

# 10236 Donner Pass Rd

## Accompanying Narrative for Relocation and Rehabilitation

### Purpose

This narrative is a companion to the construction drawings and specifications for 10236 Donner Pass Rd, with the specific purpose to provide more detail based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. It includes constructability details as to how the structure will be relocated 11'-6" to the south and raised by approximately two feet without dilapidation, what alternative actions will be taken to prevent failure of the structure if it proves non-viable to move it, and how historic materials will be preserved or repurposed throughout the rehabilitation project.

This project is classified per the above standards as a Rehabilitation, which is defined as:

*[T]he act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.*

Key features of a Rehabilitation include:

1. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
2. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
3. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. Deteriorated historic features will be repaired rather than replaced, unless otherwise approved by the Town.
5. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

All designers, contractors and other agents of the Owner involved in the project are advised to review the specific standards outlined by the Secretary of Interior for Rehabilitation<sup>1</sup>, as the Town of Truckee will regularly review progress of the work to ensure compliance. Detailed photo documentation will be undertaken by the Owner/Project Manager throughout the rehabilitation.

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<sup>1</sup> <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>

Specifics as to the scope of the rehabilitation are included in the drawing set: see sheets R-1 through R-4, especially noting the General Rehabilitation Notes on sheet R-1. It is also of importance to note that said plans were developed in coordination with the Structural Engineer of Record, coordinated closely with their drawing set (see sheets S1-4), and that the Engineer has inspected the structure and approved its movement as designed.

## Structure Relocation

The relocation of the historic structure as detailed on the plans will be undertaken by a professional structural lifter, under the supervision of a Structural Engineer. Montgomery Structural Lifters have been contracted for this work and Linchpin Structural Engineering has been retained for on-site supervision during construction. No work on the movement of the building (as outlined below) is to proceed until (1) the Owner, Structural Engineer, and Contractor have signed a copy of this narrative, acknowledging that they understand the requirements of this rehabilitation plan and that they will make every effort to preserve the historic structure and materials, and (2) a preconstruction meeting has been held with Town of Truckee Planning present.

Prior to the movement of the structure, portions of the interior finishes will be removed and the integrity of the underlying interior structure assessed. As deemed necessary by the Contractor liable for the relocation OR as requested by the Engineer, temporary lateral and cross bracing timbers will be added to the interior or exterior where needed to suit. Prior to commencement of work on the move, a report will be prepared by the Owner/Project Manager and submitted to the Town on the structural integrity of the building and any pertinent details related to the subsequent lift and move work. This report will include approval from the Contractor and Structural Engineer to move the building under the proposed plan.

A certified Contractor and Structural Engineer shall oversee all portions of the preparation work, as well as the Owner, and ensure that *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* are followed at all times.

During and prior-to the commencement of the remaining works, Town of Truckee planning and building inspection departments will be informed of the detailed schedule of work and invited to be on-site for any/all activities described herein. If any part of the restoration plan is not met or a new discovery is found, work will stop and the Town will be informed. Remedies may include additional historic design review, demolition review, reconstruction of the building as it currently exists without an addition or modification. The appropriate remedy will be at the discretion of the Town of Truckee Community Development Director.

Once the building has been appropriately braced on the interior as determined by the Contractor and/or Structural Engineer, W-10x68 beams will be installed transversely to support the floor joists beneath and to support the raising of the structure to be moved via jacks. Once secured, all connections to the existing substructure will be severed, the building will be raised. In the

process of raising the structure, the building and roofline will be trued back to its original squared dimensions and the structure will be inspected for stability with any additional support being added at that time, prior to movement. If at this juncture the Contractor, or Engineer express concern that the structure may not in fact be moveable, the building will be structurally secured, either in its raised/staging location or by lowering it back to the existing foundations, and the project team will notify the Town immediately to determine appropriate next steps (See above paragraph).

