Thomson Residence

17 School Street
Oak Bluffs, MA 02568

Parcel- 11-335

BUILDING & CONTEXTUAL ANALYSIS

APRIL 27, 2022
100 YEAR FLOOR PLAIN-AE VELOCITY ZONE
MA DEP WETLANDS- MARSH
CONTEXTUAL ANALYSIS OF THE PROPOSED HOUSE IN RELATION TO EXISTING BUILDINGS

18 School Street

4 School Street
Catholic Parish Building
EXISTING STRUCTURAL INTEGRITY AND CURRENT CONDITIONS:

Foundation:
- Current stone foundation structure and load bearing capacity compromised due to soil expansion caused by ground water.
- Temporary concrete block buttress added to support caving stone wall.

Floor Frame and Roof Frame:
- Rough lumber supported by girders on temporary block buttress.
- No vapor barrier and ground water has compromised floor framing and sheathing.
- Roof ridge sagging due to failure of floor frame and foundation wall.

Insulation and Heating:
- No heat or insulation in the house and neglect to address ground water further added to the structural failure.

Infestation:
- House is infested with rats and other vermin due to neglect and differed maintenance for decades.
Ground water damage
Retaining block wall buttress caved foundation wall
Rough lumber- sizing does not meet code
Caved foundation, no insulation or vapor barrier and water damage
Has compromised 1st floor framing
Exterior wood decay and rot
Architectural Details from the existing house will be used in the new proposed house to preserve the Architectural Integrity.
RAKE TRIM