

# Historic Preservation Commission

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## Masson House: Conditions and Rehabilitation Needs

Wednesday September 22, 2021



September 22, 2021

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# Background

- The locally designated historic Masson House was originally constructed in 1903.
- In 2010 Historic Resources Group prepared and submitted to the Community Development Department a Historic Structures Inspection and Conditions Report re. the Masson House
  - Highlighted significance of the historic resource
  - Documented the character-defining spaces and features
  - Assessed the conditions observed at that time
  - Recommended appropriate repairs and treatments
  - Provided a preliminary budget, itemized for each recommended repair &/or treatment
- Budget quote in 2010 = \$342,619



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# Condition Assessment – Substantial Issues

Included among the many issues and deficiencies noted in the 2010 report:

- Chimney
- Foundation
- Water intrusion
- Interior Ceiling Plaster
- Joists and beams
- Electrical systems
- Accessibility





# Chimney



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# Foundation

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# Historic Structure Report



- Historic Resource Group - 2021
  - Site evaluation
  - Structural assessment
  - Construction budget estimate
- Approximate cost for the new inspections and updated report: \$10,800



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## Where are we in the process?

- The building is in poor condition and clearly needs major repair work... and the sooner the better.
- The first step in the process will be to prepare a current comprehensive inspection and condition assessment report, and a preliminary project construction estimate.
- Staff has informed the tenants and the Headwaters Corner Board (Monday, Sept. 20<sup>th</sup>)
- Next, staff will inform the City Council, and request authorization from the Council to update the Masson House historic structure condition report, at an estimated cost of \$10,800.



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