

City of Mississauga
Corporate Report



Date: 2/26/2020

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of
 Community Services

Originator's files:

Meeting date:
 3/10/2020

Subject

Request to Alter a Heritage Designated Property: 271 Queen Street South (Ward 11)

Recommendation

That the City approve restoration and repair work on the designated property at 271 Queen Street South, known as Odd Fellows Hall, as per the Corporate Report from the Commissioner of Community Services dated February 18, 2020.

Report Highlights

- The property owner has submitted an application for the restoration of Odd Fellows Hall.
- The work plan for the restoration generally conforms to a previously approved work plan for the property.
- The current work plan adheres to Parks Canada Standards and Guidelines and conforms to the best principles of heritage restoration.
- Final details for the work plan are to be submitted as part of the Designated Heritage Property Grants program and will be reviewed by Staff and the Grants Sub Committee prior to issuance of any grant funding.

Background

In 1875, Timothy Street transferred this property to the Odd Fellows Society of Streetsville for the sum of one dollar. Later that year, the current building, the Odd Fellows Hall, was constructed where the ground floor was an assembly hall and the second floor was used as meeting space. The Odd Fellows sold the Hall in 1972. A number of businesses have operated since that time, however the building has been vacant for the better part of the past two decades.

Odd Fellows Hall at 271 Queen Street South is designated under Part IV of the Ontario Heritage Act. The property was designated under the Act in 1983. Section 33 of the Act requires permission from Council in order to make alterations to property designated under Part IV of the Act. The

property recently changed hands and the new owner has submitted a heritage permit to conduct the following alterations:

- Repointing of selective portions of the exterior walls;
- Replace modern masonry around windows on main façade with salvaged original material;
- Removal of non-heritage paint from front façade;
- Restoration of original windows;
- Chimney stabilization or restoration.

Comments

The property owner has submitted a Heritage Impact Assessment and drawings which detail the proposed work plan for the property (Appendix 1 and 2).

The proposed work plan consists of repair and restoration work of the exterior masonry of the Hall, as well as the restoration of the original windows and the stabilization of the chimneys.

The exterior masonry work will involve re-pointing of the masonry where required, as well as the replacement of a more recent masonry repair around a window on the front façade with salvaged original masonry material. The front façade was painted in the latter twentieth century, and the paint will be removed using a non-abrasive process done by an experienced heritage professional in order to ensure that no damage will occur to the existing masonry.

The windows require restoration and the wood window frames and sashes are being restored and replaced as needed. Like for like materials are being used and each frame is being custom built made for each window.

The chimneys require stabilization and possibly complete restoration and rebuilding. A further assessment of the condition of the chimneys is to be done once conditions allow.

The above work plan follows the best principles for heritage restoration and repair, with original materials remaining in place as much as possible, more recent repairs replaced with original materials and an approach which focuses on the least possible impact to the existing exterior of the Hall.

The above work plan is similar to a previous work plan submitted to the City in 2014. Details of the previous submission can be found on the December 9, 2014 HAC agenda (http://www7.mississauga.ca/documents/agendas/committees/heritage/2014/HAC_Agenda_2014_12_09.pdf). This work plan was approved under permit HPA 15-1, which has since expired.

There are two substantial differences between the previously approved work plan and the current application. First, the previous application sought to replace all the windows whereas the current application seeks to restore as much as possible, leaving replacement only for those windows which cannot be restored.

Second, the previous application sought to re-paint the front façade of the building as it was believed that removing the paint would be damaging to the masonry. More recent advances in restoration techniques have allowed for the removal of paint from masonry in a manner which can preserve the existing brick. As noted in the HIA, these newer techniques will be tested prior to the entire façade being treated.

The Heritage Impact Assessment notes that final details of the work plan are to be submitted to Staff for review and approval. The property owner has also made it known to Staff that they will be applying to the Designated Heritage Property Grants program for the above work plan, and the details surrounding the work will be required as part of that application. The application will be reviewed by Staff and the Grants Sub Committee prior to issuance of any grants funding.

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

The applicant has applied for a heritage permit to complete restoration work of Odd Fellows Hall. The proposal adheres to Parks Canada's Standards and Guidelines and staff recommends approval conditional to the review of all work plan details to be provided through the Designated Heritage Property Grants Program.

Attachments

Appendix 1: Appendix 1: Heritage Impact Assessment

Appendix 2: Appendix 2: Drawings



Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

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