Heritage and Quality Renovation Guide

IN COLLABORATION WITH

Financial Assistance Programs

Practical tips for restoration

ville.montreal.qc.ca/patrimoine

Montréal

IN COLLABORATION WITH
RENOVATION made as QUICK, EASY and SIMPLE as 1, 2, 3

MAXXman has been the renovation specialist for over 40 years. All our jobs are performed by experts, and we guarantee quality results.

Our SPECIALTIES
- Additions and extensions
- Basement finishing
- Kitchen and bathroom cabinets
- Hardwood floor installation

5% DISCOUNT
On all our specialties

Our PRICES are THE LOWEST!

Small work
- Maintenance
- Installation
- Interior/exterior repairs, etc.

Medium-size specialized work
- Woodwork
- Drywall finishing/Paint
- Floor coverings
- Parging
- Balconies/Decks, etc.

Large-scale specialized work
- Home additions and extensions
- Basement finishing
- Exterior siding
- Floor installation
- Turnkey projects, etc.

Turnkey projects
Satisfaction guaranteed
All our work is guaranteed!

MAXXman.ca 514.731.6646
Everything you need to take good care of your heritage!

Your building, modest as it may be, is part of Montréal’s architectural heritage which greatly contributes to the city’s interest and appeal. This is why it is so important to preserve and enhance its original characteristics.

Appropriate and carefully planned interventions on your property’s original architectural elements:
- contribute to increasing its market value in the long term and consequently preserve your investment;
- guarantee the safeguarding of a price-less cultural heritage;
- and improve quality of life for you, your neighbours as well as for all Montrealers.

An essential guide
The guide in your hands offers loads of essential information for anyone considering restoration work: pages and pages of sound advice concerning most of the components in a house and contact information of numerous advertisers: specialists, well-known artisans and various organizations in the industry.

Heritage: leverage for development
Find out about the Heritage Policy adopted by the city in 2005. In addition, don’t hesitate to consult the Cahiers de l’évaluation du patrimoine urbain (Built Heritage Evaluation Register) as well as the Grand répertoire du patrimoine bâti de Montréal (Montréal Architectural Inventory) on the city’s web site (www.ville.montreal.qc.ca/patrimoine), a tool that groups fact sheets on buildings and city sectors that have an exceptional heritage value. You should also check the “Heritage in detail” section of Old Montréal web site (www.vieux.montreal.qc.ca/inventaire/hall).

Other resources at your disposal
You can also get brochures pertaining to the maintenance, repair and renovation of the main architectural components of residential and commercial buildings. This information can serve as a guide for you to complete successfully your projects while respecting your building’s original character. These brochures are available in all city borough offices.

If you have any doubts about the conservation, renovation or restoration of your building or on the integration of a new construction, get all the information you need from the Direction de l’aménagement urbain et des services aux entreprises in your borough.
Breathe better… Carrier takes care of the rest.

We believe everyone has the right to breathe air that is fresh and healthy, like the air you breathe thanks to Carrier. We spend 90% of our lives indoor, and it is therefore important to have an air system that guarantees your family breathes fresh and healthy air. Fresh air that is filtered by Carrier’s products. Healthy air will not cost you more. On the contrary, Carrier’s products are at the leading edge of technology and therefore use 40% less energy. This is why Carrier is a good choice. As millions of people have done for more than 100 years. As one person does every second worldwide.

The world’s leading brand of heating and cooling systems.

To find the nearest Carrier Expert 1-800-CARRIER —www.carrier.com
Table of Contents

3   Everything you need to take good care of your heritage!
7   A message from the Ville de Montréal
7   Message from the Héritage Montréal foundation
9   Beautiful streets, quality of life
10  Phyllis Lambert, 2007 Award for Excellence
11  Congratulations to the special awards’ recipients!
13  A successful conversion
14  Multiple statues for a unique architectural heritage!
16  Maintain, repair, replace
17  Keep an eye on your house
20  The “face value” of your house
21  Renovate with confidence!
22  The foundation: a priority!
23  To safeguard the soundness of your house (Advertorial)
24  Put energy efficiency at the heart of your renovation project!
25  That’s what living in Montréal is all about!
26  Quiz time for heritage lovers
27  Special supplement - financial assistance programs: Your city lends you a helping hand
28  Financial assistance programs for buildings with a heritage value
29  Residential heating oil is a much needed source of energy in Québec (Advertorial)
30  The real estate agent: a valued ally in your renovation projects (Advertorial)
31  A legacy for architects to conserve and enhance (Advertorial)
32  Restore well, beautifully and responsibly! (Advertorial)
33  “Skin care” for your house is a must
35  Your façade’s crown
36  Let the sunshine and company in!
37  Upstairs, downstairs… it’s always a good show
39  Planning, preparation… success!
40  What should you anticipate?... everything?
41  Electricity / residential, commercial, institutional
44  Engineers - consulting
44  Floor coverings
45  Foundations - special and piles (see also Engineers and Concrete / repair)
45  Frames and structures
47  General contractor - renovation (see also Restoration-buildings)
48  Hardwood floors: see Floor coverings
48  Heating, air conditioning and ventilation (see also Plumbing)
48  Inspection - residential buildings (see also Engineers)
49  Interior design and layout
49  Kitchens and bathrooms
49  Masonry / cleaning, refurbishing, waterproofing
49  Masonry / restoration, installation
50  Buildings - Ornaments and architectural columns: see Architectural woodwork
50  Ornamental ironworks, stairs, railings, balconies
47  Ornaments
47  Painting - architectural columns
47  Plumbing - buildings
47  Plasterer
47  Restoration - buildings
47  Roofing and tinwork
48  Shed renovation: see Demolition - buildings and sheds
48  Skylights
48  Soundproofing
48  Stained glass - fabrication and restoration
48  Stairs, railings, balconies (see also Ornamental ironworks)
48  Tinwork: see Roofing and tinwork
48  Waterproofing: see Concrete / repair
43  Products and services directory

