Cambridge Municipal Heritage Advisory Committee
No. 05 – 22

AGENDA

Thursday, May 19, 2022
7:00 p.m. via Zoom

Meeting Called to Order

Disclosure of Interest

Presentations

Delegations

Approval of April 21, 2022 Municipal Heritage Advisory Committee Minutes PP 003

THAT the Minutes of the April 21, 2022 meeting of the Municipal Heritage Advisory Committee be considered for errors and omissions and be adopted.

Agenda Items:

1. Request for Funding from the Designated Heritage Property Grants Program – 14-16 Queens Square PP 008

THAT Report 22-012 (MHAC) – Request for Funding from the Designated Heritage Property Grants Program – 14-16 Queens Square be received;

AND THAT the Municipal Heritage Advisory Committee recommends that the application for funding from the 2022 Operating Budget be approved by the Deputy City Manager of Community Development for the designated property municipally known as 14-16 Queens Square to the maximum amount of $5,000 for repointing the exterior granite walls as outlined in Report 22-012(MHAC).

Should you wish to delegate regarding an item on this agenda, please register via email at planning@cambridge.ca by 12 noon of the day prior to the meeting. Be advised that only one person can delegate at a time and additional people cannot be invited to join due to technical limitations. Thank you.
AND FURTHER THAT the work must be completed by November 1, 2022.

2. Request for Funding from the Designated Heritage Property Grants Program – 36-38 Water Street South

THAT Report 22-013 (MHAC) - Request for Funding from the Designated Heritage Property Grants Program – 36-38 Water Street South be received;

AND THAT the Municipal Heritage Advisory Committee recommends that the application for funding from the 2022 Operating Budget be approved by the Deputy City Manager of Community Development for the designated property municipally known as 36-38 Water Street South to the maximum amount of $5,000 for replacement of some deteriorated wood windows with new wood windows as outlined in Report 22-013(MHAC).

AND FURTHER THAT the work must be completed by November 1, 2022;

Correspondence

Information Items

Other Business
   a) Chair’s Comments
   b) Council Report/Comments
   c) Staff/Senior Planner - Heritage Comments

Next Meeting:

Date & Time: June 16, 2022, at 7 p.m.
Via Zoom

Close of Meeting

THAT the MHAC meeting does now adjourn at ______p.m.

Distribution:

MINUTES
Municipal Heritage Advisory Committee
Meeting #04 - 22
April 21, 2022
Held virtually via Zoom
6:00 p.m.

Committee Members in Attendance: Susan Brown, Nelson Cecilia, Michelle Goodridge, Mark Leclair, Scott Roberts, Nancy Woodman and Chair, John Oldfield.

Regrets: Kimberly Livingstone and Councillor Pam Wolf

Staff in Attendance: Joan Jylanne, Manager of Policy Planning, Scott MacDonald, Project Engineer, Karin Stieg-Drobig, Recording Secretary and Greg Elgie, IT Support

Meeting Called to Order

The meeting of the Municipal Heritage Advisory Committee was held virtually via Microsoft Zoom and live streamed to the City of Cambridge website. John Oldfield, MHAC Chair, welcomed everyone present, introductions were made and he advised those present that in its advisory role, MHAC makes recommendations that then go to Council for a decision. The meeting was called to order at 6:00 p.m. and the meeting adjourned at 8:42 p.m.

Declarations of Interest – NIL

Presentation –

Annie Veilleux, Senior Cultural Heritage Specialist, and Laura Wickett, Project Manager, ASI, gave a presentation on the East Galt Cultural Heritage Landscape Study. The project team was introduced and Ms. Veilleux provided an explanation of study timelines and processes. Completed and ongoing work was reviewed including: historical research; public consultation through Public Information Centres and surveys; mapping and evaluation of significance; and recommendations of boundaries. Ms. Veilleux explained the differences between a Cultural Heritage Landscape (CHL) and a Heritage Conservation District (HCD). She noted that it was determined that a CHL best suited this area and that this recommendation was reviewed by the City of Cambridge and the Region of Waterloo. The reasons for the CHL recommendation for this area were explored and included the size of the proposed area as well as the variety of heritage features and streetscapes that tell many stories versus one single narrative. Lastly, she reviewed feedback from the community to date regarding important elements and comments on the East Galt CHL study area.
Ms. Wickett gave a review of the evolution of East Galt from 1810 to 1910. She explained information received through field work, historical research, mapping and community engagement provided the key points important to the study area. These include the natural topography, roads, views, streetscapes, built form, trees, as well as entrances and exits that help form the characteristics of the area and specific character areas.

The Committee asked about the types of questions and feedback from residents at the Public Information Centre; Heritage Grant funding mechanisms for properties within the CHL; and potential policies relating to density, setbacks, zoning and by-laws. The proposed boundaries were discussed specific to the ridge line, Shade Street and Spruce Street. The Chair and Committee thanked the presentors for their time and work on the project.

Heidy Schopf, Built Heritage and Cultural Landscape Team Lead, and Matt Galloway, Senior Structural Engineer, Wood PLC, gave a presentation on the Black Bridge Strategic Conservation Plan. Ms. Schopf provided an overview of changes proposed for the bridge while ensuring the significance and heritage attributes are conserved for future generations to enjoy. The specific attributes were taken from a terms of reference and a Heritage Impact Assessment created in 2017. These include the steel material used to build the bridge, single span construction, crossing over the Speed River and protected views of the bridge.

Ms. Schopf shared the findings of the structural condition of the bridge explaining that repairs are required due to damage caused by a collision in 2021. In addition, it has been noted that minor repairs are needed to seal cracks, abutments, wingwalls and concrete railings. Overstressing from wind load at the ends needs to be tested and some modifications are required to convert the bridge to a multi-trail pedestrian bridge; including the addition of steel railings for public safety. A plan was presented to the Committee documenting past and present work and timelines to complete these.

