



CITY OF JEFFERSON'S HISTORIC REVITALIZATION GRANT PROGRAM GRANT APPLICATION

PROJECT INFORMATION

Project Name: Dallmeyer / JC Penny Building

Project Address: 206-210 E. High St Jefferson City, MO 65101

Applicant Organization: E&G Investments, LLC

Unique Entity Identifier: JP5CBA9GA1F1

PLEASE CHECK ALL BOXES THAT DESCRIBE YOUR ORGANIZATION:

- Governmental- State
- Non-Profit
- Educational Institution
- Governmental- Municipal/County
- Private Property Owner

CONTACT INFORMATION

Contact Person: Derek Eilers

Mailing Address: PO BOX 105285 Jefferson City, MO 65110 or 104 Maple St Unit A Ashland, MO

Telephone Number: 573-619-4925

Contact Person Email: derek.eilers@yahoo.com

PROJECT SUMMARY

Installation of I-Beams for structural integrity. Four vertical I-Beams to be installed from the top floor of the building to the lower floor basement to secure the 3rd floor roof horizontal beam that is keeping the 3rd level roof secure and safe. Two vertical I-Beams to be installed on the South exterior wall to secure the existing brick wall, wrap the current cylinder vertical beams, and reinforce structural integrity for the existing vertical beams that are currently in place. This will also provide sufficient material surface for wall framing that will be completed in these areas to enclose the openings in the building on the South wall.

South exterior wall to be framed in, enclosed with boarding, wrapped with water proof

Total Project Cost: \$609,775.61

Grant Amount Requested: \$200,000

Cash Match: \$200,000

ANSWER EACH OF THE FOLLOWING QUESTIONS. ATTACH AN ADDITIONAL DOCUMENT FOR RESPONSES.

A. HISTORICAL SIGNIFICANCE: 1-5 POINTS

The historical significance of project property. Please reference the National Register nomination that is on the City's website.

- Missouri State Capitol Historic District's National Register Nomination: To view the nomination: [Missouri St Capitol HD.pdf \(mostateparks.com\)](#)
- Munichburg Commercial Historic District's National Register Nomination: To view the nomination: [NPS Form 10 900OMB No \(mostateparks.com\)](#)

B. PROJECT BUILDING AND COMMUNITY IMPACT: 0-10 POINTS

- Describe the building that is the focus of this grant request.
- Why should this particular building be preserved?
- How does this building represent the history of the local community?
- Is the building considered a community asset or critical community infrastructure?
- What is the current use/occupancy and will that change after the project is completed?
- Will the proposed project enhance the value of the building to the community?

Please distinguish your answers below to correspond to the questions above.

C. PROJECT DESCRIPTION: 0-6 POINTS

What is the project? Provide as much detail as possible on all work components. List the final outcomes or products of the project (i.e. "slate roof repair" or "storefront rehabilitation"). Please address the following questions:

- A clear description of the project and its components: 2 points
- The project establishes new housing: 2 points
- The project fosters economic development: 2 points

D. DELIVERABLES/MILESTONES: 0-15 POINTS

Applicants will outline the project methodology that will be used to address the project and result in the products outlined above. Reference should be made to the appropriate Standards (Restoration, Rehabilitation, or Preservation) as outlined in the [Secretary of Interior Standards for the Treatment of Historic Properties](#).

Points will be awarded based on:

- How well the timeline of the project has been articulated: 0-5 points
- The extent to which the SOIS has been identified and will be met: 0-5 points
- Timeline feasibility: 0-5 points

E. CATALYST: 0-8 POINTS

Applicants will describe how a project has the potential to catalyze continued investment in the Missouri State Capitol Historic District and the Old Munichburg Commercial Historic District or be able to demonstrate the potential economic impact of the proposed project. Points will be awarded based on:

- Will occupancy of the building increase when the project is completed? Yes= 2 points
- Does the project create permanent jobs in the historic districts?
Yes= 2 points
- Does the project add housing such as loft-style apartments? Yes=2 points
- To what extent will the project create physical/visible enhancements to the historic districts: 0-2 points

F. AVAILABILITY OF MATCH: 0-6 POINTS

A project match is not required, but a match will be a competitive factor for scoring. Retroactive expenses cannot be included as a match.

- 5%-10% match: 2 points
- 10%-20% match: 4 points
- 20%+ match: 6 points

G. BUDGET: 0-5 POINTS

Applicants will describe what steps they have taken to determine the project budget and ensure its accuracy. Applicants who can demonstrate they have followed the steps recommended in Chapter 7, as applicable, will score higher than those who have not.

H. ADMINISTRATIVE CAPABILITY: 0-5 POINTS

Applications will be scored on the applicant’s record of past accountability in administering other grants (State, Federal, Foundation Grants, etc.). Grantees must have an adequate accounting system, audit procedure, and effective accountability.

I. STRUCTURAL SURVEY CONDITION RATING: 1-10 POINTS

Applicants will score points based on the structural survey condition rating as found in the [2020 Structural Survey Report](#).

- Red Condition Rating=10 points
- Yellow Condition Rating=5 points
- Green Condition Rating=1 point

ADDITIONAL INFORMATION. PLEASE ATTACH ADDITIONAL DOCUMENTS.

Please include the following additional information when submitting your application:

- A. Property owner and/or fiscal sponsor information.
- B. Historic and architectural information on the subject property.
- C. Project site map.
- D. Establish a tie back to the structural survey.
- E. A detailed budget including cost estimates.
- F. Detailed scope of work.
- G. Elevation drawings or red-lined high-resolution photographs.
- H. Project feasibility, such as expected project development timelines.
- I. Photographs: jpegs or tiffs at a minimum of 4"x6", 300 dpi. Also, upload an index with the property name, date taken, and a short description of the image.
- J. If available, plans and specifications: pdf, jpegs, or tiffs must be in a reasonable resolution for reviewers to view. Please have the file name reflect the property name and description of the document.
- K. An explanation of how the project will fulfill the Revitalization Grant's mission to preserve cultural resources, foster economic development, and reinvigorate two historic districts in Jefferson City, Missouri.

PROJECT BUDGET

Provide an estimated project budget based on the grant amount requested. Submit a budget spreadsheet or use the project budget spreadsheet that is available on the City's website.

A. Service/Action/Item: include each major work element (masonry, tuckpointing, roof replacement, personnel, supplies, equipment, etc.). If the budget includes contractual services, indicate what the contract is for (i.e. professional archaeological consultant).

B. By Whom: name and professional title/company

C. # of Hours or Fee for Service

D. Hourly Rate or Total Fee

*** Other items need to be specified, such as equipment, materials, telephone, postage, photocopying, digital media, preservation agreement documentation, photography, and storage.**

Authorizing Signatures

Signing your name acts as your official signature and certifies that you have personally reviewed this application and that the information presented is complete and meets all eligibility criteria as outlined in the City of Jefferson's Historic Revitalization Grant Manual.

Lead Project Contact

Signature: 

Printed Name: Derek M. Eilas

Date: 7/31/2022

PROPOSED BUDGET EXAMPLE

Service/Action/Item	By Whom	Hours or quantity	Cost per	Total Cost	Notes
R&R Exterior Door - Steel		6	\$ 12,312.33	\$ 73,873.98	
R&R Wrap Wood Window Frame & Trim with aluminum sheet		36	\$ 323.82	\$ 11,657.52	
R&R Window trim set (casing & stop) - hardwood		3600	\$ 6.56	\$ 23,616.00	3600 Lateral Feet
R&R Aluminum window, horiz.slider 12-23 sf		36	\$ 406.87	\$14,646	(2 Pane w/thermal)
TUCKPOINTING					
Mason - Brick / Stone - per hour		68	\$ 85.92	\$ 5,843.00	
Stabilization: Slurry grout - per CF		480	\$ 27.33	\$ 13,118.40	
Add on to tear out mortar bed for tile		500	\$ 1.53	\$ 765.00	
Brick - Grout per saure ft		6680	\$ 6.03	\$ 40,280.40	
Brick - grout cell per square foot - interior		1680	\$ 4.03	\$ 6,770.40	
Seal brick with masonry sealer		9682	\$ 2.72	\$ 26,335.04	
Swing scaffolding - up to a 45' platform		1	\$ 11,778.34	\$ 11,778.34	
Masonry - Tuckpointing		1	\$ 3,645.00	\$ 3,645.00	
ROOFING					
Remove Laminated - High Grade - comp shingle rfg w/ felt		12	\$ 62.84	\$ 754.08	
Laminated - High Grade - comp shingle rfg w/ felt		14	\$ 271.08	\$ 3,795.12	
Coating - Poly Carb primed sealed and prepped with fiberglass 3 ft wide rolls		65	\$ 61.96	\$4,027	
R&R Coating - Elastomeric or Silicon Base		70	\$ 505.61	\$ 35,392.70	
R&R Drip edge/gutter apron		135	\$ 2.81	\$ 379.35	
R&R Flashing - pipe jack		6	\$ 44.37	\$ 266.22	
R&R Aluminum sidewall/edwall flashing - mill finish		215	\$ 6.58	\$ 1,414.70	
Step Flashing		180	\$ 7.67	\$ 1,380.60	
R&R Flash parapert wall only		440	\$ 11.64	\$ 5,121.60	
Dumpster load - approx 40 yards 7-8 tons debris		6	\$ 750.35	\$ 4,502.10	
Elastomeric roof coating - Metal Roof Coating		1455	\$ 2.11	\$ 3,070.05	
R&R Exhaust cap - through roof 6" to 8"		4	\$ 83.18	\$ 332.72	
GUTTERING					
R&R Gutter / downspout - aluminum 6"		196	\$ 19.17	\$ 3,757.32	196 Lateral Feet
FRAMING					
Framing - staircase to upper level and mis safety features		1	\$ 14,268.00	\$14,268	
SIDING					
R&R Siding - vinyl - high grade - Perimeter of existing skylight		540	\$ 4.58	\$ 2,473.20	
R&R Remove Slate Siding and Install Hardi of LP Smart Siding		36385	\$ 6.05	\$ 22,294.25	
DEMOLITION					
Debris chute hopper - per week 30" X 4'		1	\$ 880.05	\$ 880.05	
INSULATION					
R&R Foam Insulation for Basement		5920	\$ 5.12	\$ 30,310.40	
HVAC					
General Laborer per hour		1	\$ 146,252.00	\$ 146,252.00	
ELECTRICAL					
Electrical (Bid Item)		1	\$ 18,455.00	\$ 18,455.00	
PLUMBING					
Plumbing (Bid Item)		1	\$ 14,865.50	\$ 14,865.50	
LABOR MINIMUMS APPLIED					
Heat, vent, & air condition labor minimum		1	\$ 195.91	\$ 195.91	
				\$	
MATERIALS SALES TAX				\$	7,824.63
				\$	
TOTAL				\$	554,341.86

TOTAL

\$ 609,775.61

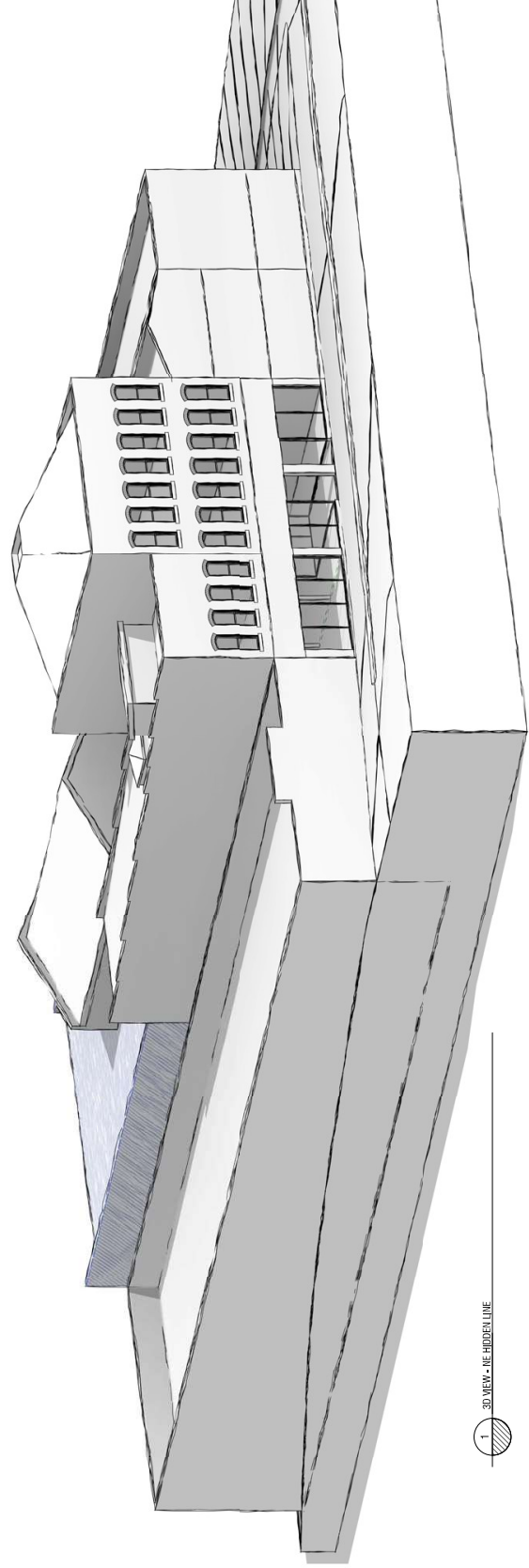
**BUILDING REHABILITATION
E&G INVESTMENTS LLC
206-210 EAST HIGH STREET
JEFFERSON CITY, MISSOURI**



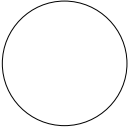
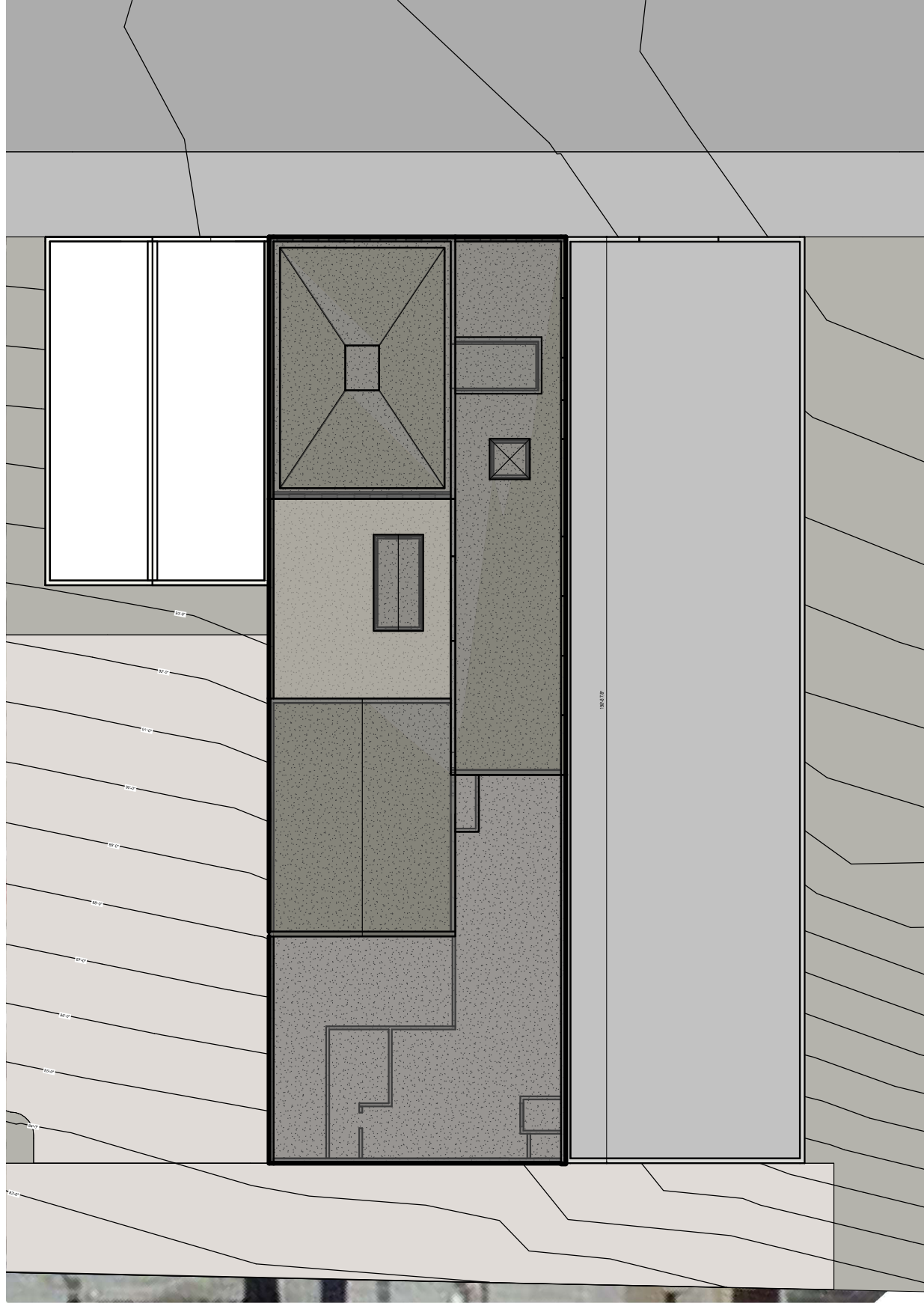
OCTOBER 4, 2020
2011

RGA CONSULTING, LLC

1805 GREEN BERRY ROAD
JEFFERSON CITY, MISSOURI 65101
RANDALL G. ALLEN, AIA, MO ARCH #003775
RGA CONSULTING, LLC, MO CERT OF AUTH #2019038902



1. 3D VIEW - THE HIDDEN LINE



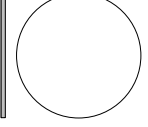
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 JEFFERSON CITY, MISSOURI

A051
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① LEVEL 0 - SITE PLAN
 1/8" = 1'-0"



SITE PLAN - AREA

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PRELIMINARY DESIGN



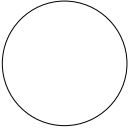
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A052

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① LEVEL 0 - SITE PLAN - AFTER DEMO
1" = 10'-0"



