

December 3, 2020

## **Statement of Work related to a Heritage Permit Application Meadowvale Village Hall Belfry Reconstruction 6970 Second Line West, Mississauga, Ontario, L5W 1A1**

The project was initiated by Facilities and Property Management of the Corporation of the City of Mississauga and James Bailey Architect was selected as the heritage architect to undertake it.

The project consists of :

- 1) Fabricating and installing a new belfry, replicating the original belfry on the building which was lost at some point in history. The only reference for the design of the replica belfry is a historic photograph dated 1905. All required structural work necessary to incorporate the belfry at its original location relative to the roof is also included in the scope. Flashings, waterproofing membranes and make-good of the main roof after the installation of the belfry are also accounted for.
- 2) Exterior restoration, mainly limited to restoring and refinishing the board and batten wood cladding of the original building, as well as the horizontal wood siding of the 1950 addition. Minimal restoration to the wood windows, trim and sills is also part of the scope. Some wood consolidation, replacement of deteriorated material and full refinishing has been specified.

A set of restoration drawings (A1 to A3), as well as a comprehensive specification, have been prepared and will be submitted for the Building Permit Application and also used for tendering of the work to heritage contractors.

The original belfry (as much as it is visible from the historic photo) was a painted wood structure with a "bell top" metal roof. The existing roof could have been 1) copper...or 2) sheet lead...or 3) painted steel/galvanized painted steel (unlikely as this is harder to form into the double-curve profile). The proposal is to construct the new belfry roof in formed plywood on wood structure and clad it in lead coated copper (LCC), as LCC is a highly durable material, one that weathers well to a matt gray finish (no oxidation staining of adjacent surfaces) and one that is malleable enough to be formed into the original profile.

Our specification calls for a submission of samples of the LCC to be used for the roof, as well as an actual mock-up of the new roof profile for review and approval, prior to fabrication and installation on site (see sections 01300 and 07610 of the specification).

There isn't much in terms of "similarly styled buildings in the community". When we started our research, we assembled a few schoolhouses from throughout Ontario - all of them with painted wood tower structures, but most with shingled roofs (not metal like the Meadowvale Village Hall).

Following on the next page are the photographs of references we had assembled, as well as the historic photograph of the Meadowvale Village Hall Belfry, which will take precedence as a reference.



**James Bailey  
Architect**

49 MELBOURNE AVE  
TORONTO, ONTARIO  
M6K 1K6

VOICE: [416] 537- 4140  
E-MAIL:  
jbarch@sympatico.ca

James R. Bailey  
O.A.A., M.R.A.I.C., C.A.H.P.  
Albena Bakalov  
O.A.A., M.R.A.I.C., C.A.H.P.

## Historical References (Ontario)



110 years old schoolhouse Cargill, ON



Schoolhouse 1872, Germania, ON



Schoolhouse Rugby, ON



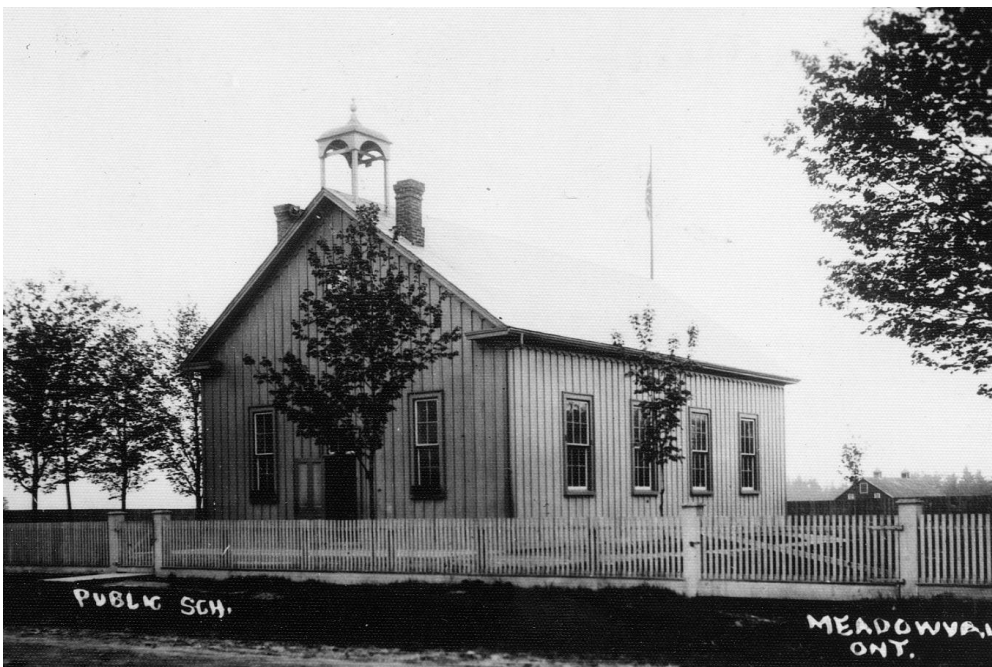
Lambton County Schoolhouse, 1860



Section No.4 schoolhouse, Biddulph, ON



School Section No. 10,  
Hay, ON



Meadowvale Village Hall, c.1905

Respectfully submitted,

**James Bailey Architect**

*James Bailey*

---

Albena Bakalov, OAA, MRAIC, CAPH