

signs of failure or extreme stress. Photos 25, 28, 29 and 30 are all typical indications of some of this movement and failures that have occurred.

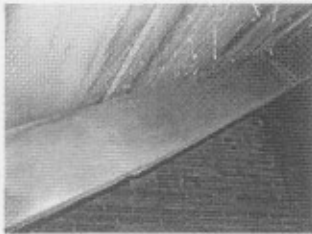


Photo 28 – Failed/Cracked Roof Members

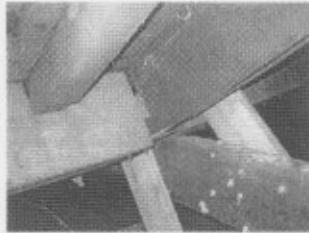


Photo 29 – Failed/Cracked Roof Members



Photo 30 – Failed/Cracked Roof Members

Photos 31 and 32 show cracks within the brick gables located at the west end of this 2 storey 1890 addition. Removal and/or repair of the roof framing system noted earlier should include repair and/or replacement of this masonry gable to reinstate its integrity.



Photo 31 – Cracked Brick Gable



Photo 32 – Cracked Brick Gable

.2 Ground and Second Floor Framing

The framing for the ground and second floor 1890 addition is consistent with the original hotel namely, masonry veneer exterior walls and load bearing timber stud walls and some heavy timber framing. The basement level of this area was primarily a crawl space and largely inaccessible (Photo 33). General observations of the timber in the crawl space indicate that it is generally dry with limited access for maintenance or services. General observations throughout the ground and second floor indicate that there is some movement as considerable sag and/or heave in various floor levels with some areas being out as much as 2" or 3" in a 4 foot level. This is possibly due to settlement of foundation and/or heave due to



Photo 33 – Crawl Space (1980 Addition)

frost conditions. Due to the inaccessibility of the crawl space this observation could not be ascertained. In a former dining room area it is noted that a single columns supports what is assumed to be a heavy timber beam supporting timber framed joists. Photos 34 and 35 illustrate some of the sag that has occurred under this column. In our limited inspection in the crawl space, it is our observation that this column is not founded on any footing or pier. It appears to be sinking into the floor system. Temporary bracing of this column is required immediately to prevent punching through of this column



Photo 34 – Dining Room Column Settlement