

**Summary Position on Application for Demolition of 1 St James Place  
St. James No. 1 Inc.**

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**A. Major Structural Defects and Deterioration — Exterior Walls**

1. A comprehensive mould testing program has now been completed on the house.
2. Mould has been confirmed on the exterior side of the cork on all exterior walls on all levels. (Report #2, Peto MacCallum Ltd. Moisture and Fungal Growth Investigation)
3. The heritage protected construction of the exterior walls cannot be retained. The exterior walls are a design failure. They were built without adequate moisture barriers to protect the cork.
4. To remove the mouldy cork from all exterior walls, both layers of exterior stucco and the mesh that supports them, has to be demolished.
5. Any attempt to reconstruct the walls will have to be with a different design and materials that provide appropriate moisture barriers.
6. We welcome a peer review of all the findings of our reports.

**B. Major Structural Defects and Deterioration — Main Roof**

7. Mould has been confirmed on the cork insulation in the attic space. (Report #3, Peto MacCallum Ltd. Moisture and Fungal Growth Investigation in the Attic).
8. Removal of the cork will require the removal of the subsidiary hip roof and a complete reconstruction of the primary flat roof with contemporary materials.

**C. Major Structural Defects and Deterioration — Foundation Drainage**

9. The foundation walls have no effective drainage system. (Report #1, Peto MacCallum Ltd. Foundation Walls and Building Structure Investigation)
10. The foundation walls need to be excavated and the foundation weeping tile replaced.
11. A new waterproofing/dampproofing membrane and drainage board need to be installed on the foundation walls before the excavation is back filled. Some of this work will need to be done under the garage and under the porch.
12. The cork insulation on the basement walls is very damp and wet. (Report #1, Peto MacCallum Ltd. Foundation Walls and Building Structure Investigation)
13. The wet mushy cork on parts of the basement walls is not caused by surface water runoff from poorly functioning downspouts. Groundwater below the surface that fluctuates with groundwater flows from the Hamilton escarpment have gained access to the basement cork.

14. Inside the basement the existing cork and plaster has to be removed and replaced with insulation, vapour barrier and new plaster.

**D. Minor Structural Defects and Deterioration**

15. House was built without a sump pump.

16. No access to the roof from inside the house.

17. No access to the attic from inside or outside the house.

18. No vents in the attic

**E. Repair to be Move-in Ready**

19. New roofing for porch and garage

20. Remove moulding plaster from closet in second floor north room and replace.

21. New roofing for gutters between the hip roof and parapet

22. Replace carpets.

23. Replace basement windows.

24. The damaged caused by a water line break in the second floor bathroom in February 2015 was contained and basic remedies applied. Some plastering and painting still needs to be done.

25. The downspout leaders were temporarily disconnected to provide landscaping maintenance.

26. Address the migration of water below to the surface of the basement floor.

27. A further list of recommended repairs appear on pages 13 to 15 of Report #1, Peto MacCallum Ltd. Foundation Walls and Building Structure Investigation

**F. Alternatives to Demolition**

28. From our business point of view preserving the heritage value of this house at the costs that have been identified are not practical and not value for money.

29. We are also not financially able to make such an investment.

30. We are interested in discussions with St. Joseph's Healthcare with regards to the merits of constructing on the property a Residential Care Facility or other facility complimentary to the neighbourhood.

31. We are interested in discussions with the city on options for rezoning the property.

**G. Summary Position**

32. Our investigation of the house demonstrates that the deterioration of the house has been gradual over the years. All the cork has been affected by mould. In some places, the cork insulation in the walls is now mush and has no structural or insulation value left.
33. The cork, inadequately protected from air or ground moisture, is the cause of the mould in the building.
34. We have taken no remedial action as we have been focussed on further investigations. We have suspected and now know that remediation is not an option for us.
35. The demolition is consistent with the Heritage Act as the house is incapable of repair because the exterior walls have to be demolished (stucco, mesh and cork), redesigned and rebuilt with alternative materials.

St. James No. 1 Inc.

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