



Fig. 5.23. East facade at the second storey addition: example of efflorescence.



Fig. 5.24. East facade at the second storey addition: example of efflorescence.



Fig. 5.25. East facade: example of mortar repairs at the southern bays.



Fig. 5.26. East facade: example of efflorescence at the south wing addition.



Fig. 5.27. East facade: brick condition at the roof line of the south wing addition.



Fig. 5.28. South end of the south wing addition showing florescence, soiling and mortar repairs.



Fig. 5.29. Original wood windows in fair condition.



Fig. 5.30. Original wood windows in fair condition.



Fig. 5.31. Courtyard: masonry in fair condition.



Fig. 5.32. Courtyard: line of one storey addition, and contemporaneity window replacements.



Fig. 5.33. Courtyard: masonry replacements and poor condition in some areas.



Fig. 5.34. Courtyard: masonry if fair to poor condition, and contemporary window replacements.



Fig. 5.35. Courtyard: masonry in fair to poor condition.



Fig. 5.36. West facade facing the parking lot: masonry in poor condition.



Fig. 5.37. South facade facing the parking lot: masonry in poor condition.



Fig. 5.38. South facade facing the parking lot: masonry in poor condition.



Fig. 5.39. South facade facing the parking lot: example of open joints and mortar repairs.



Fig. 5.40. South facade facing the parking lot: example of open joints and mortar repairs.



Fig. 5.41. South west corner facing the parking lot: masonry painted and in poor condition in some areas.



Fig. 5.42. West facade facing the parking lot: masonry in poor condition.

54 Fraser Avenue

General Description

The building at 54 Fraser Avenue is a detached one-storey brick building with a flat roof, clad in red brick. The east façade features a central door, large openings, and an exterior wooden deck at the west façade facing the courtyard.

Masonry

The overall condition of 54 Fraser Avenue is generally fair to poor, with significant brick deterioration in several areas. The masonry is in fair to poor condition, with significant spalling and eroding bricks throughout, particularly at the corners and lower sections close to grade. The mortar joints are generally in poor condition, with open joints throughout and incompatible repairs. At the front door surrounds, large areas have been repaired with incompatible mortar.

Windows & Doors

The doors and windows appear to be later replacements and in fair condition.

Roof

The metal flashing at the flat roof is a later replacement and appears to be in fair condition.

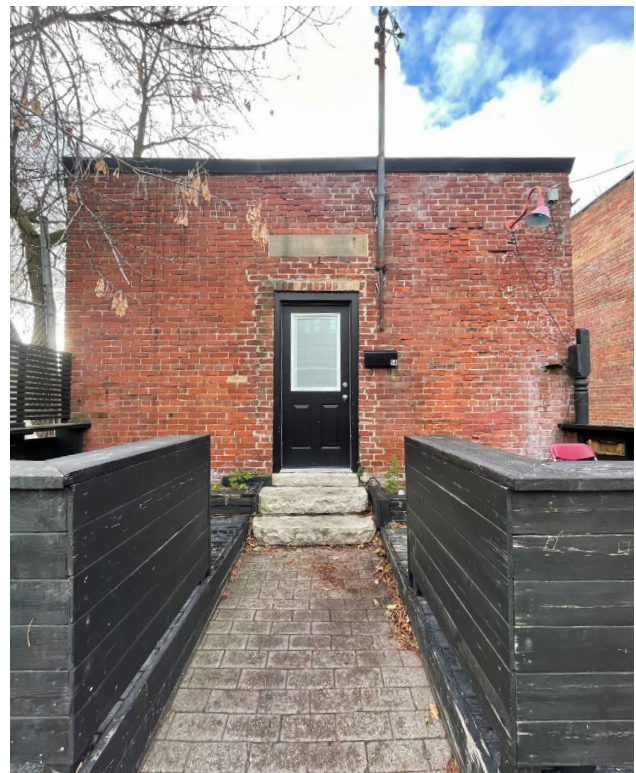


Fig. 5.44. East (principal) facade, masonry in fair to poor condition.



Fig. 5.43. West facade facing the parking lot: masonry in poor condition.



Fig. 5.45. North facade showing significant brick deterioration.



Fig. 5.47. Example of eroding bricks, open joints and incompatible repairs.



Fig. 5.46. North facade: Example of brick spalling, open joints and incompatible mortar repairs.



Fig. 5.48. North facade: significant brick deterioration at the corners and lower areas.