

Cobour  
Friday

# Here is architect's report on Victoria

re  
ie  
ar  
1,  
-  
-  
id  
to  
in  
v.  
el  
r.  
T  
-  
-  
c-  
id  
77  
n,  
n-  
id  
n.  
ar  
25  
ie  
id  
ie  
1.

B. Napier Simpson to J.H.C. Massie

Site visited March 30th, 1971. The flooring over parts of the opera house had been removed, enabling more detailed examinations to be made.

There is some visible rot at the ends of the floor joists supporting the main and second floors where joist ends are supported by the exterior masonry walls. It was observed that some locations had been shored and braced.

Roof trusses over the opera house appear to be basically sound, but there is evidence of cracking of reasonably recent nature in some timbers. We would suggest this might be caused from drying through the heating system with consequent shrinkage of the truss members. This in turn appears to be accentuated by failure to tighten the iron tension members as a

matter of building maintenance under the conditions. The trusses should also be further reinforced with metal gussets in view of the evidence observed.

While the outward appearance of the walls shows much evidence of cracking, we could not see anything more severe than the cracks caused by the entrance of moisture and subsequent freezing and spalling of the surface brick. There were many locations where damaged, deteriorated and missing metal weather protection is permitting this to occur. These walls require replacement weather strips, downpipes and sealing in several locations. The walls could then be pointed, repaired and waterproofed. The general appearance is not

any worse than we have observed in many buildings of similar age.

Reinforcement of the main floor joists could be readily accomplished by constructing an interior perimeter basement wall of concrete block to support the joists where they are solid. Further progression of rot can be prevented by treating the ends of the joists which will then only be asked to support much reduced loading.

We suggest that the opera house floor can be adequately supported by reinforcement at the exterior walls and also by additional structural strengthening of some interior walls which are now partitions only. It would also be of benefit to remove the sloping floor structure which has been built over the original floor. This would remove a great deal of the existing permanent dead load for which we feel the floor was not designed to carry.

Where practical, we would like to see the exterior walls tied with steel tension rods to brace and stabilize them.

The foundation walls all appear sound and no evidence of failure or settling. Subject to further detailed examination of

some of the major structural components fire pre mentioned above, we would estimate that the building can be renovated for a great number of years of future use, and public enjoyment for a cost far less than a new structure offering similar facilities. Some definite im-

further

## Ontario Conservatory of Music

Cobourg: 81 King Street West,  
We cordially invite your children to  
- COMPLIMENTARY APTITUDE MUSIC  
Without cost to you, our Registrar will give musical aptitude test.

This is not a test of Musical Knowledge  
Our test will simply indicate whether or not the aptitude to successfully play a musical instrument.

MUSIC DEVELOPS CONCENTRATION, GOALS AND ASSISTS IN GETTING BETTER GRADES  
To students who qualify and wish to continue will supply, where possible, instruments and the home.

There is no charge for the test and you are invited to take music lessons.

If you are interested, fill in the bottom and address.

Mark (1) opposite your first choice of instrument and (2) opposite your second choice

Our Registrar will call and conduct in your home

Names of Children \_\_\_\_\_

Ages \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

## Hugh E. Fleming

## legal aid director

The death of Hugh E. Fleming, QC, occurred April 30, 1971, in Cobourg General Hospital. He was 67.

for Northumberland and Durham.

He is survived by his wife Doris, of Cobourg; step-children Stephen D.

CANADIAN