

**Truro Historical Commission**  
**Remote Meeting Agenda**  
**Tuesday, October 1, 2024, at 5:00 pm**

**Zoom Meeting Login Information:**

**Join Zoom Meeting**

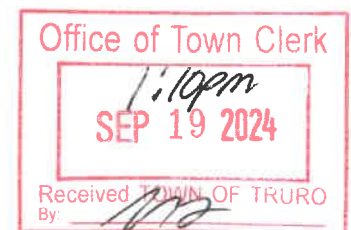
<https://us02web.zoom.us/j/88911868828>

**Meeting ID: 889 1186 8828**

**Or**

**Dial by your location: 1-309-205-3325**

1. Introductions
2. Review and Approval of Minutes August 15, 2024
3. Public Hearing for Demolition Request for Walsh Property Cottages as follows:
  - 3 Walsh Way, Parcel 43-08: with (1) Building, 530 sq. ft., c.1900
  - 5 Walsh Way, Parcel 43-134: with (1 ) Building, 520 sq. ft., c.1900, and Garage c.1920
  - 6 Walsh Way, Parcel 43-133: with (1) Building, 674 sq. ft., c.1940
  - 7, 7A, & 7B Walsh Way, Parcel 43-135: with (3) Buildings, 803 sq. ft., 818 sq. ft., & 950 sq. ft., c.1920, c.1919, & c.1928
  - 10 Walsh Way, Parcel 43-10: with (1) Building, 881 sq. ft., c.1940
4. Update on actions related to prior meetings
5. Progress report and agreements for CPA Paomet Wampanoag Memorial Study
6. Support for Truro Meeting House CPA Application
7. New Business
8. Adjourn



**TOWN of TRURO**  
**Truro Historical Commission**  
**Truro Historical Commission (THC) Meeting Minutes**

**Meeting Location:** Via Zoom  
**Date and Time:** Thursday, August 15, 2024 - 5:00 pm

**Members Present:** Matthew Kiefer, Chair  
Chuck Steinman, Vice Chair  
Jim Summers, Secretary  
David Kirchner, Member  
Richard Larkin, Member  
Bart Mitchell, Member  
Amy Rolnick, Member

**Attending:** Barbara Carboni, Town Planner & Land Use Counsel  
Anne & Travis Zukowski, 432 Shore Road Applicants  
Andrew Philbrook - contractor  
Scott McIntosh, neighbor to 432 Shore Road  
Chris Nagel – neighbor to 7 Pond Road  
Louise Perry – neighbor to 7 Pond Road  
Christine Legere, Provincetown Independent

Chairman Kiefer opened the meeting and introductions were made for Commission members along with other attendees.

**Approval of Minutes** – A motion to approve the meeting minutes for July 18, 2024, was made by Vice Chair Steinman. The motion was seconded by Member Larkin and all attending members, through a roll call vote, voted in favor.

**Public Hearing – 432 Shore Road demolition:**

Chairman Kiefer explained that the purpose of the hearing was to find if 432 Shore Road would be preferably preserved per the Historical Commission’s by-law. The building is estimated to have been built between 1930 and 1950 and is therefore over 75 years old and required by the by-law to come before the Commission to determine if it should be preserved.

After a presentation by the owner, Travis Zukowski, and the contractor, Andrew Philbrook, describing the current condition of the building and the proposed replacement, a motion was made by Member Mitchell not to invoke a demolition delay based on a finding that the building should not be preferably preserved, subject to the applicant submitting additional materials to the THC subcommittee of Matt Kiefer, David Kirchner and Jim Summers for review and approval prior to securing a building permit regarding the following:

- specifications for the siding material, if anything other than natural white cedar is proposed.
- landscaping/screening at the foundation on the Shore Road side of the house.

Member Rolnick seconded and all attending members through a roll call vote, voted in favor. The project had previously received approval by the Conservation Commission.

The public hearing was closed with a motion by Vice Chair Steinman and seconded by Member Kirchner and all attending members through a roll call vote, voted in favor.



**Truro Meeting House Improvements Update:**

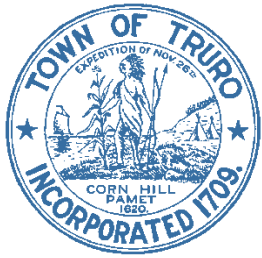
Vice Chair Steinman provided an update to recent work completed at the Meeting House which connected the meeting hall with the vestry/meeting room space to create a larger, more accessible gathering place. This project recreated the original layout of the Meeting House.

**7 Pond Road Update:**

Chairman Kiefer and Vice Chair Steinman reported on their meeting with Town Manager Darrin Tangeman and Barbara Carboni to discuss possible options for ensuring the house at 7 Pond Road be brought up to the current building code. The house is a historic Greek revival property, identified in Truro's survey of historic resources as individually eligible for listing on the National Register of Historic Places, and for many years has been vacant and deteriorating. The Town will contact the owner prior to investigating the feasibility of working with the Mass Attorney General's housing unit to appoint a receiver to oversee the restoration of the house. A current assessment of code violations will need to be completed by Rich Stevens, the Building Commissioner, along with Emily Beebe, the health inspector. Pond Road neighbors Chris Nagel and Louis Perry both expressed their concern relating to the deterioration of the house and the potential fire, health and safety hazards it poses to the neighborhood.

There being no further business, Member Larkin made a motion to adjourn the meeting, and Vice-Chair Kirchner seconded the motion and all attending members through a roll call vote, voted in favor.

Respectfully submitted by Jim Summers, Secretary



# TOWN OF TRURO

P.O. Box 2030, Truro, MA 02666

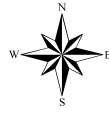
**Tel: 508-349-7004 , Extension: 110 or 124 Fax: 508-349-5505**

TOWN OF TRURO  
TRURO HISTORICAL COMMISSION  
PUBLIC HEARING

The Truro Historical Commission will hold a remote Public Hearing on Tuesday, October 1, 2024, at 5:00PM to review a proposed demolition of cottages #3, #5, #6, #7, #7A, #7B, and #10 at Walsh Way, N. Truro, MA 02666, Parcel ID's 43-08; 43-134; 43-133; 43-135 and 43-10. This Public Hearing is held pursuant to the General Bylaws, Chapter VI Preserving Historic Properties. All interested parties are urged to attend the meeting via the Zoom information below. Please join the meeting from your computer, tablet or smartphone via <https://us02web.zoom.us/j/88911868828> You can also dial in using your phone: 1-309-205-3325 Meeting ID: 889 1186 8828

Matthew Kiefer, Chair  
Truro Historical Commission





# Walsh Way Cottages Assessor Aerial

Town of Truro, MA



August 31, 2024

1 inch = 140 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



3 Walsh Way – 580 sq.ft.



5 Walsh Way – 520 sq. ft.





6 Walsh Way – 674 sq. ft.



7 Walsh Way – 803 sq. ft.





7A Walsh Way – 818 sq. ft.



7B Walsh Way – 950 sq. ft.



10 Walsh Way 881 sq. ft.





13 Walsh Way – 652 sq. ft. – Relocated to 25 S. Highland Rd.





# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	TRU.S
<b>Historic Name:</b>	Walsh Way
<b>Common Name:</b>	
<b>City/Town:</b>	Truro
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Use(s):</b>	Other Recreational; Secondary Dwelling House; Single Family Dwelling House;
<b>Significance:</b>	Architecture; Community Planning; Recreation;
<b>Designation(s):</b>	
<b>Building Materials:</b>	
<b>Demolished</b>	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Wednesday, August 14, 2024 at 11:56 AM

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Photograph



Assessor's Sheets    USGS Quad    Area Letter    Form Numbers in Area

43-6, 43-8, 43-10,  
43-13, 43-133,  
43-134, 43-135

North  
Truro

TRU.S

1006-  
1014

Town Truro

Place North Truro

Name of Area Walsh Way

Present Use Summer Residences

Construction Dates or Period 1900, 1919, 1920, 1928,  
1940

Overall Condition Good

Major Intrusions and Alterations None

Acreage 10.5 acres

Recorded by Laura Kline and Blake McDonald

Organization PAL

Date November 2010; *updated by MHC 2/22/2024*  
*13 Walsh Way moved out of area to 25 S. Highland Rd*  
*Feb 2024*

Topographic or Assessor's Map



☐ see continuation sheet

RECEIVED  
DEC 19 2011

MASS. HIST. COMM.

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

TRU.S	1006-1014
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☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION

The Walsh Way area is a cluster of nine summer cottages situated at the crest of a hill on the east side of Route 6 in the northern section of Truro. The road extends eastward from Route 6 then loops around to the southwest and forms a cul-de-sac. The houses are set in clearings on either side of the road, with scrub grass lawns and some small foundation plantings. Scattered taller trees define lot lines, and the entire area is enclosed by dense woods. The cottages are all relatively small wood-frame buildings clad in wood shingles. Most are one story in height and have asphalt shingle roofs and concrete pier or block foundations.

The cottage at 5 Walsh Way, built ca. 1900, is the oldest house in the area. It is located on the south side of the road, just west of the cul-de-sac, and faces north. The end-gable house has a lateral ell attached to the south end of the west elevation. A screened porch extends across the front of the house and wraps around to meet the ell. The porch has a shed roof, a shingled balustrade, and a screen door on the west wall. A concrete-block chimney is attached to the center of the north wall, flanked by the main entrance to the west and a window to the east and rising through the porch roof. A small shed is attached to the rear of the house. Fenestration consists of two-over-two double-hung sash. A detached wood-frame one-bay garage with an end-gable roof stands at the south end of a short paved driveway running along the east side of the house.

The MacMillan Cottage at 4 Walsh Way, constructed between 1912 and 1920, is situated on a rise to the north of the road and faces west. It contains one-and-one-half stories beneath a cross-gable roof with a brick chimney at the center. An enclosed shed-roof porch with a shingled balustrade and continuous six-over-six double-hung windows extends across the front (west) elevation. The rest of the house features paired and single six-over-six and two-over-two double-hung windows. A shallow half-height bay window with four diamond-pane sash spans the east bay on the south elevation.

Several of the cottages date to ca. 1920 and are similar in style, with shallow pitched hip roofs, brick center chimneys, and six-over-one double-hung windows. The closest to Route 6, 3 Walsh Way, faces north and has an enclosed porch with a clipped gable roof along the north elevation. Building 1 at 7 Walsh Way is set into the hillside at the south end of the cul-de-sac and faces west. It is the only building in the area that has wood shingles on the roof. The roof bumps out slightly at the center of the west elevation over a projecting entrance bay and meets a curved hood above the door supported by simple curved brackets. The door opens onto a wood deck. The cottage has a large rear ell with a slightly sloped shed roof. Up the hill to the east of the house, a detached wood-frame garage with a side-gable roof faces north onto the cul-de-sac. A single garage door in the center bay is flanked by windows on either side. Building 2 at 7 Walsh Way stands north of Building 1, inside the cul-de-sac loop, and faces west onto the cul-de-sac. It is slightly smaller and has an enclosed porch with a clipped gable roof across the front, identical to the porch on 3 Walsh Way. A small gabled hood supported by angled brackets shelters the entrance into the center of the porch. The concrete pier foundation of the cottage is covered with wood slats.

Building 3 at 7 Walsh Way was built a few years later, ca. 1928. It is located just north of Building 2, also inside the cul-de-sac loop, and also faces west. The early ranch-style cottage has an asymmetric side-gable roof with deep overhanging eaves on the facade (west) elevation, an end-gable wing attached to the north side, and a rear shed-roof shell. An exterior brick chimney is centered on the south wall. The facade features an entrance in the north bay and a large Chicago-style picture window in the south bay. A second picture window is located in a shallow bay projecting from the west wall of the north wing. Other fenestration consists of six-over-six double-hung windows.

# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Across the road from Building 3, to the north, is 6 Walsh Way, another small bungalow built ca. 1940. The cottage is set on a small rise under a hip roof with a central brick chimney and faces west. It features a large Chicago-style picture window on the west wall, an ell on the north side, and a wrap-around porch with a straight wood post balustrade.

The two cottages at the east end of the area, 10 Walsh Way and 13 Walsh Way, are modern Cape Cod houses built ca. 1950. They are both three bays wide by two bays deep and feature six-over-six double-hung windows. 10 Walsh Way stands near the top of hill on the north side of the road and faces west. It has a wood-railed deck across the facade, two tall gabled dormers on the west roof slope, and a small side-gable extension on the south. A detached wood-frame gable-roof shed stands east of house, and a driveway running between the house and shed leads to a late 20<sup>th</sup>-century garage at the rear of the lot. 13 Walsh Way is located on the southeast side of the cul-de-sac and also faces west. A brick exterior chimney centered on the south wall rises above a small side-gable extension. A detached wood-frame gable-roof shed is located slightly southeast of the house.

## HISTORICAL NARRATIVE

Deed records reveal that Charles A. MacMillan of East Orange, NJ, purchased two parcels of vacant land east of the County Road from Burton S. and Carrie G. Hart in 1912 and 1916. In 1920, he sold the land, with the MacMillan Cottage (4 Walsh Way), to Jean S. Birnie of Andover, MA. The property was transferred again in 1925, and in 1927 Robert H. Veitch of Medford, MA, bought it. The house appears to remain in the ownership of the Veitch family or relations, as the deed transfer to the current owner records it as a gift from a previous owner.

Additional deed research indicated that, beginning in 1926 through 1960, Stephen Valentine Walsh (aka Valentine S. Walsh) and his wife Elizabeth C. Walsh purchased several parcels of vacant land in the area from Burton S., Winnette R., and Louise L. Hart, Lois V. Forrest, Ralph W. Whitman, and Maurice Walsh (possibly Stephen's father).

In 1931, Stephen purchased a property in the same vicinity with buildings on it from Arthur V. Jones. It is unknown which building (or buildings) in the area correspond to this property, although it could be 5 Walsh Way, which has a construction date of ca. 1900 in the Assessors records.

In 1941, Maurice Walsh sold Stephen a piece of land with buildings constructed on it between 1935 and 1941. This building may correspond to the houses at 6 Walsh Way, constructed ca. 1940 according to the Assessors records.

In 1956, Stephen Walsh purchased another piece of developed property from Winnette R. Hart that contained buildings constructed between 1917 and 1946 for Elizabeth C. Allen. These buildings likely correspond to those at 7 Walsh Way, which were built between 1919 and 1928 according to the Assessors database. The house at 3 Walsh Way is almost identical to those at 7 Walsh Way in style and form and was probably constructed during the same time period. It was sold in 1959 to the current owner, who does not appear to be a member of the Walsh family, and the deed record refers to it as Parcel 1 of the land conveyed by Winnette R. Hart to the Walshes in 1956.

The houses at 10 and 13 Walsh Way were sold in 1968 and 1966, respectively, to other members of the Walsh family. The deed records refer to the properties as portions of the vacant land conveyed to the Walshes by Ralph W. Whitman and Burton S. Hart in 1945, 1946, and 1952, which would indicate that the houses on these lots were constructed in the late 1940s or 1950s.

The four cottages at 5 and 7 Walsh Way are now operated as a motel called Walsh Cottages.

# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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## BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Barnstable, MA.

### 3, 5, 6, 7, 10, and 13 Walsh Way

- 1960. Deed, Louise L. Hart to Stephen V. and Elizabeth C. Walsh, no buildings thereon. Book 1091, Page 549.
- 1956. Deed, Winnette R. Hart to Stephen V. and Elizabeth C. Walsh, with buildings. Book 939, Page 482.
- 1956. Deed, Valentine S. Walsh to Stephen V. and Elizabeth C. Walsh, no buildings. Book 933, Page 259.
- 1955. Deed, Lois V. Forrest to Stephen V. and Elizabeth C. Walsh, with buildings. Book 928, Page 476.
- 1952. Deed, Ralph W. Whitman to Stephen V. and Elizabeth C. Walsh, no buildings. Book 831, Page 477.
- 1946. Deed, Burton S. Hart to Stephen V. and Elizabeth C. Walsh, no buildings. Book 661, Page 502.
- 1946. Deed, Elizabeth C. Allen to Burton S. and Winette Hart, with buildings. Book 654, Page 583.
- 1945. Deed, Burton S. Hart to Stephen V. and Elizabeth C. Walsh, no buildings. Book 644, Page 181.
- 1941. Deed, Maurice Walsh to Valentine Walsh, with buildings. Book 581, Page 550.
- 1935. Deed, Burton S. Hart to Maurice Walsh, no buildings. Book 395, Page 192.
- 1931. Deed, Arthur V. Jones to Valentine Walsh, with buildings. Book 484, Page 445.
- 1926. Deed, Maurice Walsh to Valentine Walsh, no buildings. Book 442, Page 20.
- 1917. Deed, Burton S. and Winette Hart to Elizabeth C. Allen, no buildings. Book 355, Page 153.

### 3 Walsh Way

- 1959. Deed, Valentine S. and Elizabeth C. Walsh to Mary Leopoldine Bachand of Bristol, CT. Book 1037, Page 43.

### 4 Walsh Way

- 2003. Deed, Damaris V. Sholes to Robin Smith Prout and Paul Bradford Smith.
- 1991. Deed to change tenancy from joint tenants to tenants in common for Roberta (Veitch) Franklin of Walpole, NH, and Damaris V. (Summerlin) Sholes of Santa Barbara, CA, on land known as the "MacMillan Cottage." Book 7585, Page 229.
- 1955. Deed, Robert H. Veitch to Beatrice G. Veitch, Roberta H. Veitch, and Damaris V. Summerlin. Book 923, Page 444.
- 1927. Deed, George N. Shay to Robert H. Veitch. Book 444, Page 488.
- 1925. Deed, Emma C. Thompson, Guardian of Jean A. Birnie, to George N. Shay. Book 417, Page 329.
- 1920. Deed, Charles A. MacMillan to Jean A. Birnie. Book 373, Page 98.
- 1916. Deed, Burton S. Hart to Charles A. MacMillan, land on east half of parcel. Book 348, Page 293.
- 1912. Deed, Carrie G. Hart to Charles A. MacMillan, land on west half of parcel (to County Road), with rights reserved to cut asparagus growing on premises for 5 years beginning in 1913. Book 319, Page 370.

### 5, 6, and 7 Walsh Way

- 2002. Deed, Joseph W. Walsh to Joseph W. and Mary Ellen Walsh of JWME Real Estate Trust. Book 16182, Page 65.
- 1974. Deed, Stephen H. Walsh. Book 2263, Page 116.

### 10 Walsh Way

- 1968. Deed, Stephen V. and Elizabeth C. Walsh to Joseph W. and Evelyn M. Walsh. Book 1416, Page 239.

### 13 Walsh Way

- 1966. Deed, Stephen V. and Elizabeth C. Walsh to John H. and Ruth C. Walsh. Book 1339, Page 331.

Hales, John G. 1831. *Plan of the Town of Truro in the County of Barnstable*. Boston, MA.

Massachusetts Historical Commission (MHC). 1984. *Town Reconnaissance Survey Report: Truro*. On file, MHC, Boston, MA.

Truro Assessor's Office. Various. Property Record Cards. Assessor's Online Database:

<http://www.assessedvalues.com/search.zhtml?jurcode=300>.

INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Truro Building Department. Various. Building Permits. Truro, MA.  
Walling, Henry F. 1858. *Map of the Counties of Barnstable, Dukes and Nantucket, Massachusetts*. Boston, MA: D. R. Smith & Co.  
Walker, Geo. H. & Co. 1880. *Atlas of Barnstable County, Massachusetts*. Boston, MA: Walker Lithograph & Publishing Co.  
Walker, Geo. H. & Co. 1891. *Massachusetts State Atlas*. Boston, MA: Walker Lithograph & Publishing Co.  
Walker, Geo. H. & Co. 1899/1905. *Atlas of Barnstable County, Massachusetts*. Boston, MA: Walker Lithograph & Publishing Co.

# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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## AREA DATA SHEET

Map #	MHC #	Assessor's Plat/Lot	Historic Name (Assessors Name)	Street Number	Street Name	Style	Estimated Date	NR Status
1	1006	43-8		3	Walsh Way	Bungalow, 1 Story	1920	
2	1007	43-6	MacMillan Cottage	4	Walsh Way	No Style, 1 ½ Story	1912-1920	
3	1008	43-134		5	Walsh Way	Cottage, 1 Story	1900	
4		43-134		5	Walsh Way	Garage	1920	
5	1009	43-133		6	Walsh Way	Cottage, 1 Story	1940	
6	1010	43-135	(Building 1)	7	Walsh Way	Bungalow, 1 Story	1919	
7	1011	43-135	(Building 2)	7	Walsh Way	Bungalow, 1 Story	1920	
8	1012	43-135	(Building 3)	7	Walsh Way	Bungalow, 1 Story	1928	
9	1013	43-10		10	Walsh Way	Cape	1950	
10		43-10		10	Walsh Way	Garage	1997	
<del>11</del>	<del>1014</del>	<del>43-13</del>		<del>13</del>	<del>Walsh Way</del> *	<del>Cape</del>	<del>1950</del>	

\* 13 Walsh Way relocated to 25 South Highland Rd, Feb. 2024



# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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## ANNOTATED AERIAL MAP

Refer to the Assessor's Map on the Cover Sheet and to the Area Data Sheet for additional locational information.





# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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## PHOTOGRAPHS



**Photograph 1.**  
View looking southwest  
toward area from east  
end of Walsh Way.



**Photograph 2.**  
View looking southwest  
toward 3 Walsh Way  
from driveway.

TRU.1006



# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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## Photograph 3.

View looking northwest toward 4 Walsh Way from road.

TRU.1007



## Photograph 4.

View looking southeast toward 5 Walsh Way from road.

TRU.1008



# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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**Photograph 5.**

View looking east  
toward 6 Walsh Way  
from driveway.

TRU.1009



**Photograph 6.**

View looking southeast  
toward Building 1 at 7  
Walsh Way from cul-  
de-sac.

TRU.1010



# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION

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**Photograph 7.**

View looking north toward Buildings 2 and 3 at 7 Walsh Way from cul-de-sac.



**Photograph 8.**

View looking northeast toward 10 Walsh Way from road.

TRU.1013

# INVENTORY FORM CONTINUATION SHEET

TRURO

Walsh Way

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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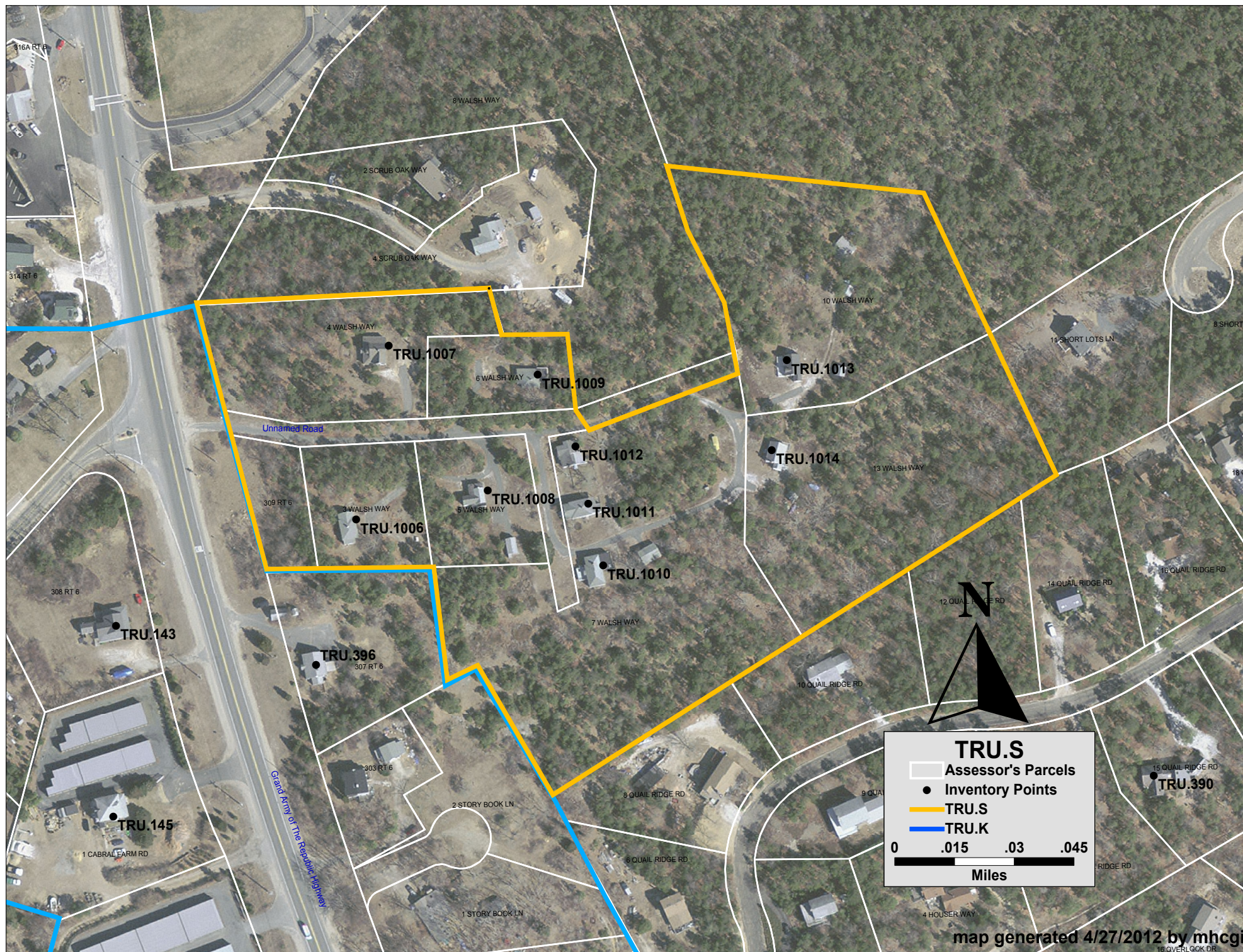


## Photograph 9.

View looking east  
toward 13 Walsh Way  
from road.

TRU.1014







# INVENTORY FORM CONTINUATION SHEET

TRURO

WALSH WAY

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

TRU.S

TRU.1006-1014

Year-built corrections and additional information for TRU.S.

3 Walsh Way is a single story, 580 sq. ft, building constructed in 1900 (not 1920). Like other cottages on the Walsh Parcel, it is believed to have been ordered as a kit home from Sears and Roebuck and constructed on a site prepared foundation of timber posts.

5 Walsh Way is another single-story Sears kit home constructed in 1900 (not 1920). It contains one bedroom, a single bathroom a kitchen and a living room. The 150 sq. ft. screened porch and rear bathroom addition appear to have been added at a later date.

6 Walsh Way is also believed to be a Sears kit home. The construction date of 1940 in TRU.S is correct. The front open porch and rear bathroom addition appear to have been added at a later date.

The cottage at 10 Walsh Way was constructed in 1940, not 1950.

## BIBLIOGRAPHY

"Walsh Way Property Assessment Report." Weston & Sampson, March 2022.

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MASS. HIST. COMM.



