



Chattel Architecture Planning & Preservation, Inc.

Memorandum

DATE 3 August 2009

TO Tyler Corey
City of San Luis Obispo

FROM Robert Chattel, AIA, President
Chattel Architecture, Planning & Preservation, Inc.

RE Garden Street Terraces
Executive Summary Historic, Structural and Fiscal Reports

This memo summarizes and provides an executive summary of the information contained in the following reports, all of which are attached hereto:

1. Chattel Architectural Planning & Preservation (Chattel) historic analysis dated May 2009
2. Lampman & Smith, Structural Engineering Corporation (Lampman) structural analysis dated May 11, 2009
3. Specialty Construction Inc. (SCI) cost analysis dated July 20, 2009.

The purpose of these reports is to provide City staff, the public, and decision makers with additional information to supplement materials contained in the Draft Environmental Impact Report (EIR) for the Garden Street Terraces project (Project) dated February 2008. The Draft EIR was prepared under statues and regulations contained in the California Environmental Quality Act (CEQA), identified five historical resources and found significant unavoidable impacts associated with implementation of the Project. The five historic buildings which are all located with the boundaries of the locally designated Downtown Historic District are:

- Union Hardware and Plumbing Company building, 1119 Garden Street
- Smith building, 1123-1127 Garden Street
- 1129-1135 Garden Street building
- 1137 Garden Street building
- 748 Marsh Street building

The four buildings with addresses on Garden Street are Master list buildings included in a local register of historical resources and thus have presumptive significance under CEQA statues Section 21084.1. The one building with the address on Marsh Street was found in the Draft EIR to be eligible for listing in the California Register of Historical Resources and is thus treated as an historical resource under CEQA. City staff requested that the project applicant prepare additional information to supplement materials contained in the Draft EIR to evaluate any impacts made to the five historic building's character defining features.

Conclusion

The intent of the analysis is to examine the feasibility of rehabilitation in conformance with the *Secretary of the Interior's Standards for the Treatment of historic Properties (Secretary's Standards)*. While the proposed Project retains portions of each of the five historic buildings, it does not rehabilitate buildings in conformance with these standards. In order to rehabilitate the historic buildings in conformance with the *Secretary's Standards*, significant alterations and reductions would be required to the project program.

While the project design has been modified to retain the majority of identified significant and/or contributing historical features, the following features would not be retained. Specifically, the north and west walls, interior original molded ceilings/accent crown molding, and interior stair configuration within the Smith Building (1123 -1127 Garden Street), and the false chimney within the 748 Marsh Street building, will not be incorporated into the project. It is not feasible to include these elements due to the programmatic requirements of adding new construction both above and below these features.

From a structural perspective, four of the five buildings (1119 Garden Street, 1123-1127 Garden Street, 1129-1135 Garden Street and 1137 Garden Street) were found to be in "very poor" condition. Of the five buildings, 748 Marsh Street was found to be in "relatively good" condition. Three of the five buildings (1119 Garden Street, 1123-1127 Garden Street and 748 Marsh Street) are constructed of unreinforced masonry (URM) and require upgrading to conform to the City's URM mitigation ordinance and two wood frame buildings do not require upgrades, but require work to remedy poor maintenance and deterioration. The added costs of retention and incorporation of the majority of the identified character-defining features of each building into the proposed project is summarized as follows:

1119 Garden Street	\$1,060,000
1123-1127 Garden Street	\$192,000
1129-1135 Garden Street building	\$84,000
1137 Garden Street building	\$41,000
748 Marsh Street building	<u>\$284,000</u>
Total Added Cost	<u>\$1,661,000</u>