

Nov 17th, 2023

City of Hamilton
71 Main St W, Hamilton, ON
L8P 4Y5

Attention: Alissa Golden
Program Lead - Cultural Heritage
City of Hamilton

Dear Alissa,

Re 535 Old Dundas Rd, Ancaster – Intent to Demolish

I am writing to formally confirm our organization's intent to proceed with the demolition of the single detached house situated at 535 Old Dundas Road in Ancaster, ON.

The property was acquired by Hillcrest Dairy (Ancaster Mill) in June 2023 with the intent to use the site for future redevelopment.

Subsequent to the acquisition, we engaged the services of a licensed structural engineer to conduct an assessment of the building on the property, which report is included as Appendix A to this correspondence.

The structural analysis reveals severe deficiencies in the building's structural integrity. Notably, certain components of the wood floor fail to meet live load code requirements and the mortar joints in the foundations are extensively spalled. An option to repair the foundation to occupiable standards would be to completely remove and replace the existing stone foundation with a cast in place or block foundation and footings. Considering the significant resources required to bring the structure up to occupiable standards, demolition is recommended by the structural engineer.

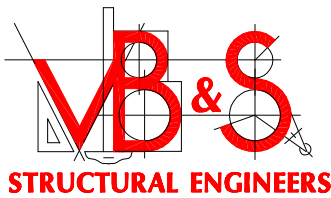
While we appreciate the significance of preserving heritage structures, the advanced state of decay of the subject building and our intent to use the site for future development, necessitates our decision to proceed with demolition. With that said, we are open and willing to salvage certain features of the building as part of the overall demolition process.

Should you have any inquiries or require additional information, please do not hesitate to contact me.

Thank you for your attention to this matter.

Mackenzie

Mackenzie Meek MCIP, RPP
Planner/Project Manager
Pearle Hospitality – Ancaster Mill



VanBoxmeer & Stranges Ltd.

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PEARLE Hospitality
611 Tradewinds Dr, Suite 300
Ancaster, ON
L9G4V5
Attention: Aaron Ciancone, President

Summary of Building Inspection 535 Old Dundas Rd Ancaster, Ontario

Dear Mr. Ciancone:

As requested, VB&S was instructed to complete a structural review of the building noted above. VB&S scope was to provide visual inspection of the structure and report on the structural integrity. It must be noted that there was no destructive testing to any parts of the building.

On October 11, 2023, VB&S and Mackenzie Meek of Pearle Hospitality completed a walkthrough of the building. This report summarizes our findings of our building review and provides an opinion as to the condition and recommendations.

1.0 General

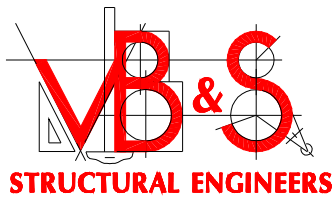
As reported, the original building was constructed possibly in the early 1900's. The building is comprised of the original structure, and an addition to the north.

The building is constructed using wood framing. The roof is constructed as a conventional wood rafter with collar ties partway up the rafters. It could not be determined if the floor joists act as ties at the base of the rafter. The roof framing over the kitchen bears on knee walls. The knee walls were supported on what appeared to be wood beams from below. See **Photo No 01 & 02**.

2.0 Observations

During the site review, the framing of the floor structure was recorded to get a better understanding of the building and tracking the loads to foundation. Where visible, the framing was recorded including the member sizes, spans and the bearing locations. The underside of the main floor was completely exposed. See **Photo No 03** for part main floor framing.

The underside of the second-floor framing was virtually all covered with drywall and panelling. There was a small opening at the underside of the second-floor by way of a partition wall being removed. The second-floor framing was reviewed and recorded. The framing of the remaining second-floor over the existing kitchen/dining area was not observed.



STRUCTURAL ENGINEERS

Project: 23263
535 Old Dundas Road
Ancaster, Ontario

2.1 Exterior

Review of the exterior was completed. The framing of the covered veranda at the south side of the house had collapsed. See **Photo No 04 & 05**. It was apparent that the end of the wood beam at the east side of the veranda had rotted and collapsed.

There were many areas around the perimeter of the exterior where the wood siding, and wood window sills were rotted as well. See **Photo No 06 & 07**. Photos 06 & 07 show a couple of locations of many where the exterior wood siding, sills or window jambs were decomposed.

2.2 Interior Wood Frame

The interior wood structure at the main floor level was in good condition. There were a couple of areas of the sill plate that was rotted. The photo was difficult to capture.

The west end of the east side main 8x8 timber floor beam, See **Photo No 03**, does have adequate support at the interior foundation wall.

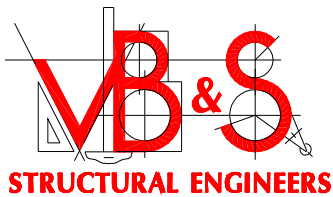
At the west side structure, an existing wood post at the west end of the beam was partially rotted at the base and a wood knot that was severely rotted. See **Photo No 08 & 09**.

After reviewing the joist and beam spans, it appeared that the spans were over the limits allowed by today's codes. After analysis, the following framing members were found to be deficient:

- i) The second-floor joist on the east side of the house were 2x8" @16" joists spanning 233". It could not be observed if there was additional support in the floor that was cutting down the joist span. By analysis the joist, with prescribed by code loads applied, the joists spanning 233" was overstressed by 325%.
- ii) The main floor 8x8 timber beam on the east side of the house supports the 2x8" @ 24" joists (spanning 136") from each side. By analysis, with prescribed code loads applied, the timber beam is overstressed by 70%.
- iii) The main floor timber beam on the west side of the house is a 6x6 and supports the 2x8" @ 24" joists (spanning 80") on each side of the beam. By analysis, with loads prescribed by codes applied, the timber beam was overstressed by 300%.

2.3 Stone Foundation

For two of the 3 areas of the basement, the foundations are constructed of stone and mortar. Upon closer inspection of the foundation, it was quite evident that the mortar is severely spalled. See **Photo No 10 & 11**. The photos show how easily the screwdriver penetrates the spalled mortar joints.



3.0 Recommendations

The existing structure, as determined by analysis is severely over stressed in part. There are many areas of the wood floor structure that do not conform to today's code applied live load.

The mortar joints in stone foundations are severely spalled. Repairing the foundation would also require a lot of financial resources. An option would be the temporary support of the house with a complete demolition and replacement of the stone foundation to cast-in-place or block foundation and footing.

The exterior wood siding has many areas of decomposition. In one location the veranda roof has failed and collapsed. If this structure is to remain, we recommend removing the plaster and lath at the base of the main floor walls to determine if the studs and sill plates are decomposed.

Given the many issues with the floor framing and the foundation wall, we recommend this building be demolished.

We trust that this meets with your satisfaction. Please don't hesitate to call our office should you have any questions or concerns.

Regards,
VanBoxmeer & Stranges Engineering Ltd.

Rick Stranges, P.Eng.
President

RAS/ras

PHOTOS



Photo No 01: 2nd Floor North Wall above Kitchen



Photo No 02: North Kitchen Wall below Photo No:01



Photo No 03: Main Floor Framing (Original House)



Photo No 04: Collapsed Roof



Photo No 05: Rotten Wood



Photo No 06: Rotted Siding



Photo No 07: Rotted Sill



Photo No 08: Rotted Post Base



Photo No 09: Rotten Wood Knott



Photo No 10: Spalled Mortar Joint



Photo No 11: Spalled Mortar Joint