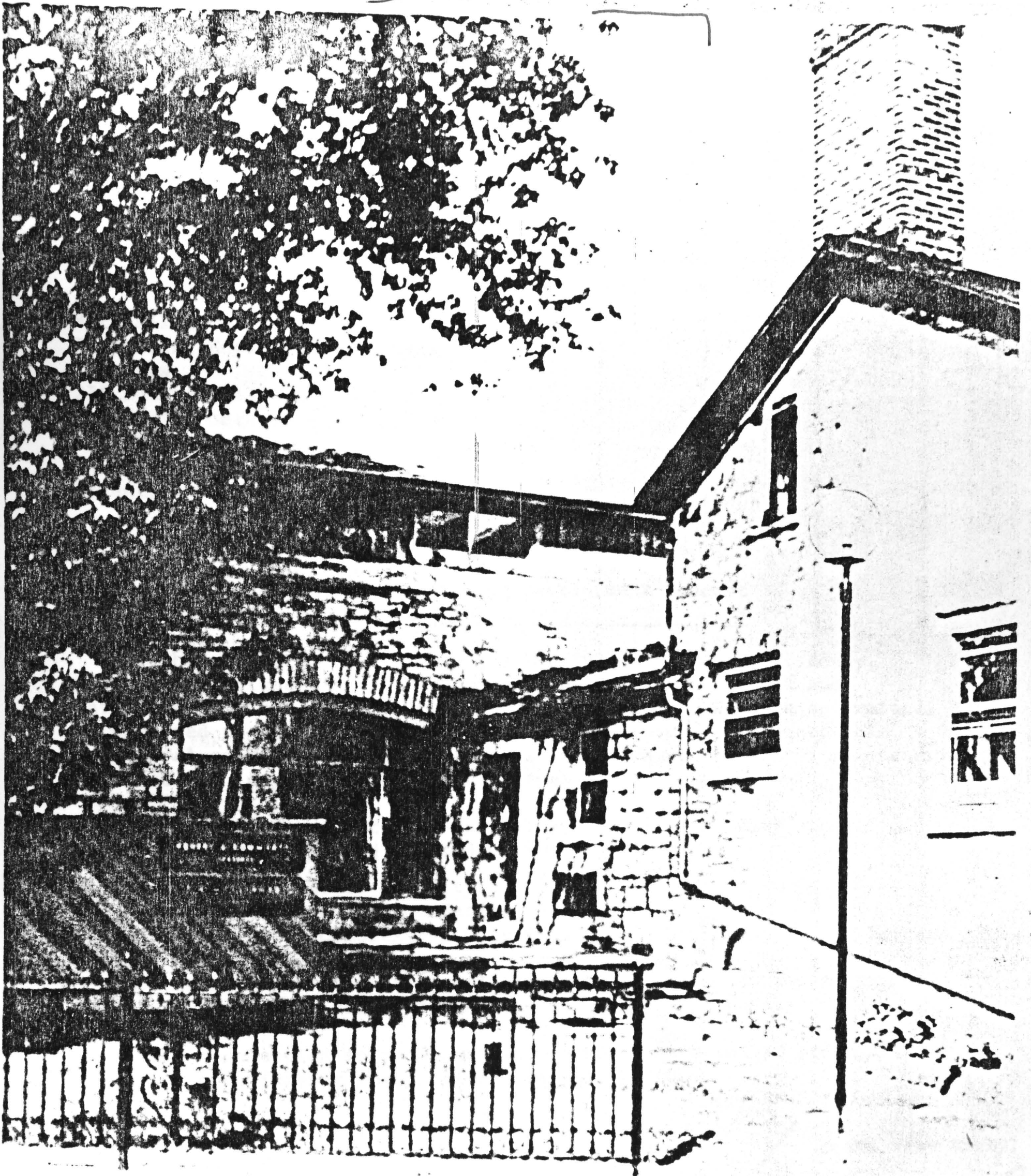


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**LAKESHORE LODGE DEVELOPMENT  
CONCEPTS  
OUTLET PARK      PICTON ONTARIO  
for  
MARSHALL MACKLIN MONAGHAN**

**ERNEST A. CROMARTY**  
ARCHITECT

M.R.A.I.C.

2263 PRINCESS STREET, KINGSTON, ONTARIO K7M 3G1

May 21, 1982

Marshall Macklin Monaghan  
Consulting Engineers, Surveyors  
Planners  
275 Duncan Mill Road  
Don Mills, Ontario  
M3B. 2Y1

Attention: Mr. H. French

Dear Sir:

Re: Job No. 8204 - Lake Shore Lodge Development Concept  
Outlet Park, Picton, Ontario

We have visited the site on May 18, 1982 with Mr. G. V. Roney, Structural Engineer; Mr. N. MacLennan, Restoration Architect and Carol-Anne Coulter and the writer from this office. We have determined, as outlined in the following report, that the lodge is in acceptable structural condition and of historical significance to merit its retention for some use in your proposed total development.