It was noted this is an interim report and the goal is to gather more input from the Committee. Proposed railings, lights, visitor safety, conversion of the bridge, heritage components, wind load, and views were discussed at length. Staff explained the process to date noting the SCP is part of a larger project. The Committee asked that research documents be shared for more extensive insight. It was further noted that this will be done; that there are plans for an additional PIC in May and a return to MHAC with the final design. The Chair and Committee thanked the presentors.
Delegations:

Vanessa Hicks, Heritage Planner and Dave Aston, Vice-President, MHBC Planning, gave a presentation, to request comments on the Heritage Impact Assessment for 211-215 Queen St. West. Mr Aston spoke to the restoration and adaptive reuse of the site to proposed residential and commercial redevelopment. He noted the purpose this evening is to receive support for the proposed recommendations for the site; not details, as these will be provided at a later date. Ms. Hicks spoke to the buildings that are to be retained, adaptive reuse of specific buildings, a proposed new residential 10-storey building on the east side of the property, as well as the reuse of existing and new buildings for commercial purposes within the site. Landscaping of the site is proposed to include trails, a quay at the Speed River, an event pavilion, parking areas and commemorative plaques.

Ms. Hicks explained the two proposed phases of the redevelopment and the history of the designation of the site that includes Regional and Federal recognition beyond the Part IV Designation. The result of the HIA at this stage, shows that the adaptive reuse of the buildings will allow for conservation of the exiting buildings while facilitating the rehabilitation and alterations to allow new residential use; the details for which will be addressed through a Conservation Plan at a later date. Lastly, Ms. Hicks, noted that the details of alterations to the heritage buildings during phase one would be addressed through an additional HIA, documentation with photographs, a Conservation Plan at Site Plan approval phase, commemoration of the site through plaques and landscape features, vibration monitoring throughout construction, and an amended designation by-law following construction.

The Committee thanked Ms. Hicks and Mr. Aston for their presentation and expressed their appreciation for the proposed adaptive reuse of this important site. They are happy that the project will blend old and new buildings in a considerate way including the proposed height of the new residential building being capped at 10 storeys, reuse and visual separation of the “Cottages”, and restoration of the tower.

Minutes of Previous Meeting

Moved by: Susan Brown
Seconded by: Scott Roberts

Nelson Cecilia noted that he had recused himself from item #3 on the agenda and that this was not reflected in the minutes. Karin Stieg-Drobig, Recording Secretary, noted the error and advised the minutes will be adjusted to reflect this information.
THAT the minutes of the March 17, 2022 meeting of the Cambridge Municipal Heritage Advisory Committee be considered for errors and omissions and be adopted.

CARRIED

Reports:

1. Blackbridge Road Bridge Strategic Conservation Plan

Moved by: Michelle Goodridge  
Seconded by: Nelson Cecilia

The Committee discussed the amount of information provided, with some members feeling that more information was required regarding proposed options and effect of a new bridge upon the Blackbridge Road Bridge. Others felt the information was sufficient and that the issue at hand was the structural rehabilitation of the old Blackbridge Road Bridge.

THAT the report Blackbridge Road Bridge Strategic Conservation Plan be received;  

AND THAT the MHAC accepts the Strategic Conservation Plan for the Blackbridge Road Bridge as prepared by Wood Environment & Infrastructure Solutions, dated December 15, 2021.

CARRIED

2. To request comments on the Heritage Impact Assessment for 211-215 Queen Street West

Moved by: Michelle Goodridge  
Seconded by: Scott Roberts

THAT Memo 22-001 (MHAC) be received by the Municipal Heritage Advisory Committee

AND THAT MHAC receive the submitted HIA and accompanying Heritage Considerations Technical Memo for Phase 2 Height Increase and provide input towards the appropriate means to support the advancement of the OPA and ZBA applications and ultimate site plan process.

CARRIED
Information Items:

City of Cambridge Code of Conduct for Local Boards and Advisory Committees was shared with the Committee. It was noted that during the current circumstances, inclusion of this within the agenda and attendance at this meeting would be considered receipt and acceptance. Those not in attendance will be contacted via email for receipt and acceptance.

Other Business – NIL

Chair’s Comments:

John Oldfield did not have any comments for the Committee this evening.

Council Report/ Comments:

There were no comments as Councillor Wolf was not in attendance.

Staff/Senior Planner- Heritage comments:

There were no comments from the Heritage Planner this evening.

Next Meeting

Date & Time: May 19, 2022, 7:00 p.m.
Location: Virtually via Zoom

Close of Meeting

Moved by: Nancy Woodman
Seconded by: Nelson Cecilia

THAT the Municipal Heritage Advisory Committee meeting does now adjourn at 8:42 p.m.

CARRIED

John Oldfield  
MHAC Chairperson

Karin Stieg-Drobig  
Recording Secretary
Meeting Date: 05/19/2022  
Report #: 22-012(MHAC)

To: Municipal Heritage Advisory Committee

Report Date: 05/06/2022

Report Author: Laura Waldie, Senior Planner - Heritage

Department: Development and Infrastructure

Division: Planning

Report Title: Request for Funding from the Designated Heritage Property Grants Program – 14-16 Queens Square

File No: R.01.01

Ward No: 5

RECOMMENDATION(S)

THAT Report 22-012(MHAC) – Request for Funding from the Designated Heritage Property Grants Program – 14-16 Queens Square be received;

AND THAT the Municipal Heritage Advisory Committee recommends that the application for funding from the 2022 Operating Budget be approved by the Deputy City Manager of Community Development for the designated property municipally known as 14-16 Queens Square to the maximum amount of $5,000 for repointing the exterior granite walls as outlined in Report 22-012(MHAC).

AND FURTHER THAT the work must be completed by November 1, 2022.

SUMMARY

- The property municipally known as 14-16 Queens Square was designated under Part IV of the Ontario Heritage Act in 1982 by City of Cambridge by-law 8-82.
The property contains a three-storey limestone and granite commercial and residential building constructed in 1856 in the Georgian revival style.

