

LAMPMAN & SMITH

A STRUCTURAL ENGINEERING CORPORATION

805 AEROVISTA PLACE, SUITE 204 • SAN LUIS OBISPO • CA 93401
(805) 544-9173 • FAX (805) 543-2830 • Website: lampsmith.com
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CHRISTOPHER I. LAMPMAN, S.E.
MICHAEL F. SMITH, P.E.

Job No.: LS09034
May 11, 2009
LS-21-09

Garden Street SLO Partners
895 Aerovista Place, Suite 100
San Luis Obispo, CA 93401

ATTN: Hamish Marshall

RE: Garden Street Terraces Project, Garden Street, San Luis
Obispo, CA.

Dear Hamish:

As per our recent discussions, this office has conducted a structural investigation for the subject project. The intent of our investigation was the assessment of the condition and structural stability of the projects site's historically significant buildings and their character defining features. The projects site's historically significant buildings are as follows:

1. Union Hardware and Plumbing Building, 1119 Garden Street, currently occupied by Downtown Brewing Co..
2. 1123, 1125 & 1127 Garden Street, currently occupied by Christian Science Reading Room, Abraxas and Bel Frites.
3. 1129-1135 Garden Street has 3 separate shops, and is currently occupied by Lili Clever Boutique, Hopskotch Kids, and So-ap-petit.
4. 1137 Garden Street, currently occupied by California Blonde.
5. 748 Marsh Street, currently occupied by San Luis Style, Interiors.

Our structural investigation was based on actual site observations, as well as the Amended Historic Analysis Report for subject project. The historic report was provided by Chattel Architecture, dated 2-11-09. A structural investigation and report has been provided for each of the historic buildings. Our report for each building is broken down along the following sections.

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SECTION I EXISTING STRUCTURAL SYSTEMS - survey, outline and summary of the existing structural framing systems and their contribution to character defining features.

SECTION II EXISTING CONDITION - evaluation and assessment of the current condition of the existing structural systems outlined in Section I.

SECTION III UPGRADE - code or seismic upgrade evaluation. Buildings at 1119 and 1123/1125/1127 Garden Street, as well as 748 Marsh Street have been identified as Unreinforced Masonry (URM) buildings, and will require rehabilitation. Plans and structural engineering for each building has been submittal to the city of San Luis Obispo Building Department. The plans and engineering have been approved by the city. Although, the remaining buildings are of wood construction and are **not** part of the URM mitigation ordinance, the Building Department may require upgrade of the structure to meet current codes. There are many factors that could trigger code upgrade such as; major addition or remodel, major change to use or occupancy, as well as distressed or hazardous conditions may all warrant a code upgrade.

SECTION IV PROPOSED GARDEN STREET TERRACES - effect of the proposed Garden Street Terraces project on the historic character of the buildings.

COMMENTARY - additional comments regarding rehabilitation and historic character of the structural systems.

Historic nonstructural features of the buildings were not specifically part of the scope of this investigation at this time. However, much of the nonstructural historic features are an integral part of historic structural features that will be retained. Interior and exterior finishes or claddings were not reviewed, but in general, the finishes could easily be replaced, replicated or reproduced. Other historic nonstructural features, such as, windows, doors, transoms, awnings, fenestrations, signage, moldings, trims, balconettes, etc., all could be relatively easily salvaged, replaced, replicated or reproduced.

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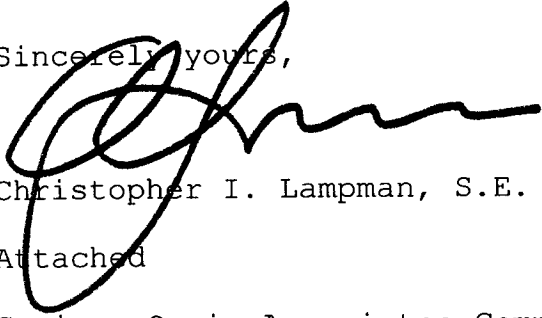
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Accessibility (ADA), existing hazardous building materials and fire sprinklers are issues that could have some effect on the historic character of the buildings. Upgrades to electrical, plumbing, mechanical, tele/com and energy (Title 24) should all be considered. All of these items are also above and beyond the scope of this report.

Thank you for allowing our office to participate with you on the subject project. If you have any questions, please feel free to contact our office.

Sincerely yours,



Christopher I. Lampman, S.E.

Attached

Copies: Oasis Associates Company, Inc.