# WALSH WAY PROPERTY ASSESSMENT REPORT

Walsh Way,  
Truro, MA 02666

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MARCH 2022

Weston & Sampson<sup>SM</sup>

[westonandsampson.com](http://westonandsampson.com)

100 Foxborough Boulevard, Suite 250, Foxborough, MA 02035





# WALSH WAY PROPERTY ASSESSMENT REPORT

## KEY PLAN

MARCH 2022



[westonandsampson.com](http://westonandsampson.com)

100 Foxborough Boulevard, Suite 250, Foxborough, MA 02035



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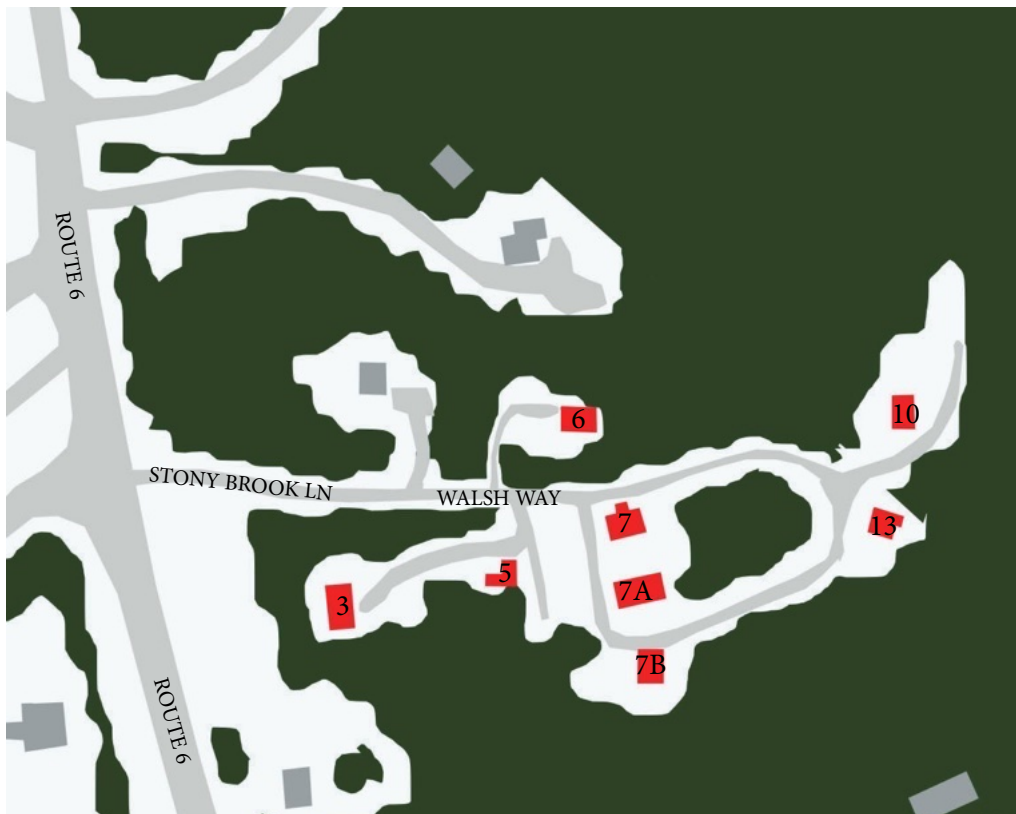
# EXECUTIVE SUMMARY

## Scope of Work

The Town of Truro has acquired the Walsh parcel, which includes eight (8) existing wood-frame dwellings and miscellaneous outbuildings on six (6) parcels totaling 7.92 acres and two additional parcels without buildings for a total of 69.8 acres. The Town has a pressing need for additional housing for Town employees, seasonal staff, and others, and wishes to evaluate the structures and the overall site for redevelopment. This may include renovation or replacement of the houses in-place, new free-standing or clustered residential units, or some combination of both. The need for three types of housing has been identified; traditional single-family, transitional (shorter-term) housing for relocated Town employees, and group- or dormitory-style accommodation for seasonal staff. Other housing types or scenarios may be developed as our work with the Town progresses.

Prior to proceeding with full programming and conceptual design of housing alternatives, the Town has asked Weston & Sampson to perform an evaluation of the existing structures to determine the feasibility and order of magnitude cost to repair and renovate the existing structures vs. the cost to replace the existing structures in kind with new housing.

Weston & Sampson attended a kick-off meeting at Truro Town Hall November 19, 2021 with Darrin Tangeman, Barbara Carboni and Jarrod Cabral, followed by a visit to the Walsh site to perform an architectural assessment of the Walsh cottages and assorted out-buildings. The purpose of the assessment was to document the current physical state of the eight potentially habitable Walsh structures including the condition of the building envelope roof, walls, doors and windows, porches, stairs and foundations and interior conditions including general floor plan layout and the nature and condition of interior finishes, fixtures and equipment including walls, flooring, ceilings, bathrooms, kitchen, lighting, heating (where present) and electrical systems.



*Walsh Parcel Key Plan*

# EXECUTIVE SUMMARY

A separate visit was made December 22, by a Massachusetts-licensed asbestos inspector to perform a limited hazardous material survey. The results of the survey and potential cost implications are detailed in Section 2. Additionally, as none of the parcels or individual cottages currently have compliant Title-5 septic systems, the report investigates the feasibility and cost for installing new individual septic systems for either renovated in place cottages or new replacement-in-kind residences, keeping the same number of bedrooms as currently exists.

A second scenario investigates a single centralized septic system sized for the current number of bedrooms. We have also looked at the total number of bedrooms that could be supported by a larger centralized septic system if all parcels that comprise the 7.92-acre site were combined. This information will be useful if the Town wishes to investigate higher density housing options.

## Cost Projections

Cost projections were developed looking at renovating the existing cottages in place and for building new structures to replace the existing cottages in kind. To have an apples-to-apples comparison, there is no change in building size between these two scenarios. An additional third scenario was investigated that shows the cost to renovate two of the existing cottages (10 and 13 Walsh Way) and to remove and replace the other 6 cottages with new, larger units. In this case, it is thought that the construction might be phased, allowing occupancy of the renovated units, while new construction could be segregated on other portions of the site. In all scenarios, the goal would be to have single-family housing units that would allow for year-round occupation, with upgrades as required to meet current building and energy code requirements. It would also be the goal to have a certain percentage of the units made accessible for those with disabilities as none of the cottages in their current configuration provide this.

## Permitting Design and Construction Timelines

The permitting, design and construction timelines will vary depending on the exact route the town chooses to pursue, but the timeline is generally estimated below for each option. Permitting is expected to occur concurrently with the design and not sequentially, which will shorten the overall timeline.

Option #1 involves the renovation and repair of the existing Walsh Cottages without changing the building footprint or interior layouts. As such, Zoning Board of Approval review and ruling would not be required. It is estimated that it would require 18-20 months including design through construction completion.

- \*Permitting and Design (concurrent) : 4-6 months
- \*Bidding: 2 months
- \*Construction: 12 months from Notice to Proceed through Final Completion

Option #2 and #3: Total Reconstruction and Phasing Construction: Both Options #2 and #3 would likely require additional permitting time. While the existing Walsh cottages are not listed on National or State historical registers, due to being over 75 years old, the proposed demolition of these structures would require review by the Truro Historical Commission. It is estimated that these options would require 22-24 months including design through construction completion.

- \*Permitting and Design (concurrent) : 8-10 months
- \*Bidding: 2 months
- \*Construction: 12 months from Notice to Proceed through Final Completion



# EXECUTIVE SUMMARY

## Additional Dwelling Units

The Town's zoning by-laws allow for increased housing density by the addition of "Accessory Dwelling Units" by Special Permit from the planning board.

Currently, 6 of the 9 parcels have been developed with cottage structures:

- Parcel 43-08: #3 Walsh Way with (1) Building on .82 Acres
- Parcel 43-10: #10 Walsh Way with (1) Building on .87 Acres
- Parcel 43-13: #13 Walsh Way with (1) Building on 2.24 Acres
- Parcel 43-133: #6 Walsh Way with (1) Building on .45 Acres
- Parcel 43-134: #5 Walsh Way with (1) Building on .78 Acres
- Parcel 43-135: #7 Walsh Way with (3) Buildings on 2.98 Acres

Parcel 43-175 already has three existing units on one parcel, so unless the Zoning Board of Appeals grants a variance, no additional units would be allowed. One additional dwelling unit (ADU) could be added to the five other lots with cottages, bringing the total number of dwelling units from 7 to 12.

## Building Code Implications

Building Code: Generally, the Building Code permits "ordinary repairs" without the need to comply completely with current Code requirements. More substantial alterations, additions, structural modifications, etc., can trigger the need for some or all of the work to conform to current codes. Rich Stevens confirmed that the level of building code compliance required for building alterations is dependent on the extent of the proposed work and that when 50% or more of the interior space is reconfigured, the entire building shall be brought up to current code requirements. New construction will need to meet all requirements of the current State Building and Energy Codes. The approach to building code compliance of either renovated or newly constructed residences should be submitted to the local building inspector and fire marshal responsible for plan review at the earliest phase of design in order to reach a consensus and to incorporate any requirements the local Authorities having Jurisdiction (AHJ's) might have.

780 CMR, Appendix J of the Residential Building Code would apply to the repairs, renovations, reconstruction, and alterations of the existing Walsh Cottages with the following work expected to require compliance with new residential building code:

1. New structural foundations and floor framing and the upgrading of any other building structural components that are determined to be unsound or dangerous.
2. Title 5 compliant Septic System(s) to replace existing cesspools
3. Repair and/or replacement of deteriorated building envelope components; roof, siding, windows, and doors.
4. Reconstruction of failing additions to the main building core and the reconstruction of any failing open or enclosed porch structures.
5. Replacement and/or addition of antiquated mechanical, electrical, and plumbing infrastructure.
6. Renovations related to providing properly sized egress openings at door and window openings.

Energy Code: As the intent is to rehabilitate the structures for year-round occupancy with the addition of heating and cooling, the structures will need to meet current residential energy code requirements by upgrading the building thermal envelope with building insulation, air and weather barriers, and energy efficient windows and doors.

Accessibility: Neither the 2010 ADA Standards for Accessible Design or 521 CMR -Massachusetts Architectural Access board regulations apply to Multiple dwellings consisting of two or fewer units, so upgrades for handicap accessibility are not mandated. The town may choose to include one or more accessible units based on their own accessibility goals or standards.

# EXECUTIVE SUMMARY

## Sears and Roebuck "Kit Home" Construction

The Walsh Cottages are purported to be Sears and Roebuck mail order "Kit" homes. Sears manufactured "Modern" and "Honor Bilt" pre-cut and fitted residences that were purchased from their catalog and delivered to the site by train for assembly by the homeowner or their general contractor. The homes were manufactured from about 1900 through the 1940's. Sears kit homes were typically tightly engineered and often used non-standard framing sizes and spacing as they were produced before standardization of building materials became prevalent after World War II. They could also utilize unique millwork elements, depending on the complexity of the building plan and the options selected by the purchaser. Their structural performance is adequate, but may not meet current Building Code requirements, particularly if the framing is modified. In the case of the Walsh cottages, the kit homes were not constructed on permanent frost wall foundations, but are supported on wood columns supported by dry laid concrete block foundation piers. The limited structural depths of the wall framing members will pose a challenge where insulation must be added to meet Energy Code requirements.

The Walsh Cottages we surveyed represented the most basic of available floor plans with few, if any, optional features, similar to "The Rosita" and "The Wabash" models shown below.

**The Rosita** \$772.00  
No. 2048 "Already Cut and Fitted"  
Built from 2,275 lbs. of  
"Already Cut and Fitted"  
Material No. 2048

At the price quoted we will furnish all the material to build this four-room house, consisting of lumber, shingles, Fire-Proof Shingles, roofing, siding, flooring, interior and exterior trim, finishing lumber, building paper, paint, and hardware. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

Can be BUILT COMPLETE with high grade pipeline furnace, with electric wiring and lighting fixtures, including all material and labor. No. 2048 for \$1,200.00 and \$2,000.00 for \$1,800.00. See page 8 in Book of Plans.

**ALMOST** anybody can own a home when the materials are furnished for these remarkably low prices. This is particularly true when, as in the present instance, the material comes already cut and fitted. This reduces the cost of expert labor. Has good wood sheathing under the narrow level siding and when built according to our specifications will be warm enough for any climate. The trussed porch gives it a finished appearance, and the Fire-Proof Shingle Roof Roofing, which we furnish is either dark, red or sea green color, gives you roof protection, either from paint or stain bills, for more than seventeen years.

**Main Floor** There are four good size rooms in this house, all well lighted and properly ventilated. A substantial glass door leads from the porch into the living room, from which doors lead to the front bedroom and kitchen. Another door leads from the kitchen to the rear bedroom. Rooms are 8 feet 2 inches from floor to ceiling.

We furnish our best "Quality Guaranteed" will work, shown on pages 113 and 115. Interior doors are American made, with trim and flooring to match, all value pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Back has fir edge grain flooring.

Paint for three coats inside, your choice of color. Varnish and wood filler for exterior finish. Stained Design hardware, see page 121.

Basement under entire house, 7 feet high.

Built on a concrete block foundation. Frame construction and sided with narrow level clear cypress siding. Fire-Proof Shingle Roof Roofing for the roof, guaranteed for seventeen years.

**OPTIONS**  
No. 2048 Shale Shingles and Plaster Finish to take the place of wood shingles, \$10.00 extra.  
No. 2048 Shale Shingles and Plaster Finish to take the place of wood shingles, \$10.00 extra.  
Screen Doors and Windows, \$20.00 extra.  
Screen Doors and Windows, \$20.00 extra.  
Screen Doors and Windows, \$20.00 extra.  
Screen Doors and Windows, \$20.00 extra.

These houses can be built on a lot 16 ft. by 30 feet wide.  
For prices of Plumbing, Heating, Wiring, Electric, Trenching, and Shingles see page 115.

**Our Guarantee Protects You—Order Your House From This Book**  
Prices Include Plans and Specifications.

Built at Portland, N. Dak., Middletown, Ohio, Milford, Neb., Hobart, Ind., Soldier, Iowa, and many other cities.

Page 46, SEARS, ROEBUCK AND CO.

**The WABASH** \$966.00  
No. 2052 "Already Cut and Fitted"  
Built from 2,275 lbs. of  
"Already Cut and Fitted"  
Material No. 2052

See Description of "Honor Bilt" House on Page 9.

At the price shown we will furnish all the material to build this four-room house with screened porch, consisting of lumber, shingles, Fire-Proof Shingles, roofing, siding, flooring, interior and exterior trim, finishing lumber, building paper, paint, and hardware. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

**THIS** is a house planned and designed by United States Government architects after extensive investigation and at considerable cost. We have added an additional door with porch on the front, the gable being sided with cedar shingles.

This house has a double floor and is sheathed with good wood sheathing, then covered with heavy building paper, making it solid and warm, "Honor Bilt". No. 1 yellow pine frame construction, sided with clear cypress level siding and for the roof Fire-Proof Shingle Roof Roofing, 50 pounds per roll, guaranteed to last for fifteen years. Concrete block foundation.

A basement ground level pine door leads into one of the bedrooms and a rear screen door leads into the other. Rear bedroom has closets and is laid from two sides.

Rooms are 9 feet from floor to ceiling.

We furnish our best "Quality Guaranteed" will work, described on pages 120 and 121. Interior doors are American made, with trim and flooring to match, all value pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Back has fir edge grain flooring. The screened porch has a cement floor.

Paint for two coats inside, your choice of color. Varnish and wood filler for exterior finish. Stained Design hardware, see page 121.

**OPTIONS**  
Shale Shingles and Plaster Finish to take the place of wood shingles, \$10.00 extra.  
Screen Doors and Windows, \$20.00 extra.  
Screen Doors and Windows, \$20.00 extra.  
Screen Doors and Windows, \$20.00 extra.  
Screen Doors and Windows, \$20.00 extra.

The kitchen is lighted on three sides. Under the work table is a hot lot from which can be filled once a week. The sink drops from the stove through an iron pipe to a concrete ash bin beneath the floor.

A door leads from the kitchen into the dining and living rooms.

**Our Guarantee Protects You—Order Your House From This Book**  
Price Includes Plans and Specifications.

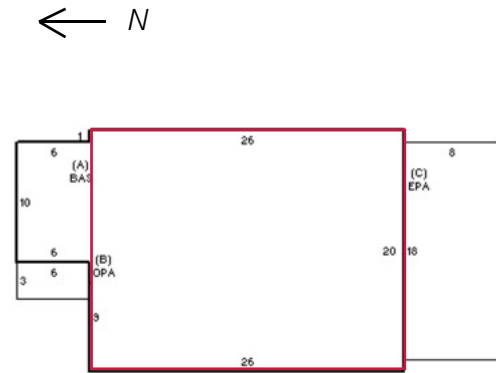
SEARS, ROEBUCK AND CO. CHICAGO

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 3 WALSH WAY



Key plan of building 3 location



Original building structural core outlined in red

3 Walsh way is a single story, 580 sqft building constructed in 1900. Like other cottages on the Walsh Parcel, it is believed to have been ordered as a kit home from Sears and Roebuck and constructed on a site prepared foundation of timber posts. The unit contains 1 bedroom, a single bathroom, a kitchen and a living room. It appears that building additions to the front and an expansion of the kitchen at the rear of the building were added at a later date. This cottage was occupied seasonally until 2013 and has remained abandoned since that time. Like all properties surveyed on the Walsh Parcel, 3 Walsh Way has a cesspool septic system.

The exterior walls are constructed of wood stud framing with plank siding covered with painted cedar shingles. The cedar wall shingles are in mostly fair conditions with evidence of peeling paint throughout and decaying shingles around the front entrance where they are in contact with the brick masonry steps. Wood window and door trim have largely lost their paint and are decaying badly in some areas. The windows are single pane, true divided lite, covered by aluminum storm windows in all areas except for the front porch addition. The unprotected front porch windows are in poor condition.

The asphalt shingle covered "Jerkinhead" roof at front entrance transitions to a hipped roof to the rear. The asphalt shingles are in fair to poor condition. The wood fascia and rake trim boards have largely lost their paint and are starting to rot. The eaves have exposed wood rafter tails, that are in fair condition, but in need of painting.

The cottage is built upon timber posts and dry-laid concrete block foundation piers, the posts and piers support 4x6 first floor beams and 2 x 6 floor joists that raise the first floor approximately 1' above grade. The foundation piers are in direct contact with the soil and a vapor barrier is not present. The underside of the structure is protected by incomplete and deteriorating timber and plywood skirting. There is no heating or cooling system in this location.



Front addition. Brick mortar steps, and peeling paint on shingle siding and fascia, rake, door and window trim boards.



Side elevation with missing rain gutters and overgrown foundation plantings.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 3 WALSH WAY



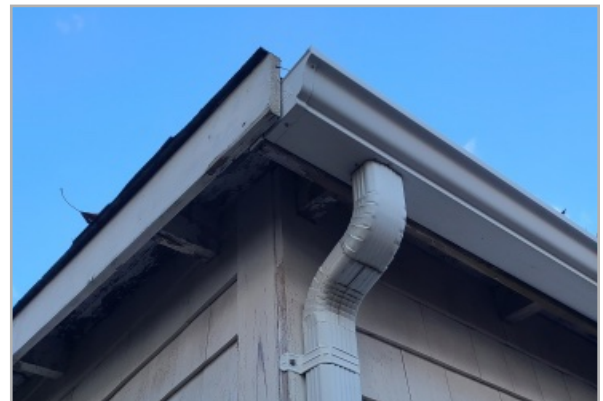
*Peeling paint, and siding failing at penetration openings and rotting at the roof line. Additions to the left and right.*



*Rear elevation of kitchen addition accessed by decaying wood stairs.*



*Exposed roof rafters at eave show signs of rot, and peeling paint on fascia board.*



*Rake trim at asphalt shingle termination is failing.*



*View of exposed and rotting eave with aluminum gutters sagging from the weight of accumulated organic matter supporting live vegetation.*



*Interior of roof in front porch addition, with peeling paint and signs of water ingress.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 3 WALSH WAY



*The foundation skirt has rotted through a damaged membrane layer.*



*View to crawl space showing notched 2x6 beams and 2x6 wood floor joists. The exposed underside of this and many of the other cottages creates a potential habitat for wildlife.*



*Deteriorated painted plywood foundation skirting.*



*Brick steps at front entry. Note rotting shingles at bottom courses to brick.*



*Painted sloped wood flooring at front entrance porch with stained bead board cedar wall panels.*



*Synthetic grass carpeting covers a severely uneven wood floor surface due to sagging, undersized floor joists and foundation settlement. .*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 3 WALSH WAY



*Vinyl sheet tile in bathroom with with painted wooden base showings.*



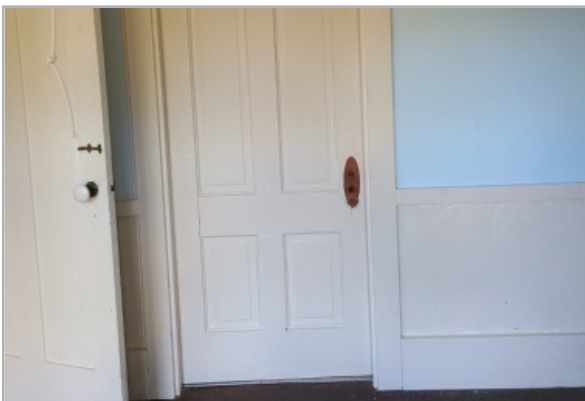
*Wood flooring in bedroom is in fair condition. Non-grounded electrical outley located in baseboard.*



*View from front porch additon to main entrance.*



*Kitchen addition wall has an unfinished interior with chipping and peeling paint. Due to the age of the structure, lead paint is assumed at all painted surfaces.*



*Paster walls with chair rail, trim at door, and contrasting colors. Paint is faded and there are some areas of minor damage due to age. Most interior door opening widths provide less than a 32" clear opening and as such would not be considered ADA compliant.*



*Wood panel walls, naturally stained with a contrasting base board. There are signs of mold and mildew growth in some areas.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 3 WALSH WAY



*White plaster walls in bathroom is showing signs of mold and mildew growth.*



*Porcelain sink and counter unit in kitchen. The green linoleum flooring has tested positive for asbestos.*



*Small residential refrigerator and range.*



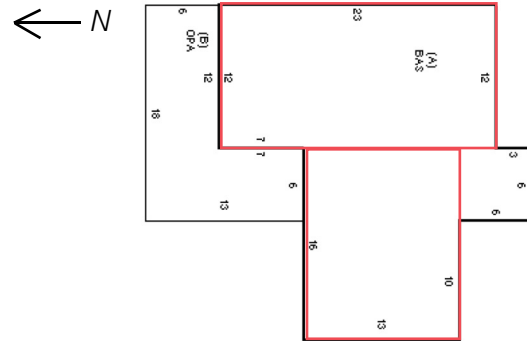
*Wall hung sink with separate hot and cold faucet fixtures. Hazardous non-GFCI, non-grounded electrical outlet next to sink.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 5 WALSH WAY



Key plan of building 5 location



Original building structural core outlined in red

5 Walsh way is another single-story Sears kit home constructed in 1900 containing one bedroom, a single bathroom a kitchen and a living room. The 150 sf screened porch and rear bathroom addition appear to have been added at a later date. This residence was occupied seasonally until 2011 and does not contain insulation in the exterior walls or attic space. The cottages exterior walls are clad in painted wood shingles, with original window and door assemblies. The main core is 18'x20' with a site-built screened porch addition in the front and a bathroom bump-out addition supported by a concrete block foundation at the rear of the building.

The exterior walls are constructed of wood stud framing with plank siding covered with painted cedar shingles. The cedar wall shingles are in mostly fair to poor condition with evidence of peeling paint throughout and decaying shingles at various locations, but especially at the bottom of walls where in some instances they are in direct contact with the ground and at intersections. Wood window and door trim have largely lost their paint and are decaying badly in some areas. The windows are single pane, true divided lite, covered by aluminum storm windows in all areas except for the front porch addition and one window at the bath. The unprotected front porch windows and the window at the bathroom addition are in poor condition. Lead painted surfaces are suspected due to the age of the building.

The gable roof areas are covered in asphalt shingles that are in need of immediate replacement. The low-sloped shed roof areas have a rubber membrane type covering that is mechanically fastened to perimeter rake and fascia boards with aluminum trim. It appears that the membrane roofing was installed at the same time at other Walsh cottages with low-sloped flat roof surfaces. All exterior wood trim is in poor condition.

The cottage is built upon timber posts and dry-laid concrete block foundation piers, the posts and piers support 4x6 first floor beams and 2 x 6 floor joists that raise the first floor approximately 1' above grade. The foundation piers are in direct contact with the soil and a vapor barrier is not present. The underside of the structure is protected by incomplete and deteriorating timber and plywood skirting. It is not known if the propane fired unit heater is still functional.



Front of cottage where a covered porch wraps around one corner. The screens and low walls are greatly weathered.