The owner is requesting funding to assist with repointing the exterior stone walls as well as repairing/repointing the chimneys.

The project meets the selection criteria for the Designated Heritage Property Grants Program.

**BACKGROUND**

The property was designated under Part IV of the Ontario Heritage Act in 1982 by City of Cambridge by-law 8-82. The property is significant because of its design and historical value.

The property contains a three storey residential and commercial structure constructed in 1856 by Gavin Hume, a prominent Galt hardware and grocery merchant. Together with 18-22 Queens Square, the subject property is part of a key collection of Galt's oldest surviving commercial buildings.

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*East Façade of 14-16 Queen’s Square*

The property owner is seeking funding from the Designated Heritage Property Grants Program to repoint the exterior granite walls. A Designated Heritage Property Grant application and two quotes has been provided for consideration *(Attachment 1)*. The owners have indicated that they prefer to work with Strata Masonry and Landscaping as this company has been contracted by the owners for masonry work on other properties.*
ANALYSIS

Strategic Alignment:
PLACE: To take care of, celebrate and share the great features in Cambridge that we love and mean the most to us.

Goal #3 - Arts, Culture, Heritage and Architecture

Objective 3.2 Conserve and make positive contributions to our heritage districts and buildings throughout the community.

The proposed work would conserve the significance of a designated heritage building by conserving the property’s exterior limestone walls.

Existing Policy/By-Law:
14-16 Queens Square was designated under the Ontario Heritage Act by City of Cambridge by-law 8-82 in 1982.

Financial Impact:
Funding for this project is available through the 2022 Operating Budget – Designated Heritage Property Grant Program which has a $30,000 budget in 2022 for grant eligible projects. Staff is recommending that the proposed project be funded to the maximum amount of $5,000. The remainder of project costs will be the responsibility of the property owner.

Public Input:
Municipal Heritage Advisory Committee meetings are open to the public.

Internal/External Consultation:
Heritage staff have liaised with the property owner.

Comments/Analysis:
14-16 Queens Square has been designated a property of cultural heritage value or interest under the Ontario Heritage Act. The building was constructed of limestone, typical of construction in Galt in the nineteenth century.

The mortar on the exterior walls is cracking in many areas. Photographs of the areas requiring restoration have been provided by the applicant and are included as Attachment 2.

The owners are requesting funding to assist with repointing the damaged areas. This work would involve chiseling out the joints to a depth of 25 millimeters, washing the joint, and replacing with a traditional lime mortar that will allow the joints to both breathe as well as repel water. A mortar mix of limestone dust or limestone chips may make the mortar too hard and hard mortar joints don’t breathe properly and will not repel water.
properly. This, in turn, will likely lead to further cracking of the areas where the mortar meets the limestone, allowing water to seep into the cracks and become trapped. This will then cause further damage to the limestone walls. Therefore, the owners understand the importance of getting this work done to make sure the building is properly conserved for future generations.

It is heritage staff’s opinion that the proposed work meets the criteria of the Designated Heritage Property Grants Program in that it seeks to conserve external architectural elements by ensuring that the exterior limestone walls maintain integrity. The estimated cost of work exceeds $10,000.

For the reasons outlined above staff is recommending that the application for funding, as outlined in this report, be recommended for approval by the Deputy City Manager of Community Development to a maximum of $5,000 from the Designated Heritage Property Grant Program. The work must be completed by November 1, 2022 and paid invoices submitted to the City before funds will be disbursed.

SIGNATURE

Prepared by:

Laura Waldie, CAHP Senior Planner – Heritage

Departmental Approval:

Joan Jylanne, MCIP, RPP Manager of Policy Planning

ATTACHMENTS

1. 14-16 Queens Square Designated Heritage Property Grants Program Application and Quotes.
2. 14-16 Queens Square photographs of proposed areas for repointing work provided by applicant.
APPLICATION FOR
DESIGNATED HERITAGE
PROPERTY GRANT
PROGRAM

MUNICIPAL HERITAGE ADVISORY
COMMITTEE

To be completed and returned to the Planner-Heritage

APPLICANT:

NAME: MANUEL CONCALVES

ADDRESS: [Redacted]

SUBJECT LANDS AND/OR PREMISES:

ADDRESS: 14-22 Queens Square, Cambridge, N1S 1H3

LEGAL DESCRIPTION: 14-Queens Sq 22

HAVE YOU PREVIOUSLY RECEIVED A HERITAGE CONSERVATION FUND LOAN AND/OR
GRANT?

Yes [ ] No [ ]

IF YES, EXPLAIN: It was for the soffit & fascia repairs and repairs to the eavestrough.

PROVIDE A DESCRIPTION OF THE PROJECT PROPOSAL AND TWO QUOTES. Include details
such as the materials to be used, sizes, mortar mixes, etc. Submit all drawings, photographs and/or
other material necessary for a complete understanding of the property work (use additional sheets as
required). Please include any available historic photographs.

[Handwritten text: Restore/Repair east wall and portions of the south wall. In addition, repair the three chimneys.]

I certify that to the best of my knowledge, the information provided in this application for funds
through the Designated Heritage Property Grant Program is accurate and complete.

