

7076 Old Mill Lane, Meadowvale Village, Mississauga

Revisions to the approved heritage permit application January 28, 2023

With virtually all construction projects, there are some revisions from the original approved plans. 7076 Old Mill Lane is no exception; there are several departures from the approved Heritage Permit for this project. Regrettably, some of these revisions were carried out without notifying Heritage staff, or without receiving proper approval. The project team apologizes for these omissions.

In this explanatory note I wish to address those revisions that are visible from the public realm and therefore have a direct impact on the heritage character of the Village.

1: ADD EXTERIOR STAIR TO BASEMENT

After it was determined that a completely new excavation and foundation were required, there was an opportunity to create an exterior stair to the basement for the owner's convenience. She did not want to always go through the house to get to the basement, particularly when this access was for service and maintenance people.

Location alternatives were considered, and the south side location was chosen because it was least disruptive to the owner's use and enjoyment of the property, because it did not contravene any zoning constraints and, from a heritage perspective, it did not contravene specific heritage guidelines as it would be virtually invisible from the public realm. We realized of course that this, as with all revisions made during construction, heritage and otherwise, would need to go through the formal General Revisions approval process at project completion. But it should have received at least informal Heritage approval before work was started.



The stairwell in question is well set back from the front building face, with an even greater setback from the road. As a basement structure, it is virtually invisible from the public realm, with only a light guardrail extending above grade. Even this limited view will be fully screened from the public view when the proposed planting is installed.

A final note: an external basement stair is not a deviation from the architectural norms of that era. While not particularly common in the Village, they were quite common on late 19th century rural houses. They often accessed root cellars, and many had sloped hatch covers, making them even more visible. Ours by comparison is visually unobtrusive to the house and to the Village context.

2: DELETE CHIMNEY, NORTH SIDE

The original approved plans contained a fireplace in the master bedroom, located in the front area of the existing house. This fireplace required a chimney. When the client decided that the fireplace was no longer needed, the need for the chimney also disappeared. Its removal is not a deviation from the original house, as no chimney ever existed in this location. In spite of being a change from the approved drawings, this is a return, in part, of the original form of the house.

3: SIMPLIFY MAIN ENTRY PORCH DETAILS

The previous approved drawings contained highly detailed entry porch details, with paired columns and articulated bracket details. This looked good, and it was approved by HAC.

However, the Village guidelines make it quite clear that while restoration of original details is desirable, replication of assumed original details is not. When the owner wished to simplify the porch we realized that in doing so, we would actually be moving into greater compliance with the guidelines, the previous approval notwithstanding.

3: REVISE GARAGE DOOR DETAILS

The garage doors on our initial schematic designs were generic traditional doors and were not based on any manufacturer's specs. The HAC approved drawing did show specific doors but when these doors were ordered, the contractor was advised they were out of stock and back ordered until late spring.

The doors that were installed were not those approved, but we felt that these were the best available. Since the garage was well set back from the road, these doors would not be highly visible to the public. And as the doors were quite dark in colour, the individual panel details would be even less visible from the public realm. However, we acknowledge that the approved doors should have been ordered earlier, or that Heritage Staff should have been contacted regarding their replacement.

3: MISCELLANEOUS REVISIONS

There are a number of other revisions, but these are either interior items or exterior items located at the rear of the house and not visible to the public realm. These don't need to be addressed in this application to review and approve our heritage revisions.

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