Building siding paint is peeling throughout with rotting deteriorated shingles and wood trim boards.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 5 WALSH WAY



*South face of the building, the paint is peeling and chipping on almost 80% of the wall surface area.*



*View of West face of building, the paint is peeling and chipping off of almost 90% of the surface area. The front porch addition is failing as is the masonry chimney.*



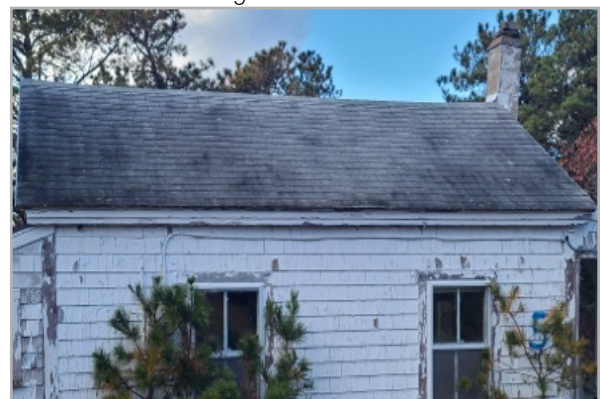
*The front porch addition roof is pitched incorrectly causing water to run towards the gable end of the roof.. This entire construction has degraded and must be demolished.*



*A view of the rake condition of the original roof. A louver is located at the peak, and has deflected out of its penetration. The rake shows sign of mold between the fascia board and siding.*



*View of back additions, the membrane roof has failed and the fascia board has rotted out exposing the structure behind to the weather. The building siding has also been patched with a membrane sheet to the right.*



*Roof with degraded asphalt shingles and visible sagging due to either damaged or insufficiently sized roof rafters.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 5 WALSH WAY



*Wooden foundation under front porch addition sitting on grade.*



*View of CMU foundation at South West corner, vegetation is beginning to encroach and the presence of a tree sapling suggests root penetration.*



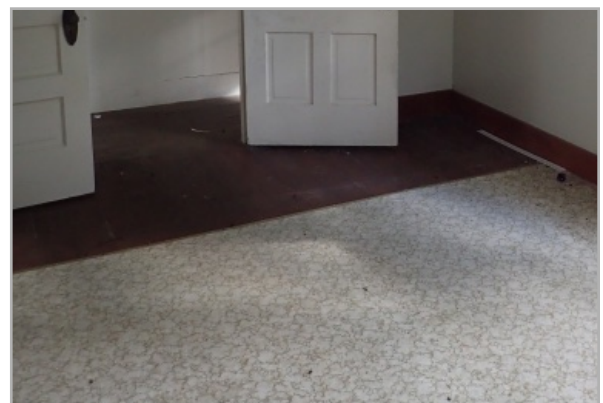
*CMU foundation with discoloration indicating water damage within, and cracking in the mortar joints.*



*Ground and debris built up against CMU foundation and wall cladding at Southern elevation. Voids in the wall allow animals to enter and live under the building.*



*View of multiple layers of floor coverings that have crumbled away to expose the original wood floor below. Sagging and sloping of floors and evident wall cracking suggest the foundation has settled over time.*



*View of room floor with two types of flooring and flush doorway threshold. The flooring is chipping and damaged in areas and must be replaced.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 5 WALSH WAY



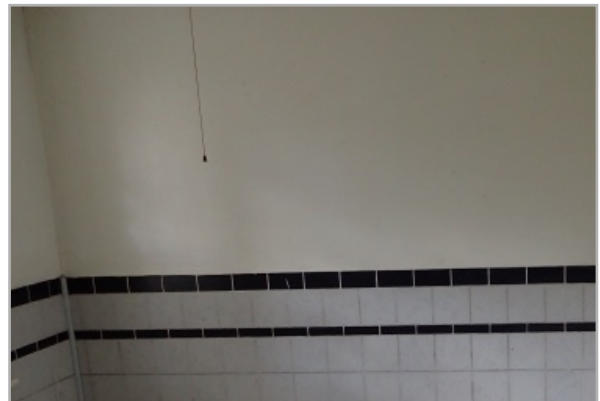
*View of exterior threshold that is greater than one inch which is non-compliant with code, and deflection in the interior sheet floor finish can be observed.*



*Bathroom flooring is sheet tile, and has areas of mold growth and discoloration. The floor of the shower stall and base of wall is covered with mold and mildew growth.*



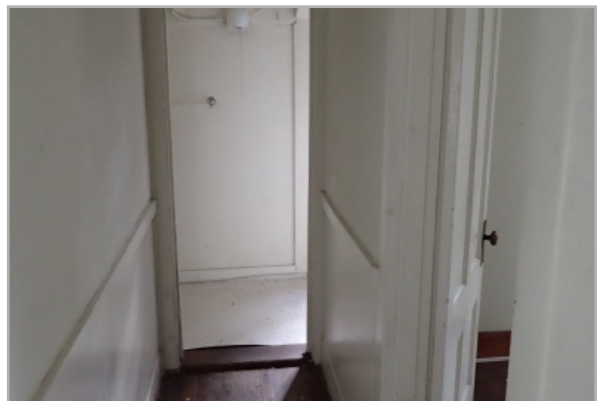
*View of painted interior wall with base trim, there are areas of mildew growth on the wall panels.*



*View of wall finishes in bathroom, there is painted gypsum at the top of wall and the base of wall is ceramic tile with crumbling grout joints.*



*View of crumbling wall and ceiling due to insufficient moisture protection, and must be investigated for extent of damage.*



*View of building hallway with painted wall panels and trim at base and about 3' that is painted to match.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 5 WALSH WAY



*View of bathroom with non-compliant sink fixture, a bathtub with non-compliant hardware, and an outdated toilet that needs replacing.*



*Small shower stall with separate hot and cold water fixtures.*

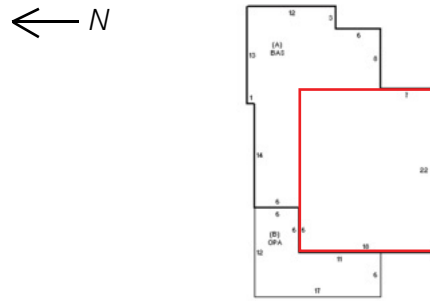


# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 6 WALSH WAY



Key plan of building 6 location



Original building structural core outlined in red

6 Walsh way is 674 SF single-story Sears kit home constructed in 1940 containing two bedrooms, a single bathroom a kitchen and a living room. The front open porch and rear bathroom addition appear to have been added at a later date. This residence was occupied seasonally until 2011 and does not contain insulation in the exterior walls or attic space. The cottages exterior walls are clad in painted wood shingles, with original window and door assemblies. The main core is 18'x20' with a site-built screened porch addition in the front and a bathroom bump-out addition supported by a concrete block foundation at the rear of the building.

The foundation piers installed directly in the soil and are protected from the elements by thin timber about the lower perimeter of the structure. There is access to the partial basement at the rear.

The grade varies around the perimeter of the building, sloping from high to low from the back left corner to Walsh Way. At the back left corner there is a hollow core CMU retaining wall a few feet from the foundation. This location has a gable roof with deteriorating asphalt shingles and low slope membrane roof projecting off at the rear and left side. There are aluminum gutters and downspouts present on either side.

This cottage interior has painted plastered walls, with painted wood chair rails, crown molding, and baseboard. Floor areas slope visibly from the center of rooms towards the exterior walls. The floor finishes are a variety of vinyl sheet finishes, with a masonry hearth below the central heating unit.

The small kitchen has wall hung casework, a counter-top sink, stove/oven, and refrigerator. There is one bathroom, containing a stand up shower, sink, and toilet. This cottage has forced air heating and cooling supported by an oil system.



View of the front of the building, with a covered porch addition, and addition to the left side. The grade at this location slopes North (left) to South (right).



View of East elevation, there is a rear addition, with discoloration throughout siding indicating water damage.

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 6 WALSH WAY



Northern face of the buildin. Most windows are single paned wood windows lacking aluminum storms. A few windows have wood framed storms.



Southern face of the building, with one window opening boarded up. The sill of the covered window is rotted with signs that it is allowing water into the building.



Front porch addition roof is an extension of the original roof and is secured into the exterior wall structure. The building structure is insufficient to support the porch canopy weight



View from the interior of water damage and mold seen in the ceiling indicating multiple areas of water penetration into the roof.



View of side addition membrane roof in relation to the original hip roof. The asphalt shingles are beyond their useful life. The gutter is filled with organic material supporting vegetative growth.



View of rear addition membrane roof in relation to original asphalt shingle roof. Evidence of ponding can be seen in the membrane roof, with vegetation build up in the gutter as well.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 6 WALSH WAY



CMU on grade foundation for porch addition is an insufficient structure, and the wood framing is in contact with the ground on the northern side (left).



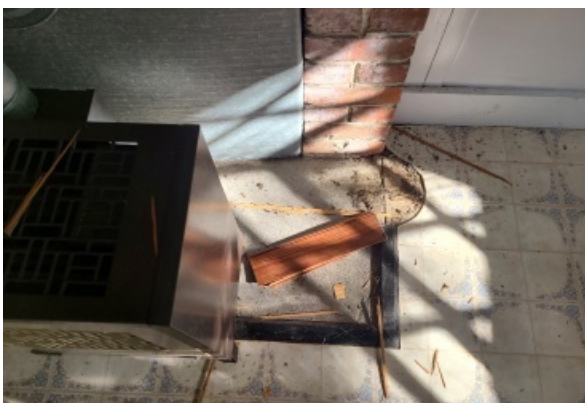
Door threshold in relation to the floor deflection, indicating a sloping settling foundation.



Interior door frame that is tilted, illustrating the failing foundation. This entire front room is sloping out from the central point of the inner most wall (facing here). The door opening width is 26\"/>



CMU retaining wall off set from foundation does not provide enough depth to keep the exterior building envelope from contacting the ground resulting in rotting and decaying of the exterior wall fabric in this location.



View of sheet flooring transition to stone tile of furnace hearth that is in the central inner wall location. This area has separated from the floor that has sheet on it due to the sloping of the foundation directed away from the wall at the top of this photo.



Sheet flooring with signs of degradation throughout.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 6 WALSH WAY



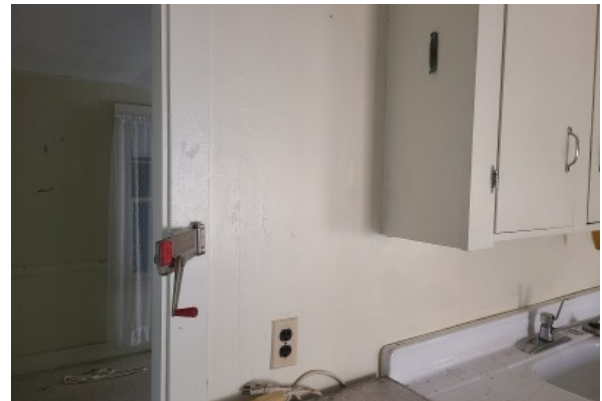
*Condition of floor finish transition. Floor plan at this location is not wheelchair accessible due to configuration of cabinets and doorways and door thresholds.*



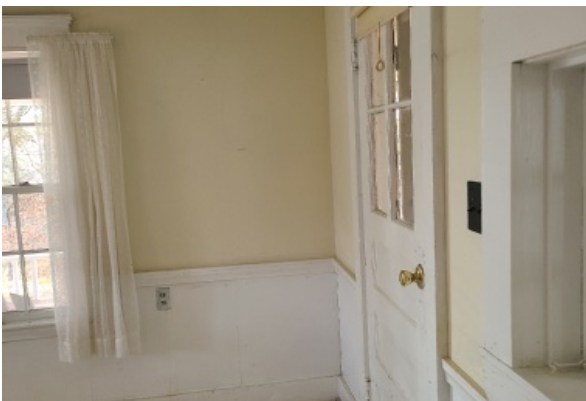
*Sheet flooring in bathroom with signs of degradation throughout and crumbling at the edges. Signs of water damage are apparent at the edge of shower stall.*



*Exterior corner of side addition with painted plaster walls. The window is not protected with a storm window and is in poor condition as a result.*



*View of kitchen wall with dangerous non-GFCI, non-grounded electrical outlet next to kitchen sink.*



*Painted plaster wall with cracks occurring due to settling foundation and undersized floor joists.*



*Painted plaster wall with signs of mold and mildew growth. The window in this room is now interior due to the side addition.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 6 WALSH WAY



*View of kitchen cabinetry and in counter sink. The hardware for the sink is non-compliant, and the cabinetry needs replacing due to structural concerns.*



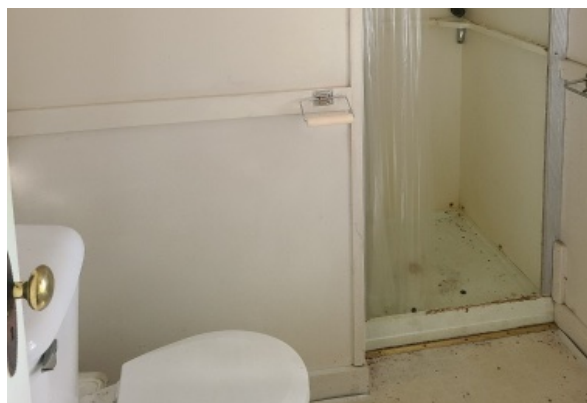
*In counter sink and cabinet storage underneath. The cabinets and drawers could not close due to warping and the deflection of the floor structure below.*



*Stove/oven unit is outdated and needs replacing. There is no exhaust fan above the propane gas fueled burners.*



*Propane fueled central heating unit with signs of water damage from the chimney.*



*This building has a toilet, sink, and shower stall. The shower stall needs replacement due to degradation of materials.*

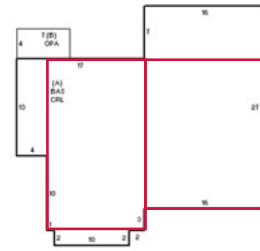
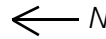


# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7 WALSH WAY



Key plan of building 7 location



Original building structural core outlined in red

This 803sqft building was built in 1920 and contains 2 bedrooms and 1 bathroom. The original property was addressed 7 Walsh Way within parcel 43-135. This residence was occupied seasonally until 2011. The exterior walls are clad in painted wood shingles.

The cottage is supported by a partial CMU frost wall in the basement, and 2x4,6 first floor framing with tongue and groove sheathing. The crawl space at the structural intersection contains substandard structure of a 6x4 flat and temporary telescopic column support. The structure is divided between two “boxes” with a shed roof site built. The main “boxes” or cores are 18'x15' LHS and 22'x13' RHS, and the site built add on measuring 10'x15'. This cottage's roof is primarily a gable structure with a shed roof add on supported by its own 10'x15' core. The gable roof structure is supported by two main cores of wood studs sized at 18'x15' and 22'x13'. The roof is wood and asphalt shingles with aluminum gutters and downspouts installed at three sides of the building. The interior walls are typically painted plaster walls with crown molding, chair rail trim, and base board trim. Within the bathroom there is wall paper applied over the plaster, and one wall has a marble panel applied. The area below the shed roof is an addition that changed the condition of an original exterior wall with an operable window. Within this shed roofed space the walls are open to the interior face of the wooden sheathing.

The floor finishes include wood parquet flooring tiles, and two types of vinyl sheets. The general condition of the floor is uneven, with dips throughout and the parquet flooring separating at the seams. This cottage contains a kitchen including a counter-top sink, refrigerator, and an oven/stove unit. There is a single bathroom with a standing shower and a sink. Above the oven/stove there is an exhaust fan to the exterior, that remains open to the elements. There is a laundry room at the rear of the building hosting a washer and dryer. This building has heating in the form of baseboard heaters fueled by hot water from an oil system. There are two brick chimneys at this location, with one hosting a fire place and the other looks to have been abandoned. There seems to be a third brick chimney located at the center of the building, but there is no existing penetration in the roof assembly at this location and will be assumed to be abandoned.



Non-compliant entry stairs at front and paint degradation.



South elevation, vegetation penetration can be seen.

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

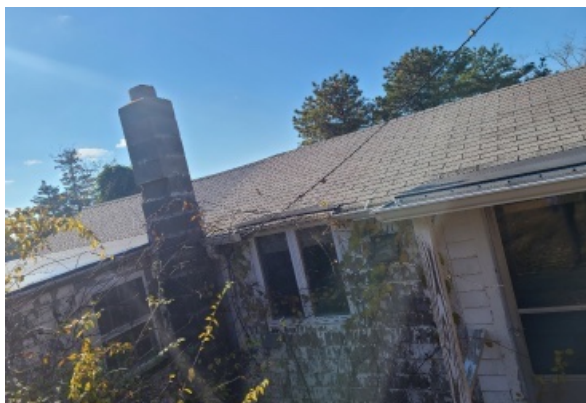
## 7 WALSH WAY



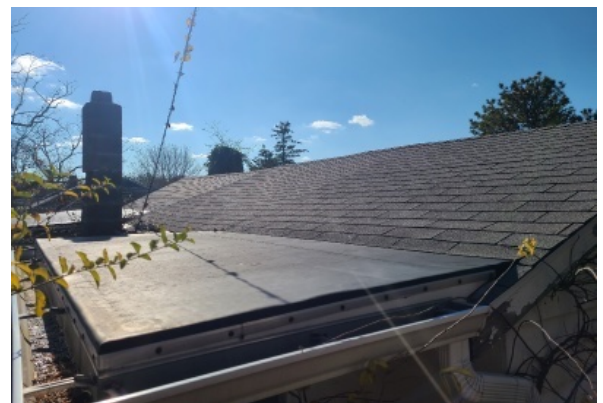
*East elevation has excessive vegetation overgrowth that has penetrated the shingles in some areas.*



*North face of building where exterior walls meets grade. Peeling and chipping of paint from the bottom up indicated water penetration from the base of wall.*



*General roof condition, the shingles show little sign of deflection but their adhesion and viability are assumed to be insufficient due to age.*



*Membrane roof condition of building additions with signs of degradation.*



*View of the roof eave condition where the paint is chipping between the sheathing boards. The peeling is not uniform throughout indicating that the roof eave may only have water penetration in just those areas.*



*Rear elevation of the building where vegetation has penetrated the exterior chimney and into the building interior at open penetrations. Roof edge areas unprotected by a gutter lack paint and shows signs of decay.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7 WALSH WAY



*Concrete landscaping tiles at grade at the back entry to the building that have become obscured by the ground and vegetation encroachment and must be rehabilitated.*



*View of the base condition of a downspout where the last length of aluminum is missing. The water run off is insufficiently removed from the building footprint.*



*View of cracked parged CMU foundation. The basement window in this area is missing, allowing for animal habitation.*



*View of vegetation overgrowth penetrating chimney and wood shingle siding.*



*Wood parquet tile flooring with signs of warping and deflection throughout. Asbestos was dedected in the flooring.*



*Sheet flooring that is badly worn with visibly evident floor deflection throughout.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7 WALSH WAY



*View of sheet flooring with evident signs of deflection occurring.*



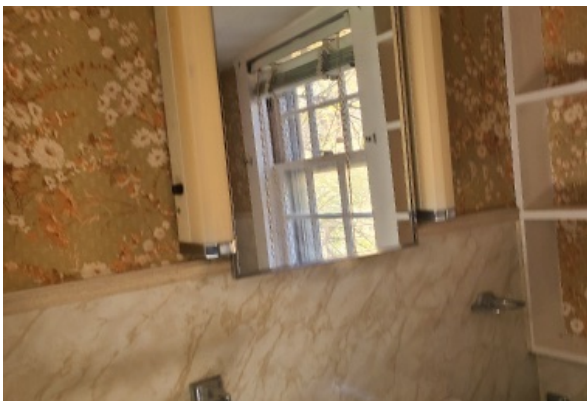
*Sheet flooring that is degrading and crumbling at the edges.*



*Exterior window that became interior with the side addition. To the right is a through-wall exhaust fan with vegetation penetration.*



*View into side addition, walls lack interior finishes revealing open stud bays without insulation.*



*Wallpaper and marble wall finish in bathroom. The wallpaper is showing signs of mold and mildew.*



*Painted plaster wall with trim about openings and at the base, as well as trim board at about 3' above finish floor. Paint shows signs of mold and mildew growth. The very low 6'-10" ceiling is open to the roof structure in one area.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7 WALSH WAY



*Stove/oven fixture with counter top sink fixture. The hardware on the sink is non-compliant, and the stove/oven fixture is outdated and needs replacement.*



*Refrigerator that is outdated and needs replacing. Beside it can be seen what seems to be an old chimney that has been abandoned.*



*A set of clothes washer and dryer, as well as another unidentified fixture on top. The condition of these fixtures are unknown, but any utility connection must be updated.*



*Toilet fixture with signs of damage due to normal wear and tear. There are nonconforming guardrails in this location as well.*



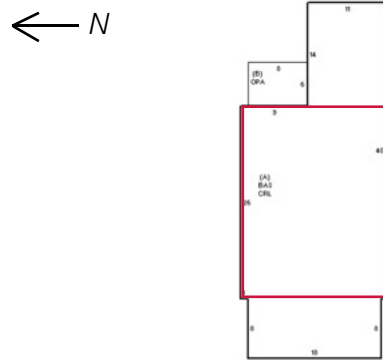
*Bathroom fixture with non-compliant hardware.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7A WALSH WAY



Key plan of building 7A location



Original building structural core outlined in red

This 818sqft building was built in 1919 and contains 3 bedrooms and 1 bathroom. The original property was addressed 7 Walsh Way within parcel 43-135. This residence was occupied seasonally until 2011. This cottage has wood stud walls clad in painted wood shingles, and what are assumed to be original door and window penetrations. The cottage is supported by a main core sized 20'x25' made up of a central bearing wall and timber posts ranging from an elevation of up to 3.5' above grade to below/at grade. The horizontal structure resting on the posts is made up of 2x6 framing, and there is a hollow CMU retaining wall set back a few inches from the building footprint about the rear. This building has an exterior wooden access hatch to the crawl space below, and partitions have been constructed off of the 2x6 floor beams to enclose storage. This building has a hip roof structure on a 20'x25' core, with a gable roof extending off the front and a slow slope shed roof extending off of the rear. Both the hip roof and gable roof are asphalt shingle construction, and the shed roof is a membrane roof. Aluminum gutters and downspouts are installed at each eave location. There is a small gable shingled roof canopy above the front door as well. This cottage hosts a handful of interior wall finishes, mainly painted plaster with trim about penetrations, baseboard, and chair rail trim. One room has walls finished with vertical wooden boards, and the bathroom has ceramic tile terminating at a bull nose about halfway up the wall. The floors within this cottage have a softwood base, with three different styles of vinyl sheet applied. There is a visible dip in the floor towards the central load bearing wall throughout. This building has one bathroom with a bathtub, a toilet, and sink, although a stand up shower is located at the rear of the building with exterior door access. One kitchen is located in this building, with a counter top sink, refrigerator, and an oven/stove unit. There is a central brick chimney present at this location, but appears to have been enclosed in wood panels and abandoned. There is heating in the form of a wall furnace fueled a gas based heating system.



Front of cottage, front canopy roof assembly are rotted and insufficiently supported. Fascia board can be seen to be rotting as well.



Southern face of cottage, front and rear additions are apparent. This face is missing at least 50% of its paint.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7A WALSH WAY



*There is a covered porch at the rear of the cottage, with a shower stall and cabinets. All painted surfaces are chipping and peeling, and signs of mildew at the porch.*



*View of rear addition to the East, the paint has chipped and peeled off of most of the siding. The window in this wall shows signs of water penetration about the perimeter.*



*View of typical gutter and downspout condition at this cottage. The connection of the gutter to the roof eave is non-compliant, and the rust apparent in the fastening screws indicates a need for roof replacement.*



*View of the original asphalt roof construction connecting to the rear addition membrane roof rake. The ridge of the original roof can be seen to show signs of degradation.*



*View of membrane roof of the rear addition, this roof has a significantly lower pitch than the original roof, and is showing signs of deflection in the structure.*



*Cottage roof condition with front addition roof rake meeting the original building siding below the original roof eave. This roof construction is non-compliant and must be made to be so.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7A WALSH WAY



View of CMU retaining wall slightly offset from building siding. Paint has peeled from the base of wall up, indicating water has penetrated the CMU to the siding.



View of the foundation enclosure at the front of the building where the grade is the lowest. The boards of the enclosure are rotting and two layers of paint can be seen peeling.



Wooden foundation enclosure rotting and detached from the building. Signs of past reinforcement efforts with a horizontal 1x3 can be seen at the very base.



View into foundation crawl space. Insufficient floor supports can be seen, and a wood board partition dividing the space into storage and inaccessible.



Wall to wall sheet flooring with word spots and some crumbling at the edges.



Change in material between rooms, and significant change in floor elevation. Floor sheet finish shows signs of deflections throughout.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7A WALSH WAY



*Sheet tiling in bathroom that is crumbling at the edges and seams.*



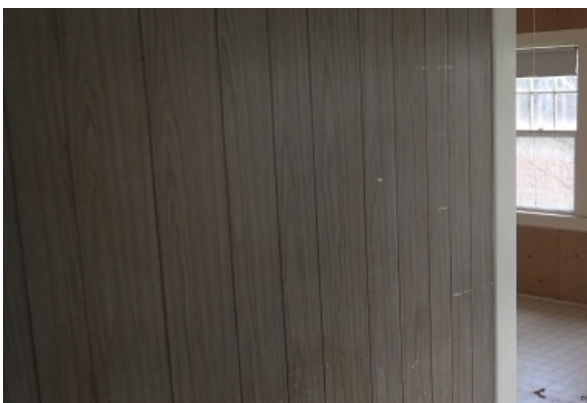
*Sheet flooring with signs of degradation throughout and crumbling at the edges.*



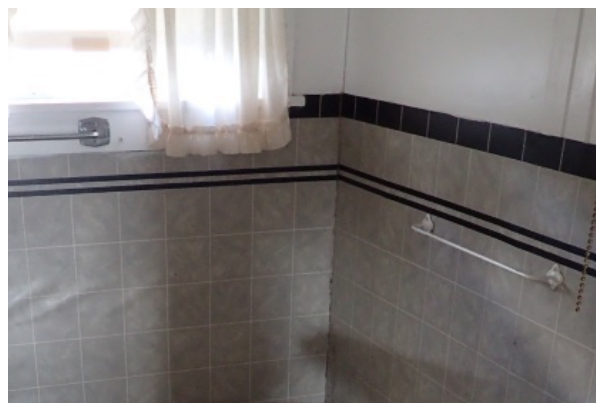
*Painted plaster wall with trim about openings and at the base, as well as trim board at about 3' above finish floor. Paint shows signs of mold and mildew growth.*



*Floor to ceiling wood paneling with base and crown molting. There is some rippling indicating some deflection occurring from the interior structure.*



*Clear wood board paneling wall finish, shows sign of mold and mildew, and there are scrapes in places as well.*



*Tile wall finish in full bathroom, terminating in a tile bull nose and has painted plaster above.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7A WALSH WAY



*Refrigerator and in counter double sink are present. The refrigerator has signs of mold, and must be replaced.*



*Stove/oven fixture with exposed connection into the wall. Fixture is outdated and needs replacing.*



*Sink and bathtub, both with non compliant hardware. Toilet is also present as well in this bathroom.*



*Conduit box with original fuses is non compliant and must be removed and replaced with up-to-date fixture and wiring.*

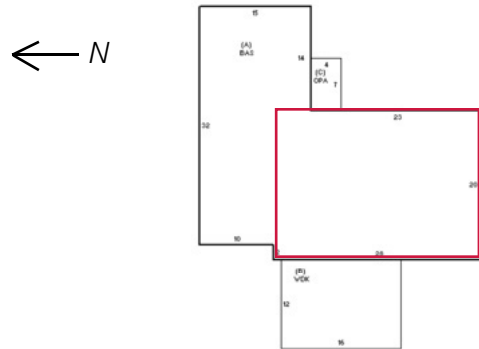


# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## COTTAGE 7B WALSH WAY



Key plan of building 7B location



Original building structural core outlined in red

This 950sqft building was built in 1928 and contains 3 bedrooms and 2 bathrooms. The original property was addressed 7 Walsh Way within parcel 43-135. This residence was occupied seasonally until 2011. This location also has a shed structure at the rear of the lot, that was not evaluated.

The cottage has wood stud walls clad in painted wood shingles, and all window and door penetrations are assumed to be original. Painted wood shutters are present on the majority of windows, but are secured open to the wood shingles. The cottage is built upon a wood pier foundation with a CMU frost wall above grade enclosing the partially excavated basement. The topography about this buildings footprint slopes down from East to West, with the base of wall remaining constant. On the East side there is a low wooden retaining wall offset a couple of feet from the footprint, where the base of wall is within a few inches of the ground grade. The structural core measures at 20'x30', with the secondary hip roof structural core measuring at 10'x20'. The structure is laid out as 2 rows of piers at 5'6" on center, supporting 2x6s and 2 rows of 4x6 beams. This building has a primary hip roof, with a hip extension off of the front, and a shed roof off of the back. There is a shingled eyebrow canopy extending off of the secondary hip roof with a curved wooden fascia. The entire roof structure is finished with asphalt shingles, and there are no gutters or downspouts present. Behind the building there is an access hatch in the ground with a membrane roof assembly. The interior of this cottage is painted plaster with a baseboard and crown trim. Each of the two bathrooms has ceramic tile terminating at a bull nose partway up the wall. This building floor base is softwood, and has a few floor finish types, mainly two types of wood boards. Other floor finishes include vinyl sheets, and two types of tile. This location has one kitchen containing a stove/oven, counter-top sink, and refrigerator. There are two bathrooms within this cottage, one containing a sink, bathtub/shower, and toilet. The second bathroom is a half bath containing a sink and toilet only. At the rear of the building there is a stand up shower stall accessed from the exterior. There is a gas heating system in the form of a wall furnace in this building. A brick chimney is present at the center of the structure, with an unused plugged connection for a stove flu.



Front view of cottage, CMU foundation has two window penetrations just above grade. The paint is peeling throughout.



The cottage has gutters at every eave, but some downspouts are missing, and all aluminum is failing.

