

Report of Existing Historic House located at
142 Adelaide Drive
Santa Monica, CA 90402

— SAMPLE —
ARCHITECT'S
REPORT

Scope of Report

The intent of this report is to generally describe the condition of the existing house.

General Description

The house was built and designed by the Milwaukee Building Company in 1910 and known as the Henry Weaver House after the original owner. It is listed on the National Register of Historic Places and designated a Landmark by The City of Santa Monica on May 11, 1989.

The house sits on a large 196' x 100' graded pad approximately 10 feet above the street. There are no curb cuts onto the property. The only vehicle access is through the alley where the garage and playroom are situated, which creates unobstructed views of the front of the house from the front lawn. The property has an abundance of mature trees and landscaping, none of which mask the front of the house from Adelaide Drive. The structure is sound with continuous concrete footings, however the house did suffer significant damage in the earthquakes of 1972 and 1994. The structure is a classic model of a California Bungalow showcasing an almost unparalleled level of craftsmanship in its

construction and finishes. Some of the character defining features of this house are: large covered patios; radically extended and beautifully detailed eaves; shallow pitched roofs; concealed gutters with star motif fasteners for the downspouts; a pronounced Asian feel to the design; exposed framing elements of old growth timber; high quality masonry; jewel box finish detailing on the interior, again using lumber stocks which, in today's market, are almost impossible to replicate; oversized barge rafters supported on 36" deep crenellated and cantilevered outriggers; massive articulated mortised support columns and framing members that are seamlessly joined.

Exterior Finishes

The house is in fair condition considering that it perched on the rim of Santa Monica Canyon and has, for over 90 years, taken in all of the weather that the Pacific could throw at it. Its enormous eaves deserve most of the credit, protecting it from both rain and sun.

Many of the milled cedar shingles are starting to fail and the some of decorative "to-weather" woodwork is deteriorating and in need of attention. The finished woodwork joinery at the "to-weather" columns and sash, etc. will require reworking in the future. However, they are all currently in fair condition. The cedar shingles, like the sash, show signs of having been painted and later water- and sandblasted and are clearly approaching the end of their usefulness. There

is a constant need to cut and paste dislodged shingles to replaced so-called fallen soldiers.

Existing fireplaces were rebuilt after the 1994 earthquake. The roofing and gutters seem generally intact and in need of only general maintenance. Some of the downspouts are pulling away from the building.

Recommendations:

- Within the next 20 – 30 years, all shingles, exterior casing and trim shall need replacement.
- Maintenance, applied weatherproof sealer, and individual replacement of damaged shingles should continue.
- Maintenance and applied weatherproof sealer of exterior woodwork should continue.

Interior Finishes

Classic example of craftsman style at its height of architectural popularity!

Generally, the interior is in fair/good condition. Unfortunately the original fireplace mantel in the living room was lost in 1994 earthquake and a deplorable replacement was cobbled together from plywood veneer. This hearth area, being the heart of the house, warrants restoration. The second floor fireplace was replaced after 1994 with "metal box" unit set in original rebuilt masonry.

The woodwork in the main spaces, having once been painted over, has since been painstakingly restored to its original condition. The kitchen, laundry, and service area have endured a myriad of reworkings and are in dire need of restoration. The bathrooms need plumbing maintenance, but generally in fair working order.

Recommendations:

- Repair the sashes to operate correctly, and add/repair screens where missing/damaged.
- The playhouse off of the garage should be treated for mildew.
- Fans are to be installed in the crawlspace.

Roof

The hot-mop and rolled roofing membrane is satisfactory.

Recommendations:

- General maintenance of gutters, scuppers and downspouts need seasonal servicing to assure effectiveness.
- Existing copper chimney cap is damaged and should be repaired or replaced.
- Two broken wire glass skylights should be repaired.

Electrical, Plumbing, and Forced Air Units

Some of the original electrical system was in black conduit (high quality) and knob and tube. The existing electrical service and main panel show evidence of many re-workings of the years, but are in fair condition. A new sewer-lateral from the house to the alley was installed one year ago and is in good condition. The plumbing is generally in fair condition. Plumbing valves have inconsistent water pressure. The plumbing shows evidence of much reworking. A 2-Zone HVAC system appears to be satisfactory.

Recommendations:

- Remove abandoned electrical conduits, sub-panels, electrical boxes, low voltage wiring, etc.
- Abandoned water lines should be culled out where possible.
- Install secure water heater vents in the laundry, basement, and mechanical room.
- Test water lines for pressure. Replace old plumbing valves, and corroded water lines with new copper water lines.
- Continue HVAC system maintenance.

Landscape

Many mature plant materials need to be thinned out as well as some of the trees that are too close to the structure. The existing landscape is focused on maintaining oceans views and screening out the looming twenty-story condos one hundred feet away. The preference is to keep clear sight lines to the southwest and ocean views, and conversely maintain the public's ability to see the front façade.

Recommendations:

- The fence in the alley should be replaced, and the fence around the pool should be repaired.
- The existing tile set in concrete decking around the pool should be removed, as they are not original, nor consistent with the period of the house.
- The gate at the street should be repaired and lighting should be installed.

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