SIGNATURE OF APPLICANT

[Signature]

MARCH 23, 2022 Date

THIS IS CONSIDERED A PUBLIC DOCUMENT

Personal information contained on this form is collected pursuant to the Ontario Heritage Act and will
be used for the purpose of responding to your application. Questions about the collection of
personal information should be directed to the Deputy City Clerk/Manager of Info. Management and
Archives at (519) 740-4680.
Estimate

ADDRESS
Stephanie Goncalves
Re: 14 Queens Square

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<th>ACTIVITY</th>
<th>QTY</th>
<th>RATE</th>
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<td>Chip out, clean, and repoint stone with lime based mortar (2,275 sqft @ $26/sqft)</td>
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<td>Lift rental</td>
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SUBTOTAL                      | 62,150.00 |
HST (ON) @ 13%                | 8,079.50  |
TOTAL                         | $70,229.50|

TAX SUMMARY

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<td>HST (ON) @ 13%</td>
<td>8,079.50</td>
<td>62,150.00</td>
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Accepted By

Accepted Date
# Estimate

**ADDRESS**  
Stephanie Goncalves  
Re: 14 Queens Square

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<tr>
<td>Labour</td>
<td></td>
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<tr>
<td>Chip out mortar in highlighted areas in photo - 3 workers, 4 days</td>
<td>108</td>
<td>70.00</td>
<td>7,560.00</td>
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<td>750.00</td>
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<td>Additional hoarding and safety measures to be determined by City - cost to determined</td>
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<td>Labour</td>
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<td>Chimney deconstruction, cleaning and rebuild - 3 workers, 4 days per chimney. 3 chimneys.</td>
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Subtotal: 47,910.00  
HST (ON) @ 13%: 6,228.30  
**Total:** $54,138.30

**TAX SUMMARY**

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<td>6,228.30</td>
<td>47,910.00</td>
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Accepted By

Accepted Date

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Dear Stephanie,

As requested, we are pleased to provide you with preliminary budgets for stone patching repairs to 16 Queens Square as per our discussions. As I mentioned to you, and in speaking with the owner, the extent of repair becomes a very subjective undertaking and in turn difficult to price; as I am making assumptions as to what the owner / Heritage Society will be wanting.

Therefore, for discussion purposes, I am breaking down the repair areas and scope / extent of work as follows:

**Budget A – Full Gable East Wall Restoration**
This scope will address the full east gable wall repointing scope of work to 100% of the wall area.

**Budget B – Localized Wall Restoration**
This scope is designed as a localized area repair only, as per your direction where you want to spend your repair budget.

**Budget C – Southern Elevation Localized Repairs**
This scope addresses the localized patching repair areas based on a designated amount of time.

**Budget D – Unit Pricing for Other Items**
Provides you with unit pricing in case we encounter other items such as localized stone replacement / patching, caulking replacement etc..

I believe this approach gives you control over how you direct your expenditures, and tailor your budget to suit your needs for this site.

**Budget A – Full Gable East Wall Restoration**

- Mobilize the entire east end gable wall elevation with full height and width scaffolding access
- Budget incudes for full netting enclosure
- Budget includes for a $1,500 allowance for a Heritage Permit and $500 allowance for sidewalk closure permit
- Engineered drawings will be provided for scaffolding structure
- Perform 100% removals of existing mortar joints to the entire gable wall
- Removals are based on approximately 1.5” to 2” depth of removals and replacement
- Mortar reinstatement will be with King HLM 500 restoration mortar which is a hydrated lime based mortar designed to meet historical repair specifications for this application [https://www.kpmindustries.com/KingMasonryProducts/product/king-hlm-500-mortar-2/](https://www.kpmindustries.com/KingMasonryProducts/product/king-hlm-500-mortar-2/)
- Clean up work space daily
- Demobilize and return site to original pre construction conditions

**Labour, materials and equipment budget….$220,000 + HST**

**Budget B – Localized Wall Restoration**

- Mobilize **800 square feet** of the east end gable wall elevation with elevated working platform (boom and or scissor lift)
- Budget includes for a $1,500 allowance for a Heritage Permit and $500 allowance for sidewalk closure permit
- Perform removals of existing mortar joints up to an area equaling 800 sft
- Removals are based on approximately 1.5” to 2” depth of removals and replacement
- Mortar reinstatement will be with King HLM 500 restoration mortar which is a hydrated lime based mortar designed to meet historical repair specifications for this application [https://www.kpmindustries.com/KingMasonryProducts/product/king-hlm-500-mortar-2/](https://www.kpmindustries.com/KingMasonryProducts/product/king-hlm-500-mortar-2/)
• Clean up work space daily
• Demobilize and return site to original pre construction conditions

Labour, materials and equipment budget….+$42,000 + HST

Budget C – Southern Elevation Localized Repairs (this is not a stand alone price and is based on being completed in conjunction with either budget A or B)

• Mobilize 400 square feet of the southern (rear ) elevation with elevated working platform (boom and or scissor lift) based on mason crew for two weeks
• All permit allowances are allotted in budgets A or B
• Perform removals of existing mortar joints up to an area equaling 400 sft
• Removals are based on approximately 1.5” to 2” depth of removals and replacement
• Mortar reinstatement will be with King HLM 500 restoration mortar which is a hydrated lime based mortar designed to meet historical repair specifications for this application [https://www.kpminustries.com/KingMasonryProducts/product/king-hlm-500-mortar-2/](https://www.kpminustries.com/KingMasonryProducts/product/king-hlm-500-mortar-2/)
• Clean up work space daily
• Demobilize and return site to original pre construction conditions

Labour, materials and equipment budget….+$19,000 + HST

Budget D – Unit Pricing for Other Items

Based on our visual inspections we don’t anticipate much in the way of other items however feel you should have some rough pricing ideas in case we encounter localized issues while on site:

1. Localized Stone Replacement….+$185.00 + HST P.SFT.
2. Localized Caulking Replacement….+$6.00 + HST P.LFT.
3. Localized Flashing Replacement or Metal Works…..+$12.00 + HST P.LFT. (this is a range)

Our labour rates for any works above and beyond the identified scope of works;

• Lead Foreman Mason Rate $85/Hr
• Lead Hand Mason Rate $78/Hr
• Labourer $70/Hr
• Materials as required cost + 15%
• All HST extra to above

General Qualifications

• 2 year labour and material
• $5,000,000.00 Liability coverage (proof available upon request)
• Current WSIB coverage
• Price valid for 30 days.
• HST is extra.
• Payment terms net thirty days
• Building Permit fee and applications, if required, are not included
• All mechanical and electrical work if required is not included
• Roofing Repairs if required are not included
• All work based on regular business hours

Please advise if you have any further questions or require additional clarification.
Respectfully submitted.