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7B WALSH WAY



*South elevation with access door to crawl space/basement is to the left. Most windows are without storm window protection.*



*North elevation, bedroom addition to the left has with damaged window and peeling paint.*



*Shingled eyebrow canopy over front entry is rotted and failing. The fascia board is damaged and rotting at the entire perimeter of the roof. The wood deck is not worth saving.*



*Patched asphalt shingle roof past it's useful life.*



*Poorly constructed addition with degraded asphalt singled low pitched shed roof.*



*Membrane roof assembly nearby building similar to other membrane roof constructions on the property. Failure at the corners and edges indicates age and needs replacing.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7B WALSH WAY



*Deck addition framing supported by the CMU foundation at one side and piers at the other.*



*View inside crawl space/basement.*



*CMU foundation wall at grade, with brick patching seen in the corner.*



*Insufficient wood retaining wall set back from building face.*



*Worn and damaged sheet flooring.*



*Hardwood flooring needs restoring, and has a slight pitch indicating foundation settlement.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

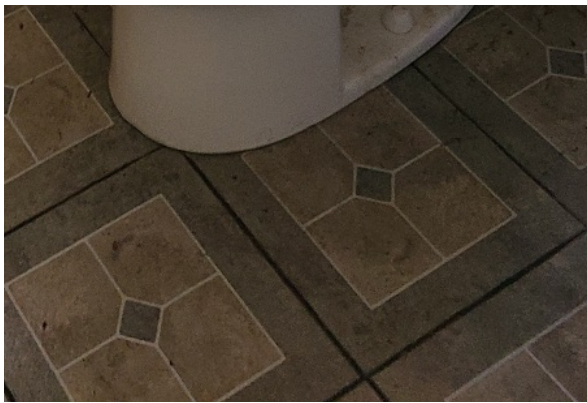
## 7B WALSH WAY



Sheet tile flooring in full bathroom. Tiles have become unsecured in areas and failing.



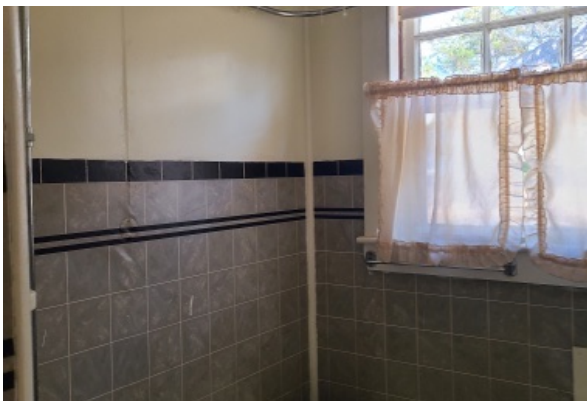
Buckled wood flooring in one of the bedrooms due to water damage.



Sheet tile flooring in half bathroom, is crumbling at the edges and seems.



Painted plaster wall with corner and base trim, with trim board at about 3' above finish floor. Paint shows signs of mold growth and the seams between panels have become visually apparent.



Tile wall finish in full bathroom, terminating in a tile bull nose and has painted plaster above.



Painted plaster wall with base board trim and crown molding. Trim around window frame is beginning to separate from the wall, and needs replacing. Window hardware at the top is damaged and must be removed.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 7B WALSH WAY



*Interior wall with severe water infiltration and resultant mold.*



*Tile wall finish in half bathroom, terminating in a tile bull nose and has painted plaster above.*



*Half bath with sink and toilet. Sink fixture is non compliant.*



*Full bath with toilet, sink, and bathtub. Sink fixture is non compliant, and bathroom layout is unacceptable by code.*



*Counter sink, with non compliant hardware.*



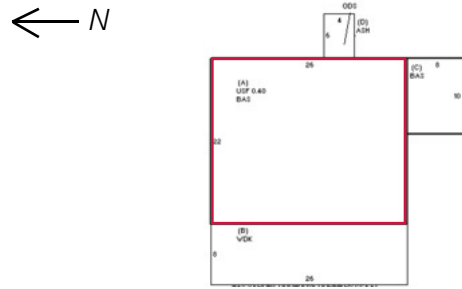
*Oven/stove fixture and refrigerator. Both require replacing due to age.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 10 WALSH WAY



Key plan of building 10 location



Original building structural core outlined in red

This 881sqft building, 652sqft footprint, was built in 1940 and contains 3 bedrooms and 1 bathroom. The original property was addressed 10 Walsh Way at 0.974 acres within parcel 43-10. This residence was occupied seasonally until 2003. This location also has three shed structures along the edge of the property, that were not evaluated. The walls of this cottage are wood stud, and faced with wooden shingles, with vertical trim at each corner. The cottage is built upon a pier foundation with a structural core of 22'x25', and extending underneath the bump out footprint. The open foundation space is enclosed in wood panels and shingles. Each pier is supplemented with two courses of CMU on grade, and there are loose shims between beams and piers. The floor is framed with 2x6s, 4x6 beams, and 2 rows of light framing. This cottage has 2 gable roofs, the primary with 2 dormers, and are clad in asphalt shingles. The rakes are flush with the wall face with a wooden fascia board at each location. There are aluminum gutters and downspouts at the front eave locations. There is a small shed roof at the rear covering an outdoor shower stall, that is also asphalt shingled. This cottage interior is finished with painted plaster throughout, with baseboard trims in every room, and chair rail trim in the bedrooms. The cottage's first floor structure is softwood covered with vinyl sheet, and ceramic tile in the bathroom. The loft area is exposed wooden floor sheathing, with areas of loose vinyl sheets. There is one kitchen at this location that includes a oven/stove, refrigerator, and sink. The single bathroom has a toilet, sink, and attachment for a standing tub. Located at the rear of the building there is a stand up shower accessed from the exterior.



View of front of building and porch addition.



Unpainted cedar shingle siding in fair to poor conditons dependent upon wall orientation.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 10 WALSH WAY



*Subtitle*



*North elevation shows staining indicating water damage at each window sill.*



*Asphalt roof above kitchen addition shows insufficient roofing coverage.*



*Rotted Integral wood rain gutter and downspout are rusting and failing.*



*Roof from the interior of the second level. Water damage can be seen, as well as ripples indicating further damage and settling.*



*Asphalt roof generally is failing, and the shower stall addition has failed at the connection to the main structure.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 10 WALSH WAY



*View of foundation pier, wood siding, wood foundation skirt, and brick supports. Foundation is insufficient for this building, and was not intended to support two levels.*



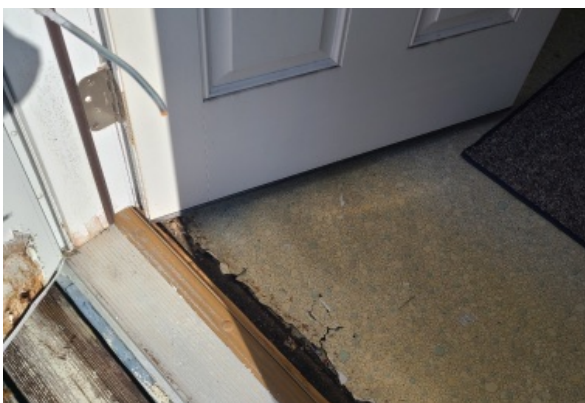
*View of foundation pier exposed at one corner.*



*Rotting wooden access hatch to foundation crawl space, and remnants of CMU retaining wall.*



*Rotting wooden foundation enclosure at grade.*



*Sheet flooring at building threshold is damaged down into the floor sheathing and crumbling.*



*Piece made sheet flooring crumbling at the edges. Multiple layers of flooring can be observed in the area at the top of this photo. The area at the bottom has large areas where the flooring has crumbled to reveal the floor sheathing.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 10 WALSH WAY



*Tile flooring with failing grout joints and cracked tiles.*



*Sheet flooring and board flooring at second level, crumbling and failing from age.*



*Kitchen addition, paint is chipping and peeling throughout and water damage can be seen at the windows.*



*This window stuck open, exposing the interior to the elements.*



*Painted plaster wall with trim at base, mid, top, and about doorways. Paint is yellowing due to age.*



*Dormer condition at the second floor. Chipping paint and insufficient framing about window.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

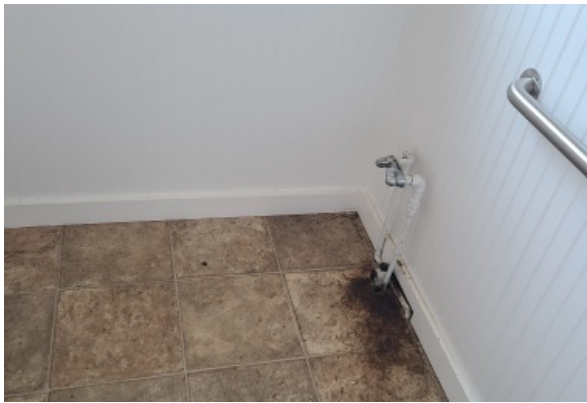
## 10 WALSH WAY



*Kitchen addition windows, single paned and damaged bug netting.*



*Kitchen with refrigerator, stove/oven, and in counter sink. Both the stove/oven and refrigerator are outdated and need replacing.*



*Missing bathtub fixture.*



*Toilet fixture and sink, the layout of this bathroom is non-compliant with accessibility codes.*



*In counter sink, with missing and non compliant hardware. Cabinet hardware is also non compliant.*

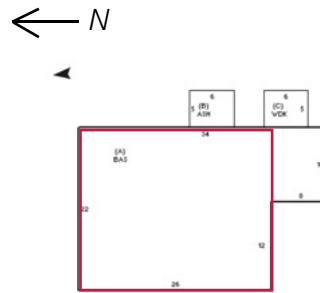


# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 13 WALSH WAY



Key plan of building 13 location



Original building structural core outlined in red

This 881SF Sears and Roebuck kit home was constructed in 1940 and contains three bedrooms, a living room, kitchen and a single bathroom. This residence was occupied seasonally until 2007. The building has wood stud walls clad in painted wood shingles, and vertical trim boards at each corner.

This location includes the water main utilities shed and three electrical meter conduits by the Western side of the lot, these have not been evaluated. The cottage is built upon a foundation with a main core 24'x26', with a deck of 2x6s, and a bump out structure. The foundation is made up of 16" CMU crawl space walls on the left hand side, and on the other side is wood piers with above grade exposure. There is an access hatch to below the framing, and this space is enclosed by the CMU bearing wall and wood panels at the base of wall. The roof at this location is a main gable roof structure with an extension with a smaller footprint. The roof finish is asphalt shingle, and there are aluminum gutters and downspouts at the two eaves. The rake is flush with the wall, and has a wood fascia board. The interior has painted plaster walls throughout, with wood baseboard trim. The hardwood flooring is covered in most areas with vinyl sheet flooring except in the loft. The kitchen is equipped with a propane fueled range without an exhaust hood, a sink, and a refrigerator. The single bathroom contains a bathtub, toilet, and sink. At the rear of the cottage there is an exterior accessed enclosed stand up shower. In the loft at the ceiling peak there is an Internet router remaining.

A centrally located propane fired furnace is present, but it's current operational state is not known.



Front elevation of the building, concrete steps with insufficient railing, and original windows that need replacing.



North elevation, cladding shows mold growth and paint has peeled from almost 50% of this face.

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 13 WALSH WAY



*View showing wooden steps into kitchen addition that are rotting due to age, and an exterior accessed shower stall attached to the back of the building.*



*Southern face of the building kitchen addition with newer windows than the rest, but still insufficient due to age.*



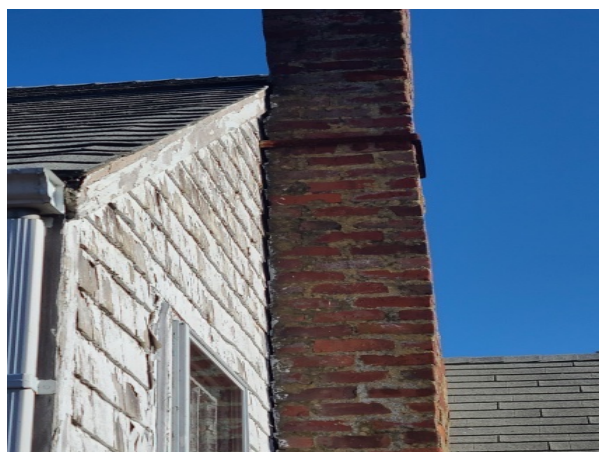
*Asphalt shingle roof showing nonconformities and failure of adhesion in places.*



*North side peeling paint and rotted window sill. Window lacks storm.*



*Asphalt shingle roof is past it's useful lief. with small addition above shower stall. Bricks can be seen holding down the edges of the corners of the addition roof.*



*Wood rake without metal drip edge and little remaining paint. The chimney is detached itself from the building.*



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 13 WALSH WAY



*Wood retaining wall set back from building foundation.*



*CMU perimeter foundation with grade build up, and insufficient water mitigation.*



*Access panel a to crawl space*



*Access to foundation crawl space, the foundation of CMU and wood members can be seen.*



*Uneven flooring transition between two rooms.*



*Sheet flooring in bedroom, evidence of water damage, and is crumbling at the edges due to age.*

# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 13 WALSH WAY



Sheet flooring, worn down to the floor sheathing in areas and crumbling at the edges.



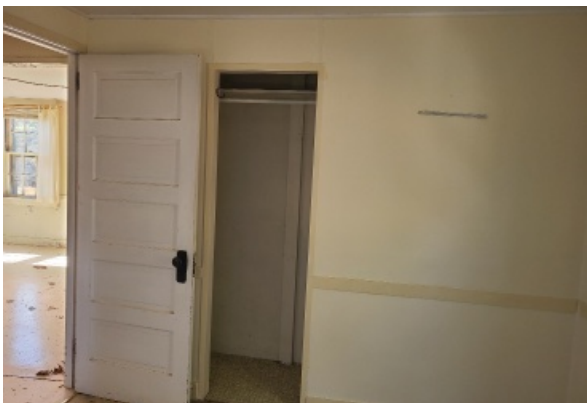
Second level flooring is exposed wood boards.



Painted plaster walls with crown molding. Paint is yellowing and peeling.



Sloped ceiling condition below stairs, enclosed with plaster and painted to match.



Painted plaster wall with trim around doorway, base of wall, and chair rail height. Paint is yellowing and chipping.



Variable wall heights at second level with trim board at borders, paint is chipping and peeling throughout.



# 1 | ARCHITECTURAL ASSESSMENT OF EXISTING BUILDINGS

## 13 WALSH WAY



*View of kitchen including stove/oven fixture, refrigerator, and in counter double sink. The stove/oven and refrigerator are outdated.*



*Toilet fixture in non compliant location.*



*Sink fixture with non compliant hardware and uninsulated non-compliant piping below.*



*Internet router that is in good condition at roof pitch.*

## 2 | HAZARDOUS MATERIAL INVESTIGATION

### LIMITED ASBESTOS SAMPLING

In response to the proposed renovation/demolition activities at the Site, Weston & Sampson performed limited sampling of asbestos-containing materials (ACMs). Sampling was limited to visible, accessible materials present in significant quantities. The purpose of the sampling was to develop budgetary estimates for hazardous materials abatement that may be required as part of renovation/demolition activities.

Numerous suspect ACMs were observed within each cottage. Suspect materials included flooring, gypsum wall systems, roofing and window sealants. Despite the age of the cottages the roofing appeared to have been installed within the past +/- 20 years. Not every material was sampled but rather representative samples were collected in a screening process to evaluate the likely presence of ACMs within the cottage buildings. Asbestos was identified in flooring materials within Cottages 3, 7 and 7B.

Given the age of the cottages and the numerous renovations to each additional ACMs are likely present. A thorough asbestos inspection will be required prior to actual renovation/demolition.

The asbestos sampling was performed by Massachusetts-licensed asbestos inspector Mr. Craig Miner (license No.: AI000014) on December 22, 2021. A total of 22 samples of suspect asbestos-containing materials were collected. We performed the bulk sampling in the subject area according to methods outlined in the U.S. Environmental Protection Agency (EPA) guidance document titled, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (Document No. 560/5-85/024). Samples were analyzed by EMSL Analytical, Inc. in Woburn, Massachusetts. The results of the sampling are summarized on the next page.

### COST ESTIMATE

Weston & Sampson developed cost estimates using current abatement prices and are based on the limited data collected. Abatement costs are subject to local market conditions and will also be affected if multiple phases of abatement are conducted compared to a single project.

Abatement would only be required for damaged materials or materials impacted by renovation. Should a redevelopment work scope not require a gut rehabilitation, thereby limiting required abatement, the overall costs may be reduced. Below are estimated costs for ACM abatement at each cottage. Assumed ACM contingency costs are to address other possible ACM materials such as tank/pipe insulation, sealants, roofing, etc.

Cottage	Known ACM	Assumed ACM contingency	Total
3	Kitchen linoleum \$2,200	\$2,500	\$4,700
5	-	\$2,500	\$2,500
6	-	\$2,500	\$2,500
7	Mastic on parquet flooring \$4,500	\$2,500	\$7,000
7A	-	\$2,500	\$2,500
7B	Floor tile \$3,800	\$2,500	\$6,300
10	-	\$2,500	\$2,500
13	-	\$2,500	\$2,500
Estimated Total			\$30,500



## 2 | HAZARDOUS MATERIAL INVESTIGATION

### SAMPLING RESULTS

Sample ID	Description	Location	Analytical Result (% Asbestos)
01A	Tar paper under siding	Cottage #3 exterior	NAD
02A	Green linoleum	Cottage #3 kitchen	15% Chrysotile
03A	Floral pattern linoleum	Cottage #5	NAD
04A	Joint compound	Cottage #5	NAD
05A	Paper under siding	Cottage #5 exterior	NAD
06A	Joint compound	Cottage #7B	NAD
07A	12"x12" Floor tile	Cottage #7B	2% Chrysotile
08A	12"x12" Floor tile mastic	Cottage #7B	NAD
09A	Hexagon linoleum	Cottage #7A	NAD
10A	Mastic on parquet flooring	Cottage #7	8% Chrysotile
11A	Pebble pattern linoleum	Cottage #7	NAD
12A	Joint compound	Cottage #7	NAD
13A	Paper under siding	Cottage #7	NAD
14A	Window glazing compound	Cottage #7 exterior	NAD
15A	Linoleum – 1 <sup>st</sup> layer	Cottage #6	NAD
16A	Linoleum – 2 <sup>nd</sup> layer	Cottage #6	NAD
17A	Tar paper roofing	Cottage #6 exterior	NAD
18A	Linoleum	Cottage #13	NAD
19A	Joint compound	Cottage #13	NAD
20A	Linoleum	Cottage #10	NAD
21A	Joint compound	Cottage #10	NAD
22A	Window glazing compound	Cottage #10	NAD

# 3 | SANITARY SYSTEM RECOMMENDATIONS

## SEPTIC FEASIBILITY

The “Walsh Properties” property found on Walsh Way in Truro MA consist of eight (8) cottages that are located on six (6) individual lots on Walsh Way.

The properties address consists of:

- 3 Walsh Way – One (1), one (1) Bedroom unit
- 5 Walsh Way – One (1), one (1) Bedroom unit
- 6 Walsh Way – One (1), two (2) Bedroom unit
- 7 Walsh Way:

oOne (1), two (2) Bedroom unit

oTwo (2), three (3) Bedroom Units

- 10 Walsh Way - One (1), three (3) Bedroom unit
- 13 Walsh Way - One (1), one (1) Bedroom unit

In Total, on six (6) different parcels, there are a combined (13) Bedrooms, established on approximately 345,042 SF of land (combining six parcels), or 7.92 acres.

Properties have not seen regular flows and are dormant. We are told the buildings contain cesspools, which are likely to not be compliant and are an antiquated form of sewerage disposal.

## SITE CONSTRAINTS & FEASIBILITY

The properties labeled above fall within a Zone II Confined Aquifer Protection Zone, as established by Mass DEP. This zone is a nitrogen sensitive zone that is intended to prevent high density and high nitrogen loading activities within an area that is subject to producing the drinking water for the community.

This constraint will limit the number of bedrooms that would be allowed on the site(s). The minimum requirement for area to bedroom is 10,000 SF / Bedroom.

In this case, the property would be eligible for 34 bedrooms based on the above-mentioned parameters. However, this would not be granted by right. The town officials may require special variances or lot merging to achieve this number of bedrooms on this parcel.



# 3 | SANITARY SYSTEM RECOMMENDATIONS

## STUDY OUTCOME

The intent of this study is to examine the property with three different septic replacement options:

*Scenario #1: Replace in kind.*

Proposing to install a system at each individual building that would service only the current number of bedrooms recognized by the accessors office today.

*Scenario #2: Replace with Centralized System.*

Proposing to install (1) Septic system to fall on (1) Parcel of land. There would be a central collection system that would take the sewerage to (1) centralized septic tank, and pump or distribute to a field. This would eliminate the need for (1) system per property.

*Scenario #3: Maximum Feasibility for the Site.*

Proposing to install (1) centralized septic system, that would be able to handle the maximum number of bedrooms, thirty four (34) for this site under the nitrogen loading requirement.

The goal is to provide the Town with an understanding of septic options, with 2022 pricing, and the potential options for investment in this site, related to the septic.

## REFERENCE CODES

- 310 CMR 15.000: THE STATE ENVIRONMENTAL CODE, TITLE 5: STANDARD REQUIREMENTS FOR SITING, CONSTRUCTION, INSPECTION, UPGRADE AND EXPANSION OF ON-SITE SEWERAGE TREATMENT AND DISPOSAL SYSTEM AND FOR THE TRANSPORT AND DISPOSAL OF SEPTAGE.
- TOWN OF TRURO BOARD OF HEALTH REGULATIONS – May 18, 2021

## SITE EVALUATION

In review of the current site, we have found the following items:

1. The soils found on this site are consistent with Kames, Eskers, Outwash Plains, Kame Terraces, which contain glacial outwash and sandy glaciofluvial deposits. This results in fast percolation rates (less than 2 MPI), and deep ground water. Providing optimal conditions for septic systems.
2. No wetland appear to be in the vicinity of the septic area.
3. Private wells are unknown and should be researched. A recommended minimum of 150FT should be kept from a private well head.
4. Properties are found within a Zone II Well Head Protection Zone, but not a Zone I Well Head Protection Zone.
5. Site topography consist of grades as high as 94.00 to 60.00, based on NAVD88.

# 3 | SANITARY SYSTEM RECOMMENDATIONS

## SITE OPTIONS AND COST BREAKDOWN

### Scenario #1:

Installing a Septic System per property.

- Properties, #3, #5, #6, #10, #13 Walsh Way would consist of the following items:
  - o 1500 Gallon (2) Compartment Tank
  - o Distribution Box
  - o 4" Sch 40 PVC Piping
  - o Precast Flow Diffuser leaching field on a washed stone bed & stone sides for increased leaching area.
  - o Minor Tree clearing
  - o Loam and Seeding
- Approximate Cost per site would be \$29,000.00 per property.
- Property #7 Walsh Way consist of (3) buildings would have (1) Septic System tied into (3) buildings.
  - o 2,000 Gallon (2) Compartment Tank
  - o Distribution Box
  - o 4" Sch 40 PVC Piping
  - o Precast Flow Diffuser leaching field on a washed stone bed & stone sides for increased leaching area.
  - o Minor Tree clearing
  - o Loam and Seeding
- Approximate Cost for this system would be approximately \$35,000.00

Total Cost for Scenario #1 would be approximately: \$180,000.00



# 3 | SANITARY SYSTEM RECOMMENDATIONS

## SITE OPTIONS AND COST BREAKDOWN - CONTINUED

### Scenario #2:

Installing a common septic with a collection system:

This would consist of installing the following:

- (1) 5,500 Gallon Two Compartment tank
- (1) 2,500 Gallon Pump Chamber
- (4) Sewer Manholes
- Approx. 800 LF of 8" PVC Sewer Lines
- Approximately 600 LF of 6" PVC Sewer Lines
- 2,100 SF leaching field.
- Loam and Seed
- Tree Removal
- Pavement Replacement

Cost for this system shall be approximately: \$645,000.00

Please see detail attached at the end of this section for proposed site layout

### Scenario #3:

Installing a common septic with a collection system based on (34) Bedrooms.

This would consist of installing the following:

- (1) 13,000 Gallon Two Compartment tank
- (1) Nitrogen Treatment System
- (1) 5,000 Gallon Pump Chamber
- (4) Sewer Manholes
- Approx. 800 LF of 8" PVC Sewer Lines
- Approximately 600 LF of 6" PVC Sewer Lines
- 5,100 SF leaching field.
- Loam and Seed
- Tree Removal
- Pavement Replacement

Cost for this system shall be approximately: \$784,000.00

# 3 | SANITARY SYSTEM RECOMMENDATIONS

## CONCLUSION

The pricing including is based on 2022-dollar values, using 2021 Mass DOT weighted rates for road construction, also, including Massachusetts Prevailing Wage Rates. Further evaluation shall be performed by providing site topography and test pit analysis.

Also, domestic drinking water to the properties should be considered. The properties are serviced by individual well systems. It is advantageous to create (1) well, to service the new dwellings and install new water piping to the buildings.

Please find the cost estimate on the next page for the proposed scenarios, and the proposed concept layout for the septic and sewer collection system.



# 3 | SANITARY SYSTEM RECOMMENDATIONS

## COST ESTIMATE - SEPTIC REPLACEMENT

Item Requirement	Scenario #1	Scenario #2	Scenario #3
(per system)			
Engineering	\$ 4,500.00	\$ 25,000.00	\$ 30,000.00
Permit Fees	n/a	n/a	n/a
Tree Clearing & Grubbing	\$ 2,500.00	\$ 12,000.00	\$ 15,000.00
Septic Tank	\$ 3,000.00	\$ 15,000.00	\$ 30,000.00
Pump Chamber	n/a	\$ 10,000.00	\$ 13,000.00
Nitrogen Treatment	n/a	n/a	\$ 30,000.00
Pumping Equipment	n/a	\$ 19,000.00	\$ 19,000.00
Leaching Field @ \$13 / SF	\$ 6,500.00	\$ 27,300.00	\$ 66,300.00
PVC Piping Installation	\$ 1,500.00	\$ 6,500.00	\$ 7,500.00
Sewer Manholes - \$5000 ea	n/a	\$ 20,000.00	\$ 20,000.00
Sewer 8" PVC Collection Pipe - \$180 / LF	n/a	\$ 144,000.00	\$ 144,000.00
Sewer 6" PVC Lateral Pipe - \$165 / LF	n/a	\$ 99,000.00	\$ 99,000.00
Pavement Replacement - \$140 / SY	n/a	\$ 70,000.00	\$ 70,000.00
Loam and seeding	\$ 2,000.00	\$ 6,500.00	\$ 8,500.00
<b>Soft Costs</b>	\$ 20,000.00	\$ 454,300.00	\$ 552,300.00
<b>General Conditions 10%</b>	\$ 2,000.00	\$ 45,430.00	\$ 55,230.00
<b>Permits 2%</b>	\$ 440.00	\$ 9,994.60	\$ 12,150.60
<b>Profit 10%</b>	\$ 2,244.00	\$ 50,972.46	\$ 61,968.06
<b>Construction Contingency 15%</b>	\$ 3,702.60	\$ 84,104.56	\$ 102,247.30
<b>Total</b>	<b>\$ 28,386.60</b>	<b>\$ 644,801.62</b>	<b>\$ 783,895.96</b>

# 4 | COST PROJECTIONS

## OVERVIEW:

The eight (8) habitable cottage structures started out as Sears and Roebuck Company kit homes which were delivered to the Walsh Parcel site and constructed on minimal foundations of dry laid concrete block and timber piers. The cottages were constructed between 1900 and 1940. They were always meant for seasonal summer occupancy and have uninsulated walls and attics and either lack heat entirely, or have small centralized propane or oil fueled space heaters. Over the last few decades, the property and it's buildings have fallen into disuse, with no cottage being occupied after 2017. Lack of continuous occupation, upkeep and needed repairs to the aging structures has resulted in leaking roofs, broken windows, peeling paint on the majority of painted surfaces, and decaying wood building fabric. Due to the impermanent nature of the building foundations, settling has occurred resulting in sloping floors and out-of-plumb walls with visible cracks. Water ingress from roof leaks and voids in the exterior building envelope have damaged interior surfaces and has supported the growth of mold in many areas. All of the existing structures have cesspool septic systems, which are not currently legal.

