HDR Photograph 1
Pre-Move Documentation
35 Chatham Street

Front Façade- North Elevation

A detailed building inspection was undertaken in early 2019 as part of the Heritage Impact Statement prepared by Allan Avis Architect and Heritagedowntowns.com. This report documented the condition of the building before it was positioned on the steel girders in September 2020. It provides baseline information on building condition going forward.

All photographs in this report were taken in December 2020 by architectural photographer Jeremie Warshawsky.

A structural stability assessment was undertaken by J.H. Cohoon Engineering Ltd. (R.W Phillips). Inspection of exterior occurred on November 25, 2020. Interior could not be inspected. A Structural Stability Assessment report has been submitted to the City of Brantford on May 26th, 2021.

HDR Photograph 2
Pre-Move Documentation
35 Chatham Street

South/Rear elevation

The overall building condition was determined to fair, with many alterations having been made to the building as documented in the 2018 HIS report. Many non-original features can be seen in this elevation including, false dormers, projecting entrance dormer, and two bull's eye windows.

The sloped slate main gable roof, front gable roof and dormer windows appear to be in fair condition, with no major deflections or sagging evident. There are loose slate tiles evident at the upper rear eave on the east side (see page 5 for details).

The front and side porches have been removed and placed within the structure for safekeeping. The recently built c. 2011 rear framed addition was removed. The two chimneys were structurally unsound (spalling and leaning) and have been removed, with bricks retained and stored at the recipient site.

HDR Photograph 3
Pre-Move Documentation
35 Chatham Street

East Elevation

This elevation appears to have the least deterioration and damage.

A total of 15 cracked bricks in various locations will require replacement. Salvaged brick has been retained.

Extensive masonry modifications and repairs were done in 2008 renovations as seen at the back of the building affecting the parapets.

HDR Photograph 4
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35 Chatham Street

West Elevation

Spalled area of brick above west side, southerly window requires repointing and repair of the stone cap at the parapet wall.

Photographs - 5 A, B, and C
Pre-Move Documentation
35 Chatham Street- Details

Pre-Move Damage- Building was in fair condition pre-move with minimal damage to the building when it was placed on the steel grid framework to be relocated. The following building components were in fair to poor condition before relocation.

A. West elevation - Parapet walls, stone capping and parging is in poor condition. East and west parapet gabled walls were lower originally.

B. East Elevation Parapet and caps show deterioration. Many slate tiles are damaged. The slate tiles are not original and were installed c. 2011. The tiles are in poor condition, were poorly installed and continue to deteriorate, crack, and/or become dislodged.

C. Roof structure has sagged somewhat- photo with snow highlights the sag in the middle of the roof. Original building had a lower roof ridge line. More recently the roof height was increased for ¾ of the roof width.

Photographs - 6 A, B, and C
Pre-Move Documentation
35 Chatham Street- Details

Pre-Move Damage- Building was in fair condition pre-move.

A. West elevation- crack underneath window. Vertical cracking of mortar joints and brick above and below windows, with a total of approximately 18 inches of repointing required.

B. Glass Bottles- up to 10 glass bottles have been damaged when the cottage has lifted onto the framework. A total of 10 broken bottles will require replacement.

C. West elevation- Localized weathering of mortar joints has produced voids in window voussoir. Previous mortar repairs are evident and may have incorporated Portland cement in mortar.