

Construction Consulting

By Mike Kinter

July 30, 2011

Tricia Sandahl, City Planner/Project Manager
10 First Ave. NW
Mason City, IA 50401

RE: Egloff House

Ms. Sandahl:

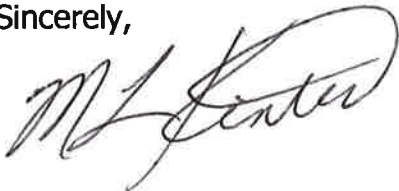
It is our conclusion that the Egloff House can be moved.

The home needs to be split, main house separated from garage & entertainment room, also approximately 1/2 of NE bedroom would be detached (see sketch in architect's report.)

One tree will need to be removed. It is a fir tree, not original to the site, most likely planted by the Egloff's. No other trees should be harmed in preparation of moving the house.

My team is excited about the project and is looking forward to moving forward with the balance of the feasibility study.

Sincerely,



Mike Kinter
Construction Consulting

118 SE 4th Street * Suite 101 * Des Moines, IA 50309
PH: 515-423-3207 * FAX: 515-262-4750



SUMMARY OF ARCHITECTURAL OBSERVATIONS

This building survey report provides a visual inspection of the exterior and interior of the Egloff House located at 655 7th Street N.E. in Mason City, Iowa to determine the feasibility of moving the structure to another location in town. It was conducted for the overall purpose of preserving the house and moving it out of a floodplain. The Egloff House and numerous other houses in the neighborhood were damaged by a flood in June of 2008. Because of that, the building is in need of many repairs due to flood damage occurring from the surface of the exterior grade to approximately 2 foot above the first floor. A summary or overview of the observations is provided below along with a series of reference photos.

The building investigation was conducted on June 15, 2011. It was conducted by Edward L. Matt of GENESIS Architectural Design along with Mike Kinter of Kinter Construction Services. The project study is managed by Tricia Sandahl, City Planner and Project Manager for the City of Mason City.

The Egloff House is an excellent example of the International Style of architecture that became popular in the 1920s and 30s. There are few remaining examples of this style of architecture in the state or country, and no other examples in Mason City. Mr. Egloff's had his architect further influence this style by personalizing his home with nautical details such as the portal windows, compass inlaid floor, deck railing and the fireplace in the rec room designed to look like a ship's boiler. The house also features custom lighting fixtures, a foyer with a statuary niche, and wrought iron handrails. With so few examples of this unique style of architecture, it is well worth preserving and is a timeless style that will continue to have market appeal.



Front of the House

STUDY FOR THE PRESERVATION AND MOVE OF THE EGLOFF HOUSE

Construction. The Egloff House is a two story stucco finished residence with a membrane flat roof. The building was constructed differently between the first and second floors. The first floor is constructed of solid masonry with stucco veneer on the exterior and the second floor is almost entirely constructed of wood framed walls with stucco veneer. The interior of the first floor has wood furring with plaster attached over it. The second floor is wood framed walls with plaster finish. There is an addition that was added to the on the back corner of the house for kitchen expansion.



Rear of the House

Exterior Finish. The stucco finish on the building is in good condition. The stucco extends below the first floor line down to grade on the exterior of the basement walls. The stucco finish has been well maintained, but there are numerous areas that need repairs in order to protect the building envelope. If the house is moved, the stucco finish would be cut at a line somewhere below the first floor line. This also means that the new foundation walls that the building would set on at a new site would require a matching stucco finish.

Porches. There is a front porch into the kitchen and 3 decks, two of which are on the second floor. The front porch is generally in good condition with the floor and ceiling boards found to be in good functional order. The addition and second floor porch on the back is not original to the building. The concrete slab deck on the back corner of the house would have to be reconstructed at the new site if moved. The porches and balconies have white painted steel pipe railing. These are details that are typical of the international style architecture but also resemble the railings found on the deck of a boat. These add to the uniqueness and style of the house. All porch railings would be considered historic and be taken to the new site with the house.