The interior layouts of the cottages are obsolete and haphazard due to age and modifications and additions that have been constructed over time. The additions are even more poorly constructed than the main house volumes and are past the point of salvaging. The electrical infrastructure is outdated with ungrounded duplex outlets and no GFCI outlets present near wet areas such as bathrooms or near kitchen sinks. A preliminary hazardous materials survey indicated the presence of asbestos containing materials (ACM's) in some flooring types. It is assumed that other ACM's will be present in roofing cements, caulking, and pipe wrap. It is also assumed that due to the age of the structures, lead paint will be prevalent on most interior and exterior painted surfaces. As they exist, none of the existing cottages is currently habitable without substantial repair and renovations.

## COST PROJECTION OPTIONS:

Three possible scenarios were investigated for providing year-round housing on the Walsh Parcel.

1. Option #1- Rehabilitation: The first scenario, outlined on the next page, looks at what it would take to rehabilitate the existing structures to make them suitable for year-round occupation. The number of bedrooms and bathrooms would remain the same as what currently exists.

2. Option #2 -Total Reconstruction. The second option looks at removing all existing cottages in their entirety and replacing them "in-kind" with new construction.

The cost estimate for both options #1 and #2 assumes an average size of 763 SF to simplify the comparison, which is the current average SF size of the eight properties at the Walsh Parcel.

3. Option #3- Phase Construction and Renovation: This option is a hybrid of Option #1 and Option #2 that rehabilitates (2) two of the existing cottages and replaces the remaining (6) six cottages with new structures. This option increase the overall square footages of the new buildings to an average of 900SF to accommodate additional bedrooms, provide handicap accessible clearances and to provide larger overall accommodations than what currently exists.

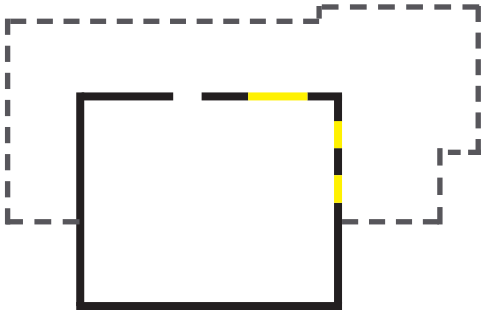


1



Demolition of add-on structures

2



Reinforcements and repairs on existing structure

3



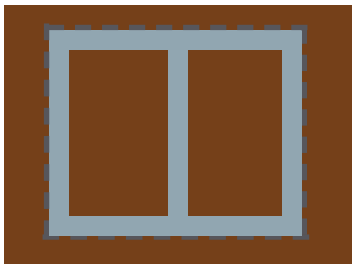
Structure lifted and moved to temporary site to expose foundation

4



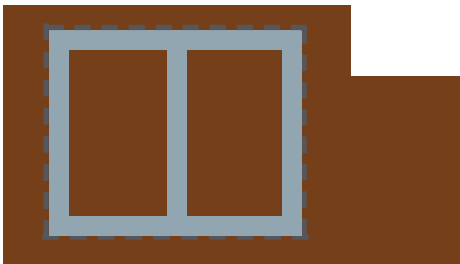
Foundation demolition

5



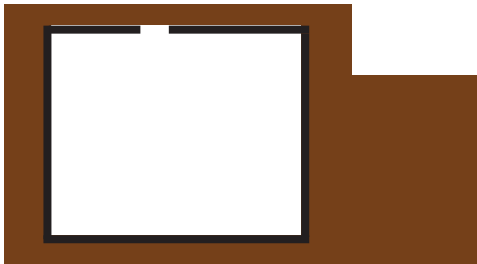
New foundation excavated, poured, and infilled

6



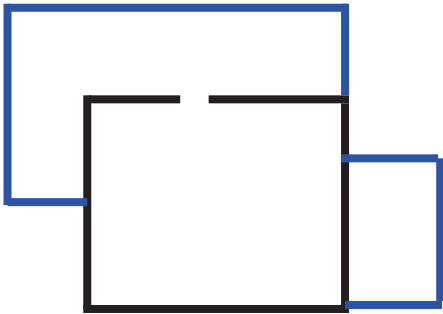
Site excavation for new septic system and utility improvements and installation

7



Building structure placed on new foundation

8



- Exterior rehabilitation:
- Removal and replacement of cedar shingles.
  - Insulate exterior walls and attic spaces for 4-season habitation.
  - Replacement of windows and doors
  - Roof repair and replacement
  - Replace stairs/ramps. Replace additions on new foundations.
- (Blue outline)
- Interior rehabilitation:
- Refinish/repair all interior walls. Widen door openings.
  - New bathroom and kitchen appliances and fixtures.
  - ADA compliant renovations at selected residences.
  - New heating, cooling and electrical systems.



# 4 | COST PROJECTIONS

## CONSTRUCTION COST SUMMARY

Options	Avg SF	\$/SF	\$/ Bldg	Total Estimated Construction Cost
Approach Option 1: Rehabilitation	763	\$464	\$354,286	\$2,834,288
Total Project Cost Including Owner's Soft Costs		\$565	\$431,164	<b>\$3,449,312</b>
Approach Option 2: Total Reconstruction	763	\$612	\$466,846	\$3,734,768
Total Project Cost Including Owner's Soft Costs		\$743	\$566,800	<b>\$4,534,400</b>
<i>*Total Project Cost Scenario #2 Septic</i>		\$898	\$685,234	\$5,481,872
Approach Option 3: Phased Construction & Rehabilitation				
Phase 1 - Rehabilitation	881	\$429	\$378,382	\$756,764
Total Project Cost Including Owner's Soft Costs		\$522	\$460,200	<b>\$920,400</b>
<i>*Total Project Cost Scenario #2 Septic</i>		\$657	\$578,635	\$1,157,270
Phase 2 - Demolition and New Construction	900	\$565	\$508,192	\$3,049,152
Total Project Cost Including Owner's Soft Costs		\$685	\$616,622	<b>\$3,699,732</b>
<i>*Total Project Cost Scenario #2 Septic</i>		\$817	\$735,051	\$4,410,306
Approach Option 3: Combined Totals				
Phase 1 and 2 Total Project Cost Including Owner's Soft Costs		\$645		<b>\$4,620,132</b>
<i>*Phase 1 and 2 Total Project Cost Scenario #2 Septic</i>		\$777		\$5,567,576

This cost estimate was produced from revised study documents prepared by Weston & Sampson and their design team dated January 21, 2022. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

**\*Note - Within the last 18 months, bids have been affected with uncontrollable material costs and availability and lack of labor. Contractors are at risk of overages on materials due to lack of supplies and longer leads. These conditions have resulted in increases in bids for all trades and general bids anywhere from 10% to 15% depending on project type and materials.**

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency.

Bidding conditions are expected to be Chapter 149 public bid by general contractors, and filed sub-bid sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

### Items not included in this estimate are:

Land acquisition, feasibility, and financing costs

All Furnishings, Fixtures and Equipment

Items identified in the design as Not In Contract (NIC)

Items identified in the design as by others

Owner supplied and/or installed items (e.g. draperies, furniture and equipment)

Rock excavation; special foundations (unless indicated by design engineers)

Utility company back charges, including work required off-site

Work to Town streets and sidewalks except as noted in this estimate)

Construction or occupancy phasing or off hours' work, (except as noted in this estimate)

Hazardous or unsuitable soil replacement and removal .....

# 4 | COST PROJECTIONS

## STUDY COST ESTIMATE APPROACH OPTION 1: REHABILITATION

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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### Approach Option 1: Rehabilitation

3 Walsh way	580	sf				
5 Walsh way	520	sf				
6 Walsh way	674	sf				
7 Walsh way	803	sf				
7A Walsh way	818	sf				
7B Walsh way	950	sf				
10 Walsh way	881	sf				
13 Walsh way	881	sf				
				<b>763 sf average</b>		

### 1 Average Cost

<u>Demolition</u>						
Removal and mitigation of hazardous materials	1	ls	4,000.00	4,000		
Demolition of add-on structure and exterior structures as they apply (porches, stoops, steps)	1	ls	5,000.00	5,000		
Demolition of foundation assembly and retaining walls	1	cd	4,500.00	4,500		
<u>Building Temp Move</u>						
Reinforcement and repairs as needed to preserve structure during removal from building pad	1	ls	5,000.00	5,000		
Preparation of temporary site	1	ls	5,000.00	5,000		
Lift existing structure and move to temporary site	763	sf	8.00	6,104		
<u>Sitework</u>						
Excavation of foundation footprint	1	cd	4,500.00	4,500		
New septic excavation and construction	1	ls	28,386.00	28,386		
Utility improvements and installation - water, electrical	1	ls	10,000.00	10,000		
Final site finishes	1	ls	7,500.00	7,500		
<u>Foundations</u>						
Construction of new foundation	763	sf	20.00	15,260		
<u>Building Final Move</u>						
Placement of structure on new foundation	763	sf	8.00	6,104		
<u>Exterior</u>						
Removal and replacement of cedar shingles	980	sf	15.00	14,700		
Replacement of windows and doors as needed	8	ea	600.00	4,800		
Roof repair and replacement	850	sf	10.00	8,500		
New porches/decks	1	ea	15,000.00	15,000		
<u>Interior</u>						
Bath reno	1	ea	7,500.00	7,500		
Kitchen reno	1	ea	15,000.00	15,000		
Interior walls, door upgrades, finishes	763	sf	10.00	7,630		
HVAC	763	sf	8.00	6,104		
Electrical	763	sf	10.00	7,630		
SUBTOTAL					188,218	

<b>TRADE TOTAL</b>						<b>188,218</b>
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BONDS	2%	\$3,764
PERMIT	2%	\$3,764
GC - GENERAL CONDITIONS, REQUIREMENTS AND GL INSURANCE	20%	\$37,644
GC - OVERHEAD & PROFIT	10%	\$23,339
DESIGN AND PRICING CONTINGENCY	20%	\$51,346
ESCALATION AND BIDDING MARKET CONDITIONS	15%	\$46,211

<b>TOTAL CONSTRUCTION</b>	<b>Average \$/sf</b>	<b>\$464</b>	<b>\$354,286</b>
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### Soft costs to include the following:

AE Basic Services (10% of Construction Value)	10%	\$35,429
AE Special Services (1.5% of Construction Value)	1.5%	\$5,314
Owner's Project Management Fees (4% of CV)	4%	\$14,171
Advertisement Cost Allowance		\$250
Legal Cost Allowance		\$2,000
Independent Testing Allowance		\$2,000
Construction Contingency (5% of CV)	5%	\$17,714
<b>Soft Costs Total</b>		<b>\$76,878</b>

<b>TOTAL PROJECT</b>	<b>Average \$/sf</b>	<b>\$565</b>	<b>\$431,164</b>
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# 4 | COST PROJECTIONS

## STUDY COST ESTIMATE OPTION 2: TOTAL RECONSTRUCTION

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL BASE COST	TOTAL COST (* Septic Scenario #2)
<b>Approach Option 2: Total Reconstruction</b>							
3 Walsh way	580	sf					
5 Walsh way	520	sf					
6 Walsh way	674	sf					
7 Walsh way	803	sf					
7A Walsh way	818	sf					
7B Walsh way	950	sf					
10 Walsh way	881	sf					
13 Walsh way	881	sf					
				763 sf average			
<b>1 Average Cost</b>							
<u>Demolition</u>							
Removal and mitigation of hazardous materials	1	ls	4,000.00	4,000			
Make-safe and demolition of structure and add-ons	763	sf	15.00	11,445			
Demolition of foundation assembly and retaining walls	1	cd	4,500.00	4,500			
<u>Sitework</u>							
Excavation of foundation footprint	1	cd	4,500.00	4,500			
New septic excavation and construction	1	ls	28,386.00	28,386			52,214
Utility improvements and installation - water, electrical	1	ls	15,000.00	15,000			
Final site finishes	1	ls	10,000.00	10,000			
<u>Foundations</u>							
Construction of new foundation	763	sf	20.00	15,260			
<u>Structure</u>							
Wood framed structure	763	sf	65.00	49,595			
<u>Exterior</u>							
Cedar shingles & trim	980	sf	15.00	14,700			
Windows	6	ea	600.00	3,600			
Doors	2	ea	900.00	1,800			
Asphalt roof	850	sf	10.00	8,500			
Porches/decks	1	ea	15,000.00	15,000			
<u>Interior</u>							
Bathroom	1	ea	8,500.00	8,500			
Kitchen	1	ea	15,000.00	15,000			
Wall finishes	640	sf	10.00	6,400			
Ceilings	763	sf	5.00	3,815			
Floors	763	sf	10.00	7,630			
Doors	6	ea	600.00	3,600			
HVAC	763	sf	10.00	7,630			
Electrical	763	sf	12.00	9,156			
SUBTOTAL					248,017	Base Cost	*Septic Scenario #2
<b>TRADE TOTAL</b>						<b>248,017</b>	<b>300,231</b>
						BONDS 2%	\$4,960 2% \$6,005
						PERMIT 2%	\$4,960 2% \$6,005
						GC - GENERAL CONDITIONS, REQUIREMENTS AND GL INSURANCE 20%	\$49,603 20% \$60,046
						GC - OVERHEAD & PROFIT 10%	\$30,754 10% \$37,229
						DESIGN AND PRICING CONTINGENCY 20%	\$67,659 20% \$81,903
						ESCALATION AND BIDDING MARKET CONDITIONS 15%	\$60,893 15% \$73,713
<b>TOTAL CONSTRUCTION</b>						<b>Average \$/sf \$612</b>	<b>466,846 \$741 \$565,132</b>
<b>Soft costs to include the following:</b>							
						AE Basic Services (10% of Construction Value) 10%	\$46,685 10% \$56,513
						AE Special Services (1.5% of Construction Value) 1.5%	\$7,003 1.5% \$8,477
						Owner's Project Management Fees (4% of CV) 4%	\$18,674 4% \$22,605
						Advertisement Cost Allowance	\$250 \$250
						Legal Cost Allowance	\$2,000 \$2,000
						Independent Testing Allowance	\$2,000 \$2,000
						Construction Contingency (5% of CV) 5%	\$23,342 5% \$28,257
						<b>Soft Costs Total</b>	<b>\$99,954 \$120,102</b>
<b>TOTAL PROJECT</b>						<b>Average \$/sf \$743</b>	<b>\$566,800 \$898 \$685,234</b>
						Base Cost	*Septic Scenario #2

## STUDY COST ESTIMATE

### APPROACH OPTION 3: PHASED CONSTRUCTION & REHABILITATION

Weston (& Sampson) SM



# 4 | COST PROJECTIONS

## STUDY COST ESTIMATE APPROACH OPTION 3: PHASED CONSTRUCTION & REHABILITATION

DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	TOTAL COST (*Septic Scenario #2)
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### Approach Option 3: Phased Construction & Rehabilitation

#### Phase 2 - Demolition and New Construction

3 Walsh way	900	sf					
5 Walsh way	900	sf					
6 Walsh way	900	sf					
7 Walsh way	900	sf					
7A Walsh way	900	sf					
7B Walsh way	900	sf					
				900 sf average			

#### 1 Average Cost

##### Demolition

Removal and mitigation of hazardous materials	1	ls	4,000.00	4,000			
Make-safe and demolition of structure and add-ons	763	sf	15.00	11,445			
Demolition of foundation assembly and retaining walls	1	cd	4,500.00	4,500			

##### Sitework

Excavation of foundation footprint	1	cd	4,500.00	4,500			
New septic excavation and construction	1	ls	28,386.00	28,386			52,214
Utility improvements and installation - water, electrical	1	ls	15,000.00	15,000			
Final site finishes	1	ls	10,000.00	10,000			

##### Foundations

Construction of new foundation	900	sf	20.00	18,000			
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##### Structure

Wood framed structure	900	sf	65.00	58,500			
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##### Exterior

Cedar shingles & trim	1,150	sf	15.00	17,250			
Windows	8	ea	600.00	4,800			
Doors	2	ea	900.00	1,800			
Asphalt roof	1,000	sf	10.00	10,000			
Porches/decks	1	ea	15,000.00	15,000			

##### Interior

Bathroom	1	ea	6,500.00	6,500			
Kitchen	1	ea	15,000.00	15,000			
Wall finishes	720	sf	10.00	7,200			
Ceilings	900	sf	5.00	4,500			
Floors	900	sf	10.00	9,000			
Doors	8	ea	600.00	4,800			
HVAC	900	sf	10.00	9,000			
Electrical	900	sf	12.00	10,800			
SUBTOTAL					269,981	Base Cost	*Septic Scenario #2

#### TRADE TOTAL

269,981 322,195

BONDS	2%	\$5,400	2%	\$6,444
PERMIT	2%	\$5,400	2%	\$6,444
GC - GENERAL CONDITIONS, REQUIREMENTS AND GL INSURANCE	20%	\$53,996	20%	\$64,439
GC - OVERHEAD & PROFIT	10%	\$33,478	10%	\$39,952
DESIGN AND PRICING CONTINGENCY	20%	\$73,651	20%	\$87,895
ESCALATION AND BIDDING MARKET CONDITIONS	15%	\$66,286	15%	\$79,105

#### TOTAL

Average \$/sf \$565 \$508,192 \$674 \$606,474

#### Soft costs to include the following:

AE Basic Services (10% of Construction Value)	10%	\$50,819	10%	\$60,647
AE Special Services (1.5% of Construction Value)	1.5%	\$7,623	1.5%	\$9,097
Owner's Project Management Fees (4% of CV)	4%	\$20,328	4%	\$24,259
Advertisement Cost Allowance		\$250		\$250
Legal Cost Allowance		\$2,000		\$2,000
Independent Testing Allowance		\$2,000		\$2,000
Construction Contingency (5% of CV)	5%	\$25,410	5%	\$30,324
Soft Costs Total		\$108,430		\$128,577

#### TOTAL PROJECT

Average \$/sf \$685 \$616,622 \$817 \$735,051

Base Cost \*Septic Scenario #2

# 4 | COST PROJECTIONS

## PROS AND CONS:

### Option #1 Renovation and Repair of Existing Walsh Cottages

As outlined in the architectural assessment section, the existing Walsh cottage buildings are between 80-120 years old and have always been used as seasonal cottages. On balance, they have been abandoned for the better part of the last decade and have not been properly maintained over that time.

Most major structural and architectural building components will require repair and upgrading to make them suitable for year-round habitation. All windows and doors will require replacement, structural reinforcement and upgrades will be required to meet new building code requirements and the entire building envelope will require replacement with new roof, siding and trim. Extensive repair and replacement of interior finishes, fixtures, mechanical and electrical systems will be required. It is anticipated that latent building conditions will be uncovered that will add to the cost of rehabilitation work. Selective hazardous material abatement and removal will be required and proper access for house moving equipment and a space for relocating the existing cottages while new foundations are constructed will need to be provided. If option #1 is elected by the town, the anticipated pros and cons are as follows:

#### Pros:

1. Continuation of the existing building use and building footprints would reduce permitting and overall project timeline.
2. Estimated lowest overall total project cost.
3. Shortest construction duration.
4. Rehabilitation and repair preserves original character of Sears and Roebuck "Kit" homes.

#### Cons:

1. Possibility of unexpected additional costs due to latent existing building conditions uncovered during construction such as rotted, undersized or damaged framing members or unexpected hazardous materials
2. After all work is completed, the resulting buildings will still be undersized and poorly laid out relative to what one would expect for a newly constructed house and might not be attractive to potential future occupants.
3. Additional costs for preparing buildings for lifting and/or relocation in order to install new foundations.

The total project cost, including owner soft costs, to rehabilitate the eight (8) existing Walsh Cottages is estimated to be \$3,224,573 with an average cost of \$403,072 per unit.

### Option #2: Total Reconstruction

This option looks at demolishing all of the existing Walsh Cottages and replacing them "in-kind" with new construction of the same general size.

#### Pros:

1. Simplified design and construction not having to accommodate existing building conditions..
2. Shortest expected construction duration.
3. Potential to reorganize the buildings on the site for better, create common open space.
4. This option includes an addition to the base cost (\$55,625/Unit) to combine septic systems into one centralized system. A centralized system could be located strategically for ease of installation, maintenance and distance from the nearby Zone 2 Confined Aquifer Protection Zone.

# 4 | COST PROJECTIONS

## PROS AND CONS:

Option #2 Continued

Cons:

1. Potentially longer permitting timeline than for Option #1.
2. Highest SF cost off all options
2. After all work is completed, the resulting new buildings will be undersized relative to what one would expect for a newly constructed house.

The total project cost for building new single family residences, similar in size to what exists, is estimated at \$4,192,712 with an average cost of \$524,089 per unit.

With the addition of a centralized septic system, the total project cost is estimated to be \$4,970,600 with an average cost of \$621,325 per Unit.

Option #3: Combination of Phased Construction and Rehabilitation.

The last option looks at phasing the work on the site by first renovating #10 and #13 Walsh way, two of the cottages considered to be in the best condition, and then constructing six (6) new houses with an average footprint of 900 SF. The work could take place over multiple years or phases as town funding becomes available. The larger building footprints would allow for units with additional bedrooms, larger living areas, and maneuvering clearances required for persons with disabilities. The overall total project cost for this option is estimated at \$4,307,822 with an average blended cost of \$538,477 per unit.

Pros:

1. Option to phase rehabilitation and construction of new residences over multiple construction seasons.
2. Potential to reorganize the buildings on the site for better, create common open space.
3. Larger building footprints to maximize living area and number of occupants per units.
4. Low overall SF cost due to larger size of units.
4. This option includes an addition to the base cost (\$55,625/Unit) to combine septic systems into one centralized system. A centralized system could be located strategically for ease of installation, maintenance and distance from the nearby Zone 2 Confined Aquifer Protection Zone.

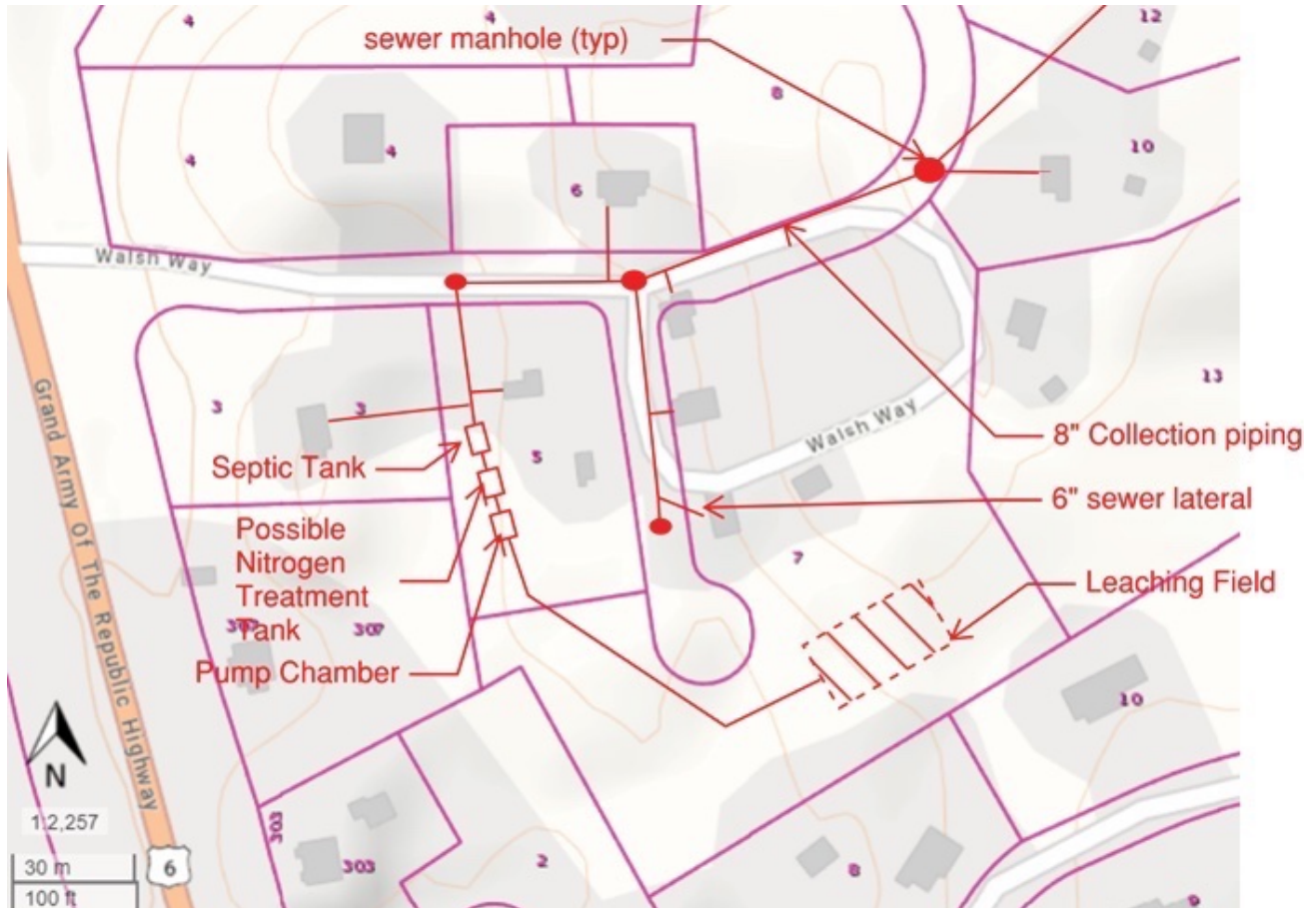
Cons:

1. Potentially longer permitting timeline than for Option #1.



# 3 | SANITARY SYSTEM RECOMMENDATIONS

## SEPTIC / COLLECTION SITE LAYOUT



# MICHELE CUDILO, P.E.

## Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • [mcudilo@comcast.net](mailto:mcudilo@comcast.net)

February 12, 2021

BSC Group  
349 Main St. Unit D  
W. Yarmouth, MA 02673

RE: Residence at **BUILDING 3**  
**WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a hip roof 1-story residence with a gable-roofed add-on for two sections: the main core, 26'x20', is a Sears house, dated 1900 on assessors database, constructed with a site built entrance bump-outs at each side. Finished ceiling height is 7'-6".
2. Existing first floor beams, 4x6, on timber posts and dry-laid concrete block foundation piers, approximately 1' above grade: 2x6 joists on 6x4 sill has rot and deterioration. The piers are set on the exposed soil, with no vapor barrier. There is a thin timber surround at grade. There is evidence of animal digging below this surround to get inside the footprint.
3. Left hand side (LHS) entrance stoop has rotted construction and requires replacement.
4. Right hand side (RHS) entrance porch, approximately 9' x 17'3", inside: Floor dips to exterior wall at the Sears exterior wall. Exposed rafters, 2x4@2' on center with tongue and groove sheathing is a cathedral with 7'6" to 11'9" height. Ridge rot is evident.
5. Interior: floor dips toward center wall. Wall height approximately 7'10", with structural crack at top of wall due to settlement.
6. Suspended ceiling with 1x3 hangers to 2x6 rafters and 2-2x8 hips. Evidence of water leaks in roof appears, seen from the access hatch.