1119 GARDEN STREET

SECTION I EXISTING STRUCTURAL SYSTEMS

1. GENERAL - two Story, +/- 8800 sq. ft. rectangular, 39'x115', restaurant/commercial building. Also know as the Union Hardware and Plumbing Building. Virtually the entire existing structural system is uncovered and exposed. A majority of the structural systems have historic character-defining features listed as "Significant" or "Contributing" in Chattel's Historic Analysis Report. About the only portions of the buildings structural systems that are not character defining features, are the floor framing, the foundation and concrete wall addition at the rear of the building.
2. ROOF FRAMING - gable roof with corrugated steel sheathing over 2x8 (full size) joists spaced at 24" to 36"oc. Roof joists span between heavy timber trusses spaced at +/- 12'oc. There are two large wood framed skylights. The skylights and timber roof trusses contribute to the historic character of the building. There is a masonry parapet at the eastern or street-facing front elevation or façade. The parapet is part of the front storefront façade and contributes to the historic character of the building.
3. UPPER FLOOR FRAMING - multiple layers of wood flooring, sheathing or plywood over conventional timber joist and beam framing. Upper floor framing has not been identified as a historic character defining feature. There are 2 lines of heavy timber columns with chamfered corners that provide support to the upper floor. The heavy timber columns have been identified as contributing to the historic character of the building.
4. EXTERIOR BEARING WALLS - a majority of the bearing walls extend around the perimeter of the building. Exterior bearing walls are all masonry, except for a small addition at the rear of the building that is reinforced concrete. The masonry walls are all unreinforced, are constructed of clay brick and are typical of the masonry in the downtown area. There is a single interior masonry bearing wall towards the rear of the building (adjacent to the concrete addition). There is some minor amount of wood framed and/or storefront/bulkhead walls at the ground floor level. The masonry walls are a key contributing feature to the historic character. The character of the masonry walls will need to be maintained.

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SECTION I, cont.

5. FOUNDATION - conventional raised wood floor system comprised of 1x floor sheathing over timber joists and beams. Although, the underfloor space was not accessible at this time, there is likely an exterior perimeter continuous concrete footing with interior concrete continuous footings and isolated concrete pad footings. There is a concrete slab foundation at the concrete wall addition at the rear of the building. Foundation systems have been identified as "non-contributing" to historical character of the building

SECTION II EXISTING CONDITION

1. GENERAL - much of structure is old and is in very poor condition. Future use will require rehabilitation of the building in accordance with San Luis Obispo city's URM mitigation ordinance.

2. ROOF FRAMING - much of the wood roof framing system is in very poor condition and insufficient by today's standards. The existing corrugated steel roofing does not provide any code recognized diaphragm action and will need to be completely replaced with plywood sheathing and reroofed. Corrugated steel roofing is a "non-contributing" historic feature. Spacing of existing roof joists is excessive. It is likely new joists shall need to be infilled between existing joists. The main roof trusses do not meet current code and today's standards. The roof truss members and connections are in poor condition, are undersized and are otherwise highly suspect. In addition, the connection of main timber roof trusses to the exterior masonry bearing walls is also extremely suspect. The roof trusses bear on an existing masonry corbel. The bearing between roof truss bottom chord and the corbel has been compromised in some locations. In some locations, the bricks that comprise the corbel are loose, have rotated, are missing or are badly deteriorated, and in some areas the mortar between bricks is gone. In some cases, the condition of the connection to the masonry walls borderlines on being hazardous and is of major concern.

3. UPPER FLOOR FRAMING - appears to be sufficient with no obvious visual signs of distress or major deterioration. Floor framing does not contribute to the character of the building.

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1119 Garden Street

SECTION II, Cont.

4. EXTERIOR BEARING WALLS - unreinforced masonry walls will require rehabilitation and conformance to San Luis Obispo URM mitigation ordinance. In addition, there are several portions of the existing masonry walls that will require strengthening above and beyond URM mitigations. Masonry lintel over second floor door opening on the north elevation shows signs of cracking, missing bricks, spalling mortar and excessive deflection. In addition, there's a roof truss bearing on top of the lintel that is suspect. The masonry lintel will all have to be addressed and strengthened. In addition, the connection between the roof trusses and masonry walls will need to be rehabilitated (see item no. 2, above).

5. FOUNDATION - concrete foundation and wood ground level framing appears to be in good condition with no obvious visual signs of distress or major deterioration. However, due to inaccessibility, there may be hidden or undiscovered damage, deterioration or distress.

SECTION III UPGRADE

1. GENERAL - In general, the most serious issue is conforming to the city's URM mitigation ordinance. This will impact all aspects of the structural framing systems for the building. Conforming to URM mitigation ordinance will also require virtually an entire seismic/code upgrade for the structure. Much of the impact is described below. The major item that is not covered below, is the lack of lateral force (seismic/wind) resisting element at the front of the building. This will require adding a vertical lateral load-resisting element at the front elevation. Typically, the installation of a steel moment frame (WSMF) would be the most practical solution. Use of the WSMF is consistent with Chattel's historic report. The city of San Luis Obispo Building department has approved URM mitigation and rehabilitation plans and calculations provided by this office. The URM mitigation and rehabilitation design should be sufficient to allow for construction cost estimating.

2. ROOF FRAMING - URM rehabilitation will require the existing roof sheathing to be significantly strengthened, by adding plywood, blocking and increasing nailing. The timber wood roof trusses will require rehabilitation and strengthening. Tying roof to exterior masonry walls will also be required. Roof to wall tie assembly shall be integrated with roof strengthening.

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SECTION III, cont.

3. UPPER FLOOR FRAMING - URM rehabilitation will likely require the floor sheathing to have minor strengthening. Tying floor to exterior masonry bearing walls will also be required. Floor to wall tie assembly will be integrated with the existing upper floor framing.

4. EXTERIOR BEARING WALLS - existing masonry walls will require bracing and tying to roof/floor framing. New grouted anchors used to tie the roof/floor to the URM walls shall be "blind" or hidden type and will not be exposed to the exterior of the building. Strengthening of upper floor masonry lintel (north elevation) and timber truss connection to masonry walls will be required. Storefronts have significant historic character and will also need to be maintained.

