

Heritage Property Guide



Owning a Heritage Property



There are over 270 designated properties in Mississauga, all of which contribute to our city's diverse heritage. Preserving this heritage contributes to the City's *Strategic Plan: Our Future Mississauga*.

For those who own designated properties or live in heritage conservation districts, it is their appreciation and active stewardship that helps conserve our heritage.

A heritage property is more than simply the existing structure – heritage attributes can apply to built structures, landscapes, or heritage conservation districts.

Heritage designation recognizes the importance of individual properties to the

community and is intended to protect the property's heritage value. Property owners serve an important role in conserving these values for the future.



The Grange

To confirm that your property is designated, visit the City's **Property Information link** at www.mississauga.ca/portal/services/property. Enter your address as directed.

Once your address is found, the site provides a page with some general information about your

property. Check the Heritage Status of your property under the "Heritage" tab.

If your property is designated under the *Ontario Heritage Act* you will see a by-law number and date, and a designation statement.

Your property may just be "Listed on the Heritage Register but not Designated." Listed properties have not been fully researched or documented and therefore are not protected by by-law under the terms and conditions of the *Ontario Heritage Act*.

In both cases you can click on the inventory number to find more information about the heritage attributes for which your property is noted.

What Heritage Designation Achieves

Honours a property for its contribution to local heritage but never requires an owner to restore a property to its original condition or require public access.

Identifies a property's important heritage attributes but does not restrict the use of the property or the appearance of its interior.

Encourages a homeowner to conserve these attributes through routine maintenance and careful home projects and repair. Heritage guidelines are available for further help.

Important! Heritage designation does not render a property ineligible for insurance or restrict the sale of the property.

Caring for Your Heritage Property

Pride and responsibility in your property is best shown in maintaining and conserving heritage attributes. See **inside** for more information.

Key Approaches to Maintaining a Heritage Property

- Maintain the heritage character and attributes— structural, windows, facades, roofs, etc.
- Finding the appropriate materials, contractors and craftspeople

Heritage Awards

Visit our website at www.mississauga.ca/heritageplanning to see if your project is eligible for nomination for the Cultural Heritage Property Awards of Excellence!

This program is a partnership between the Heritage Advisory Committee & Heritage Mississauga

Background Research for Your Property



Why?

Even if your property is designated, it has likely changed over the years. Knowing what is there now and what used to be there can save you time and money when you go forward with your home project.

How?

Document your property as it is now. Take photographs and drawings, especially the details – windows, hardware, door, landscape elements (like fences).

Look up your property on the City of Mississauga and related links:

www.mississauga.ca/portal/services/property

www.mississauga.ca/portal/residents/heritageplanning

www.mississauga.ca/portal/residents/historicimagesgallery

Old photographs and paintings can reveal such original details as roofing, wrap-around porches and woodwork that you may consider restoring. Even if you don't choose to restore these features you will know what is appropriate to your property.

Remember that the City of Mississauga did not exist before 1974 and was created from the Township of Toronto, some of "Toronto-Gore" and Trafalgar townships (once part of Halton County). The Region of Peel archives can assist you in discovering your original lot and concession number, which will be important in tracking down all the pertinent documents.

Visit the Region of Peel Archives and the Canadiana Room at the Mississauga Central Library and you will discover many valuable resources such as early lot surveys, the Land Records Index (from 1780 – 1920), Fire Insurance Plans and more.

Heritage Mississauga www.heritagemississauga.com is also an excellent resource for research.



A **Heritage Permit** allows for managed change to a property or district and promotes ongoing stewardship of a property for future generations.

Heritage Impact Statements

One of the most important parts of a Heritage Permit application is the Heritage Impact Statement (HIS). A HIS is required when an alteration, such as an addition or demolition, has an impact on the built form or landscape. The HIS is a study that examines the potential impact a proposed project will have on a property's existing heritage attributes and it is required under the Heritage Permit by-law.

Because Heritage Impact Statements are so important to the Heritage Permit application process, the City of Mississauga has provided the Heritage Impact Statement Terms of Reference. This document may be found online

www.mississauga.ca/file/COM/Heritage_Impact_Statement_Terms_of_Reference_2008.pdf

Heritage Impact Statements should be completed by a qualified heritage professional, such as a historian, architect or restoration professional. To learn more about heritage professionals the website of the Canadian Association of Heritage Professionals (CAHP) www.caphc.ca is a great place to start.



How do your plans affect your property?

Heritage Permits— How they work

Remember there's no fee for a heritage permit!

After you have researched your property and are planning the work ahead, you may consult City staff at 905-615-3200, either **Mark Warrack** (x.5070) or **Paula Wubbenhorst** (x.5385) as they can confirm if a permit is required for your project.

If a permit is required, staff will tell you what documentation you will need along with your application.

Once you submit your application, it will be reviewed by staff. Be prepared for your project to be reviewed by other City of Mississauga staff who may be involved in the approval process.

After City staff have reviewed your project, it will be sent to the **Heritage Advisory Committee**. Ideally, any problems with the project will have been ironed out by this time by the ongoing communication with property owners and the City. The Heritage Advisory Committee reviews the project and makes recommendations to the delegated authority.

Once approved, staff will issue a Heritage Permit ASAP.

