

**St Andrews Presbyterian Church**  
**Heritage Permit Application**  
**Eaves Repairs**

**Documents**

- 1) Heritage Application
- 2) Schedule B to original heritage designation bylaw ("roof trim" is included in the Heritage Attributes of the Property)
- 3) Report – ABG Engineering Inc, including recommendations for repair to eaves commencing on page 6
- 4) Report – Honeycomb Engineering on condition of roof rafters
- 5) Quote – Heather and Little for replacement of all eaves and eavestroughs/gutters. In both Wood and Metal cladding \*
- 6) Quote – Welldone Contracting Company for replacement of eaves with Metal cladding and eaves troughs with new aluminum eavestrough.\*

*\*These quotes anticipated a different scope of work than the final recommendation from ABG engineering. The work will be re-tendered in the next few weeks. These contractors will be included on the bid list.*

**PART TWO - HERITAGE PERMIT APPLICATION:** \_\_\_\_\_

**HERITAGE PERMIT APPLICATION FORM**

In accordance with the Ontario Heritage Act a heritage permit must be issued by City Council for all proposals to erect, remove or alter the exterior of buildings, structures or other features described as heritage attributes within the scope of a heritage designation by-law.

City staff and the Brampton Heritage Board review all applications and then submit them to City Council for approval.

City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to refuse the permit application entirely.

Please provide the following information (type or print)

**A. REGISTERED OWNER**

**NAME OF REGISTERED OWNER(S)** St Andrews Presbyterian Church, Brampton

**TELEPHONE NO. HOME** (905) 459-0390 **BUSINESS:** (905) 451-1723 **FAX:** ( )

Property@standrewsbrampton.ca

**E-MAIL ADDRESS:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

44 Church Street East, Brampton, ON L6V 1G3

**B.AGENT**

(Note: Full name & address of agent acting on behalf of applicant; e.g. architect, consultant, contractor, etc)

**NAME OF AGENT(S)** ABG Engineering Inc

**TELEPHONE NO. HOME** ( ) **BUSINESS:** (289) 806-3642 **FAX:** ( )

anthony@abgengineering.ca

**E-MAIL ADDRESS:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

23-1111 Davis Drive, Ste 231, Newmarket, ON, L3Y 9E5

*Note: Unless otherwise requested, all communications will be sent to the registered owner of the property.*



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### C. LOCATION/ LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS(S) / BLOCK(S) Blocks 101 and 102 Plan BR-2

CONCESSION NO.

REGISTERED PLAN NO.

PART(S) NO.(S)

REFERENCE PLAN NO.

ROLL NUMBER:

PIN (PROPERTY IDENTIFICATION NO.)

### D. OVERALL PROJECT DESCRIPTION/ SUMMARY OF PROPOSAL

Repairs/replacement to the eaves and eaves troughs(gutters) on the north and west sides of the

historic church building. Substructure repairs to the ends of the roof trusses (see Honeycomb eng report for details)

followed by the installation of new colour matched metal fascia and crown molding over the substructure, and

finally, the installation of new metal eavestrough to replace the damaged historic sections.

Although the original fascia and crown molding components are wood, discussions with contractors lead

to a proposal that metal cladding be used for these repairs for three reasons 1) cost (Roughly 50% of a wood

only solution), 2) metal is a low maintenance solution and 3) the slate roof is nearing the end of its life. Metal

components are easier to remove and reuse.

As noted in the engineers report – the East and South elevations will also need replacement in a few years but due

to cost constraints/available funds is not included in the planned work at this time.

## E. DESCRIPTION OF WORKS

(Please briefly describe the proposed works as they fit within one or more of the categories below; note the specific features that would be affected. Use separate sheets as required; attach appropriate supporting documentation; point form is acceptable):

**Rehabilitation and/or Preventative Conservation Measures** (e.g. repainting masonry; note which heritage attributes and features would be impacted and where, materials to be used, specifications and techniques):

See attached engineers reports from ABG Engineering and Honeycomb Engineering.

**Major Alterations, Additions and/or New Construction** (note which attributes to be impacted, location of work, materials to be used, specifications and techniques):

None

**Restoration** (i.e. replicating or revealing lost elements and features; note which attributes to be impacted and where, materials to be used, specifications and techniques):

None

## F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY

(Check all that apply)

NEW CONSTRUCTION IS PROPOSED ☐

DEMOLISH ☐

ALTER ☒

EXPAND ☐

RELOCATE ☐

## G. SITE STATISTICS (For addition and construction of new structures)

LOT DIMENSIONS FRONTAGE \_\_\_\_\_ DEPTH \_\_\_\_\_

LOT AREA \_\_\_\_\_ m<sup>2</sup>

EXISTING BUILDING COVERAGE \_\_\_\_\_ %

BUILDING HEIGHT EXISTING \_\_\_\_\_ m

PROPOSED \_\_\_\_\_ m

BUILDING WIDTH EXISTING \_\_\_\_\_ m

PROPOSED \_\_\_\_\_ m

ZONING DESIGNATION \_\_\_\_\_

OTHER APPROVALS REQUIRED: (Check off only if required)

