



ADDENDUM 01

RFP 21-200

Terry Day House Lease Agreement

Parks and Recreation

Boise City Purchasing

Megan Harvey

mharvey@cityofboise.org

Date:	February 3, 2021
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Total Pages Transmitted (Including this sheet): (33)	Page 1 – Cover & Message
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Message:

You are hereby notified of the following clarifications of and/or revisions to the Drawings and Specifications for the above referenced project.

The 2014 Trout Report is attached for reference only.

Attachments:

2014 Trout Report (32 pages)

This Addendum is hereby as of the above posted date made a part of the project requirements and contract documents for the referenced project. You are to note the receipt of, and compliance with this Addendum upon the space provided within the bid or proposal. Failure to acknowledge this Addendum does not relieve you from fulfilling the Addendum requirements. This is the only communication you will receive regarding this Addendum.

Architectural, Structural, and Environmental Study of Pat & Terry Day House

July 10, 2014

Trout Architects / Chartered was retained by Boise Parks and Recreation to review and investigate the existing conditions of the existing Pat and Terry Day Residence which is located within the new Terry Day Park. The following services were provided and included in this report:

- Review and report on the structural integrity of the existing building;
- Test and report on any lead-based paint or asbestos laden materials;
- Develop and draft as-built floor plans of the existing house;
- Develop possible reuse scenarios relative to the Park and neighborhood;
- Develop a probable cost analysis to rehab, restore, and alter the existing build to the new proposed use;
- Develop an estimate of probable cost of the proposed design.



Pat & Terry Day House

General Description of the Building

The Pat and Terry Day residence is located at 2019 Kootenai Street near Federal Way Avenue. It is a single level residence with the main level of approximately 1,947 square feet at grade, and a basement of approximately 757 square feet. The main designated entry is under a porch of approximately 307 square feet on the north side of the building.

The building is a painted wood framed structure with wood clapboard and wood shingle siding. The current roof is a three tab asphalt shingle material.

The front porch roof is supported on four large square columns which rest on a thickened concrete pad or foundation. The flooring of the porch is concrete. The entry steps are stone and concrete.



Front porch entry



South elevation

All the existing windows are single pane in painted wood sash and frame. The existing exterior doors are also wood with wood frames. Where there is glass in the door, the glass panels are single pane.



Southeast corner

The main level is comprised of:



Living Room to dining room



Living Room hutch



Dining Room to Living Room

- A finely detailed **Living Room** with a coffered cross beamed or coved ceiling, wood floor, crown molding, and elaborate base boards. The main porch entry is located on the northern wall of this space. There is a built-in wood and glass hutch located in the northeast corner of this space. The walls are wallpapered. There is a large floor to ceiling bay window on the east side. A similarly detailed Dining Room is located to the south. Dividing these two rooms is a symmetrical painted craftsman style column and box framed opening. All the elements within this room are in fine condition.



Living Room ceiling

- The **Dining Room** located to the south of the living room is very similar to the Living Room in detail treatment. The ceiling changes to a rhythmic linear beamed ceiling. The wooden floor from the Living Room extends into the Dining Room uninterrupted. There is a large window on the east wall. On the west wall



Dining Room



Dining Room hutch



Living Room molding and ceiling



Central hallway



Front bedroom

there is built-in hutch which is exquisitely incorporated into the adjacent door frame design. Within this framing of the hutch to the doorway there appears to be a whimsical shrine to perhaps Don Quixote (sitting cross-saddle) of repurposed wall paper. Along the perimeter walls is a plate rail. All walls have wallpaper with the wall below the plate rail having a diamond textured or patterned wallpaper. This room is also in excellent condition with the exception of some water damage to the wallpaper in the corners, and a slight deflection to several of the ceiling beams probably caused by the condition of the roof framing above.



Dining Room plate rail



Don Quixoté shrine

- To the west of the Dining and Living Rooms is a **Central Hallway**. This hallway is accessed from either of these two rooms by a cased opening from the Living Room and a doorway from the Dining Room. From this hallway, doorways lead to the Front Bedroom, Bathroom, Den, and Rear Bedroom. This space is detailed very similar to the previous two rooms with wood floor, wallpaper walls, doors and door frames. There is a picture rail high on all four walls with a painted ceiling. This Central Hallway is in excellent condition.
- Located to the west of the Living Room is the **Front Bedroom** which is entered off the central hall. This Bedroom is less detailed than the Living Room or Dining Room, however, the wall base, doors, window and door frames are of the same fine caliber of construction and design of the Living and Dining Rooms. There is picture rail on all the surrounding walls. There are two large windows on the north and east walls. The north window looks into the porch area. The floor is carpeted which is coplanar to the wood floor suggesting that

there is no finished wood floor below this carpet. There has been a recent addition of a poorly built closet on the east side of the room which utilizes the original door from the Living Room into this room to make an entry closet, which is also accessible from this bedroom by a door from the space. There is another door in this added structure which opens to small closet for this bedroom. On the south wall there is a door that leads to a small en suite powder room.

- **The Front Bedroom Powder Room** is small and recently renovated. This bathroom is not historic to the original structure. It houses a vanity and toilet only. Floor appears to be probably sheet vinyl. The walls are wallpaper and paint.
- Adjacent the Front Bedroom Powder Room is the **Central Bathroom**, the only full bathroom in the house. One interesting element to this bathroom is the door from the Central Hallway is a half-lite door with a patterned glass panel in one-half of the door. This would indicate that potentially this door came from a similar period commercial building, or a quirkiness of the builder or occupants. The bathroom itself is located down a short hall created by the construction of the Front Bedroom Powder Room. This bathroom is modern with vanity, toilet, tub/shower. The walls are painted with ceramic tile wainscot and shower surround. This bathroom is not historic to the original structure.
- South of the Central Bathroom is what we believe was most recently an **Office**. This also has had a recent makeover with dropped 2x4 suspended ceiling and fluorescent lighting. The surrounding walls have a finely detailed 1950's - 60's wood paneled walls and built-in book shelves. The flooring is carpet. Though we appreciate the historic period of this room, it is not original construction.
- At the southern end of the Central Hallway is another room. This could have been a bedroom at one time. On almost all walls there are storage cabinets or shelves with window or bench seats this could have been used for a **Crafts Room**, storage room, or similar function. It appears that the wood storage and shelving construction



Office



Office



Crafts Room



Crafts Room



Breakfast Room

was not a part of the original historic building but added, perhaps haphazardly, over a large period of time. The exterior walls seem to be original painted plaster. The current floor is carpet.

- To the south of the Dining Room is an opening leading to a nicely windowed informal dining area or **Breakfast Room**. There is a door leading out to a patio area on the east adjacent a large projected window bay with a large panel of glass in the main bay wall. There is also a large masonry painted brick fireplace with a cast iron insert on the south wall. There is a nice natural finished wood china hutch on the north wall. The flooring in sheet vinyl. The walls are natural knotty wood paneling. The ceiling is a heavy troweled, or textured finish.



