September 26, 2025

Mr. Mike Bellis
City of Arkansas City
118 W. Central Ave.
Arkansas City, Kansas 67005

RE: 219 N Summit
Arkansas City, Kansas

Dear Mike:

On Thursday, September 25, 2025, I visited the above referenced location to observe the structure and provide an opinion on the building's ability to be structurally restored. The specific area noted and observed was the front (East) wall of the structure facing Summit Street.

Observations:

Observations were performed in a non-destructive manner and to the extent possible without removing finished or fixtures and without accessing all areas. Exterior observations were conducted from an aerial platform fire truck to the extent possible. The structure appears to be an unreinforced masonry bearing wall building. Both the side walls and front walls appear to be constructed of multi-wythe clay brick. The 2nd floor framing and roof framing are dimensional lumber which spans in the north-south direction. The total north-south dimension of the building is approximately twenty-five feet. From the exterior, both from above and from ground level, the front masonry wall is notably displaced outward. Most significantly near the center of the building between the second floor elevation and roof elevation. From the interior of the building, the displacement can be more readily observed and quantified (Pic 1). At the head of the second story windows, the displacement was measured at just over two inches. From the interior, it was observed that the front wall was indeed separated from the roof deck and framing (Pic 2). There was not any mechanical attachment from the roof and/or ceiling framing to the front wall observed.


Pic 1


Pic 2

A portion of the ceiling of the second floor near the front wall had been removed to allow visualization of the roof framing. The roof framing appears to be 2x6 roof joists and 2x4 ceiling joists. The roof joists step down in elevation with a maximum dimension from

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the top of the roof joist to bottom of the ceiling joist of 36 inches (Pic 3). The ceiling joists are connected to the roof joists with vertical framing elements near the mid-span. At this location, there is a (2)2x8 beam line the appears to be intended to reduce to overall span of the framing. It was observed that the roof joists appeared to have a notable sag (vertical deflection) in the area that was visible. However, the magnitude and extent of this deflection was not accessible.

Findings:
Based on my observations, the structural integrity of the building is compromised and the barricade of the adjacent public way is justified and necessary. With the extent of the displacement of the front wall and the lack of mechanical attachment, there is most certainly a potential from collapse of this front wall. However, because the framing of both the second floor framing and the roof framing bears on the North and South walls rather than the displaced East wall, there is little immediate risk of a catestophic building collapse that would impact the majority of the structure and its contents. Additionally, for this reason, there would appear to be a marginal risk to the adjacent properties as well.

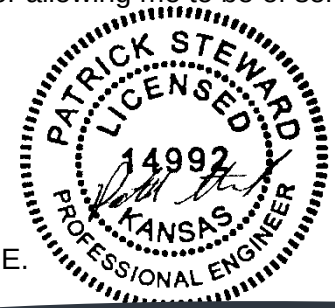
It is my opinion that the building could be restored to a condition such that a portion or all of the building could be utilized. The decision to perform repairs would need to consider several factors which would impact the scope and extent of the modifications. As of the time of my observations, the wall hasn't moved laterally to the point it has cause significant cracking or failure of the masonry wall and joists. Therefore, I believe it would be possible to brace the wall back to the floor and roof diaphragms with a mechanical attachment to prevent further movement and potentially failure of the wall. Another option would be to remove portions or all of the front wall and reconstruct.

Recommendations:
Based on the current condition of the structure, I would recommend that the area east of the building remain fenced off for the protection of the public until repairs can be made. I would strongly recommend a design professional and a reputable contractor be utilized to develop the most effective and efficient method to address the instabilities described herein.


Pic 3

These observations and the description of the conditions are based on the information available to me at the time of this report. The findings and recommendations provided herein are opinions based on experience and engineering judgment. This report does not express, constitute or imply a warranty or guarantee of the structure described nor any work to be performed. Thank you for allowing me to be of service.

Respectfully,



Patrick Steward, P.E., S.E.

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