RESOLUTION NO. 14-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROVING THE REMOVAL OF PROPERTY LOCATED AT 1527 PARK STREET FROM HISTORIC RESOURCES INVENTRY
(MACKLIN)

WHEREAS, Walter and Claire Macklin have provided an application requesting that the City Council rescind the designation of the property located at 1527 Park Street as a Historic Landmark; and

WHEREAS, the house was built in 1893 and has been listed in the City's Historic Resource Inventory (HRI), which lists properties eligible for local and state designation as an individual historic landmark; and

WHEREAS, Section 21.50.120, of the Historic Preservation Ordinance, allows the City Council, upon recommendation from the Planning Commission, to rescind any designation of a historic landmark, subject to the Council making the finding that the building no longer meets the designation criteria due to:

1) New information that compromises the significance of the property; or

2) Destruction of the Historic Landmark, Point of Interest or Contributor to a Historic District through a catastrophic event that has rendered the structure a hazard to public health, safety, or welfare; or

3) The demolition, relocation, or removal of the Historic Landmark, Point of Interest or Contributor to a Historic District.

and

WHEREAS, the Macklins have provided a report prepared by John Kudla, P.E., of JK Engineering that evaluates the current condition of the unreinforced masonry building, references Section 21.50.120.2 of the Historic Preservation Ordinance regarding Rescission of a Designation, and concludes:

> *"The 2003 San Simeon catastrophic earthquake and subsequent accelerated material deterioration have irreversibly damaged the supporting red brick structure and rendered the structure a hazard to public safety". It is the professional opinion of this office that the building reacted as expected during the '03 earthquake and protected occupants at the time. However, in doing so resulted in the destruction of the most authentic historic point of interest (the exterior red brick walls). As such, and as outlined in the referenced city ordinance, we recommend the rescission of "historic landmark" designation for this project".*
> (See Report, Attachment 1); and

WHEREAS, on February 11, 2014, the Planning Commission reviewed the request and on a 5-1-1 vote, recommended that the City Council deny the request to remove the property from the list of historic resources, as a result of not having sufficient evidence regarding the structural integrity of the building on which to base a finding that a catastrophic event has rendered the building a hazard to the public health, safety, or welfare;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, AS FOLLOWS:

Section 1. The City Council hereby finds and determine that sufficient evidence has been presented to find that the 2003 San Simeon earthquake was a catastrophic event that destroyed several of the historic features of the structure at 1527 Park Street. That damage, as well as the subsequent accelerated material deterioration, has rendered the structure a hazard to public health, safety and welfare. This finding is based on the Engineering Report prepared by John Kudla, P.E., the staff report, and public testimony received at the City Council meeting. The Engineer's Report is attached hereto as Exhibit A and incorporated herein by reference.

Section 2. Pursuant to paragraph (2) of Section 21.50.120 of the Municipal Code, the City Council of the City of El Paso de Robles hereby approves removing the property located at 1527 Park Street from the City's Historic Resources Inventory.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 4th day of March 2014 by the following vote:

AYES: Hamon, Strong, Martin, Steinbeck, Picanco
NOES:
ABSENT:
ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

December 23, 2013

To: City of Paso Robles
Dept. of Building and Planning

Subject: Single story unreinforced masonry (URM) brick residence located at 1527 Park St., Paso Robles.

Re: Structural observations of the existing building vertical and lateral force resisting system, as well as current material evaluation of supporting URM brick units.

As requested by the building owner, Mr. Walt Macklin, and as discussed with Mr. Darren Nash of the city of Paso Robles, our office has provided on-site visual structural observations of the above referenced project and provide the following evaluation correspondence for your review and action. The intent of this observation process is to determine the feasibility of providing a seismic retrofit engineering design, in accordance with the city of Paso Robles municipal code, based on the current condition of the existing structure. Although no strength testing was performed at this time, sufficient materials were exposed to allow for a proper representation of existing construction and its structural condition.

