

through the floor underneath. Should access be incorporated within this crawl space, it is recommended that a properly sized footing and/or pier be added under this structure.

Recommendation

It is recommended immediately that the roof structure of this 1890 two storey addition be stabilized and/or removed. Additionally, it is recommended that protective hoarding be placed around the perimeter of this structure at a suitable distance (at the sidewalk to prevent injury to any pedestrians due to falling debris). It is our general recommendation that this area be demolished completely and reconstructed if so desired with a properly founded and framed construction.



Photo 35 – Dining Room Column Settlement

**5.0 1957 Single Storey Addition**

It is our findings that this single storey addition does not have a basement and the ground floor consists primarily of a concrete slab on grade. There is considerably moisture in this area. The source of this moisture was immediately apparent, as the flat roof framing system above this area has exhibited considerable deterioration. The framing for this flat roof consists of structural steel beams spaced approximately 15 feet apart. These steel beams appear to be in relatively good condition. However, the beam bearing points along the north side (on the 1890 two storey addition) appear to be somewhat broken and discontinuous, and should be verified by a qualified structural engineer (Photo 36). They are not exhibiting signs of movement, however the anticipated loading on these beams is expected to be considerable and they are only supported on this masonry wall. Additional support or reinforcement of existing walls may be warranted. These beams support a timber framed flat roof consisting of wood sheathing on timber joists. Due to the amount of snow pileup located above this roof caused by the three and two storey buildings that are adjacent, and the poor roofing condition, there has been considerable rot and ingress of water (Photos 37, 38 and 39) show



Photo 36 – Beam (1957) Bearing on Masonry (1890)



Photo 37 – Rotted Roof Timber (1957)

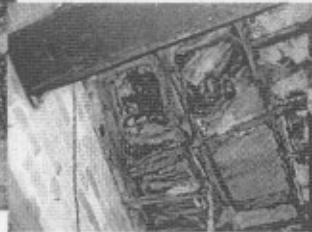


Photo 38 – Rotted Roof Timber (1957)



Photo 39 – Rotted Roof Timber (1957)

some of the typical joists and decking deterioration that has occurred in the northeast corner of this 1957 single storey addition. This failed roofing system will present a hazard to any occupants