MINOR VARIANCE (COA) \_\_\_\_\_

SITE PLAN APPROVAL \_\_\_\_\_

BUILDING PERMIT \_\_\_\_\_

CONSERVATION AUTHORITY \_\_\_\_\_

SIGN BYLAW APPROVAL \_\_\_\_\_

(Note: IF YES, other approvals should be scheduled after the Heritage Permit has been approved by City Council)

## H. CHECKLIST OF REQUIRED INFORMATION SUBMITTED

(Check all that apply)

- ☐ REGISTERED SURVEY
- ☐ SITE PLAN (showing all buildings and vegetation on the property)
- ☐ EXISTING PLANS & ELEVATIONS - AS BUILT
- ☐ PROPOSED PLANS & ELEVATIONS
- ☐ PHOTOGRAPHS
- ☐ MATERIAL SAMPLES, BROCHURES, ETC
- ☐ CONSTRUCTION SPECIFICATION DETAILS


## I. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE, TO THE BEST OF MY BELIEF AND KNOWLEDGE, A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION.

I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO ALLOW THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY IN ORDER TO FULLY ASSESS THE SCOPE AND MERITS OF THE APPLICATION.

*(Property entry, if required, will be organized with the applicant or agent prior to entry)*



Signature of Applicant or Authorized Agent

STANLEY LOBER, TRUSTEE

August 11, 2023

Date of Submission

Heritage Permit applications are submitted to the Planning, Design and Development Department, 3rd Floor Counter, Brampton City Hall,

The personal information on this form is collected under the authority of the *Ontario Heritage Act*, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.

## **SCHEDULE "B" TO BY-LAW**

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF ST. ANDREW'S PRESBYTERIAN CHURCH ON 44 CHURCH STREET EAST:**

The property at 44 Church Street East is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

The cultural heritage value of St. Andrew's Presbyterian Church is related to its design or physical value as well-designed Gothic style church. The building is characterized by polychromatic stone construction, tall and narrow side windows, two large doors with archways, and a massive central window. The church design reflects the work of a popular architectural firm, Gordon and Helliwell, which was well known for church commissions in Toronto. The construction of the building also reflects the skills of Brampton tradesmen and the use of local materials.

The historical value of the Church can be associated with the long and enduring history of Presbyterianism in Brampton and the contributions made by the Church toward the growth and development of the surrounding community. St. Andrew's roots can be traced back to 1848 when Brampton area Presbyterians appointed their first minister. Construction of the building commenced on July 1, 1880 and was completed in 1881. The church is located at the intersection of Church Street and Alexander Street.

The contextual value of the property is related to its status as a local landmark. For over 100 years, the scale, aesthetic value, and central location of the Church have emphasized and solidified its landmark status.

### **DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified. They include:

- Gothic architectural style
- Polychromatic stone construction
- Tall and narrow windows
- Buttresses
- Two large doors with archways
- Massive central multi-paned window



- Associated with the architectural firm Gordon and Helliwell
- Reflects the skill of local Brampton tradesmen
- Contributed to the long and enduring history of Presbyterianism in Brampton
- Architectural landmark along Church Street



June 24, 2023

St. Andrews Brampton  
Property Committee  
property@standrewsbrampton.ca

**Re: 44 Church St East (St. Andrews Presbyterian Church), Brampton, ON**  
**Exterior Eavestroughs/Gutters and Attic Condition Review**  
**Letter Report**

Dear Church Committee / Mr. Stan Loree,

ABG Engineering Inc was retained to carry out an assessment of the damaged eavestrough as well as to conduct a general assessment of the roof attic space and surrounding areas in accordance with our fee proposal dated May 16, 2023. The review focused on:

## **BACKGROUND**

### **Building Description, Background Information and Documentation Review**

- The site consists of a stone masonry church built circa 1800s which has a heritage designation. The church is 1 main level with a below grade basement. There is the church hall at the north and main church congregation area to the south. There is a slate roof on the majority of the roof that terminates with an eavestrough and trim fascia and no roof overhang. A 1970's 2 storey office addition is located to the east with a flat roof and brick masonry walls.
- Damaged eavestroughs and fascia trim were reported last winter from sliding snow and general deterioration.
- On March 28, 2023 we carried out a preliminary site visit and preliminary drone survey.
- There were no base building drawings available for review.
- A previous repair project was carried out approximately 20 years ago consisting of localized brick masonry repairs and gutter/roof edge repairs.

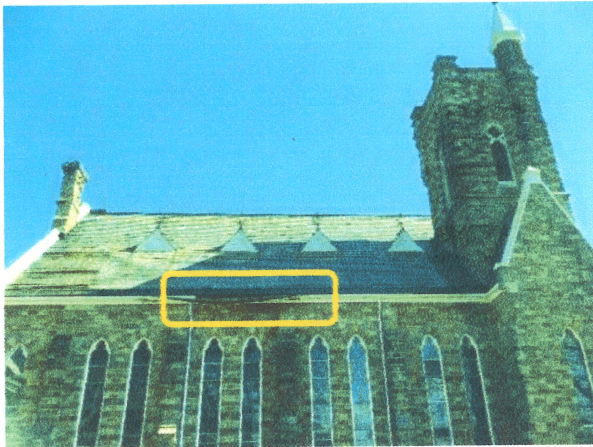


Figure 1: West elevation.