The subject property is a single story residence listed on the "Historic Building Registry" located on a flat lot on the west side of Park Street near downtown. The main roof construction is wood framed (2x rafters/ridge/hips) "Dutch gable" style with composition shingles, and a partial wrap-around porch at the entry and rear are also framed with 2x rafters "shed framed" from the exterior wall to a post and beam support line. The exterior walls are (2) wythe unreinforced red brick masonry spanning approximately 11'-0" from finish floor to ceiling/roof, and the interior walls are 2x wood studs with lath and plaster covering. The floor is also wood framed 2x floor joists with the finish floor elevation +3'-0" above existing exterior grade, the floor is supported on (2) wythe URM "stem walls" extending approximately 18" into grade. Refer to the attached KEY PLAN for roof lines, floor plan, wall layout, reference notes and grid. Although the rear/side porch is clearly a more modern addition which is not original, identifying historical features of the original portion of this residence would appear to include (but not limited to):

A) Red brick exterior architectural appearance.
B) Floor plan layout and interior trim features.
C) Windows/doors and associated wood trim/jams.
D) Eave/overhang ornamental architecture trim.
E) Front wood framed porch

Initial observations reveal immediate concerns with the current condition of the exterior bearing (roof and ceiling supporting) URM walls. The (2) wythe walls ((2) layers of 2"x4"x8" red brick totaling 9" thick) have significant cracks extending through the full width of the wall at essentially every window and door opening (see picture group 1). These are clearly stress cracking which likely occurred during the 2003 San Simeon Earthquake, a major seismic event which significantly affected the entire downtown Paso Robles district. The cracks are "diagonal" at each corner of the window/door and extend away from the opening. These are indicative of shear overstress or "pier rocking" which occurs as the structure resists lateral forces. Furthermore, the cracks have "opened" or separated (see picture group 2) as to expose the internal portion of the (2) wythe URM wall to weather which has accelerated the deterioration of the bonding mortar and individual brick units. (Refer to discussion below for material evaluation). Supplemental diagonal cracking was also observed in several locations from the floor line down the supporting stem wall towards the bearing foundation (see picture group 3), as well as in the basement sidewalls.

However, having identified and noted the wall cracking indicated above, of a more significant concern to our office and the ability to provide a proper seismic retrofit is the physical condition of the individual red bricks and bonding mortar (see picture group 4). There are several contributing factors to this structural deterioration which are briefly discussed below:

1. **The age of the mortar and brick materials;** The residence was constructed over 100 years ago and the exterior is exposed brick without paint or plaster. As such, the mortar and brick have been significantly weathered and weakened due to the constant temperature cycles and exposure to rain and freezing. The mortar can be removed from between the bricks simply by scrapping the joint with a finger, and the exterior surface of the bricks has deteriorated and individual bricks now have rounded edges rather than the original rectangle shape (see picture group 5).
2. **Lack of minimum material standards for brick or mortar at the time of construction;** Due to the lack of regulatory agencies, minimum material specifications, or required stress requirements, the quality and strength of bricks and mortar can vary significantly within different areas of the same wall. The raw materials (clay, sand, lime, etc.) were locally provided with proportions and construction implementation provided by the builder. In this particular structure we found a majority (more than 50% surface area) of the exterior exposed bricks and mortar literally turning back into clay dust and sand (see photo group 4). A seismic retrofit relies on a majority of the brick units maintaining a minimum compression strength, although the deteriorated mortar is allowed to be removed and replaced up to a depth of 1 ½" (this process is called 'pointing'), this repair cannot be provided with such significant deterioration of the existing wall prism.
3. **Lack of URM damage repair after the 2003 San Simeon Earthquake;** As discussed in the "initial observation" section of the report, this building sustained severe structural damage over 10 years ago during the San Simeon Earthquake. The lateral forces during the event resulted in

major shear stress failure of the URM red clay brick bearing walls which can be seen in the form of horizontal/diagonal cracks extending through the entire wall section. In addition, although not as visible, the bond between individual bricks and the bonding mortar has been lost resulting in a significant reduction of the shear stress capacity of the overall wall prism. The bond between mortar and brick is critical to the structural capacity of the wall and the ability to resist in-plane and out-of-plane lateral loading. Furthermore, since wall cracking and loss of mortar/brick bond was not repaired or otherwise mitigated, over the years it has allowed weathering and material deterioration to advance deep into the wall between brick layers (wythes) as noted in item #1 above ("age of mortar..").

Based on our observations of the current state of the existing bearing wall material, as well as our knowledge of the governing URM retrofit code for the city of Paso Robles (Uniform Code for Building Conservation; UCBC), we submit the following;

A. The significant lateral forces generated in the 2003 San Simeon Earthquake have caused catastrophic shear failure in the existing exterior URM walls rendering a majority of the wall surface area to be laterally unstable.
B. Due to the material age, condition and lack of protection against exterior elements, a majority of the supporting URM brick walls will need to be replaced as the current deterioration is beyond repair. Pointing of the existing, in-situ, bricks is simply not feasible when the prism is breaking down into individual composite elements.
C. Supporting the roof and exterior walls independently with a supplemental interior structure (frames/shotcrete…etc) will also not allow for the existing walls to remain as a "veneer" as the URM does not have sufficient strength to allow even the minimum required veneer tie to be effective.