FLOOR PLAN - 1

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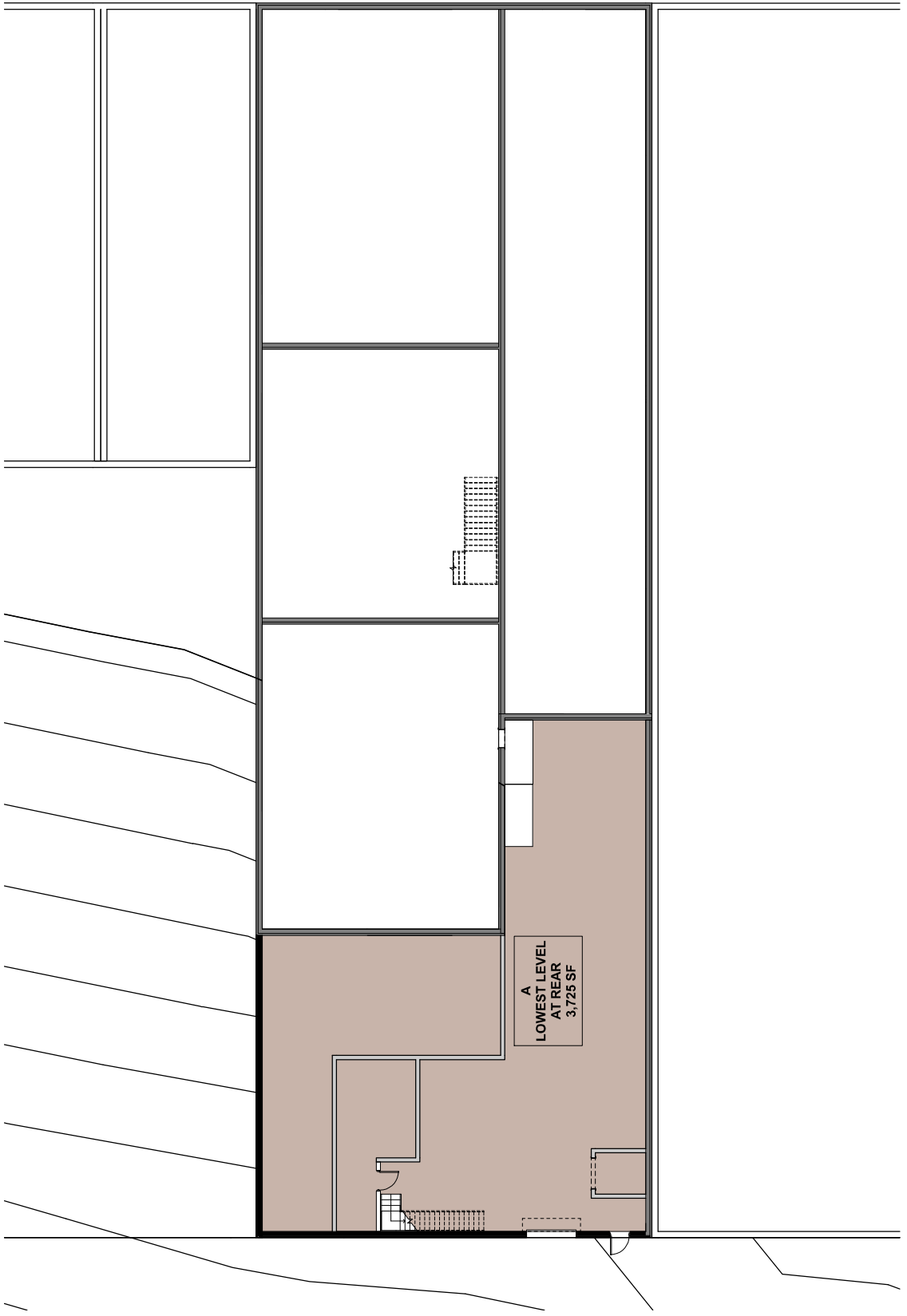
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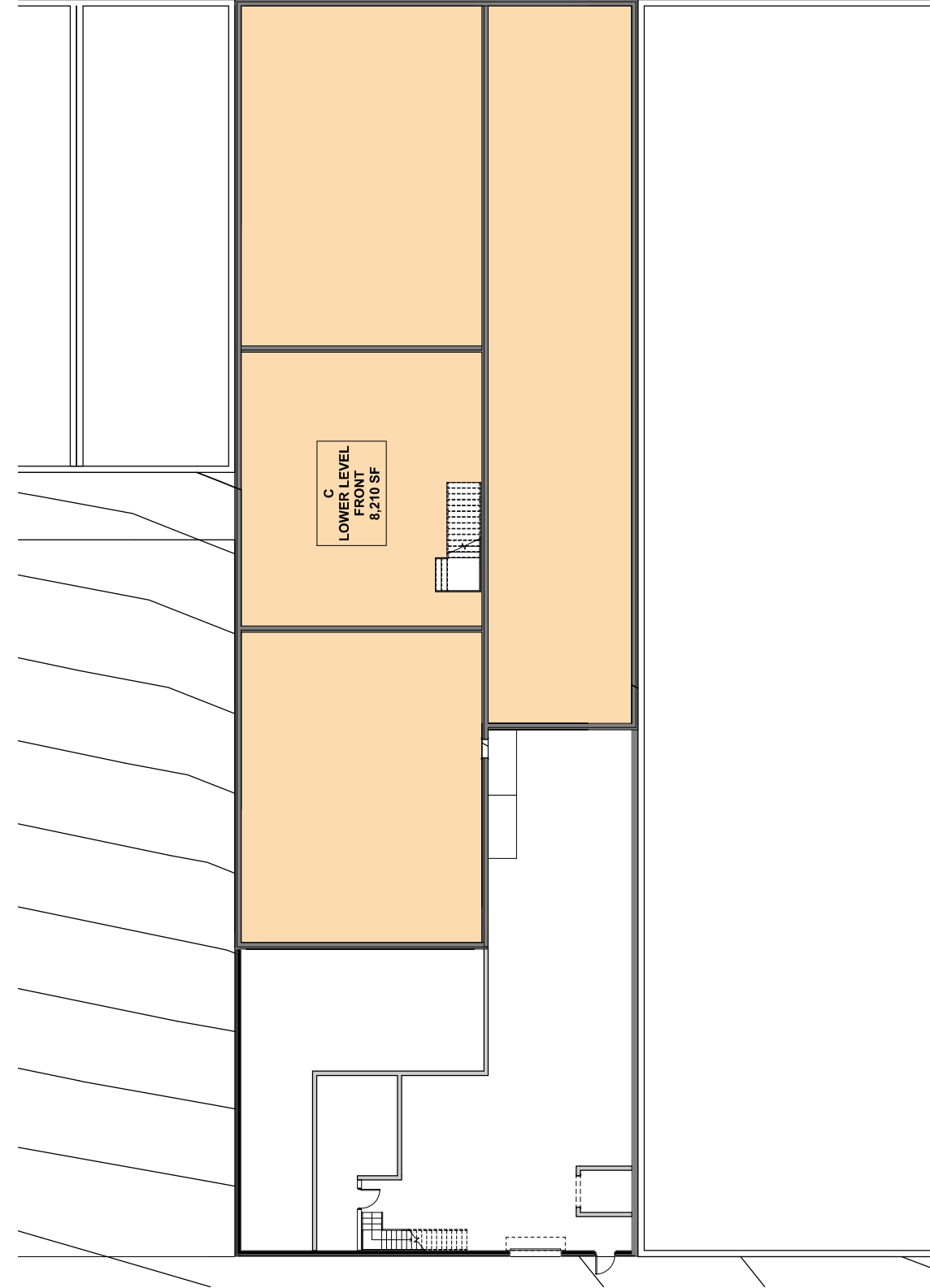
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FLOOR PLAN NOTES	
NO.	DESCRIPTION

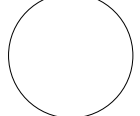
LEVEL 10
1/8" = 1'-0"





C
LOWER LEVEL
FRONT
8,210 SF

① LEVEL 210
1/8" = 1'-0"



FLOOR PLAN - 2

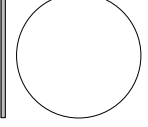
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A102
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FLOOR PLAN - 3

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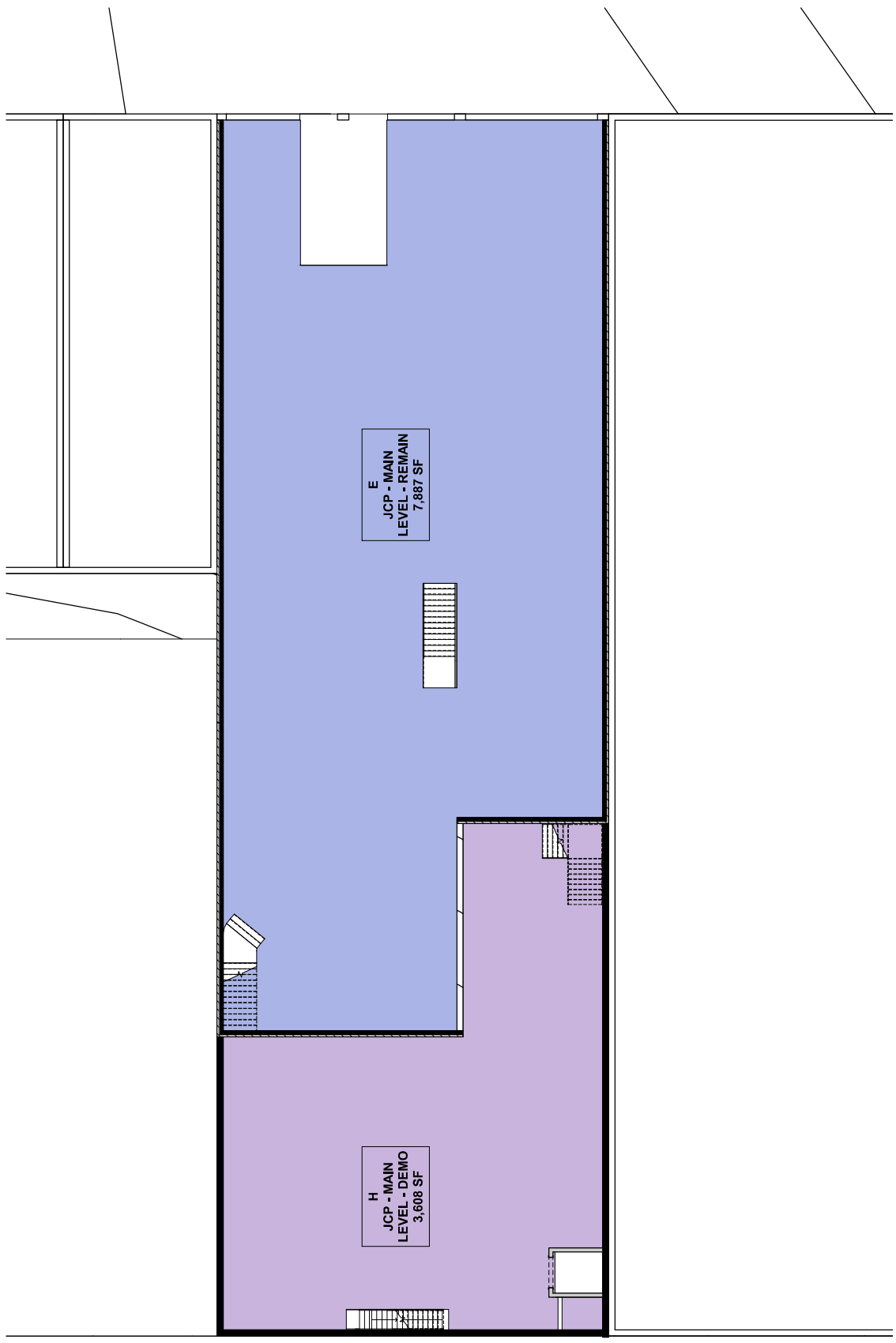
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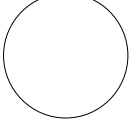
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BUILDING REHABILITATION
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A103

DATE: OCTOBER 4, 2019
PROJECT NO: _____
SHEET NO: _____



① LEVEL 300
1/8" = 1'-0"



FLOOR PLAN - 4

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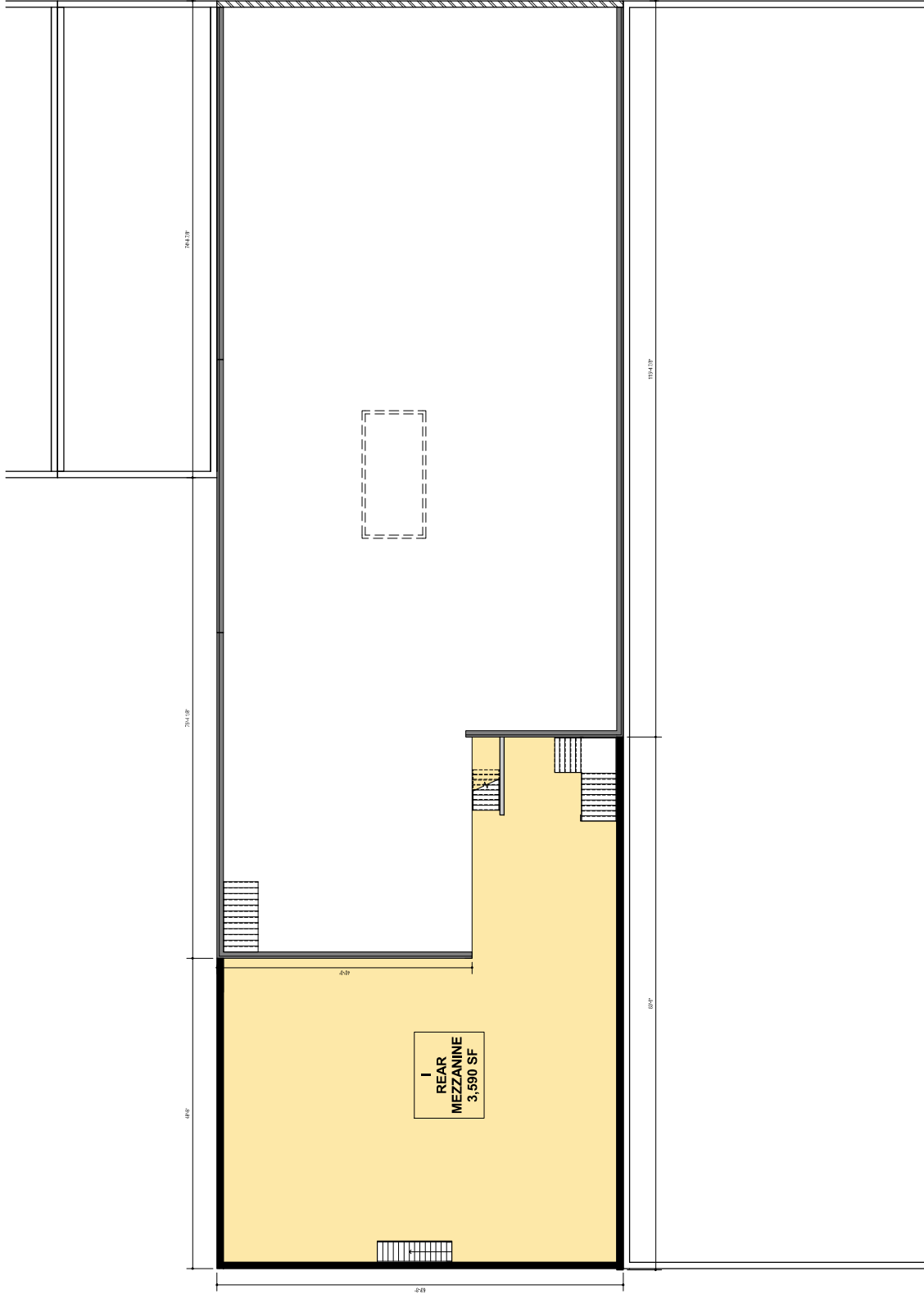
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DESIGN



