

Visitor Center, 380 North Lake Boulevard, Tahoe City Summary:

ARCHITECTURAL AND ADAPTABILITY:

The Building is on the California Historic Register.

Effects of Designation:

Limited protection: Environmental review may be required under CEQA if property is threatened by a project. Contact your local planning agency for more information.

Local building inspector must grant code alternatives provided under State Historical Building Code.

Local assessor may enter into contract with property owner for property tax reduction (Mills Act).

Owner may place his or her own plaque or marker at the site of the resource.

This is a 579sf single story wood frame building on raised foundation. Essentially, a one room structure with a small kitchenette area at north east corner. The building is attached at east and west to adjacent two story structures. There is a single entry door from the south - street side. The roof is a simple wood framed, approximately 9/12 gable structure, with accessible attic. Access is from the adjacent building's (Arts Center) midlevel landing. The roof structure and ceiling framing, walls and floor appear to be in good condition.

Per CBC Table 1004.1.1 Assembly use is allowed in current configuration -single exit, if fixed seating is used with less than 50 seats, or if un-concentrated use -tables and chairs is selected (15 sf/occupant=39). Alternately, if the building is selected to be connected to the adjacent Art Center, per CBC code 303.1 Exception 3, space less than 750sf in area that is accessory to occupancy shall be classified as Group B occupancy or as part of that occupancy. The opening of the building via interior door opening to the Arts Building was suggested in one of the earlier schemes developed for the PUD and Library use. This would require an addition of a ramp at the adjacent building to transition the +/- 18" - floor elevation difference. Alternately, the building can remain independent and self-contained, as it is currently, with the only drawback is a lack of restroom facility. However, the small kitchenette area at the north east corner of the floor plan could easily be converted into a single occupancy restroom. The accessible crawlspace allows for easy plumbing reconfiguration or relocation. The use of public restrooms in the adjacent Arts Building provide another option, but not as convenient.

The building is not sprinklered.

The building appears to be in good condition; there are no visible signs of leaks, foundation settlement or other failure. The roof shingles show significant amount of damage to them, most likely by snow and maintenance personnel walking the roof ridge; cracking shingles and dislodging them. The eave shingles are similarly affected and should be replaced. The building would benefit from installation of roof gutters and downspouts. Only ladders with offset supports should be used to access the roof.

The exterior building envelope is composed of a horizontal painted, ship lap siding. In places, the siding is cracked, cupped, and not fully lapped and watertight. In particular, the south elevation shows a significant amount of damage. The siding should be repaired. Below the siding; the stone exterior wainscoting appears solid. The lower foundation at south elevation looks good and solid as well. Again, adding a gutter and downspouts would reduce the amount of water shedding down this elevation and result in slower deterioration of the siding.

Exterior windows are fairly new, double glazed single hung units -and appear to be in good condition. However, because the interior ceilings are low, windows fairly small, and the building interior deep, the space feels dark. This condition can be remedied by adding a couple of dormers or skylights on the south -back elevation which would increase natural light and ventilation, without compromising the street -public elevation, which is protected by its historic status.

STRUCTURAL:

To evaluate the existing community center we prepared an ASCE/SEI 31-03 Seismic Evaluations of Existing Buildings that identifies potential deficiencies that may require additional evaluation and or rehabilitation to mitigate Identified deficiencies. This assessment is only a condition assessment and shall not be considered a complete review of both the vertical and lateral load resisting system.

Soil reports were not provided for our review. Lionakis Structural could not determine if this facility has a potential for earthquake-induced geological hazards, and would recommend a geotechnical and geological hazards report prepared by a geotechnical engineer prior to any future work that can determine potential seismic induced site hazards. For this assessment we have assumed soil class D, Stiff Soil, that has a design short-period spectral response acceleration $SDS = 0.84g$ and a design spectral response acceleration parameter at a one-second period $SD1 = 0.48g$. For the parameters given, the level of seismicity shall be classified as high per ASCE/SEI 31-03.

This building is a one story conventional wood framed building that is attached to the adjacent buildings. Roof diaphragm is constructed using straight sheathing supported on conventional wood trusses that are supported on the exterior bearing walls. Floor diaphragm is constructed using diagonal sheathing supported on conventional 2x8 framing spaced @ 16"oc support on post and beam intermediate supports and exterior bearing walls. Foundations consist of concrete continuous footings at the perimeter walls and pad footings at each post.

This structural damage assessment is limited to exposed and observed elements. Hidden and unforeseen conditions are excluded from this assessment. Based upon our visual observation of this building, we have concluded that the buildings are generally in good condition. The cracking observed does not appear to be caused by previous seismic events and/or caused by soil settlement issues. Exterior exposed wood decay observed appears to be limited to exterior siding.

We did not review the original building documents and based on our limited access we could only verify what was observed. We recommend further evaluation of this building if the county desires a seismic rehabilitation of this building. Further evaluation would include shear stress checks for the straight sheathing, wall connections through the floor, roof cord continuity, and diaphragm spans.

This building is limited in adaptive reuse and we would only expect minor modification to the existing structural system. Based on this assumption, this buildings' current use and future use should be similar. This building appears to be in relatively good condition. We would recommend a voluntary seismic rehabilitation so that it meets the minimum life safe requirements of the historical and/or existing building code.

MECHANICAL:

Heating is provided by a gas furnace in the crawl space below the neighboring Arts Center 395. The furnace is shared with the Art Center 395. There is no mechanical ventilation or air conditioning present. See Art Center 395 for condition of furnace

It is recommended this area be provided with a 1.5 TON miniature split ductless split heat pump system. A wall mount unit indoors would be advisable. The outdoor unit portion would be located on the ground and require TRPA approval. A ceiling exhaust fan would be required for a restroom.

PLUMBING:

There is no restroom and only one small "bar" sink. Water piping is copper. Waste and vent pipes are no hub cast iron. Hot water is served from small electric tank unit in attic.

Previous tenants were required to use the Arts Center 395 public restrooms. Recommend installing a low flow toilet and hand sink with one electric instant hot water heater.

ELECTRICAL:

Overall the electrical system for the Community Center is in great shape and has more than enough spare capacity and breaker capacity to accommodate a new tenant. The overall electrical system is a 200 Amp 120/208V 3 phase 4 wire. The lighting is adequate for the current space and is in great condition. In the event a change in occupancy needs to occur the lighting will need to be updated per the occupancy rating and tenant requirements. The lighting will be able to accommodate new tenants or possible expansions. The general receptacles are adequate and do not need to be replaced or updated. The overall fire alarm and sprinkler system is adequate and does not need any upgrades.