5. FOUNDATION - no strengthening of the foundation will be required. However, new footings will be required for the new lateral load resisting element at the front of the building.

SECTION IV PROPOSED GARDEN STREET TERRACES

1. GENERAL - much of the historic character defining features will remain, as follows.

2. ROOF FRAMING - while much of the roof framing will need to be replaced or strengthened, the main roof trusses will need to remain. As previously stated the existing roof truss are in poor condition and will need to be strengthened. Strengthening of the trusses will likely involve adding steel side plates and additional bolts/fasteners to the truss connections. The damaged, undersized or deteriorated truss members will likely need to be replaced or at least strengthened. The connection of the roof trusses to the exterior bearing masonry walls shall also require strengthening. This could be accomplished by adding posts or reconstructing the existing masonry corbels. Roof framing over the concrete wall addition at the rear of the building shall be removed.

The masonry parapets along the street facing front or eastern elevation shall be retained and be tied to the roof framing.

- Including decorative shaped portions of the parapet, cornice, and dentils

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SECTION IV, cont.

3. UPPER FLOOR FRAMING - upper floor framing is to remain with minor strengthening. There will also be additional framing due to minor changes in existing floor, including new elevator opening and infilling of existing stairwell opening. Floor framing at the concrete wall addition at the rear of the building shall be removed.

- Existing ground floor level heavy timber chamfered post could be reused.

4. EXTERIOR BEARING WALLS - the eastern and northern exterior masonry bearing walls shall remain.

- Including exposed interior brick and sliding metal door (north elevation) at second floor.
- At the northern elevation the exterior brick masonry and fenestrations shall remain and be visible.

The retail storefront, display and bulkhead framing at the eastern elevation or street facing entry facade will also be retained.

- Including metal columns, inset entries, wood ceilings at inset entries, fixed glazing and transoms at the ground level retail storefront and bulkhead.
- Yellow/buff brick, white glazed brick veneer, classical detailing, including dentils and string courses shall be retained.
- Second floor window enframements including head and sills, as well as wood sash double hung windows with patterned upper sash shall also be retained.
- Naturally, the retained elements and components will require cleaning, patching, repairing, reconditioning and/or strengthening.

Existing reinforced concrete wall addition at the rear of the building shall be removed.

5. FOUNDATION - Major changes in the existing foundation will be required. A new basement is to be constructed below the existing building. New ground floor level framing will be necessary to replace existing raised wood ground floor framing. Foundations directly below the masonry walls along the northern and eastern elevations will remain.

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COMMENTARY

1. WSMF typically is the most practical vertical load-resisting element. WSMF has been approved by the city for installation at the front or eastern elevation. WSMF could be installed behind the existing storefront and would not adversely affect the exterior historic character of the front of the building.
2. Southern masonry wall is nearly completely obscured by adjacent building. The remaining exposed portion of the exterior southern elevation has been plastered. Both the interior and exterior sides of the south elevation do not contribute to the building historic character. New opening will be created to access adjacent building at 1123/1125/1127 Garden Street.
3. Interior masonry wall at the rear or western end of the building (adjacent to the concrete addition) does not contribute to the historic character of the building. However, it appears that portions of the wall will remain. Since the rear concrete wall addition will be removed, the remaining portions of the western masonry wall will now be exposed. URM rehabilitation and mitigation of wall shall be required if retained.
4. Concrete wall addition at the rear or western end of the building also does not contribute to the historic character of the building. The concrete walls and associated roof, floor and foundation framing will all be removed.
5. Work on the roof system will need to include improvements to slope and drainage.

1123, 1125 & 1127 GARDEN STREET

SECTION I EXISTING STRUCTURAL SYSTEMS

1. GENERAL - two Story, +/- 6700 sq. ft. rectangular, 47'x87', mixed-use/commercial building. Virtually the entire interior of the existing structure is cover with interior finishes and not exposed. The exterior of the masonry walls are for the most part exposed. A majority of the exterior masonry walls as well as storefront and display framing has historic character-defining features listed as "Significant" or "Contributing" in Chattel's Historic Analysis Report.
2. ROOF FRAMING - flat roof with 1x wood sheathing over 2x joists and timber beams at lower and upper roofs.
3. UPPER FLOOR FRAMING - multiple layers of wood flooring, sheathing or plywood over conventional timber joist and beam framing.
4. EXTERIOR BEARING WALLS - the bearing walls extend around the perimeter of the building and are masonry. The masonry walls are all unreinforced, are constructed of red clay brick and are typical of the masonry in the downtown area. There are some wood framed display or storefront/bulkhead walls at the ground floor level that contribute to the buildings historic character. The masonry walls are a key contributing feature to the historic character. The character of the masonry walls will need to be maintained. There is also some interior non-bearing wall framing that does not contribute to the historic character of the building.
5. FOUNDATION - concrete slab foundation. Foundation systems have been identified as "non-contributing" to historical character of the building.

SECTION II EXISTING CONDITION

1. GENERAL - much of structure is old and is in very poor condition. Future use will require rehabilitation of the building in accordance with San Luis Obispo city's URM mitigation ordinance.

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1123, 1125 & 1127 Garden Street

SECTION II, cont.