Breakfast Room hutch

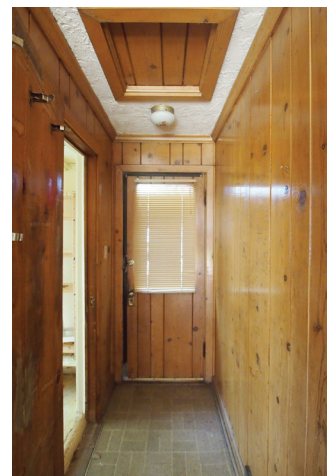


Kitchen

- The Breakfast Room opens completely up and shares the space with a **Kitchen** to the west. The Kitchen is small with a peninsula bar separating the Breakfast Room from the Kitchen. To the north is an open storage area with vintage (1955 - 56) wall mounted refrigerator. Similar to the Breakfast Room all the walls and cabinets are natural knotty pine. The floor is sheet vinyl and the ceiling is a continuation of the heavy troweled finish.

- Off the Kitchen heading west is a small **Hallway** with a door south to a laundry and panty room and a door directly west to the outside. The Hallway has the same knotty wood panels, textured ceiling, and flooring of the Kitchen and Breakfast Room.

- To the south off the above Hallway is a small **Laundry/Pantry**. There is an approximate 4-inch raised concrete floor with floor drain, 220 power, with water and sewer required of typical laundry equipment.



Hallway

- Off the Crafts Room in the northwest



Basement Stair

corner is a door which leads to the **Basement Stair**. There is also an exterior door on the west elevation which opens on to this same space. The stairway to the basement is narrow and steep. It is not built to either residential, or commercial, building code requirements. This current stair does not have any handrails.

The basement level is comprised of:

- At the bottom of the stairway there is a room which was probably used as a bedroom, the

North Bedroom. As with all spaces in the basement, this room has a short ceiling height of approximately 6-feet 3-inches. The room is otherwise basically non-



North Bedroom

descript with painted plaster or sheetrock walls and ceiling, carpeted floor. There are access panels to crawl spaces and cubby areas under the main floor.

- To the south is another room, probably also a bedroom. This **Southwest Bedroom** is similar in construction and finish to the North Bedroom.
- East of the Southwest Bedroom is what we believe to be another bedroom, the **Southeast Bedroom**, which is also similar in construction and finish to the other two basement bedrooms. The ceiling height in this room is approximately 6-feet 5-inches.
- Off the Southeast Bedroom is what was probably the original **Coal Room**, which is now used for storage, and the room with more storage shelving and the mechanical HVAC equipment, the **Mechanical Room**. From the Mechanical Room there is access to the crawl space under the north end of the house.



Southwest Bedroom

Historic Background

There have been several previous letters written concerning this building's features and historic heritage. This report will not reiterate that information and suggests that the reader of this report, if interested in the historical aspects of the building and property, refer to those documents which are attached for convenience.

- Frederick L. Walter’s letter to Maria Minicucci, Boise Parks & Recreation, Dated April 11, 2014;
- Preservation Idaho / Doug StanWiens’ letter to Maria Minicucci and Kelly Burrows, Boise Parks & Recreation, (undated).

I understand that on behalf of Preservation Idaho, additional research is being undertaken relative to the history of this particular property. When finished this additional information will be made available to Boise Parks & Recreation.

Existing General Condition

With the exceptions as noted below relative to the structural conditions, the house is in good shape. The exterior walls and siding are sound. The interior floors, walls, and ceilings are all in good shape, with only some small areas that need repair from water damage. There seems to be some distortion of the Dining and Living Room ceilings probably caused by the deteriorating roof structure above.

The windows are also in good shape needing only minor repairs. If the City would like more energy efficient windows, we recommend that custom interior storm windows be purchased. Utilizing interior (or exterior) storm windows is far superior in energy performance than replacement windows, and they are much less expensive.

Existing Structural Condition

The structural engineering firm of AHJ Engineers, PC was retained to review the existing conditions of this building. Please refer to this report which is attached.

We concur with the findings within this report and add the following:

Roof Structure as noted in the Structural Report, the roof assembly including the asphalt shingles and the general structure has, or is, failing.

The asphalt roof shingles are beyond their life span and the low slope of the roof is exacerbating this deterioration. The roof structure is made of a random, chaotic, combination of joists with often low slope diagonal



Broken joist



Roof framing



Roof framing



Roof framing

struts bearing on questionable supports. Several of the joist and supports were found to be broken or split.

At the north porch the roof framing joists radiate the angle of the valleys of the gable dormer over the front porch. This framing mythology creates very long unsupported lengths as the joist is spanning a much longer distance than needed in typical framing.



Radial joists at front porch



Dry rot at Eave

Because of this peculiar framing, the rafter tails which are exposed on the exterior create a unique design which might be only found on this building. Replicating this condition will need to be evaluated and discussed.

To replace the roof structure is probably the best solution relative to the issues with the existing roof.



Bottom of wall at grade

Note that the ceiling of the building is not a part of the roof structure. It appears that the ceiling joists are independent from the roof framing above. Therefore, weather issues aside, the existing ceiling and the supporting joists should be able to remain as-is and a new roof truss system installed over the top.

By replacing the roof structure, the dry rot found in the eaves, as well as pest control noted in the Structural Report will be resolved.



Dry rot at eave



Porch Column base

Front Porch Columns are in need of reconstruction and/or replacement. This will also require potential replacement of the concrete slab and supporting column foundations (if any). Some of the siding material used to enclose the structural elements of these columns may be able to be salvaged, but it is often easier and less expensive to replicate these materials with new. This is common and easy to do.



Porch Columns



Porch Columns

Grade Elevation to Sole Plate Framing will need to be looked into with some destructive openings to expose suspect conditions for viewing and analysis. There are common reconstruction techniques and methods for restoring, or repairing, these possible conditions including simple replacement.

The distance from untreated wood to grade as mentioned in the Structural Report as well as Mr. Walter's letter can be resolved by regrading, but given the "flatness" of the site, there is not a lot of slope available to work with. An additional sometimes used method is to install clean gravel around the base of the building. The building code allows a shorter height for this gravel condition than for typical soil. The gravel edge can also double as a mow strip.

The **Crawl Space Supports** can be repaired and altered as needed to protect wood framing from soil based water migration.

Existing Hazardous Materials

Materials Testing and Inspection (MTI) was retained to test, analyze, and report on found hazardous materials, specifically, lead-based paint and asbestos. Two reports from MTI are attached to this report, one for lead-based paint and one for asbestos materials. Both lead-based paint and asbestos were found within this building.

Some of the asbestos materials will need to be removed prior to any remodeling or demolition. In particular, the fireplace seal around the insert, the insulation in the basement, and the duct taping in the Mechanical Room. The window putty potentially could remain unless we replace the window panes. As noted in the MTI report the asbestos in the drywall joint compound at the tested amounts is unregulated by the EPA.

The concern and requirements relative to lead-based paint is the health risk associated with this material becoming ingestible by generally children six years old and younger that could be exposed to this material with certain regularity of their visits to the building.