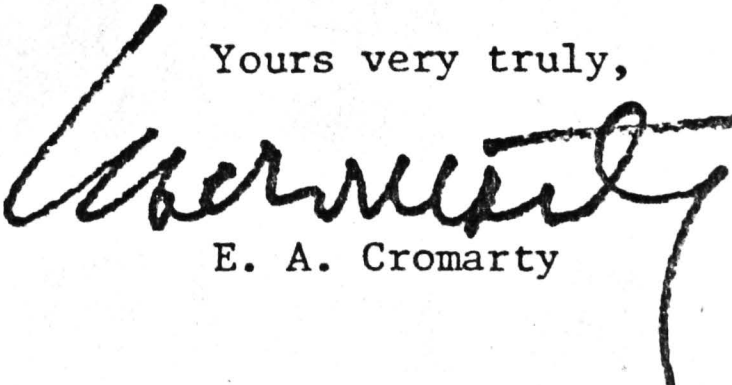
We have prepared, at this initial stage, the following schematic uses of the main buildings and the Lodge environs.

1. Golf Club House Facility
2. Golf Club and Accommodation
3. Main Hotel Complex and Golf Club

We trust this information will assist your client in assessing and selecting the use of this site in relation to your proposals.

When a selection is made, we can provide more detailed proposals and await your further instructions, in this matter.

Yours very truly,



E. A. Cromarty

EAC/dbr

Encls.

LAKE SHORE LODGE DEVELOPMENT CONCEPT

OUTLET PARK, PICTON, ONTARIO

FOR

MARSHALL MACKLIN MONAGHAN

ERNEST A. CROMARTY, ARCHITECT  
Kingston, Ontario

May 21, 1982

STRUCTURAL AND ARCHITECTURAL REPORT  
LAKE SHORE LODGE DEVELOPMENT CONCEPT

STRUCTURAL

A preliminary site investigation was carried out on May 18, 1982, by G. V. Roney of Roney Engineering. The results of that investigation are as follows:

1. Foundations

All foundations are of stone, and with the exception of those supporting the two west wings, appear to require only minor repair. The building is, for the most part, reasonably true and plumb, significant deformations being evident only in the north-west wing and in the ground floor area behind the main stairway.

The foundations under the west wings were of poor quality, have deteriorated badly, and were evidently carried neither below frost levels nor to bedrock, which we expect is within two feet of the ground surface.

2. Exterior and Interior Stud Bearing Walls

While some decay of exterior studs has taken place immediately above the sill level in a few places, more extensive damage has been done by vandals, who have removed an entire section of wall, chain-sawed studs in their attempt to make off with panelling, and in a few places have left little to support the structure above.

A few interior bearing walls, while in good condition, appear underdesigned by present standards and may require the addition of intermediate studs.

3. Ground Floor Framing

Decay is evident only in a few sills and at the exterior ends of the ground floor joists where ventilation has been restricted; however, the members are not of a size adequate to support the floor loads currently specified in the Ontario Building Code.

They can be upgraded to this standard by the simple addition of intermediate beams to reduce the joist spans and decrease the loads on the present floor beams.

4. Upper Floor Framing

In the south-east, south-west, and north-west wings of the building, the second floor is suspended from the roof structure in order to provide column-free areas below. The design has been successful, but conforms neither in roof member sizes nor connection details with current codes.

Elsewhere the structure appears adequate, and no significant deterioration was noted.

5. Roof Structure

Despite the age of the roofing membrane, water penetration has not been great enough to produce other than minor deterioration of a few roof members and roof deck planks.

## Roof Structure (Cont'd)

It has been noted above that the roof structure would be overstressed should the suspended second floors be fully loaded at the same time the roof was carrying a snow load. While it may be argued that, because of the seasonal use of the building, such a situation would not occur, there is no provision in the building codes to permit this thesis.

The span of the rafters in the north-east wing, even though they do not support a suspended floor, is greater than that permitted by the Ontario Building Code.

## 6. Recommendations

Despite the neglect the building has suffered, serious deterioration of the structure has not taken place. However, some members and details do not conform to the structural requirements of the Ontario Building Code.

