

# Historic Preservation Commission

Wednesday July 6, 2022

---

## Masson House Historic Structure Report (HSR)



July 6, 2022

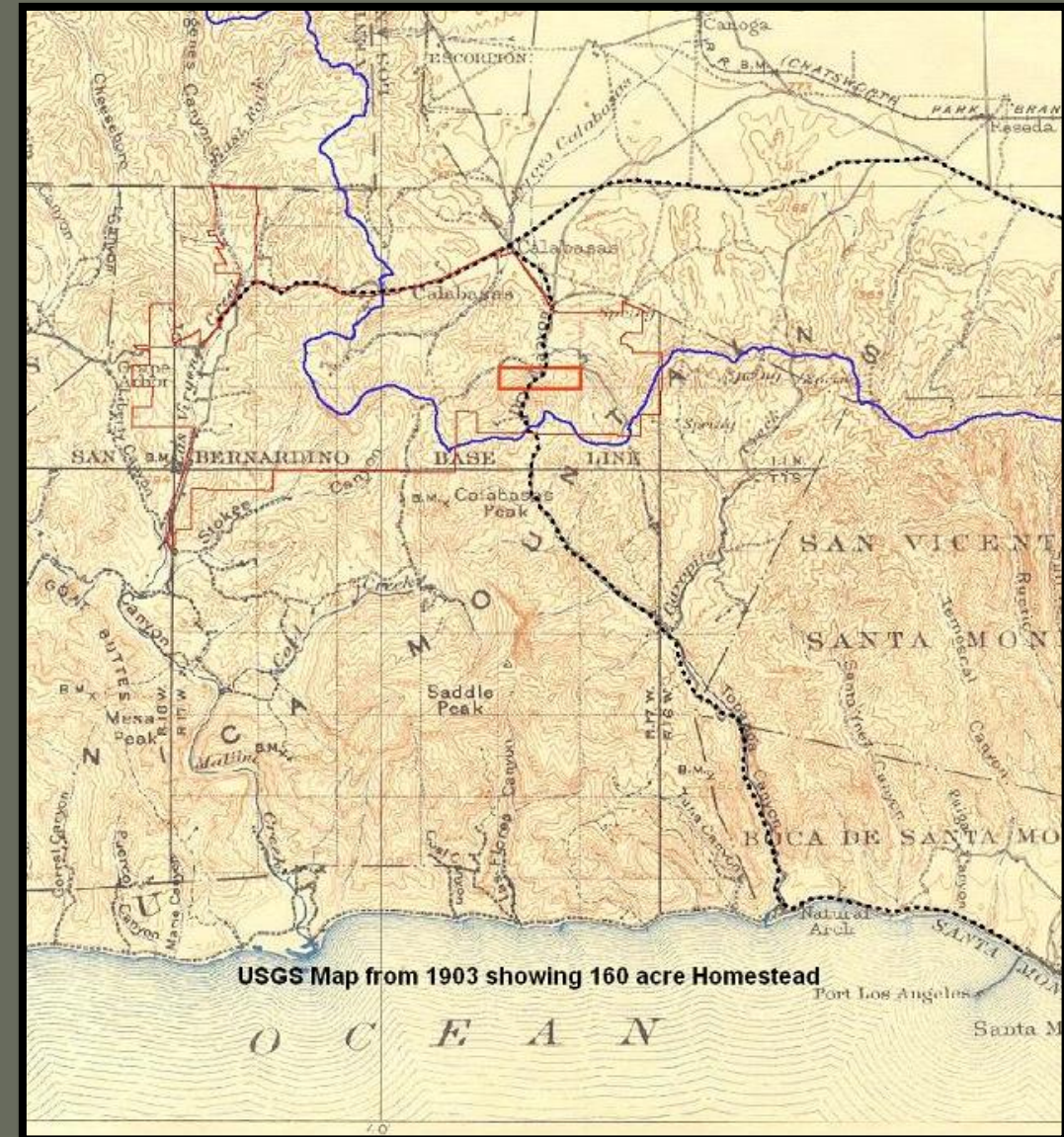
Historic Preservation Commission



CITY of CALABASAS

# Background

- Masson House – 23075 Mulholland Hwy
- Designated Calabasas Historic Landmark #1
- 2010 – Original Historic Structure Report (HSR) was prepared by Historic Resources Group, LLC
- The 2010 HSR indicated approximately \$342,619 necessary for identified repairs
- The 2010 HSR is twelve years old and must be updated