It is outside the scope of this report to develop a risk management program for lead-based paint, but areas where young children can readily have contact with lead-based paint should be remediated. Remediation can be either by

removal of the lead-based paint itself, or by encapsulation with paint products that are certified to last at least 20 years.

Generally floors, doors, window sills, and other elements that are within the reach of children or friable by rubbing or common contact are deemed to be areas which complete removal of the lead-based paint. In the case of this building, removal of the lead-based paint on the elements to remain after any remodel including: window screens, window casings, window sills, exterior doors and frames, and the box and column elements between Living and Dining Rooms.

The exterior siding is reported to also contain lead above regulatory limits. It is possible that this material can be repainted with an encapsulation paint.

It has been reported that there is an underground oil tank on the property. This tank was not tested for possible leakage nor was any adjacent soils tested for contamination. When this tank is removed as a part of the possible remodel, there will be a process for monitoring and testing relative to possible contamination. Should contamination be found, the contaminated soils will be required to be removed.

Potential Reuse

Attached are our proposed plans for the following reuse concepts offered for consideration. Note that these proposed uses being proposed were determined from conversations with various parties and individuals interested in the preservation and reuse of the building. No formal workshops, charrettes, or other meetings were held to determine or develop a assessment of the needs, or goals, of the possible users of the building.

From informal conversations concerning the building, the single use always presented was to convert the residence into a building for neighborhood meetings which, could also function for parties, weddings, and similar events.

It is proposed and anticipated that the building would receive a new HVAC and electrical system. Where appropriate, historic, or period, light fixtures would remain, but generally all new lighting would be installed as required for the new uses proposed in the building.

Generally the following are the new uses for the building and its rooms:

- The plan presented proposes utilization of the nicely detailed and appointed existing Living and Dining Rooms with only slight repairs

as required to the existing materials. The nicely detailed walls, and ceiling, with built-in cabinets would all remain in the **Main Meeting Room**.

- The existing **Central Hallway** would remain as-is, with only slight repairs to the wall and floor finishes as needed.
- The Front Bedroom would be converted to the **North Conference Room** accessed from the Central Hall, or the Living Room side of the Main Meeting Room. The poorly construction closet would be removed. The doorway into the Powder Room would also be removed. The walls would be refinished, and the floor would receive new carpet.
- The existing Powder Room, Central Bathroom, and Office are proposed to be reconfigured into two fully compliant **Accessible Restrooms with** a large **Storage** area for tables and chairs required of the Main Meeting Room.
- The Craft Room would be converted to the **South Conference Room**. The storage cabinets, bench seats, and shelves would be removed. The room would receive new paint and carpet.
- The **Main Entrance** into the building from the new parking lot to the east would be through the existing door on the east façade which currently enters into the Breakfast Room off the Kitchen. This entry point offers an easy accessible approach and door with visual clues of how to approach and enter the building from the new parking lot.
- The existing Breakfast Room would become a new **Lobby**, or waiting area, with some seating located within the bay window and around the existing fireplace.
- A new wall would separate the new Lobby and the new **Food Preparation** (for catering) area which would be located in the existing Kitchen and Storage area. The existing door off the Kitchen to the west would remain as a service entry into the Kitchen.
- The existing Laundry/Pantry area would be converted to a **Janitorial Closet**.

- The **Basement** and the stairway to the basement would not be used other than for mechanical equipment and potentially some storage.

Probable Construction Cost

Utilizing the proposed design and offered solutions relative to the known issues with this building, a probable construction cost of restoring this buildings between \$220,000 and \$270,000.

This probable construction cost includes a 25% contingency, and anticipates that the project would be built under a traditional design/bid/build scenario using a qualified general contractor.

Not included in this probable construction cost are any site improvements, landscaping, fixtures, furniture, or kitchen equipment, architectural or engineering fees, and similar project costs.

As a remodel to an existing building, unforeseen other conditions may exist which can add additional costs to a project. I have tried to account for the typical and known conditions within this probable construction cost, but should additional hazardous or detritus materials be found, the cost could rise. It should also be noted that within the competitive bidding market and the reality of the cost of construction materials and labor is subject to change at any time predicting cost of construction is difficult. Accordingly, Trout Architects / Chartered does not warrant or represent that the final bids or construction cost will not vary from the above offered probable cost.

Summary

The existing Pat and Terry Day Residence building, with the exception of the roof and front porch columns is in good shape. The design and detail of the Living Room, Dining Room, and Central Hallway are exceptional, and in good condition.

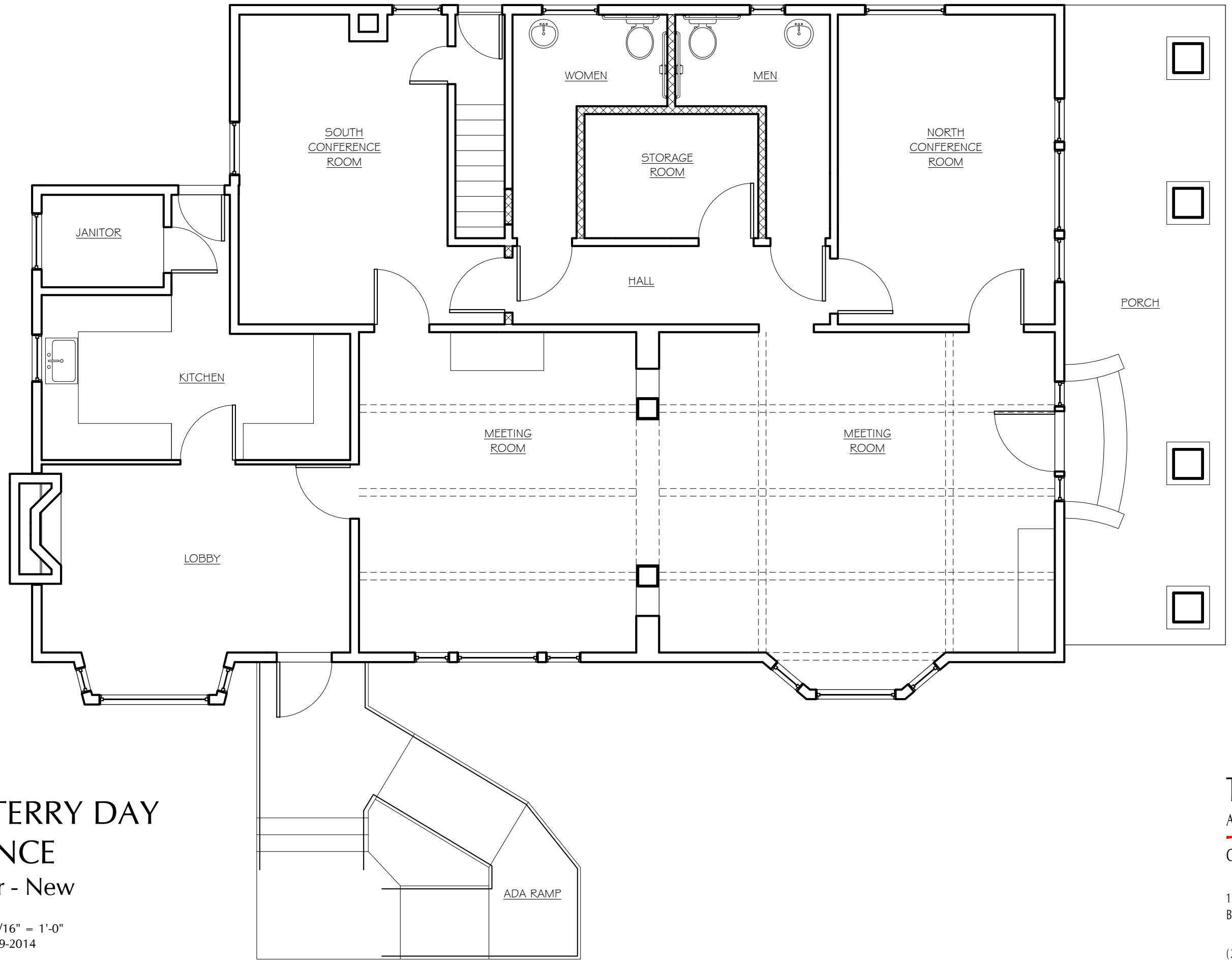
Although the exterior design is eclectic in what style it emulates, the building has an architectural design character unlike any other local building.