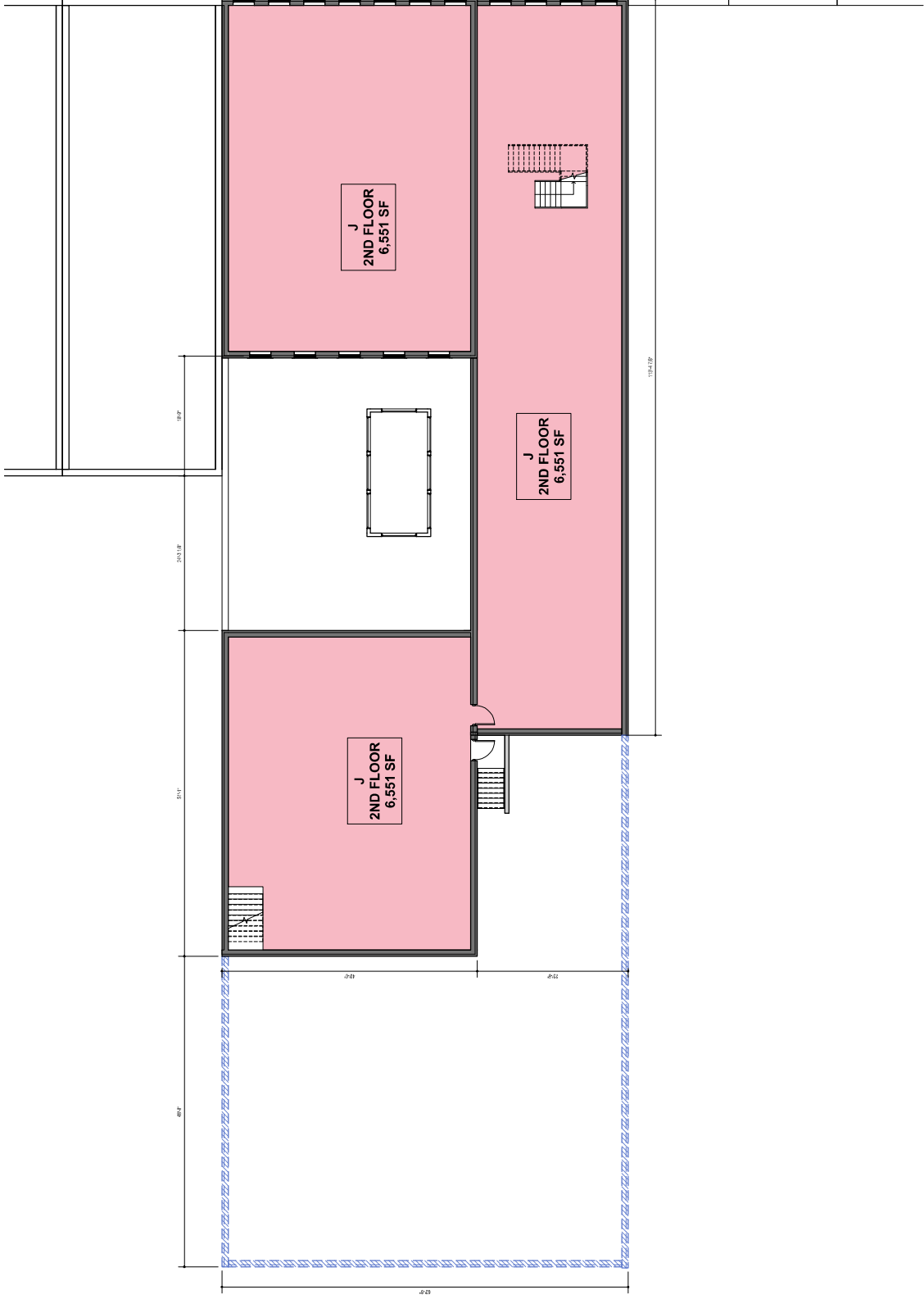
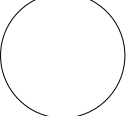
BUILDING REHABILITATION
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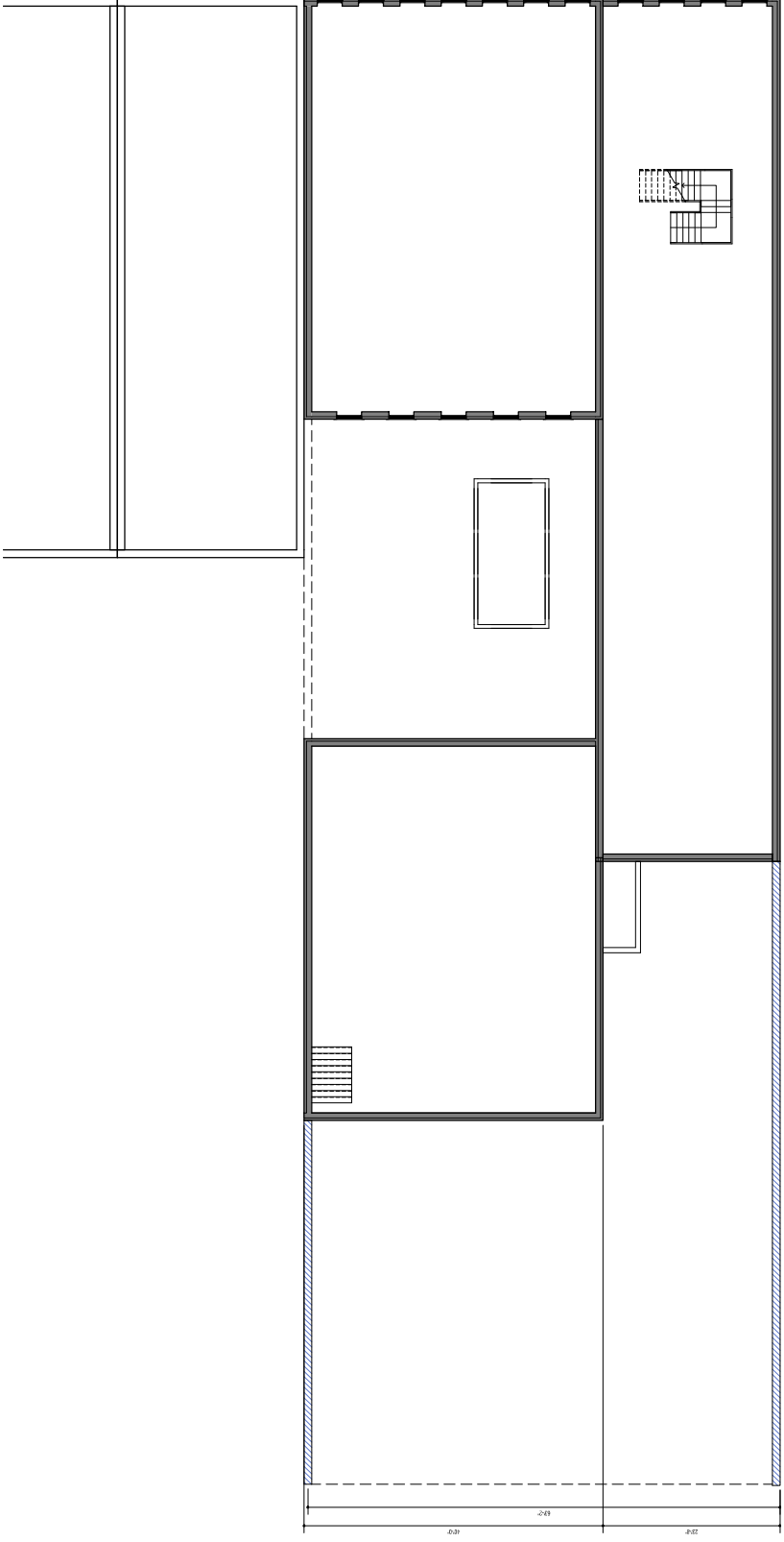
A104

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① LEVEL 400
1/8" = 1'-0"





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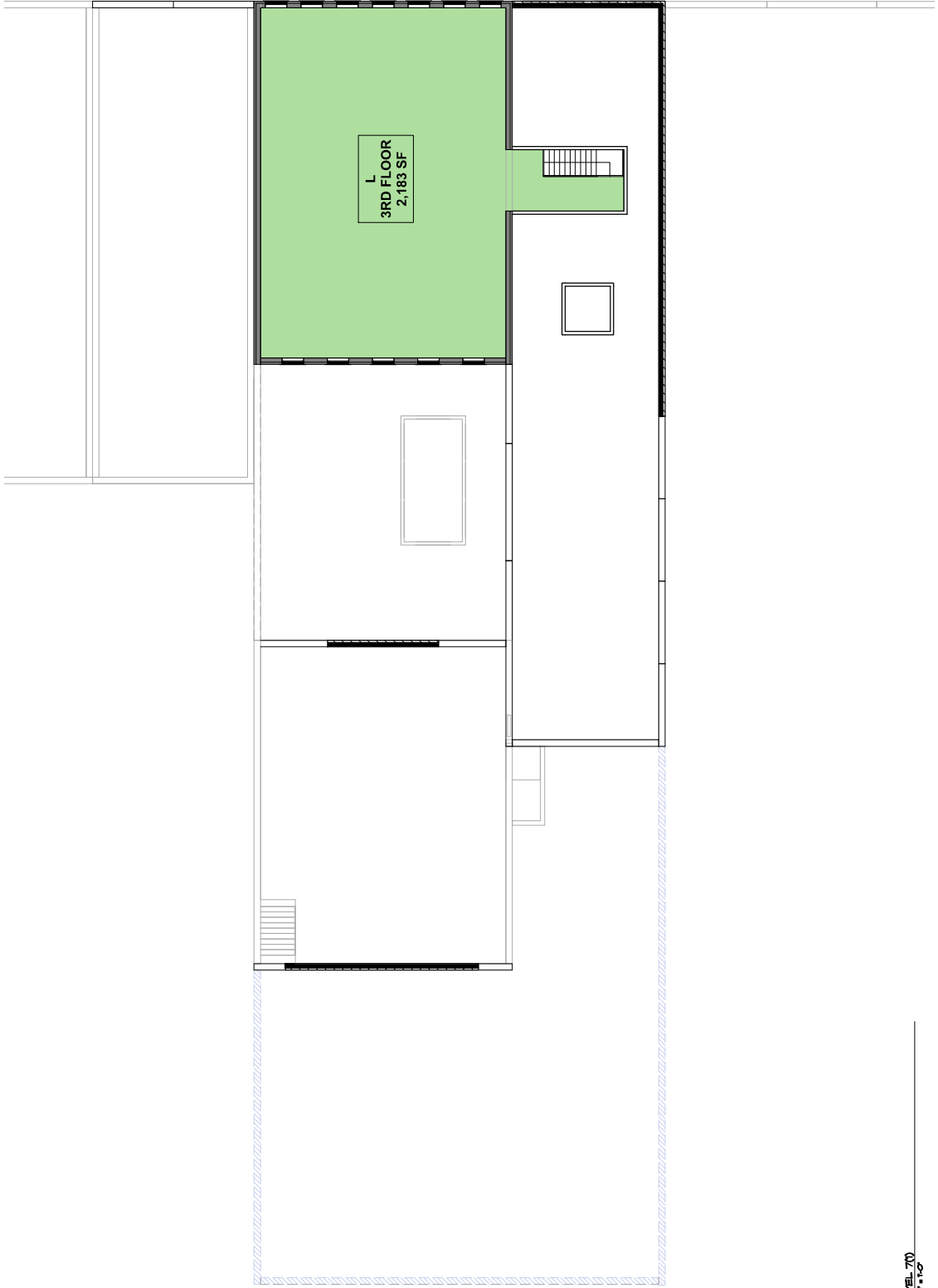
PRELIMINARY DESIGN
RGA CONSULTING, LLC

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 BUILDING REHABILITATION
 206-210 EAST HIGH STREET
 JEFFERSON CITY, MISSOURI

A106
 DATE: OCTOBER 4, 2011
 PROJECT NO: _____

LEVEL 60
 1/8" = 1'-0"

① LEVEL TO
1/8" = 1'-0"



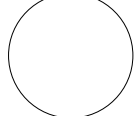
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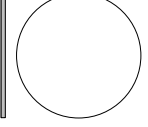
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CONSULTING, LLC

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FLOOR PLAN - 7





ROOF PLAN

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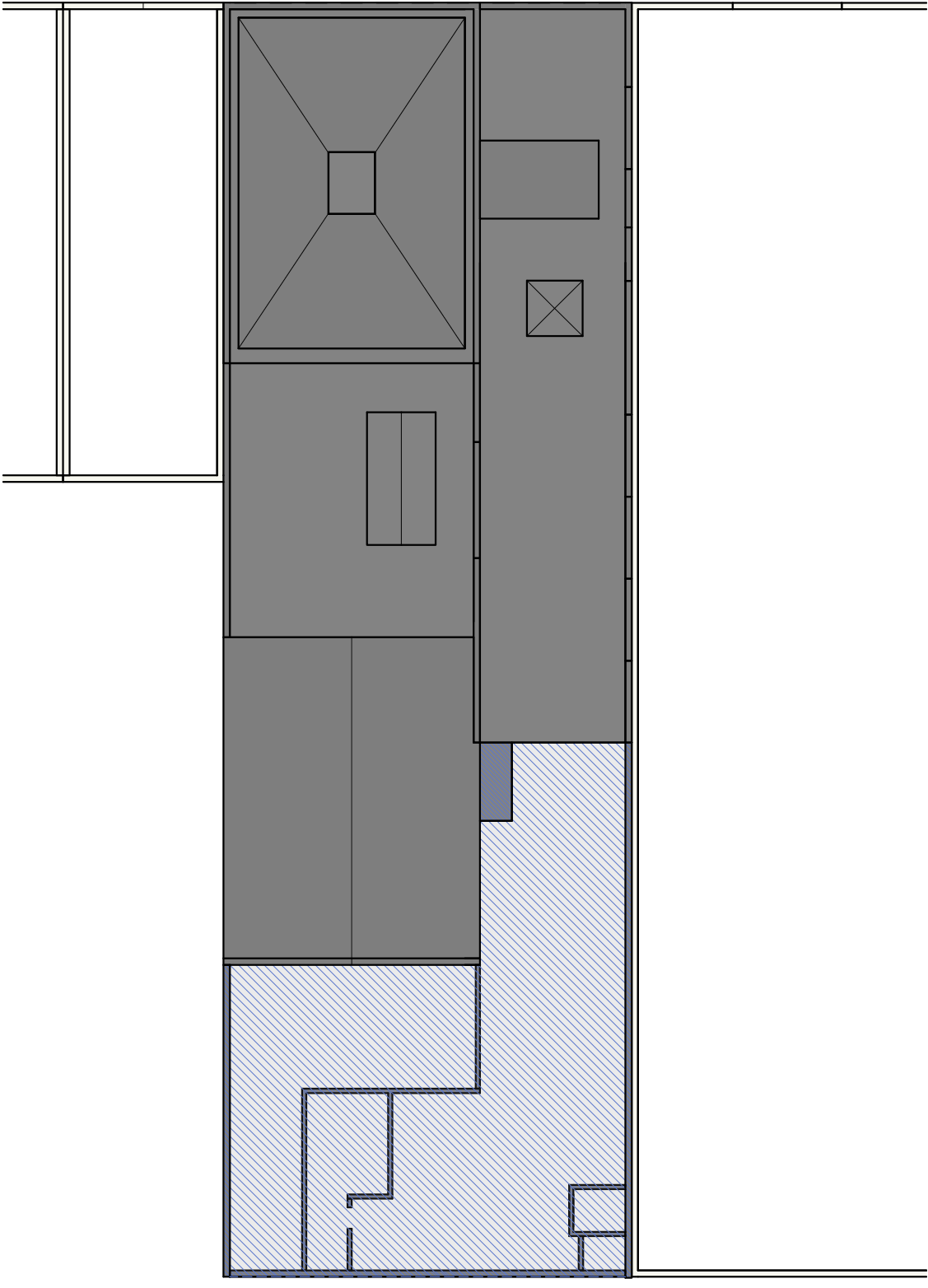
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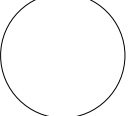
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BUILDING REHABILITATION
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A151

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PROJECT NO: _____



① ROOF PLAN
1/8" = 1'-0"

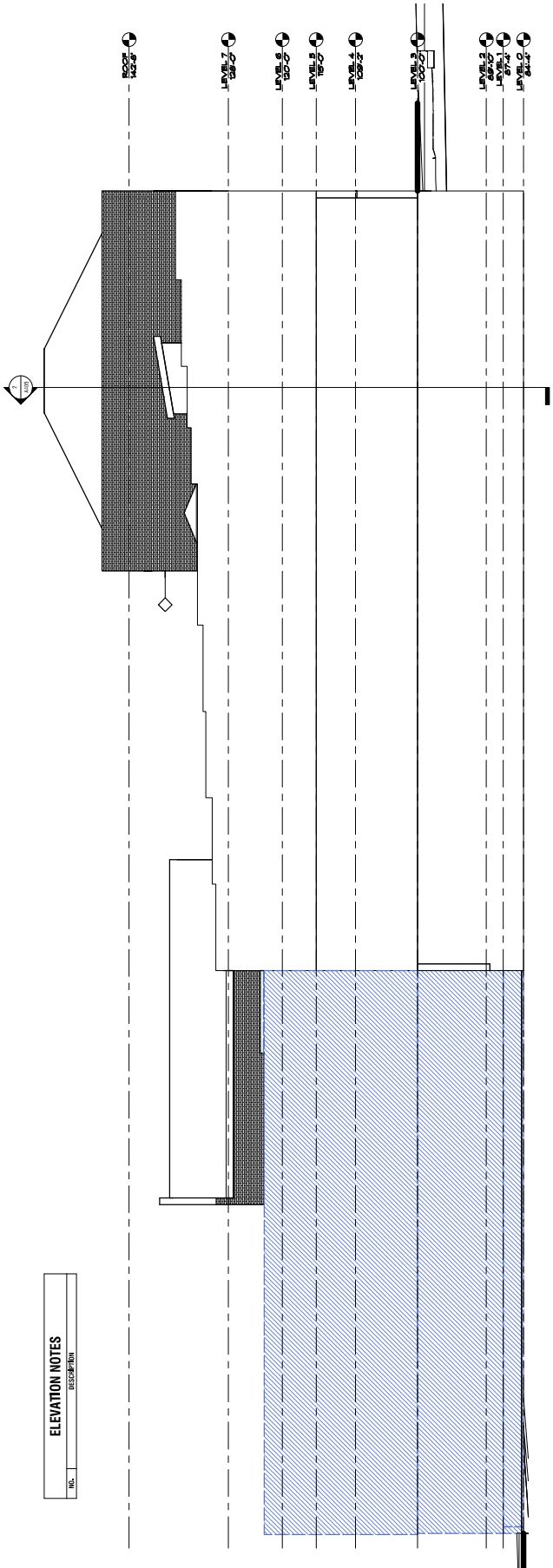


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 CONSULTING, LLC

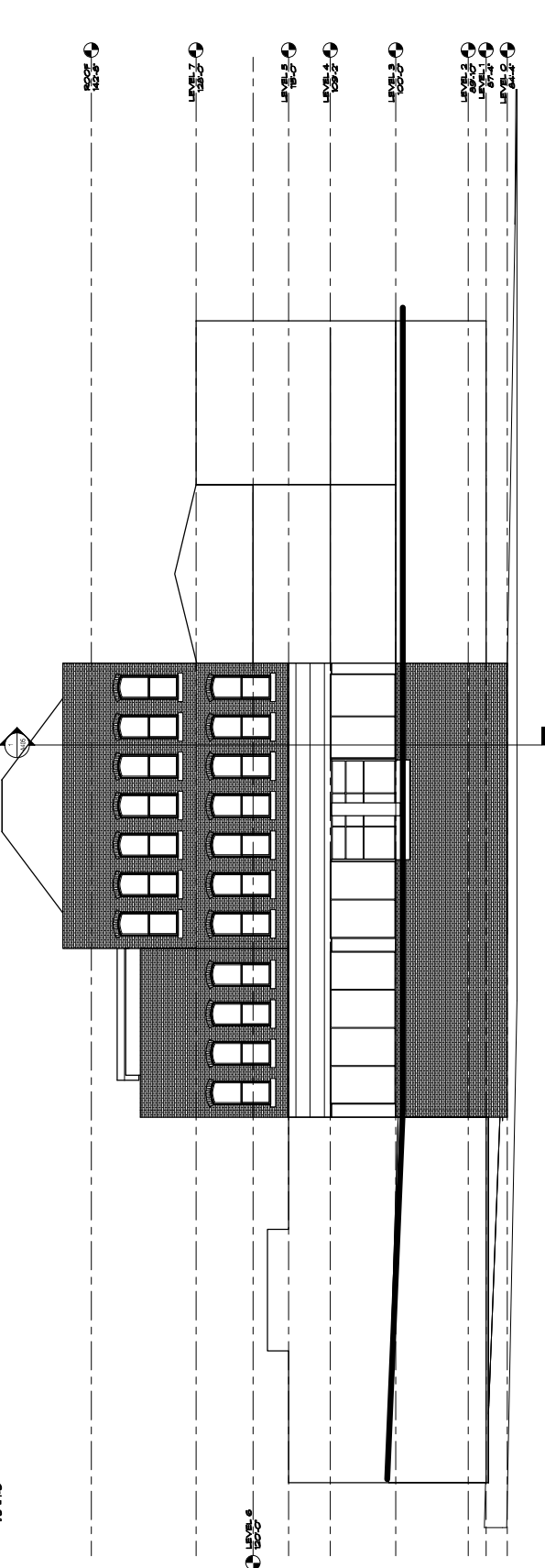
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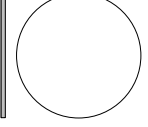


