



REPORT

Recreation Programs, Culture and Tourism

TO: Parks Facilities and Tourism Committee

FROM: Amanda Ferraro, Director of Community Services

DATE: June 3, 2024

REPORT: RC-05/24 **FILE NO.**

ATTACHMENT: Uxbridge Music Hall Inspection Report – Mar 15, 2024

SUBJECT: Music Hall Inspection Report and Chimneys

BACKGROUND:

The original structure of the Uxbridge Music Hall was constructed in 1901 and consists of timber roof trusses and timber floor joists supported by interior beams and columns, and exterior load bearing masonry walls. The building is 2 storeys high, comprising the main floor and an elevated balcony level. The underground section consists of a full-height basement. The overall outside dimensions of this building are approximately 75 feet by 49 feet.

AECOM has completed a structural re-inspection of the Uxbridge Music Hall in Uxbridge, Ontario. Previous structural inspections/monitoring were carried out by TSH/AECOM in 1989, 1991, 1999, 2003, 2009 and 2017. Previous reinforcement work to upgrade the building's structural components had been completed. The most recent structural repair was conducted in 2014-2015, including repair of structural floor joists at the balcony and crack repairs in the exterior wall.

As requested by the Township of Uxbridge, AECOM conducted a visual inspection on February 6th, 2024. The purpose of the inspection was to review the building structure, investigate the water stains on the ceiling, re-evaluate the cracks on the control room walls, and explore the feasibility of raising the lower roof to align with the existing main roof level.

DISCUSSION:

Based on the visual inspection, it is concluded that the existing building appears to be in generally in fair structural condition, with some minor non-structural deficiencies.

Action items based on the summary and recommendation:

1. Large gaps exist between the roof planks. The roof membrane above these gaps is unsupported, which leads to water infiltration and pre-mature membrane damage.
 - Action: The Music Hall roof was in the capital budget (2024 – stage roof and the main roof in 2027). This will need to be re-budgeted to apply a layer of ½” plywood over the existing wooden planks to cover the gaps when re-roofing the building. This will be a priority and should be referred to the 2025 budget.
2. The two chimneys near the lower roof are no longer in use. Portion of the chimneys (from the ground floor to the underside of the ceiling) were previously removed but the upper portion (above the ceiling) remain. The area surrounding the chimneys appears to be a primary source of roof leakage.
 - Action: It is recommended that these two chimneys be completely removed, and the roof patched prior to re-roofing the roof.
 - A Heritage Permit application has been submitted to the building department to remove the chimneys and initial correspondence has been sent to the Heritage Advisory Committee.
3. Regarding the existing wall cracks in the electrical room, the measurements taken during this inspection were compared with the past records from 2017. No significant changes in the gaps were observed.
 - Action: It is recommended to monitor them regularly. AECOM will be notified if there is further structural movement or new wall cracks observed.
4. The notched rafters at the lower roof lack adequate strength and lead to increased deflections and should be repaired by installing doublers. It is recommended to reinforce the rafters of the lower roof by adding another 2x6 lumber at each existing rafter. This reinforcement should enhance the roof’s loading capacity and help prevent the development of roof unevenness.
 - Action: This should be added to the roofing tender and should be referred to the 2025 budget.

5. The stairs are currently functioning well.
 - Action: It is recommended to monitor them regularly.
6. Moisture and mold on foundation walls can be a common occurrence. It is recommended that the existing drywall hole in the basement area be repaired by cleaning debris, patching damaged membranes, and reinstalling drywalls.
 - Action: this work has been completed.
7. It is recommended that the spalling bricks near the base of the wall along the north side of the building be repaired / replaced as soon as possible to prevent further deterioration.
 - Action: Some work will be done in 2024 and the rest will be re-budgeted for 2025.
8. The feasibility of raising the lower roof has been reviewed, considering the existing structural configuration and the current building code requirements. Raising the lower roof to match the high roof requires significant change to the structural system and we expect the seismic upgrade and roof addition be technically difficult and very costly.
 - Action: Such structural modifications are not recommended at this time.

ALIGNMENT TO STRATEGIC PRIORITIES:

2.2.5 Continue to maintain and invest in the preservation of our heritage assets.

5.3.7 Maintain and plan for future investments in civic infrastructure.

RECOMMENDATION

THAT Report RC-05/24 of Amanda Ferraro, Director of Community Services be received for information;

AND THAT the items for re-roofing the Music Hall be referred to the 2025 Capital budget.

AND THAT Development Services staff be engaged to ensure that all the requirements under Section 34 of the Ontario Heritage Act be completed for the removal of the two chimneys at the Uxbridge Music Hall.

Respectfully Submitted by:

Amanda Ferraro, Director of Community Services.