These buildings should be maintained and restored to the highest standards of these guidelines. Alterations to character-defining features and additions affecting these features are generally unacceptable. Demolition or modification of major defining characteristics are not permitted. Modifying minor defining
Category I **Important**	This category encompasses Westmount's notable buildings. It includes: • historically significant buildings, • important works by notable architects and builders, • important examples of a particular style, • buildings of fine construction, detailing and materials, • buildings that make up an important architectural ensemble.	Category I buildings are to be kept in perpetuity. These buildings should be maintained and restored to the highest standards of these guidelines. Alterations to character-defining features and additions affecting these features are generally unacceptable. Demolition or modification of major defining characteristics are generally unacceptable. Modifying minor defining char
Category II **Significant**	This category encompasses Westmount's other significant buildings. It includes: • buildings that are notable in their own right but not at the level of category I buildings • more modest buildings that contribute to the overall character of the city due to scale, materials, and age.	In general, Category II buildings should be preserved while maintaining the integrity of those features that define their character. Sympathetic alterations and additions may be allowed provided they do not adversely affect the essential character of the building. Demolition or modification of major defining characteristics are generally unacceptable. Modifying minor characteristics is also not generally acceptable but might be considered in certain circumstances in keeping with the guidelines.
Category III **Neutral**	These buildings have less architectural significance than buildings in category II.	There is no particular requirement to preserve the existing features of Category III buildings. Demolition is generally not acceptable but might be considered in certain circumstances. Modifications to existing buildings are acceptable provided they are visually coherent and harmonize with the streetscape.