The projected probable cost for restoration and adaptation for a new use is less than what it would cost to build something similar of the same size.

I would suggest that this building is a good candidate for restoration and reuse within the new Terry Day Park.

Sincerely,

Steve Trout, AIA, LEED AP
Architect, Trout Architects / Chartered



**PAT & TERRY DAY
RESIDENCE**
Main Floor - New

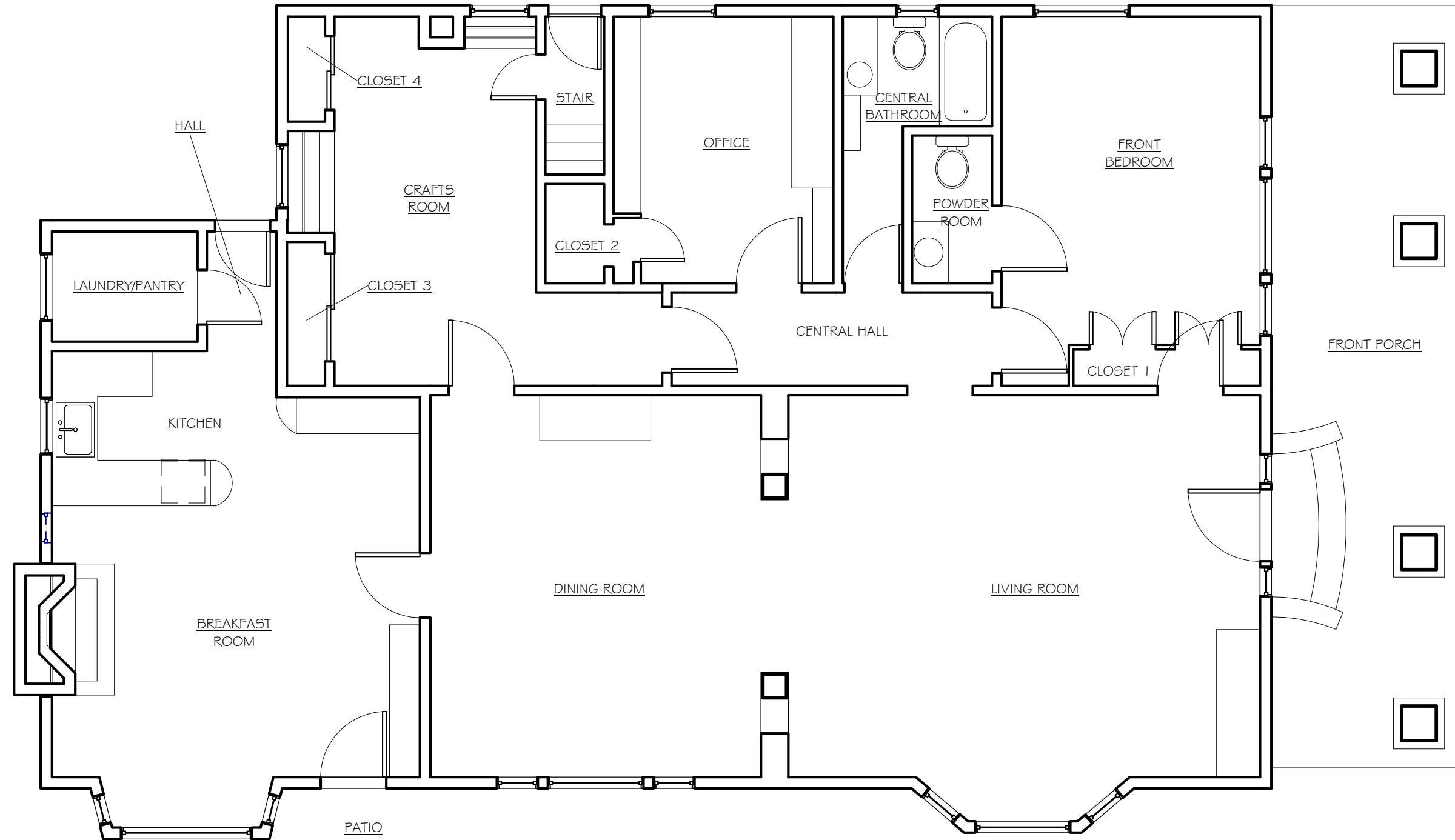
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Date: 7-9-2014