The Heritage and Quality Renovation Guide was made possible thanks to the cooperation of businesses and institutions specializing in renovation. This brochure was produced by Jacques Beaulieu in collaboration with the Ville de Montréal. The Service de la mise en valeur du patrimoine and the Service du Logement have also contributed. Writing: Gabriel Deschambault, Frédéric Simmonot. Graphic Design: Studio Pixels. Coordination: Perception communications. Production: Liane Barriault. Translation: Textacomp Inc. Revision: Alphacom. Special collaboration: Hélène Sauvé and Carlos De Lorenzi. To reserve advertising space, please call 514-255-4066.

Warning: The information contained in this brochure was compiled from June 15 to October 15, 2007. Before signing a contract, make sure that your contractor is accredited by the Régie du bâtiment du Québec. Any advertisement or sponsorship published in this document is not an endorsement by the Ville de Montréal of the products or services provided by the participating businesses or institutions.
How can I save on my energy costs?

Before going forward with renovations, ask one of our advisors to evaluate your home’s energy performance and analyze:

- Insulation;
- Air and water tightness;
- Heating and ventilation systems;
- Energy consumption habits.

Take advantage of the financial assistance program offered by energy distributors and the federal government!

For more information about the Rénoclimat program, dial: 1 866 266-0008.

Agence de l’efficacité énergétique
Québec

You Save and the Environment Benefits!
In collaboration with electricity, natural gas, oil and propane distributors.
A message from the Ville de Montréal

I am very pleased to present the 2007 edition of the Heritage and Quality Renovation Guide. For the last nine years, Montréal has published this one-of-a-kind tool as part of its goal to help owners maintain, restore or renovate their properties in keeping with the city's built heritage.

Architectural heritage contributes to Montréal's distinctive character. That is why we, at the city, are committed to playing a leadership role to enhance heritage preservation. I am convinced Montrealers will see the importance of respecting and enhancing the value of this testimony to our urban way of life that we have developed throughout our history.

I encourage you to make good use of this guide, and am convinced you will find tremendous personal satisfaction in joining this year's Montréal Architectural Heritage Campaign.

Gérald Tremblay
Mayor of Montréal

Message from the Héritage Montréal foundation

Héritage Montréal is pleased to join forces again this year with the Ville de Montréal and other partners, to present the 2007 edition of the Heritage and Quality Renovation Guide.

Héritage Montréal has been working for more than 30 years to safeguard and enhance our built heritage. As property owners and members of the community, we all have a leading role to play to preserve the unique and distinctive character of our neighbourhoods' built environment.

Please join other renovation enthusiasts, and help save our city's identity through sustainable urban development.

Robert Turgeon
Chairman of the Board of Directors
Already sold? Wow!

Before buying or selling a property, talk to a real estate agent. You’ll be happy you did.

Greater Montréal Real Estate Board

notwithoutmyagent.com
All around Montréal, there are a number of beautiful properties that contribute to the character of the streets and make for a particularly charming and desirable living environment. The city’s urban landscape is unique. It offers a wide variety of buildings, with an urban or country flavour, inspired by French, British or North American styles.

It is those Montréal beauties that make us appreciate our architectural heritage and encourage us to preserve and enhance it. This heritage is, above all, our history, an important part of our identity and our pride as Montréalers.

In the fall of 2007, for the 17th year in a row, the Montreal Architectural Heritage Campaign (MAHC) showcased these beautiful properties, individual homes, multiple dwelling buildings, condominiums and also shops that were properly preserved in keeping with their original architectural characteristics. While some of these are exceptional historical properties, all are buildings that can be distinguished by the quality of their restoration and maintenance. Needless to say that their owners will be the first to benefit in every respect from this careful conservation work, given its long-term positive impact on their property’s market value.

Montréal celebrates its built environment every year because the wealth of its architectural heritage is also part of its citizens’ quality of life. In 2007, some 40 properties earned a prize and five special awards were granted for exceptional contributions to the preservation of our built heritage (more information in the following pages).

For more information on the Montréal Architectural Heritage Campaign and the 2007 award recipients:
ville.montreal.qc.ca/patrimoine
Montréal Architectural Campaign
Phyllis Lambert, 2007 Award for Excellence

Ms. Lambert made history in the field of architecture as early as the 1950s, when she became planning director for the Seagram Building in New York. Today, she is known worldwide for her contribution to the advancement of contemporary architecture and for her advocacy with respect to the social aspects of preserving urban architectural heritage and the public dimension of architecture. Convinced of the importance of acting to preserve the urban fabric of cities, Ms. Lambert became the founding president of Héritage Montréal and also played an important role in the creation of the Société d’amélioration de Milton-Parc in 1979, the most important cooperative housing renovation project in Canada.

From 1984 to 2007, she was a member of the Board of Directors of La Société du Vieux-Port de Montréal, an organization that has the mandate to redevelop this historical and formerly industrial site, giving it a leisure and tourist vocation. In 1997, Ms. Lambert set up the Fonds d’investissement de Montréal, the only private fund in Canada that contributes to the revitalization of low- and medium-income neighbourhoods.