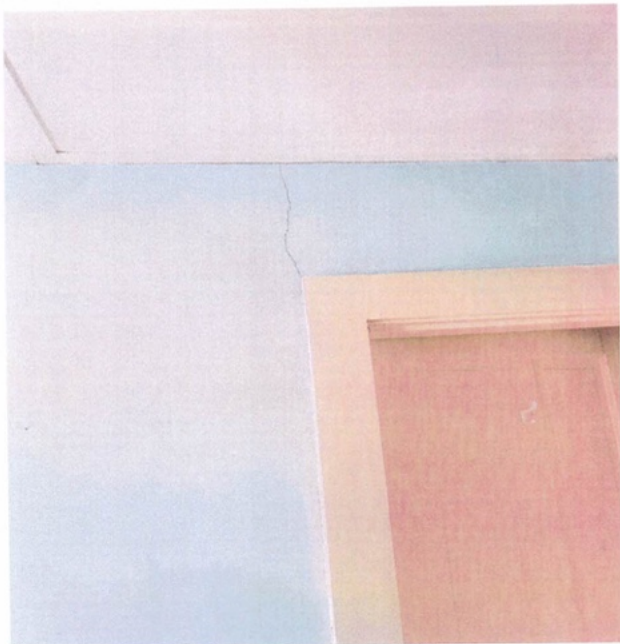
### Conclusions and Recommendations

**The structure requires a new foundation** due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint. **The RHS entrance porch and LHS entrance stoop require reconstruction.**



The superstructure core, the Sears portion, may be considered for reuse, however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.



Sincerely,  
Michele Cudilo, P.E.  
/2020-365/3





# TOWN OF TRURO - PROPERTY SUMMARY REPORT

**PARCEL** 43-8-0 **KEY:** 1886 **LOCATION:** 3 WALSH WAY

**CURRENT OWNER** **FY 2021 PARCEL VALUE**

TOWN OF TRURO,	LAND VAL:	\$210,100.00
PO BOX 2030	BUILDING VAL:	\$50,600.00
	DETACH VAL:	\$400.00
TRURO, MA 02666	APPR VAL:	\$261,100.00
	TAX VAL:	\$261,100.00



<b>STATE CLASS:</b> 9310	<b>ZONING:</b> RESIDENTIAL
<b>DESCRIPTION:</b> IMP,SELECT/CITY	<b>BILL SQ FT:</b> 35822

## SALES HISTORY

OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
3 WALSH WAY REAL ESTATE TR	QS	27849 / 58	26-Nov-2013	\$ 279,000
BACHAND MARY LEOPOLDINE	99	1037 / 43	27-Apr-1959	\$ 0

**BUILDING** 1 **KEY:** 1886 **LOCATION:** 3 WALSH WAY

YEAR BUILT	1900
STYLE	RANCH
QUALITY	-
NET SF	580

DATE MEASURED	29-Jan-2019
DATE LISTED	30-Oct-2009



ELEMENT	DESCRIPTION	CD
FOUNDATION	CONTIN WALL	3
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	HIP	2
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	HARDWOOD	1
INT. FINISH	PLASTER	1
HEATING/COOL	NO HEAT	13
FUEL SOURCE	NONE	8

CAPACITY	UNIT
STORIES(FAR)	1
ROOMS	3
BEDROOMS	1
BATHROOMS	1
FIXTURES	3
UNITS	0

# MICHELE CUDILO, P.E.

## Consulting Structural Engineer

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123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • [mcudilo@comcast.net](mailto:mcudilo@comcast.net)

February 12, 2021

BSC Group  
349 Main St. Unit D  
W. Yarmouth, MA 02673

RE: Residence at **BUILDING 5**  
**WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a gable roof 1-story gable-roofed residence with add-ons for two sections: the main core, 18'x20', is a Sears house, dated 1900 on assessors database, constructed with a site built covered entrance screen porch bump-out, and rear bath bump-out on concrete block foundation. There is a low ceiling height from 6'-11" to 5'-8" height in the bath. The living space has 8' ceilings, with 7'-6" height in the Bedroom.
2. Existing first floor beams, 4x6, on timber posts and dry-laid concrete block foundation piers, approximately 1' above grade: 2x6 joists on 6x4 sill has rot and deterioration. The piers are set on the exposed soil, with no vapor barrier. There is a thin timber surround at grade. There is evidence of animal digging below this surround to get inside the footprint.
3. The entrance screen porch has rotted construction and requires replacement.
4. Interior: floor dips throughout, indicative of insufficient foundation support. There is a chimney that may be abandoned.
5. Flat ceiling with 2x6 ceiling joists and rafters. Evidence of water leaks in roof, observed from the access hatch.

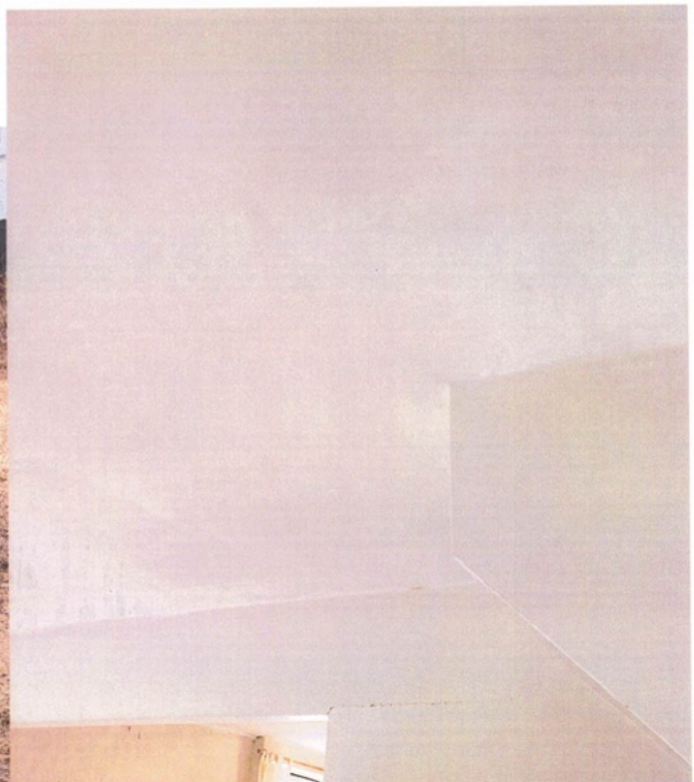
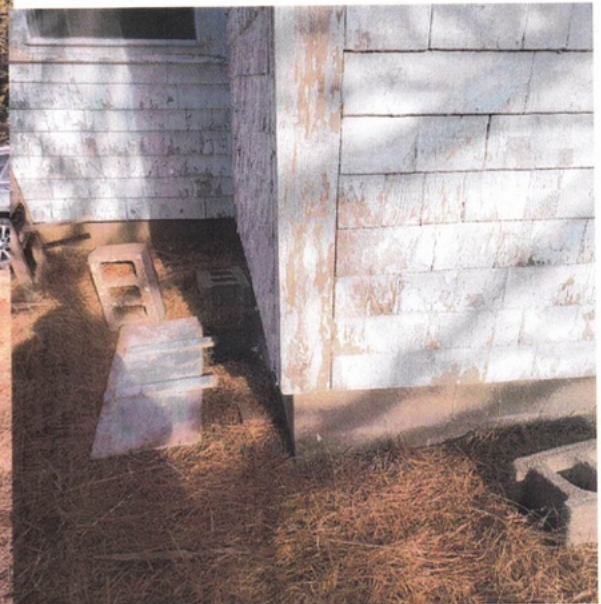
### Conclusions and Recommendations

**The structure requires a new foundation** due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint. **The entrance Screen Porch requires reconstruction.** **The rear bump-out is recommended to have compliant ceiling height minimums.**

**The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.**



Alternatively, demolition and reconstruction is suggested.



Sincerely,  
Michele Cudilo, P.E.

*Michele Cudilo*





# TOWN OF TRURO - PROPERTY SUMMARY REPORT

Page 1 of 3

<b>PARCEL</b>	43-134-0	<b>KEY:</b>	2006	<b>LOCATION:</b>	5 WALSH WAY
<b>CURRENT OWNER</b>			<b>FY 2021 PARCEL VALUE</b>		
TOWN OF TRURO,			LAND VAL:	\$210,800.00	
PO BOX 2030			BUILDING VAL:	\$30,000.00	
			DETACH VAL:	\$4,700.00	
TRURO, MA 02666			APPR VAL:	\$245,500.00	
			TAX VAL:	\$245,500.00	
<b>STATE CLASS:</b>			9310	<b>ZONING:</b>	RESIDENTIAL
<b>DESCRIPTION:</b>			IMP,SELECT/CITY	<b>BILL SQ FT:</b>	34032



SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
WALSH STEPHEN H ET AL	99	2263 / 116+	13-Jul-2011	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116+	28-Jan-2004	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	17945 / 105+	19-Nov-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	16182 / 65+	02-Jan-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116	17-Nov-1975	\$ 0

<b>BUILDING</b>	1	<b>KEY:</b>	2006	<b>LOCATION:</b>	5 WALSH WAY
YEAR BUILT	1900				
STYLE	COTTAGE/BUNG				
QUALITY	A				
NET SF	520				
DATE MEASURED	30-Jan-2017				
DATE LISTED	14-Jun-2000				



ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
FOUNDATION	CONTIN WALL	3	STORIES(FAR)	1
EXT. COVER	WOOD SHINGLES	1	ROOMS	0
ROOF SHAPE	GABLE	1	BEDROOMS	1
ROOF COVER	ASPHALT SHINGLE	1	BATHROOMS	1
FLOOR COVER	SOFTWOOD	2	FIXTURES	3
INT. FINISH	WOOD PANEL	3	UNITS	1
HEATING/COOL	FL./WALL FURN.	7		
FUEL SOURCE	GAS	2		

# MICHELE CUDILO, P.E.

## Consulting Structural Engineer

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123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • [mcudilo@comcast.net](mailto:mcudilo@comcast.net)

February 12, 2021

BSC Group  
349 Main St. Unit D  
W. Yarmouth, MA 02673

RE: Residence at **BUILDING 6**  
**WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a crawl space pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks and appendages.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence with covered porch add-on: the main core, 22'x18' is a Sears house, dated 1940 on assessors database. The house and bump-out are supported on CMU walls and piers. There is a rear partial basement access.
2. Interior: floor dips throughout, indicative of insufficient foundation support. There are interior fireplace leaks. Mold is evident.
3. The grade slopes from a rear and left side hill; the rear has a hollow CMU retaining wall adjacent to the foundation, which has failed in locations. The structure is supported on CMU piers on grade, observed through access at rear. The 4x6 sill is dry at this location, where there is a partial basement at the access.

First floor 2x6 @ 2' on center x 10.5' long, framing over dry-laid CMU. There are loose shims between beams and piers.

4. There is no attic scuttle, however ceiling cracks are observed.

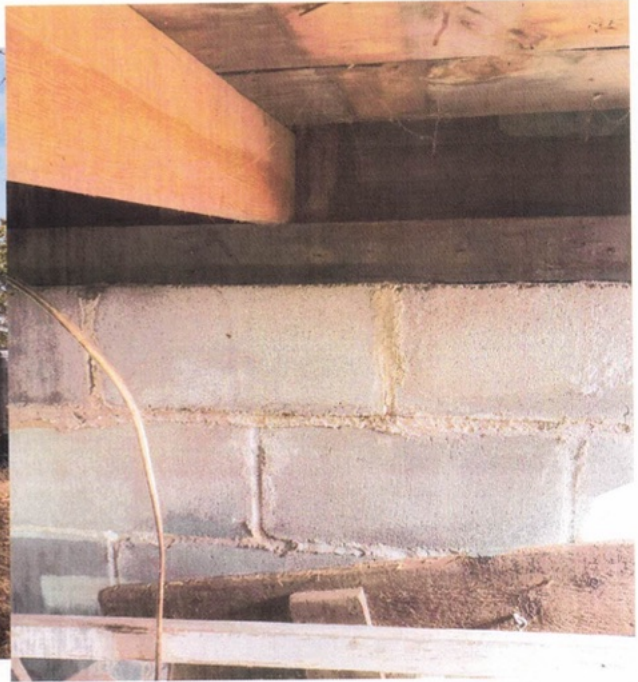
### **Conclusions and Recommendations**

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.





Sincerely,  
Michele Cudilo, P.E.  
/2020-365/6

*Michele Cudilo*  
P.E.






# TOWN OF TRURO - PROPERTY SUMMARY REPORT

Page 1 of 3

TOWN OF TRURO

PARCEL	43-133-0	KEY:	2005	LOCATION:	6 WALSH WAY
CURRENT OWNER			FY 2021 PARCEL VALUE		
TOWN OF TRURO,			LAND VAL:	\$177,000.00	
PO BOX 2030			BUILDING VAL:	\$61,800.00	
			DETACH VAL:	\$0.00	
TRURO, MA 02666			APPR VAL:	\$238,800.00	
			TAX VAL:	\$238,800.00	

STATE CLASS:	9310	ZONING:	RESIDENTIAL
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	19602



SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
WALSH STEPHEN H ET AL	99	2263 / 116+	13-Jul-2011	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116+	28-Jan-2004	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	17945 / 105+	19-Nov-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	16182 / 65+	02-Jan-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116	17-Nov-1975	\$ 0

<b>BUILDING</b>	1	<b>KEY:</b>	2005	<b>LOCATION:</b>	6 WALSH WAY
YEAR BUILT	1940				
STYLE	COTTAGE/BUNG				
QUALITY	A				
NET SF	674				
DATE MEASURED	29-Jan-2019				
DATE LISTED	02-Nov-2009				



ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
STORIES(FAR)		1		
EXT. COVER	WOOD SHINGLES	1	ROOMS	0
ROOF SHAPE	HIP	2	BEDROOMS	2
ROOF COVER	ASPHALT SHINGLE	1	BATHROOMS	1
FLOOR COVER	N/A	99	FIXTURES	3
INT. FINISH	PLASTER	1	UNITS	0
HEATING/COOL	FORCED AIR	1		
FUEL SOURCE	OIL	1		

# MICHELE CUDILO, P.E.

## Consulting Structural Engineer

---

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • [mcudilo@comcast.net](mailto:mcudilo@comcast.net)

February 12, 2021

BSC Group  
349 Main St. Unit D  
W. Yarmouth, MA 02673

RE: Residence at **BUILDING 7**  
**WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence comprised of two "boxes", with a shed roof add-on: the main cores, 18'x15' LHS, and 22'x13' RHS, are Sears houses, dated 1920 on assessors database, constructed with a site built shed-roof add-on 10' x15' on the LHS. There is a low ceiling height from 7'-1", with 6'-10" height below the center joining beam.
2. Interior: floor dips throughout, indicative of insufficient foundation support. There is a structural crack in the right side at the fireplace, with ivy growing through cracks in the exterior wall. Mold is evident. There is a parquet flooring material.
3. The basement is partial C.M.U. frost wall, with a partial basement at the access entrance. 2x4 and 2x6 flat first floor framing, with tongue and groove sheathing is substandard. Intersection crawl and full not well constructed, with 6x4 flat and temporary telescopic column support.
4. An exterior chimney at the left side may be abandoned.

### Conclusions and Recommendations

**The structure requires a new foundation** due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

**The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.**

**Alternatively, demolition and reconstruction is suggested.**





Sincerely,  
Michele Cudilo, P.E.  
/2020-365/7

*Michele Cudilo, P.E.*




# TOWN OF TRURO - PROPERTY SUMMARY REPORT

Page 1 of 3

PARCEL	43-135-0	KEY:	2007	LOCATION:	7 WALSH WAY
CURRENT OWNER			FY 2021 PARCEL VALUE		
TOWN OF TRURO,			LAND VAL:	\$250,700.00	
PO BOX 2030			BUILDING VAL:	\$128,700.00	
			DETACH VAL:	\$6,100.00	
TRURO, MA 02666			APPR VAL:	\$385,500.00	
			TAX VAL:	\$385,500.00	

STATE CLASS:	9310	ZONING:	RESIDENTIAL
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	121661



SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
WALSH STEPHEN H ET AL	99	2263 / 116+	13-Jul-2011	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116+	28-Jan-2004	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	17945 / 105+	19-Nov-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	16182 / 65+	02-Jan-2003	\$ 0
WALSH STEPHEN V&ELIZABETH - LE	99	2263 / 116	17-Nov-1975	\$ 0

<b>BUILDING</b>	1	<b>KEY:</b>	2007	<b>LOCATION:</b>	7 WALSH WAY
<b>YEAR BUILT</b>	1920				
<b>STYLE</b>	COTTAGE/BUNG				
<b>QUALITY</b>	A				
<b>NET SF</b>	803				
<b>DATE MEASURED</b>	30-Jan-2017				
<b>DATE LISTED</b>	14-Jun-2000				



ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
FOUNDATION	CONTIN WALL	3	STORIES(FAR)	1
EXT. COVER	WOOD SHINGLES	1	ROOMS	0
ROOF SHAPE	GABLE	1	BEDROOMS	2
ROOF COVER	WOOD SHINGLES	2	BATHROOMS	1
FLOOR COVER	SOFTWOOD	2	FIXTURES	3
INT. FINISH	WOOD PANEL	3	UNITS	1
HEATING/COOL	HOT WATER	2		
FUEL SOURCE	OIL	1		



**MICHELE CUDILO, P.E.**  
Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • [mcudilo@comcast.net](mailto:mcudilo@comcast.net)

February 12, 2021

BSC Group  
349 Main St. Unit D  
W. Yarmouth, MA 02673

RE: Residence at **BUILDING 7A**  
**WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence, with a raised exterior deck and front add-on: the main core, 20'x25' is a Sears house, dated 1928 on assessors database, constructed with site built gable-roofed add-ons to the front and rear. There is a ceiling height from 8'-1" to 8'-0" height in the core, with 6'-7" below the beam at the rear add-on.
2. Interior: floor dips throughout toward the center bearing wall, indicative of insufficient foundation support. There are structural cracks in the center wall. There is a hump at the interior chimney. Mold is evident.
3. The grade slopes from the rear down toward the front deck entrance. The structure is supported on timber posts, elevated to 3.5' maximum, above grade, with the rear constructed below grade with an adjacent retaining wall. First floor is 2x6 framing.
4. An interior chimney may be abandoned.
5. Flat ceiling with 2x6 ceiling joists and rafters. Evidence of water leaks in roof, observed from the access hatch.

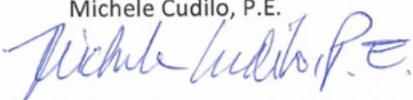
**Conclusions and Recommendations**

**The structure requires a new foundation** due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

**The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.**

**Alternatively, demolition and reconstruction is suggested.**

Sincerely,  
Michele Cudilo, P.E.



/2020-365/7A

# MICHELE CUDILO, P.E.

## Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • [mcudilo@comcast.net](mailto:mcudilo@comcast.net)

February 12, 2021

BSC Group  
349 Main St. Unit D  
W. Yarmouth, MA 02673

RE: Residence at **BUILDING 7B**  
**WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence, and add-on: the main core, 20'x30' is a Sears house, dated 1919 on assessors database, constructed with site built gable-roofed add-on 10'x20'.
2. Interior: floor dips throughout toward the center bearing wall, indicative of insufficient foundation support. There are structural cracks in the center wall. There is a hump at the interior chimney. Mold is evident.
3. The grade slopes from the rear down toward the front. The structure is supported CMU basement with 5'-6" height at entrance, sloped upward toward the rear. There is a lot of storage in this entrance. First floor is 2x6 @ 2' on center framing. There are 2 rows of 4x6 beams @ 7 on center, 2 rows of piers at 5'6" on center.
4. There is a large front deck, with rot, and portico brackets. There is a left side sun porch.
5. Flat ceiling with 2x4 @ 2' on center ceiling joists to center bearing. Collar ties at 2' on center. Possible asbestos present; was informed that asbestos was left in abandoned detached Garage at rear, which is now taped off, "Danger".

### Conclusions and Recommendations

The structure requires a new foundation due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.

Alternatively, demolition and reconstruction is suggested.





Sincerely,  
Michele Cudilo, P.E.  
/2020-365/7B

*Michele Cudilo, P.E.*



# TOWN OF TRURO - PROPERTY SUMMARY REPORT

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<b>BUILDING</b>	2	<b>KEY:</b>	2007	<b>LOCATION:</b>	7 WALSH WAY <b>A</b>
<b>YEAR BUILT</b>	1919				
<b>STYLE</b>	COTTAGE/BUNG				
<b>QUALITY</b>	-				
<b>NET SF</b>	818				



<b>DATE MEASURED</b>	30-Jan-2017
<b>DATE LISTED</b>	

ELEMENT	DESCRIPTION	CD
FOUNDATION	CONTIN WALL	3
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	HIP	2
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	SOFTWOOD	2
INT. FINISH	WOOD PANEL	3
HEATING/COOL	FL./WALL FURN.	7
FUEL SOURCE	GAS	2

CAPACITY	UNIT
STORIES(FAR)	1
ROOMS	0
BEDROOMS	3
BATHROOMS	1
FIXTURES	3
UNITS	1

<b>BUILDING</b>	3	<b>KEY:</b>	2007	<b>LOCATION:</b>	7 WALSH WAY <b>B</b>
<b>YEAR BUILT</b>	1928				
<b>STYLE</b>	COTTAGE/BUNG				
<b>QUALITY</b>	-				
<b>NET SF</b>	950				



<b>DATE MEASURED</b>	30-Jan-2017
<b>DATE LISTED</b>	

ELEMENT	DESCRIPTION	CD
FOUNDATION	CONTIN WALL	3
EXT. COVER	WOOD SHINGLES	1
ROOF SHAPE	HIP	2
ROOF COVER	ASPHALT SHINGLE	1
FLOOR COVER	SOFTWOOD	2
INT. FINISH	WOOD PANEL	3
HEATING/COOL	FL./WALL FURN.	7
FUEL SOURCE	GAS	2

CAPACITY	UNIT
STORIES(FAR)	1
ROOMS	0
BEDROOMS	3
BATHROOMS	1
FIXTURES	3
UNITS	1



# MICHELE CUDILO, P.E.

## Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • [mcudilo@comcast.net](mailto:mcudilo@comcast.net)

February 12, 2021

BSC Group  
349 Main St. Unit D  
W. Yarmouth, MA 02673

RE: Residence at **BUILDING 10**  
**WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence with 2<sup>nd</sup> floor loft, similar to Building #13: the main core, 22'x25' is a Sears house, dated 1940 on assessors database. The house and bump-out are supported on piers. There is a front deck in generally good condition, and rear entry deck and enclosed shower.
2. Interior: floor dips throughout toward the center bearing wall, indicative of insufficient foundation support. There are structural cracks in the center wall. Mold is evident. There are exposed floor sheathing areas with rot and mold present.
3. The grade slopes away from the front right side. The structure is supported on two-course CMU piers on grade, with access at rear.

First floor 2x6 @ 2' on center framing over 4x6 beams @ 8.5' on center; with 2 rows at 10' on center, is light framing. Each wood pier is constructed with 2 CMU upright supplemental piers. There are loose shims between beams and piers.

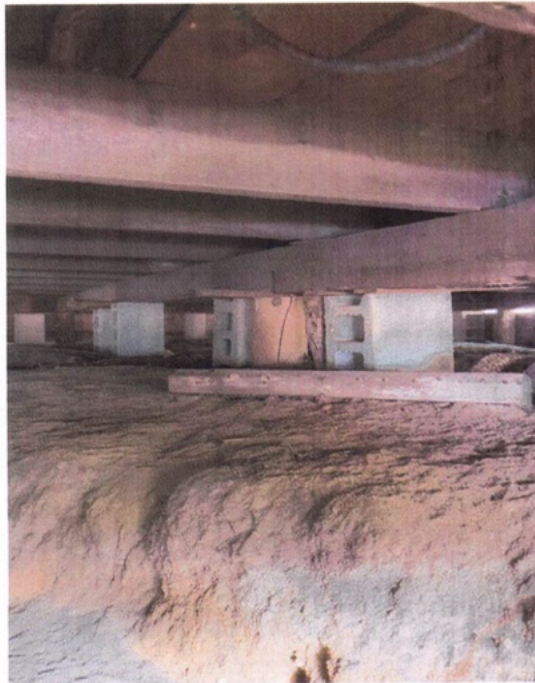
4. There is a loft with 7'-3" to 3' ceiling height at kneewalls. There is 7'-6" first floor ceiling height. The first floor slopes toward the center bearing wall.

### Conclusions and Recommendations

**The structure requires a new foundation** due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

**The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.**

**Alternatively, demolition and reconstruction is suggested.**



Sincerely,  
Michele Cudilo, P.E.  
/2020-365/10

*Michele Cudilo, P.E.*






# TOWN OF TRURO - PROPERTY SUMMARY REPORT

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PARCEL	43-10-0	KEY:	1888	LOCATION:	10 WALSH WAY
CURRENT OWNER			FY 2021 PARCEL VALUE		
TOWN OF TRURO,			LAND VAL:	\$213,300.00	
PO BOX 2030			BUILDING VAL:	\$97,200.00	
			DETACH VAL:	\$5,300.00	
TRURO, MA 02666			APPR VAL:	\$315,800.00	
			TAX VAL:	\$315,800.00	
STATE CLASS:	9310	ZONING:	RESIDENTIAL		
DESCRIPTION:	IMP,SELECT/CITY	BILL SQ FT:	42447		





SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
10 WALSH WAY REAL EST TR	99	17034 / 46	04-Jun-2003	\$ 0
TEN WALSH WAY REAL EST TRUST	99	15327 / 145	02-Jul-2002	\$ 0
WALSH JOSEPH W & EVELYNE M	99	1416 / 239	17-Oct-1968	\$ 0

<b>BUILDING</b>	1	<b>KEY:</b>	1888	<b>LOCATION:</b>	10 WALSH WAY
YEAR BUILT	1940				
STYLE	CAPE				
QUALITY	A				
NET SF	881				
DATE MEASURED	29-Jan-2019				
DATE LISTED	02-Nov-2009				



ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
STORIES(FAR)		1.4		
EXT. COVER	WOOD SHINGLES	1	ROOMS	0
ROOF SHAPE	GABLE	1	BEDROOMS	3
ROOF COVER	ASPHALT SHINGLE	1	BATHROOMS	1
FLOOR COVER	N/A	99	FIXTURES	3
INT. FINISH	PLASTER	1	UNITS	0
HEATING/COOL	NO HEAT	13		
FUEL SOURCE	NONE	8		

# MICHELE CUDILO, P.E.

## Consulting Structural Engineer

123 Cottonwood Lane • Centerville, Massachusetts 02632-1979 • (508) 737-8521 • [mcudilo@comcast.net](mailto:mcudilo@comcast.net)

February 12, 2021

BSC Group  
349 Main St. Unit D  
W. Yarmouth, MA 02673

RE: Residence at **BUILDING 13**  
**WALSH WAY, TRURO, MA**

Dear Mr. Field,

At your prior request, I went to the above captioned property on January 26, 2021 for the purpose of addressing the as-built residential wood framed structure on a timber pier foundation, as related to the existing conditions, and in light of structural adequacy of building components. I met with the Town of Truro Department of Public Works Supervisor, Kyle Halvorsen, who was able to provide some additional background on the nature of the buildings, in particular that the construction includes a Sears Roebuck Co. core, with site built add-on decks, etc.