2. ROOF FRAMING - much of the wood roof framing system is in poor condition and insufficient for today's standards. Roof is non-contributing to the buildings historic character. Roof slope and drainage is insufficient, and will need to improved.

3. UPPER FLOOR FRAMING - appears to be sufficient with no obvious visual signs of distress or major deterioration. Floor framing is also non-contributing to the building historic character.

4. EXTERIOR BEARING WALLS - unreinforced masonry walls will require rehabilitation and conformance to San Luis Obispo URM mitigation ordinance. There is a significant crack in the exterior masonry wall at the front or eastern façade. The crack starts at the parapet and extends the full height of the second floor. The crack is located at the middle of the elevation. Cracking will need to be strengthened and repaired during the URM mitigation and rehabilitation. Storefront framing at the ground level of the front of the building is in relatively good condition. Storefront has historic significance and will need to be maintained.

5. FOUNDATION - foundation system is in good condition with no obvious visual signs of distress or major deterioration.

SECTION III UPGRADE

1. GENERAL - In general, the most serious issue is conforming to the URM mitigation ordinance. This will impact all aspects of the structural framing systems for the building. Conforming to URM mitigation ordinance will also require virtually an entire seismic/code upgrade for the structure. Much of the impact is described below. The major item that is not covered below, is the lack of lateral force (seismic/wind) resisting element in the transverse direction for the building. This will require adding a vertical lateral load-resisting element at the front elevation and at the middle of building directly below the second floor masonry wall. Typically, the installation of a steel moment frame (WSMF) would be the practical solution. The city of San Luis Obispo Building department has approved URM mitigation and rehabilitation plans and calculations provided by this office. The URM mitigation and rehabilitation design should be sufficient to allow for construction cost estimating.

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1123, 1125 & 1127 Garden Street

SECTION III, cont.

2. ROOF FRAMING - URM rehabilitation will require the existing roof sheathing to be significantly strengthened, by adding plywood, blocking and increasing nailing. Tying roof to exterior masonry walls will also be required.

3. UPPER FLOOR FRAMING - URM rehabilitation will likely require the floor sheathing to have minor strengthening. Tying floor to exterior masonry bearing walls will be required.

4. EXTERIOR BEARING WALLS - existing masonry walls will require bracing and tying to roof/floor framing. New grouted anchors used to tie the roof/floor to the URM walls shall be "blind" or hidden type and will not be exposed to the exterior of the building. Repair of crack in masonry at the front or eastern elevation will be necessary.

5. FOUNDATION - no strengthening of the foundation will be required. However, new footings will be required for the new lateral load resisting element at the front of the building.

SECTION IV PROPOSED GARDEN STREET TERRACES

1. GENERAL - a majority of the structure will be removed or demolished for the proposed Garden Street Terraces. However, much of the character defining features shall be retained.

2. ROOF FRAMING - roofs do not contribute to the historic character of the building and will be completely removed or demolished as part of the proposed Garden Street Terraces.

The masonry parapets along the street facing front or eastern elevation shall be retained and tied to the new roof system.

- Including corbel string course.

3. UPPER FLOOR FRAMING - in general the floor framing does not contribute to the historic character of the building and will be completely removed or demolished for the Garden Street Terraces. Bracing of URM walls will be required at the existing floor level. There are some portions of the upper floor that have "significant" historical character defining features. These historic features include; second floor entry patterned brick arch-shaped enframements, inset upper floor entry door with upper transom window and hexagonal, dual colored tile floor at upper floor entry. None of these historic features will be retained.

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1123, 1125 & 1127 Garden Street

SECTION IV, Cont.

4. EXTERIOR BEARING WALLS - the eastern, southern and western masonry walls have been identified as contributing to the historic character of the building and shall be retained.

- Common red brick on south and west elevations shall be retained.

The retail storefront, display and bulkhead framing at the eastern elevation or the street facing front façade will also be retained.

- Including Dual-colored brick façade in Flemish bond and fenestration pattern.
- Inset panels and leaded glass storefront transom windows shall be retained.

5. FOUNDATION - foundation does not contribute to the historic character of the building and will nearly completely be removed or demolished.

COMMENTARY

1. The northern masonry wall is obscured by adjacent building. Northern wall does not contribute to the historic character of the building. A new opening will be created to access adjacent building at 1119 Garden Street.

2. Masonry stepped down parapet along the south elevation does not contribute to the historic character of the building. As part of the URM mitigation and rehabilitation, removal of the masonry parapet should be considered.

3. Front display and storefront construction has been altered and modified in the past. Because the display/storefronts have been substantially altered in the past, there will be greater flexibility in regards to changes made to allow for rehabilitation.

4. Existing walkway along the southern elevation shall be retained.

1129-1135 GARDEN STREET

SECTION I EXISTING STRUCTURAL SYSTEMS

1. GENERAL - one Story, +/- 2300 sq. ft. rectangular, 50'x45', retail/commercial building. The building is well over 100 years old, and was moved to its present location in the late 1890's. The building has three separate shops that share common walls. Each of the individual shops is very similar in size and shape. Any modifications to any individual shops will need to be considered the effect on the adjacent shops. Virtually all of the structural systems are covered with exterior or interior finishes. None of the structural systems was directly exposed or easily accessible. Interior spaces have been substantially remodeled and altered, and do not contribute to the historic character of the building.