Robert Milovancev
Brick & Co Restorations Ltd.

www.brickandco.ca

100 Hanson Ave, Kitchener ON, N2C 2E2
p: 519-749-1541 | e: robm@brickandco.ca
RECOMMENDATION(S)

THAT Report 22-013(MHAC) – Request for Funding from the Designated Heritage Property Grants Program – 36-38 Water Street South be received;

AND THAT the Municipal Heritage Advisory Committee recommends that the application for funding from the 2022 Operating Budget be approved by the Deputy City Manager of Community Development for the designated property municipally known as 36-38 Water Street South to the maximum amount of $5,000 for replacement of some deteriorated wood windows with new wood windows as outlined in Report 22-013(MHAC).

AND FURTHER THAT the work must be completed by November 1, 2022.

SUMMARY

- The property municipally known as 36-38 Water Street South was designated under Part IV of the Ontario Heritage Act in 1985 by City of Cambridge by-law 238-85.
The property contains a limestone and granite residential building constructed between 1843-51 as an industrial building. It was home to the Galt Woolen Mill until the 20th century. Recent uses included a pool hall called by locals “The Purple Pool Hall” in the 1970s and 80s.

The owner is requesting funding to assist with replacement of wood windows that have deteriorated beyond repair. The replacements will be constructed of white pine.

The project meets the selection criteria for the Designated Heritage Property Grants Program.

BACKGROUND

The property was designated under Part IV of the Ontario Heritage Act in 1985 by City of Cambridge by-law 238-85. The property is significant because of its design and historical value and with its association with the early textile industry of Galt.

The property has important cultural heritage significance to Cambridge as it is one of the oldest surviving buildings left from the once booming textile industry in Galt.

East Façade of 36-38 Water Street South. The wood windows proposed for the west façade will be in the same size and configuration of these east façade windows.

The property owner is seeking funding from the Designated Heritage Property Grants Program to replace deteriorated wood windows with new white pine windows. A Designated Heritage Property Grant application and two quotes has been provided for consideration (Attachment 1).
ANALYSIS

Strategic Alignment:
PLACE: To take care of, celebrate and share the great features in Cambridge that we love and mean the most to us.

Goal #3 - Arts, Culture, Heritage and Architecture

Objective 3.2 Conserve and make positive contributions to our heritage districts and buildings throughout the community.

The proposed work would conserve the significance of a designated heritage building by conserving the property’s exterior limestone walls.

Existing Policy/By-Law:
36-38 Water Street South was designated under the Ontario Heritage Act by City of Cambridge by-law 238-85 in 1985.

Financial Impact:
Funding for this project is available through the 2022 Operating Budget – Designated Heritage Property Grant Program which has a $30,000 budget in 2022 for grant eligible projects. Staff is recommending that the proposed project be funded to the maximum amount of $5,000. The remainder of project costs will be the responsibility of the property owner.

Public Input:
Municipal Heritage Advisory Committee meetings are open to the public.

Internal/External Consultation:
Heritage staff have liaised with the property owner.

Comments/Analysis:
In 2015, the property owner had a $5,000 Heritage Grant application approved by the MHAC to replace eight windows and refurnish 20 on the Water Street side of the building. The property owner indicated at the time that the west façade, facing the Grand River, would also need to have some windows replaced in the future. The time has come for the property owner to address the west elevation windows.

There is a total of 18 windows needing replacement on the Grand River, or west side, of the building. Wood products such as windows, sashes and sills deteriorate faster along bodies of water than they do away from water. Therefore, there is a significant number higher in 2022 of windows needing replaced than there were in 2015 when the Water Street side of the building was assessed.
The owner is requesting funding to assist with the replacement of these windows. The windows will be constructed of pine and will be in the same 6 over 6 configuration as the windows on the west elevation.

It is heritage staff’s opinion that the proposed work meets the criteria of the Designated Heritage Property Grants Program in that it seeks to conserve external architectural elements by ensuring the windows are sufficiently functioning for the residents who live there. The estimated cost of work exceeds $10,000.

For the reasons outlined above staff is recommending that the application for funding as outlined in this report be recommended for approval by the Deputy City Manager of Community Development to a maximum of $5,000 from the Designated Heritage Property Grant Program. The work must be completed by November 1, 2022 and paid invoices submitted to the City before funds will be disbursed.

SIGNATURE

Prepared by:

Laura Waldie, CAHP Senior Planner – Heritage

Departmental Approval:

Joan Jylanne, MCIP, RPP Manager of Policy Planning

ATTACHMENTS

1. 36-38 Water Street South Designated Heritage Property Grants Program Application and Quotes.
APPLICATION FOR DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

MUNICIPAL HERITAGE ADVISORY COMMITTEE

City of Cambridge Development And Infrastructure Department
50 Dickson Street, 3rd Floor
P.O. Box 669
Cambridge, Ontario N1R 5W8
Telephone: (519)-621-0740
E-mail: planning@cambridge.ca

To be completed and returned to the Planner-Heritage

APPLICANT:
NAME: Patrick Simmons
ADDRESS:
CITY:

SUBJECT LANDS AND/OR PREMISES:
ADDRESS: 36 Water Street South, Cambridge, N1R 3C5
LEGAL DESCRIPTION:

HAVE YOU PREVIOUSLY RECEIVED A HERITAGE CONSERVATION FUND LOAN AND/OR GRANT?

Yes ☐ No ☒

IF YES, EXPLAIN: ____________________________________________________________

PROVIDE A DESCRIPTION OF THE PROJECT PROPOSAL AND TWO QUOTES. Include details such as the materials to be used, sizes, mortar mixes, etc. Submit all drawings, photographs and/or other material necessary for a complete understanding of the property work (use additional sheets as required). Please include any available historic photographs.