Figure 2: North elevation.



Figure 3: South elevation.



Figure 4: East elevation.

## OBSERVATIONS AND SUMMARY OF KEY FINDINGS

Site observations were performed on June 1, 2023. The exterior conditions were sunny with temperature approximately 20°C. Site visit was performed by Anthony Guadagnoli, P.Eng. from ABG Engineering Inc (Building Envelope) and Wesley Peter, P.Eng. from Honeycomb (Structural) were on-site for the review.

TruGrp Construction Ltd. was retained to assist with an articulated zoom boom for a close review of the gutters and exploratory openings. Refer to Appendix drawings and photographs on SK-01, SK-02 and SK-03 for locations of deteriorated gutters.

### 2.1 North, East and West Elevation

1. The eavestrough (gutters) consist of a 150mm (6") wide galvanized gutter attached to the edge of the roof with galvanized steel spike nails approximately 254mm (10") long and 406mm (16") spacing. Localized corrosion to the base of the gutter and general warping was observed to the majority of the north and west ends.
2. The slate roof above the eavestrough had a metal flashing approximately 900mm (36") edge metal flashing which appeared to be painted black galvanized metal flashing with drip edge, draining into the



gutter. Notched ends of the flashing around the gutter spikes were observed with general gaps/openings which are direct entry paths for water to enter below the fasteners and behind the gutter down the exterior wall.

3. Below the eavestrough is a wood crown moulding trim and fascia board, general weathering and wood rot was observed. At the north end, signs of pest/rodent damage was also observed.
4. The rafter ends where exposed at the north/west ends, contain areas of weathered ends with cracked/split ends which are generally not suitable for gutter faster re-attachment.
5. Generally warping to eavestroughs, tilted and rotated, indicative of sliding snow impact damage was noted on the north and west ends. The east elevation had 3 full rows of snow guards with limited damage to the eavestroughs where as the north and west and partial snow guards. The west side has 4 dormers where the sliding snow appears to collect which coincides with the gutter damage.

Refer to SK-01 and SK-02 and Photo 1 and 2 below.



Photo 1: View of west elevation with zoom boom review .



Photo 2: View of west gutter. Red arrow denotes exposed rafter ends prior to gutter section removal.



## 2.2 South Elevation Review

Localized review at the south corner were reviewed with the zoom boom – Refer to SK-03. The area is generally performing, signs of peeling paint and wood rot was observed to the wood crown moulding and gutter. Previous repairs to the roof edge flashing and slate shingles was observed (Refer to Photo 3 and 4 below). Signs of warped/damaged gutter was observed which appears to be from snow damage.

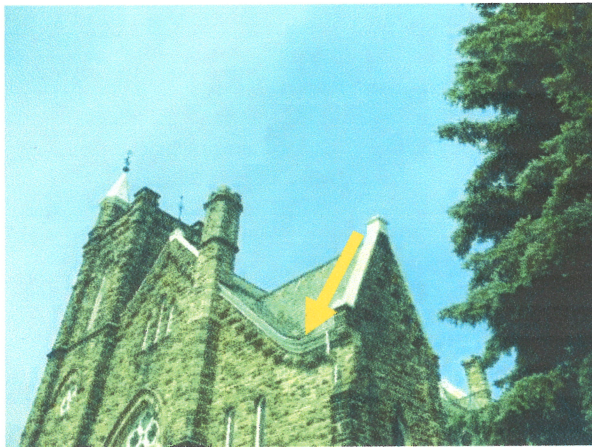


Photo 3: South elevation



Photo 4: View at south-east corner.

## 2.4 Attic Review

Access to the attic was provided via the south stairwell attic hatch near the bell tower. Generally, aged and weathered wood framing was observed with minimal water damage noted. Attic appeared to contain loose/blown insulation with varying depths of 150mm to 300mm (6" to 12") in depth. Limited review of the archway where accessible (Refer to Photo 5 and 6), Refer to structural report Photo 3 – Appendix B. Generally, the extent of rafter end damage is located on the exterior behind the gutter. There appears to be an air gap behind the edge of roof and plywood layer which appears to extend up 900mm (36"), at this area some ventilation/air leakage appears to be occurring.



Photo 5: View of attic at bell tower.