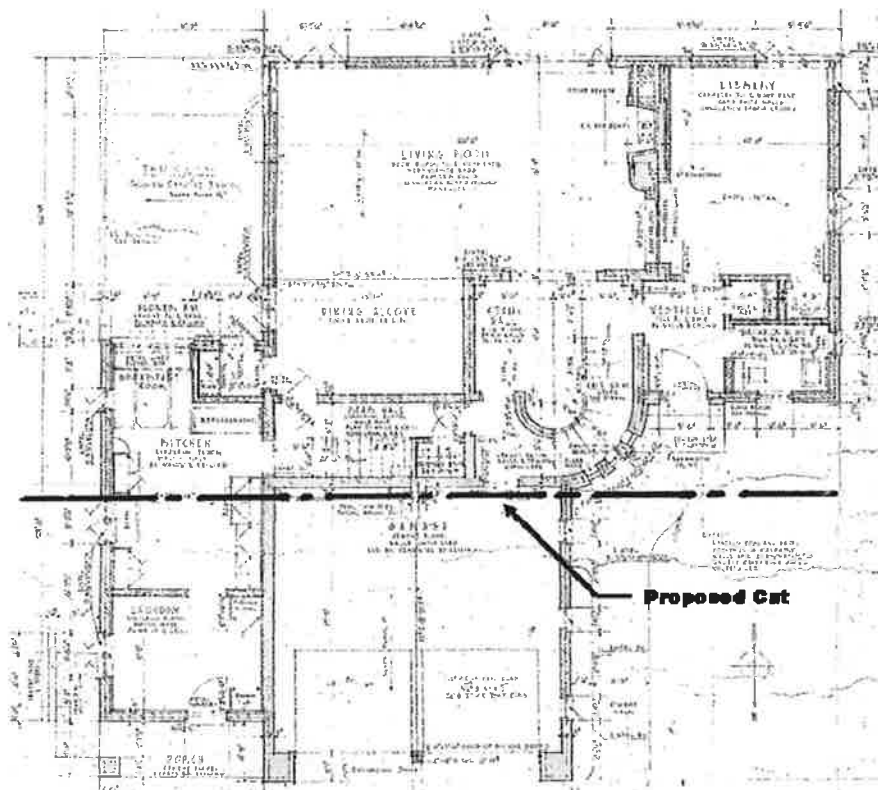
Roof. The roof is contiguous over the entire structure and is an EPDM (rubber) adhered membrane flat roof. Because this membrane is quite easy to patch and splice, the roof can be repaired if the house were to be separated and moved in two sections.

STUDY FOR THE PRESERVATION AND MOVE OF THE EGLOFF HOUSE

Summary. Because of the uniqueness of this house and the significance of its style of architecture, it is our recommendation that all efforts should be taken to move and preserve this house. In reviewing the house's structure, size and shape, it appears that there are positive options for moving the structure. However there are a few items of concern that would affect the move from the architectural aesthetic and preservation stand point.

First, it is preferred that the entire structure be moved and relocated. The building will need to be split into two sections for clearances to travel down the city streets to its new location. It is highly recommended that both sections be moved and tied back together seamlessly at a new site. There is a later framed addition on the back corner of the house that could be left off if necessary without any ramifications for later qualifying for the National Register or subsequent preservation grant funding.

Second, if the building is moved in two sections, it should be seamed together again with like materials i.e. stucco, rubber membrane roofing etc. Matching the exterior stucco finish will be a challenge and take special skills to blend in with the existing stucco. The interior should also be patched with similar materials such as the plaster, wood flooring and trim and painted to match the existing.



The dashed line indicates a proposed cut through building for moving.

As mentioned earlier, when the house is lifted and removed from its current foundation, it will be cut at a line somewhere below the first floor line. The new foundation walls at a new building site would require a matching stucco finish to maintain the existing look and aesthetic associated with the international style architecture.

STUDY FOR THE PRESERVATION AND MOVE OF THE EGLOFF HOUSE

Finally, we are excited about the opportunities that lie ahead for the Egloff House. The building is a rare example of a unique style of architecture that will continue to add to the architectural treasures that can be found in Mason City. Furthermore, we hope that wherever the building is relocated to, it will be included on architectural tours of the city so that it may be enjoyed by visitors to Mason City. People that are attracted to the architecture of Frank Lloyd Wright and Walter Burley Griffin will also want to see this dynamic house design.



The Foyer Stairs



Portal Windows in the Rec Room

Our team is confident that the Egloff House can be moved and that it can be preserved in such a way that it will be a good candidate for preservation funding. The house has tremendous potential to be preserved as a private residence or converted to a commercial use. Our team looks forward to assisting with a relocation towards either of these options.

ADVANCED ENGINEERING INC.

Efficiency In Engineering

26 July 2011

Kinter Construction
118 SE 4th Street
Suite 101
Des Moines, Iowa 50309
Attn.: Mr. Mike Kinter
Ref: Observation of house at 655 7th Street NE, Mason City, Iowa

Dear Mr. Kinter:

Eric Horlyk, P.E. of Advanced Engineering Inc., visually observed the house at 655 7th Street NE in Mason City, Iowa on 21 June, 2011. The observation was visual so only the exposed portions of the house were observed. The house is a two story wood stud framed and concrete block house. The house is supported on concrete masonry unit (CMU) foundation walls. The main floor is a Sheffield type floor with is composed on concrete, reinforcing steel and a clay formed members. The second floor was supported on wood floor joists which are supported on wood and steel floor beams and on the bearing walls. The roof is a flat roof that is supported on wood roof rafters. There is a garage along the front of the house with a living space on top of the garage. The roof has different levels some at the second floor level and some above the second floor. The purpose of this report is to determine if the structure can be moved.

