



Briefing Note

From:	Anna Ferguson
To:	Paul Wubbenhorst
Date:	4/4/2024
Subject:	Protective exterior window coverings for Cawthra Elliott Estate
Address:	1507 Cawthra Road, Mississauga

Background

Cawthra-Elliott Estate is a two-and-a-half storey brick dwelling built in 1926. The estate, recognized by the City of Mississauga for its historical, architectural and contextual value in Bylaw 549-92 is surrounded by a protected woodlot due to the presence of certain endangered species.

The house has had numerous tenants over the years, however currently it has been without tenants for over two years. In spite of being routinely maintained by Facility Maintenance, there have been progressively more and more service requests from Security reporting vandalism - specifically broken windows. In the past 8 months alone, there have been six broken windows with some requiring a specialised carpenter to reproduce original window mullions that were damaged.

Proposal

- Introduce a clear window covering on the outside face of 12 ground floor windows and 2 side lights to mitigate any further vandalism.
- 10 mm thick 'Lexan' (polycarbonate) will be chosen for its' durability and non-yellowing characteristic
- The protective panels will be affixed to the outside face of the windows and screwed into the wood trim along the top and down both sides with a strip of white 15mm x 15mm white painted wood trim. A 25mm air gap will be left at the bottom to allow for condensation to escape.
- One window on the south face and another on north face will simply have their operable shutters closed to protect the windows. This will not affect the lighting in the interior because both these windows already have built-in cabinetry inserted into the window opening that already blocks the natural light.
- After we measure the success of these 12+ 'Lexan' protective window coverings on the ground floor, Facility Maintenance would like to do the same on the remaining 16 upper windows in our 2025 Budget.

Conclusion

- Facility Maintenance seeks permission from the Heritage Committee to protect the heritage windows on the Cawthra Elliott Estate from further vandalism. The clear window coverings will be both durable and subtle - not intended to change the look of the original architecture.
- Please note, with modern heating and air conditioning, the windows are no longer intended to be opened. Therefore, the exterior protective panels will not inhibit a tenant's use of the house.

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West face



South face

CLOSE SHUTTERS



East face



North face

CLOSE SHUTTERS



Mock-up of a typical window with a Lexan panel and white trim across the top and down the sides.