

May 1, 2020

Chris Sage
19 Mill Square Road
Oak Bluffs, MVY

RE: 19 Mill Square Road
Oak Bluffs, MVY
Structural Evaluation

Dear Chris,

At your request Webb Structural Services Inc. (WSS) evaluated the existing building at 19 Mill Square Road. WSS evaluated the structure through photographs and descriptions from you, Chris Sage. Additional information was gained through an internet real estate listing of the property. WSS evaluated the existing structure to:

- Understand the existing structural system;
- Determine the condition of the existing framing;
- Evaluate the appropriateness of the existing framing to support re-usage requirements and what reinforcement will be required; and
- Lastly, to evaluate whether the existing structure can remain and be reinforced efficiently and safely, or whether it would be more structurally practical to demolish the structure and replace the entire building frame.

WSS understands the existing three-story building is constructed of a wood frame supported on a combination of round and square timber post with no visible footings.

It appears this building was originally constructed as a seasonal, summer home with little concern for the environmental effects of temperature and wind conditions in the area. It is our understanding that your proposed dwelling for the site will be a year-round residence, following all current, code-related design standards.

The structural system of the existing building is not appropriate to support the present code-prescribed loading required for its proposed use. In addition, the exposed original framing is undersized and poorly detailed to withstand the current stressors of a coastal area. It is my experience that this existing condition will be widespread throughout the building and would require major reinforcement, if not complete replacement of the larger sections of framing. The foundation will most likely require complete replacement with a foundation satisfying current code requirements.

WSS believes that the current condition of the building at 19 Mill Square Road will require addressing deficiencies throughout the building structure. In some cases, the existing architectural

geometry could be insufficient to house the necessary structure, requiring major alterations to the interior and exterior geometry.

It is WSS's opinion that the structural deficiencies of the building render reuse unfeasible, and the most efficient and economical approach to address the structural issues of this building is to demolish and rebuild the entire building.

I hope this answers your questions relating to the building at 19 Mill Square Road. Please contact me with any further questions.

Regards,



Daniel Webb, P.E.
Webb Structural Services, Inc.