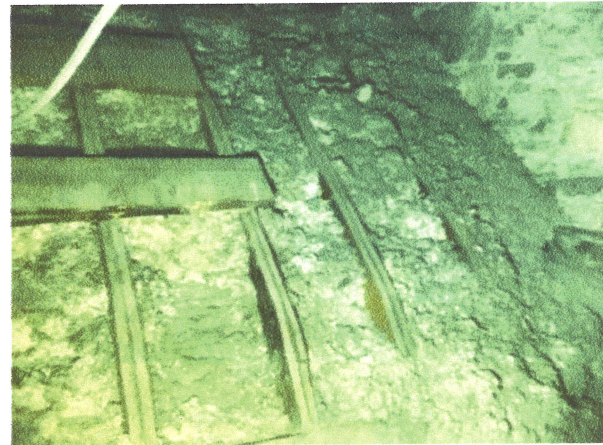
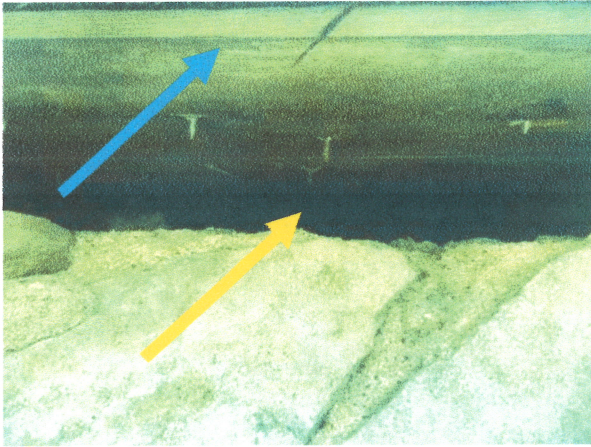


Photo 6: View of attic at archway.



**Photo 7: View of roof plywood edge below gutter. Red arrow denotes gap between stone masonry wall and underside of sheathing. At this area, some air leakage/ventilation is occurring. Blue arrow denotes underside of plywood roof edge.**



## COMMENTS AND RECOMMENDATIONS

### Eavestrough and Roof Edge

In our opinion, the observed damage is a result of a combination of water infiltration by-passing the gutter and causing water penetration / damage to the roof rafter joists ends and sliding snow impact damage. As water penetrates this area it has caused some wood decay/rot, reducing the effectiveness of the gutter spike fasteners which hold up the gutter. In addition, the sliding snow of the north/west sides, due to lack of snow guards, has caused additional damage which further exacerbated the roof gutter and edge condition and wood rot. The extent of the damage reviewed was mainly concentrated on the north and west elevations, sliding snow on the roof edge has a tendency to exert force/damage under certain climatic conditions, sliding snow will mimic an "avalanche effect". While the east side was only reviewed from ground level due to access issues with the boom, the east side was in generally better condition overall, which appears to be due to the presence of 3 full rows of snow guards. We recommend further review to the east side rafter ends and repairs be carried out accordingly. Should there be budget limitations, the east side could be post-poned or deferred with priority to the North and West sides. Recommended repairs:

1. **Immediate: North end block off the parking area below. The gutter has shown some movement, do not park below the area for safety reasons until a repair is carried out.**

2. **Priority Gutter and Fascia Board Repair (North, East, West) ..... Est. \$120K to \$160K + HST**

We recommend that this work be performed in the next 3 to 6 months before the next winter season.

- a. Remove and replace existing gutter with a prefinished aluminum gutter at north, east and west ends.
- b. Further review and reinforce exposed/damaged rafter ends to support new gutter (Est. 25% rafter end locations).
- c. Replace the rafter end fascia board with a new sealed and painted board.
- d. Install new crown moulding
  - i. Option 1: Wood crown moulding painted
  - ii. Option 2: Aluminum crown moulding prepainted (low maintenance option)
- e. Roof edge repair – salvage roof edge metal flashing. Cut back and modify with a new drip edge and sealant.

### Roof

Based on exterior visual review, limited reports of interior water penetration and our limited review in the attic space at accessible areas, the slate roof is generally still performing, although it is reaching the end of its expected service life. Further review/monitoring of the roof and eventual planning for a roof repair and/or replacement in the next 3 to 5 years is recommended. Further review/monitoring to the roof should be performed every 1 to 2 years or as needed. Consideration for upgrading the ventilation in the roof, as there is limited ventilation, the roof overhang has a gap where some air leakage along the perimeter edge is likely resulting in some ventilation. Based on the condition of the rafter ends, there is likely some air leakage occurring at the rafter ends. Interim gutter repairs would be performed in the short term, at the time of roof replacement, some re-work modification to the gutters would likely be required. The new gutters and components would be able to be salvaged and reused at the time of future roof replacement.

1. **Roof maintenance repair/snow guard installation north/west ..... To be determined / By others**

- a. Localized slate roof repair.
- b. Snow guard install at north and west sides.

### Exterior Stone Masonry

The exterior stone masonry walls are generally in serviceable condition. Localized areas of deteriorated mortar joints and localized chipped/fragments of stone were noted below the gutter/roof overhang area. Stone /mortar joint repair is recommended in the next 3 to 5 years.

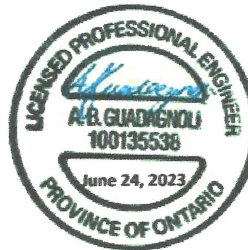
*Notes on Cost Estimates: Our estimate of repair costs associated with our recommendations is based on the portions of the building reviewed and in the areas where testing was conducted. The project costs can only be ascertained with the preparation of the bid documents for a defined scope of work and competitive bidding to reflect market conditions. Based on our experience with concrete repair, estimated quantities can increase and can only be confirmed at the time of construction. Accordingly, we recommend that a contingency is provided for in the budget. A 15% contingency is included in the base bid scope. The costs below exclude taxes and engineering fees.*

We trust that this is the information that you require at this time. Please contact us at your earliest convenience to discuss this report.

