

# PHELAN ENGINEERING

STRUCTURAL AND CIVIL ENGINEERING

Lt. 24117.01

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June 20, 2024

**Heather Lemieux**

17 Main Street, P. O. Box 135  
Lunenburg, MA 01462

Job No. 24117

**Re: Evaluation Concerning the Building Known as 925 Massachusetts Avenue,  
Lunenburg, MA**

As requested, on June 12, 2024, we visited the site to view the building structure for the purpose of offering our opinion on the condition of the structure. The building is a former gasoline station, one story 12" CMU exterior walls with a wood frame roof and ceiling. The building's main footprint is approximately 48'-0" wide and 32'-0" deep. There is a rear extension in the northeast corner approximately 16'-0" x 16'-0", with 12" CMU walls. There is also a 26'-0" x 8'-0" storage box or trailer attached to the rear of the main building.

The CMU portion of the building is in very good shape for its' vintage. Only minor step cracks (cracks following the CMU mortar joints in a step like configuration) were observed in the northeast corner where the rear extension meets the east wall of the main 48'-0" x 32'-0" building. The front wall garage door steel lintels appear to be in good shape and straight. Although we were not able to access the attic area (restricted interior view through the attic access hatch), the exterior the main gable roof appears to be in good shape and has maintained its' lines (ridge line is straight). However, the rear extension 16'-0" x 16'-0" flat wood roof frame is significantly deteriorated. The storage box has also significantly deteriorated.

## Recommendations

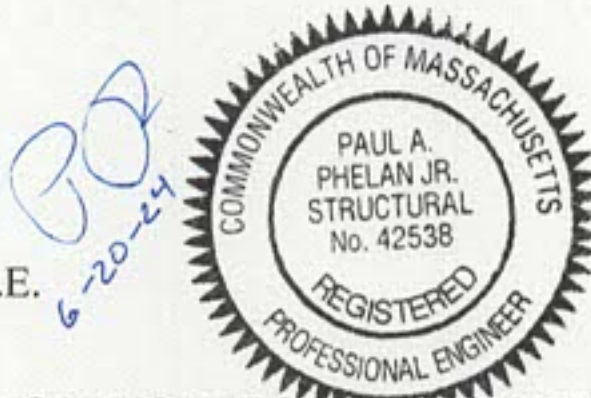
1. Point all mortar joints inside and out. Demolish the compromised portions of the slab on grade and replace as needed.
2. Demolish the rear storage box. Build a standard building section if the desire is to maintain the existing storage box footprint.
3. Demolish the rear extension roof and reframe.

In conclusion, it is our opinion that the original building structure is well-built overall and can be repaired/upgraded to be utilized and classified for most commercial or residential purposes.

Phelan Engineering can be available to provide detailed construction drawings as needed when the usage is decided. Please feel free to copy this letter to others and call if you have any questions.

Regards,

Paul A. Phelan, Jr., P.E.



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