The street facing, eastern facade or the front of the building elevation for purposes of this report will be referred to as the "Storefront Façade". The Storefront Façade assembly consists of retail storefront, bulkheads, recessed entries (including ceilings), display and parapet framing. The Storefront Façade extends across the front of all three shops, and has historic character-defining features listed as "Significant" or "Contributing" in Chattel's Historic Analysis Report.

2. ROOF FRAMING - 1x wood sheathing over 2x joists and timber beams. The roof is comprised of a series of three gable roofs that match the individual shops. The gable roofs do not contribute to the historic character of the building. There is a wood framed roof or "false front" parapet at the front of the building. The parapet is part of the Storefront Façade, and is a historic character defining feature of the building.

3. EXTERIOR BEARING WALLS - a majority of the bearing walls extend around the perimeter of the building and/or individual shops. The bearing walls appear to be of conventional wood stud construction (cavity wall). There are two common interior wood framed bearing walls. The Storefront Façade of the buildings is also constructed of wood framing. Except for the Storefront Façade and channel-groove horizontal wood siding on the northern elevation, the rest of the bearing walls do not contribute to the buildings historic character. The interior wood wall framing is non-bearing and does not contribute to the buildings historic character.

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SECTION I, Cont.

3. Cont.

The existing horizontal wood siding contributes to the buildings historic character. Siding is described as channel-groove horizontal wood siding, and is located at the Storefront Façade and along the northern elevation.

4. FOUNDATION - conventional raised wood floor system comprised of 1x sheathing or plywood over timber joists and beams. Although, the underfloor space was not accessible at this time, there is likely a continuous concrete footing at the perimeter of the shops and interior isolated concrete pad footings. Foundation systems have been identified as "non-contributing" to historical character of the building

SECTION II EXISTING CONDITION

1. GENERAL - much of the structure is very old and is in very poor condition. The structure does not meet current day standards and is not capable of sustaining current code loading. Original structure did not originally benefit from the use of high quality materials or construction workmanship. In addition, the structure has not been properly maintained and has many areas of deterioration. The interior spaces have been significantly altered or remodeled over the years, and are also in poor condition.

2. ROOF FRAMING - much of the wood roof framing system is in poor condition, and is insufficient by today's standards. The roof shows obvious signs of sagging, undersized framing, insufficient drainage/waterproofing and major deterioration.

3. EXTERIOR BEARING WALLS - much of the stud bearing walls is in very poor condition and is insufficient by today's standards. The walls show obvious signs of sagging, rotation, bowing and are not straight or true. Further investigation of walls will likely uncover dry rot, distressed, damaged or deteriorated conditions, as well as undersized framing, insufficient anchorage to foundation, nonconforming framing details and incomplete load paths.

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SECTION II, Cont.

4. FOUNDATION - foundation system is in poor condition with obvious visual signs of distress, undersized framing, and major deterioration. The floors are uneven, bouncy, sloped, and spongy. The floors have also been altered, patched and modified numerous times. Much of the foundation system was not exposed or accessible, so there are likely some additional hidden or undiscovered issues.

SECTION III UPGRADE

1. GENERAL - at this time, a code or seismic upgrade of the structure is not required by the city of San Luis Obispo. However, due to age of the structure and the poor condition of the existing structural systems there are many issues that could "trigger" an upgrade. Any long-term continued use may ultimately require code or seismic upgrade. This will impact all aspects of the structural framing systems for the building and virtually require complete replacement or demolition of the structure. Should a code or seismic upgrade be required, one of the major items that will have to be addressed, is the lack of lateral force (seismic/wind) resisting element at the front of the building. This will likely require adding a vertical lateral load-resisting element at the front elevation.

SECTION IV PROPOSED GARDEN STREET TERRACES

1. GENERAL - a significant majority of the existing structure will be removed or demolished as part of the proposed Garden Street Terraces project.

2. ROOF FRAMING - roof does not contribute to the historic character of the building and will be removed or demolished as part of the Garden Street Terraces project. The front roof parapet is historic and will need to remain as part of the Storefront Facade.

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1129-1135 Garden Street

SECTION IV, cont.

3. EXTERIOR BEARING WALLS - in general, the only portion of the building structure with any "significant" historic character is the Storefront Façade and northern siding. The only portions of the structure to remain are the Storefront Façade and channel-groove horizontal wood siding on the northern elevation. The rest of the exterior wood framed bearing walls do not have historic significance and will be removed or demolished. Removing, salvaging and reusing the Storefront Façade as a single unit may be the most cost effective approach. Once moved, the facade could be easily strengthened, cleaned, repaired, refurbished, reconditioned, restored and generally rehabilitated as required. Replication or reconstruction of some of the parts of the façade from new materials could also be easily done in some cases. After new basement construction is completed and new framing is up to the street level, the storefronts could be then replaced in current locations. Storefront Façade could be then secured and anchored to the new structure.

- Including inconsistent pattern of storefronts at each individual shop, fixed glazing, transoms, recessed glazed entries and string course above storefronts

Exterior wood siding has also been identified as a "significant" in regards to the building character-defining feature. Current use is limited to Storefront Facade and along the northern elevation. The siding at the Storefront Façade could be easily retained as part of the façade rehabilitation. Siding along the northern could also be easily removed, cleaned, salvaged, repaired and preserved. And if need be, the siding could be reproduced or replicated from new materials relatively easily.