Regards,  
ABG Engineering Inc.



Per: Anthony Guadagnoli, MBSc., P.Eng.  
Principal – Building Science and Restoration  
Tel: 289-806-3642  
Cell: 647-388-9217  
E: [Anthony@abgengineering.ca](mailto:Anthony@abgengineering.ca)



### **APPENDIX:**

Appendix A: SK-1, SK-02, SK-03

Appendix B: Structural Report by Honeycomb

### **LIMITATIONS:**

This report was prepared for the sole use of Client named above. It is not for use by others. This report is copyright of ABG Engineering Inc. and no part of this report may be reproduced by any means, in any form, without the prior written permission of ABG Engineering who are the authorized users. Any use of this report by a third party, or reliance based on conclusions and recommendations made, are the responsibility of such third parties. ABG Engineering Inc. accepts no responsibility for damages suffered by third parties as a result of actions based on this report. The assessments and recommendations in this report have also been made based on the conditions observed at the time of the assessment and are limited to the areas investigated. If any information becomes available that differs from the findings in this report, we request that we be notified immediately to reassess the conclusions provided herein. The work reflects ABG Engineering's best judgement in light of the information reviewed by them at the time of preparation. This is not a certification of compliance with past or present regulations. No portion of this report may be used as a separate entity; it is written to be read in its entirety.

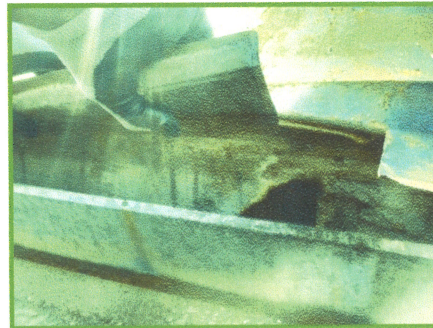




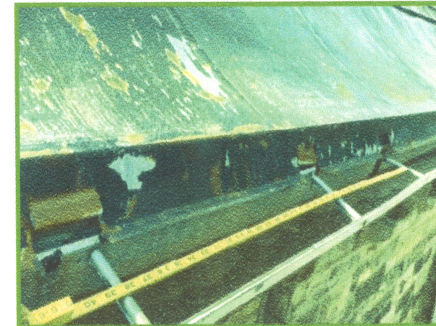
FIGURE 1: KEY PLAN



PHOTOGRAPH NO.: 1.1



PHOTOGRAPH NO.: 1.2



PHOTOGRAPH NO.: 1.3



PHOTOGRAPH NO.: 1.4



PHOTOGRAPH NO.: 1.5

01	REPORT	2023-06-04
NO.	DESCRIPTION	YYYY-MM-DD

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Engineering Inc.

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Suite 201 Neumetrol, ON L9B 5B5 288-305-8042  
info@abgengineering.ca / www.abgengineering.ca

PROFESSIONAL SEAL: PROJECT NO. 23-02

ST. ANDREWS, BRAMPTON, ON

44 CHURCH ST, ST ANDREWS, BRAMPTON, ON

EXTERIOR EAVESTROUGHS AND GUTTER REVIEW

NORTH ELEVATION

SK-01	AS NOTED	2023-06-07
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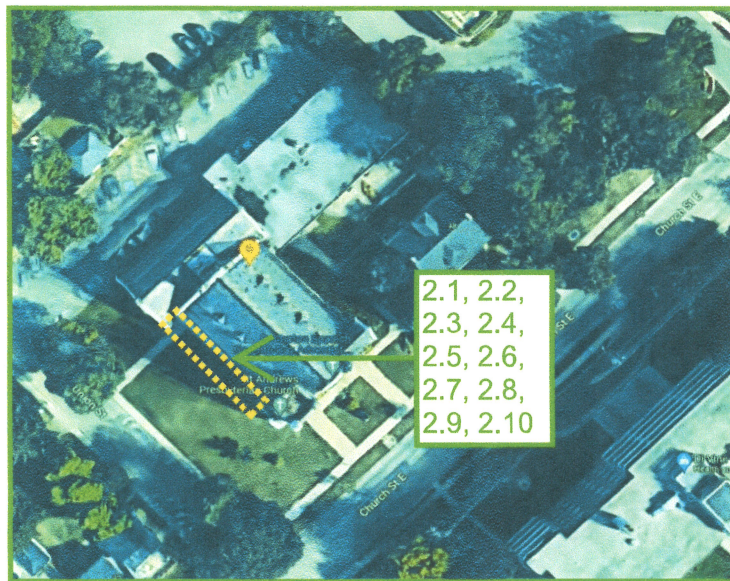


