



Adobe Realty Times

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The Old Adobe Off the Hit List, Seismically Fit

The historic Sauer-Adams Adobe – home of Adobe Realty – is off the city's "hit list" for un-reinforced masonry buildings required to do seismic reinforcing as now required by city and state laws.

The Adobe joins the nearby Ah Louis Store and a dozen plus other SLO buildings that have been completely retrofitted. Initially there were some 117 buildings on the list, mostly downtown, on SLO's un-reinforced masonry list. The deadline for final completion of retrofits is either 2010 or 2012 depending on the circumstances.

At the Sauer-Adams, historic artifacts, including early reinforcing straps, were found during the course of construction. Forge-welded iron straps were discovered at various key points in the building, evidently put in place in 1860 when the second story was added.



Top Photo shows the hand-forged reinforcing bars that have been holding the old building together successfully for 150 years, the lower photo shows the attic area with the roof off and the adobe bricks exposed. Both photos courtesy of Gary Cully.

workman in cavities in the adobe walls.

The job was finished in early November after two month's work and by the end of the month was signed

off by the city. "Just in the nick" as the saying goes. When the April 30th deadline came nearly 20 properties had not complied with the requirement to have a building permit, mostly because local engineers were overloaded, and the city sent out toughly worded enforcement letters. The list quickly dropped to two.

Main contractor on the Adobe was Eagle Builders of Torrance, retrofit experts also working currently on Mission San Miguel, and possibly in line to complete the Mission San Luis Obispo, a million-dollar plus job. Eagle builders is owned and operated by Tim Gohr who has done retrofits throughout the state, including some 15 adobes.

A unique twist in the work on the Sauer-Adams Adobe was that the three-man crew lived upstairs in the building during the entire process, possible since two vacancies opened up just before the retrofit began in early September.

One of the units, a three-room office suite, has been re-leased to a group of counselors and a psychiatrist. Another smaller unit has also been rented. Structural engineer for the project was Robert Vessely of San Luis Obispo, who, along with building owner Alex Gough, has served on the City-Chamber of Commerce Seismic Safety Committee for the past 10 years. Quaghino Roofing installed a lifetime roof

Joie Joins Adobe Her Window Wins!

Adobe Realty has on board a breath of fresh air from Britain – Joie McAdam, who won a prize for Adobe her first month on the job.

After fourteen years as a licensed Realtor, in Cambria and in Montecito, Joie comes very well qualified to assist Alex and Adobe Realty in the quest for delivery of top-notch service. "Our attitude is very similar when it comes to our clients" Joie reports; "we are both very service-oriented and care very much that our clients receive the best professional assistance we can provide"

Joie is new to SLO, having just moved from Cambria into a downtown apartment along with Humphrey the cat. Her interests are vintage buildings, mysteries, a wide range of music and theatre as well as cooking, entertaining, decorating and interior design. This last talent served her well in the recent "Fiesta SLO" window-decorating contest, and Adobe Realty's window won a prize for epitomizing the spirit of fiesta.

Having worked in the travel industry in many different capacities, Joie is extremely well traveled, and as a native of Great Britain, adds a little international flair to the Adobe office.

This creative British lady greatly appreciates what she calls the fabulous location of the Adobe office and says that she has heard good things about the firm and Broker

on the Adobe, and former blacksmith Gary Cully contracted with the city to do most of the inspections. Then Seismic Coordinator Claire Clark (who has since moved up to the Economic Development Coordinator) and Chief Building Official Tom Baasch oversaw the project for the city.



Old matchbook for Ben & Pearl's restaurant found in the walls by the retrofit crew. The address shown is "one mile south of San Luis" but in the late thirties Ben & Pearl operated out of the upstairs of the adobe.



Hello Doily! Another unique find. Oh, if only these walls could speak. In the early 1900's the adobe went through a rough and tumble period when it was a speakeasy, a brothel, and a card room. With its spade-like decorations this looks like a doily on which to set a deck of cards. Prettie as wrong, please!

Also found were in the walls was a doily, possibly used to set playing cards on, a book of matches from a restaurant that later occupied the Adobe, and what may be a small human bone. All were found by



Blues at the Plaza; Pizza on our Patio

Concerts at the Plaza are in full swing and July 21 Adobe Realty is sponsoring The Cinders, a Central Coast blues band led by well-known acoustic guitarist Damian Michael. Adobe Realty invites you to join us beforehand, 4-6 p.m. for a pizza party on the courtyard patio at the Sauer-Adams Adobe. RSVP if you will, (805) 543-2693 or from out of town 1- (800) 827-1434.

Value of Your Home – In the Crosshairs

Homeowner alert! You're in the cross hairs again. Or at least the value of your property is. Now that Hank Paulson has replaced John Snow as Treasury secretary, he will be looking for ways to get the long-term fiscal numbers to add up., according to the Wall Street Journal.

The administration feels that the government budget is on an un-sustainable path. Americans are living longer and having fewer children. Our adventures overseas are adding up. Someone needs to shoulder the burden, and who better than the taxpayer? That's you, Mr. and Mrs. Homeowner.

The possibility of eliminating the mortgage interest deduction was floated again last fall. And fall is the operative word.

The value of your home could drop as much as 15 per cent if President Bush's plan to tinker with the mortgage interest deduction is successful, according to the nation's top Realtor – Al Mansell, president of the powerful National Association of Realtors.

As it stands now, homeowners can deduct interest on mortgage debt up to \$1.1 million,

including \$100,000 for home-equity loans he went on to say.

Home builders are also concerned that the proposal, if put into effect, would put a chill on the housing market, still glimmering as one of the current bright spots in the economy, although less so than last year. The negative prediction comes from the National Association of Home Builders.

If put into effect, the deduction revision would also reduce the million dollar cap to the local FHA limit which varies area to area, but is generally in the \$250,000 bracket.

Also eliminated would be the deduction for second homes, presently accounting for 35% of home sales, and the deduction for property taxes would also be repealed.

This is the second time in a decade that the home mortgage interest deduction has been under attack. The last time was US Rep. Dick Armey's flat-tax proposal in 1995. Rest assured, Realtors won't take this laying down. I'm sure you won't either.

Based on reports from the Wall Street Journal and an NAR newsletter

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