Ms. Lambert is active in the fields of research and museology and has directed numerous projects concerning heritage and its preservation, both in Canada and overseas. She is the author of innovative publications on photography and architecture, urban development in Montréal as well as on eminent architects.

Ms. Lambert is the recipient of honorary degrees from twenty-seven North American and European universities and was the winner, in 1997, of the Hadrien Award of the World Monuments Fund. She is a Fellow at the Royal Architecture Institute of Canada, which awarded her its Gold Medal in 1991; Honorary Fellow of the American Institute of Architects and the Royal Institute of British Architects; Companion of the Order of Canada; Grand officier of the Ordre national du Québec and Commandeur of the Ordre des Arts et des Lettres de France.

Vive le succès: la formation professionnelle

Commissariat scolaire de Montréal

5205, rue Parthenais, Montréal (Québec) H2H 2H4 • Tourisme 47 ou 27 • 514 596-4590 • www.csdm.qc.ca/escm
THE ARTISAN AWARD
Diane Côté and François Paquet
Patrimoine urbain Inc.

The Artisan Award is granted to an individual or a corporation that performed remarkable restorations of heritage or decorative architectural elements. The winner of this year's award is Patrimoine urbain inc., which was established in February 2000 by Ms. Diane Côté and Mr. François Paquet.

Since its foundation, Patrimoine urbain Inc. has been involved in the protection of crowns and other ornamentations on the façades of heritage homes. They use state-of-the-art tools and favour premium materials that were used by artisans of yesteryear, such as wood, slate and copper.

THE HERITAGE AWARD FOR COMMERCIAL BUILDINGS OF THE GREATER MONTREAL REAL ESTATE BOARD
Henry Birks & Sons

The Heritage Award for Commercial Buildings rewards a corporation for its contribution to the preservation of heritage commercial buildings. This year, the award was granted to Henry Birks & Sons for the architectural qualities of their building located at 1240 Phillips Square. This superb Neo-Roman style edifice with its red sandstone façade was subject to several extensions carried out, between 1902 and 1931, by firms that made their mark on commercial architecture: Hutchison & Wood and Nobbs & Hyde.

The discriminating restoration of the inside of the building that took place in 2001, including the blending in of contemporary elements, reaffirmed Birks' prestigious image. The work included the restoration of the large entrance hall on the Phillips Square side of the building and the reconstruction of a number of decorative and architectural elements of this magnificent store. Birks commissioned architect Oberto Oberti for this project.
AWARD FOR HERITAGE ENHANCEMENT
Iégor and Martine de Saint Hippolyte
Iégor Hôtel des Encans

The Award for Heritage Enhancement recognizes a corporation for its contribution to the protection of Montréal’s architectural heritage through an exemplary restoration of an historical building. This year’s award was granted to Iégor and Martine de Saint Hippolyte for the conversion of the old Saint-Henri church located at 870-872 du Couvent Street. This church was built in 1923 according to the design of architect J. A. Karch.

Completed in 2005, the renovation work involved the conversion of this place of worship to one with a commercial vocation while maintaining its original structure and space organization. All interventions on the inside of the building were made in such a way that they can be reverted. It is worth noting the exceptional work performed by Yves Lefèvre and Jacques Auray, interior designers, as well as the work of framing artisans Encadrements Marcel.

AWARD FOR ARCHITECTURAL INTEGRATION
Prével and Groupe Cardinal Hardy
Quai de la Commune

The Award for Architectural Integration recognizes businesses that contribute to the enhancement of an old neighbourhood through the insertion of a new quality construction into the existing urban fabric. This year’s award was granted to the real estate development company Prével and to the architectural firm Groupe Cardinal Hardy for the Quai de la Commune project located on the city block delimited by de la Commune West, des Sœurs-Grises and King streets.

Completed in 2003, this residential development is a fine example of architectural integration into surroundings that were built-up at the beginning of the 20th century. The quality of an insertion project resides in its harmonious integration into the urban environment thanks to an architecture that respects volumes, aperture proportions, material combinations and the overall alignment of neighbouring buildings.
Quality renovation, enhancement of built heritage and architectural integration are not solely for residential buildings. A number of industrial, commercial and institutional buildings that are part of our built environment are also, fortunately, the subject of thoughtful care on the part of developers such as Gestion Georges Coulombe.

This was the case for the company’s most recent restoration project: the former American Can Company factory located at 2030 Pie IX, close to the Maisonneuve Market and the Olympic Stadium. The plant was built in 1917-18 with a reinforced concrete structure, an innovative technique at the beginning of the 20th century. In those days, the canning container manufacturer was the largest employer in what was then the Ville de Maisonneuve.

The huge exterior concrete pilasters, which are still visible, enable an easy reading of the building’s structural framework. This framework offers the benefit of maximizing openings in the east and west façades, making for exceptional natural lighting thanks to the huge arched pane windows on the upper floor. Another benefit that comes with this type of structure: the large and open interior space with its numerous mushroom-shaped pillars. The main façade is embellished with cast motifs in an Art Nouveau style, a rare architectural feature in Montréal.

Over the years, the building was the subject of several major modifications: a five-storey extension on Jeanne-d’Arc Street in 1928; a new extension in 1939; the construction of its round-shaped chimney in 1943; and interior refurbishing in 1952. The current renovation project started in 2000. Basic work is practically completed and only interior finishing remains to be done.