FIGURE 1: KEY PLAN



PHOTOGRAPH NO.: 2.1



PHOTOGRAPH NO.: 2.2



PHOTOGRAPH NO.: 2.3



PHOTOGRAPH NO.: 2.4



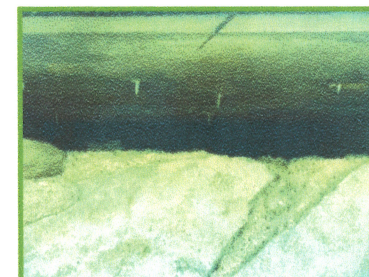
PHOTOGRAPH NO.: 2.11



PHOTOGRAPH NO.: 2.5



PHOTOGRAPH NO.: 2.6



PHOTOGRAPH NO.: 2.7



PHOTOGRAPH NO.: 2.12



PHOTOGRAPH NO.: 2.7



PHOTOGRAPH NO.: 2.8



PHOTOGRAPH NO.: 2.10

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info@abgenengineering.ca / www.abgenengineering.ca

PROFESSIONAL SEAL PROJECT NO. 23-02

ST. ANDREWS, BRAMPTON, ON

44 CHURCH ST, ST ANDREWS, BRAMPTON, ON

EXTERIOR EAVESTROUGHS AND GUTTER REVIEW

WEST ELEVATION

SK-02  
AS NOTED  
2023-06-07





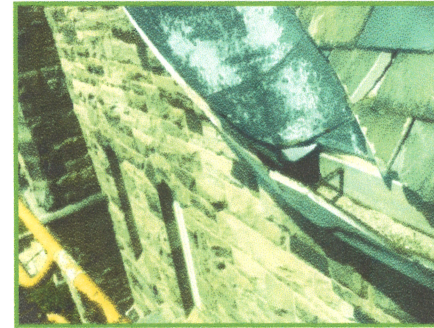
FIGURE 1: KEY PLAN



PHOTOGRAPH NO.: 3.1



PHOTOGRAPH NO.: 3.2



PHOTOGRAPH NO.: 3.3



PHOTOGRAPH NO.: 3.4



PHOTOGRAPH NO.: 3.5

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NO.	DESCRIPTION	YYYY-MM-DD

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Suite 221 Brampton, ON L6Y 6B5 905-886-0042  
info@abgeengineering.ca / www.abgeengineering.ca

PROFESSIONAL SEAL PROJECT NO. 23-72

ST. ANDREWS, BRAMPTON,  
ON

44 CHURCH ST, ST  
ANDREWS, BRAMPTON, ON

EXTERIOR EAVESTROUGHS  
AND GUTTER REVIEW

SOUTH ELEVATION

SK-03  
AS NOTED  
2023-06-07



## Condition Review Report

Project Name: 44 Church St E, Brampton – St. Andrew's Presbyterian Church  
Date of Review: 2023 June 02  
Date of Issue: 2023 June 12  
Review Performed by: Wesley Peter

### Distribution:

Anthony Guadagnoli ABG Engineering

anthony@abgengineering.ca

### Work Reviewed:

Review of the condition of the existing structure at the damaged eavestroughs at the St. Andrew's Presbyterian Church

### Comments:

1. We reviewed these items on site with the client Anthony Guadagnoli of ABG Engineering.
2. No original drawings were available at the time of our review.
3. The building was noted to have been constructed in 1880 and was noted as being Heritage Designated.
4. The existing roof structure was observed through an existing ceiling hatch (limited access and visibility) to be conventionally sticked framed timber roof atop masonry stone masonry exterior walls.
5. It was observed that at the south-west elevation the existing eavestrough was observed to be damaged.
6. At the time of our review, at the damaged area, the existing fascia board was partially removed to expose the existing roof rafters.
7. It was observed that at several roof rafters, the ends of the rafters were locally degraded likely due to moisture/water exposure and dry rot. The degradation was observed to be at the ends of the overhang and did not appear to extend along the end of the rafters over the existing masonry wall or into the ceiling space.

### Conclusion

In our opinion, the damaged observed at the ends of the existing roof rafters is likely due to water infiltration but is very local to the ends of the rafters only. We recommend that the ends of the rafters be locally retrofit where damaged and a new fascia board be installed where required. Refer to the attached SK-01 for repair details.

Consult with your local jurisdiction's building department for any code/permit requirements to accommodate the proposed work.

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*Work listed has been reviewed on a sampling basis. Our review does not relieve the contractors of their responsibilities. All work shall be done in accordance with the Contract Documents. In our opinion, information given does not alter the Contract Documents, contract price, or project schedule.*

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Our report is based on our visual review of items that were exposed to view only; we have not performed any sampling or destructive testing of the existing structure.

Regards,  
Honeycomb Group Inc.



Wesley Peter, P. Eng.  
Principal  
wesley.peter@honeycombgroup.ca  
647-839-8412  
Encl SK-01



Work listed has been reviewed on a sampling basis. Our review does not relieve the contractors of their responsibilities. All work shall be done in accordance with the Contract Documents. In our opinion, information given does not alter the Contract Documents, contract price, or project schedule.



