

2.0 Hotel Third Floor – 1873 Construction

Construction of the Bell Tower and third floor of the hotel is of similar construction to the 1863 original structure. Similar telltale signs of movement noted by the cracking in the wall and ceiling plaster is evident as was consistently throughout the ground and second floor. Ingress of water through the damaged roof is evident in this floor as well. This is evident in Photo 15 by the loss of plaster and lath at the roof area. Signs of moisture is evident as well as the lack of insulation.

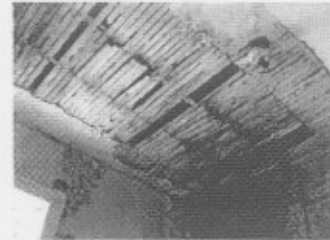


Photo 15 – Ceiling of Hotel Third Floor (Roof)

Recommendations

It is recommended that a full review and possibly replacement of the flat roofing system be incorporated on this and other flat roof areas.

3.0 1910 – Two Storey Infill South of Original Building

.1 **Foundation**

The foundation of the infill portion located immediately south of the hotel appears to be of the same construction materials and condition as the hotel building. The foundation wall of the original 1863 building is shared with this construction. Similarly, this south wall of this addition appears to be shared with the current Royal Bank and consists of poured in place concrete construction (Photo 16). There is no sign of distress in this wall and moisture was not evident at the time of our review.



Photo 16 – Concrete Wall Adjacent to Bank

.2 **Ground and Second Floor**

Movement and condition of the timber frame structure for this infill portion appears to be consistent with that of the hotel. Extensive leaking of the roof system is noted. Presumably according to the poor condition of the roofing, considerable moisture is noted at the roof level. This is obvious at most roof drains where leaks and water infiltration is still occurring (reference Photos 17 and 18). In addition to the roof drain leaks, compromising cuts to the roof joists is evident (see Photo 19). This type of roof construction and drainage system must be removed and



Photo 17 – Roof Drain



Photo 18 – Roof Drain



Photo 19 – Roof Drain through Roof Joist

the structure repaired as required.