Alteration of "significant or contributing" historic features, such as the Storefront Façade and/or northern elevation siding, may be allowable. However, repairs should be made rather than replacement. If reconstruction is necessary, reuse of original materials or materials that match existing should be used. Loss, alteration or replacement of "non-contributing" portions of the structure will not impact the building's character defining features.

4. FOUNDATION - the concrete foundation and wood floor framing does not contribute to the historic character of the building, and will be removed or demolished for the proposed Garden Street Terraces basement.

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1129-1135 Garden Street

COMMENTARY

1. As previously stated the original structure is over 100 years old. The original construction was not of high quality. There has been no past comprehensive upgrade or rehabilitation. The structure as it currently exists has virtually outlived its useful lifetime.
2. Much of the interior walls and ceilings of all 3 shops has been significantly modified and altered over the years. The interior walls and ceiling structure (as well as finishes) are "non-contributing" to the historic character of the structure.
3. The rear or west elevation of the shops has been significantly modernized, remodeled and altered. The entire west elevation of the shops, as well as associated rear yards, have been identified as "non-contributing" in regards to historic character of the building.
4. The south elevation is directly adjacent to building at 1137 Garden Street. There is no visual access to this elevation. South elevation does not contribute to the historic character of the building.
5. Existing pedestrian walkway along the northern elevation shall remain.
6. The new addition, as part of the proposed Garden Street Terraces project, at the existing roof level shall be designed to be setback from the primary elevation. Setback as required to avoid damage to the existing character defining features of the Storefront Façade.
7. There are no bathrooms, except for one bathroom in the far southern shop.

LS09034
GS-25-09

1137 GARDEN STREET

SECTION I EXISTING STRUCTURAL SYSTEMS

1. GENERAL - one Story, +/- 750 sq. ft. rectangular, 50'x15', retail/commercial building. The building is well over 100 years old, and was moved to its present location in the late 1890's. The building shares a common bearing wall with building at 1129-1135 Garden Street. Any modifications to the building will need to consider the effect on the adjacent 1129-1135 Garden Street building. Virtually all of the structural systems are covered with exterior or interior finishes. None of the structural systems was directly exposed or easily accessible. Interior spaces have been substantially remodeled and altered, and do not contribute to the historic character of the building.

The street facing, eastern facade or the front of the building elevation for purposes of this report will be referred to as the "Storefront Façade". The Storefront Façade assembly consists of retail storefront, bulkheads, recessed entries (including ceilings), display and parapet framing. The Storefront Façade has historic character-defining features listed as "Significant" or "Contributing" in Chattel's Historic Analysis Report.

2. ROOF FRAMING - 1x wood sheathing over 2x joists and timber beams. The roof is a gable roof and does not contribute to the historic character of the building. There is a wood framed roof or "false front" parapet at the front of the building. The parapet is part of the Storefront Façade, and is a historic character defining feature of the building.

3. EXTERIOR BEARING WALLS - a majority of the bearing walls extend around the perimeter of the building. The bearing walls appear to be of conventional wood stud construction (cavity wall). There's a common interior wood framed bearing wall with the adjacent building. The Storefront Façade of the buildings is also constructed of wood framing. Except for the Storefront Façade, the rest of the bearing walls do not contribute to the buildings historic character. The interior wood wall framing is non-bearing and does not contribute to the buildings historic character.

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SECTION I, Cont.

4. FOUNDATION - conventional raised wood floor system comprised of 1x sheathing or plywood flooring over timber joists and beams. Although, the underfloor space was not accessible at this time, there is likely an exterior continuous concrete footing at the perimeter of the building and interior isolated concrete pad footings. Foundation systems, except for wood flooring, have been identified as "non-contributing" to historical character of the building.

SECTION II EXISTING CONDITION

1. GENERAL - much of the structure is very old and is in very poor condition. The structure does not meet current day standards and is not capable of sustaining current code loading. Original structure did not originally benefit from the use of high quality materials or construction workmanship. In addition, the structure has not been properly maintained and has many areas of deterioration. The interior spaces have been significantly altered or remodeled over the years, and are also in poor condition.

2. ROOF FRAMING - much of the wood roof framing system is in poor condition, and is insufficient by today's standards. The roof shows obvious signs of sagging, undersized framing, insufficient drainage/waterproofing and major deterioration.

3. EXTERIOR BEARING WALLS - much of the stud bearing walls is in very poor condition and is insufficient by today's standards. The walls show obvious signs of sagging, rotation, bowing and are not straight or true. Further investigation of walls will likely uncover dry rot, distressed, damaged or deteriorated conditions, as well as undersized framing, insufficient anchorage to foundation, nonconforming framing details and incomplete load paths.

4. FOUNDATION - foundation system is in poor condition with obvious visual signs of distress, undersized framing, and major deterioration. The floors are uneven, bouncy, sloped, and spongy. The floors have also been altered, patched and modified numerous times. Much of the foundation system was not exposed or accessible, so there are likely some additional hidden or undiscovered issues.