A rebirth that benefits the neighbourhood
“This is likely the most important commercial and institutional project in this revitalized neighbourhood. Rents are affordable, there is plenty of parking space and the energy saving program that was implemented with the help of Gaz Métropolitain and Hydro-Québec has cut energy consumption in half, making this building green for all practical purposes,” says Georges Coulombe. “And this building has great potential for adaptation,” adds Anne Coulombe, Public Relations and Rentals Director.

Notice to potential tenants: at the time this article was being written, there were 150,000 contiguous square feet still available on two floors (with 15 to 26-foot ceilings). The building is also ideal for movie productions.

Gestion Georges Coulombe, real estate developer, is a family business that took on the mission of buying, restoring and managing buildings in the Montréal area. The company owns or co-owns some thirty heritage residential and commercial properties totalling more than two million square feet of rental space, making it one of the most important property managers in Montréal.
Montréal has the highest concentration of historic monuments in Canada, and more than 40,000 buildings are protected under provincial or municipal legislation. These buildings represent an exceptional collective heritage that the city’s administration is dedicated to protecting and promoting in various ways.

Under the Cultural Property Act, there are two levels of protection for historically significant objects, properties and places of interest: provincial and municipal. At the provincial level, the degree of protection associated with existing statuses (cultural property, historical districts, etc.) varies according to whether a building is “classified” or “recognized”. At the municipal level, legislation provides two mechanisms to award status: “designation of an historical monument” and “creation of territory that constitutes a heritage site”.

**Advantages and obligations**

Owners of classified buildings that are recognized as cultural property or located on a historic site, in the Mount Royal Historic and Natural district or in the Old Montréal historical district, must obtain authorization from the ministère de la Culture, des Communications et de la Condition féminine before carrying out alterations.

Owners who wish to modify the exterior of a designated monument or an immovable that is part of a heritage site must comply with the conditions applicable to the preservation of the specific elements of the building, as well as with municipal by-laws. They must also first apply for a permit from the city.

These heritage buildings may benefit from financial assistance under a joint program of the Ville de Montréal, the ministère de la Culture, des Communications et de la Condition féminine and the Société d’habitation du Québec. The by-law concerning subsidies for the restoration and renovation of heritage buildings and for archaeological excavations (04-026) was adopted for this purpose.

**Ongoing improvement**

In 1922, the Québec government adopted the Loi relative à la conservation des monuments et des objets d’art ayant un intérêt historique ou artistique. It was the first piece of legislation of its kind to be adopted in Canada. The primary goal of this legislation is to preserve historical objects and sites that have a significant symbolic value for the community, like the Château Ramezay, which was classified in 1929. In the early 1960s, the concept of heritage property was broadened to include buildings, roads, urban fixtures, etc. This led to the creation of the Old Montréal historical district in 1963.
In the 1970s, other changes were made to the Cultural Property Act to protect or enhance our common heritage, the most recent changes dating back to 1986. These changes allowed municipalities to designate historical monuments and heritage sites.

Subsequently, the Ville de Montréal also created two new classifications, "significant building" and "significant sector", to ensure its ability to preserve the urban landscape and its unique architectural styles.

**A collective responsibility**

In 2002, each of the Ville de Montréal’s boroughs established an urban advisory committee. These committees are called upon to provide opinions on the quality of certain construction projects, as well as on the modification or change of usage of a building, taking into account urban planning, architecture and design concerns.

The wealth of Montréal’s architectural heritage is unequalled in Canada and is a source of pride for all residents of the city – which is why it is so important to work to preserve it. Even if all possible administrative measures are in place to protect it, it is every Montrealer’s responsibility to respect it and to ensure that it will stand the test of time.

Find out if your property has a special heritage status, before undertaking renovation work, by contacting the Direction de l’aménagement urbain et des services aux entreprises in your borough.

---

**EVERYTHING OLD IS NEW AGAIN**

Excellence in design and technology sums up the windows and doors that **MARVIN** has manufactured for four generations. Renovation, historical projects and new construction... we have the flair and expertise to manage your particular project.

**MARVIN**

Portes et Fenêtres Architecturales

8138 DÉCARIE BLVD.
514 735-7500 • 1 800 361-5858
quebec@marvincanada.com
www.marvin.com

**YOUR DREAMS ARE IMPORTANT TO US!**
Discover the secret, almost magical formula, to preserve your house’s character...

Montreal’s former villages and oldest neighbourhoods abound with houses displaying their magnificent original architectural elements. They give these houses the character and the beauty that we all love.

Crowns, woodwork, doors and windows are the focal elements of the traditional architecture in our neighbourhoods. We must preserve them in order to perpetuate our houses’ appeal. This is what this Heritage and Quality Renovation Guide is all about.

Our recipe first proposes to preserve and maintain architectural elements. If need be, repair them rather than replace them. It is the simplest formula and the most economical. In most cases, it is a guarantee for success.

How to recognize these beautiful architectural elements, assess their condition, how to preserve them and highlight them, avoid mistakes and correct previous errors, etc? You will find it all in this guide.

FOR MORE INFORMATION
Given the limited space, hyperlink were included in each of the articles. You will therefore be able to widen your knowledge and have access to more details and photos. We strongly suggest that you explore these links.

