Photo 2 – 1910 Addition, South of Original Building

(Photo 1). A 2 storey extension to the west complete with sloped roof located along Mill St. was constructed around 1873 (Photo 3). The southern section, located towards the present Royal Bank, was completed around 1910 and consists of a two storey construction with a flat roof (Photo 2). The final known construction consists of a single storey addition located to the rear of the original, which is west and south of the original structure, constructed in 1957 (Photo 4). Various materials were used at the differing stages during construction and generally consist of concrete and/or stone rubble foundations, brick and block superstructures (primarily exterior walls), timber superstructures and structural steel (1957 structure). An overview plan noting construction sequences is noted in Sketch 1 in Appendix 'A'.

Photo 3 - 1873 Addition (Along Mill Street)

Photo 4 – 1957 Single Storey Addition

Two distinct roofing systems are present through the building. The 1890 third floor addition, and the 1910 southern two storey addition (towards the Royal Bank) consist of a flat timber framed roofing system. Similarly, the 1957 single story addition towards the rear consists of structural steel beams supporting a timber framed flat roof. The roof over the two storey, 1873 addition along Mill Street consists of heavy timber framing, rafters and ridge board forming a sloped roof.

Our review observations and notes are recorded below for each construction stage. Refer to attached sketches SK-2 through SK-5 in Appendix A for further reference.

The following sections are specific areas and stages of construction throughout the building. Observations and recommendations are included in each subsection.

1.0 1863 Original Building

.1 Basement

The basement of the original hotel building consists of a variety of material but is primarily a rubble stone foundation estimated to be in excess of 24" thick. Generally, the condition of the rubble wall is in good condition. Signs of moisture infiltration are apparent throughout. Additionally, as work has progressed during the life of the structure, openings have been created in various sections throughout this building (Photo 6). In addition, an infill concrete block wall was constructed, (Photo 7) separating the current boiler

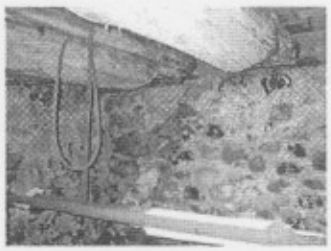

Photo 5 – Rubble Wall Foundation