Finally, as outlined in the city of Paso Robles "historic preservation ordinance" (dated February 2011) section 21.50.120.2 "Amendment or Recession of Designation" (attached), our office provides the following statement of conclusion:

The 2003 San Simeon catastrophic earthquake event and subsequent accelerated material deterioration have irreversibly damaged the supporting red brick structure and rendered the structure a hazard to public safety. It is the professional opinion of this office that the building reacted as expected during the '03 earthquake and protected occupants at the time. However, in doing so resulted in the destruction of the most authentic historic point of interest (the exterior red brick walls). As such, and as outlined in the referenced city ordinance, we recommend the rescission of "historic landmark" designation for this project.

Should you have any questions, or require further clarification on the items above, please contact my office at 805-239-4151.

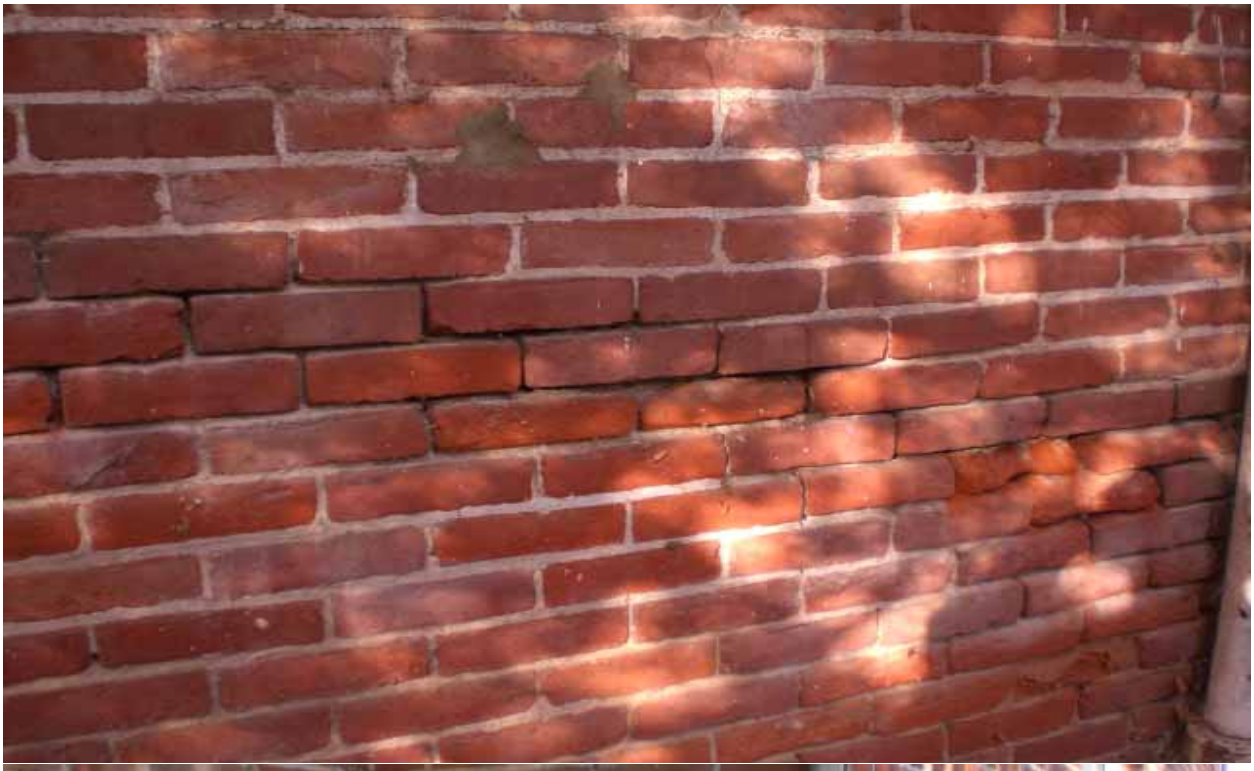
Respectfully,

John Kudla, P.E.
Owner

PICTURE GROUP #1

PICTURE GROUP #2

PICTURE GROUP #3



PICTURE GROUP #4

PICTURE GROUP #5