Once raising and staging are complete, the remaining portions of the structure impacting the move (i.e. the cripple walls and porch stairs) will be disassembled in sections and staged for eventual re-use of all viable building materials, most importantly any historic elements as called out on the design plans (see Historic Materials Preservation section, below, for further detail).

The structure will then be rotated and moved forward on the property by "jack and roll" with 200-ton rollers supported by W-10x77 beams. Once spotted in the new location, temporary supports will be added to stage the building above its final finished height. This will enable the foundation contractor (Medina concrete) to complete their scope, which will commence with survey (by a licensed surveyor), excavation, and construction staking to spot the new foundation per plans. After completion of the foundation, the building will be lowered down to its final elevation, where additional floor joists and beams will be sistered to the structure such that it may be fixed to the new foundation by the General Contractor.

#### Timeline of Events

The move will be completed in two mobilizations, the first including excavation, prep, bracing and moving the structure, while the second will occur 1-2 months later after concrete foundation and new floors have been constructed. Target dates for the following work will be developed at the aforementioned preconstruction meeting with the Town, Owner, Contractors, and Structural Engineer. Photo documentation and summary report of the work completed will be prepared by the Owner/Project Manager both prior and subsequent to each task, with the help of the Contractors and Structural Engineer:

- Move In and Stage Equipment [1 day]
- Demo and Excavate required to raise structure; submit report on structural integrity and bracing to Town [1 week]
- Excavate soils to new soil elevation [1 week]
- Raise structure to height required to roll [2 days]
- Stabilize and prep to relocate: channel wrap subfloor to walls [2 days]
- Relocate and stage to receive new foundation work [1 day]
- Lower to new foundation work [1 week's work]

Pending the issuance of our building permit, we hope to complete the above work in May-August, with the majority of that time being spent completing the foundations and carpentry to land the building. The remaining months before winter can then be used to complete the additional superstructure for the rehabilitation and the entirety of the structure can be made weather-tight and/or winterized before the first snowfall.

## Historic Materials Preservation

Prior to the movement of the structure, the Owner, General Contractor and the Town shall survey the property to assess which materials impacted by the move shall be considered historically significant and removed/preserved for reuse. Materials flagged for preservation will be documented via photos and will be kept on-site throughout the remainder of construction, being tagged as/when appropriate for identification. As noted in the Purpose, it is the expectation that materials will be reused for the same feature/application, in the same configuration wherever possible (e.g. stair treads shall be reconditioned and reused as stair treads). If reuse is not possible, documentation and photos will be provided to the Town.

Materials flagged for preservation will be removed individually by a carpenter (not a demolition contractor), stored during the remain period of exterior works, as noted below, and ultimately rehabilitated and reinstalled by a carpenter following the guidelines clearly outlaid on p177 of *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.

Any materials which must be protected from weather will be tarped or otherwise protected during summer months and the movement of the structure. Once the move is complete and during winter months all materials will be kept within the building. It is assumed that different materials will require differing repair/refinishing techniques and may need to be moved multiple times during construction. Specifics of both will be covered in regular photos/reports prepared for the Town by the Owner/Project Manager, with the help of the Contractor(s). To be clear, the location and tagging of materials planned for rehabilitation should be clear at all times during the project, via reports submitted to the Town.

Upon relocation of the structure, additional inspection of the siding and other elements planned for removal as required for the rehabilitation will be undertaken with the Owner, General Contractor and the Town. Should any additional historically relevant materials be found, the above procedure will be followed in kind.

## Project Completion

Once all work is complete, at the applicant's expense, a reassessment of the historic resource may be required by a historic resource inventory consultant approved by the Town. The historic resource inventory consultant will update the inventory record for the property and identify any changes to the historic rating that may have occurred as a result of the rehabilitation/restoration work.

