

Appendix 1

TO: Mississauga Heritage Department

DATE: 29th Jan, 2021

SUBJECT: Permit to change outer cladding and the front door

Sir,

This refers to the property located at 1133 Willow Lane, Mississauga ON L5W1A1. The main house located at this property is categorized as a Heritage Property. On the same property there is an old art studio/converted barn. This application is to request further work to change the outer cladding of the entire structure and change the front door.

Problem statement 1:

During the last three years we have seen a significant decaying of the outer wooden cladding. The barn boards have rotten in several places and this has allowed squirrels and raccoons to get multiple accesses to the inside space. Though we tried to do some repair work to block a few passages the animals are able to quickly create new holes. This place has been mainly used so far to store furniture, unused electronics and tools. We even had a few incidences of thefts.

Required work

We had a few options to replace the barn boards with materials outlined in the Heritage guidelines. Since we wanted to make sure the guidelines are followed we opted to go ahead with the maple barn boards in sizes of 12 inches and 10 inches. This is by far the most expensive option to address the problem considering the cost of barn boards, need for stronger nailing surface, labor and long term maintenance.

Most of the outer layer has been upgraded and the new look helps to maintain the character of the structure while improving the look of the neighborhood. I have attached a few pictures for your reference.

Problem statement 2:

In addition to the above mentioned problem we had some serious challenges with the two large front doors. The doors were supported on two side wooden poles and over the years that support had rotten and displaced due to exposure to water and extreme temperatures. The doors were very heavy and had rotten outer layers due to weathering and lack of maintenance over the past several years.

Required work

We opted to remove the doors and replace them with smaller openings for easier access and maintenance. The door is a standard metal entrance door and if required will be covered with wooden barn boards. The window is vinyl and will be covered with wooden outer cover, if required.

Some of the pictures are attached for your reference.

The Covid-19 close down situation created a series of challenges. I made a few attempts to reach the City Hall but was not given any access to get any permit. I have tried my best to follow the heritage Guidelines and maintain the character of the property. In fact we got several complements from the folks in the Meadowvale Village for keeping the traditional character intact.

Please review this application and the provided pictures, and advise if you require me to make any changes to the work we have done so far.

I regret the delay in getting this to you. This was a bit overwhelming considering the lockdowns and substantial expenditure to fix the property.

Before