TROUT
ARCHITECTS

CHARTERED

110 N. 27th STREET
BOISE, ID 83702

(208) 344-8646



**PAT & TERRY DAY
RESIDENCE**
Main Floor - Existing

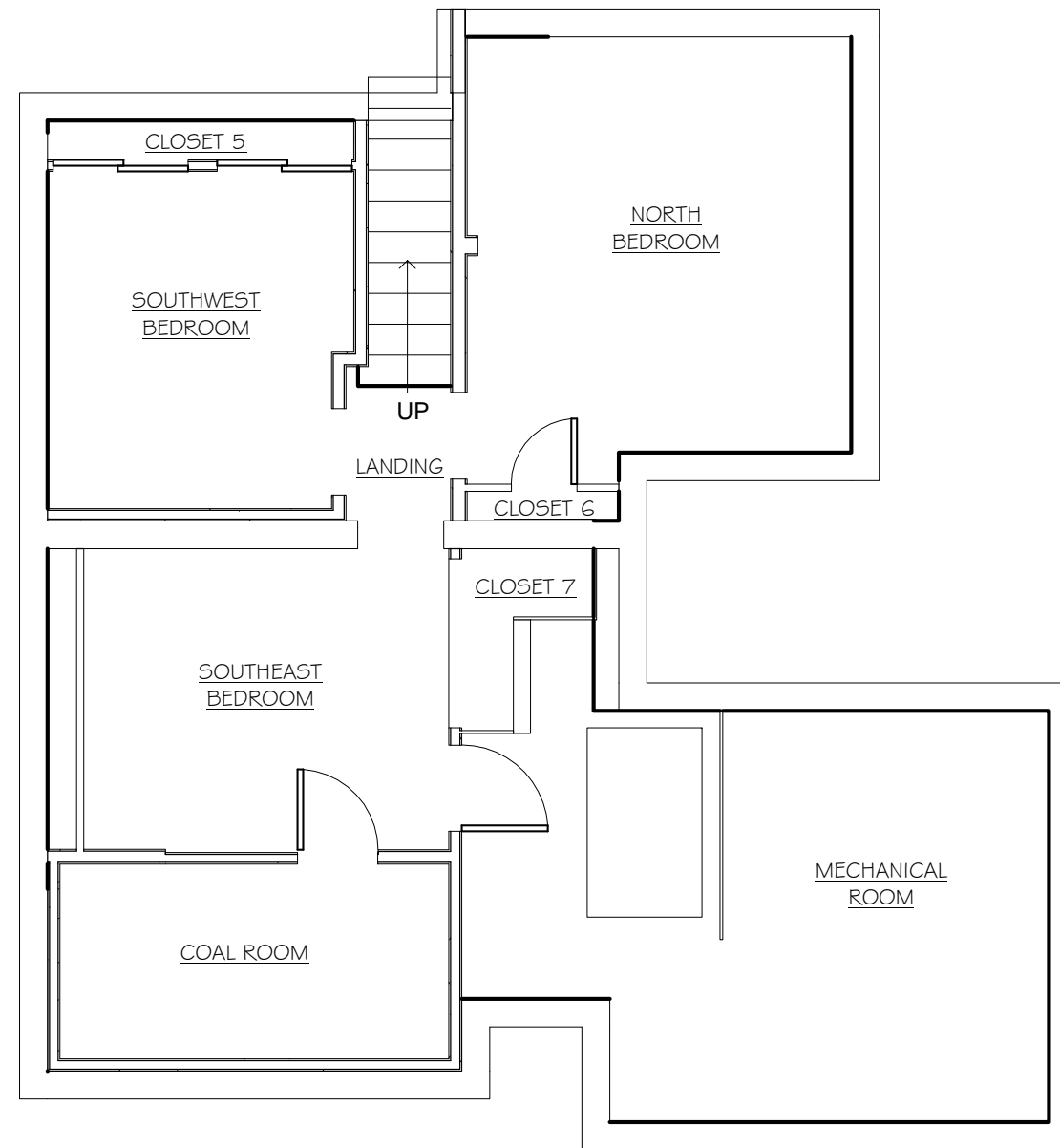
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TROUT
ARCHITECTS

CHARTERED

110 N. 27th STREET
BOISE, ID 83702

(208) 344-8646



PAT & TERRY DAY
RESIDENCE
Basement - Existing

Scale: 3/16" = 1'-0"
Date: 7-9-2014

TROUT
ARCHITECTS

CHARTERED

110 N. 27th STREET
BOISE, ID 83702

(208) 344-8646



July 8, 2014

Mr. Steve Trout
Trout Architects
110 N 27th Street, Suite 101
Boise, Idaho 83702

Re: Structural Assessment
Terry and Pat Day House
2019 Kootenai Street - Boise Idaho
AHJ#14084.00

Dear Mr. Trout:

On June 6, 2014, a visual assessment of the exterior of the Day House located at 2019 Kootenai Street in Boise, Idaho was performed as requested. A subsequent interior assessment of the residence was performed on June 13, 2014. The purpose of the assessments was to evaluate the structural condition of the residence in anticipation of restoring the historic structure. The possibility of making the home available for use by the public as an event space is being considered.

The house is a single story light framed wood structure with basement, originally constructed in 1910. At the rear of the house an addition was built probably in the 1950's. The main level is about 1900 square feet with three bedrooms, a living room, a dining room and a large kitchen in the added portion. The basement is around 600 square feet and houses three more bedrooms, a coal room and a large mechanical space. There is a large covered porch that spans the entire front of the house.

OBSERVATIONS

The visual assessment of the house revealed some structural deficiencies that should be repaired prior to public occupancy. Alternately, some portions have stood the test of time with no signs of ailment. The following numbered items correspond to the numbered recommendations and numbered photos (if available) within this report.

1. The most pronounced issue is the front porch settlement and leaning columns. It appears that the concrete porch was placed on inadequate soils, has cracked, settled and migrated away from the main structure. At the easternmost porch column the bottom is over 3" out of plumb from the top and has subsequently dropped the header about an inch. Additionally, the columns are rotting out at the bottom.
2. Next it was observed that, especially on the east side of the house, the earth and vegetation is almost at the level of the wood plate and floor framing above the basement walls. The wood was moist and 'punky' in some locations. Concrete pavers set on edge are placed up against

the wall, presumably to protect the wood, but may actually be keeping the moisture from dissipating.

3. The roof is sagging substantially in some areas. At the kitchen addition roof, the low slope, combined with the sagging rafters, creates a condition such that the roofing type (asphalt 3 tab shingles) warranty would most likely be voided. Driving rain and obstructed melting snow could find its way into the attic space, though no evidence of current leaks was observed. Additionally there is a large hump in the roof near the southwest corner. This is most likely at a location where there is something solid preventing uniform roof sag.
4. There are several roof eaves where the paint has given way to rotting wood soffit boards. The fact that the underside, which is protected from rain, is so damaged suggests that ice dams at the roof edge are causing water to seep under the shingles to the wood sheathing.
5. Inside the attic the framing is a bit random and lacks proper and consistent bearing. There are relatively small members spanning quite far. These conditions, though not quantified in this report, are most likely responsible for the excessive sagging in the roof.
6. In the front gable of the house there is a bird and/or rodent access point. Large amounts of organic debris is piled up on the ceiling several feet thick.
7. The ceilings in the small and large rooms appear very flat and minimally cracked.
8. The front wall is slightly out of plumb in areas, but not detrimentally so. The other walls did not appear to have issues.
9. The floor appeared flat and uniform for a house of this age. No issues were observed.
10. The basement was not as well appointed as the main level and some awkward construction techniques masked the overall condition of the basement walls and overhead framing. The concrete walls, where visible, seemed more than adequate in thickness and integrity.
11. The floor support in the crawlspace appears to be randomly spaced; however it was not mapped out as a part of this assessment. The wood posts seem to terminate in the soil or at least too close to the soil.
12. Looking at the uninterrupted wall length distribution, it appears that the residence has enough wall bracing (shear walls) to meet empirical lateral load resisting system requirements. However, detailed connections and anchorage required in current codes may be lacking.