See attached material and email information.

I certify that to the best of my knowledge, the information provided in this application for funds is accurate and complete.

12 March 2022

Date

THIS IS CONSIDERED A PUBLIC DOCUMENT

Personal information contained on this form is collected pursuant to the Ontario Heritage Act and will be used for the purpose of responding to your application. Questions about the collection of personal information should be directed to the City's Freedom of Information and Privacy Coordinator in the Clerk's Office at (519) 740-4680.
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### Overall Unit Comment:
- UNIT: Wood
- PRODUCT: 500 Series Hung
- OPERATION: Double Hung, EnergyStar (D541)
- PROFILE TYPE: Ovalo Interior Profiling
- UNIT Size: 38" x 66" Even Split
- SASH: 2 1/16" Head Rail, 3 1/2" Sill Rail, 1 13/16"

Stiles
- MATERIAL: Pine
- EXTERIOR FINISH: Copley Grey (Norcoat) Frame;
  Copley Grey (Norcoat) Sash;
- INTERIOR FINISH: Atrium White (Norcoat) Frame;
  Atrium White (Norcoat) Sash;
- GRILLE: SDL, 7/8" Putty (598) Ext., 7/8" Ovalo (2640) Int. Bars, Black Tape
- PATTERN: Rectangular, 3 x 2, 6 Rectangle Lites
- LOWER GLASS: Dual Pane Sealed Unit [OA Thick 27/32"] @ Ext Pane [3MM Low E 70/36], Int Pane [3MM Clear], Grey Spacer (9/16"), Putty (2720) Bead, Argon Fill
- UPPER GLASS: Dual Pane Sealed Unit [OA Thick 27/32"] @ Ext Pane [3MM Low E 70/36], Int Pane [3MM Clear], Grey Spacer (9/16"), Putty (2720) Bead, Argon Fill
- HRDW: Restoration Lock White, No Handle, 1 LocksWhite Pan, Balance Type: Block & Tackle, Hidden Tilt Latch
- SCREEN: Half Screen, Fiberglass Black Mesh, Copley Grey (Norcoat), Front Sash Application, Concealed Corner 45 Degree
- EXTERIOR TRIM: Head Casing: 544 (3 1/2’’); Left Casing: 543 (2 1/2’’); Right Casing: 543 (2 1/2’’); Sub-Sill: 565, No Sill Horn: Shipped Loose (HEAD CASING ONLY)
- INTERIOR TRIM: None
- JAMB: 5 3/4’’
- Sub sill application will add 11/16” to the unit box height - see architectural details for more information.
- FOR WARRANTY INFORMATION PLEASE VISIT HTTPS://norwoodwindows.ca/resources/literature/ Norwood warranty product.
- PRODUCT knowledge: 762 PKversion

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**Line Item Details**

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**Room Label:** TYPE 1

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**Label Details**

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*Drawings viewed from exterior.*
Print Date: 2022-01-05

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- UNIT: Wood
- PRODUCT: 500 Series Hung
- OPERATION: Double Hung, EnergyStar (D541)
- PROFILE TYPE: Ovalo Interior Profiling
- UNIT Size: 38" x 66" Even Split
- SASH: 2 1/16" Head Rail, 3 1/2" Sill Rail, 1 13/16"

Stiles
- MATERIAL: Pine
- EXTERIOR FINISH: Copley Grey (Norcoat) Frame;
  Copley Grey (Norcoat) Sash;
- INTERIOR FINISH: Atrium White (Norcoat) Frame;
  Atrium White (Norcoat) Sash;
- GRILLE: SDL, 7/8" Putty (598) Ext., 7/8" Ovalo
  (2640) Int. Bars, . Black Tape
- PATTERN: Rectangular, 3 x 2, 6 Rectangle Lites
- LOWER GLASS: Dual Pane Sealed Unit [OA Thick
  27/32"] @ Ext Pane [3MM Low E 70/36], Int Pane [3MM
  Clear], Grey Spacer (9/16"), Putty (2720) Bead, Argon Fill
- UPPER GLASS: Dual Pane Sealed Unit [OA Thick
  27/32"] @ Ext Pane [3MM Low E 70/36], Int Pane [3MM
  Clear], Grey Spacer (9/16"), Putty (2720) Bead, Argon Fill
- HRDW: Restoration Lock White, No Handle, 1
LocksWhite Pan, Balance Type: Block & Tackle, Hidden Tilt Latch
- SCREEN: Half Screen, Fiberglass Black Mesh,
  Copley Grey (Norcoat), ; Front Sash Application, Concealed
  Corner 45 Degree
- EXTERIOR TRIM: Head Casing: 544 (3 1/2’’); Left
  Casing: 543 (2 1/2’’); Right Casing: 543 (2 1/2’’); Sub-Sill:
  565 , No Sill Horn; Shipped Loose (HEAD CASING
  ONLY)
- INTERIOR TRIM: None
- JAMB: 5 3/4’’
- Sub sill application will add 11/16” to the unit box height -
  see architectural details for more information.
- FOR WARRANTY INFORMATION PLEASE VISIT
HTTPS://norwoodwindows.ca/resources/literature/ Norwood
warranty product.
- PRODUCT knowledge: 762 PKversion

*Drawings viewed from exterior.