July 6, 2022

Historic Preservation Commission



CITY of CALABASAS

# Historic Structures Report

---

## Purpose:

1. Fully and accurately document existing conditions
2. Identify needed repairs and rehabilitation work for:
  - Features and components of the exterior, as necessary and appropriate to retain the historic appearance;
  - Foundation and structural components (non-contributing elements), as necessary to meet applicable building codes;
  - Plumbing, HVAC, and electrical systems (non-contributing elements), as necessary to meet applicable building codes.
3. Prepare a cost estimate for all identified repair and rehabilitation work



July 6, 2022

Historic Preservation Commission



CITY of CALABASAS



# Issues Identified (Preliminary, from the 2010 HSR)



- Portion of house has no foundation, and other portions of the foundation require strengthening
- Oak tree stumps supporting floor (must be removed and replaced for structural integrity and safety)
- Drainage problems and associated rot
- Chimney needs to be reinforced
- Termites in rafters and likely in other locations as well
- Wood floor is structurally unsound

# Adaptive Reuse of the Masson House

Adaptive Reuse – Repurposing a building for a new use while preserving its architectural and cultural heritage.

## Potential Uses:

- Multi-function gathering space with passive walk-through exhibit on walls and general periphery. Space would be open by appointment only to groups, such as Scouts, schools, clubs, educational tours, etc.
- Office space for Headwaters Corner
- On-site residence for Headwaters Corner property manager (as an affordable housing unit)

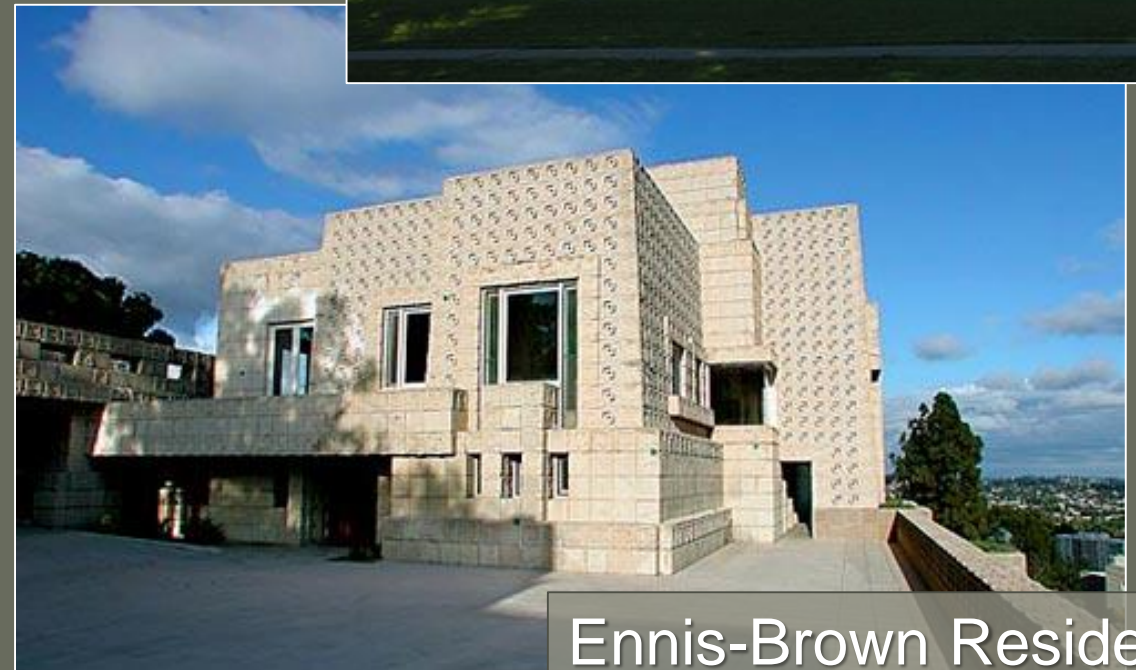




# Historic Resource Group, LLC

- Southern California based firm specializing in documenting and restoring historic landmarks
- Known especially for their work on:
  - The Gamble House (a NRHP listed landmark, designed by Green and Greene)
  - Frank Lloyd Wright's Ennis-Brown House
  - The Rose Bowl
  - The Egyptian Theater
  - Pasadena City Hall

Gamble House



Ennis-Brown Residence



July 6, 2022

Historic Preservation Commission



CITY of CALABASAS

## Expected Deliverables / Final Report

---

When Historic Resources Group completes the final report, it will include the following:

- Architectural drawings
- List of necessary work to rehabilitate the house and to accommodate an appropriate adaptive re-use
- Detailed cost estimates
- A proposed maintenance program



July 6, 2022

Historic Preservation Commission



CITY of CALABASAS