RECOMMENDATIONS

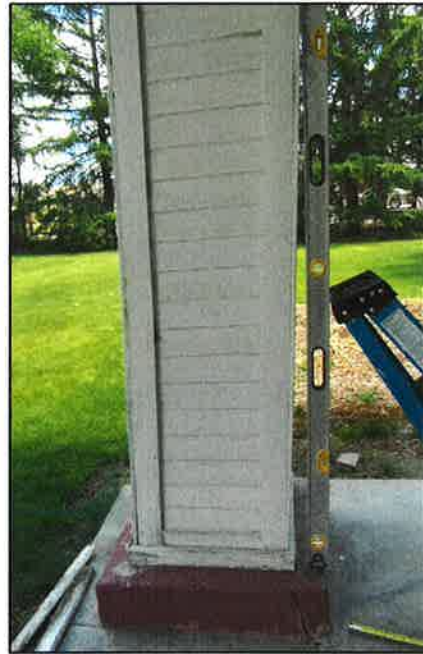
1. The front porch needs substantial repair to prevent further decay and possible collapse. In short, the entire porch roof structure should be jacked up to a level condition and shored. The columns can then be cut free of their connection to the concrete base and supported. The



rotted ends of the columns and finishes should then be properly replaced. The existing footings and surrounding cracked concrete slab should be removed, being careful to keep the historic entry steps intact. Once competent soil is exposed at least 24" below the finished grade, new reinforced footings and slab should be poured. Hardware should be used to not only secure the columns to the concrete, but also to keep them separated from moisture-harming contact.



Front Porch



Out of Plumb Porch Columns



Rotted Porch Columns

2. The soil on the east side of the residence is too close to the wood mud sill and should be lowered to expose at least 6" of the concrete foundation wall. The surrounding ground surface should be graded such that a 2% slope away from the house exists, for a minimum of 10'. Rotted boards should be identified and replaced.



Vegetation at Sill Plate



Soil at Sill Plate Level

3. The roof framing has many issues of which repairs would be very costly. It is recommended that the existing sagging roof with its undefined bearing conditions be completely removed and replaced with modern wood trusses that span between defined bearing locations. This work should be accomplished as to leave the existing ceiling joists and ceiling treatments in place. Historic eave character could be recreated. Alternately, it is feasible to jack up and re-support and repair the existing roof structure, but access and complexity do not favor this approach.



Sagging Roof



Hump in Roof

4. The rotted eaves and soffit boards should be removed and replaced. This could be part of #3 above if new trusses are installed. The new soffits should be primed and painted for this outdoor environment.



Water Damaged Soffit Boards



Water Damage

5. The framing in the attic promotes load concentrations in areas that are undefined and possibly overstressed. If the recommendation in item 3 above is undertaken this issue will not exist.
6. The access for uninvited 'guests' should be sealed and all debris removed. The build-up of organic material creates unintended load and could promote rot of structural members.
7. No remediation associated with this item.

8. The out of plumb front wall does not appear to be of significant structural concern. The foundation could be checked for levelness to verify that excessive settlement has not taken place.
9. No remediation associated with this item.
10. No remediation associated with this item.
11. The support posts in the crawlspace should be verified as being plumb and bearing on concrete footings that extend 12" minimum into the ground and 6" above. This will provide proper bearing and protection from ground moisture.
12. No remediation associated with this item.

SUMMARY

The items listed above should be addressed prior to opening this venue to the public. Some issues reflect structural decay which could lead to failure, while most are general disrepair items. AHJ Engineers is equipped to provide structural analysis and drawings for any and all remedial work that is required.

This evaluation was based on a visual non-destructive inspection of the house. Many members and connections were not readily accessible for viewing; therefore it is possible that structural deficiencies other than those listed above may exist.

If you would like to discuss this evaluation or would like us to create a proposal for the design of the outlined recommendations, please call our office at your convenience.

Sincerely,
AHJ Engineers, P.C.

By: 
Dave Haugland, PE, SECB,
LEED-AP

DH/tc



- Environmental Services
- Geotechnical Engineering
- Construction Materials Testing
- Special Inspections

STEVE TROUT
TROUT ARCHITECTS, CHARTERED
110 North 27th Street
Boise, ID 83702

MTI FILE #: B140593E

Project: **2019 Kootenai Street, Boise, ID**

Mr. Trout:

On June 3, 2014 Materials Testing and Inspection, Inc. conducted an asbestos survey of the residence located at 2019 Kootenai St. in Boise, Idaho. The analytical results are attached. At the time of the survey, the building was vacant and portions of the structure may not have been accessible, specifically areas of the crawlspace and attic. Our survey identified the following asbestos containing materials (ACM):

Sample Number	Material	Location	% Asbestos	Quantity
1-02,03	Window putty	Exterior window south	2%	~ 20 units
4-10,11,12	Fire place seal	Breakfast/kitchen fire place	100%	~ 4 lf
6-17,18	Ceiling texture	Bedroom 2	5%	unknown
9-22,27	Joint compound	Bedroom 1 & 5	3% and 5%	unknown
11-31,32,33	Thermal System Insulation	Closet/crawlspace bedroom 3 down stairs	65%	unknown
14-40,41,42	Ducting tape	Mechanical room	65%	~ 30 lf
15-43,44,45	HVAC wrap	Mechanical room	65%	~ 10 lf

MTI was able to perform some limited destructive sampling, which included exposing walls, ceilings, removing floor coverings, etc. However, MTI cannot guarantee that hidden ACM is not still present in the building without complete deconstruction of the structure. Additional sampling may be necessary if demolition or renovation activities expose previously unidentified ACM. During demolition or renovation activities, a National Emission Standard for Hazardous Air Pollutants (NESHAP) Competent Person should be on site in the event additional ACM is discovered and/or disturbed as outlined in Environmental Protection Agency (EPA) regulations 40 CFR Part 61.

Asbestos was found in the joint compound up and down stairs. In accordance with the EPA's Asbestos NESHAP Clarification Regarding Analysis of Multi-Layered Systems [FRL-5399-3] outlined in Federal Register: December 19, 1995 (Volume 60, Number 243)[Rules and Regulations] [Page 65243-65244]. The joint compound and the wallboard are composited into a wall system. Therefore, the amount of asbestos in the wall system is below 1% asbestos and is considered unregulated.

Also on June 3, 2014 Materials Testing and Inspection, Inc. (MTI) conducted a lead survey via XRF prior to demolition or renovation of the building. MTI employed an Innovx Systems Alpha 4000 X-Ray Fluorescence Spectrometer (XRF) to identify building materials painted or coated with lead. Our survey did identify lead-based paint (LBP) present on several components of the building. These materials, if disturbed, will need to be tested by Toxicity Characteristic Leachate Procedure (TCLP) to determine waste stream characteristics prior to demolition, renovation, and/or disposal of the structure.



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If the choice is made to remove the paint and dispose separately, the removal process must be performed by a trained and certified Lead Abatement Professional. If the structure is to be sold or moved off-site, waste disposal is mute. However, if lead painted surfaces are disturbed in preparation of the move, those activities that disturb the LBP components, if greater than the de minimus levels, would have to be performed by renovation repair and painting (RRP) certified renovators, as it would be considered a renovation.

In addition to the disposal needs of LBP, the demolition contractor will need to provide historical data no older than one (1) year demonstrating similar techniques, equipment, and using the same personnel. Otherwise, a negative air exposure assessment will need to be performed during demolition or disturbance of the other components painted with LBP.