Room Label: TYPE 2

Overall Unit 38’’ X 66’’

Rough Opening 39’’ X 67 1/4’’

Comment: <none>

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- UNIT: Wood
- PRODUCT: 500 Series Hung
- OPERATION: CS Fixed W/OUT Hardware Cover
- PROFILE TYPE: Ovalo Interior Profiling
- UNIT Size: 38" x 66"
- SASH: Mulled DH CSMT Fixed 2 5/32" Head Rail, 3 27/32" Sill Rail, 1 9/16" Stiles
- MATERIAL: Pine
- EXTERIOR FINISH: Copley Grey (Norcoat) Frame; Copley Grey (Norcoat) Sash;
- INTERIOR FINISH: Atrium White (Norcoat) Frame; Atrium White (Norcoat) Sash;
- MAIN GLASS: Single GlazedExt Pane [6MM Spandral Black], Ovalo (2725) Bead
- GRILLE: SDL, 7/8" Putty (598) Ext., 7/8" Ovalo (2640) Int. Bars, Black Tape
- PATTERN: Rectangular, 3 x 4, 12 Rectangle Lites
- EXTERIOR TRIM: Head Casing: 544 (3 1/2’’); Left Casing: 543 (2 1/2’’); Right Casing: 543 (2 1/2’’); Sub-Sill: 566  No Sill Horn; Shipped Loose (HEAD CASING ONLY)
- INTERIOR TRIM: None
- JAMB: 5 3/4’’
- Sub sill application will add 11/16” to the unit box height - see architectural details for more information.
- WARNING: Spandral Glass Setup Charge Is only required once per quote; please Contact Sales For further information.
- FOR WARRANTY INFORMATION PLEASE VISIT HTTPS://norwoodwindows.ca/resources/literature/ Norwood warranty product.
- PRODUCT knowledge: 762 PKversion

Overall Unit  38" X 66"
Rough Opening  39" X 67 1/4"
Comment: <none>
Quoted prices are good for 30 days (Expires: 2022-02-04) and are subject to correction or computational errors.

All the above quantities and accessories have been verified and accepted by the undersigned for purchase from Norwood Windows And Doors. I am aware that this order is made specifically for my project. There are no cancellations or changes without the written approval from Norwood Windows And Doors. As a buyer, I am responsible for ALL quantities and specifications. I Norwood Windows And Doors CANNOT ACCEPT ANY WINDOWS OR DOORS FOR CREDIT.

Please Sign
Here:_______________________________________________________

We appreciate the opportunity to provide you with this quote!
Quotation

Order Date: Not ordered
Last Revision: 2022-02-02
Creation Date: 2021-11-04

Customer: Patrick Simmons
Ship to: 36 Water St.
          Cambridge,
          ,

Phone: 36 Water St.
          Patrick Simmons
          Fax: 0001-01-01
Quotation no: 389566
Job: Simmons 36 Water St

Location: UPPER FLOOR
          RIVER SIDE,
          WOOD ALUM
          CLAD
          EXTERIOR

R.O.: 41" W X 67 1/2" H
1041 X 1715 mm
Ext. Cas.: 45 1/2" W X 71" H
1156 X 1804 mm

- PRODUCT = COMPLETE UNIT, Special WH100-11 - Wood H-100 Hung Series - 40" W X 67" H (1016 X 1702 mm) - Double - Sash Split : Even
- FRAME = Frame 4 9/16" clad, Wood Pine : , Ext.: Custom color already developed BM Copley Grey, Int.: Pro coat 430 Rainware white 30
- SASH = Other option for sash interior : Glass stop std (colonial), Wood Pine, Sash model : Putty Glaze, Ext.: Ext. alum. custom color, already developed : BM Copley Grey , Int.: Pro coat 430 Rainware white 30
- GLASS = Insulated (double), Low-e 272/argon (South region), Spacer: Technoform, Color spacer: Bronze
- GRILLES = SDL 7/8" putty glaze (alum. extr.) Ext: Putty Glaze (extruded) Int: Standard Position: Top & bottom, same color as sash, With spacer: Bronze spacer, Grille pattern: Colonial
- SCREEN = Half Screen, Custom color already developed BM Copley Grey, Screen Mesh Type: Invisible (std)
- HARDWARE = Fusion hardware (std), Handle std, White handle, Handle Qty (Non std): 2, White locks, Locks Qty: 1
- OTHER OPTIONS = Extr. alum. f/casing 2 3/4"(D-066), 3 sides, alum. sill ext w/o horns (D-082) std

Viewed from the outside

Lepage has to approve the Already Developed Color before production.

$45,331.97
Customer: Patrick Simmons

Ship to: 36 Water St.
Cambridge,

Date requested: 0001-01-01
Quotation no: 389566

Location: UPITER FLOOR STREET SIDE.

200-1
PK : 491
40" L X 67" H
1016 X 1702 mm

- PRODUCT = COMPLET UNIT, Special WH100-11 - Wood H-100 Hung Series - 40" W X 67" H (1016 X 1702 mm) - Double - Sash Split : Even
- FRAME = Frame 4 9/16" natural, Red Grandis : , Ext.: Designer coat (cust.color,alr.dev.) : BM Copley Grey, Int.: Pro coat 430 Rainware white 30
- SASH = Other option for sash exterior : Prod. putty glaze, Other option for sash interior : Glass stop std (colonial), Red Grandis, Ext.: Designer coat (cust.color,alr.dev.) : BM Copley Grey , Int.: Pro coat 430 Rainware white 30
- GLASS = Insulated (double), Low-e 272/argon (South region), Spacer: Technoform, Color spacer: Bronze
- GRILLES = SDL 7/8" Ext: Putty Glaze Int: Standard Position: Top & bottom, same color as sash, With spacer: Bronze spacer, Grille pattern: Colonial
- SCREEN = Half Screen, Custom color already developed BM Copley Grey ,Screen Mesh Type: Invisible (std)
- HARDWARE = Fusion hardware (std), Handle std, White handle, Handle Qty (Non std): 2, White locks, Locks Qty: 1
- OTHER OPTIONS = Mixed Flat Casing (D-061), Wood Red Grandis Brickmould, Head: Natural flat casing 3 1/2" Red Grandis (D-061), Side: Natural flat casing 3 1/2" Red Grandis (D-061), Brickmould (ship loose), Nat. reg. sill ext w/o horns (GB-021) std, Wood species for sill extension : Red Grandis

Viewed from the outside

Lepage has to approve the Already Developed Color before production.

300-1
PK : 491
40" L X 67" H
1016 X 1702 mm

- PRODUCT = COMPLET UNIT, Special WSH100 - Wood Hung Transoms or Picture H-100 - 40" W X 67" H (1016 X 1702 mm) ** PICTURE** - With sash
- FRAME = Frame 4 9/16" clad, Wood Pine : , Ext.: Custom color already developed Ben Moore Copley Grey , Int.: Pro coat 430 Rainware white 30, Slope sill
- SASH = Other option for sash interior : Glass stop std (colonial) 1 3/4 sash, Wide bottom rail, Wood Pine, Sash model : Putty Glaze, Ext. alum. custom color, already developed : Ben Moore Copley Grey , Int.: Pro coat 430 Rainware white 30
- GLASS = Silicone Seacoast Protection, Special Glass, None, Spacer: Technoform, Color spacer: Black
- GRILLES = Type: - Special Grilles - See drawing -, SDL 7/8" putty glaze (alum. extr.) Ext: Putty Glaze (extruded) Int: Standard, same color as sash, With spacer: Black spacer
- OTHER OPTIONS = Extr. alum. f/casing 2 3/4"(D-066), 3 sides, alum. sill ext w/o horns (D-082) std

Viewed from the outside

Lepage has to approve the Already Developed Color before production.

All manual prices to be verified approved and confirmed by customer service department.

BLACK BACKER GLASS
MIDDLE HORIZONTAL PUTTY SDL TO BE 1 1/4" THICK

***NEED TO BE IN 2 1/4" SASH***

* Ceramic coating in Black in double pane.***Glass from external supplier***
* 6mm lowe 272 trempe in position 2 - RMax Black- argon / 6mm clear with Prel Coat std color. PC-9907 in position total finish 25.08mm
* SDL ***EXTERIOR ONLY WITHOUT SPACER***
* 1 1/4" horizontal aluminum putty SDL (1 x 2 )
* 7/8" aluminum putty SDL 3 x 2 on top and bottom of the horizontal 1 1/4" SDL
**Customer:**
Patrick Simmons

**Ship to:**
36 Water St.
Cambridge,

**Date requested:** 0001-01-01

**Quotation no:** 389566

**Job:** Simmons 36 Water St

**C.S.:**
Grant Baechler

**P.O. no:**

**Phone:**

**Fax:**

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<td>1600 X 2337 mm</td>
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<tr>
<td><strong>R.O.:</strong> 64&quot; W X 92 1/2&quot; H</td>
<td><strong>Ext. Cas.:</strong> 63&quot; W X 92&quot; H</td>
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<tr>
<td></td>
<td>1626 X 2350 mm</td>
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<td>1600 X 2337 mm</td>
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<tr>
<td><strong>- PRODUCT = COMPLET UNIT, Special WF11SL1 - Wood door - French Door - 63&quot; W X 92&quot; H (1600 X 2337 mm) - Slab Width : Custom 38&quot; / Type : 10 outswing, right; (post), Width for s/light : 23 3/8&quot; (594mm) - Positionned as an Exterior opening</strong></td>
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<tr>
<td><strong>- FRAME = Frame 4 9/16&quot; clad, Wood Pine, Ext.: Primed &amp; Clad Standard Color 559 Pebble, Int.: Primed</strong></td>
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<tr>
<td><strong>- SASH = Door 2 : French door w/o panel, Other option for sash interior : Glass stop square, Sidelite : Model of s/light : SL-3 (1 3/4&quot; sides, 5&quot; T &amp; 9&quot; B), Slab Thickness (sash) : 1 3/4&quot;, Wood Pine, Stiles and top rail width : 5&quot; (standard), Bottom Rail Height : 9&quot; (standard), Sash model : Standard sash, Ext.: Primed &amp; Ext. alum. standard Color 559 Pebble , Int.: Primed</strong></td>
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<td><strong>- GLASS = Insulated (double), Tempered 2 sides, Low-e LOF/argon (North region), Spacer: Technoform, Glass (Color Spacer): Bronze</strong></td>
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<td><strong>- HARDWARE = No Multipoint Lock, Without mortise lock</strong></td>
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<td><strong>- OTHER OPTIONS = Bronze handicap sill</strong></td>
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<td><strong>- All Manual Prices must be approved by Lepage Millwork</strong></td>
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<td><strong>Viewed from the outside</strong></td>
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<td><strong>Location :</strong> Entry Door - 36&quot; Mid Rail in Sidelight</td>
<td><strong>Limited warranty, see the Lepage warranty for details</strong></td>
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<td>All manual prices to be verified approved and confirmed by customer service department.</td>
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**500-1 PK : 1**

**R.O.:**

**Ext. Cas.:**

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**REAR ELEVATION WINDOWS TO BE INSTALLED FROM THE INTERIOR. EXTERIOR CAULKED/POSSIBLE PARGED TBD. INTERIOR NEW PAINTABLE STOPS. DRYWALL RETURN OPENINGS REMAIN IN PLACE. FRONT ELEVATION WINDOWS CAN BE INSTALLED FROM BOTH EXTERIOR AND INTERIOR.**

---

**Notes:**
- 36" Mid Rail in Sidelight
- Rails of 5"
- Drill single bore in slab 1 5/8" diameter

**Limited warranty, see the Lepage warranty for details**

**All Manual Prices must be approved by Lepage Millwork**
**Customer:** Patrick Simmons  
**Ship to:** 36 Water St.  
**P.O. no:** Simmons 36 Water St  
**C.S.:** Grant Baechler  
**Date requested:** 0001-01-01  
**Quotation no:** 389566  
**Job:**  
**Phone:** ,  
**Fax:** ,  
**Set up:** $688.20  

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Do not hesitate to contact us should you require any additional information

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Customer signature: __________________________________________ Date: ___ / ___ / ______