The following items are field notes that require consideration:

1. The building is a 1-story gable-roofed residence with loft: the main core, 24'x26' is a Sears house, dated 1940 on assessors database.
2. Interior: floor dips throughout toward the center bearing wall, indicative of insufficient foundation support. There are structural cracks in the center wall. Mold is evident. There are exposed floor sheathing areas with rot and mold present.
3. The grade slopes away from the front. Front stoop has 2x6 decking. The structure is supported on CMU crawl space walls with entrance below rear Kitchen bump-out. LHS CMU on 16" concrete footing. RHS piers with timber retaining wall adjacent to foundation. Noted bottom siding replaced, repairs made.

First floor is 2x6 and 2x8 @ 2' on center framing. There are loose shims between beams and piers.

4. There is a loft with 7'3" to 3' ceiling height at kneewalls. There is 7'3" first floor ceiling height, with 6'4" below beam at rear kitchen. There are structural cracks over center bearing wall. Ceiling cracks also, indicate that not meant for 2<sup>nd</sup> floor occupancy.

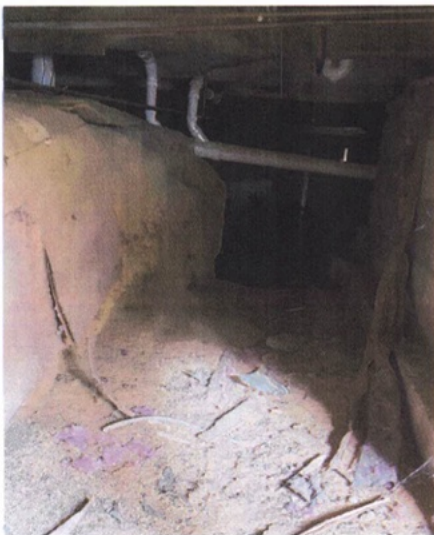
### Conclusions and Recommendations

**The structure requires a new foundation** due to the substandard and deteriorated nature of the existing support. This is recommended to be a poured concrete crawl space foundation, with frost wall depth of footing below grade of 4'. This effort requires lifting the structure and excavation below the footprint.

**The superstructure core, the Sears portion, may be considered for reuse; however, the presence of cracks in the architectural finish indicates gaps in the framing that need to be re-fastened. Roof leaks need to be sealed and damaged wood requires replacement. All architectural finish requires replacement due to mold remediation.**

**Alternatively, demolition and reconstruction is suggested.**





Sincerely,  
Michele Cudilo, P.E.  
/2020-365/13

*Michele Cudilo, P.E.*



# TOWN OF TRURO - PROPERTY SUMMARY REPORT

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<b>PARCEL</b>	43-13-0	<b>KEY:</b>	1891	<b>LOCATION:</b>	13 WALSH WAY
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CURRENT OWNER	FY 2021 PARCEL VALUE
TOWN OF TRURO,	LAND VAL: \$236,500.00
PO BOX 2030	BUILDING VAL: \$56,600.00
	DETACH VAL: \$1,800.00
TRURO, MA 02666	APPR VAL: \$294,900.00
	TAX VAL: \$294,900.00



<b>STATE CLASS:</b>	9310	<b>ZONING:</b>	RESIDENTIAL
<b>DESCRIPTION:</b>	IMP,SELECT/CITY	<b>BILL SQ FT:</b>	91476

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
TOWN OF TRURO	E	32722 / 331	28-Feb-2020	\$ 0
WALSH RUTH C REAL ESTATE TRUST	99	15998 / 329+	06-Sep-2007	\$ 0
WALSH RUTH C REAL EST TRUST	99	15998 / 329	29-Nov-2002	\$ 0
WALSH JOHN H & RUTH C	99	1339 / 331	23-Jun-1966	\$ 0

<b>BUILDING</b>	1	<b>KEY:</b>	1891	<b>LOCATION:</b>	13 WALSH WAY
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YEAR BUILT	1940
STYLE	COTTAGE/BUNG
QUALITY	A
NET SF	652



DATE MEASURED	29-Jan-2019
DATE LISTED	02-Nov-2009

ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
STORIES(FAR)		1		
EXT. COVER	WOOD SHINGLES	1	ROOMS	0
ROOF SHAPE	GABLE	1	BEDROOMS	1
ROOF COVER	ASPHALT SHINGLE	1	BATHROOMS	1
FLOOR COVER	N/A	99	FIXTURES	3
INT. FINISH	PLASTER	1	UNITS	0
HEATING/COOL	FL./WALL FURN.	7		
FUEL SOURCE	GAS	2		



**From:** Jason Silva jsilva73@comcast.net  
**Subject:** 146 Shore Rd plans  
**Date:** September 20, 2024 at 2:06 PM  
**To:** Charles Steinman c.e.steinman@comcast.net, Matt Kiefer MKiefer@goulstonstorrs.com

JS

Hi Chuck,

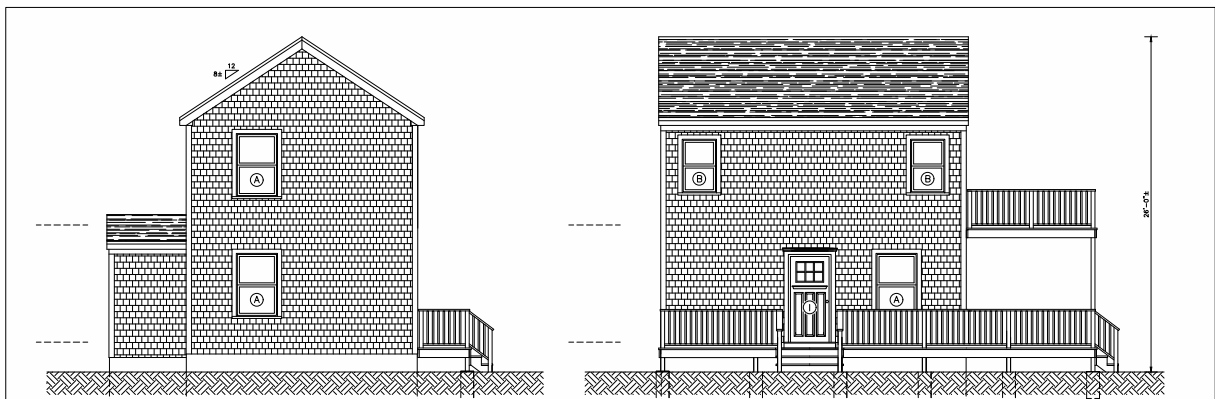
Here are the final updated plans for the proposed house at 146 Shore Rd.. The only change from the initial proposal is the door on the side of the building which faces Shore Road. This was required by the building code regulation needing a second means of egress to the exterior grade.

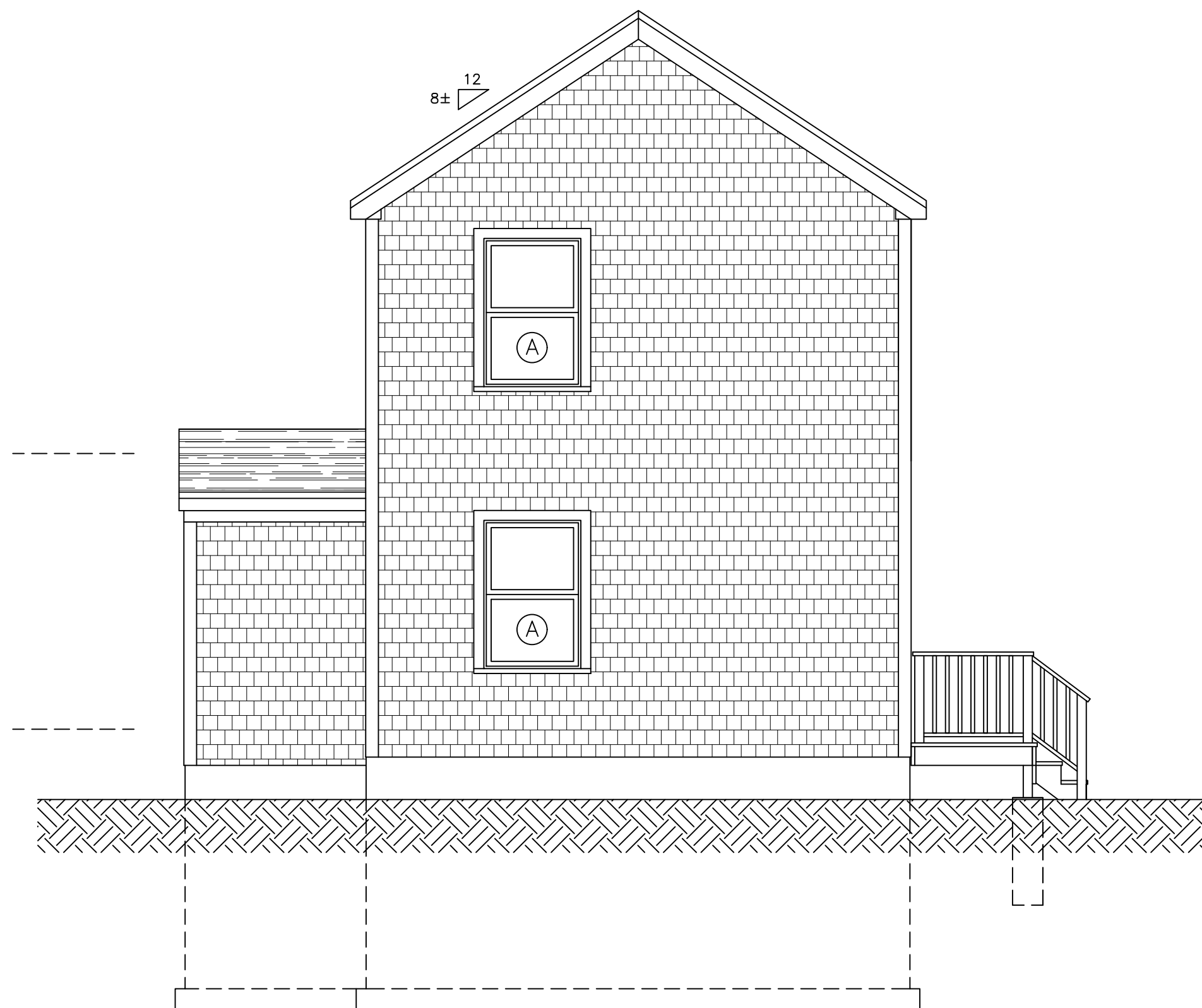
Otherwise, I have included in the notes section your request for white Azex trim around all the exterior doors and windows. All of the utilities and HVAC components will either be in underground conduit or concealed within the walls with no exterior exposure.

The main stairway to the front door is also slightly larger than a 5 foot minimum you had indicated you would like to see in our last meeting. Also, all of the 4 x 6 deck posts will be continuous from the first deck through to the second floor decks.

I think this should cover the changes we had talked about and if you have any questions, please reach out to me at any time. Otherwise I look forward to seeing you on October 1.

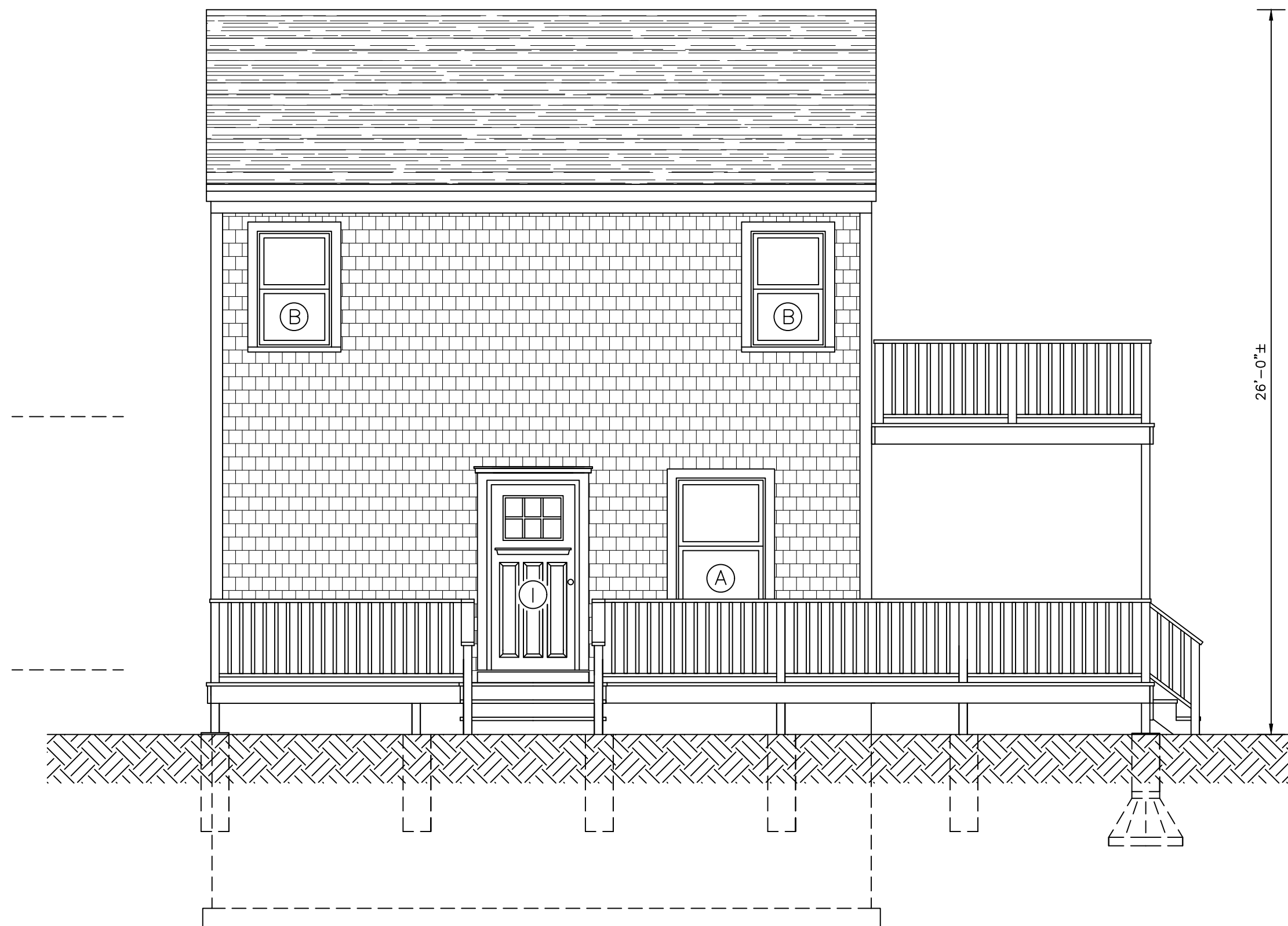
Jason Silva  
678-230-0377





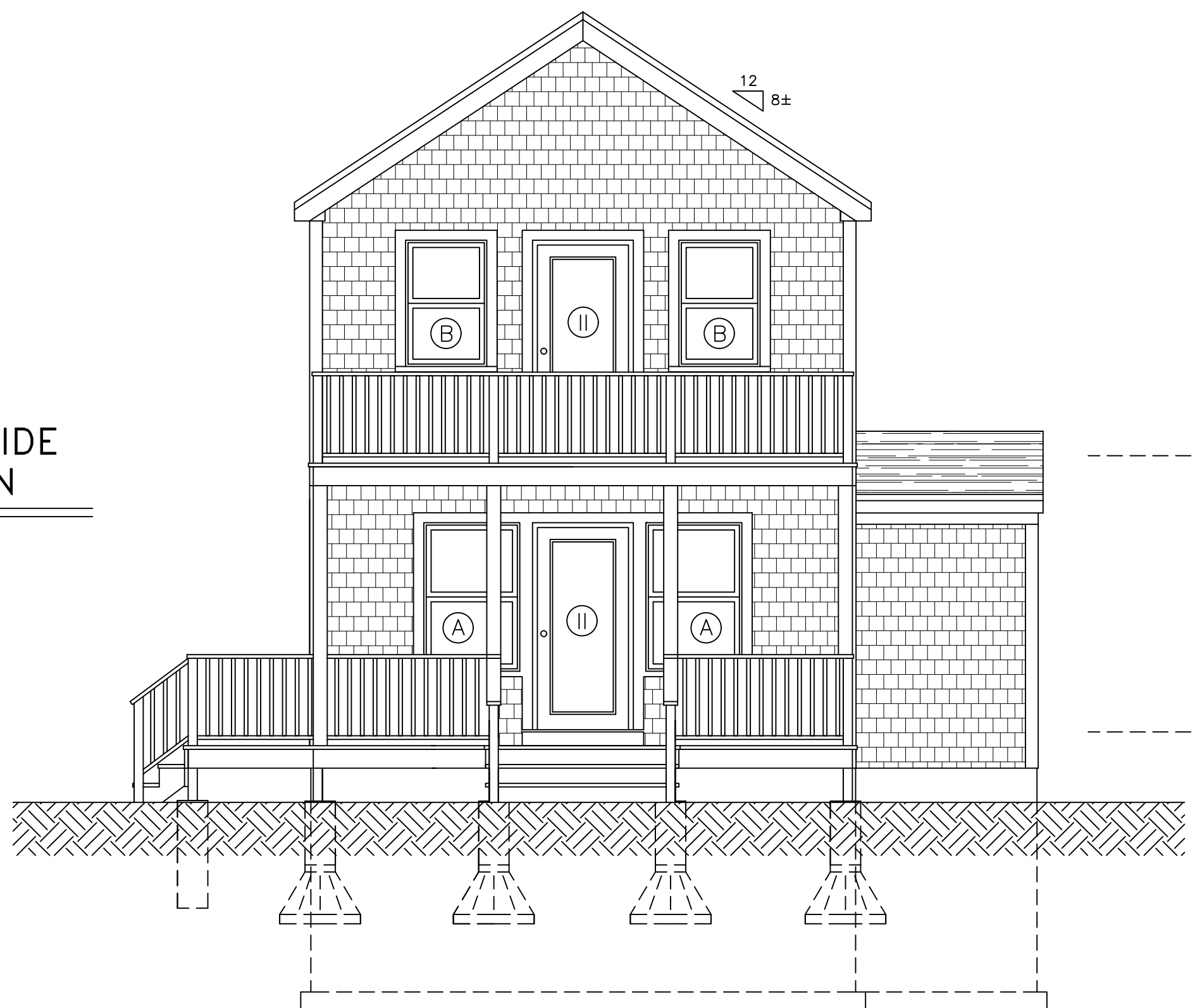
LEFT SIDE  
ELEVATION

( 1/4" = 1' )



FRONT ELEVATION  
SHORE ROAD

( 1/4" = 1' )



RIGHT SIDE  
ELEVATION

( 1/4" = 1' )

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, EIGHTH EDITION AND WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS FOR EXPOSURE B WIND LOADS

ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY, IS AT THE DISCRETION OF THE BUILDING COMMISSIONER AND WILL BE THE RESPONSIBILITY OF THE OWNER

ARC Designs , LLC  
ALAN R. CABRAL  
508.737.8281

ELEVATIONS ARE FOR  
ILLUSTRATIVE PURPOSES ONLY  
AND MAY VARY AS SITE CONDITIONS  
DICTATE



NEW RECONSTRUCTED DWELLING

ALBERT AND NANCY SILVA  
NOMINEE TRUST

ALBERT R. & NANCY R. SILVA, TRUSTEES

146 SHORE ROAD

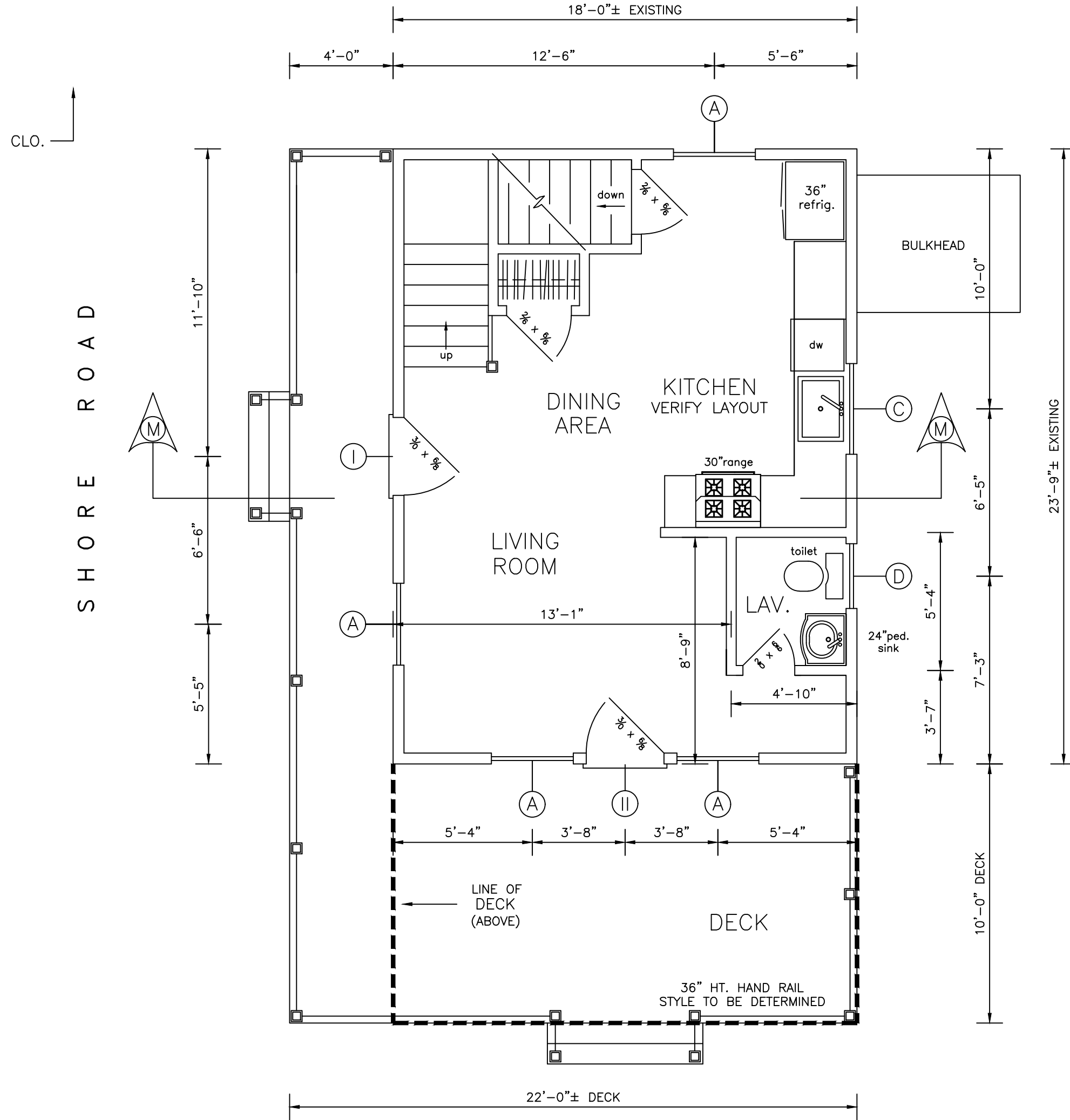
TRURO

—FRONT (SHORE ROAD) ELEVATION —RIGHT SIDE ELEVATION  
—RIGHT SIDE ELEVATION

SEPTEMBER 18, 2024

1 OF 3

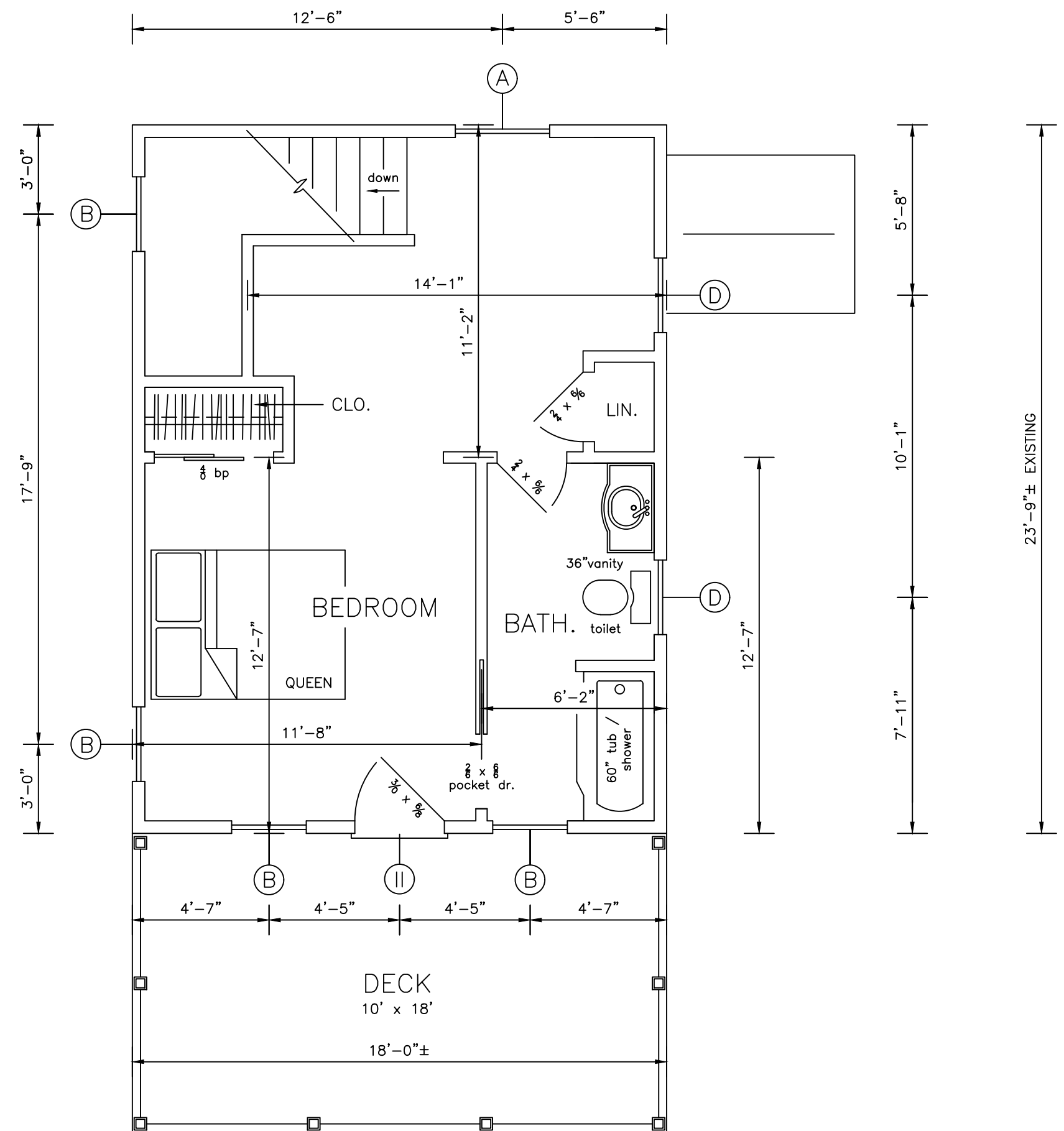




## FIRST FLOOR

( 1/4" = 1' )

AREA = 428 ± SF.



## SECOND FLOOR

( 1/4" = 1' )

AREA = 428 ± SF.