To start with, here is a link to the “heritage” section of the Ville de Montreal’s web site where you will find some of the information published in this guide.

www.ville.montreal.qc.ca/patrimoine
www.cmhc-schl.gc.ca

Patrimoine Urbain Inc.
Restoration of ornaments on heritage buildings façade
Comices, corners, stiles, balconies, balustrades, staircases...
514-234-6174
Recipient of the Artisan Award of the 2007 Montreal Architectural Heritage Campaign
Protecting your house’s architectural elements is done, first and foremost, through their maintenance. You must first inspect your house. There is no need to be a professional to do a summary inspection of a house. The problem is that most people do not take such a close look, though just a few minutes would be sufficient to discover the small things to correct before they turn into big problems. If some doubts arise, there will always be time to call in firms specializing in building inspection.

The main elements to look at are the roof (membrane and sheet metal work), the envelope (the walls), the projections and the structure. Our description will be basic and will point out the more common problems met in traditional buildings. Those of you who wish to obtain more information may refer to the web addresses provided further along. Of course, caution is the word and we suggest that you do not climb up ladders if you have physical limitations.

**THE ROOF**

In the case of flat roofs, the most common type, the condition of the membrane and of the sheet metal work must be checked for the following: missing gravel on tarred membrane surfaces, tar paper showing, possible swelling or tears around the sheet metal work, the vent holes or the drain, the footing of the electrical wires support, the skylight and its surroundings. Also check the sheet metal work for rust and joints that are not caulked properly. Have a look at the cornice to check its sheet metal work, soldered joints, and the different parts of the tin decorations. Assess the condition of the paintwork. If you notice some deficiencies in these areas through your inspection, it would be wise to call in a roofer or a company specialized in tin work (see web addresses).

**THE ENVELOPE**

Generally speaking, residential façades are made of limestone or clay bricks. The role of the envelope is to protect from rain and wind. It is often the quality of the mortar joints that is a source of problems for the building’s envelope.

When performing a visual check of your façades, you should pay attention to bricks or stones that are missing, are split as a result of freezing or are cracked. You should also check the condition of the mortar joints, which may have lost their mortar in some places or are cracked in a “staircase pattern”.

Are there particular areas (underneath the windows for instance) where the joints are more damaged? Is there some swelling in the surface (often in the façade’s upper...
Keep an eye on your house (cont’d)

If it is the case, you should contact a mason specialized in renovation to have a closer look at your façade.

**THE OPENINGS**

We are dealing here with the more fragile elements of your façade (or envelope). Often made of wood, doors and windows need rigorous and diligent maintenance. Given that they protect your home from rain and wind, their weather-tightness needs to be checked. Water infiltration can cause serious damage to your structure and to interior finishes, and drafts mean increased heating costs. Doors and windows should open completely and easily without jamming and there should be no air infiltration around their frame. Is the door frame warped? Are the wood pieces in good condition, solid and properly assembled? Is it time to repaint?

Always keep in mind that it is less costly to repair a few doors and windows than to replace all the openings. You can always make an improvement by adding weather stripping. Inspect doors and windows and try to assess a percentage of the parts that need your intervention.

**PROJECTIONS**

We are talking here about balconies and staircases, as well as of the architectural landscape created by the wooden posts and the metal work of the railings and balustrades. These elements are exposed to the weather and they should get an appropriate maintenance (paint). Check

You may visit the following web sites for a list of things to inspect or groups to contact:
- www.cmhc-schl.gc.ca
- www.dsp-psd.communication.gc.ca
- www.banquelaurentienne.ca
- www.cyberpresse.ca
- irc.nrc-cnrc.gc.ca
- www.amcq.qc.ca
- www.guidesperrier.com
wooden elements for decay, balcony boards, stairs, the balcony facing and underside, which may have to be replaced immediately in order to stop the decaying process. Check all metal parts, balusters, handrails and staircase support posts to uncover traces of rust. Wood and metal degradation must be found quickly and remedied without delay. This is the purpose of thorough periodical inspections (spring and fall). You can refer to the text on paint: it is the secret to keeping projections in good condition.

STRUCTURE

Besides a quick visual check of the façade that can uncover (if there are cracks) some structural weaknesses in the building, the structure’s condition must also be checked through an inspection of the basement or the crawl space. There is a difference between the structure of the exterior walls and foundation (subsidence) and the interior structure composed of bearing walls and joists. If there are sizeable cracks in the masonry or the foundation walls, you must contact a specialist and should do so as well if you notice poor supports under the bearing wall or if the beams sitting on the foundation walls show signs of decay or are cracked.

Then, what's left for you to do is to make a list of things to be done and establish the priorities.
The “face value” of your house

A large portion of the houses that make up Montreal’s heritage have kept their main architectural characteristics.

One could describe a façade’s composition with the four following elements: crowns, masonry walls, doors and windows. All these beautiful decorative works are made of wood and metal. These are the elements that make a façade appealing. They must be preserved and maintained.

We will provide more details on the maintenance of these elements in the various articles in this guide.

Your façade in detail

When we look at a façade, like the one in the picture, we can easily see the elements previously mentioned. In keeping with its name, the crown tops and completes a façade. More or less imposing, it is made of wood in the case of older buildings, of sheet metal in the case of turn-of-the-century buildings and takes the shape of a parapet in the case of more recent brick constructions.

A slate tile mansard that tops a façade is also a type of crown.

There are two main types of materials for walls, clay brick and limestone. The latter is also called Montréal Stone because it originates from former quarries that were located in Montréal. Laurier, Marquette and Villeray parks are all former quarries that have been filled. Older buildings, built for the middle-class and the working-class, often have red clay brick walls. This material was originally used for working-class dwellings mainly because it was inexpensive; but it also found its way to the affluent neighbourhoods of the Golden Square Mile where the flexibility afforded by its format enabled architectural feats.

Doors and windows in older buildings often have stained glass or intricately carved wood mouldings, which make them the most eloquent elements of the façade. Their harmonious proportions make a façade appealing. Traditional types of windows are guillotine windows, English style, mostly installed on the street side façade and casement windows, French style, mostly installed at the back of the building. It is important to keep the original window type, given that it will always be in harmony with the size and the proportions of the openings.

Everybody agrees on the distinctive character and charm of Montreal’s staircases. Along with the balconies, they represent the imaginative finishing touch on the façade. Finally, the mix of the woodwork and metalwork clinches the façade’s appearance. These elements require a lot of maintenance but, all things considered, they are worth their weight in gold.
Are you a homeowner or about to become one? Regardless of the age of your home or of its architectural style, you can learn from Héritage Montréal’s popular Home Renovation Courses.

They are an ideal way to learn about home maintenance, renovation and restoration from housing professionals such as architects and engineers. Armed with the knowledge you need, you will leave feeling more confident about investing in your home renovations.

Since 1981, Héritage Montréal has been giving these much-appreciated courses, thereby providing thousands of homeowners with valuable information on routine problems and their causes, and solutions while respecting the architectural features of their homes. You can contribute to the charm of your neighbourhood by preserving the beauty of the built environment!

Learn what you need to know with Héritage Montréal courses for houses of all ages and all architectural styles.

Seven Courses
- Montreal Residential Architecture through History
- General Home Inspection
- Renovation Planning and Administration
- Foundations and Structure
- Exterior Wall, Roofs and Insulation
- Mechanical and Electrical Systems of a House
- Doors, Windows and Exterior Woodwork

Our publications
In collaboration with Québec’s ministère de la Culture, des Communications et de la Condition féminine Héritage Montréal publishes technical guides of interest to owners, managers of income properties, architects, contractors as well as specialized manufacturers: Traditional Windows, Traditional Coverings and Traditional Masonry.

For more information on our program of activities, to sign up for a course, to order a publication or to become a member, please contact Héritage Montréal at 514 286-2662, www.heritagemontreal.org

For over 30 years, Héritage Montréal has worked to promote and protect the architectural, historic, natural and cultural heritage of Montreal, its neighbourhoods and communities. This private non-profit organization is at the heart of an extensive network of partners, working through education and representation to celebrate, develop and preserve Montreal’s identity and uniqueness.
The foundation: a priority!

Your house’s foundation is essential to its soundness. There is no point in undertaking renovations if there is a problem with your substructure. A building’s foundation supports the walls and their facings and provides cohesion and sturdiness to its overall assembly. If you want to sleep tight at night, do an annual inspection of your foundation and have any apparent problems looked into immediately.

The problems

Foundations in old houses are usually made of fieldstones with lime-based mortar acting as a binder. In more recent constructions, foundations are built with concrete.

The problems that are frequently encountered with foundations are partial subsidence and cracks, as well as water infiltration resulting from these.

The most common problem has to do with the differential settlement of the bearing soil. This settlement is often linked to the soil’s composition. For instance, soil containing clay will lose a lot of its water to the surrounding trees during a drought. Unfortunately, this water is lost for good and a slight subsidence in the soil will take place. If drought episodes are recurrent, then more and more soil subsidence will take place and cracks will start to show up in the foundation, which has to bear a greater portion of the building’s load. But don’t conclude from this that you should cut down the trees on your property! Just water them regularly and all will be fine.

The consequences

These cracks will lead to water infiltration and a settlement in the foundation, of which a sure sign is dislocations in the building’s masonry facing — those famous staircase-shaped cracks that are sometimes seen in brick walls.

Water infiltration can make the wood elements in the house structure rot or can cause mould in the basement or in the crawl space. The effects of a partial subsidence of the foundation wall are more dramatic, especially if this trend persists. In such a case, the integrity of the masonry facing is threatened. If your foundation wall shows a crack topped by the telltale “staircase” in the mortar joints, the situation calls for immediate attention and most likely the intervention of a specialist.

The solutions

The remedy for cracks leading to water infiltration is generally to clog them with specialized cements, waterproof the wall’s surface and make sure that the ground is graded to allow water to run away from the building.

For ongoing differential settlements, corrective work is more complex. The most current method is to install metal piles to support the foundation wall and its load. A footing is attached to each pile and this assembly is placed underneath the base of the wall or the stones that need to be supported. It is sealed with concrete and, from then on, it becomes the support for the building’s foundation. It is not a matter of raising the house up but rather of stopping its sinking.

This work becomes mandatory when cracks appear on interior walls, in room corners, and when cracks in the masonry facing worsen with time. These are the “red flags” to watch for.
Structural problems that Montreal’s property owners have to deal with hold no secrets for the experts at Héneault et Gosselin. “Whether in the east or the west end of Montreal,” explains Manon Gosselin, Operations Director, “the main source of concern is clay soil subsidence, which involves stabilization work with piles. Among the buildings constructed during the 1920s, more specifically in Rosemont, Notre-Dame-de-Grâce and Verdun, foundations have a tendency to crumble due to the fact that lime was added to the concrete mix. In such cases, foundations need to be rebuilt.

A warranty you can depend on
At Héneault et Gosselin, there are no half measures, only complete and permanent solutions! After underpinning a building’s foundations, Héneault et Gosselin guarantees that building’s permanent stability.

The value of a building depends on the soundness of its foundations! A fact that holds true again and again, according to Héneault et Gosselin’s experts. And they are an authority on this topic, given that the company has been involved for more than forty years in the underpinning of foundations – i.e. the reconstruction of the lower part of all types of buildings.

To safeguard the soundness of your house, Héneault et Gosselin will underpin its foundations

- Stabilization with piles
- Foundation repairs and restoration
- Foundation waterproofing
- Raising and transportation of buildings and other types of structures
- Pyrite
- Technical advice

Heritage and Quality Renovation Guide

S

Telephone: 514-522-0909
Fax: 514-522-0355
1-800-363-1510
courrier@heneault-gosselin.com
www.heneaultetgosselin.com

RBQ: 8258-0317-17
To assist you in your project, the Rénoclimat* program from the Agence de l’efficacité énergétique du Québec offers a specialized service that helps you prioritize the renovations in order to achieve the greatest energy savings for your house. Experts will conduct a detailed analysis of the energy performance of your house. Impartial advisers will then make recommendations that will help you decide on the best renovations to achieve energy efficiency. The adviser will also provide you with the Energuide rating for your house.

The energy savings generated can represent up to 25% of the home heating costs. In addition, participants can be eligible for grants from energy distributors or through the federal ecoENERGY Retrofit program. The suggested cost for a Rénoclimat energy evaluation is $149.95 (plus taxes) for a single-family home.

To schedule an evaluation, contact us at 514-522-2000, extension 246. (www.equiterre.org)

*Rénoclimat is a program of the Agence de l’efficacité énergétique du Québec that promotes the energy-efficient renovation of existing houses, for all energy sources. For more information, dial 1 866 266-0008 or visit www.aee.gouv.qc.ca
Quality, charm, authenticity: That’s what living in Montréal is all about!

Living in Montréal means having access to an exceptional range of services while enjoying a quality of life that is envied by residents of many other big cities! Each of Montréal’s neighbourhoods offers a wide range of products and services in the authentic ambiance of a living environment with a unique character.

First and foremost, Montréal offers an incredible choice of housing, from the simplest to the most luxurious, single-family homes, “plexes”, lofts or condos that are part of either a new residential development well integrated in the built environment or a converted heritage building. Regardless of your financial means or personal tastes, you will no doubt find in Montréal’s neighbourhoods a housing formula that suits your lifestyle. Couples with children, singles and seniors — all can find a housing solution that meets their needs and lifestyle.

Then, living in Montréal means enjoying authentic surroundings, filled with history and culture, and a living environment with a unique character stemming from a number of traditions and influences. This is even truer with the sustainable development being encouraged in Montréal, resulting in more and more dream housing projects in impressive old buildings that were converted with care or in new residential developments that are cleverly integrated in their urban surroundings.

Choosing Montréal is also a practical way to reduce your commuting time and free yourself from the stress associated with traffic jams on the bridges leading to the island. This may even enable a household to do without a second car, consequently saving a lot of money.

From one neighbourhood to another, animated streets offer a remarkable choice of products and services. Day in and day out, the city’s neighbourhoods take on the look of urban villages with a lively social and community life. It’s up to you: take advantage of it!
QUIZ TIME FOR HERITAGE LOVERS

CAN YOU IDENTIFY EACH OF THE NUMBERED ARCHITECTURAL ELEMENTS ON THIS PAGE?

(Answers at the bottom)

- False-mansard
- Balustrade
- Transom
- Corbel or bracket
- Cut stone
- Crown


Because your house is unique

SALES • INSTALLATION • VISIT OUR SHOWROOM: 3517 Le Corbusier Blvd. Laval (Québec) H7L 4Z4 • 450-663-2510 www.thermex.ca

Satisfied customers for over 30 years - your guaranty of a wise choice
Renovation projects?

YOUR CITY LENDS YOU A HELPING HAND!

Improving the housing stock is a priority for the city administration: this is why, with the support of its governmental partners, it is reopening the financial assistance programs designed to support property owners in Montréal who wish to renovate their buildings. The programs' terms and conditions have been improved in order to better respond to the needs of families and owners of rooming houses as well as to encourage more sustainable development.

Since 2002, over 3,500 property owners in Montréal have benefited from one or several of these programs. These owners were not only satisfied with the money they received but also with the expert advice that was provided to them. These financial assistance programs have proven themselves: they do have a significant impact on Montrealers' quality of life!

You will find in the following pages a brief overview of the available financial assistance programs for residential buildings in Montréal. Perhaps this is the boost that you were waiting for to go ahead with your project!
RENOVATION À LA CARTE

Are you planning to replace all your doors and windows, or perhaps renovate the kitchens and bathrooms in the apartments of your income property?

These are some of the projects that could qualify for financial assistance under the Renovation à la carte program. This new program aims to encourage the modernization of rental units through fairly extensive renovation work.

Renovation à la carte also provides for, among other types of renovation, the restoration of heritage architectural components on the building's façade such as a crown, a mansard roof, a cornice, wrought iron railings, etc. Once you have verified the eligibility of your project, on the basis of the type of building, its location as well as its assessed property value per unit, you simply have to choose from the available list, the types of work that you wish to undertake on your property. Financial assistance is a lump sum, the amount of which is determined according to the type of intervention. It can reach up to $275,000 per building! Find out more!

MAJOR RESIDENTIAL RENOVATION

Is your building located in a sector to be revitalized and in need of major renovations? Do you want to renovate your boarded-up or vacant building?

This program helps building owners to undertake a major renovation on:

> residential or mixed-use buildings in designated sectors of the city;
> occupied buildings with more than 6 units which are located outside the designated sectors and have an assessed property value per unit that is below a certain threshold;
> boarding houses anywhere in Montréal;
> boarded-up or vacant buildings anywhere in Montréal.

The program is available for the renovation of all of the building's components in need of repair, for the upgrading of the building so that it complies with applicable codes and by-laws, as well as the modernization of the units. The cost of the work required must be at least $15,000, on average, per unit.

To be eligible, the work must include a major renovation of at least one of the following building components: structure, foundation, electrical system, plumbing, masonry facing or doors and windows.

Financial assistance is a percentage of the cost of work, established on the basis of a scale developed by the Ville de Montréal; this percentage varies according to a number of factors. The amount of financial assistance may reach up to $750,000 per building! Check the details of the program to see if you qualify for this type of assistance!

SAFETY IMPROVEMENTS

Do you need to replace or install a fire alarm system in your building?

We would like to help you in meeting the minimum requirements with respect to fire safety and protection against break and enter incidents. If you own a rooming house or a building with more than nine units, you could be eligible for assistance under the Program for Improving Safety.

The building must be located in one of the following nine boroughs: Ahuntsic-Cartierville; Côte-des-Neiges-Notre-Dame-de-Grâce; Plateau-Mont-Royal; Sud-Ouest; Mercier-Hochelaga-Maisonneuve; Rivière-des-Prairies-Pointe-aux-Trembles; Rosemont-La Petite-Patrie; Ville-Marie; Villeray-Saint-Michel-Parc-Extension.

Financial assistance varies according to the type of building and may reach up to $250,000. Check the program's details to see if you qualify!
DEMOLITION OF ACCESSORY STRUCTURES

Would you like to beautify your backyard and, at the same time, reduce fire hazards?

The Demolition of Accessory Structures Program encourages the demolition of accessory structures that are beyond repair or dangerous, including sheds, garages and enclosed staircases. Demolition of a balcony, a balcony storage compartment or a garden tool shed is not eligible.

Financial assistance is a lump sum that is determined according to the type of accessory structure to be demolished, the number of storeys and the average floor area per storey. The amount varies from $1,300 to $7,000. At last, you can make the most of your backyard!

In the case of all renovation projects, you must not start the work before financial assistance is approved and before the required permits are issued.

For more information or to find out about eligibility criteria, visit the www.habitermontreal.qc.ca website, call 514 872-4630 or consult the documents available in your borough office or in the reception area of the Service de la mise en valeur du territoire et du patrimoine, 303, rue Noire-Dame Est, 4e étage, Montréal.

Approval of financial assistance under the programs outlined in these pages is subject to compliance with eligibility criteria and the availability of program funds. These programs are jointly funded by the Société d’habitation du Québec (SHIQ) and by the Ville de Montréal as part of the Rénovation Québec Program. The Canadian Mortgage and Housing Corporation (CMHC) contributes to the financing provided to low-income households.

STABILIZATION OF BUILDING FOUNDATIONS

Are the problems in your home’s foundation the result of soil subsidence?

You could receive up to $15,000 to help you face the major expenditures that can result from such problems. To qualify for this financial assistance, you must own the building, have been living in one of its units as your principal residence for more than six months and the building’s municipal evaluation must be less than $290,000.

Financial assistance is based on the number of piles required and the length of the foundation wall that must be replaced. Get all the information on the program: your new foundation may be more affordable than you thought!
Regarding financial assistance for renovation

6 MYTHS… AND THE REALITY!

Applying for financial assistance from the city is complicated.
Reality: Applying for financial assistance is not complicated. It only requires that you evaluate the work you want to undertake based on your budget. The forms to fill out and the documents to provide are important steps to confirm your eligibility and to better plan your project. Carrying out your project will be simpler and your chances of succeeding will be even better!

Doing business with a contractor costs more.
Reality: Get several bids and compare them! When you have the work done by a contractor who has a license from the Régie du bâtiment du Québec, the contractor takes on full responsibility for the materials and the products installed. In addition, this license guarantees that the contractor has all the necessary skills. This is entirely to your advantage!

After renovating rental units with the city’s financial assistance, it is not possible to increase the rents.
Reality: Rent increases are proportional to the owner’s investment after the amount of financial assistance is deducted. This a fair arrangement for all parties involved.

If one gets financial assistance, one cannot resell the property for a number of years.
Reality: You can resell the property at any time, without penalties, providing the buyer agrees to take on the obligations contracted by the financial assistance recipient.

It’s impossible to speak to someone at the city!
Reality: A courteous employee is available to answer your questions about financial assistance from Monday to Friday between 8:30 a.m. and 4:30 p.m. at 514 872-4630. Once your project is deemed eligible, you will be provided with the name and phone number of one of our experts who will guide you throughout the duration of your renovation project.

The criteria are too restrictive: I stand no chance of getting financial assistance.
Reality: The Ville de Montréal financial assistance programs aim to revitalize certain neighbourhoods and to improve those buildings that need it. Our eligibility criteria therefore enable us to concentrate the funds where they are needed the most. Over the last 5 years, more than 3,500 property owners have received financial assistance through these programs.

www.habitermontreal.qc.ca or 514 872-4630