

## Instructions for Applicants: Gathering Estimates for Masonry Repair

### Background

The Toronto Heritage Grant Program exists to help offset the higher cost of quality heritage conservation work. The program requires applicants to submit three cost estimates from qualified tradespeople for proposed projects. The following information will help property owners gather estimates that meet key standards for heritage conservation, and that can be easily understood and compared. Please share this document with tradespeople so they can submit complete estimates for your project.

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### Guidelines for Heritage Masonry Work

The following guidelines inform how the Toronto Heritage Grant Program reviews proposed masonry projects, including the repair of brick, stone, and cast stone walls, chimneys, and window sills. These standards are adapted from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which is available online at [www.historicplaces.ca](http://www.historicplaces.ca). These standards are accepted best practice within the heritage conservation field. Please request estimates or quotations that adhere to these standards.

1. Retain sound and repairable masonry that contributes to the heritage value of the historic place.
2. Remove deteriorated or inappropriate (eg. cement) mortar by carefully raking the joints, using hand tools or appropriate mechanical means to avoid damaging the masonry.
3. Rotary grinders or electric saws must not be used to fully remove mortar from joints. In some instances it may be acceptable to make a single pass with a cutting disk to release tension in the mortar before raking the joint. Extreme caution must be used to prevent accidental damage.
4. Replacement mortar must closely match the original mortar in composition, colour, and joint profile.
5. Replacement brick, stone, or cast stone must closely match the original materials in composition, size, colour and texture.
6. Clean masonry only when necessary, and with the gentlest methods possible to prevent damage. Abrasive methods (i.e. sand or high pressure water blasting) and some chemical cleaning products can cause damage to masonry surfaces and are therefore not good conservation methods.

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### What to Include in Estimates

Estimates submitted for masonry repairs to the Toronto Heritage Grant Program should include the following information (where applicable) to provide a complete understanding of the project:

- Description of existing condition, including area for repair and cause of failure
- Estimated area or percentage of each wall requiring repointing
- Description of techniques used for repair
- Estimated number of brick or stone units requiring replacement
- Specified mortar type (eg. NHL 3.5)
- Specified replacement brick or stone (eg. reclaimed historic brick or stone)
- Related repairs required to prevent further deterioration