ELEVATION NOTES	
NO.	DESCRIPTION

④ WEST ELEVATION
 1/8" = 1'-0"



③ SOUTH ELEVATION
 1/8" = 1'-0"



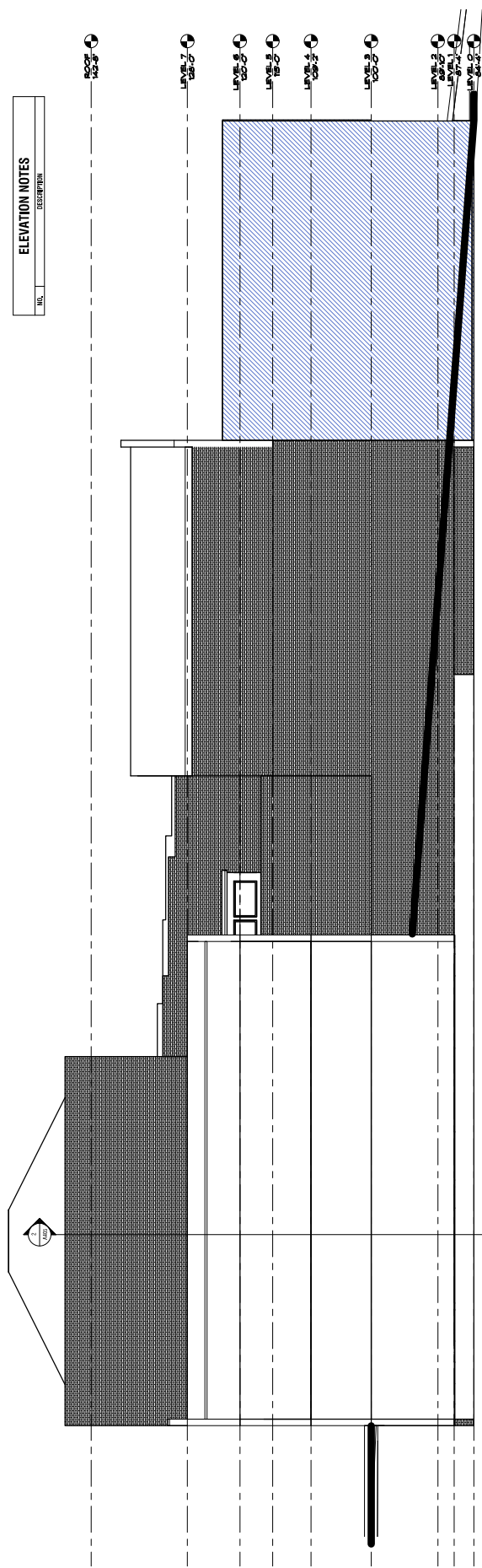
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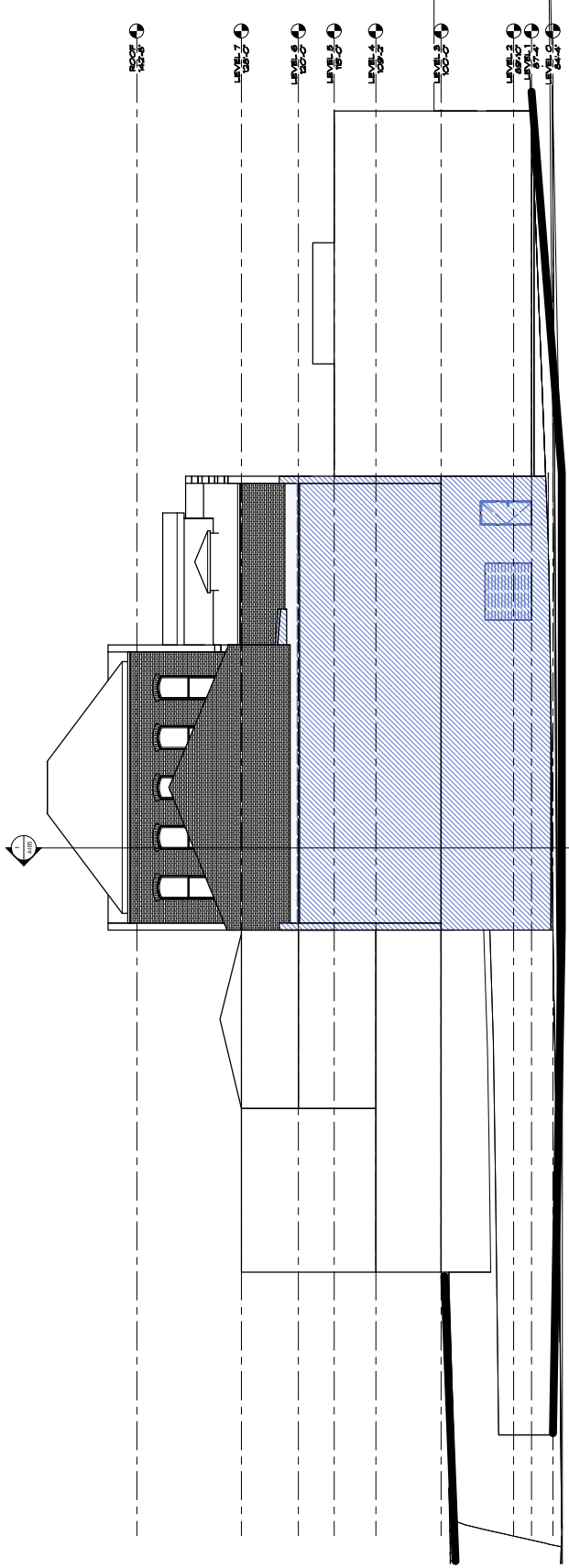
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A302
 DATE: OCTOBER 4, 2010
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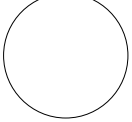
ELEVATION NOTES	
NO.	DESCRIPTION



① EAST ELEVATION
 1/8" = 1'-0"



② NORTH ELEVATION
 1/8" = 1'-0"



GENERAL SECTIONS

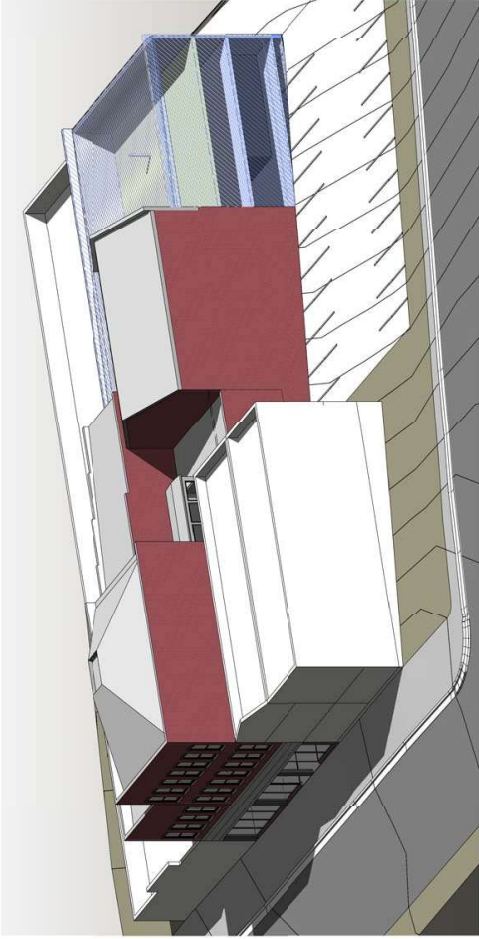
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PRELIMINARY DESIGN

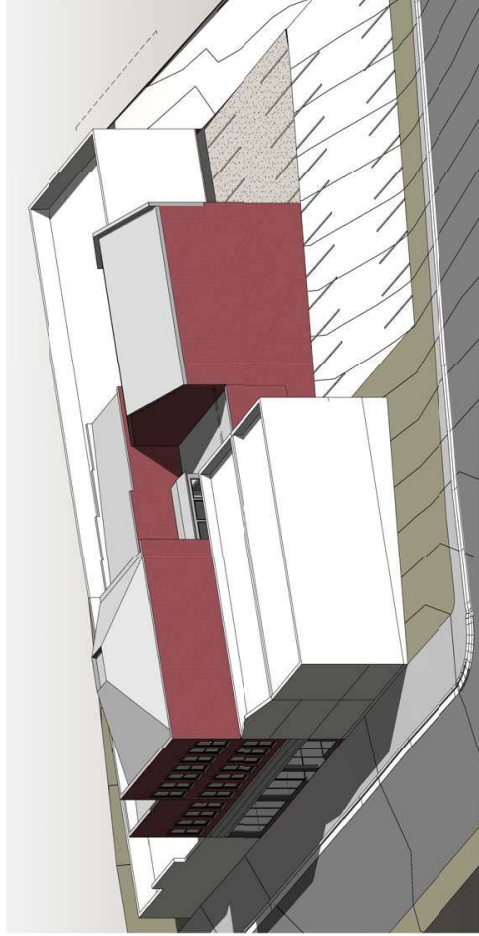


BUILDING REHABILITATION
E&G INVESTMENTS LLC
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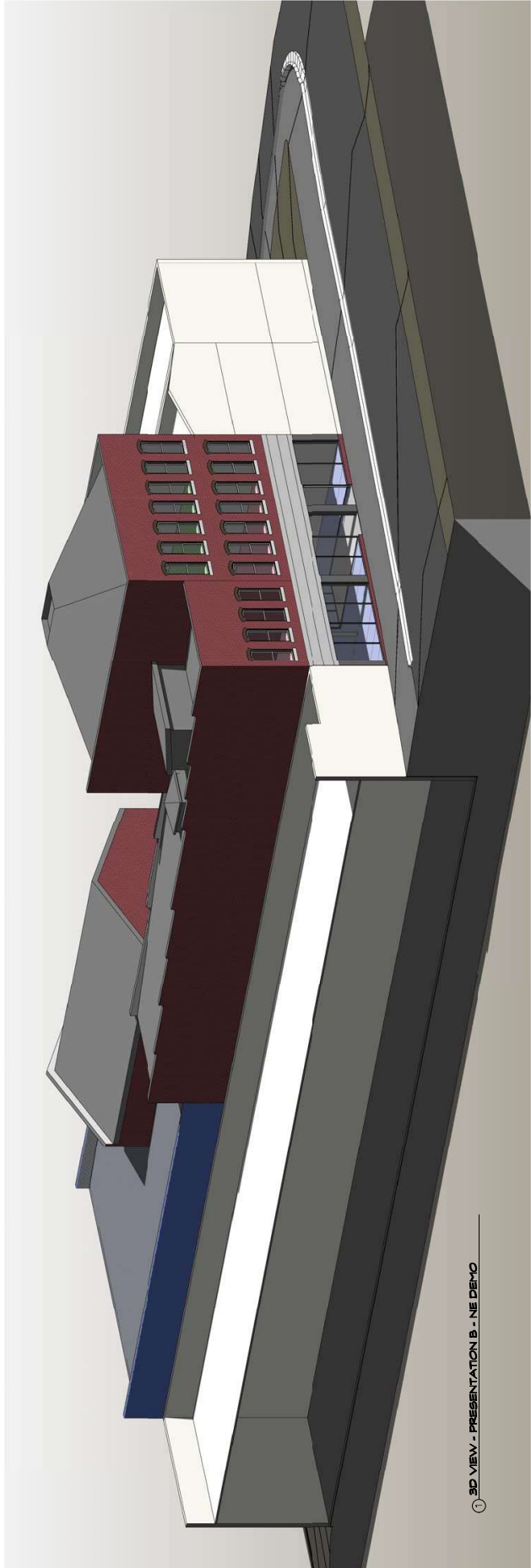
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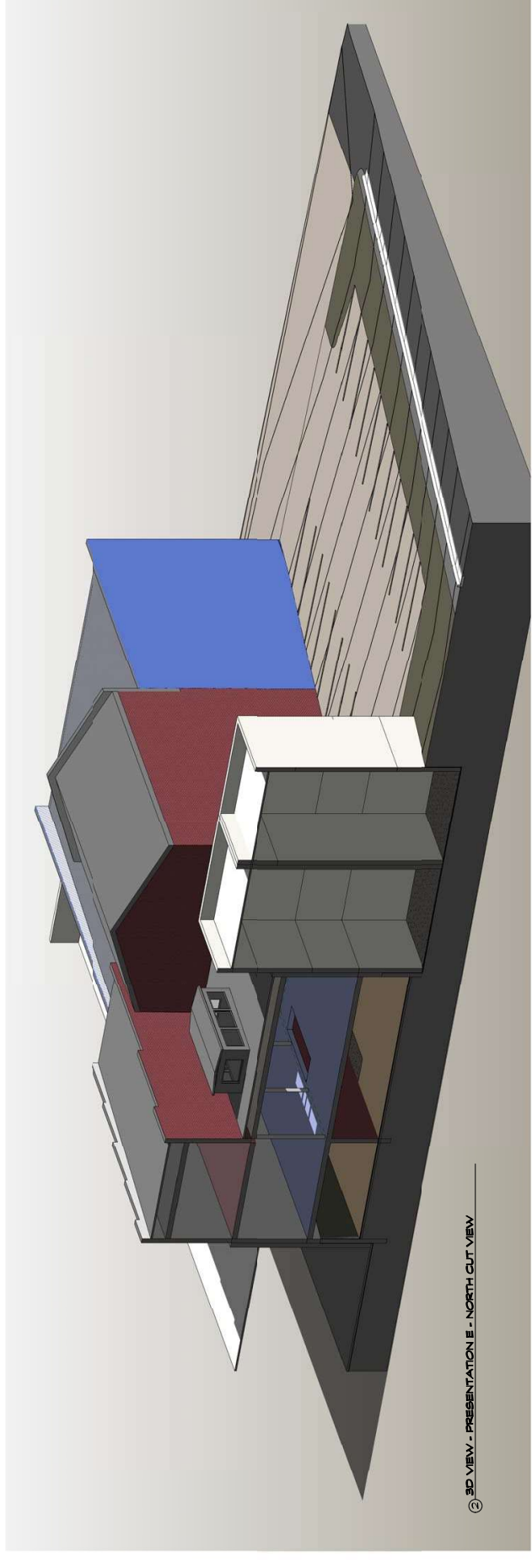
① 3D VIEW - PRESENTATION A - NORTH



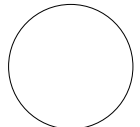
② 3D VIEW - PRESENTATION B - NW AFTER DEMO



① 3D VIEW - PRESENTATION B - NE DEMO



② 3D VIEW - PRESENTATION E - NORTH CUT VIEW



3D SECTION VIEW

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 JEFFERSON CITY, MISSOURI 65101
 RANDALL G. ALLEN, AIA, MO ARCH #003775
 RGA CONSULTING, LLC, MO CERT OF AUTH #2019038902

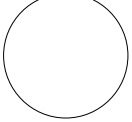
PRELIMINARY DESIGN



E&G INVESTMENTS LLC
 BUILDING REHABILITATION
 206-210 EAST HIGH STREET
 JEFFERSON CITY, MISSOURI

A402

DATE: OCTOBER 4, 2018
 PROJECT NO: _____
 SHEET NO: _____



3D SECTION VIEW

RGA CONSULTING, LLC
1805 GREEN BERRY ROAD
JEFFERSON CITY, MISSOURI 65101
RANDALL G. ALLEN, AIA, MO ARCH #003775
RGA CONSULTING, LLC, MO CERT OF AUTH #2019038902