If Council refuses your permit, a property owner has the right to appeal. For more information visit our website: www.mississauga.ca/portal/residents/heritagepermits



Renovations – Beginning Your Project

Study your existing structure– its placement, construction and materials

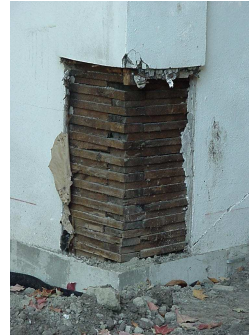
Respect the exterior cladding of your house. Remember that brick should not be painted. Removing paint from brick requires a specialist and a Heritage Permit.

If you live in a Heritage Conservation District, check the District's plan for building and design requirements. The plans are available online: <http://www.mississauga.ca/portal/discover/heritageconservationdistricts>

Check to see if the work you're considering will require a Heritage Permit (or any other kind of permit!) Visit the City of Mississauga's Heritage Permit website (www.mississauga.ca/portal/residents/heritagepermits) to download the official application. There is a whole host of information about heritage permits on this page that will provide you with the reference material you need to get started on your application. The Heritage Permit Guideline may be of the most immediate use as it outlines the types of heritage permits available, a list of alterations that require a permit and further information on the permit process. Please call City staff if you have any questions.

Remember that doors or windows can be repaired to meet current standards of energy use. Refurbishing and repairing these components is often more cost effective than buying new.

A contractor/specialist who has experience, good references and is comfortable with heritage properties, is a good start to your project.



Restoring heritage attributes is key to maintaining the value of your home

What is the Heritage Advisory Committee?

The Heritage Advisory Committee aids the City in identifying, preserving and promoting Mississauga's cultural heritage properties.

The committee is made up of 10 volunteer Council appointed citizens, plus two city counsellors and is given support by Planning & Heritage staff. Its role in reviewing heritage permit and heritage grant applications is an important part of its mandate to protect and promote responsible heritage conservation.



The Importance of Landscaping

A Heritage Permit is not required for the landscaping of your property, but it is helpful to be aware of how the landscape enhances the context of your home. Preserving context is equal to preserving the built structure.

An inventory of your landscape, noting features and plants is a good place to start. There may be native species that are original and add a historical layer to the landscape. These can be enhanced by removing later invasive species, or inappropriate elements such as extensive hard surfaces or oversized decks. Just like additions or alterations to your home, consider scale, style and materials for your landscape.



There are exceptions whereby landscape elements such as a stone wall or outbuildings may require a Heritage Permit to alter or remove these features. Please check with City staff if you have any questions about the alteration of a built landscape feature.

Heritage Grants

The City of Mississauga offers heritage grants every year to owners of designated properties that comply with the grant program. These grants are in the form of matching funds of up to \$5,000 for conservation projects and up to \$10,000 for structural work on a property.

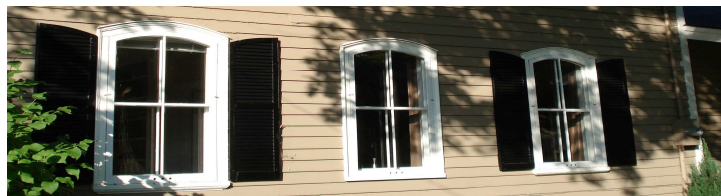
The amount of funding available is determined by Council each year before the applications are reviewed. Therefore, the amount available to property owners every year may vary. For more information visit www.mississauga.ca/portal/residents/heritagegrants



Heritage Renovation Projects: Top Challenges

Windows

Windows are often the most important heritage defining characteristic in a built structure. Changes to windows affect the entire appearance of a house. Choosing appropriate windows is one of the best investments in renovating older structures.



Do not assume that new windows are more energy efficient. If you are not working with original windows, it is a great idea to do a little research to find the best substitute. There are many products now available that may suit your home.

If you have original windows, there are techniques and professionals who can restore them. Plus, repairing and restoring is often more cost effective than replacing.



Brick Brick is a building fabric made to last but over time may need pointing. Overzealous cleaning or painting could be damaging.

Decks & Porches Thick, lumber decks and cement porches are recent developments for domestic structures in Ontario. They may not be suitable to your property. Or they may compromise the structural integrity of your building.

Be aware and choose options that are sensitive to the history and materials of your property.

Woodwork Railings, barge-board, and other wooden features often reflect an era or style. Not every gothic dormer necessarily had trim.



Resources

Online Resource List

School of Restoration Arts at Willowbank

www.willowbank.ca

Edifice Old Home Magazine

www.oldhome.ca

Architectural Conservancy of Ontario

www.arconserv.ca/about

Community Heritage Ontario

www.heritageontario.org

Ontario Architecture

www.ontarioarchitecture.com

Old House Journal

www.oldhousejournal.com

Ontario Heritage Foundation

www.heritagefdn.on.ca

Canadian Association of Heritage Professionals

www.caphc.ca

Print Books

Well Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation - Mark Fram

Caring for your Old House - Judith L. Kitchen

Looking for Old Ontario - Thomas McIlwraith

Old Ontario Houses - Kim Ondaatje

Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes - Robert Mickel

Ontario Architecture: 1784 to the Present - John Blumenson

A Guide to Canadian Architecture Styles, 2nd Edition

So You want to Fix Up an Old House - Peter Hotton

Sensible Rehabilitation of Older Houses - Harold Kalman

Renovating Old Houses: Bring New Life to Vintage Homes - George Nash

Wooden Fences - George Nash

Contacts

City of Mississauga, Planning & Heritage www.mississauga.ca/heritageplanning

Property Information www.mississauga.ca/portal/services/property

Ontario Ministry of Culture - Insurance www.culture.gov.on.ca/english/heritage/insurance.htm

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp