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HAP 16-037-L  
K. Gonyou

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY SEPTEMBER 14, 2016</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION PERMIT APPLICATION AT 183 BRUCE STREET, WORTLEY VILLAGE-OLD SOUTH HCD BY: B. MCDUGAL</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under section 42 of the *Ontario Heritage Act* to replace the windows of the building located at 183 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, **BE PERMITTED** as submitted in the attached specifications with the following terms and conditions:

- a. Exterior grills be added to all street-facing replacement windows to recreate the historic proportions of the removed windows; and,
- b. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of the recommended action is to permit the alteration of a property located within the Wortley Village-Old South Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act* and the classes of alterations identified in the *Wortley Village-Old South Heritage Conservation District Plan & Guidelines*.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>BACKGROUND</b>
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**Location**

The property at 183 Bruce Street is located at the southeast corner of Bruce Street and Marley Place (Appendix A).

**Property**

The property has been included on the *Inventory of Heritage Resources* since 1991. It was designated under Part V of the *Ontario Heritage Act* on June 1, 2015 as part of the

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Wortley Village-Old South Heritage Conservation District.

**Description**

The building located at 183 Bruce Street is a two storey, frame residential dwelling (Appendix B). The building has been parged and is presently a grey colour with dusty blue coloured wood trim. The building is believed to be designed by John Mackenzie Moore in 1883.

The building has a rectangular plan with a hipped roof. The building’s primary façade faces north to Bruce Street and features the front door (with sidelights and transom) and a bay window. An awning roof extends over the bay window and is supported by wood brackets that flank the front door. The one third/two thirds arrangement of the façade is maintained in the upper level with one window centred over the front door and a pair of windows over the bay window.

As a corner property, the west façade is readily visible. On the ground storey, two small windows appear to flank a fireplace as suggested by a chimney extending above the roofline. A bay window is located further to the rear of the west façade and features a roofline similar to that on the north façade which connects to the rear wing. The rear wing appears to have had subsequent alterations that date after the original construction of the building.

Prior to the initiation of a window replacement project in late summer 2016, the windows appear to be wood sash windows, with two-over-two fenestration pattern in rectangular shaped voids in the bay windows and the second-floor window above the front door. Windows at the rear of the building and on the west façade, except the noted bay window, appear to be one-over-one (undivided) windows. The small windows which appear to flank a fireplace that are twelve-lite (three-by-four) fixed pane wood windows. Aluminium storm windows appear to have been installed over most of the historic wood windows.

The building at 183 Bruce Street is noted in the *Inventory of Heritage Resources* (2006) as the design of J. M. Moore in 1883, during his time working under George F. Durand. J. M. Moore had apprenticed under William Robinson and Thomas Tracy in the 1870s, and continued in the office after Robinson’s retirement, later Tracy and George F. Durand, and then Durand alone. J. M. Moore established his own architectural firm in 1888, and designed many of London’s landmarks including Pixley-Fulford Mausoluem (Woodland Cemetery, 1894-1894), London Life (1927), and his own home at 1011 Wellington Street (1925).

**HERITAGE ALTERATION PERMIT APPLICATION**

As required by the *Ontario Heritage Act*, the *Wortley Village-Old South HCD Plan & Guidelines* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval. Window replacement requires Heritage Alteration Permit approval.

The property owner initiated a window replacement project at 183 Bruce Street without obtaining Heritage Alteration Permit approval. A Property Standards Order was issued, requiring compliance with the Section 2.7(1)(b) of the *Property Standards By-law*, which includes specific provisions for heritage designated properties.

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A Heritage Alteration Permit application was submitted by the property owner and received on August 31, 2016. The applicant has applied for a Heritage Alteration Permit to:

- Remove the existing wood windows; and,
- Replace with “Vinylbilt” vinyl windows (Appendix C).

At least eight existing windows have already been replaced with vinyl windows, primarily in the upper storey of the home.

<b>ANALYSIS</b>
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One of the objectives of the designation of Wortley Village-Old South as a HCD is to “avoid the destruction and/or inappropriate alteration of the existing building stock, materials, and details” (Section 3). This is achieved partly by establishing polies and guidelines within the *Wortley Village-Old South HCD Plan & Guidelines* regarding alterations to ensure they are sensitive to the heritage attributes and details of the Wortley Village-Old South HCD, and are based on appropriate research and examination of archival and/or contextual information.

Section 8.2.7 of the Wortley Village-Old South Heritage Conservation District Plan & Guidelines notes the following details on windows. “Doors and windows are necessary elements for any building, but their layout and decorative treatment provides a host of opportunities for the builder to flaunt their unique qualities and character of each building” (Section 8.2.7).

Alterations within the context of the Wortley Village-Old South HCD must be carefully considered. Section 8.3.1.1 of the *Wortley Village-Old South HCD Plan & Guidelines* includes Recommended Practices and Design Guidelines which were used in the analysis of the Heritage Alteration Permit application for 183 Bruce Street:

<b>Section 8.3.1.1 – Recommended Practices and Design Guidelines</b>	<b>Analysis</b>
a. Research the original style and appearance of the building to determine “authentic limits” of restoration or alteration so that the appropriate style is maintained;	The windows existing prior to replacement in late summer 2016 are believed to be original to the construction of the home in 1883.
b. In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration;	N/A
c. Seek similar properties (same age, same design, same builder, same architect) for evidence of details that may still exist as samples for reconstruction;	N/A
d. Avoid “new” materials and methods of construction if the original is still available. In some cases, after careful research, substitute materials may perform better than original materials, but beware of using materials that have not been tested for years in a similar application;	Vinyl, a “new” material, has been proposed for the replacement window material.

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<p>e. Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches, and decorative trim;</p>	<p>Submissions from the property owner suggest that repair of the wood windows was not possible which prompted replacement.</p> <p>The replacement that has occurred does not appear to have destroyed any of the existing wood trim.</p>
<p>f. Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same style, size, proportion, and material wherever possible;</p>	<p><b>Style:</b> The replacement windows are double hung sash windows, which is the same as the historic windows.</p>
	<p><b>Size:</b> The replacement windows appear to fill the entire window opening.</p>
	<p><b>Proportion:</b> The replacement windows appear to maintain the proportion of the historic windows, however the replacement windows do not maintain the fenestration (glazing) pattern of the historic windows.</p>
<p><b>Material:</b> The historic windows were wood and the replacement windows proposed are vinyl.</p>	
<p>g. Incorporate similar building forms, materials, scale, and design elements in the alteration that exist on the original building;</p>	<p>N/A</p>
<p>h. Avoid concealing or irreversibly alerting heritage attributes of property such as entrances, windows, doors, and decorative details when undertaking alterations;</p>	<p>The replacement windows do not conceal any other heritage attributes.</p>
<p>i. If in doubt, use discretion and avoid irreversible changes to the basic structure and architectural style;</p>	<p>The loss of the existing windows, as heritage fabric, will have a fundamental impact on the architectural style of the building. Efforts should be made to minimize the impact of this change.</p>
<p>j. Keep accurate photos and other records, and samples of original elements that have been replaced.</p>	<p>Limited documentation of the building exists prior to window replacement; however photographs showing the building during the process of change have been submitted.</p>

Specific conservation and maintenance guidelines have been included within the *Wortley Village-Old South HCD Plan & Guidelines* for windows and doors which were also used in the analysis of the Heritage Alteration Permit application for 183 Bruce Street:

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<b>Section 9.6 Conservation and Maintenance Guidelines for Windows</b>	<b>Analysis</b>
The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass, and decorative details have unique qualities and characteristics that are very difficult to replicate;	The proposed replacement windows do not replicate the qualities or characteristics of the historic wood windows in terms of material and proportions.
Regularly clean and inspect doors, windows, and frames for cracks, loose putty, or weather stripping, or other signs of damage or deterioration;	The advanced state of disrepair of the existing windows can be seen in Appendix B, Images 11-12.
Original wood framed doors and windows in most cases can be restored or replaced with new wood products to match if the original cannot be salvaged, but may require custom-made products. Take particular care that exact visible details are replicated in such elements as the panel moulding and width and layout of muntin bars between the panes of glass;	Submissions from the property owner suggest that repair of the wood windows was not possible which prompted replacement.
If possible, retain parts of the original doors and windows, particularly the original glass. Small differences in interpretation of these details make a huge difference in the overall appearance of the heritage property;	Not possible with the proposed replacement windows.
The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows;	The proportion and material of the replacement windows do not mimic the original windows. The style and size, however, is appropriate.
If a door or window that has a decorative transom must be replaced with new, make every effort to preserve at least the transom at the top of the door or window opening;	No alterations are proposed to the doorway, which has substantial sidelights and transom with wood trim detailing.
Original door and window openings on the street facing façade should not be blocked up or covered as this can greatly alter the visual character of the dwelling;	No alteration to the size of the original window openings is proposed.
Choose storm and street doors that reflect the age and heritage attributes of the heritage property. Wood framed doors are much more preferable than aluminum screen/storm doors and have the added advantage of being able to be painted to complement.	Storm windows were suggested, however not the selected solution for the windows.

The retention of wooden windows is encouraged by the policies and guidelines of the *Wortley Village-Old South HCD Plan & Guidelines*. However, the replacement of windows is possible through the Heritage Alteration Permit process. When reviewing a Heritage Alteration Permit application, four qualities of windows are evaluated (as

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identified in Section 8.3.1.1.f):

- **Style** – is the style of the proposed replacement window consistent with the existing windows?
- **Size** – do the proposed replacement windows fill the entire void of the existing window opening?
- **Proportion** – is the fenestration (glazing) pattern of the existing windows maintained?
- **Material** – are the proposed replacement windows a consistent material with the existing windows?

The intent of considering these four qualities is to minimize adverse impact of an alteration on the cultural heritage value or interest of an individual resource, as well as the broader Wortley Village-Old South HCD. While the proposed replacement windows satisfies the style (sash windows) and size (appear to fill the entire void of the historic openings), the proposed vinyl material of the replacement windows and absence of historic proportions is not compliant.

Wooden replicas of the historic windows would be the most preferred replacement option for the windows at 183 Bruce Street and would satisfy the four qualities noted above, but there are many factors affecting a property owner’s decision to choose vinyl windows. Within their application, the property owner cited rotting frames, leaky and draughty conditions, inoperability of the windows, and the “impossibility” to clean windows.

To improve the compatibility of the proposed replacement windows, exterior grills should be added to create the appearance of divided lights. This would result in a compromise on the material of the proposed replacement windows while maintaining most of the historic characteristics of the windows (proportion, size, and style).

**CONCLUSION**

The Heritage Alteration Permit application for the window replacement at 183 Bruce Street should be permitted with terms and conditions that the proposed replacement windows be amended to have exterior and interior grills to replicate the proportions of the historic windows, as well as the display of the Heritage Alteration Permit.

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<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

2016-09-06  
kg/

Attach:

- Appendix A – Map
- Appendix B – Images
- Appendix C – Proposed Replacement Window Specifications
- Appendix D – Exterior and Interior Grills Product Information

Y:\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Bruce Street, 183\HAP16-037-L\2016-09-14 LACH HAP16-037-L  
183 Bruce Street.docx

<b>REFERENCES</b>
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- Heritage Branch, British Columbia. *Improving Your Traditional Windows*. 2008.
- Myers, John H. *Preservation Brief 9: The Repair of Historic Wooden Windows*. National Parks Service, US Department of the Interior. Retrieved August 19, 2005. [www.cr.nps.gov/hps/tps/briefs/brief09.htm](http://www.cr.nps.gov/hps/tps/briefs/brief09.htm).
- Parks Canada. *Windows Conservation for Historic Places*. 2009.
- Yagid, Rob. "Should your Old Wood Windows Be Saved?" *Fine Homebuilding*, No. 210. May 2010.

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**APPENDIX A — Map**



Map 1: Property location of 183 Bruce Street.



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**APPENDIX B — Images**



Image 1: Front façade (north) of building at 183 Bruce Street prior to window replacement.



Image 2: West façade of building at 183 Bruce Street prior to window replacement.

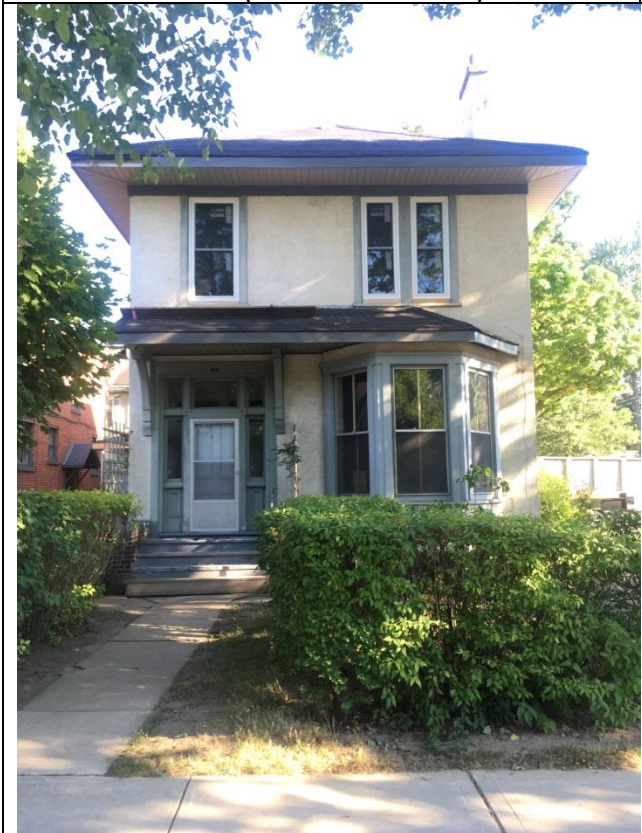


Image 3: Front façade (north) of building at 183 Bruce Street after window replacement (August 10, 2016).



Image 4: West façade of building at 183 Bruce Street after window replacement (August 10, 2016).



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Image 5: Detail of replacement window on upper front façade (August 10, 2016).



Image 6: Detail of historic bay window on lower front façade (August 10, 2016).



Image 7: Detail of twelve-lite windows that appear to flank a fireplace (August 10, 2016).



Image 8: Front façade (B. McDougal).



Image 9: West façade (B. McDougal).



Image 10: Detail of windows and trim (B. McDougal).

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Image 11: Detail of exterior condition of window frames (B. McDougal).

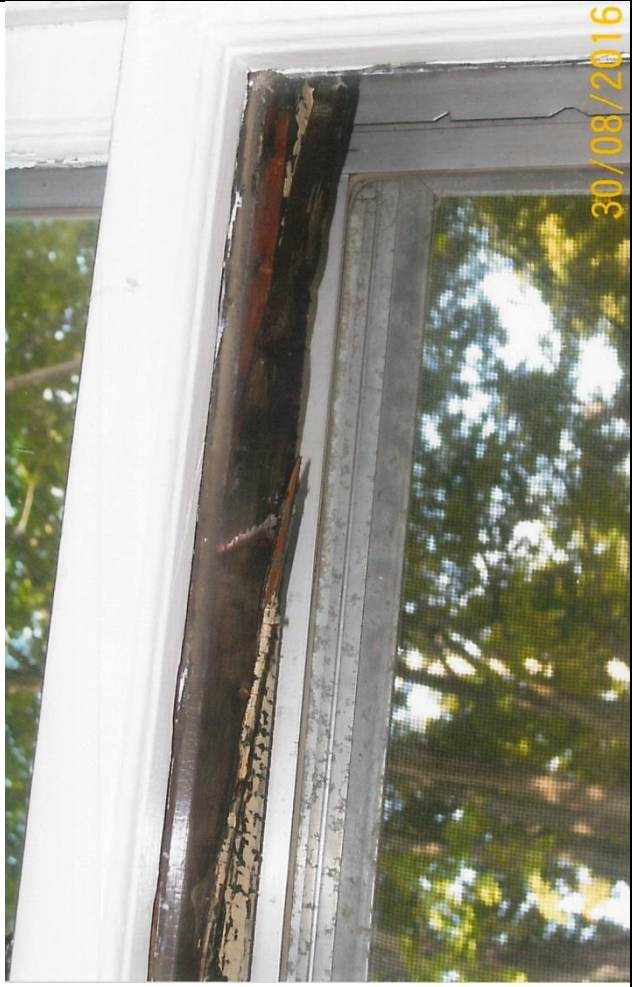
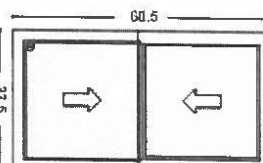


Image 12: Detail of interior condition of window frames (B. McDougal).



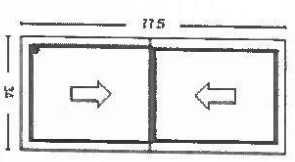
APPENDIX C – Proposed Replacement Window Specifications

<p><b>Quote #:</b> 322361</p> <p><b>Purchase Order#:</b></p> <p><b>Project Name:</b> Shawn Chambers  <b>Quote Name:</b> Bruce Street 1  <b>Creation Date:</b> 7/5/2016  <b>Ordered Date:</b> Quote Not Ordered  <b>Date Requested:</b> 1/1/0001  <b>Carrier:</b>  <b>Customer Number:</b> 2468</p>	<p><b>Shipping Information:</b></p> <p>Phone Fax:</p>	<p><b>Customer Comments:</b></p>	<p><b>Customer Price</b>   <b>Extended</b></p> <p>\$339.42   \$339.42</p>
<p><b>Customer Quote</b></p> <p style="text-align: right;"><i>Proud Supplier of:</i> <b>vinylbit</b> WINDOWS &amp; DOORS</p>			
<p><b>Royal Building Solutions</b></p> <p>Royal Building Solutions          3886 Commerce Road          London, Ontario CANADA N6N 1P8          Tel: 1.519.644.2826          Fax: 1.519.644.2555</p>			
<p><b>INROYAL</b></p>			
<p><b>Building Solutions</b></p>			
<p><b>Quote #:</b> 322361</p>			
<p><b>Shipping Information:</b></p> <p>Phone Fax:</p>			
<p><b>Customer Comments:</b></p>			
<p><b>Customer Price</b>   <b>Extended</b></p> <p>\$339.42   \$339.42</p>			
<p><b>Rough Opening:</b> 34 1/2 X 61 1/2  <b>Frame Size:</b> 33 1/2 X 60 1/2  <b>Pricing Square Footage:</b> 15  <b>Room/Comments:</b>          None Assigned</p>			
<p><b>Brickmould Size :</b> 36 1/2 X 63 1/2</p>			
<p><b>When Viewed From Outside</b></p> 			
<p><b>Product</b></p> <p>Platinum Series Double Hung Vent 33 1/2 x 60 1/2</p> <p><b>Dimensions</b>          Frame Width = 33 1/2 Frame Height = 60 1/2 Distance from edge of frame to bottom/left/right edge of sash = 30 1/4</p> <p><b>Unit Type</b>          Product Code = DH Operation / Venting = Vent</p> <p><b>Energy Star Rating</b>          U-Value = 1.69          Energy Rating = 30          SHGC = 0.48</p> <p>Visual Transmittance = 0.59          Qualification Zone = 1/2</p> <p><b>Color</b>          Exterior Color = White          Interior Color = White</p> <p><b>Glass</b>          Main (Outside) = LoE180/Simply Clean          Gas Filled = Argon</p> <p><b>Hardware</b>          Meets Egress = Yes          Lock Type = Cam Lock          Number of Locks = Two          Night Latch = Yes</p> <p><b>Screen</b>          Screen Option = Full Screen          DH Push Down = Yes</p> <p><b>Wrapping - Accessory Profiles-Exterior</b>          1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No</p>			
<p><b>Quoted by:</b> Boncor - London</p> <p><b>Sales Rep:</b> Boncor Residential  <b>Sales Order #:</b> 322361</p> <p><b>Pages:</b> 1 of 3</p> <p><b>Print Date:</b> 7/5/2016 11:34:00</p> <p style="text-align: right;"><b>Powered by:</b> VVS Paradigm</p>			

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Line	Qty	Product Description	Customer Price	Extended
200-1	1	<p><b>Product</b> Platinum Series Double Hung Vent 34 x 77 1/2</p> <p><b>Dimensions</b> Frame Width = 34 Frame Height = 77 1/2 Distance from edge of frame to bottom/left/right edge of sash = 38 3/4</p> <p><b>Unit Type</b> Product Code = DH Operation / Venting = Vent</p> <p><b>Energy Star Rating</b> U-Value = 1.69 Energy Rating = 30 SHGC = 0.48 Visual Transmittance = 0.59 Qualification Zone = 1/2</p> <p><b>Color</b> Exterior Color = White Interior Color = White</p> <p><b>Glass</b> Main (Outside) = LoE180/Simply Clean Gas Filled = Argon</p> <p><b>Hardware</b> Meets Egress = Yes Lock Type = Cam Lock Number of Locks = Two Night Latch = Yes</p> <p><b>Screen</b> Screen Option = Full Screen DH Push Down = Yes</p> <p><b>Wrapping - Accessory Profiles-Exterior</b> 1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No</p>		
		 <p>When Viewed From Outside</p>		
		<p><b>Rough Opening:</b> 35 X 78 1/2</p> <p><b>Frame Size:</b> 34 X 77 1/2</p> <p><b>Pricing Square Footage:</b> 18.5</p> <p><b>Room/Comments:</b> None Assigned</p>		
		<b>Brickmould Size :</b> 37 X 80 1/2		

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Sales Rep: Boncor Residential  
Sales Order #: 322951

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Print Date: 7/5/2016 11:34:00

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Royal Building Solutions  
3886 Commerce Road  
London, Ontario CANADA N6N 1P8  
Tel: 1-519-644-2826  
Fax: 1-519-644-2555

Customer Quote

Proud Supplier of:



Quote #: 321493

Purchase Order#:

Billing Information:

Shipping Information:

Customer Comments:

Phone  
Fax:

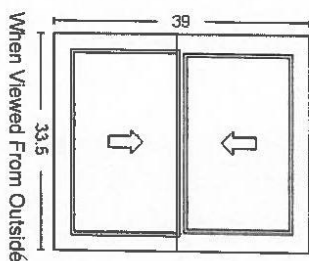
Phone  
Fax:

Project Name: Shawn Chambers  
Quote Name: Bruce Steel 3  
Creation Date: 6/29/2016  
Ordered Date: Quote Not Ordered  
Date Requested: 1/1/0001  
Carrier:  
Customer Number: 2468

Line 100-1 Qty | Product Description

Customer Price | Extended

100-1 2 **Product**  
Platinum Series Double Hung Vent 33 1/2 x 39  
**Dimensions**  
Frame Width = 33 1/2 Frame Height = 39 Distance from edge of  
frame to bottom/left/right edge of sash = 19 1/2  
**Unit Type**  
Product Code = DH Operation / Venting = Vent  
**Energy Star Rating**  
U-Value = 1.69  
Energy Rating = 30  
SHGC = 0.48  
Visual Transmittance = 0.59  
Qualification Zone = 1I2  
**Color**  
Exterior Color = White  
Interior Color = White  
**Glass**  
Main (Outside) = LOE180/Simply Clean  
Gas Filled = Argon  
**Hardware**  
Meets Egress = No  
Lock Type = Cam Lock  
Number of Locks = Two  
Night Latch = Yes  
**Screen**  
Screen Option = Full Screen  
DH Push Down = Yes  
**Wrapping - Accessory Profiles-Exterior**  
1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No



Rough Opening: 34 1/2 X 40  
Frame Size: 33 1/2 X 39  
Pricing Square Footage: 20  
Room/Comments:  
None Assigned  
Brickmould Size : 36 1/2 X 42

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Line	Qty	Product Description	Customer Price	Extended
200-1	1	<b>Product</b> Platinum Series Double Hung Vent 28 3/4 x 59 1/4 <b>Dimensions</b> Frame Width = 28 3/4 Frame Height = 59 1/4 Distance from edge of frame to bottom/left/right edge of sash = 29 5/8 <b>Unit Type</b> Product Code = DH Operation / Venting = Vent <b>Energy Star Rating</b> U-Value = 1.69 Energy Rating = 30 SHGC = 0.48 Visual Transmittance = 0.59 Qualification Zone = 112 <b>Color</b> Exterior Color = White Interior Color = White <b>Glass</b> Main (Outside) = LoE180/Simply Clean Gas Filled = Argon <b>Hardware</b> Meets Egress = No Lock Type = Cam Lock Number of Locks = One Night Latch = Yes <b>Screen</b> Screen Option = Full Screen DH Push Down = Yes <b>Wrapping - Accessory Profiles-Exterior</b> 1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No		
			\$289.42	\$289.42
			<b>Rough Opening:</b> 29 3/4 X 60 1/4	
			<b>Frame Size:</b> 28 3/4 X 59 1/4	
			<b>Pricing Square Footage:</b> 12.5	
			<b>Room/Comments:</b> None Assigned	
			<b>Brickmould Size :</b> 31 3/4 X 62 1/4	

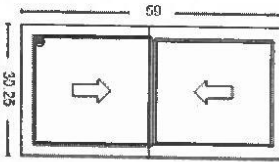
When Viewed From Outside

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Line 300-1 Qty 2 Product Description	Customer Price	Extended
<p>300-1 2 <b>Product</b> Platinum Series Double Hung Vent 30 1/4 x 59</p> <p><b>Dimensions</b> Frame Width = 30 1/4 Frame Height = 59 Distance from edge of frame to bottom/left/right edge of sash = 29 1/2</p> <p><b>Unit Type</b> Product Code = DH Operation / Venting = Vent</p> <p><b>Energy Star Rating</b> U-Value = 1.69 Energy Rating = 30 SHGC = 0.48</p> <p>Visual Transmittance = 0.59 Qualification Zone = 1 2</p> <p><b>Color</b> Exterior Color = White Interior Color = White</p> <p><b>Glass</b> Main (Outside) = LoE180/Simply Clean Gas Filled = Argon</p> <p><b>Hardware</b> Meets Egress = Yes Lock Type = Cam Lock Number of Locks = Two Night Latch = Yes</p> <p><b>Screen</b> Screen Option = Full Screen DH Push Down = Yes</p> <p><b>Wrapping - Accessory Profiles-Exterior</b> 1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No</p>	<p>\$309.74</p> <p><b>Rough Opening:</b> 31 1/4 X 60 <b>Frame Size:</b> 30 1/4 X 59 <b>Pricing Square Footage:</b> 27</p> <p><b>Room/Comments:</b> None Assigned</p>	<p>\$619.48</p>
<p>When Viewed From Outside</p> 	<p><b>Brickmould Size :</b> 33 1/4 X 62</p>	

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Sales Order #: 321493

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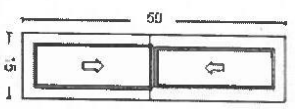
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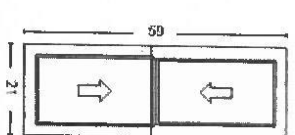
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Line	Qty	Product Description	Customer Price	Extended
400-1	2	<b>Product</b> Platinum Series Double Hung Vent 15 x 59 <b>Dimensions</b> Frame Width = 15 Frame Height = 59 Distance from edge of frame to bottom/left/right edge of sash = 29 1/2 <b>Unit Type</b> Product Code = DH Operation / Venting = Vent <b>Energy Star Rating</b> U-Value = 1.69 Energy Rating = 30 SHGC = 0.48 Visual Transmittance = 0.59 Qualification Zone = 1/2 <b>Color</b> Exterior Color = White Interior Color = White <b>Glass</b> Main (Outside) = LoE180/Simply Clean Gas Filled = Argon <b>Hardware</b> Meets Egress = No Lock Type = Cam Lock Number of Locks = One Night Latch = Yes <b>Screen</b> Screen Option = Full Screen DH Push Down = Yes <b>Wrapping - Accessory Profiles-Exterior</b> 1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No	\$249.61	\$499.22
		 <p>When Viewed From Outside</p>		
		<b>Brickmould Size :</b> 18 X 62 <b>Rough Opening:</b> 16 X 60 <b>Frame Size:</b> 15 X 59 <b>Pricing Square Footage:</b> 14 <b>Room/Comments:</b> None Assigned		

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Line 500 Qty 1 Product Description	Customer Price	Extended
<p>500-1 1 <b>Product</b> Platinum Series Double Hung Vent 21 x 59</p> <p><b>Dimensions</b> Frame Width = 21 Frame Height = 59 Distance from edge of frame to bottom/left/right edge of sash = 29 1/2</p> <p><b>Unit Type</b> Product Code = DH Operation / Venting = Vent</p> <p><b>Energy Star Rating</b> U-Value = 1.69 Energy Rating = 30 SHGC = 0.48</p> <p>Visual Transmittance = 0.59 Qualification Zone = 1/2</p> <p><b>Color</b> Exterior Color = White Interior Color = White</p> <p><b>Glass</b> Main (Outside) = LOE180/Simply Clean Gas Filled = Argon</p> <p><b>Hardware</b> Meets Egress = No Lock Type = Cam Lock Number of Locks = One Night Latch = Yes</p> <p><b>Screen</b> Screen Option = Full Screen DH Push Down = Yes</p> <p><b>Wrapping - Accessory Profiles-Exterior</b> 1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No</p>	<p>\$270.20</p> <p>\$270.20</p>	<p>22 X 60</p> <p>21 X 59</p> <p>10</p> <p>None Assigned</p> <p>Brickmould Size : 24 X 62</p>
<p>When Viewed From Outside</p> 		

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Royal Building Solutions  
3685 Commerce Road  
London, Ontario CANADA N6N 1P8  
Tel: 1.519.644.2826  
Fax: 1.519.644.2555

Customer Quote

Proud Supplier of:



Quote #: 322357

Purchase Order#:

Customer Comments:

Project Name: Shawn Chambers

Quote Name: Bruce Steel 2

Creation Date: 7/5/2016

Ordered Date: Quote Not Ordered

Date Requested: 1/1/0001

Carrier:

Customer Number: 2468

Billing Information:

Shipping Information:

Phone  
Fax:

Phone  
Fax:

Line: 100-1 Qty: 2 Product Description

Product: Platinum Series Double Hung Vent 25 x 74

Dimensions: Frame Width = 25 Frame Height = 74 Distance from edge of frame to bottom/left/right edge of sash = 37

Unit Type

Product Code = DH Operation / Venting = Vent

Energy Star Rating

U-Value = 1.69

Energy Rating = 30

SHGC = 0.48

Visual Transmittance = 0.59

Qualification Zone = 1|2

Color

Exterior Color = White

Interior Color = White

Glass

Main (Outside) = LoE180/Simply Clean

Gas Filled = Argon

Hardware

Meets Egress = Yes

Lock Type = Cam Lock

Number of Locks = One

Night Latch = Yes

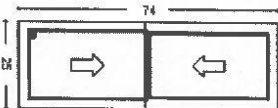
Screen

Screen Option = Full Screen

DH Push Down = Yes

Wrapping - Accessory Profiles-Exterior

1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No



When Viewed From Outside

Rough Opening: 26 X 75  
Frame Size: 25 X 74  
Pricing Square Footage: 27  
Room/Comments: None Assigned

Brickmould Size: 28 X 77

Customer Price | Extended  
\$314.58 | \$629.16

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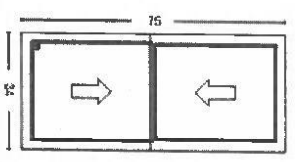
Pages: 1 of 6

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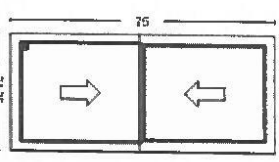
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Line	Qty	Product Description	Customer Price	Extended
200-1	1	<b>Product</b> Platinum Series Double Hung Vent 34 x 75  <b>Dimensions</b> Frame Width = 34 Frame Height = 75 Distance from edge of frame to bottom/left/right edge of sash = 37 1/2  <b>Unit Type</b> Product Code = DH Operation / Venting = Vent  <b>Energy Star Rating</b> U-Value = 1.69 Energy Rating = 30 SHGC = 0.48 Visual Transmittance = 0.59 Qualification Zone = 1/2  <b>Color</b> Exterior Color = White Interior Color = White  <b>Glass</b> Main (Outside) = LoE180/Simply Clean Gas Filled = Argon  <b>Hardware</b> Meets Egress = Yes Lock Type = Cam Lock Number of Locks = Two Night Latch = Yes  <b>Screen</b> Screen Option = Full Screen DH Push Down = Yes  <b>Wrapping - Accessory Profiles-Exterior</b> 1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No	\$403.61	\$403.61
		 <p>When Viewed From Outside</p>		
		Rough Opening: 35 X 76 Frame Size: 34 X 75 Pricing Square Footage: 18 Room/Comments: None Assigned  Brickmould Size : 37 X 78		

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Line 3001 QTY 1 Product Description	Customer Price	Extended
<p>3001-1 1 <b>Product</b> Platinum Series Double Hung Vent 34 1/4 x 75</p> <p><b>Dimensions</b> Frame Width = 34 1/4 Frame Height = 75 Distance from edge of frame to bottom/left/right edge of sash = 37 1/2</p> <p><b>Unit Type</b> Product Code = DH Operator / Venting = Vent</p> <p><b>Energy Star Rating</b> U-Value = 1.69 Energy Rating = 30 SHGC = 0.48</p> <p>Visual Transmittance = 0.59 Qualification Zone = 1 2</p> <p><b>Color</b> Exterior Color = White Interior Color = White</p> <p><b>Glass</b> Main (Outside) = LoE180/Simply Clean Gas Filled = Argon Tint = Frosted</p> <p><b>Hardware</b> Meets Egress = Yes Lock Type = Cam Lock Number of Locks = Two Night Latch = Yes</p> <p><b>Screen</b> Screen Option = Full Screen DH Push Down = Yes</p> <p><b>Wrapping - Accessory Profiles-Exterior</b> 1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No</p>	<p>\$466.82</p> <p>\$466.82</p>	<p>Rough Opening: 35 1/4 X 76 Frame Size: 34 1/4 X 75 Pricing Square Footage: 19 Room/Comments: None Assigned</p> <p>Brickmould Size : 37 1/4 X 78</p>
<p>When Viewed From Outside</p> 		

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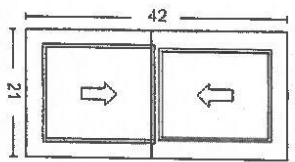

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Line 400-1 QTY   1	Product Description	Customer Price	Extended
400-1	<p><b>Product</b> Platinum Series Double Hung Vent 21 x 42</p> <p><b>Dimensions</b> Frame Width = 21 Frame Height = 42 Distance from edge of frame to bottom/left/right edge of sash = 21</p> <p><b>Unit Type</b> Product Code = DH Operation / Venting = Vent</p> <p><b>Energy Star Rating</b> U-Value = 1.69 Energy Rating = 30 SHGC = 0.48</p> <p>Visual Transmittance = 0.59 Qualification Zone = 112</p> <p><b>Color</b> Exterior Color = White Interior Color = White</p> <p><b>Glass</b> Main (Outside) = LoE180/Simply Clean Gas Filled = Argon</p> <p><b>Hardware</b> Meets Egress = No Lock Type = Cam Lock Number of Locks = One Night Latch = Yes</p> <p><b>Screen</b> Screen Option = Full Screen DH Push Down = Yes</p> <p><b>Wrapping - Accessory Profiles-Exterior</b> 1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No</p>	\$243.16	\$243.16
 <p>When Viewed From Outside</p>		<p><b>Rough Opening:</b> 22 X 43</p> <p><b>Frame Size:</b> 21 X 42</p> <p><b>Pricing Square Footage:</b> 7</p> <p><b>Room/Comments:</b> None Assigned</p>	<p><b>Brickmould Size :</b> 24 X 45</p>
			

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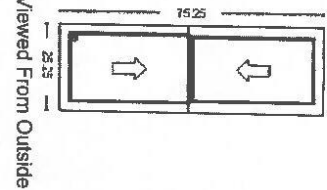
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Line 500 Qty   Product Description	Customer Price	Extended
500-1      2 <b>Product:</b> Platinum Series Double Hung Vent 25 1/4 x 75 1/4	\$323.93	\$647.86
<b>Dimensions</b>		
Frame Width = 25 1/4 Frame Height = 75 1/4 Distance from edge of frame to bottom/left/right edge of sash = 37 5/8		
<b>Unit Type</b>		
Product Code = DH Operation / Venting = Vent		
<b>Energy Star Rating</b>		
U-Value = 1.69		
Energy Rating = 30		
SHGC = 0.48		
Visual Transmittance = 0.59		
Qualification Zone = 1/2		
<b>Color</b>		
Exterior Color = White		
Interior Color = White		
<b>Glass</b>		
Main (Outside) = LoE 180/Simply Clean		
Gas Filled = Argon		
<b>Hardware</b>		
Meets Egress = Yes		
Lock Type = Cam Lock		
Number of Locks = One		
Night Latch = Yes		
<b>Screen</b>		
Screen Option = Full Screen		
DH Push Down = Yes		
<b>Wrapping - Accessory Profiles-Exterior</b>		
1 1/2" Brickmould, All Sides, White, Nail Fin Removal = No		
		
<b>Rough Opening:</b> 26 1/4 X 76 1/4		
<b>Frame Size:</b> 25 1/4 X 75 1/4		
<b>Pricing Square Footage:</b> 28		
<b>Room/Comments:</b>		
None Assigned		
<b>Brickmould Size :</b> 28 1/4 X 78 1/4		

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**APPENDIX D – Exterior and Interior Grills Product Information (obtained from window manufacturer website)**