## Certification

I understand that this is a historic resource that requires preservation, including materials, architectural features and form. I acknowledge that I have read and understand the rehabilitation plan and will make every effort to ensure preservation of the historic resource. If at any point during construction there is any deviation from the rehabilitation plan or construction plans, I will notify the Town of Truckee for direction prior to taking any additional steps. If the Town identifies any deviations from the rehabilitation plan or concerns with the integrity of the historic resource, I understand that the Town may stop construction and may have additional requirements, including but not limited to: additional historic design review (with the associated land use entitlements and fees), demolition review, or reconstruction of the historic resource as it currently exists without any additional modification.


Montgomery (Structural Mover)

  
Signature \_\_\_\_\_ Date 5/15/24

Rio Morales  
Name \_\_\_\_\_

OWNER  
Title \_\_\_\_\_

General Contractor

  
Signature \_\_\_\_\_ Date 5.15.24

Ken Shapiro  
Name \_\_\_\_\_

Owner - Truckee Creek  
Title \_\_\_\_\_

Linchpin Structural Engineers

  
Signature \_\_\_\_\_ Date 05/15/2024

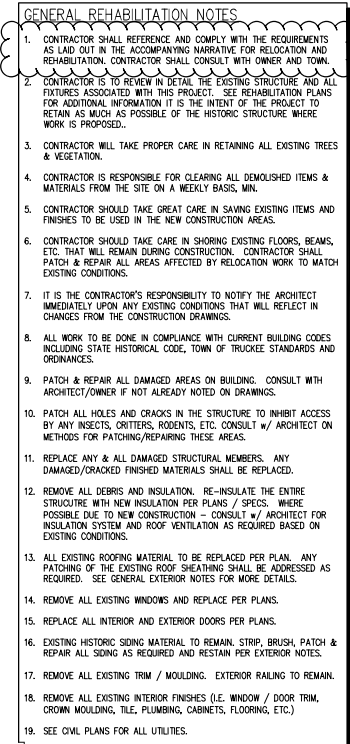
William Sandy Cumming  
Name \_\_\_\_\_

Senior Engineer  
Title \_\_\_\_\_

Owner / Project Manager

  
Signature \_\_\_\_\_ Date 5/15/24

CARL A THARP  
Name \_\_\_\_\_

REHABILITATION PLAN –  
SITE PLAN AND NOTES

REVISIONS		
#1	4/9/2024	PLAN CHECK

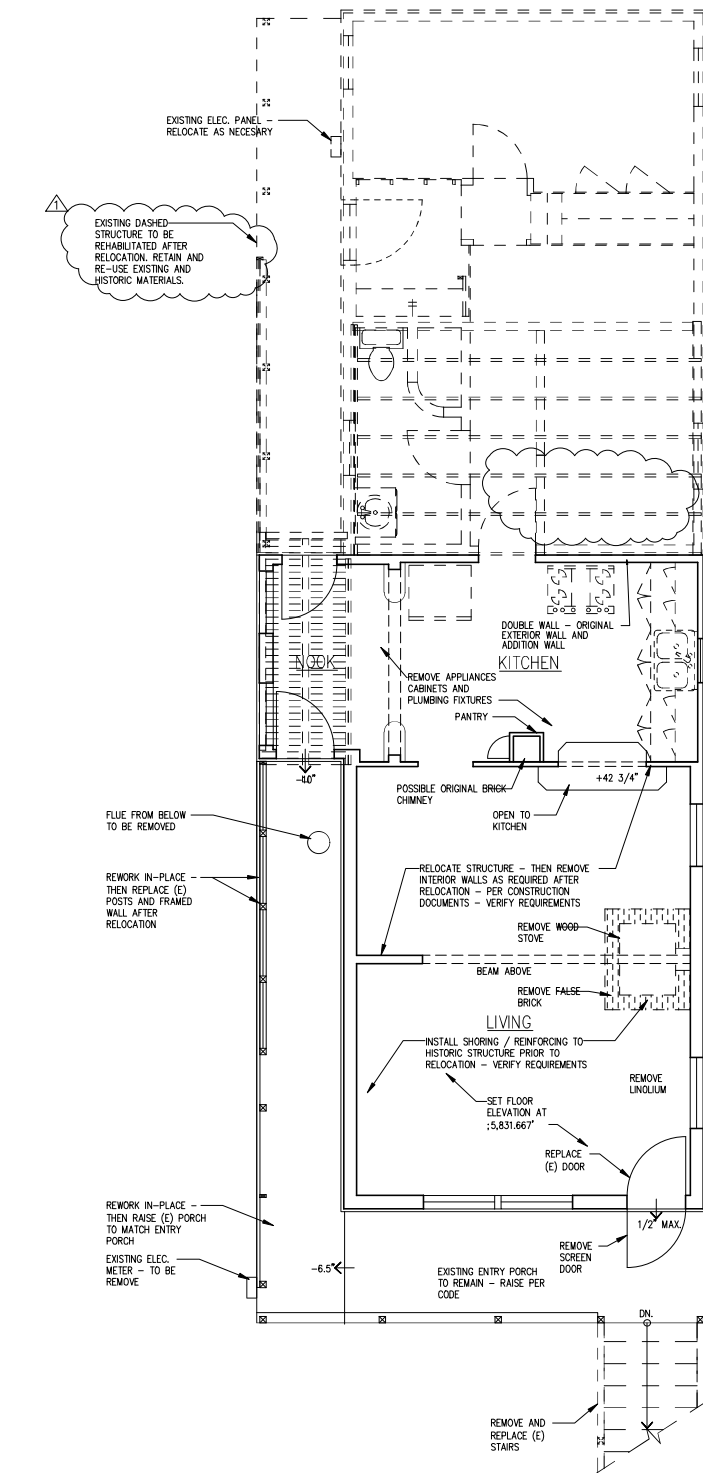
THARP  
REHABILITATION

10236 Donner Pass  
Road  
Truckee, CA 96161

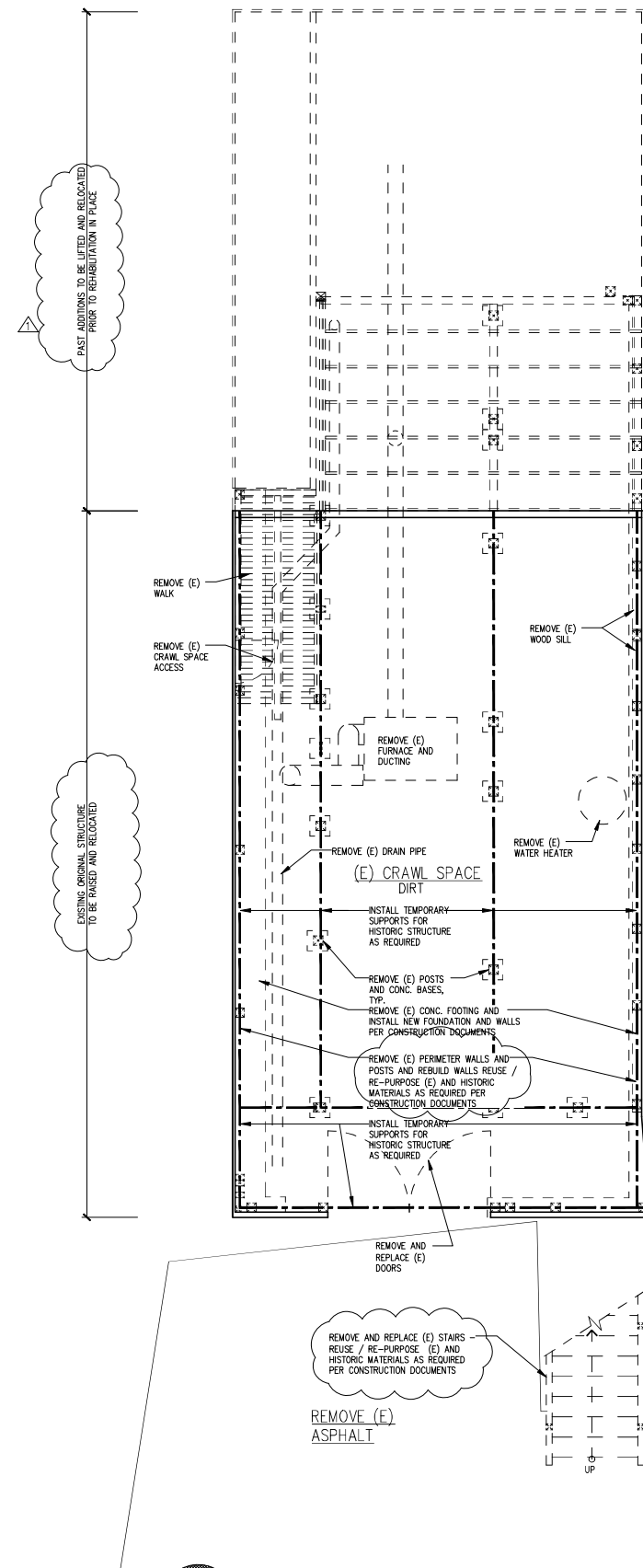
TOWN OF TRUCKEE  
BUILDING DIVISION  
Reviewed for 2022  
CA Code Compliance

