Post-Earthquake Reconnaissance Report

This report is to document the observed condition of properties located at Third and Soscol and 1219 1st Street (Goodwin Library) in historic downtown Napa, California. It is our understanding that FEMA has previously provided funding to both properties that was to be used for general building upgrades. The specific upgrades are not explicitly known to the authors of this report and no existing drawings have been reviewed. Note that only exterior observations were made. Both properties were cordoned by a fencing perimeter allowing for minimal interior observation. Further investigation into the interior of both properties is recommended to supplement this report.

Summary of Observations:

**Third and Soscol**

Third and Soscol appears to be either an Unreinforced Masonry (URM) building or Reinforced Concrete (RC) building with heavy masonry cladding. An opening along the eastern perimeter allowed for minimal interior observation through which a RC wall appeared to be visible. Diaphragm ties to brace out-of-plane behavior of the URM walls/cladding exist at the roof level. The building also appears to contain an unbraced parapet and chimney.

Third and Soscol is deemed to have performed reasonably well during the August 23rd seismic event and any aftershocks. Damage is mostly limited to non-structural components including windows and flashing. At numerous locations stones were visibly unlodged from the URM wall/cladding. While such damage does pose a risk due to falling hazards, the damage is not considered to be detrimental to the structural integrity of the building. The only noticeable structural damage was minor shear cracking in a pier along the north perimeter wall and the onset of cracking along the western side of the parapet. The degree of cracking at both of these locations should be further inspected. While the unbraced parapet and chimney looked to have remained intact it should be noted they present additional falling hazards. Bracing efforts would help to mitigate this risk.

**1219 1st Street (Goodwin Library)**

1219 1st Street (Goodwin Library) looks to also be of URM construction. Whether or not a more substantial lateral system exists is unknown as the inside of the building was inaccessible. A single story timber addition is located at the rear of the library. At the roof of the main building are braced parapets, with the exception of the parapet “tower” located above the Library entry which is only braced about its base.
The preponderance of observed damage to the Goodwin Library was concentrated at the front façade. The rear of the building, including the timber addition, demonstrated no noticeable damage. While no damage to the longitudinal façades was apparent, some debris – likely from spalling of the URM – was scattered between neighboring buildings. The parapet tower suffered significant damage in the form of a partial collapse of one of its corners, yet overall remained intact. As only the base of the parapet tower is braced through horizontal cross ties, the tower is considered to be a severe falling hazard. It is suggested the parapet tower be braced over its height to reduce the risk of further collapse. The remainder of the parapet performed well due to substantial bracing around the roof perimeter. Other noticeable damage includes bed-joint sliding above openings, minor cracking of grout between masonry units, and damage to column ornamentation at the Library entry.

An Appendix is included at the end of this report to document site photos. Minimal commentary is also provided. Please feel free to contact us with any questions or for any further clarification pertaining to this report.

Limitations:

Findings presented as a part of this project are for the sole use of the EERI in its evaluation of the subject properties, and are not intended to substitute or replace placarding by the City, or any responsibilities of the building owner to retain a Structural Engineer to evaluate the safety of the building or any specific repairs required by the Building Code. The findings are not intended for use by other parties, and may not contain sufficient information for the purposes of other parties or other uses. Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

No material sampling or destructive testing has been undertaken and no geotechnical reports were available for our review. Our conclusions are based on our visual observations and experience with buildings of this type.

Kind Regards,

Adam Azofeifa, P.E. 
Jonas Houston, P.E.
APPENDIX OF IMAGES AND COMMENTARY

Third & Soscol Building – Observations & Comments:

1) Overall exterior building views. Note – building was yellow-tagged due to apparent falling hazards.
2) Keystone block over second floor window at the front (south) wall had been displaced and fallen to the ground. Other blocks on the front wall had similarly been displaced though none had fallen.
3) Similar to the front wall, blocks at the rear (north) wall had been displaced and fallen to the ground. Other blocks on the rear wall had also been displaced but not yet fallen.
4) Shear cracking was apparent at one of the rear wall second floor piers.

5) Apparent buckling of roof flashing.
6) Minor cracking was visible at the base of the front parapet. No other apparent damage to parapets or unbraced chimneys.

7) Broken windows and spalling debris observed at various locations around the building.
1) Overall exterior building views. Note – building was red-tagged due to apparent falling hazard.
2) Parapet “tower” experienced a partial collapse, creating a major falling hazard on the sidewalk below.

3) Adjacent building may have experienced damage due to falling debris from collapsed parapet “tower”. However, it is important to note that several of the windows in the neighboring building, even away from the Library, were broken.
4) No apparent damage to the parapet in any other locations. Roof bracing and ties appear to have performed well.

5) Bed joint sliding and minor cracking apparent at and around front (north) windows.
6) Cosmetic damage to entry façade.

7) Minor spalling debris observed at various locations around the building.