

# Historic Preservation Commission

Wednesday October 5, 2022

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## Masson House Historic Structure Report (HSR) Update



October 5, 2022

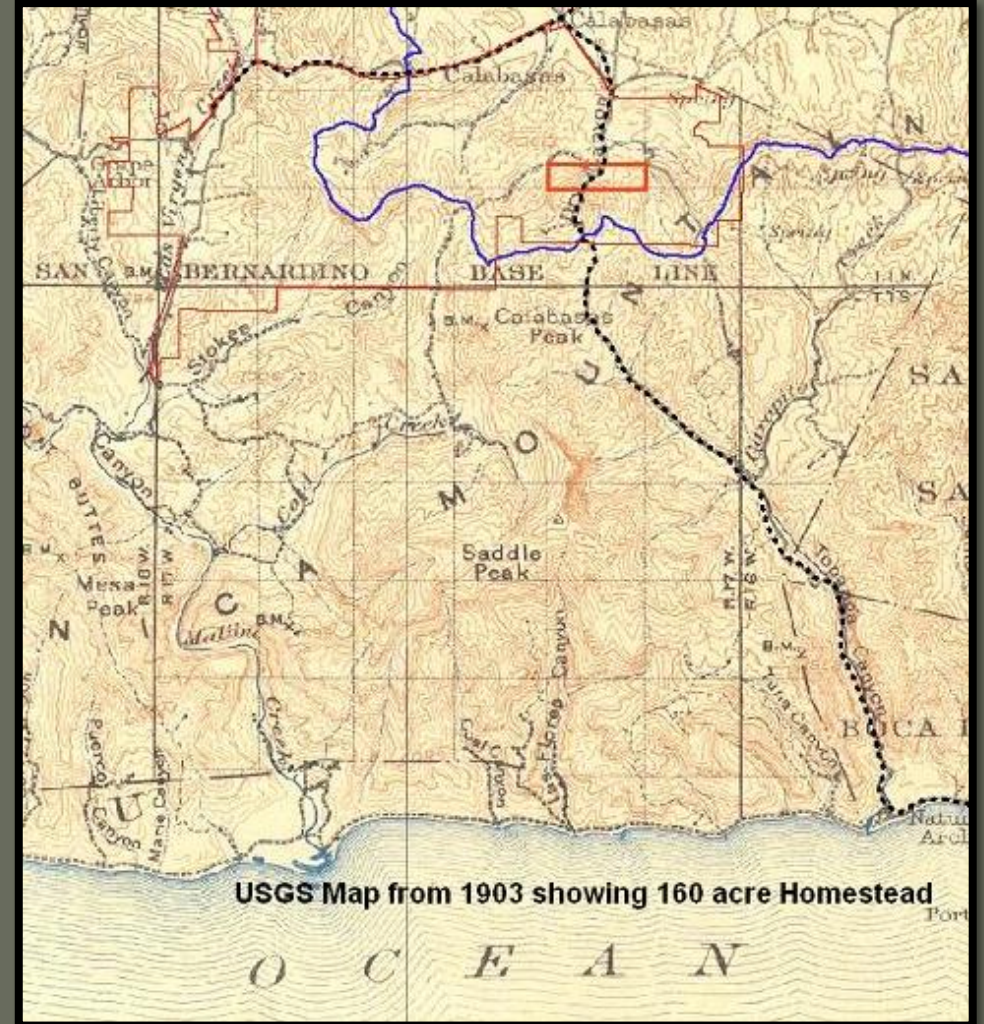
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# Background

- 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, requiring the update
- Historic Resources Group contracted to prepare update



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# The More Substantial Issues Identified in the 2010 Report:

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- 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

## Updated Report (Draft)

The draft updated report includes the following:

- Photographic recordation of existing conditions
- Written summary of existing conditions
- List of necessary and recommended work to rehabilitate the house and to accommodate an appropriate adaptive re-use
- Detailed cost estimates
- A proposed maintenance program



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## Identified Issues – High Priority (Tentative):

### Review of existing conditions and recommendations for High Priority treatment.

- Accessibility – Front entrance and bathroom facilities to 2007 Historic Building Code (HBC) standards
- Building envelope – Roof, chimney sealant and cap, wood siding, exposed rafter ends, trim, paint, windows, foundation and drainage.
- Ceiling and walls – no penetrations or attachments to interior walls and ceiling
- Chimney – Reconstruct with seismic retrofit
- Fire and Seismic Damage Prevention
- Removal of hazardous construction materials (e.g. asbestos)
- Structural Upgrades throughout
- Removal of all stored materials (additional load stress to the structure)



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## Budget for Rehabilitation

2010 – Report

- \$324,619 Rehab cost estimate

2022 – Report

- \$766,406 Rehab cost estimate (preliminarily)

Provided cost estimate does not include “soft” costs, such as:

- Risk management
- Consultant Costs
- Variation in local materials and labor availability



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