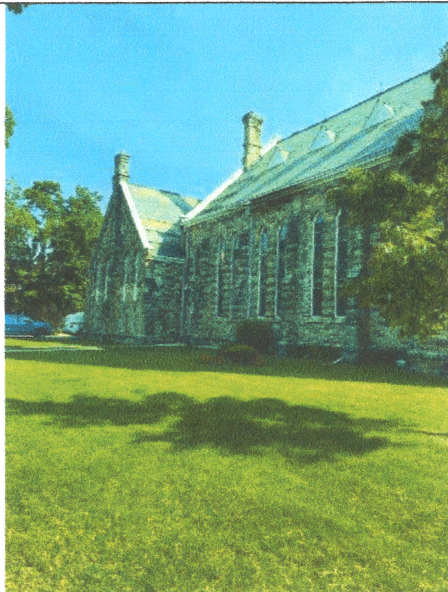


Photo 2 – Damaged eavestroughs on existing south-west elevation



Photo 3 – Existing roof framing



Photo 4 – Edge of existing roof rafters with existing fascia board removed.



Photo 5 – Dry rot/damaged ends of existing 2x12 rafter

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Work listed has been reviewed on a sampling basis. Our review does not relieve the contractors of their responsibilities. All work shall be done in accordance with the Contract Documents. In our opinion, information given does not alter the Contract Documents, contract price, or project schedule.

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PROJECT	44 CHURCH ST E, BRAMPTON, ON ST. ANDREW'S PRESBYTERIAN CHURCH	PROJECT #	23.232	DATE	2023 JUN 12	SKETCH #	SK-01
SHEET	EAVE REPAIR DETAILS	DESIGN BY	WP	SCALE	NTS	REV	-

NEW 6"x6"x14GA L-STRAP (BY SIMPSON STRONG TIE OR EQUIVALENT) NAILED TO 2X4 MEMBERS, TYP

MITRE CUT AND GLUE TOGETHER 2X4 VERTICAL AND HORIZONTAL MEMBERS, TYP

NAIL NEW PT FASCIA BOARD TO NEW 2X4 VERT MEMBERS W/ 2 ROWS OF 16d NAILS

AT END OF EX 2X12, IF IT DOES NOT EXTEND OUT TO THE FACE OF THE NEW 2X4 VERT MEMBER, PROVIDE SOLID BLOCKING BETWEEN 2X4 MEMBERS (NAILED AND GLUED TO EX)

NEW 2x12 PT CONT FASCIA BOARD

NEW 2x4 EACH SIDE OF EXISTING DEGRADED ROOF RAFTER. NAIL AND GLUE TO EX RAFTER W/ 10d NAILS @ 8" C/C STAGGERED

NEW 2x4 EACH SIDE OF EXISTING DEGRADED ROOF RAFTER. NAIL AND GLUE TO EX RAFTER W/ 10d NAILS (OR #8 SCREWS) @ 8" C/C STAGGERED

EX SHEATHING

EX 2X12 W/ DRY ROT/DEGRADATION AT END

EX MASONRY WALL



1 EX WALL OVERHANG SECTION  
SK-01 NTS



NEW 6"x6"x14GA L-STRAP (BY SIMPSON STRONG TIE OR EQUIVALENT) NAILED TO 2X4 MEMBERS, TYP

NEW 2x4 EACH SIDE OF EXISTING DEGRADED ROOF RAFTER. NAIL AND GLUE TO EX RAFTER W/ 10d NAILS (OR #8 SCREWS) @ 8" C/C STAGGERED

EX SHEATHING

EX 2X12 W/ DRY ROT/DEGRADATION AT END

EX MASONRY WALL

2 EX WALL OVERHANG DETAIL  
SK-01 NTS





1925 • 2020

**HEATHER + LITTLE LTD**

Celebrating 95 Years of Craftsmanship

## ESTIMATE

To: St. Andrews Presbyterian Church  
44 Church St E, Brampton, ON L6V 1G3  
Attn.: Stan Loree  
Email: [property@standrewsbrampton.ca](mailto:property@standrewsbrampton.ca)

Date: Apr 19, 2023  
Tel.: 647 668 4390  
Fax:

**Re: St. Andrews Presbyterian Church - Fascia Replacement.**

We are pleased to provide the following estimate for the above-noted project as outlined below.

See notes below for exclusions and clarifications.

**Option #1 Scope of Services (Replace Wood Fascia with wood fascia):**

Supply the necessary material and labour to perform the following work:

- Remove the existing gutter and wood fascia and off-site disposal.
- Supply and install a new painted wood fascia to match the existing one as much as possible.
- Supply and install scaffolding access to the working area as required.
  - This option includes fascia on Noth, East and West.

All for the sum of \$192,471.00 + HST

**Option #2 Scope of Services (Replace Wood Fascia with metal fascia):**

Supply the necessary material and labour to perform the following work:

- Remove the existing gutter and wood fascia and off-site disposal.
- Supply and install a new metal fascia in 26ga pre-painted galvanized to match the existing profile of the wood fascia as much as possible. (White colour)
- Supply and install scaffolding access to the working area as required.
  - This option includes fascia on Noth, East and West elevations.

All for the sum of \$103,754.00 + HST

**Option #3 Scope of Services (Replace Wood Fascia with Wood fascia - 8' selection on the South Elevation):**

Supply the necessary material and labour to perform the following work:

- Remove the existing gutter and wood fascia and off-site disposal.
- Supply and install a new painted wood fascia to match the existing one as much as possible.
- Supply and install scaffolding access to the working area as required.