MTI is pleased to have this opportunity to serve you and looks forward to a continuing relationship as your environmental consultant. If you have any questions regarding this letter or the attached analysis result please feel free to contact MTI at **(208) 376-4748**.

Respectfully submitted,

Hannah Cotroneo
Environmental Technician

Environmental Services
 Geotechnical Engineering
 Construction Materials Testing
 Special Inspections

STEVE TROUT
TROUT ARCHITECTS, CHARTERED
110 North 27th Street
Boise, ID 83702

MTI FILE #: B140593E

PROJECT: 2019 Kootenai Street
LOCATION: Boise, Idaho

Analysis Method: X-Ray Fluorescence Spectrometer
PO Number:

Mr. Trout:

On June 3, 2014 Materials Testing & Inspection, Inc. (MTI) has conducted testing of paint for lead by X-Ray Fluorescence Spectrometry using a portable XRF. MTI tested the building materials that were and are to be disturbed during the renovation activities. The painted building materials in the areas to be renovated were tested and found to contain lead based paint, please see **Table 1** below. Paint sampling by XRF at 2019 Kootenai Street in Boise, Idaho was conducted in general conformance with the scope and limitations of Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing pursuant to Title X of the Housing and Community Development Act of 1992.

X-Ray Fluorescence Spectrometer Sample Analysis Results

Date	#	Pass / Fail	Room	Component	Substrate	Color	Condition	Result ppm	Regulatory Limit	
06- Jun-14	1	PASS	Standardization							
06- Jun-14	2	Positive	exterior	siding	wood	red	intact	22377	5000 ppm	
06- Jun-14	3	Positive	exterior	window screens	wood	red	intact	27000	5000 ppm	
06- Jun-14	4	Positive	exterior	window casing	wood	white	intact	70260	5000 ppm	
06- Jun-14	5	Positive	exterior	window sill	wood	white	intact	56231	5000 ppm	
06- Jun-14	6	Positive	exterior	door	wood	white	intact	61220	5000 ppm	
06- Jun-14	7	Positive	exterior	door frame	wood	white	intact	7796	5000 ppm	
06- Jun-14	8	Positive	exterior North	window casing	wood	white	intact	1520	5000 ppm	
06- Jun-14	9	Positive	exterior North	columns	wood	white	intact	79922	5000 ppm	
06- Jun-14	10	Positive	kitchen	wall paneling			intact	5142	5000 ppm	
06- Jun-14	11	Positive	kitchen	door		white	intact	1138	5000 ppm	
06- Jun-14	12	Positive	dining	wall shelving	wood	white	intact	1809	5000 ppm	
06- Jun-14	13	Positive	dining	wall	Wall board	yellow	intact	3491	5000 ppm	
06- Jun-14	14	Positive	dining	crown molding	composite	white	intact	1297	5000 ppm	
06- Jun-14	15	Positive	Bed2	door	wood	white	intact	1553	5000 ppm	
06- Jun-14	16	Positive	Bed2	door frame	wood	white	intact	1649	5000 ppm	
06- Jun-14	17	Positive	Bed2	wall	wallboard	green	intact	22372	5000 ppm	
06- Jun-14	18	Positive	stair	door	wood	white	intact	2961	5000 ppm	
06- Jun-14	19	Positive	bath	siding	ceramic		intact	25111	5000 ppm	

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Date	#	Pass / Fail	Room	Component	Substrate	Color	Condition	Result ppm	Regulatory Limit
06- Jun-14	20	Positive	Bed1	wall	wall board	pink	intact	104	5000 ppm
06- Jun-14	21	Positive	living	wall	wall board	white	intact	655	5000 ppm
06- Jun-14	22	Positive	living	door	wood	white	intact	1252	5000 ppm
06- Jun-14	23	Positive	living	door frame	wood	white	intact	1667	5000 ppm
06- Jun-14	24	Positive	living	baseboard	wood	white	intact	1028	5000 ppm
06- Jun-14	25	Positive	living	window casing	wood	white	intact	1237	5000 ppm
06- Jun-14	26	Positive	living	window sill	wood	white	intact	1237	5000 ppm
06- Jun-14	27	Positive	living	columns	wood	white	intact	1436	5000 ppm
06- Jun-14	28	Positive	living	top pony wall	wood	white	intact	21643	5000 ppm
06- Jun-14	29	Positive	Bed5	shelving	wood	green	intact	145	5000 ppm

* parts per million
ND = Not Detected

- OSHA regulates Lead under Title 29 Code of Federal Regulations Part 1910.1025 the General Industry Standard for Lead (Not applicable for Construction); and Title 29 Code of Federal Regulations Part 1926.62 the Construction Industry Standard for Lead. Where lead is found in construction samples scheduled for demolition, OSHA would require appropriate air sampling to reflect the amount of lead dust that is airborne.
- Lead based paint has at least 0.5% weight or 1.0 mg/cm² or 5000 ppm of lead.

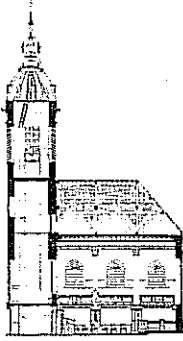
If the choice is made to remove the paint and dispose of that only, the removal process must be performed by a trained and certified Lead Abatement Professional. If the structure is to be sold/ moved off site disposal waste disposal is mute. However, if lead painted surfaces are disturbed in preparation of the move, those activities that disturb the LBP components, if greater than the de minimus levels would have to be performed by RRP certified renovators as it would be considered a renovation. In addition to the disposal needs of the paint, A negative air exposure assessment will need to be performed during demolition or disturbance of the other components painted with LBP.

MTI is pleased to have this opportunity to serve you and looks forward to a continuing relationship as your environmental consultant. If you have any questions regarding this letter or the attached analysis result please feel free to contact MTI at (208) 376-4748.

Respectfully submitted
MATERIALS TESTING & INSPECTION, INC.



Hannah Cotroneo
 Environmental Technician



FREDERICK L. WALTERS
Historical Architect • Architectural Conservator
2752 Burton Lane, P.O. Box 437, Cambridge, Idaho 83610

Office: 208-257-4228 Email: flwarch@ctcweb.net

Friday, April 11, 2014

Maria Minicucci
Boise Parks & Recreation Department
1104 Royal Blvd.
Boise, Idaho 83706-2840

Re: Day House @ Terry Day Park

Dear Ms. Minicucci:

Thank you for the opportunity from Ms. Katherine Kirk and I to visit the Day House. It is a very interesting structure in many ways. At your request, we conducted a preliminary assessment of the building as part of your planning process for future development of the park.

Building History:

At the time of our visit, the history of the structure was still being developed. It is believed the building was constructed in c. 1910. Mr. Dan Everhart and Barbara Bauer did some preliminary historical research and feel the house was designed by a Mr. James Floodwalker. The Day Family purchased it in 1958 according to Mr. Alan Day. We left the site visit with the understanding that Barbara may do some more investigation on the building's history.

