



Oak Bluffs Board of Survey Report

Re: **The Island Theater 1 Circuit Avenue Map 2 Parcel 281**

The Board of Survey was convened at 1:30 PM on the sixteenth day of November, 2016, outside of the main entrance (east side) of the movie house structure located on Circuit Avenue in Oak Bluffs. The weather was comfortably warm for November and partly sunny. Present at the meeting/site visit were Members Mike McGrath PE and PLS (*the surveyor*), Oak Bluffs Fire Chief John Rose and Adam Wilson (*a disinterested person*). Also present was Oak Bluffs Building Inspector Mark Barbadoro and one of the owners of the Island Theater, Brian Hall.

The year of construction of the building is estimated as between 1915 and 1935. The building is approximately 91' long by 51' wide. The exterior walls are constructed of 8" concrete masonry blocks and evidence suggests that the walls are an unreinforced design. The roof system is timber trusses 8' 9" on center.

The board entered the theater through the rightmost door on the east side of the theater. There was a small room immediately after the door they entered the theater smelled strongly of mold. The board moved into the main seating area which also smelled strongly of mold. The ceiling had collapsed in places due to a failed and leaking roof. The roof has been partially repaired and the roof covering has been completely replaced. A repaired truss was visible through a hole in the ceiling. The interior face of the two visible exterior walls had originally been plastered. The plaster had mostly crumbled away due to exposure to the elements revealing large cracks running vertically from the floor to the ceiling in the masonry walls. The cracks coincided with each side of each pilaster on the northern and southern facing walls. Many of the cracks appeared to disconnect the walls from the pilasters. Daylight was visible through many of the cracks. A temporary electrical subpanel was recently installed.

The board attempted to inspect the west facing exterior wall behind the projector screen by entering the southwest door. The building owner cautioned the board not to enter the space because it was not safe and the board stopped in the doorway. The back wall had similar vertical cracks disconnecting the curtainwalls from the pilasters.

The board went back toward the northeast side of the building where they had entered. The Board attempted to climb the northeast stairs to the balcony and projector room but the owner said that the stairs were unsafe. The Board proceeded to the south east stairway to attempt to inspect the balcony and projector room. The stairs were spongy but passable. The projector room and balcony showed similar signs of exposure to the elements. The roof trusses above the balcony appeared to be in serviceable condition.

The board went outside to walk the exterior of the building. The stucco façade in the front was attached to the concrete block with furring and 2"x 3"s. many of the exterior wood architectural features had either fallen away or were in various stages of decomposition. The stucco was loose in places.

The lower portions of the exterior wall looked like solid concrete but they were in fact concrete block covered in parging. The cracks that disconnect the pilasters from the walls had been patched with mortar an undetermined number of years ago. The doors were not adequately sealed to prevent access by vagrants.

The Board of Survey, having reviewed all the structural problems the building has, by unanimous consensus agreed that the building is dangerous.

The meeting/site visit ended at 2:07 pm

Nov 21 12/2, 2016

Michael McGrath PE PLS 

Adam Wilson 

John Rose Fire Chief 