PRELIMINARY DESIGN

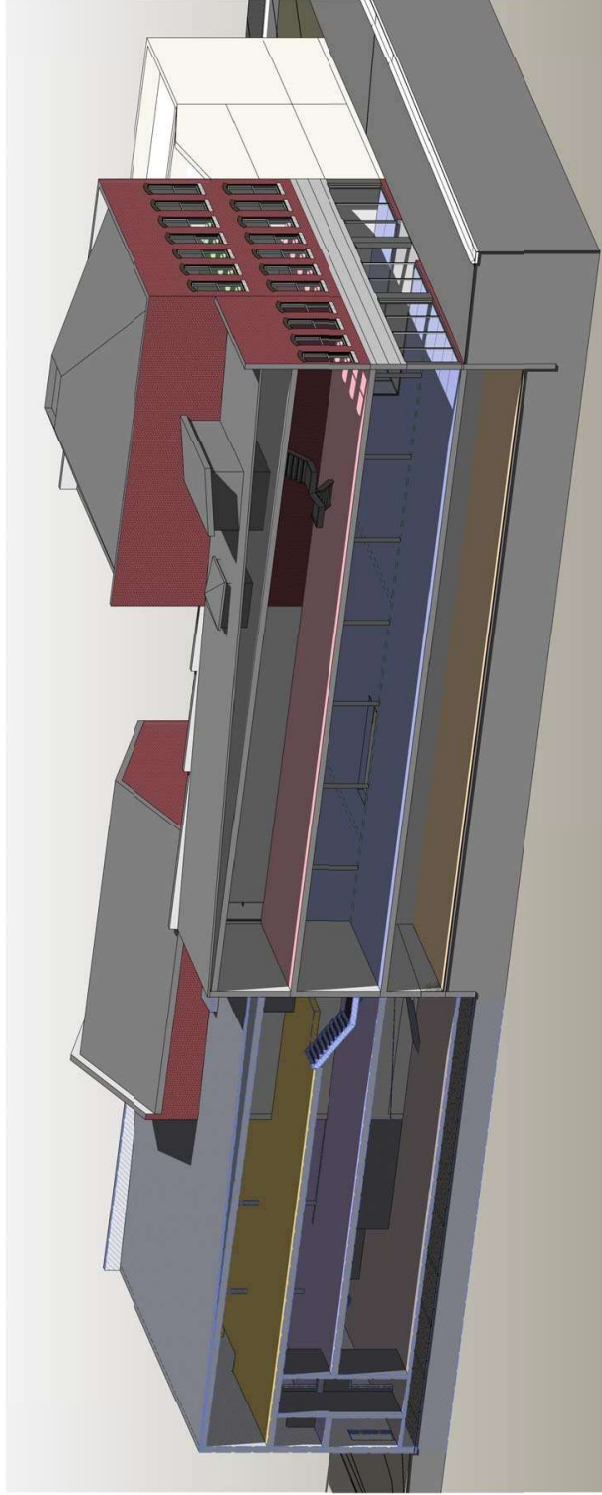


BUILDING REHABILITATION
E&G INVESTMENTS LLC
206-210 EAST HIGH STREET
JEFFERSON CITY, MISSOURI

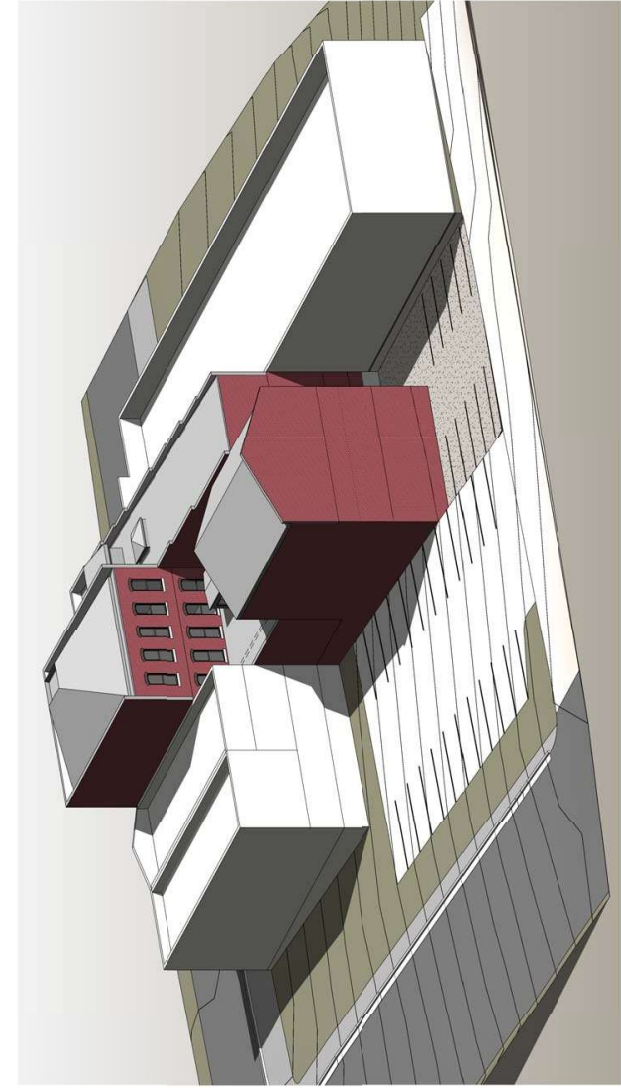
A403
DATE: OCTOBER 4, 2019
PROJECT NO: 2019



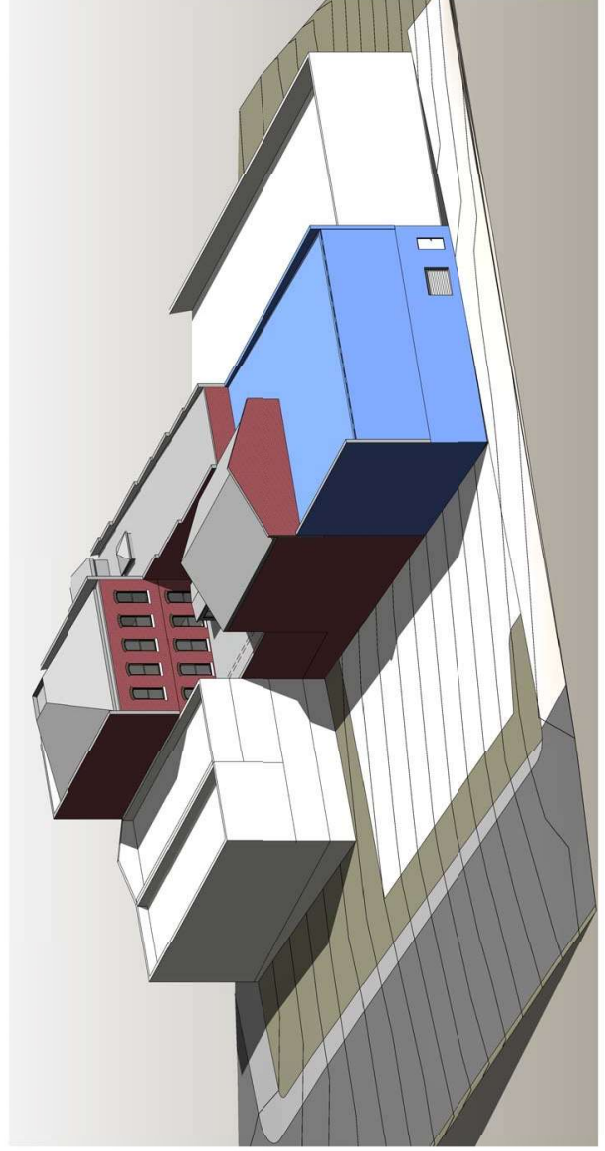
① 3D VIEW - PRESENTATION C - NE CUT VIEW



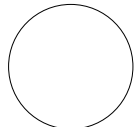
② 3D VIEW - PRESENTATION D - NE CUT VIEW



② 3D VIEW - PRESENTATION H - SOUTH AFTER DEMO



③ 3D VIEW - PRESENTATION I - SOUTH BEFORE DEMO



3D SECTION VIEW

RGA CONSULTING, LLC
 1805 GREEN BERRY ROAD
 JEFFERSON CITY, MISSOURI 65101
 RANDALL G. ALLEN, AIA, MO ARCH #003775
 RGA CONSULTING, LLC, MO CERT OF AUTH #2019038902

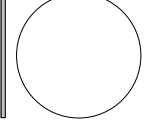
PRELIMINARY DESIGN



E&G INVESTMENTS LLC
 BUILDING REHABILITATION
 206-210 EAST HIGH STREET
 JEFFERSON CITY, MISSOURI

A404

DATE: OCTOBER 4, 2019
 PROJECT NO: 2019

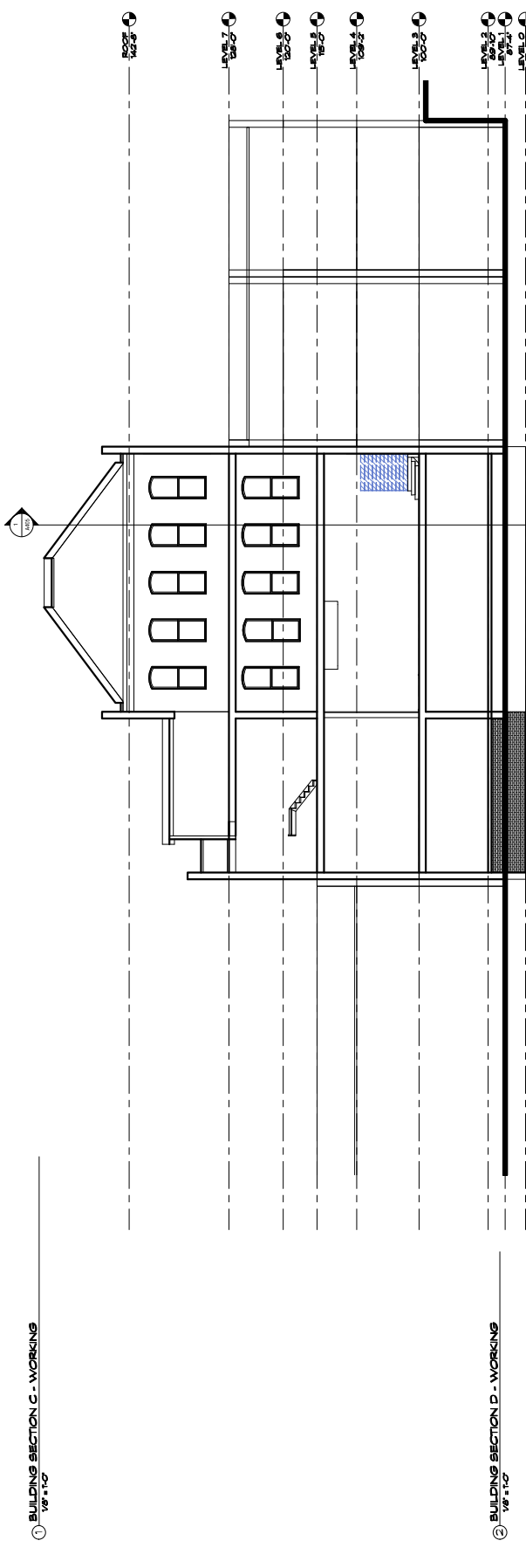
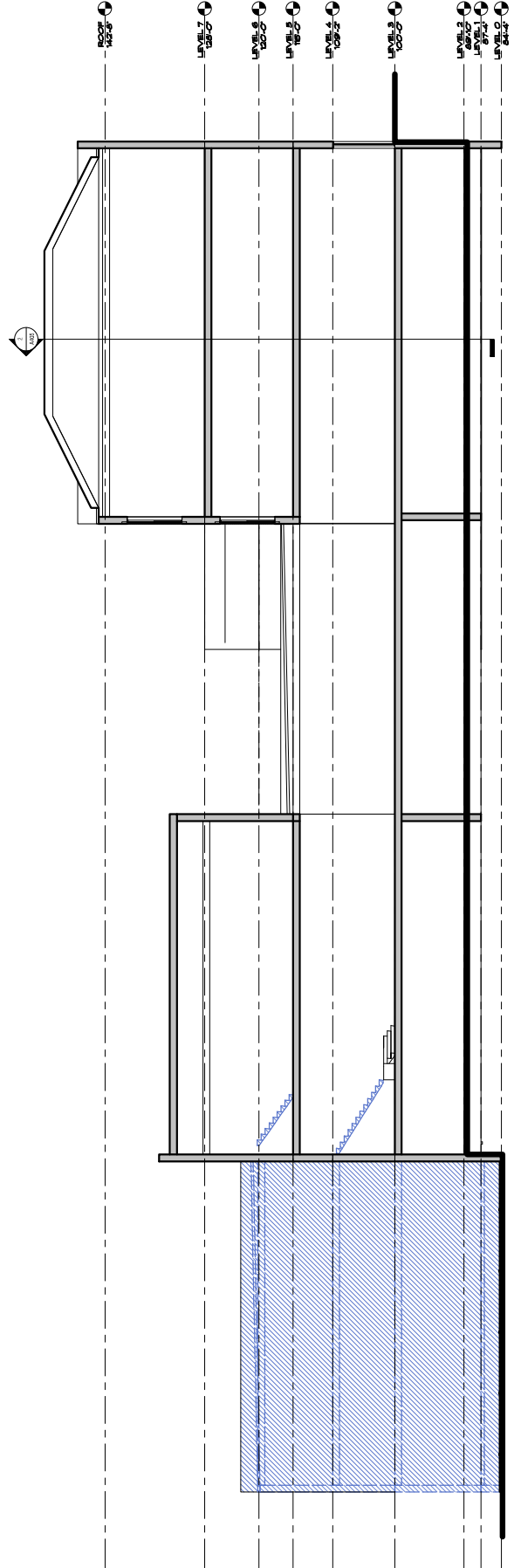


RGA CONSULTING, LLC
 1805 GREEN BERRY ROAD
 JEFFERSON CITY, MISSOURI 65101
 RANDALL G. ALLEN, AIA, MO ARCH #003775
 RGA CONSULTING, LLC, MO CERT OF AUTH #2019038902

PRELIMINARY DESIGN
RGA CONSULTING, LLC

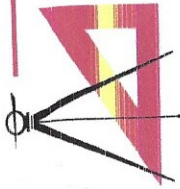
E&G INVESTMENTS LLC
 206-210 EAST HIGH STREET
 JEFFERSON CITY, MISSOURI

A405
 DATE: OCTOBER 4, 2019
 PROJECT NO: _____



① BUILDING SECTION C - WORKING
 1/8" = 1'-0"

② BUILDING SECTION D - WORKING
 1/8" = 1'-0"



MECO ENGINEERING COMPANY, INC.
ENGINEERS + SURVEYORS

3120 Highway W – Hannibal, Missouri 63401
Ph. (573) 221-4048 – Fax (573) 221-4377

May 15, 2014

102-444

Hawthorn Bank
800 Eastland Drive, P.O. Box 688
Jefferson City, MO 65101

ATTN: Karen Prenger

RE: Structural Investigation of Building at 210 E. High Street, Jefferson City, Missouri

Dear Ms. Prenger:

On May 13, 2014, I completed onsite observations of the accessible and visible parts of the subject building located at 210 E. High Street, Jefferson City, Missouri. The observations were performed as part of our cursory investigation of the subject building to determine its general overall condition, and more specifically the general investigation of the roof system's condition.

Two site/building location exhibits, four numbered photos, and general photos taken during my observation time onsite, are included in this report for your reference. Additionally, Jeff Backes accompanied me during most of my observation time inside, outside, and on various roof areas of the building.

Based on my measurements and observations of the visible areas of the building, the general overall structural condition of the building is good, except for two roof areas, which will be addressed later in this report. The observed areas of the lower and upper levels of the building and foundation walls appeared to be in good condition, but minor repairs and general maintenance (e.g., tuck pointing, painting, etc) not appearing to be structurally related should be completed in many areas.

The approximate exterior dimensions (horizontally) of the two and three story building are roughly 200 feet x 60 feet. The primary building materials consist of brick masonry walls, at least partial steel framing in the lower level, and wood framed roofing systems. The lower and main levels, and back end of the second level, contained a considerable amount of drywall and plaster covered walls and ceilings, so observation/evaluation and determination of the apparent structural condition of those areas obscured by the aforementioned materials are not included in this investigation.

As stated above, two roof areas appeared to be in structurally poor condition. Please refer to the following description of the problem roof areas and accompanying photos 1 through 4 that also follow.

Area #1: Unconventionally Framed Roof Area

1. Refer to "BUILDING AERIAL VIEW" and Photos No. 1 and No. 2 showing a significantly deflected area of roof above the second story, near the mid-south area of the building. Photo No. 1 is an underside view showing the roof rafters, ceiling joists and associated framing that comprises the roof system at this location, and illustrates a condition with non-continuous ceiling joists (spanning in northwest by southeast direction). The existing roof condition consists of framing members located (nailed in or otherwise connected) perpendicular to the ceiling joists/rafters on each side, thereby creating a discontinuous ceiling joist/rafter condition. The aforementioned discontinuous ceiling joists/rafters condition appears to have caused the roof to deflect several inches, and the roof in this area may be in an unstable and possibly unsafe condition if it remains in its current condition.
2. Even if a failure of the roof in this area (and possibly surrounding area(s)) does not occur, the observed deflection inhibits or prevents proper roof drainage (as evidenced by ponded water observed in the subject area on top of the roof). Consequently, a ponding condition may cause the weight of water/snow/ice accumulation to increase the structural loading on the roof. The significantly deflected condition also may exhibit an undesirable appearance—especially when viewed from the room beneath the deflected roof framing if the area is dry-walled or otherwise finished.

Area #2: Distressed Roof Truss

1. As shown in the "BUILDING AERIAL VIEW" and Photos No. 3 and No. 4, the south-easterly end of the built up roof truss above the top level (3rd story) of the building appears to be significantly deteriorated by water intrusion through the roof, and distressed by the structural roof loads (material weights, etc) affecting the deteriorated and weakened components that comprise the truss. The noted structural condition in this area appears to be critical, and should be corrected as soon as possible to prevent a potential collapse. Additionally, if a partial or complete collapse of the truss and/or adjacent or supporting roofing occurs, it is possible that significant damage and possibly injury could occur.
2. While performing observations, it was apparent that water seepage/leakage through the roof has occurred, which more or less has been collected in containers on the 3rd story floor below the distressed truss, and pumped out of the building using a pump (based on information provided by Mr. Backes). It is likely that the noted water seepage/leakage contributed to the distressed truss condition.

Hawthorn Bank
May 15, 2014

Project No. 102-444

3. A replacement or modification of the distressed roof truss should be completed as soon as possible, and should be completed in accordance with the building codes and requirements of Jefferson City, Missouri.

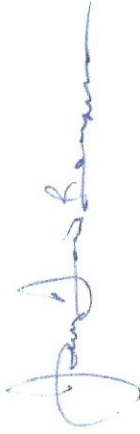
In summary, the building appears to be in mostly satisfactory condition. However, two roof areas were observed to be in a poor or unconventionally framed condition, with the distressed truss located near the north-east end of the building (noted as Area #2 in this report) observed to apparently require immediate attention. Therefore, the proper repair or reconstruction of the truss (and possibly roofing adjacent to the truss) in Area #2 should be accomplished as soon as possible. The Area #1 roof framing may be monitored for the future life of the building to ensure it does not worsen, or may be properly repaired or reconstructed as soon as practicable.

This completes our cursory review and investigation for this project. Because of the limited scope of this investigation, and because there are unobservable areas and structural elements and potential latent material defects and conditions, it is possible that unknown conditions exist that may contradict the findings of this investigation.

Please feel free to contact me if you have questions.

Sincerely,

MECO ENGINEERING COMPANY, INC.