Repair and upgrading of the structure is, in our opinion, economically feasible, and should be carried out as follows:

- (A) After removal of debris and unwanted interior finishes, the structure should be levelled by jacking. While shored, new properly designed foundations should be constructed under the west wings, defective sills replaced, and new material scabbed alongside decayed joist and stud ends.
- (B) New steel or timber beams, on concrete block piers, should be added in the crawl spaces to reduce joist spans and loadings on existing beams.
- (C) Missing wall studs and cladding should be replaced, damaged and undersized studs reinforced.
- (D) The suspended second floors should, most economically, be supported on a system of new interior steel beams, columns, and footings, to eliminate their reliance on the roof structure for support. Alternatively, a steel structure could provide this support to the second floor while maintaining a column-free interior, but such a structure would be considerably more costly.
- (E) The span of overstressed roof rafters should be reduced by the addition of knee walls, collar ties, or a combination of the two.

It should be noted that, in the finished building, proper ventilation must be provided in both attic and crawl spaces to avoid further deterioration of wood structural and deck components.

## ARCHITECTURAL

### 1. Architectural Merit of the Complex

As inspected May 18, 1982 by the writer, it was gratifying to discover that the principal Lodge building still retains its essential exterior character, and that this character is of a nature and quality both pleasing and superior to what one expected to encounter (based on elevational drawings and a few photographs).

The massing of the Lodge is impressive, but the attention to fenestration (window architraving;) size and spacing of all openings; exterior detail (bracketted friezes; corner boards, water tabling, etc.) indicates that a careful designer, if not an architect, controlled the four phases of original construction.

The Lodge, eight cottages and manager's house provide a very balanced complex of intrinsic charm and appropriateness, only the Dance Pavillion appearing as a somewhat out-of-character counterpoint to the whole, but indicative of its own era and functions, and not unpleasant.

Pedimentation of nearly all openings in the Lodge give a unified character to all elevations, and this is a dominant feature of this fine Italianate example of an early resort hotel.

The "mariner's carpenter-gothic" detailing of the manager's house both inside and out is of a very high order, - the use of reeded board dado being noted, and the quality of cartridge bracketting and ginger-bread exterior details in particular. The massing of this building is also very becoming.

The eight cottages are very appropriate both in their setting and style, to the principal building. Their separation from the Lodge is effective, and it is difficult to imagine the complex without their being in situ, or of different style.

In sum, the complex has great architectural merit and every effort to preserve and rehabilitate the buildings ought to be undertaken.

The historic merit of the complex is self evident (Refer Stokes; Burgener reports), and supports the stylistic merits.

### 2. Present Condition (Architectural Fabrics)

Inspection showed the condition of the fabrics to be little changed since Dr. Stokes' last visit.

This is the more remarkable in that vandalism has continued virtually unchecked over the past eight years, security by snow fencing nailed about the first storey and occasional boarding of openings having provided minimal deterrence. (The Manager's house is unsecured to entry, as are most of the cottages.)

The great and ever present danger to the complex is of course the threat of fire. There is nothing to prevent wilful or accidental torching of all buildings, and no fire fighting apparatus nearby.

### Present Condition (Architectural Fabrics) (Cont'd)

Greatly increased physical and surveillance protection of all buildings should be immediately undertaken, as recommended by Dr. Stokes' report.

The open-ness of the building (all fenestration has been smashed out or sash totally removed) has had the benefit of preventing rot incurion to date, but it is my opinion that the Lodge building will not survive more than two winters without significant securing and remedial works being undertaken.

Destruction of much of the cladding of the their storey, and some of the exterior studding leaves that level in a precariously weakened condition, the roof above which may soon collapse under snow and wind loading.

It is obvious that if much more of the exterior and interior cladding is removed by vandals, the principal building will become a danger to life and limb. The present absence of stair railings and balustrading; open and rusted septic tank; loss of porticoes, etc., already constitute serious hazards to the unwary, especially children.

The architectural aspects of the Lodge (and other) building remain in remarkable sound condition. These features include architraving both on the interior and exterior openings; cladding; internal beaded board partition lining; tin plate parlour ceiling; skirting boards; floor boarding; frieze and bracketting.

The original finish to vertical beaded board interior lining is still evident in many places (alternating walnut and cherry stained boards, varnished; cherry stained board ceilings). It is in these finishes and the third storey coved siding that the vandalism has been most destructive in terms of removal.

### 3. Rehabilitation Prospects

The complex can readily be rescued, repaired and renovated for rehabilitation, to new uses including inhabitation, - such works permitting significant and economic restoration, upgrading and general strengthening superior in the latter regard to original construction.