By: DM Date 5/23/2024

DATE:	5/8/2024
SCALE:	1/8"=1'-0"
JOB No. :	

REHABILITATION  
UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

REHABILITATION  
CRAWL SPACE PLAN

SCALE:  $1/4"=1'-0"$

EX/HISTORIC MATERIALS NOTE:

WHEN DISMANTLING THE EXTERIOR OF THE STRUCTURE THE CONTRACTOR SHALL SYSTEMATICALLY REMOVE AND NUMBER SIDING BOARDS AND EXISTING MATERIALS FOR REUSE. THE INTENT OF THE NUMBERING IS TO ENSURE RE-CONSTRUCTION IN THE SAME ORDER/CONFIGURATION AS CURRENTLY EXISTS. CONSULT WITH OWNER AND THE TOWN OF TRUCKEE FOR ADDITIONAL INFORMATION ON DISMANTLING THE STRUCTURE.

## REHABILITATION PLAN – CRAWL SPACE AND UPPER FLOOR PLAN

## REVISIONS

#1	4/9/2024	PLAN CHECK

THARP  
REHABILITATION

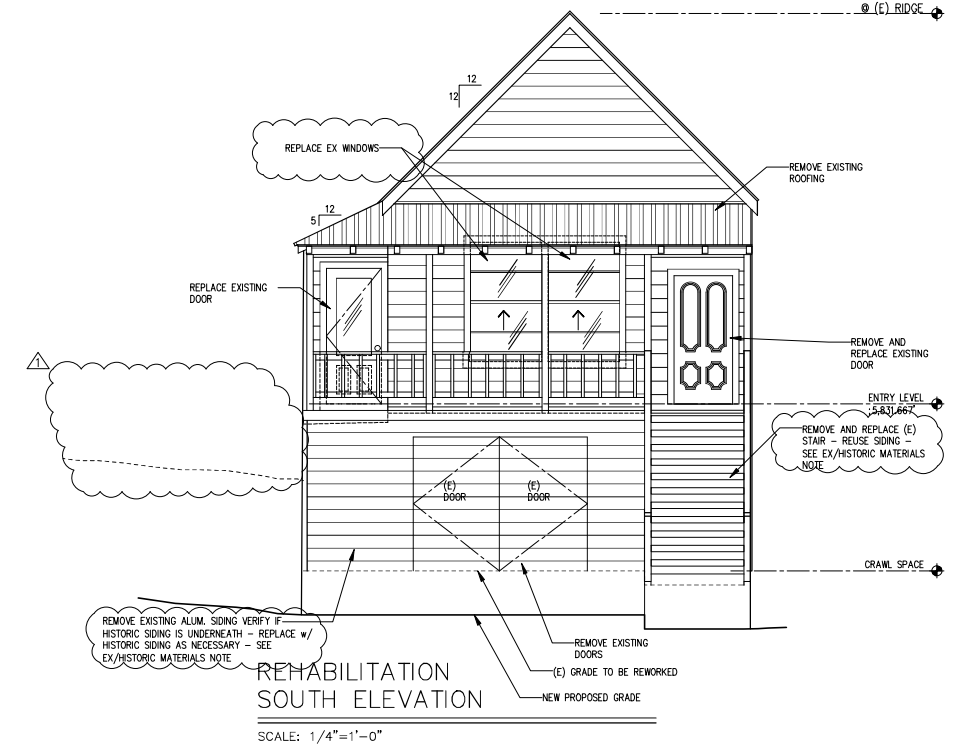
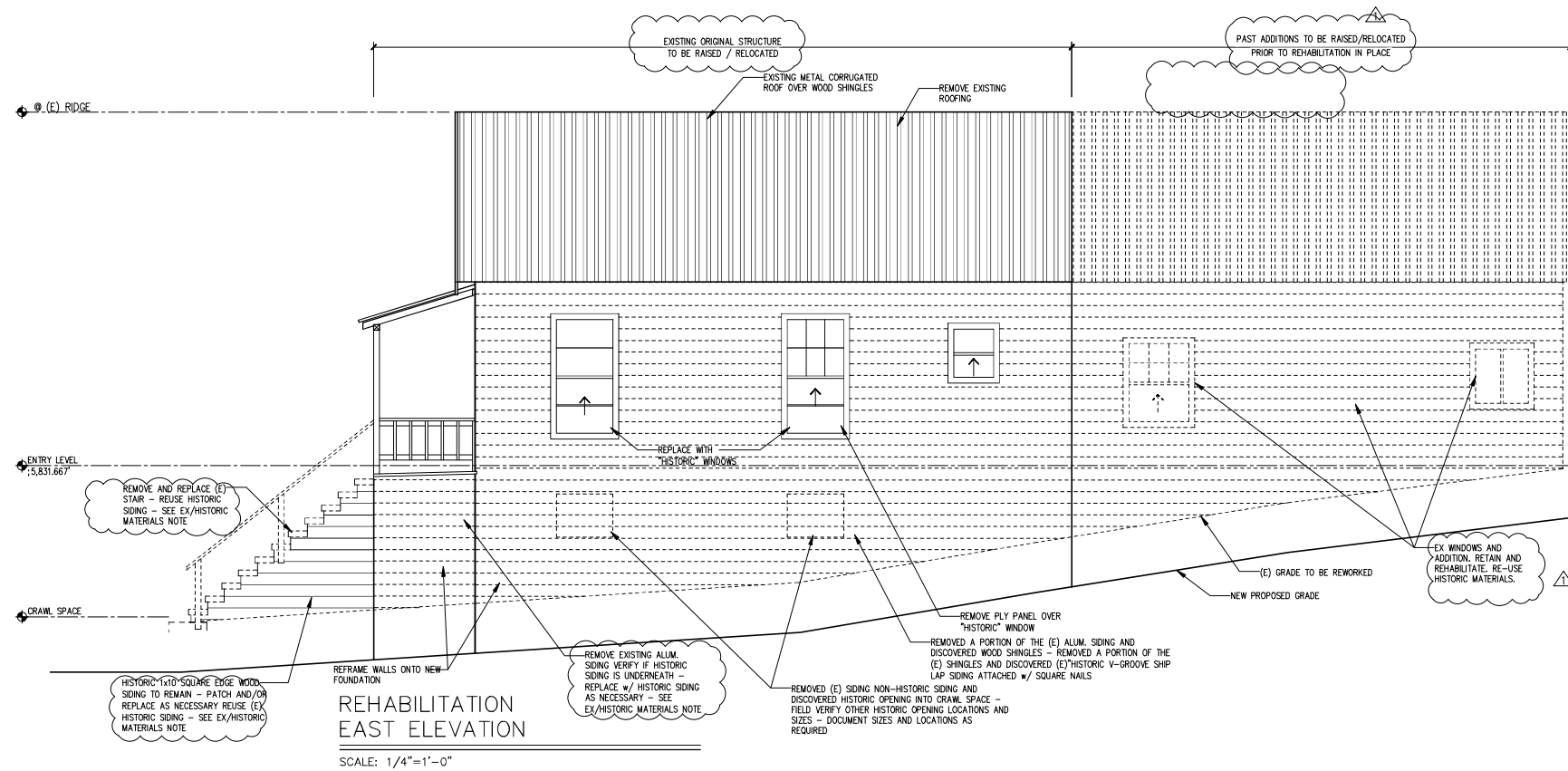
10236 Donner Pass  
Road  
Truckee, CA 96161