James D. Bensman, Vice President, PE, SE

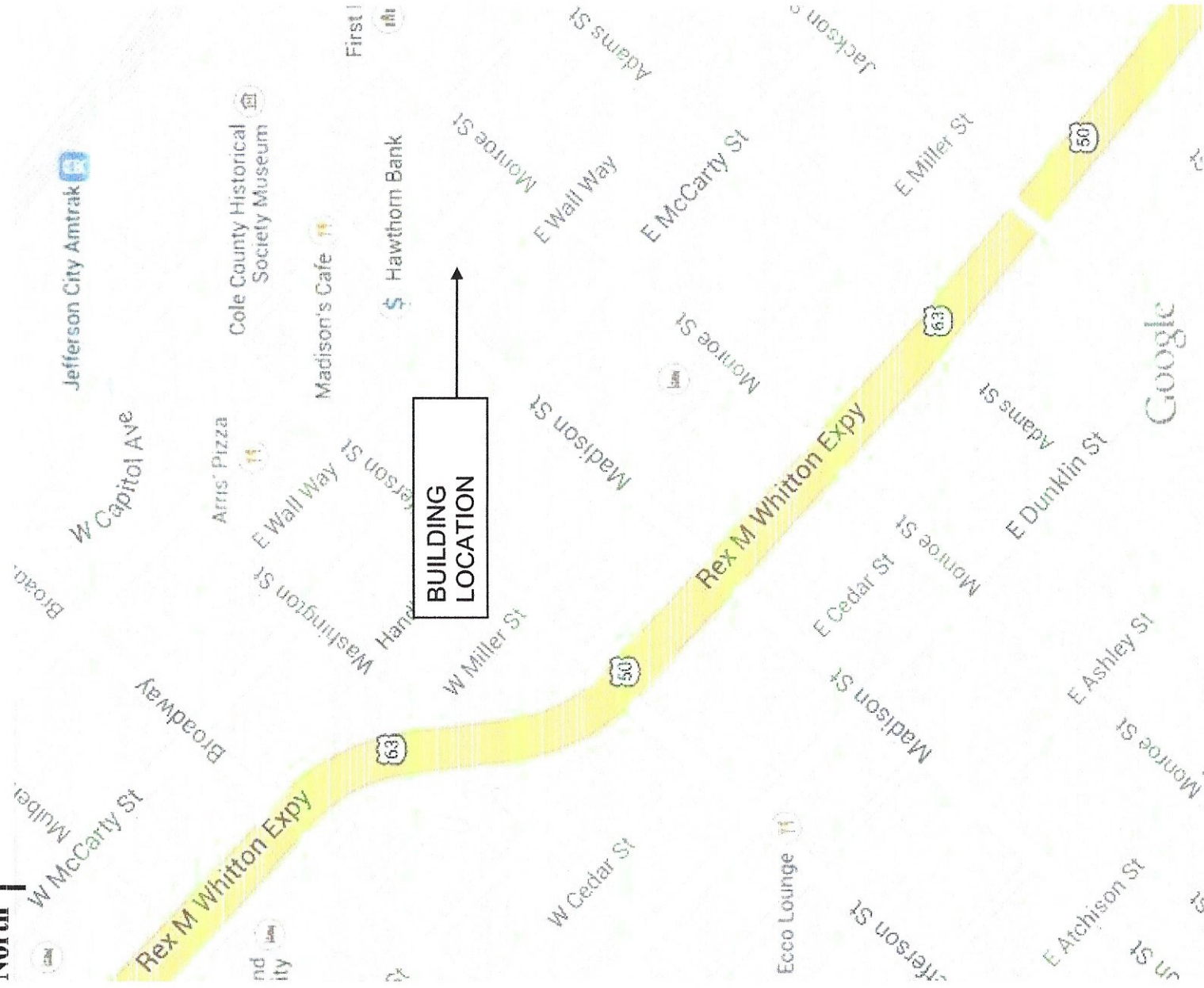
JDB
Enclosures



Hawthorn Bank
May 15, 2014

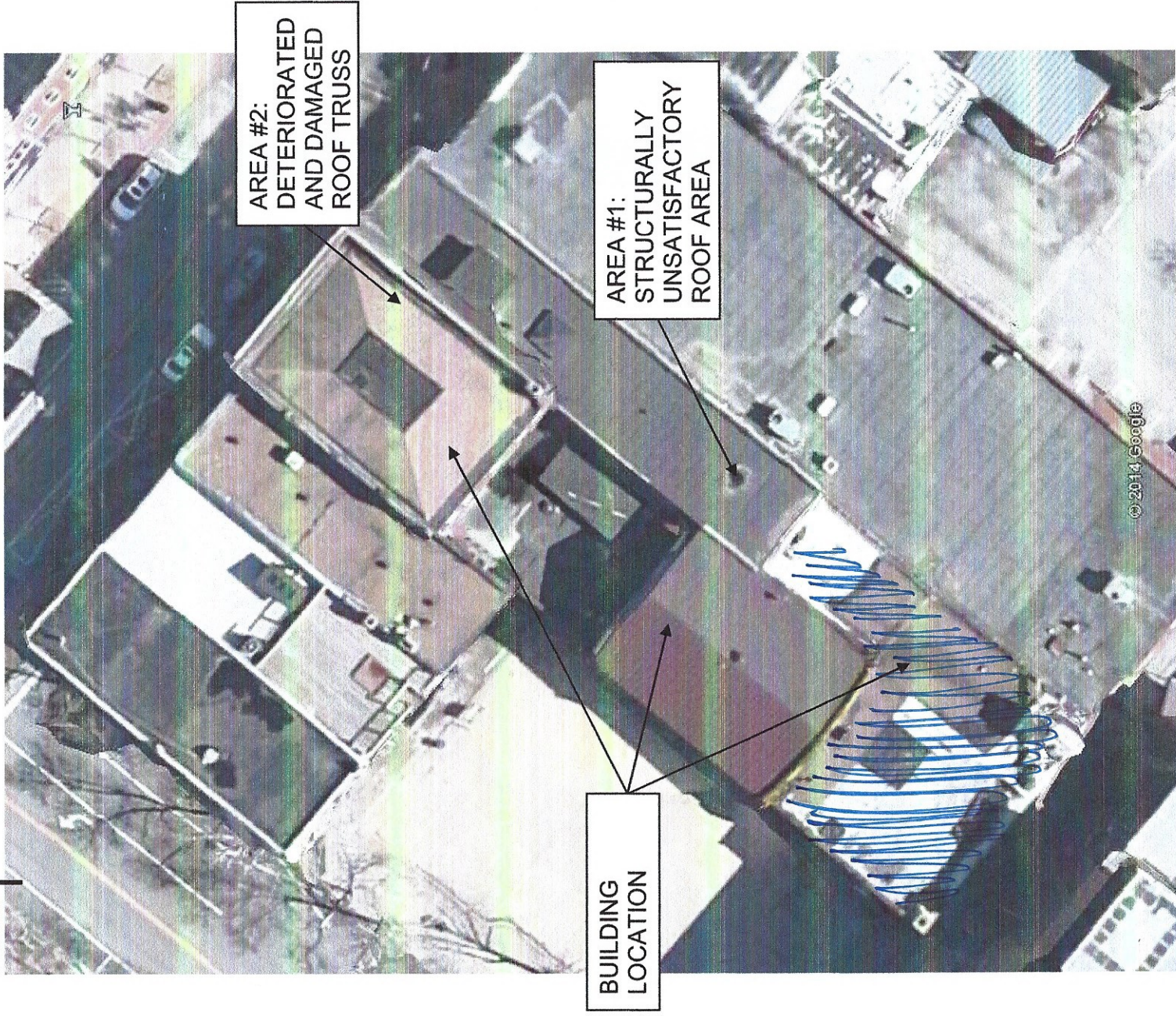
Project No. 102-444

North



LOCATION MAP

North



BUILDING AERIAL VIEW



PHOTO 1



PHOTO 2

Hawthorn Bank
May 15, 2014

Project No. 102-444



PHOTO 3

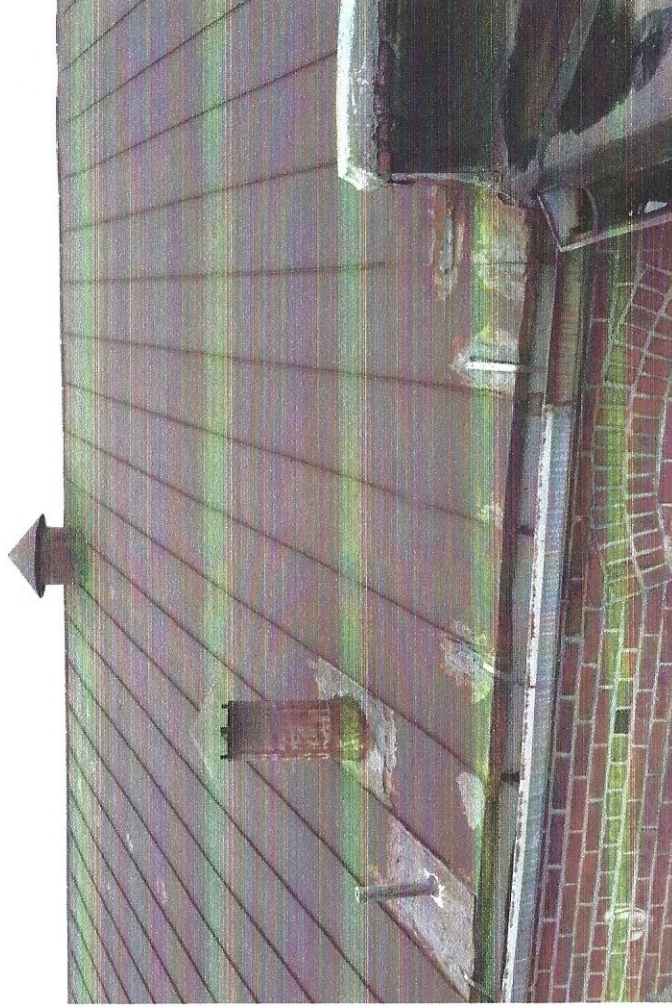
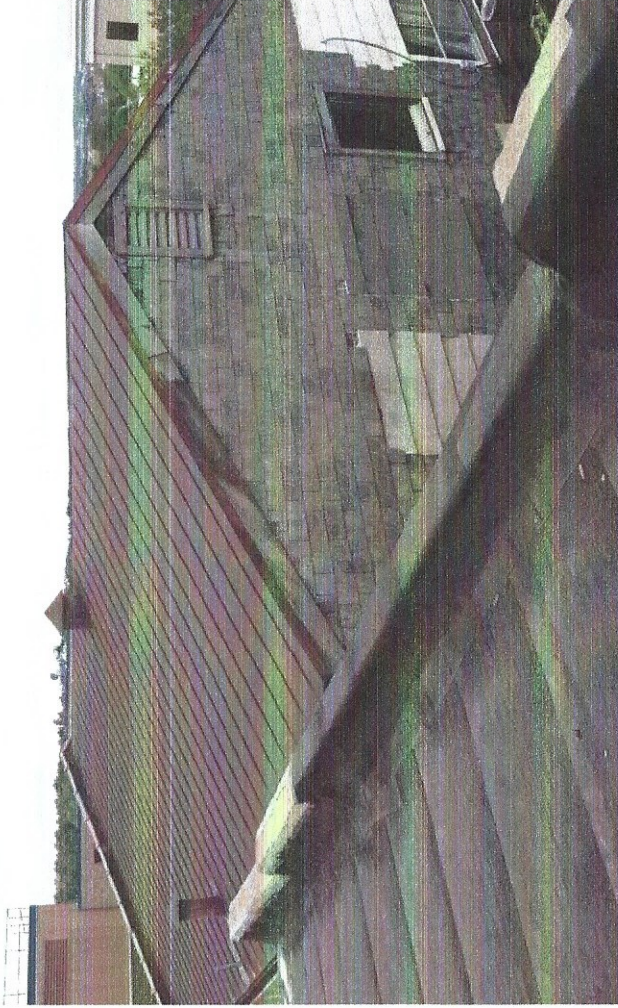


PHOTO 4







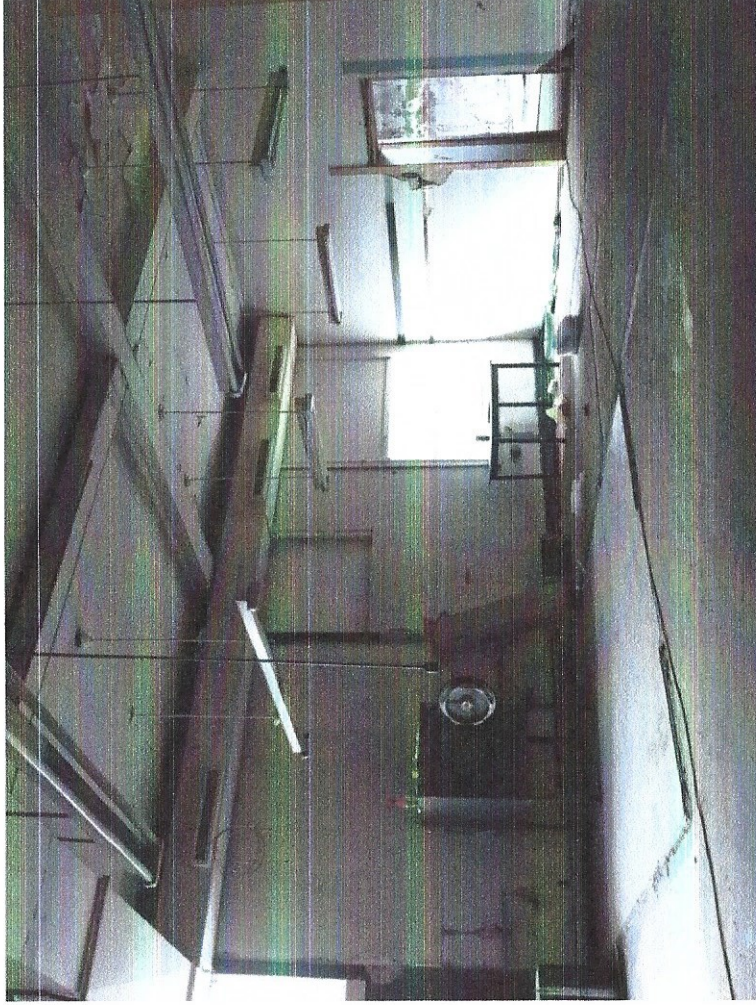
















Hawthorn Bank
May 15, 2014

Project No. 102-444



Hawthorn Bank
May 15, 2014

Project No. 102-444



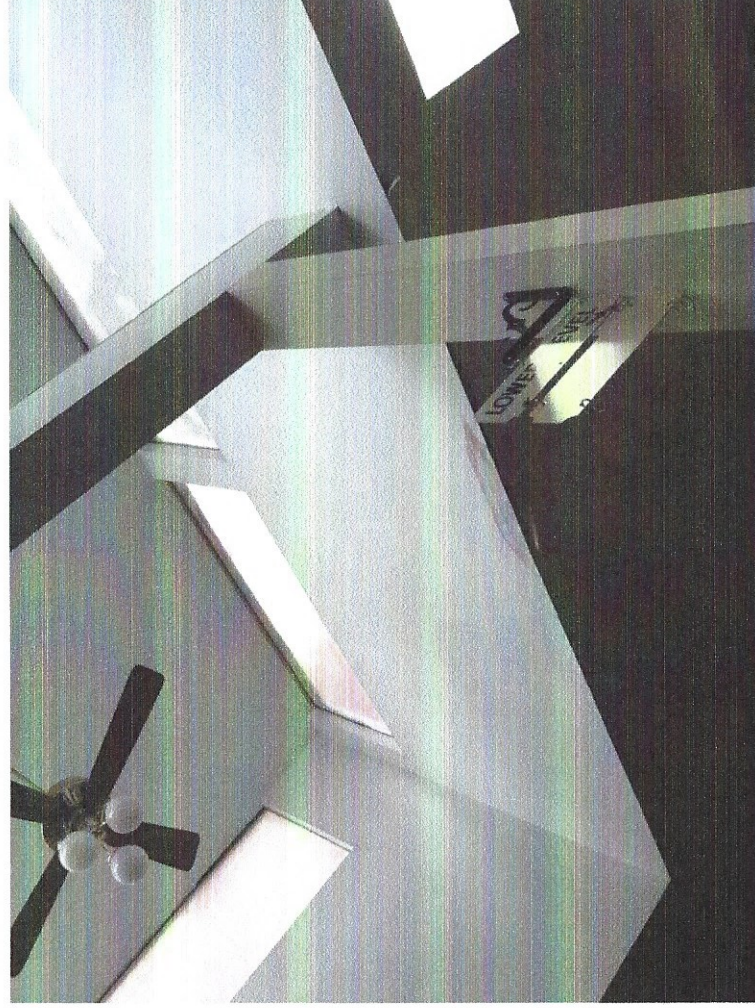
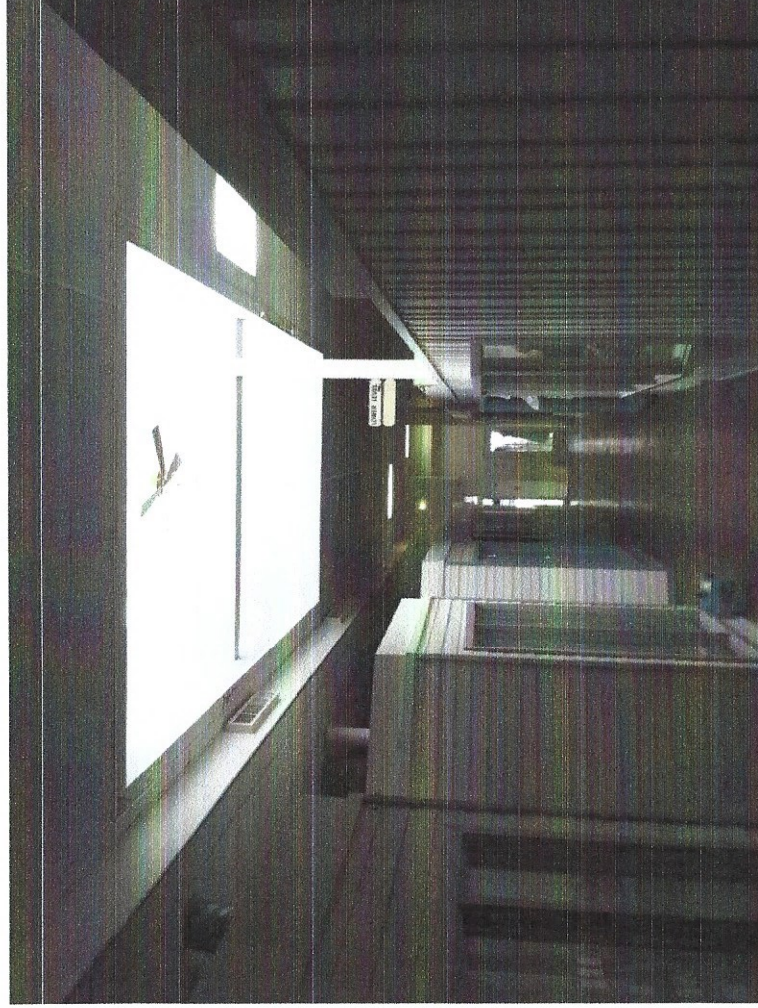












April 12, 2018

CAMEO Construction
105 Oak Street, Suite E
Ashland, Missouri 65010

Attn: Mr. Ryan Gilmore

Re: Follow-Up cursory inspection
210 (206, 208) E. High Street
Jefferson City, Cole County, Missouri 65101

Dear Mr. Gilmore:

Today I finished an onsite cursory structural inspection of the building at the address noted above. This inspection is the opinion reached by a visual inspection only and does not include inspection for termite damage, geological problems, or soil conditions. A significant amount of the interior structure of the building is finished. Therefore, I do not assume responsibility for conditions which could not be discovered within these limits or have been concealed. The inspection report offers the opinion of the inspector based on observations at the time of the inspection. It does not constitute a warranty, guarantee, or insurance policy. Liability of any nature is limited to the fees actually paid for the inspection. Once completed, I will review and compare my evaluation of the building structural components to an inspection performed by MECO Engineering Company, Inc. (MECO) on May 15, 2014 to compare the deficiencies noted in said report with the conditions I witnessed today.