Present condition of the house.

There was observed no signs of major distress in the foundation walls of the house. There were no major signs of distress in the main floor of the house. There were no major signs of distress in the second floor of the house. There were no major signs of distress in the roof of the house. There was some cracking along the rear right, the rear left, and the rear of the house. There were some signs of water damage in the walls of the house but no permanent damage to the structural members. It is my opinion that at this time the house is structurally sound.

Moving of the house.

It is my opinion that the house can be moved if done properly. The house as constructed probably will not be able to be moved in one piece because of the length of the house and therefore some reconstruction of the house will be required. Also because of the Sheffield system type floor at the main level of the house it is suggested that no point loads be placed on the clay units. The clay units are aged and clay is brittle by nature and clay units will not be able to resist a point load. There are windows at the corners of the house which will have to be temporarily filled in prior to the move. The windows at the corner will cause the house to flex at the corners causing cracking and movement at the walls. It is suggested that all exterior walls and all bearing walls, and all points of concentrated loads be supported by steel beams. Transverse beams can be used to support the beams under the walls. It is suggested that a portion of the foundation be left in place during the move. All exterior walls should be braced prior to the move on each

floor of the house. The braces should be attached at the top of the wall and braced for the floor system. The garage walls should be fully braced and a temporary floor will be required to keep the walls from moving laterally. The house should not be placed on any grade that is steeper than 10% grade.

New construction required.

A new foundation will be required. The new foundation can be either concrete or CMU. The new foundation wall should be 8" thick with #5 bars at 24" on center if cast in place concrete is used and vertical #5 bars at 24" on center. The footing should be 18" wide x 12" thick with three #4 bars continuous. The foundation wall should be anchored to the main wall of the house for wind bracing. The basement floor should be a minimum of 4" on concrete with weld wire mesh. All new construction should meet the requirements of the International Residential Code.

Please call if you have any questions.



Sincerely,

A handwritten signature in cursive script that reads "Eric F. Horlyk".

Eric F. Horlyk, P.E.

EFH/ro

655 7th STREET NE
MASON CITY, IOWA



FRONT OF HOUSE



CRACKING AT CORNER



CRACKING AT CORNER



CRACKING AT THE CORNER



CRACKING AT REAR WALL



CRACK AT REAR WALL

ADVANCED ENGINEERING INC.

EFFICIENCY IN ENGINEERING

SUITE 7 815 OFFICE PARK ROAD WEST DES MOINES, IOWA 50265 PHONE: (515) 226-0867 FAX: (515) 267-9054

FIELD OBSERVATION REPORT

PROJECT: OBSERVATION OF HOUSE AT 655 7TH STREET NE, MASON CITY, IOWA

CLIENT: KINTER CONSTRUCTION (ATTN.: MR. MIKE KINTER)

DATE: 21 JUNE 2011 WEATHER/TEMPERATURE: SUNNY /80 DEGREES TIME: 10:30A.M.

OBSERVATIONS:

1. The exposed portions of the house at 655 7th Street NE in Mason City, Iowa were visually observed by Mr. Eric F. Horlyk of Advanced Engineering. The house is a two story wood and block house. There is a garage along the front of the house. The house has a Sheffield floor on the main level of the house. The second floor of the house was supported on wood floor joists and wood beams. The foundation is a concrete block foundation. The house has a flat roof that is a wood structure.
2. The Sheffield floor appeared to be in good condition.
3. There was observed signs of past water damage due to a flood.
4. There was observed cracking along the rear right corner of the house.
5. There was observed cracking along the rear left of the house.
6. There was observed cracking along the rear foundation of the house.
7. There was observed some cracking at the windows along the rear of the house.
8. There was observed some cracking in the concrete floor of the garage.
9. There was observed no major signs of distress in the second floor of the house.
10. There was observed no major signs of distress in the roof of the house.



A handwritten signature in black ink that reads "Eric F. Horlyk".

OBSERVED BY: ERIC F. HORLYK P.E.



Ron Holland Housemoving, Inc.

35545 Hwy 69 North
Forest City, IA 50436-7446
Ph (641) 585-3630 Fax (641) 585-2525
www.hollandhousemoving.com



July 29, 2011

To Whom It May Concern:

I, Ron Holland, personally looked at the Egloff House at 655 7th St NE in Mason City and have concluded that it can be moved. I do recommend that the garage and the upper story of the garage should be moved separately or not at all. My concerns are getting approval from the city to move that structure across the North Carolina Street bridge.

Sincerely,

Ron Holland



185 Old Crystal Bay Road
Long Lake, Minnesota 55356

Kinter Construction Consulting

7-18-11

118 SE 4th St, Suite 101

Des Moines, Iowa 50309

Mike

The Egloff house is a movable house. To travel on the streets it will need to be taken in 2 sections.

Lang Stubbs

Stubbs Building Moves Inc