## TOWN OF TRUCKEE BUILDING DIVISION Reviewed for 2022 CA Code Compliance

By: DM Date: 5/23/2024

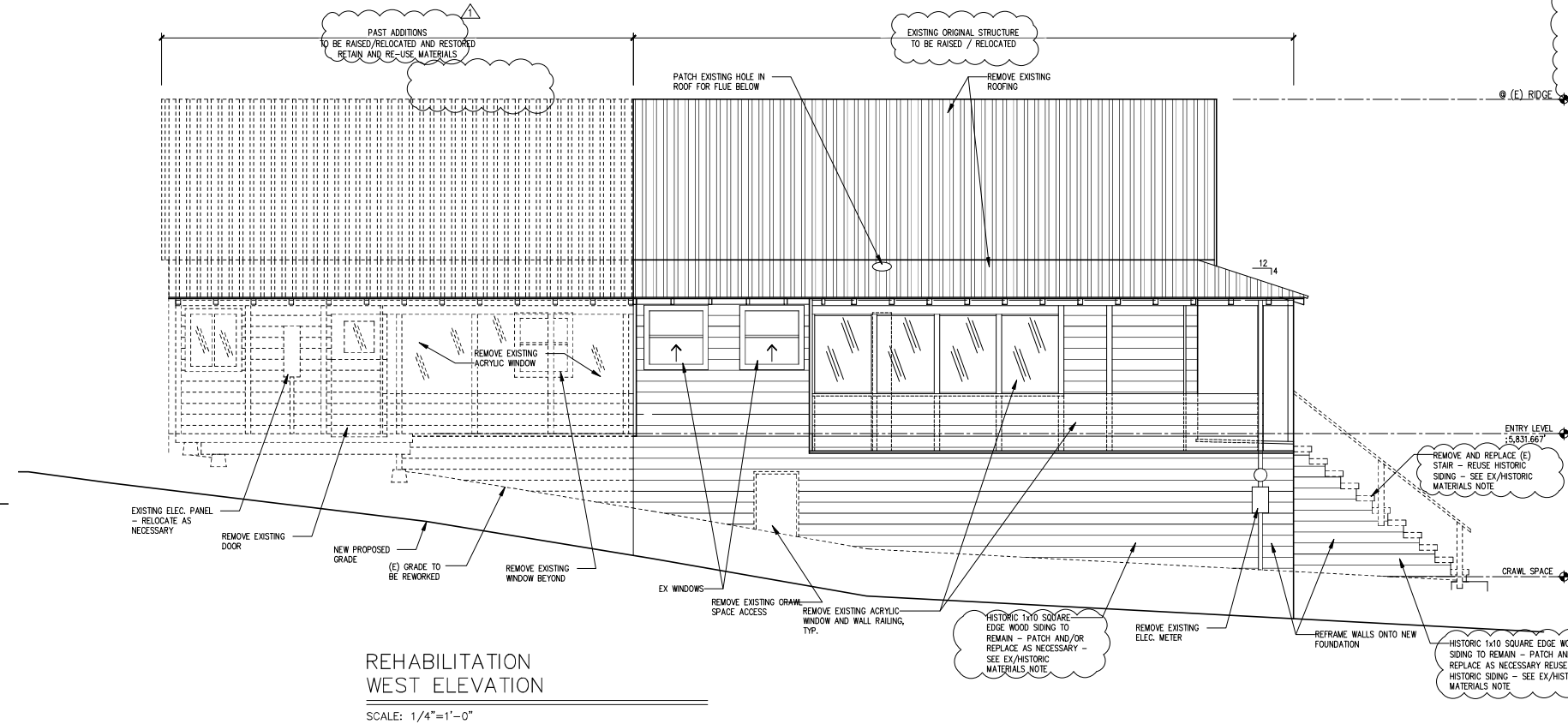
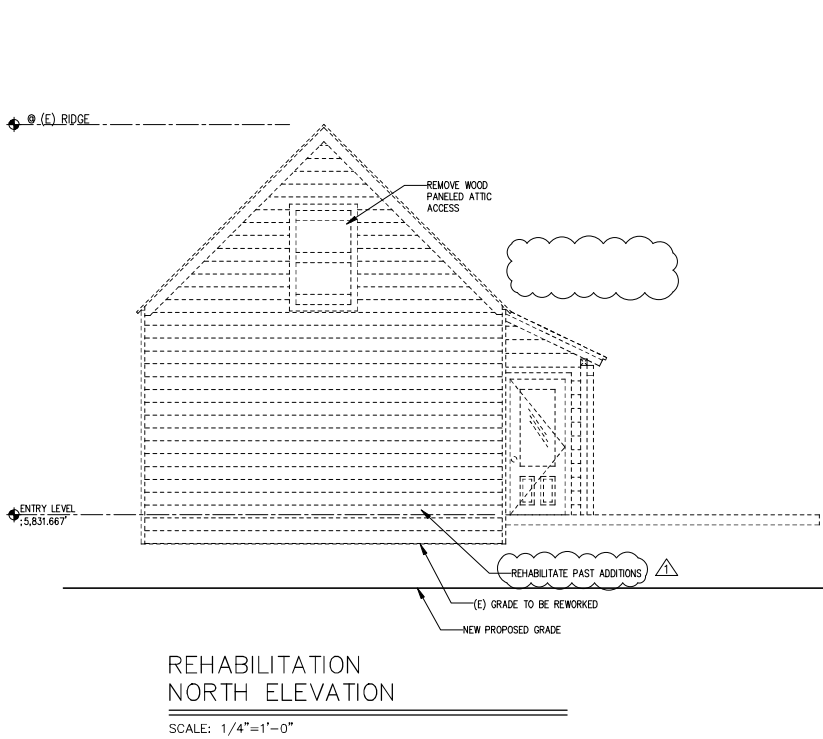
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WHEN DISMANTLING THE EXTERIOR OF THE STRUCTURE THE CONTRACTOR SHALL SYSTEMATICALLY REMOVE AND NUMBER SIDING BOARDS AND EX MATERIALS FOR REUSE. THE INTENT OF THE NUMBERING IS TO ENSURE RE-CONSTRUCTION IN THE SAME ORDER/CONFIGURATION AS CURRENT EXISTS. CONSULT WITH OWNER AND THE TOWN OF TRUCKEE FOR ADDITIONAL INFORMATION ON DISMANTLING THE STRUCTURE.



REHABILITATION PLAN - EXTERIOR ELEVATIONS

REVISIONS		
#1	4/9/2024	PLAN CHECK

THARP  
REHABILITATION  
10236 Donner Pass  
Road  
Truckee, CA 96161

TOWN OF TRUCKEE  
BUILDING DIVISION  
Reviewed for 2022  
CA Code Compliance

By DM Date 5/23/2024  
DATE: 5/8/2024  
SCALE: 1/4"=1'-0"  
JOB No. : R-3



DRAWN BY:	DM Date	5/23/2024	SHEET	24
DATE:	5/8/2024			
SCALE:	1/4"=1'-0"			
JOB No. :				