Noted Alterations

During the site assessment, a number of noted alterations could be ascertained. The dates of these alterations are unknown.

a) The basement is not original. It was dug out after the house was constructed. The evidence is the basement stairs going down through a former bedroom closet and the former basement window well under the rear portion of the house.

b) The rear section of the house was not part of the original construction. One can see in the attic space of the rear section of the building that the roof joists are nailed to the former rear wall of the original house, which still has exterior paint on it. Mr. Alan Day

images at the Presidio in San Francisco of an officer's quarters that matches this design. Following the Civil War in the 1860s, the military embarked on a program of "standard designs" for all military buildings, including officer's quarters. By 1910, they were almost universally two stories, and often duplexes. Look at the evolution of the buildings at Fort Boise. I just fail to see how the reference to the Presidio makes any sense. It would take more assessment time and historical research, but my first impression the present columns are a later alteration.

Even with these alterations, the house can still hold historical significance for Boise and the Day Family. Alterations are simply part of a structure's evolution, and there appears to be many original aspects, like the lovely interior, that contribute to its importance, in addition to its association with a prominent Boise family.

Preliminary Building Assessment and Evaluation

During the site visit, a number of observations were made concerning existing conditions that will need to be addressed as part of a rehabilitation program for the building.

1. The exterior grade around the building has grown in terms of soil and paving. Most of the existing grade is above the top of the concrete foundation. The grade needs to be lowered, preferably with 6 to 8 inches of the foundation above final grade.
2. Due to the high grade around the house, there is a high probability of wood deterioration in the sill beams, sill plate, and floor joist ends. Siding and sub-sheathing will need to be removed to repair any deteriorated wood members.
3. Visually, one can observe significant deflection in the common rafters of the hipped roof on the east and west elevations. The crack in the ceiling plaster of one of the bedroom corresponds to the deflection. The hip rafters did not especially show this deflection. Based on these observations, a substantial portion of common rafters need to either be reinforced through additional framing in the roof or completely replaced. This will have to be determined by a structural engineer familiar with historic buildings. The existing roof membrane may not be able to be salvaged depending on the work required for the framing, and may need to be replaced as part of the framing repair.
4. The front porch columns have settled and are out of plumb, and will need to be rebuilt. The front porch slab will need to be replaced.

Future Use and Function

The general thought on future uses for the house center around a community center concept, available on a programed basis managed by Boise Parks.

The following are concerns and assumptions developed in thinking of a future use based on general observations of the building and property:

1. There appears to be an underground oil tank and filler from the furnace on the east side of the building, the space described for future extensive landscaping. One may want to remove the tank and convert/replace the furnace to natural gas or electricity. Is there natural gas to the site?
2. Converting the building to future uses will most likely require an upgrade in the electrical system.
3. An outdoor speaker system would be part of the rehabilitation program.
4. The restroom will need to be converted to an ADA compliant facility and ADA access to the building provided.
5. No food preparation would be allowed on the site.
6. The rear portion of the house would be converted to include a catering kitchen.
7. Boise Parks would plan and provide cost estimates for vehicle access, parking, and site landscaping.
8. The basement would not be open to the public, used only for mechanical equipment and light storage.
9. Other concerns that are unknown at this time, but need to be considered are:
 - Utility services to the site
 - City requirements for site improvements, parking, emergency vehicle access
 - Hazardous material surveys and removal
 - City/County requirement for recycling of construction material
 - City/County requirements for energy standards
 - Architectural/Engineering fees

Preliminary Order-of-Magnitude Cost Estimate:

The Day House has an approximate total of 1900 gross square feet. Making predictions on costs at this stage of a project is very problematic as the unknowns are numerous. We would suggest an initial discussion cost of \$90 to \$110 a square foot. Such figures are very preliminary and should be reviewed with local architects and contractors to access their experience with the local construction climate.

If you have any questions, please do not hesitate to call.

Thank you again for letting us view an important part of Boise history.

Sincerely,

Frederick L. Walters

Cc: Katherine Kirk, Executive Director, Idaho Heritage Trust
Alan Day
✓Barbara Bauer, TAG Consultants



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THE IDAHO HISTORIC PRESERVATION COUNCIL

Maria Miniccuci
Kelly Burrows
Boise Parks & Recreation Administration Office
1104 Royal Blvd.
Boise, ID 83706

Dear Maria and Kelly,

Thank you for arranging the recent site visit to tour the Pat and Terry Day House at Terry Day Park. The board of Preservation Idaho appreciated the opportunity to visit the house and park and review the plans for the park facility. Preservation Idaho believes that the building is eligible for listing in the National Register of Historic Places both for its architectural significance and for its association with the history of residential development in Boise.

The Pat and Terry Day House (built circa 1908) is of historical and architectural significance to the city of Boise. Located in Upland Park Addition it was part of the development of one, two and five acre lots outside Boise's downtown core. Upland Park was platted in 1904 by the Upland Park Investment Company comprised of business men from Colorado who had an interest in development in Boise. Several land transactions were made with the parcel on which the Day House stands between 1904 and 1908. In 1908 August H. and Minnie S. Lake purchased the land from Frank C. and Jessie A. Annett for \$750.00. The Lakes may have had the house built at the site, because in 1911 they sold the lot to F.J. Garver Company for \$4000.00.

It is possible that the house may have been designed by architect James Flood Walker who lived in Boise for 21 months between 1904 and 1905. Walker arrived in Boise from Los Angeles and is reputed to have been responsible for introducing the Craftsman style to Boise.

Walker and his partner designed a similar bungalow for Fred M. Coleman on Fort Street (see attached newspaper article) in 1904. The Day House has had few alterations and retains its historic integrity. Its original massing, windows, doors, original door hardware and built-in cabinets remain intact. It is historically important to Boise's early twentieth century development. Preservation Idaho would like to see this building remain as an integral, useful part of the Terry Day Park.

Historic preservation is about more than saving bricks and mortar, and it is not just about the past. It is taking responsibility for saving special places and buildings which add to the quality of life of communities and gives cities and towns unique character. The Pat and Terry Day House is worth saving. The building has not been neglected as the Day family were good stewards of the house and land. We hope that the City of Boise will consider keeping the building in the park and exploring options for adaptive reuse. Preservation Idaho stands ready to assist you in this effort to the extent that we are able.

The first step would be to have a structural engineer look at the building and identify its strengths and weaknesses. Once the structural integrity is defined next steps would include

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THE IDAHO HISTORIC PRESERVATION COUNCIL

creating a plan for other uses of the building. We suggest that the City of Boise contact the Idaho Heritage Trust and schedule an appointment for that organization to tour the house. The Idaho Heritage Trust retains the services of Fred Walters who may be able to assess the structural integrity of the building at no cost to the City.

The Pat and Terry Day House deserves our attention as preservationists and merits an investment by the City of Boise. I trust you will agree.

Sincerely,

Doug StanWiens
President, Preservation Idaho

Preserving Idaho's historic places through collaboration, education, and advocacy.