The overall structural stability of the building is good. The exterior and intermediate foundation walls and support structure as well as the floor structure are in very good condition. I did not see any signs of weak structural members, movement, or settling. The brick walls are straight and vertical. All of the steel columns were vertical with no signs of distress or rusting. All of the steel beams also appear to be in good condition as well. All of the different floor structures appear to be properly hung and in good condition. The building foundation, steel supports, and flooring structure all appears to be properly designed, sized, and constructed.

The only structural deficiencies noted were the two elements noted in the MECO report and one additional deficiency with the roof structure.

Area #1: The condition of these non-conventional trusses is unchanged. There still appears to be a weak set of seven handmade trusses. The trusses are located in a transition area of the roof where the trusses are changing their pitch and design. In these three trusses the bottom chords are joined with a butt joint. The butt joint is a weak chord that is sagging as seen in MECO Photo No. 1 and No. 2. The sagging condition has created a low spot in the roof and sagging of the bottom chord itself. This sagging group of trusses has caused the bottom chord on an adjacent truss to crack in two. Although deflecting, exerting a 450 pound point load to this location did not indicate a weakness to a point of collapse. I would recommend repairing the broken chord with sister joists secured to either side of the broken joist. These two joists should extend from one foundation brick wall to the other and be secured by gluing and screwing the boards together. I would also recommend supporting the butt jointed trusses with a load bearing wall to uniformly distribute the load onto the floor structure below.


Area #2: I identified deterioration of the east end of the built-up roof truss as well. Moisture leaking through the roof caused this deterioration to occur. Improvements need to be made to the end of this truss immediately to ensure this roof section remains stable. These improvements will include false supporting the roof structure while improvements are made to the existing truss end or additional supports are added.

Area #3: I identified a third area over the southeast portion of the roof. Because the interior ceiling was finished and the exterior roof has received improvements, I was unable to identify any major structural deficiency. The roof still appears to be very stable with no signs of weakness or sagging. However, this area of the roof is allowing a significant amount of moisture to infiltrate into the second story below causing moisture stains on the interior walls and completely soaking the interior carpeting. The ceiling above this area needs to be removed as soon as possible to expose the interior roof structure to determine the source of this moisture. I would also recommend the immediate removal of the carpeting before the moisture in the carpeting causes the floor structure below to rot.

The primary structural concerns of the building are very limited to three roof elements. Although these elements have deteriorated, they are currently strong enough to support the roof and associated roof loads. To repair these elements will take further discovery and different contractor's means and methods. If you need to have the solutions reviewed I would be glad to assist with the improvement ideas.

If you have any questions regarding the inspection please contact me at 573-353-2717.

Sincerely,


Greg Hayes, P.E.
HAYES INSPECTIONS L.L.C.
MO E-26305





ARSI, Inc.
ENVIRONMENTAL & DEMOLITION CONTRACTORS
P.O. Box 105287, Jefferson City, MO 65110-5287
573.896.0222 ■ www.arsi-mo.com

April 2, 2021

Ahrens Contracting Inc.
Attn: Roger Kent
140 Lafayette Ave.
St Louis MO. 63104

RE: Pre-Demolition Asbestos Abatement Letter, 210 E. High St. Jefferson City, MO.
ARSI Job # 2114

We propose that all the non-friable asbestos-containing materials identified in the pre-demolition survey has been removed prior to demolition by Ahrens.

1. Removal of the non-friable asbestos-containing materials identified in the pre-demolition asbestos inspection reports.
2. Compliance with EPA, OSHA &MDNR regulations concerning asbestos removal.
3. Use of MDNR-accredited workers and supervisors for all phases of the work.
4. Use of OSHA-required fall protection equipment for the siding removal work, so that the work areas can be accessed safely. Supply scaffolding and/or man lifts, as needed, to perform the work.
5. Isolation of interior work areas and use of HEPA-filtered exhaust fans during abatement.
6. Wet removal, proper packaging, labeling and disposal of the asbestos at a DNR-approved sanitary landfill.
7. General liability insurance that specifically covers asbestos abatement operation. Workers' compensation and commercial auto insurance are also included.

Sincerely,
ARSI, INC.


Rusty Allen
Operations Manager



National Park Service

RECEIVED

RECEIVED

Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 - EVALUATION OF SIGNIFICANCE

DEC 16 2020 NATIONAL PARK SERVICE TAX INFORMATION SERVICE 2020-0105



STATE HISTORIC PRESERVATION SERVICE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
42848

1. Property Name J.C. Penney building

Street 206, 208 & 210 E. High St.

City Jefferson City

County Cole

Name of Historic District Missouri State Capitol Historic District

State MO Zip 65101-3207

National Register district

certified state or local district

potential district

2. Nature of Request (check only one box)

certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.

certification that the building does not contribute to the significance of the above-named historic district for a charitable contribution for conservation purposes.

preliminary determination for individual listing in the National Register.

preliminary determination that a building located within a potential historic district contributes to the significance of the district.

3. Project Contact (if different from applicant)
Name Ryan Gilmore & Derek Eilers

Street 104 Maple St.

Zip 65010

Telephone (573) 616-8416

City Ashland

State MO

Company _____
Email Address derek.eilers@yahoo.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Derek Eilers

Signature (Sign in ink) Derek Eilers

Date 12/10/20

SSN _____

or TIN 46-4450800

Street 104 Maple St.

Zip 65010

Telephone (573) 619-4925

City Jefferson City

State MO

Company _____
Email Address derek.eilers@yahoo.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 2/5/21

[Signature]
National Park Service Authorized Signatory (Sign in ink)

NPS Comments Attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A-2) (N1-79-8-1)).





Looking East on High Street at Madison

Date of this notice: 12-27-2016

Employer Identification Number:
81-4790211

Form: SS-4

Number of this notice: CP 575 G

DME LLC
DEREK EILERS SOLE MBR
5728 PERGOLA DR UNIT 202
COLUMBIA, MO 65201

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 81-4790211. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

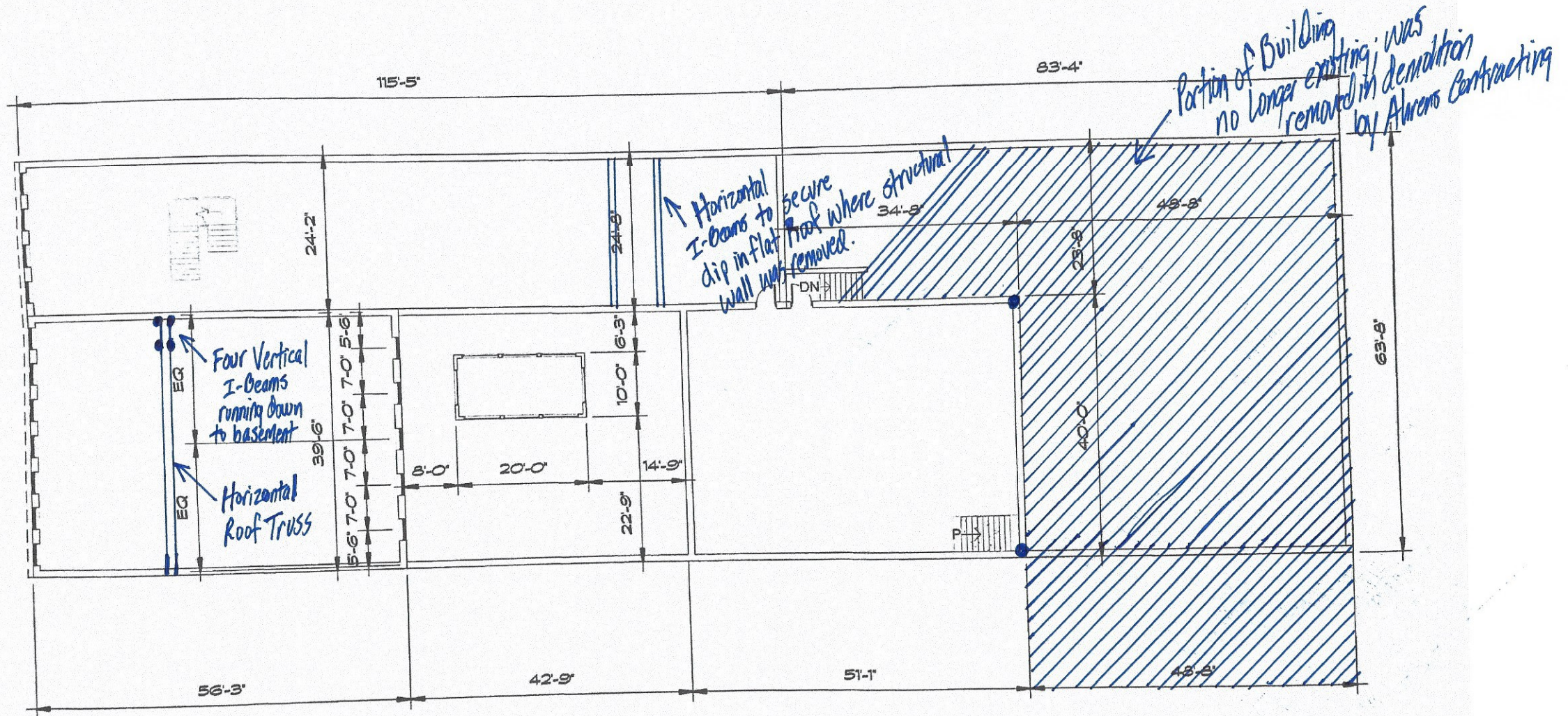
- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

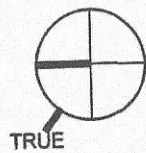
Your name control associated with this EIN is DMEL. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

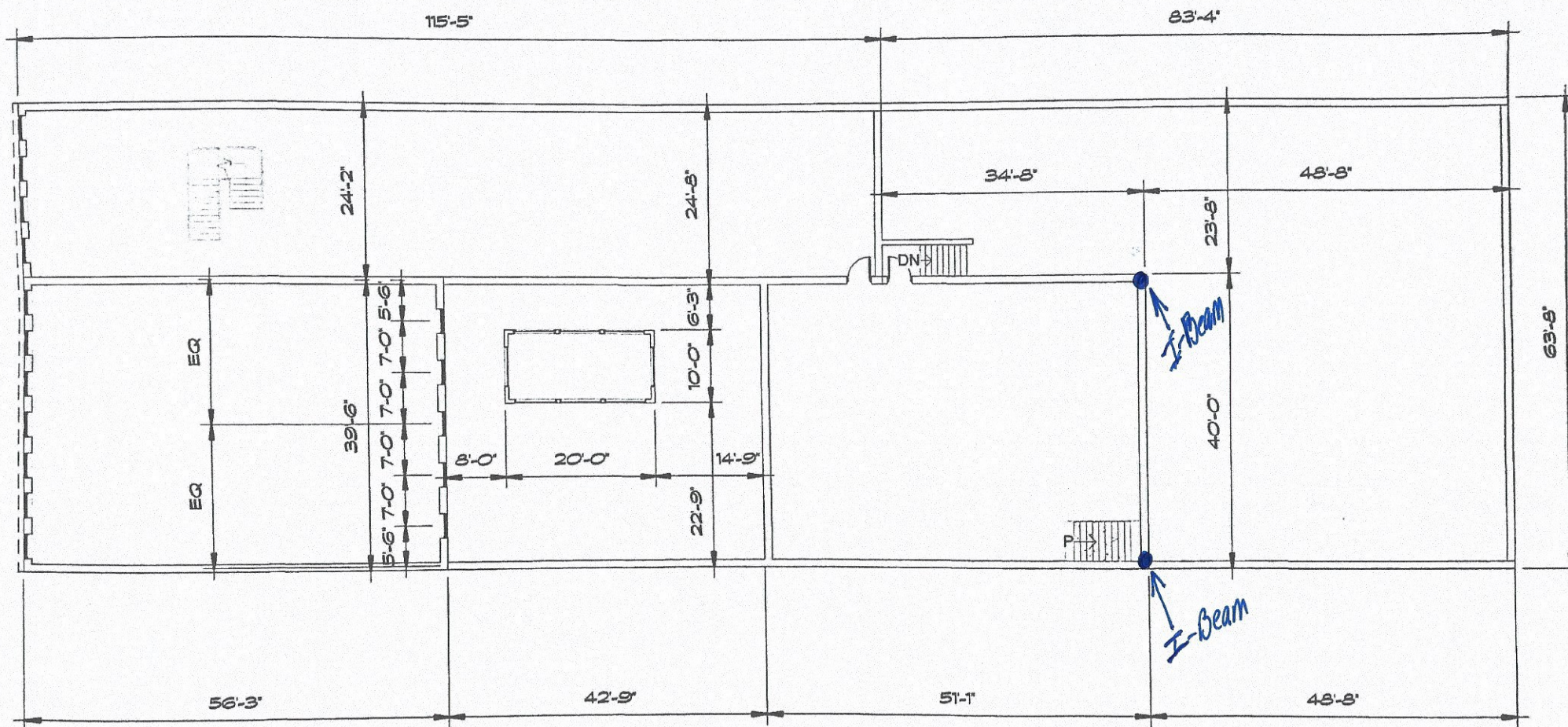
sq ft 9,664



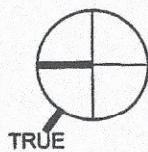
① LEVEL 3 - FLOOR PLAN
1/16" = 1'-0"

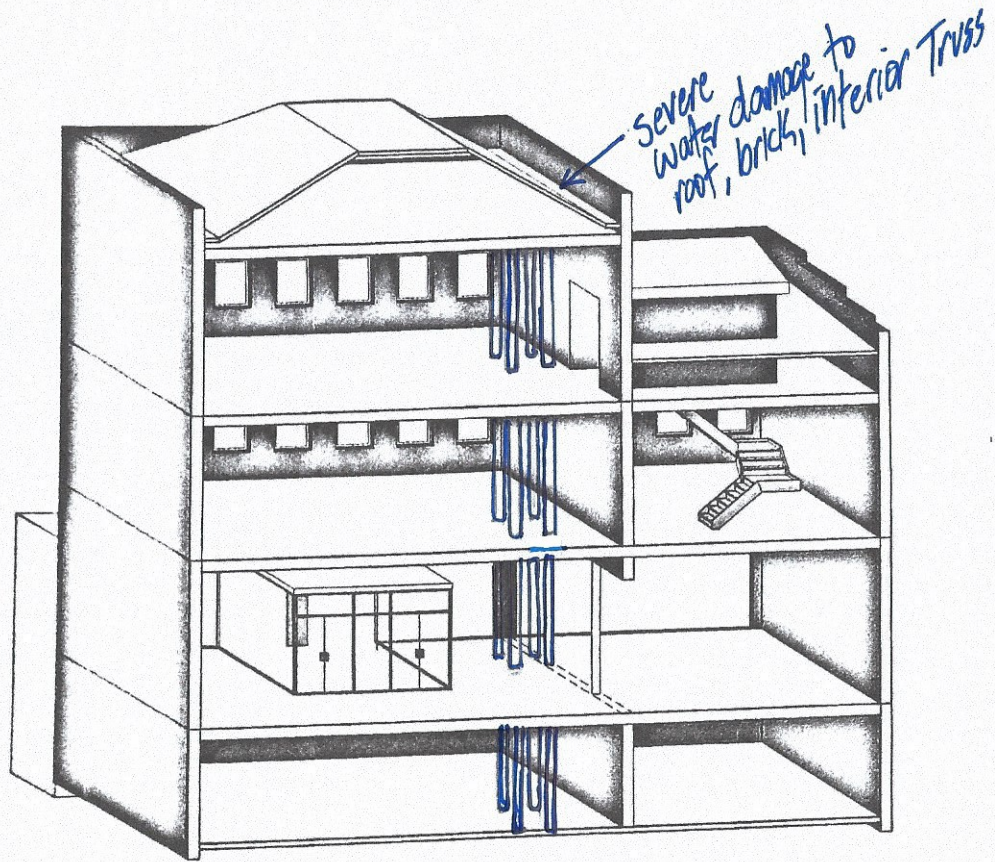


sq ft 9,664

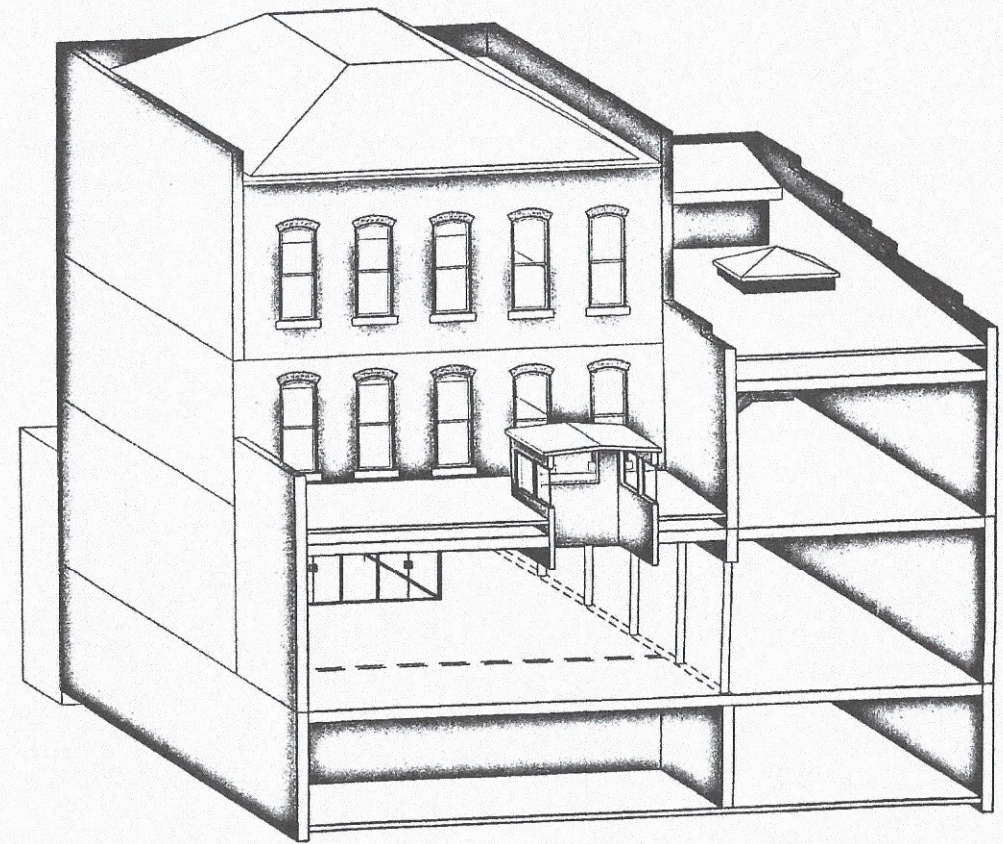


① LEVEL 3 - FLOOR PLAN
1/16" = 1'-0"

