

CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

OFFICE OF INSPECTION

706 Maine Street | Third Floor | Quincy, IL 62301

Office: 217-228-4540 | Fax: 217-221-2288



July 25, 2016

Mr. Matt Higley
Director of Parks
Quincy Park District
1231 Bonansinga Dr.
Quincy, IL 62301

Re: Fmr. Mississippi Valley Historic Auto Club Museum Building

Dear Matt:

Enclosed with this letter, please find a report detailing my observations of last Tuesday's inspection of the former auto museum at All America City Park. As I conclude in the report, it is advised that the structure *not* be occupied by the public unless certain modifications and repairs are made to bring it into compliance with the Code in terms of structural safety, means of egress safety and accessible usability. It is also recommended that a structural engineer be engaged to review the structural concerns, should the Park District elect to continue to use the building for any purpose.

Please review the report and let me know if I can be of additional assistance.

Best regards,

A handwritten signature in black ink, appearing to read "Michael Seaver", with a stylized flourish at the end.

Michael Seaver, C.B.O.
Director of Inspection and Enforcement
City of Quincy



CITY OF QUINCY
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY HALL ANNEX, THIRD FLOOR, 706 MAINE STREET
QUINCY, ILLINOIS 62301
217-228-4515
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INSPECTION REPORT

P.I.N. #	23-7-0064-000-00
INSPECTION ADDRESS:	1301 Bonansinga Dr. / All America City Park
OWNER OF RECORD:	Quincy Park District Board of Trustees
OWNER ADDRESS:	1231 Bonansinga Dr.
OWNER CITY, STATE, ZIP	Quincy, IL 62301
DATE(S) OF INSPECTION:	7/19/2016

BUILDING CHARACTERISTICS:

Single-story wood post frame structure. Clear span trusses @ (approx.) 10' on-center, side attached to creosote-treated nom. 6X6 columns, sidewalls approximately 10' high. 38-inch wide metal profiled panels with exposed fastener exterior. Date of construction unknown.

Background Information:

The Quincy Park District requested that an inspection be made of the structure that formerly served as the Mississippi Valley Historic Auto Club Museum in order to determine compliance with the 2006 International Property Maintenance Code. The scope of the inspection conducted on 7/19/2016 included structural observations, general safety, means of egress safety, fire safety and accessibility.

Observations:

The following observations were made at 1301 Bonansinga Dr. on 7/19/2016:

- Significant settling has occurred throughout the structure – at bearing points (posts) and across the floor. Variations exceeding one foot were observed, indicating inadequate soil bearing capacity, unsuitable fill material, or both.
- Posts have been altered (presumably as a remedial measure to correct for settling) by severing the posts near the base, inserting blocks of varying lengths, and attaching homemade mending plates across the splices. Shifting has occurred at these splices; columns are in an out-of-plane condition.
- Several trusses were damaged near bearing – appears to be from pressure exerted against the bottom chord.

- Several trusses exhibit water damage at end bearing; daylight was visible at various places along the eave.
- Trusses lack permanent bracing; it appears that a slight degree of racking has occurred at the north end of the structure across four trusses.
- An overhead door opening has been added at the north wall. The header exceeds permitted length for a built-up 2X6 header.
- Egress common path of exit travel exceeds 75 feet; only one exit exists on the south end of the building. Means of egress requirements are not met.
- Variations in slope and changes in level of floor throughout the structure exceed allowable limits of Illinois Accessibility Code.

Conclusions:

The previous use of the building as an automobile museum is classified as an 'A-3 Assembly' use group. Due to the structural concerns, means of egress inadequacies and violations of accessibility standards, the structure should not be used or occupied by the public. Further, the structural alterations to the columns referenced above should be reviewed by a registered structural engineer and an appropriate repair prescribed.

PREPARED BY: _____ DATE: _____