NEW RECONSTRUCTED DWELLING

ALBERT AND NANCY SILVA  
NOMINEE TRUST

ALBERT R. & NANCY R. SILVA, TRUSTEES

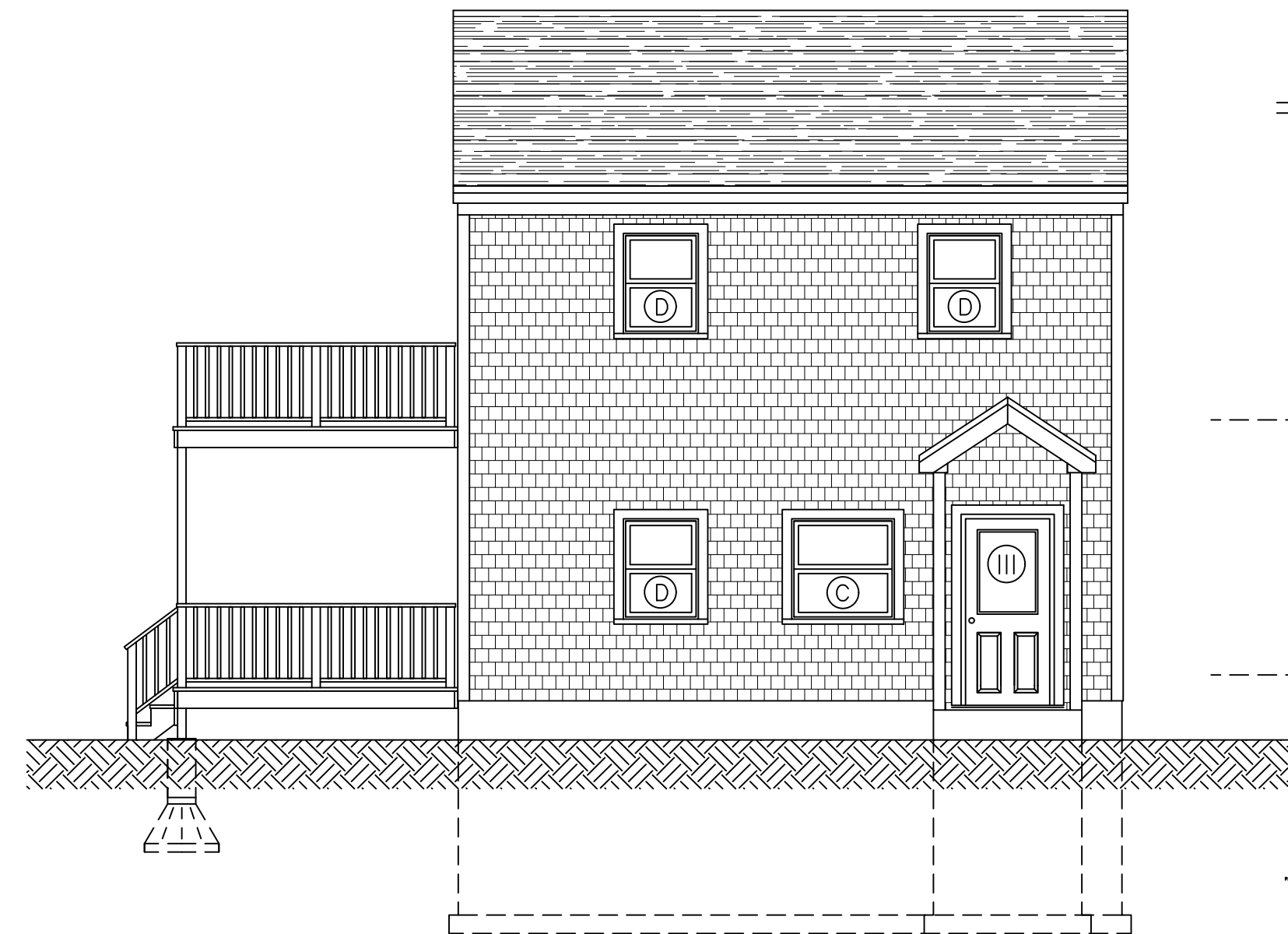
146 SHORE ROAD

TRURO

-FIRST FLOOR PLAN

-SECOND FLOOR PLAN

SEPTEMBER 18, 2024



## REAR ELEVATION

( 3/16" = 1' )

ELEVATIONS ARE FOR  
ILLUSTRATIVE PURPOSES ONLY  
AND MAY VARY AS SITE CONDITIONS  
DICTATE

## FOUNDATION PLAN

( 1/4" = 1' )

\* VERIFY ALL DETAILS WITH BUILDER  
ADJUST AS REQUIRED

5/8" ANCHOR BOLTS  
3'-6" O.C. MAX.  
& W/ IN 1' OF  
ALL CORNERS  
USE 3" x 3" x 1/4"  
PLATE WASHERS

ALL CONSTRUCTION TO BE PERFORMED IN STRICT  
COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING  
CODE, EIGHTH EDITION AND WOOD FRAME CONSTRUCTION  
MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS  
FOR EXPOSURE B WIND LOADS

ANY STRUCTURAL ENGINEERING REVIEW, IF NECESSARY,  
IS AT THE DISCRETION OF THE BUILDING COMMISSIONER  
AND WILL BE THE RESPONSIBILITY OF THE OWNER

PROVIDE SOLID BLOCKING  
AT PANEL EDGES PERPENDICULAR  
TO FRAMING MEMBERS IN THE  
FIRST TWO JOIST BAYS  
@ 4'-0" O.C. (FLOORS & ROOF)

INSULATION:  
PROVIDE INSULATION PER  
CODE REQUIREMENTS

ASPHALT SHINGLES  
ON 1/2" PLYWOOD  
SHEATHING

SIMPSON H2.5A  
HURRICANE CLIPS  
EA. RAFTER

VERIFY TRIM DETAIL  
W/ OWNER

1/2" PLYWOOD  
EXT. SHEATHING  
(RUN CONTINUOUS  
TO ENGAGE RIM JOIST  
& TOP PLATE)

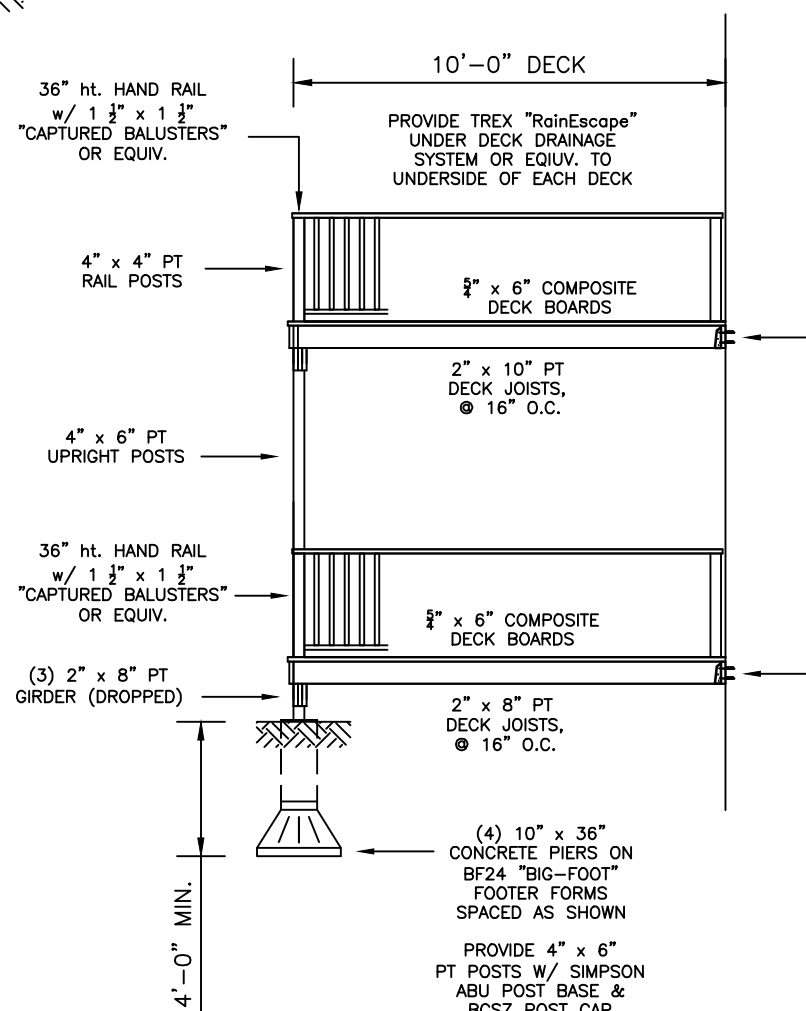
1/2" PLYWOOD  
EXT. SHEATHING  
(RUN CONTINUOUS  
TO ENGAGE SILL &  
2 ND. FLOOR BOX)

PROVIDE SOLID BLOCKING  
FOR FULL PERIMETER  
PLYWOOD NAILING

## FRAMING SECTION "M"

( 1/4" = 1' )

\* VERIFY ALL DETAILS WITH BUILDER  
ADJUST AS REQUIRED



## DECK SECTION

( NO SCALE )

\* VERIFY ALL DETAILS WITH BUILDER  
ADJUST AS REQUIRED

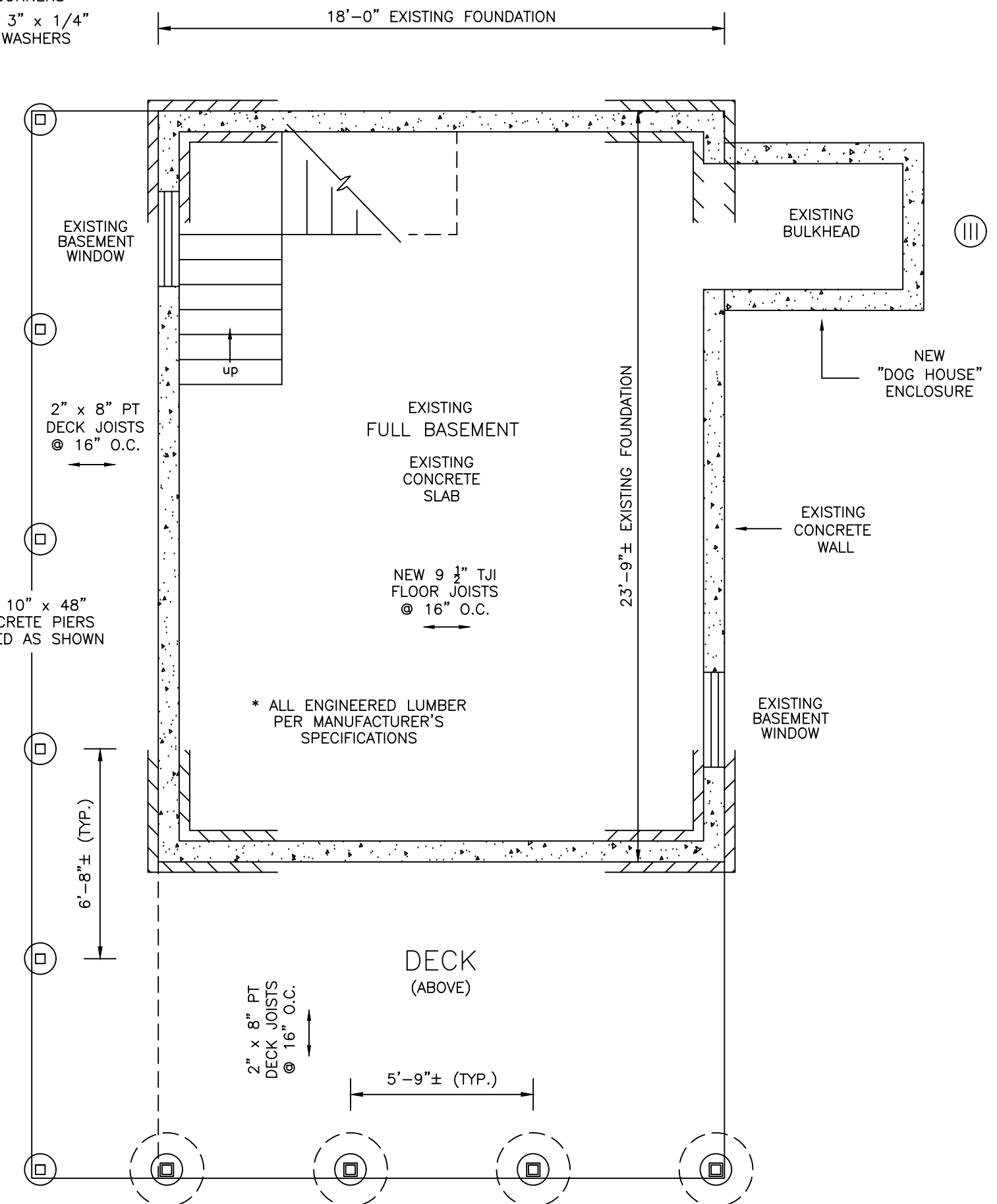
2" x 8" PT LEDGER  
BOLTED TO RIM JOIST  
PROVIDE 3 1/8" LEDGER-LOK  
SCREWS (2 PER BAY)  
PROVIDE FLASHING AND  
ICE & WATER BARRIER  
AT LEDGER  
USE SIMPSON LUS28  
JOIST HANGERS AT LEDGER

(5) 10" x 48"  
CONCRETE PIERS  
SPACED AS SHOWN

6'-8"± (TYP.)

PROVIDE 4" x 6"  
PT POSTS W/ SIMPSON  
ABU POST BASE &  
BCSZ POST CAP  
HARDWARE

(4) 10" x 36"  
CONCRETE PIERS ON  
BF24 "BIG-FOOT"  
FOOTER FORMS  
SPACED AS SHOWN



DOOR & WINDOW SCHEDULE				SILVA NOMINEE TRUST		146 SHORE ROAD	
KEY	ITEM	QUA.	DECRPTION	ROUGH	OPEN'G	NOTES	
A	WINDOW	5	AND. #TW3046 DH	36	1/8" x 56 7/8"	HOLD HEADER HEIGHT @ 6'-6" UNLESS OTHERWISE NOTED	* TEMPERED GLASS
B	"	4	AND. #TW24310 DH	30	1/8" x 48 7/8"		
C	"	1	AND. #TW3432 DH	42	1/8" x 40 7/8"		
D *	"	3	AND. #TW2432 DH	72	3/8" x 40 7/8"		
I	DOOR	1	3/0 x 6/8 "MISSION" STYLE STL. DOOR -SEE OWNER	38	1/2" x 82 1/2"	VERIFY STYLE THERMA-TRU OR EQUIV.	@ BULKHEAD
II	DOOR	2	3/0 x 6/8 FULL VIEW DOOR	38	1/2" x 83 1/2"		
III	DOOR	1	3/0 x 6/8 HALF VIEW DOOR	38	1/2" x 83 1/2"		

- USE ANDERSEN SERIES 400 H-P LOW E GLASS  
COLOR TO BE DETERMINED BY OWNER
- OPTIONAL INTERIOR / EXTERIOR GRILLE SYSTEM
- VERIFY ALL MILLWORK PRIOR TO PURCHASE
- VERIFY ALL ROUGH OPENINGS PRIOR TO CONSTRUCTION



NEW RECONSTRUCTED DWELLING

ALBERT AND NANCY SILVA  
NOMINEE TRUST

ALBERT R. & NANCY R. SILVA, TRUSTEES

146 SHORE ROAD

TRURO

-REAR ELEVATION -FOUNDATION PLAN -DECK SECTION

-FRAMING SECTION "M" -DOOR & WINDOW SCHEDULE

SEPTEMBER 18, 2024

3 OF 3



## PROJECT APPLICATION **DRAFT 9-25-24**

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**Applicant:****Friends of the Truro Meeting House**

Chuck Steinman, Chair

Katherine Bunker Black, Secretary

[www.truromeeetinghousefriends.com](http://www.truromeeetinghousefriends.com)**Project: South Façade Restoration****Location/Address:** 3 First Parish Lane

PO Box 149, Truro, MA 02666

**Amount Requested:** \$**Submission Date:** November 1, 2024**Telephone:** cell: (617) 974-1613**E-mail:** [c.e.steinman@comcast.net](mailto:c.e.steinman@comcast.net)**Purpose:**☐ Open Space☐ Affordable Housing☒ Historic Preservation☐ Recreation

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**Project Summary:**

The Friends of the Truro Meeting House thank the Town and the Community Preservation Committee for the previous Truro Community Preservation Act (CPA) funding for the historic preservation of the Truro Meeting House. We now request CPA funding to restore the South façade, which requires replacing rotted shingles and painting.

The South façade was only spot repaired during the phased CPA funded preservation project. It was previously painted in 2012, as shown in the accompanying photo. The East, West, and North facades were painted as a phased maintenance project during 2020 to 2021, and the gutters were replaced in 2019, all by the Friends with community donations.

Unfortunately, when we went to repaint the South façade, it was determined that the majority of the shingles were rotted and needed to be replaced. Supply chain inflated costs delayed the project. Portions of the tower and areas that do not need replacing shingles and can just be painted will be considered normal maintenance and will not be included in this funding request, except as a possible re-shingling contingency item, that if not needed (and not billed) will be available for funding other projects.



*Repainting the South façade, 2012*



*Replacing the gutters and repainting and painting the fascia boards, 2019.*



*Repainting the West façade, 2021*

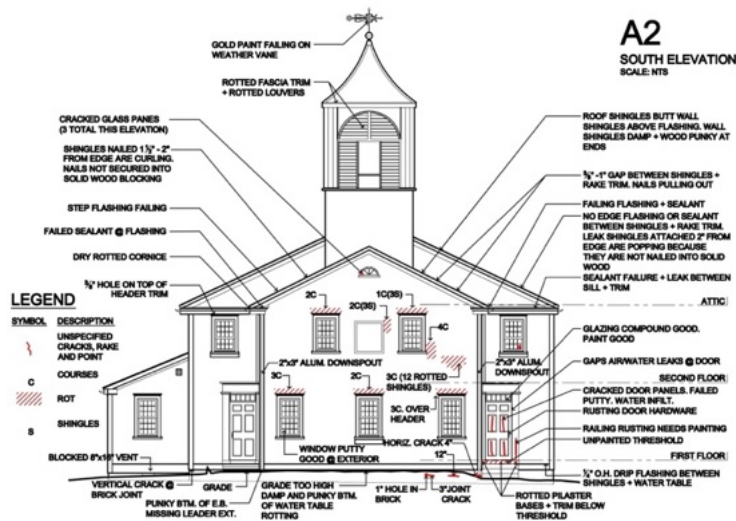
**Estimated Date for Commencement of Project:** July 1, 2025,**Estimated Date for Completion of Project:** June 30, 2026



Community Preservation Project Application  
 Purpose: Historic Preservation  
 Applicant: Friends of the Truro Meeting House  
 Request: South Façade Restoration  
 November 1, 2024

## Narrative

The Friends of the Truro Meeting House request CPA funding to restore the South façade, which requires replacing rotted shingles and then painting. The South façade was only spot repaired during the CPA funded phased preservation project as shown in drawing A2 below. It was previously painted by the in 2012, as shown in the photo on the Project Summary. Previously funded by CPA revenues was the restoration and painting of all the windows, which will not be required at this time. The East, West, and North facades were painted as a phased maintenance project during 2020 to 2021, and the gutters replaced in 2019, all with funding from donations to the Friends. The exterior painting tasks included: (1) scrape, sand loose peeling paint from all trim, window, door casing and shingles; (2) wash entire sides w/bleach mix to remove mold, (3) spot prime w/oil-based primer; and (4) finish all w/Benjamin Moore Soft gloss. Unfortunately, when we went to repaint the South façade, it was determined that the majority of the shingles were rotted and needed to be replaced. Portions of the tower were re-shingled during the CPA funded preservation project as shown in the accompanying photos.

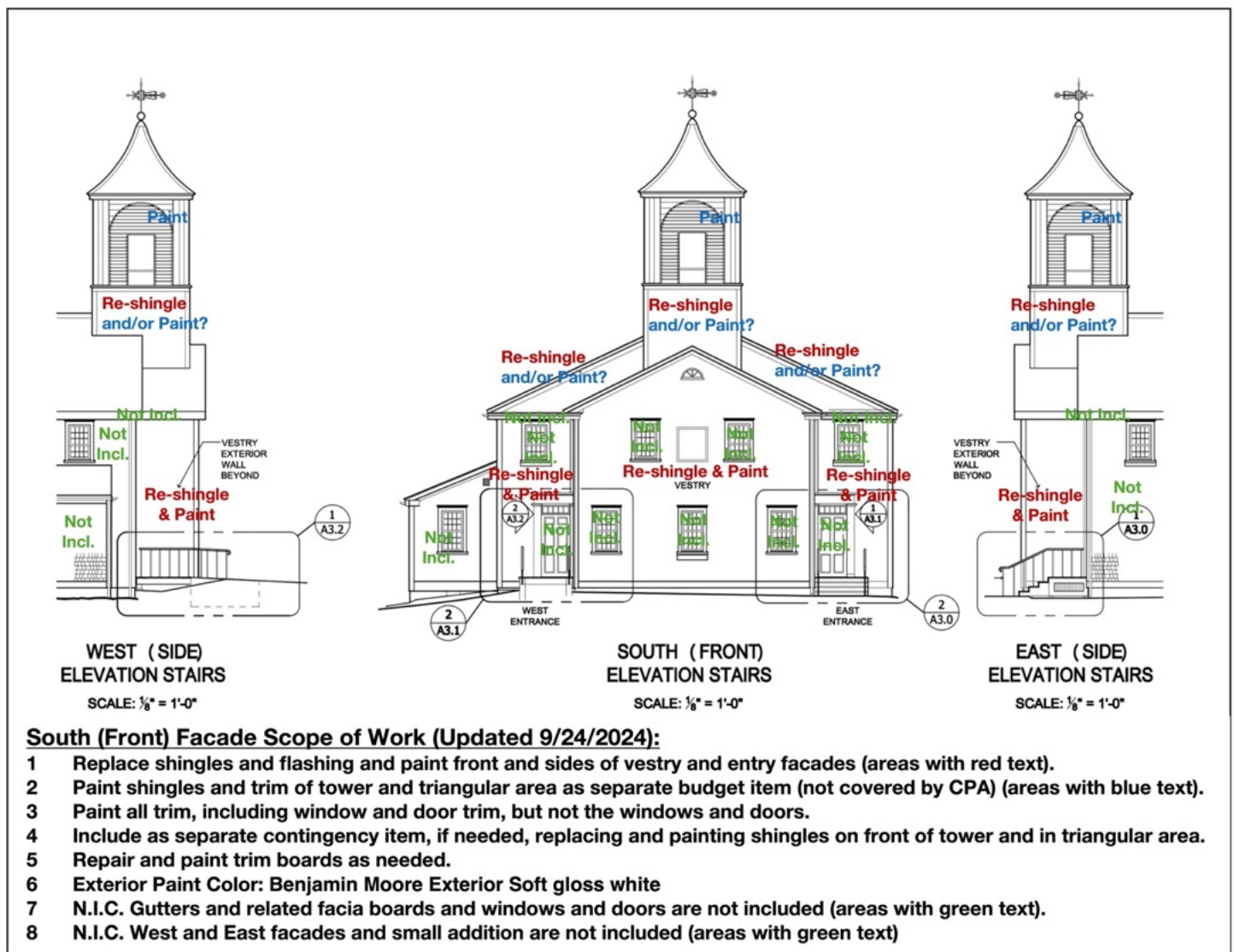




Community Preservation Project Application  
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The proposed scope of work is shown below. This drawing was the basis for a request for proposals for estimating the cost for this project.

- **Replace Shingles and Paint:** Areas shown with **red** annotations will require replacing the shingles and painting (including painting the associate trim).
- **Work Not Needed:** The windows, doors, gutters and fascia boards and East and West facades shown in **green** will not need new work.
- **Work Not Included:** Sections of the building that only require painting, as shown in **blue**, will be estimated separately and *not included* in the CPA funding request.
- **Contingency:** A contingency estimate will be included for shingling and painting areas for which the treatment cannot be determined at this time. If only painting is needed, this will be considered normal maintenance and the unused contingency funds will not be billed and will be available to fund other CPA for projects.



Community Preservation Project Application  
Purpose: Historic Preservation  
Applicant: Friends of the Truro Meeting House  
Request: South Façade Restoration  
November 1, 2024

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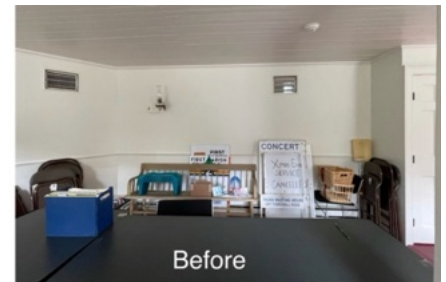
## **Community Benefits**

Over the years, the nearly 200-year-old Truro Meeting House has served as a gathering place for our community for Town Meetings, weddings, funerals, church services, and cultural events. When Community Preservation Act funding was requested to preserve the Meeting House, the Community Preservation Committee called for the creation of a Friends organization to manage the restoration project(s) it funded, to hold community cultural events, and to build a constituency for the future maintenance of the Meeting House.

Since the founding of the Friends in 2012, the Friends organization has presented more than 85 talks, musical performances and special events. We have collaborated with the Truro Public Library, Truro Historical Society, and the Truro Center for the Arts at Castle Hill to attract audiences to our events. An estimated 3,000 people have attended. The Friends have received donations from more than 224 individuals and/or families totaling more than \$200,000 for ongoing maintenance and for promoting and holding events.

The recently completed gathering space improvements that was funded with the assistance of CPA revenues was a great success this past summer. The accompanying photos show “Before” and “After” photos as viewed from the main Meeting Hall and from inside the restored gathering space.

Not only did people gather after events, increasing the sense of community and building sustaining support for the preservation of the Meeting House, but several events were held in the more attractive gathering space as shown below.







# Truro Historical Commission

Truro Town Hall

Post Office Box 2020

Truro, Massachusetts 02666

Phone: (508) 349-7004

Fax: (508) 349-5505

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October 1, 2024     **DRAFT 9/25/2024**

Community Preservation Committee  
Truro Town Hall  
PO Box 2020  
Truro, MA 02666

Dear Committee Members,

The Truro Historical Commission enthusiastically supports the application of the Friends of the Truro Meeting House for Truro's Community Preservation Act (CPA) funding for the restoration of the south/entry façade.

The Meeting House is part of the ***First Congregational Parish Historic District*** listed in the National Register of Historic Places by the US Department of Interior in 2014. Together with the adjacent Union Hall (now Town Hall), these resources represent the most intact concentration of 19th century civic and religious institutions in Truro. Built in 1827, the Congregational Meeting House was the Town's third meetinghouse, is an excellent example of an early 19th century Federal/Greek Revival institutional building in Truro and has been closely identified with the Town's development.

In addition to noting the property's pre-eminent historic and cultural significance, the Truro Historical Commission commends the exemplary stewardship of the applicant. The Friends of the Truro Meeting House, a non-religious organization that works closely with the Meeting House congregation, was formed in 2012 to activate the Meeting House as a civic, community and cultural venue. The proposed improvements are consistent with the historical character and will advance the Friends' continuing efforts to improve and maintain this important historic resource for the Town's benefit.

We are pleased to highly recommend this application for the Town's CPA support.

Regards,

Matthew Kiefer, Chair Truro Historical Commission

cc. Chuck Steinman, Chair, Friends of the Truro Meeting House