All for the sum of \$10,389.00 + HST

**Notes for all options:**

- This estimate does not include any rafters/Structure repairs.
- This estimate does not include gutter and downpipe replacement.
- Snow removal is not included in this estimate.
- This quotation does not include interior protection.
- This quotation does not include the hoarding and protection of grounds or roofing.
- This quotation does not include the restoration of the grounds following the work.
- Proposal assumes work to be completed in one continuous and uninterrupted mobilizations
- This estimate does not include plywood deck replacement.
- This price is valid for a period of 30 days from the date stated above.
- This estimate does not include any wood blocking, decking, etc.

**HEATHER + LITTLE LTD**

- These rates do not include HST.
- This estimate is subject to the attached General Conditions and Terms.
- A 25% deposit and signed estimate is required before commencement of any work.
- A signed estimate/contract is required before the commencement of any work.

Submitted by:

Accepted by:

Per: \_\_\_\_\_

Per: \_\_\_\_\_

Rita Kouzak

Name: \_\_\_\_\_  
Heather & Little Limited

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**HEATHER & LITTLE LIMITED (H&L)  
GENERAL CONDITIONS - CANADA**

- I. **TERMS OF PAYMENT:** Except when material and labour covered by this quotation are subcontract of a general contract, terms of payment are Net 30 days after completion of described in this quotation. All work will be progress invoiced and will be due upon receipt of the invoice. All the foregoing is subject to approval by our Credit Department.
- II. **DELAYS:** The Vendor is not responsible for delays resolution in whole or in part from transportation tie-ups or delays, priorities, strikes, accidents, riots, war, acts of God, or other causes beyond the Vendor's control.
- III. **PENALTIES:** The Vendor is not subject to penalties or claims for liquidated damages except as may be specifically provided for in this contract.
- IV. **CONTRACT FORM:** In the event that the Purchaser issues his own purchase order or prepares a contract based on this proposal, the conditions contained herein are hereby deemed part of the said purchase order or contract unless accepted there out in writing signed by the Vendor.
- V. **QUOTATION:** Unless stated elsewhere, quotations are valid for a period of 30 days from the date of writing.
- VI. **SUBLETTING A PORTION OF CONTRACT:** The Vendor reserves the right, at his discretion, to sublet all or part of the work covered by this quotation to a reputable third party.
- VII. **INSURANCE:** The Vendor agrees to carry Workers' Compensation and Public Liability policies, insuring during the progress of the operations such liability, which may by law be imposed upon H&L on account of accidents arising from such operations
- VIII. **UNLOADING & STORAGE:** The Purchaser agrees to furnish storage space for materials at no cost to the Vendor.
- IX. **NOTICE FOR COMMENCEMENT OF WORK:** The Purchaser agrees to give the Vendor at least three days clear notice before buildings are ready for the application of Vendor's material, provided always that the Vendor has obtained approval.
- X. **RECEIPT OF MATERIAL ON SUPPLY PROJECTS:** On receiving the Vendor's shipments, the Purchaser is to note the condition of the Vendor's material, the number of pieces, cases, etc. as being in accordance with the transporting company's receipt and note any variances thereon before accepting shipment on supply projects.
- XI. **LIABILITY FOR DAMAGE TO MATERIAL:** The Purchaser is to indemnify the Vendor for all damage to the Vendor's material and finished work on the job resulting from misuse, fire, water, damage, flood, wind damage direct or indirect, hail, lightning, explosion, riots, impact by aircraft or other vehicles, smoke damage, acts of God, or other hazard or risk not caused by the Vendor's forces.
- XII. **HOURS OF WORK:** Unless otherwise stated in writing, the price quoted herein is based on the prevailing workweek for fabrication and erection crews.
- XIII. **COMPLETION & ACCEPTANCE:** Upon completion, the Purchaser agrees to inspect the Vendor's work immediately and to issue an acceptance to the Vendor provided the work has been completed according to the contract.
- XIV. **INSTALLATION:** In all cases, our method of installation is in keeping with the specifications covering this project. Suitable bearing surfaces are the responsibility of other trades and are specifically excluded from our contract. Our quotation is based on the assumption that installation work, once commenced, may be completed without interruption, and that clear access to all work areas are to be provided by the purchaser or their agents.



## QUOTE

Date	Quote #
4/18/2023	59625

Terms/ Conditions
<p>- Quote excludes – bonds and permits</p> <p>- Terms – Net 30 days</p>

Name / Address
<p>St Andrews Presbyterian Church 44 Church St. E Brampton</p>

Attention	Project
Stan Loree	44 Church St. E, Brampton

Description	Qty	Unit	Rate	Total
Remove existing fascia, supply and install new one to match existing profile. Supply and install new metal trim to match existing	1		25,350.00	25,350.00
Supply and install new 6" K-Style seamless aluminium eavestrough and 3" x 4" aluminum	1		16,500.00	16,500.00
HST (ON) on sales			13.00%	5,440.50
			<b>Subtotal</b>	\$41,850.00
			<b>Sales Tax</b>	\$5,440.50
			<b>Total</b>	\$47,290.50

Alexander Ivanov, President

Client Signature

By signing this quotation acknowledgement, client agrees to proceed with the order and agrees for all terms and conditions specified in the quotation.