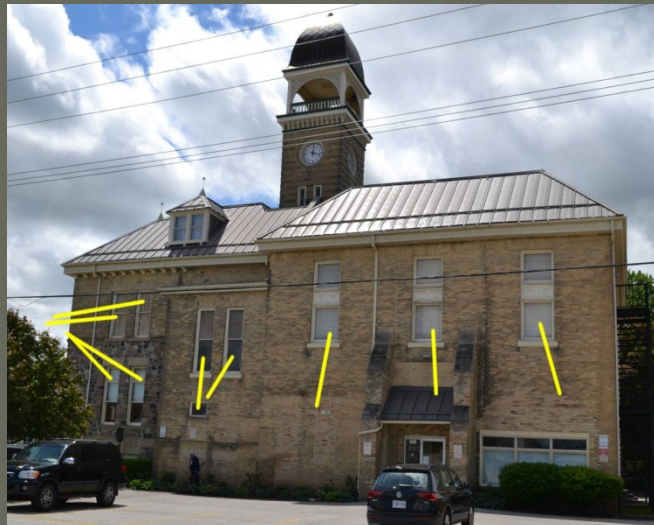


# Heritage Fund Application

## For repairs and renovations to fifteen windows at Victoria Jubilee Hall



How many  
are there?

# 41

including  
4 dormers

A daunting number

In 2014 the Committee determined that windows needed to be a priority.



Apart from security concerns,  
rainwater was running into the basement, causing dampness, odour and the potential for mould.



Volunteers raised the  
windowsills, and made the ten  
windows weathertight with a  
50+ year solution.



Undaunted by the task,  
volunteers proceeded to  
renovate the enormous  
upper windows, two at a  
time, at a cost of around  
\$350 each.



This involved removal and refurbishment of the old windows, and installation of insulated glass on the outside of the old windows, protecting them from further deterioration.

8 windows (plus 1)  
were restored.



**Dormer windows received attention  
(aluminum cladding) during the major  
Bell Tower Renovation of 2016.**





Bear in mind, windows were not the only concern, over the years, at the Hall.....



This year,  
we replaced our 12 ft. wide North Window.





We are now looking at 17 large windows that have been neglected for years.







Volunteers will complete TWO of these, on the upper northeast side of the building, following preparation by professionals on scaffold.



The other fifteen, would be treated by Trillium Glass, with the process used at the old Baptist Church and the Presbyterian Church.



The COST, quoted by Trillium Glass,  
is \$27,770 + HST.

This is less than \$2000 per window.  
The Committee feels that this is a bargain.

The cost of NOT proceeding, will be:

- Extensive damage to the frames.
- Water penetration into the building
- Mildew and mould
- Spalling of bricks below window sills



Victoria Jubilee Hall would still be responsible for unforeseen repairs during the work, plus the ~\$1000 to finish the last two East windows.





Volunteers have invested well over 2000 man-hours into long-term solutions for 19 windows, with minimal expense.

Four dormers and the large North window have been dealt with by professionals.

Two more large windows will be glazed by volunteers.

The remaining 15 windows are beyond our reach.  
They need to be dealt with.

They will never be able to be dealt with more cheaply.

Victoria Jubilee Hall is a unique  
Heritage building and landmark, which  
deserves to be preserved for future  
generations in Brockton.  
It is in urgent need of work on its  
windows.

The Victoria Jubilee Hall Committee  
is requesting that Brockton Council  
support the Brockton Heritage Fund  
Grant that would cover the entire  
cost of \$31,380 (HST. inc.) to  
complete the window project.