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SECTION III UPGRADE

1. GENERAL - at this time, a code or seismic upgrade of the structure is not required by the city of San Luis Obispo. However, due to age of the structure and the poor condition of the existing structural systems there are many issues that could "trigger" an upgrade. Any long-term continued use may ultimately require code or seismic upgrade. This will impact all aspects of the structural framing systems for the building and virtually require complete replacement or demolition of the structure. Should a code or seismic upgrade be required, one of the major items that will have to be addressed, is the lack of lateral force (seismic/wind) resisting element at the front of the building. This will likely require adding a vertical lateral load-resisting element at the front elevation.

SECTION IV PROPOSED GARDEN STREET TERRACES

1. GENERAL - a significant majority of the existing structure will be removed or demolished as part of the proposed Garden Street Terraces project.

2. ROOF FRAMING - roof does not contribute to the historic character of the building and will be removed or demolished as part of the Garden Street Terraces project. The front roof parapet is historic and will need to be retained as part of Storefront Façade.

3. EXTERIOR BEARING WALLS - in general, the only portion of the building structure with any "significant" historic character is the Storefront Façade. The rest of the exterior wood framed bearing walls do not have historic significance and will be removed or demolished. Realistically, the only portion of the structure to remain is the Storefront Façade. Removing, salvaging and reusing the Storefront Façade as a single unit may be the most cost effective approach. Combining work with adjacent 1129-1135 Garden Street building could easily be accomplished. Once moved the facade could be easily strengthened, cleaned, repaired, refurbished, reconditioned, restored and generally rehabilitated as required. Replication or reconstruction of some of the parts of the façade from new materials could also be easily done in some cases. After new basement construction is completed and new framing is up to the street level, the storefronts could be then replaced to current locations.

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SECTION IV, cont.

3. Cont.

Storefront Façade could be then secured and anchored to the new structure.

- Including horizontal channel groove wood siding, fixed glazing, transoms, recessed glazed entry and string course above storefront.

Alteration of "contributing" historic features, such as the Storefront Façade, may be allowable. However, repairs should be made rather than replacement. If reconstruction is necessary, reuse of original materials or materials that match existing should be used. Loss, alteration or replacement of "non-contributing" portions of the structure will not impact the building's character defining features.

4. FOUNDATION - the concrete foundation and wood floor framing does not contribute to the historic character of the building, and will be removed or demolished for the proposed Garden Street Terraces basement.

COMMENTARY

1. As previously stated the original structure is over 100 years old. The original construction was not of high quality. There has been no past comprehensive upgrade or rehabilitation. The structure as it currently exists has virtually outlived its useful lifetime.

2. Much of the interior walls and ceilings of the building has been significantly modified and altered over the years. The interior walls and ceiling structure (as well as finishes) are "non-contributing" to the historic character of the structure.

3. The rear or west elevation of the shop has been significantly modernized, remodeled and altered. The entire west elevations of the shop, as well as associated rear yard, have been identified as "non-contributing" in regards to historic character of the building.

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COMMENTARY, Cont.

4. The north elevation is directly adjacent to building at 1129-1135 Garden Street and likely shares a common bearing wall. The south elevation is directly adjacent (small building separation) to building at 748 Marsh Street. There is no visual access to these two elevations. North and south elevations do not contribute to the historic character of the building.

5. The new addition as part of the proposed Garden Street Terraces project, at the existing roof level shall be designed to be setback from the primary elevation. Setback as required to avoid damage to the existing character defining features of the Storefront Façade.

748 MARSH STREET

SECTION I EXISTING STRUCTURAL SYSTEMS

1. GENERAL - one story, +/- 1600 sq. ft. rectangular, 29'x56', retail/commercial building. Virtually the entire interior of the existing structure is covered with interior finishes and is not exposed. The exterior masonry walls are for the most part covered with stucco. A majority of the exterior masonry walls along Marsh and Garden Streets, as well as the front façade storefront or display framing has historic character-defining features listed as "Significant" or "Contributing" in Chattel's Historic Analysis Report.

2. ROOF FRAMING - main flat roof was not accessible at this time, but appears to be 1x wood sheathing over 2x joists and timber beams. There is also sloped tiled mansard roofing along Marsh and Garden Streets elevations. Although much of these tiled roofs appear to be non-structural, they do contribute to the historic character of the building.

3. EXTERIOR BEARING WALLS - the bearing walls extend around the perimeter of the building. The exterior bearing walls all are comprised of unreinforced masonry. A majority of the unreinforced masonry is the typical red clay brick exposed on many buildings in the downtown area. There are small portions of the masonry walls that are constructed of nonstructural hollow clay tile infill. Virtually all of the masonry walls are covered by exterior stucco and interior plaster finishes. Only a very small portion along the back or northern elevation of the building is exposed from the exterior. There is also a concrete frame at the northern elevation. The concrete frame is intended to provide vertical and lateral support, with the masonry acting as an infill. There may be more concrete frames on some of the other elevations, but are not exposed at this time. Along the Marsh (south) and Garden (east) Streets façades or elevations there is some minor amount of wood framed storefront, bulkhead or display walls. Along these street facades are also large display windows. The masonry walls are a key contributing component to historic character. The character of the masonry walls will need to be maintained. There is a minor amount of interior non-bearing wood wall and ceiling framing.