Moreover, full services (heating, plumbing and ventilation, telephone and power; food, beverage and laundry service equipment) can be injected into the complex without compromising the spatial relationships, due to the nature of the construction.

This revitalization should prove to be far more economic than destruction of the complex and new construction of similar facilities of the same gross area.

From recent experience, the writer would estimate that complete upgrading of the complex could be achieved under managed construction by capital expenditure between one and two million dollars.

## Rehabilitation Prospects (Cont'd)

The 11,347 sq. ft. of the Lodge building properly restored, fire guarded, serviced and finished out can be accomplished by an expenditure of approximately \$680,820.00 of this total (1982 dollars), or within \$60.00 per gross sq. ft. This revitalization would include thorough insulation of exterior walls and attics; sound insulation at corridors, ceilings and demising partitions.

True Construction Management as the technique of implementation (vs. general trades tenders) is stressed in order to maximize cost control and quality in the works to be done.

### 4. Aspects of Rehabilitation Methodology

#### (A) The Lodge Building

- .1 Removal of all internal debris; modern finishes; plumbing, wiring and equipment remains.
- .2 Retention of all surviving detail original to the four phases of construction.
- .3 Strengthening of first floor framing internal members, from below, in crawl space.
- .4 Picking by jack placement of all perimeter and internal first floor framing members.
- .5 Jacking of the structure to permit removal of perimeter foundations.
- .6 Localized jacking to reduce second floor discontinuities, sags.
- .7 Construction of new perimeter footings and foundations to bed-rock or frost depth (-5'0").
- .8 Construction of additional interior pier footings and foundations.
- .9 Replacement of deteriorated sill bearings.
- .10 Removal of concrete front stoops.
- .11 Re-bearing of the building on the new foundations.
- .12 Strengthening of roof trussing and raftering; roof-suspended structures; wall truss; demising partitions; exterior studding.
- .13 (For structural comments re .3 to .12 see Roney memorandum for specifics).
- .14 Careful removal of shattered and vandalized interior boarding; retention of all other full inch interior boarding in situ.
- .15 Stripping of paint from interior boarding.
- .16 Sprayed application of fire retardant chemical to all exposed studding, backs of beaded boarding.



## Aspects of Rehabilitation Methodology (Cont'd)

- (A)
- .17 Refinishing, after restoration of beaded boarding to complete same, with fire retardant finish materials (Ocean Chemicals Co. eg.).
  - .18 Insertion of plumbing, wiring, ventilation services (electric heat assumed); fire protection and fire fighting services.
  - .19 Insulation of structure, both thermal and acoustic (mineral non combustible materials only).
  - .20 Cladding of all room interiors with fire-rated drywall, employing sufficient layers to achieve fire separations as required (3/4 hour generally; 1 hour ceilings; 2 hour construction at the demising separations between the center block and wirings. Note: The full inch beaded board lining is on public corridor and room surfaces only, that is one side. All other surfaces and ceilings would be fire-rated drywall.
  - .21 Construction of 2 hour enclosed escape stairs.
  - .22 Refenestration and re-dooring. Frames and Doors to meet fire ratings.
  - .23 Completion of interior and exterior trim to match existing (most survives) together with repair to all exterior siding detail.
  - .24 Painting, decorating, carpeting, furnishing to suit needs.
  - .25 Re-roofing (shingles and flashings).

### (B) The Outbuildings

The same methodology, although on more limited scale, should be followed in the reviving of these simple structures. The cottages require first floor framing general attention; foundations and repairs to vandal damage including new sash, doors, interior finishes.

## 5. Upgrading of the Environs

- (A) Gabian the shore perimeter, establishing gabians on the bedrock exposed.
- (B) Backfill with rip rap, granular, sand blending, topsoil and sod.
- (C) Establish new major septic tank systems and pipe below driveway, south to extensive tile fields below golf course fairways, tees and greens.
- (D) Re-establish treated lake water pump and primary water.
- (E) Supply centre in existing lakeside concrete bunker.
- (F) Establish gravel driveways for access, deliveries, parking.
- (G) Re-establish connecting boardwalk between all buildings.

6. Best Uses For The Extant Buildings

(A) Lake Shore Lodge proper:

- .1 Golf club house facility.
- .2 Golf club and accommodation.
- .3 Main hotel complex and golf club.

(B) Dance Pavillion:

- .1 Golf support facility.
- .2 Main lodge support facility.

(C) Manager's House:

- .1 Permanent manager's residence.

(D) Cottages:

- .1 For rental to golfers.
- .2 For rental as spill-over accommodation from new facility on Athol Bay shore.
- .3 For additional rental facilities to main hotel complex.