4. FOUNDATION - concrete slab foundation. Foundation systems have been identified as "non-contributing" to historical character of the building

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SECTION II EXISTING CONDITION

1. GENERAL - much of structure is in relatively good condition. There are no obvious signs of distress, damage or deterioration. The building appears to have been properly maintained.
2. ROOF FRAMING - much of the main flat wood roof framing system was not accessible at this time. However, there are no obvious signs of poor or distressed conditions. The main flat roof is non-contributing to the buildings historic character. The sloped tiled mansard roofs are in good condition and contribute to the historic character of the building.
3. EXTERIOR BEARING WALLS - unreinforced masonry walls will require rehabilitation and conformance to San Luis Obispo URM mitigation ordinance. Nonstructural hollow clay tile should be removed entirely. There is also some interior non-bearing wall framing that does not contribute to the historic character of the building.
4. FOUNDATION - foundation is in good condition with no obvious visual signs of distress, damage or major deterioration.

SECTION III UPGRADE

1. GENERAL - In general, the most serious issue is conforming to the URM mitigation ordinance. This will impact all aspects of the structural framing systems for the building. Conforming to URM mitigation ordinance will also require virtually an entire seismic/code upgrade for the structure. Much of the impact is described below. The major item that is not covered below, is the lack of lateral force (seismic/wind) resisting element at the front (Marsh Street or south elevation) and eastern elevation (Garden Street) of the building. This will require adding a vertical lateral load-resisting element at the front elevation. Typically, the installation of a steel moment frame (WSMF) is the most practical solution. URM mitigation and rehabilitation design has been provided by Robert S. Vessely. The city of San Luis Obispo Building department has approved the URM mitigation and rehabilitation plans and calculations submitted by Mr. Vessely. Approved URM design specifies WSMF along the Marsh Street and Garden Street elevations. The city approved URM mitigation and rehabilitation design should be sufficient to allow for construction cost estimating.

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SECTION III, cont.

2. ROOF FRAMING - URM rehabilitation will require the existing roof sheathing to be significantly strengthened, by adding plywood, blocking and increasing nailing. Tying main flat roof to exterior masonry walls will also be required.

3. EXTERIOR BEARING WALLS - existing masonry walls will require bracing and tying to roof framing. New grouted anchors used to tie roof to the URM walls shall be "blind" or hidden type and will not be exposed to the exterior of the building.

4. FOUNDATION - no strengthening of the foundation will be required. However, new footings will be required for the new lateral load resisting elements at the east and south elevations.

SECTION IV PROPOSED GARDEN STREET TERRACES

1. GENERAL - much of the building shall be removed for new Garden Street Terraces project. The storefront facades and mansard tile roofs along Garden and Marsh Streets with historic character defining features shall remain.

2. ROOF FRAMING - the main flat structural roof will be removed. The red-tiled sloped mansard roofs along Marsh and Garden Streets both contribute to the historic character of the building and will be retained and supported by new framing.

- Including vents a gable ends and exposed rafter tails.
- The copper, half round gutters, S-curve downspouts and leaderheads servicing the tiled sloped mansard roofs shall be retained.

3. EXTERIOR BEARING WALLS - existing masonry bearing walls, including retail storefront, display/bulkhead framing and arched storefronts, along Garden (east elevation) and Marsh (front or south elevation) Streets contribute to the historic character of the building and will be retained. New structure will need to be provided to support existing remaining masonry along these two elevations.

- Including stucco-cladding, metal sash lunette windows at arched openings, metal casement windows at upper level, asymmetrical composition, engaged pilasters with simple capitals, recessed entry at corner and fixed storefront glazing.

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SECTION IV, Cont.

- Spanish eclectic detailing, including wrought iron balconettes and grill shall also be retained.

4. FOUNDATION - the entire existing foundation will be removed for installation of proposed basement. New ground floor level framing will be necessary to replace existing concrete slab on grade. Existing Garden and Marsh Street façade, elevations and mansard tile roofs will need new support or shall be braced and shored during construction.

COMMENTARY

1. Virtually all of the masonry bearing walls are covered by interior or exterior finishes. Only in some very isolated areas is the masonry actually exposed. Part of the URM rehabilitation and mitigation design may be the removal of some of the unreinforced masonry elements and components. Individual masonry components could be easily replaced and/or replicated with more conventional or cheaper building materials.

2. Minor alterations or modifications necessary for URM rehabilitation and mitigation is also acceptable. If reconstruction of contributing features is necessary, reuse of as much original material as possible is appropriate. If replacement is necessary, new material should match existing.

3. The high volume interior space (with no full-height partitions) and plaster finished perimeter walls and ceiling has been identified as a "contributing" character defining feature.

4. The new addition as part of the proposed Garden Street Terraces project, at the existing roof level shall be designed to be setback from the primary elevation. Setback as required to avoid damage to the existing character defining features of the historic building. New addition should be limited to no more than a single story in height.

4. Few, if any, alterations, modifications or changes have been made to the exterior elevations of the building.

5. Western exterior elevation is obscured by adjacent building at 742 Marsh Street. Western elevation does not contribute to the historic character of the building.

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COMMENTARY, Cont.

6. Much of the northern elevation is obscured by the building at 1137 Garden Street. Both the masonry and the concrete frame are "non-contributing" in regards to historic character.

7. The one and one-half stories height appearance of the Marsh and Garden Streets façade or elevations shall be maintained.