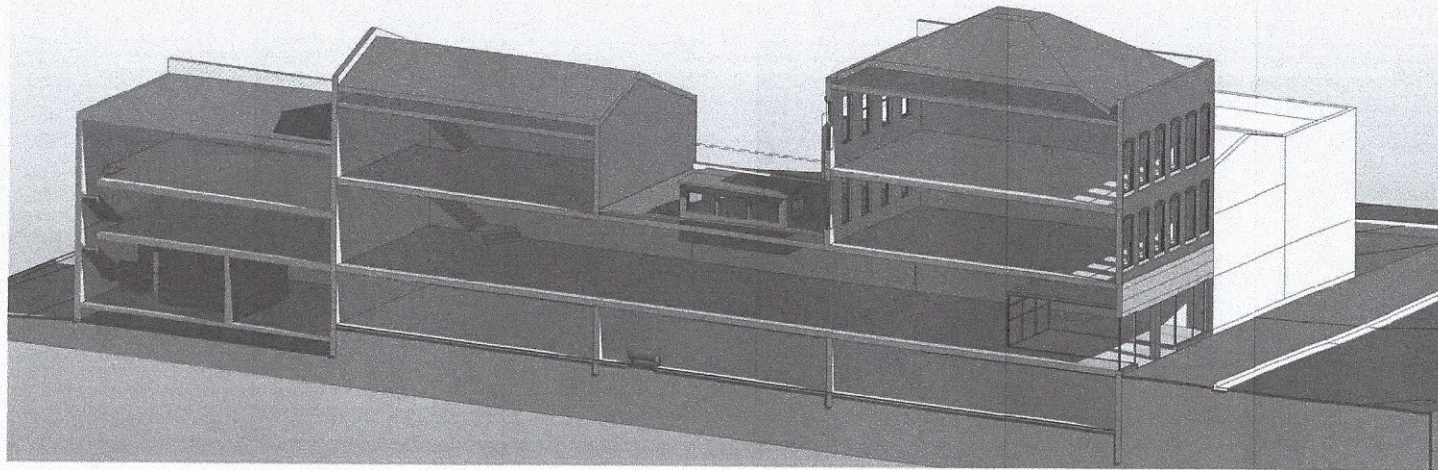




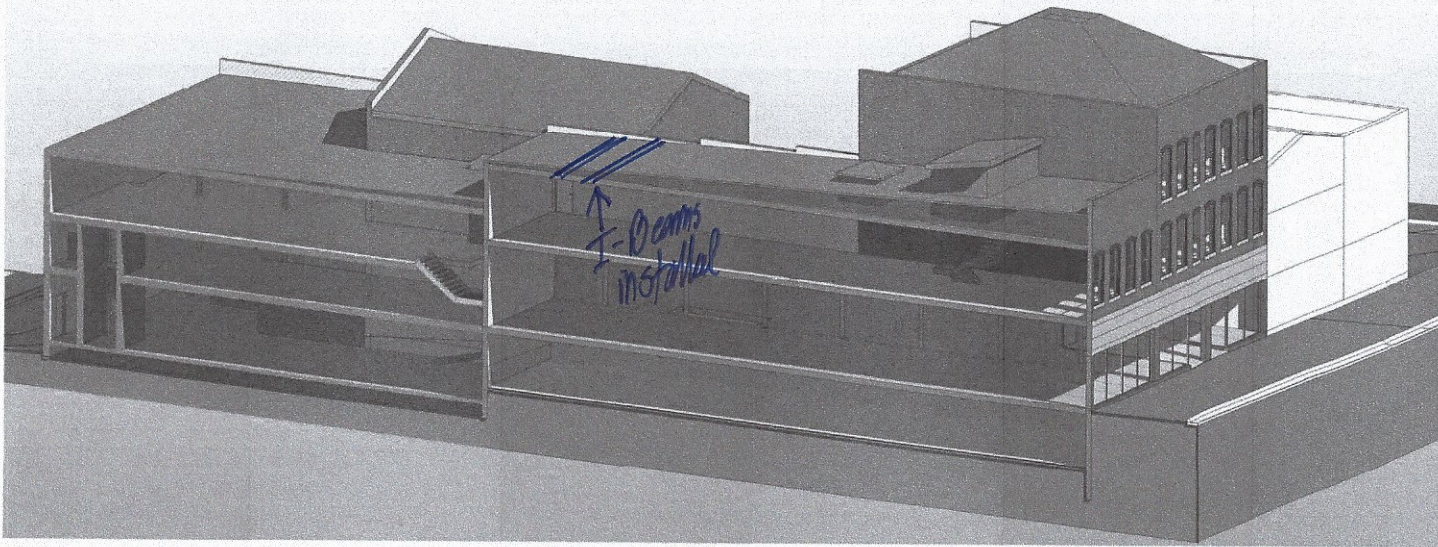
① 3D - SW - TOWARD HIGH STREET



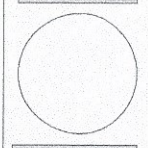
② 3D - SW - TOWARD HIGH STREET A



① 3D VIEW - PRESENTATION C - NE CUT VIEW



② 3D VIEW - PRESENTATION D - NE CUT VIEW



3D SECTION VIEW
RGA CONSULTING, LLC
 1805 GREEN BERRY ROAD
 JEFFERSON CITY, MISSOURI 65101
 RANDALL G. ALLEN, AIA, MO ARCH #003775
 RGA CONSULTING, LLC, MO CERT OF AUTH #2019038902



BUILDING REHABILITATION
E&G INVESTMENTS LLC
 206-210 EAST HIGH STREET
 JEFFERSON CITY, MISSOURI

A403
 DATE: OCTOBER 4, 2020
 PROJECT NO. 2111



Home: (573) 619-4925

Client: DALLMEYER BUILDING
Property: 206 208 210 E HIGH STREET
JEFFERSON CITY, MO 65101

Operator: RGILMORE

Estimator: RYAN GILMORE
Company: CAMEO CONSTRUCTION
Business: 104 MAPLE STREET SUITE B
ASHLAND, MO 65010

Business: (866) 779-7663
E-mail: RGILMORECAMEO@GMA
IL.COM

Type of Estimate: Water Damage
Date Entered: 6/2/2020 Date Assigned: 6/6/2020
Date Est. Completed: 7/14/2020 Date Job Completed: 11/15/2020

Price List: MOCO8X_JUL22
Labor Efficiency: New Construction
Estimate: DALL



CAMEO CONSTRUCTION SERVICES

573.657.ROOF (7663)

DALL

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. R&R Exterior door - Steel	6.00 EA @	12,312.33 =	73,873.98
2. R&R Wrap wood window frame & trim with aluminum sheet - XLarge	36.00 EA @	323.82 =	11,657.52
3. R&R Window trim set (casing & stop) - hardwood	3,600.00 LF @	6.56 =	23,616.00
4. R&R Aluminum window, horiz. slider 12-23 sf (2 pane w/thermal)	36.00 EA @	406.83 =	14,645.88

Tuckpointing

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5. Mason - Brick / Stone - per hour	68.00 HR @	85.92 =	5,842.56
6. Stabilization: Slurry grout - per CF	480.00 CF @	27.33 =	13,118.40
7. Add on to tear out mortar bed for tile	500.00 SF @	1.53 =	765.00
8. Brick - Grout per square foot	6,680.00 SF @	6.03 =	40,280.40
9. Block - grout cell per square foot - Interior	1,680.00 SF @	4.03 =	6,770.40
10. Seal brick with masonry sealer	9,682.00 SF @	2.72 =	26,335.04
11. Swing scaffolding - up to a 45' platform	1.00 MO @	11,778.34 =	11,778.34
12. Masonry- Tuckpointing	1.00 EA @	3,645.00 =	3,645.00

Roofing

DESCRIPTION	QTY	UNIT PRICE	TOTAL
13. Remove Laminated - High grade - comp. shingle rfg. - w/ felt	12.00 SQ @	62.84 =	754.08
14. Laminated - High grade - comp. shingle rfg. - w/ felt	14.00 SQ @	271.08 =	3,795.12
15. Coating - Poly Carb primed sealed and prepped with fiberglass 3 foot wide rolls	65.00 SQ @	61.96 =	4,027.40
16. R&R Coating - Elastomeric or Silicon Base	70.00 SQ @	505.61 =	35,392.70
17. R&R Drip edge/gutter apron	135.00 LF @	2.81 =	379.35
18. R&R Flashing - pipe jack	6.00 EA @	44.37 =	266.22
19. R&R Aluminum sidewall/endwall flashing - mill finish	215.00 LF @	6.58 =	1,414.70
20. Step flashing	180.00 LF @	7.67 =	1,380.60
21. R&R Flash parapet wall only	440.00 LF @	11.64 =	5,121.60
22. Dumpster load - Approx. 40 yards, 7-8 tons of debris	6.00 EA @	750.35 =	4,502.10
23. Elastomeric roof coating - Metal Roof Coating	1,455.00 SF @	2.11 =	3,070.05
24. R&R Exhaust cap - through roof - 6" to 8"	4.00 EA @	83.18 =	332.72

DALL

7/18/2022

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CAMEO CONSTRUCTION SERVICES

573.657.ROOF (7663)

Guttering

DESCRIPTION	QTY	UNIT PRICE	TOTAL
25. R&R Gutter / downspout - aluminum - 6"	196.00 LF @	19.17 =	3,757.32

Framing

DESCRIPTION	QTY	UNIT PRICE	TOTAL
26. Framing- Staircase to upper level and miscellaneous safety features for white box	1.00 EA @	14,268.00 =	14,268.00

Siding

DESCRIPTION	QTY	UNIT PRICE	TOTAL
27. R&R Siding - vinyl - High grade - Perimeter of existing skylight	540.00 SF @	4.58 =	2,473.20
28. R&R Remove Slate Siding and Install Hardi or LP Smart Siding	3,685.00 SF @	6.05 =	22,294.25

Demolition

DESCRIPTION	QTY	UNIT PRICE	TOTAL
29. Debris chute hopper - per week - 30" x 4' section	1.00 TB @	880.05 =	880.05

Insulation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
30. R&R Foam Insulation for Basement	5,920.00 SF @	5.12 =	30,310.40

HVAC

HVAC

DALL

7/18/2022

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CAMEO CONSTRUCTION SERVICES

573.657.ROOF (7663)

DESCRIPTION	QTY	UNIT PRICE	TOTAL
31. HVAC - General Laborer - per hour	1.00 EA @	146,252.00 =	146,252.00

Electrical

DESCRIPTION	QTY	UNIT PRICE	TOTAL
32. Electrical (Bid Item) - White Box	1.00 EA @	18,455.00 =	18,455.00

Plumbing

DESCRIPTION	QTY	UNIT PRICE	TOTAL
33. Plumbing (Bid Item)	1.00 EA @	14,865.50 =	14,865.50

Labor Minimums Applied

DESCRIPTION	QTY	UNIT PRICE	TOTAL
34. Heat, vent, & air cond. labor minimum	1.00 EA @	195.91 =	195.91



CAMEO CONSTRUCTION SERVICES

573.657.ROOF (7663)

Summary

Line Item Total	546,516.79
Material Sales Tax	7,824.63
Subtotal	554,341.42
Overhead	55,434.19
Replacement Cost Value	\$609,775.61
Net Claim	\$609,775.61

RYAN GILMORE

Global Tasks: Show Layer List

Basic Tools: Initial View, Zoom Out, Zoom In, Pan, Identify, Print, Export

Measure: Distance, Toggle labels

Draw: Point

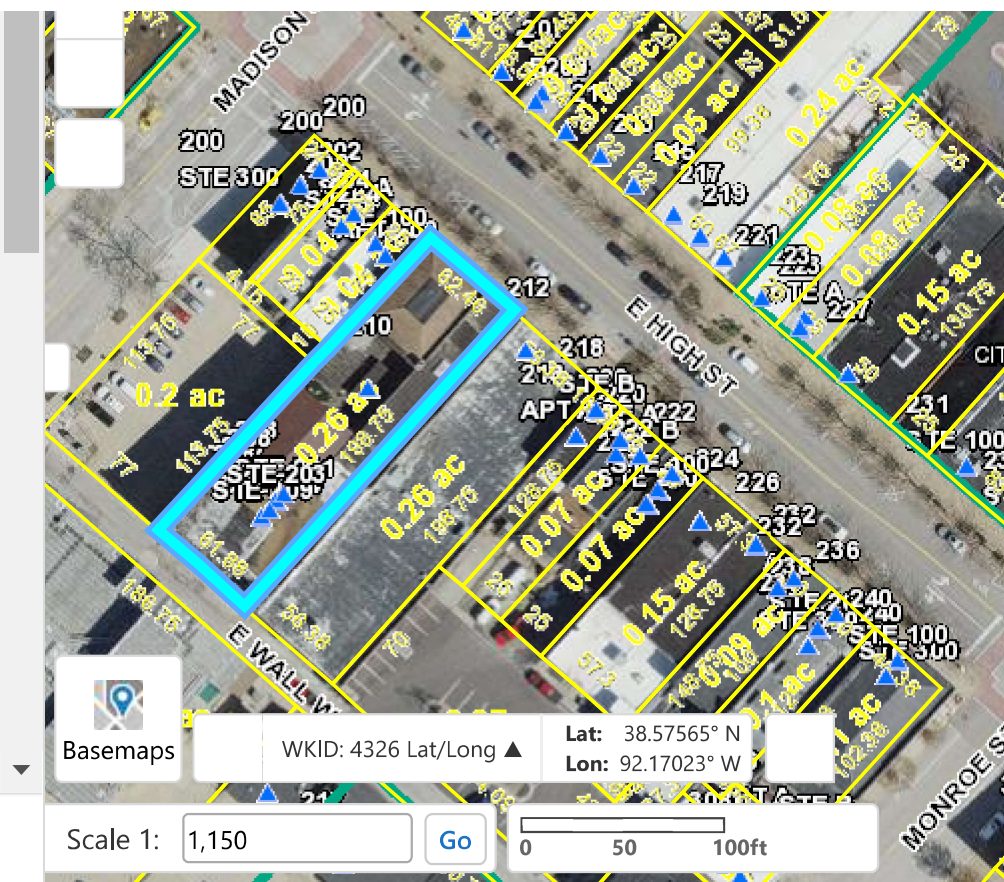
Coordinates: Plot Coordinates

Share

Tasks

[Collector Information Link](#)

ASSESSOR INFORMATION	
Parcel ID	1103070004005013
Property Location	206 E HIGH ST MO 65101
Owner	E & G INVESTMENTS L L C
	104 MAPLE ST #A
	ASHLAND, MO 65010
School District	JC
Property Description	CITY OF JEFFERSON INLOT BEG 77 E OF NW COR INLOT 476 S 198.75 E 61.88 N 198.75 W 62.46 TO POB



Historic Revitalization Grant Program

PROJECT NAME: DALLMEYER / JC PENNY BUILDING

PROJECT ADDRESS: 206-210 E. HIGH ST JEFFERSON CITY, MO 65101

APPLICANT ORGANIZATION: E&G INVESTMENTS LLC

UNIQUE ENTITY ID: JP5CBA9GA1F1

CONTACTS: DEREK EILERS 573-619-4925 DEREK.EILERS@YAHOO.COM
RYAN GILMORE 573-298-0063 RGILMORE@CAMEO.COM

PROJECT SUMMARY: Installation of I-Beams for structural integrity. Four vertical I-Beams to be installed from the top floor of the building to the lower floor basement to secure the 3rd floor roof horizontal beam that is keeping the 3rd level roof secure and safe. Two vertical I-Beams to be installed on the South exterior wall to secure the existing brick wall, wrap the current cylinder vertical beams, and reinforce structural integrity for the existing vertical beams that are currently in place. This will also provide sufficient material surface for wall framing that will be completed in these areas to enclose the openings in the building on the South wall.

South exterior wall to be framed in, enclosed with boarding, wrapped with water proof material/felt, and new exterior brick wall installed from basement level up to the roof. Tuckpointing on the West, North, and East side of the building in areas identified on engineer survey completed by Walter P. Moore. The project will consist of a mix of preservation and rehabilitation. The most historical features of the building will be preserved as best possible and feasible while portions of the building that do not have specific historical significance will be repaired so that the use is compatible with the historical and architectural values of the property.

HISTORICAL SIGNIFICANCE:

The J.C. Penney Building has already been approved through Part 1 Evaluation of Significance with NPS (Project Number 42848). Unfortunately, we could not proceed any further into Part 2 due to cumbersome application process and documentation NPS was asking for at the time. Being private property owners that both work full-time demanding jobs and running our own business's we simply do not have the manpower or time to gather all the necessary documentation in time constraints that are required. We're doing everything within our power and determination to get this project up and running so that we can restore this historic building and make it shine once again. The property is located in the Missouri State Capital Historic District and included in the National Register Nomination of Historic Places.

The retail building at 206, 208 and 210 E. High St. in downtown Jefferson City served as the largest retail store in our community for almost 93 years. The structure was built by 1888, when Rudolph Dallmeyer moved his business to this location. Dallmeyer was born in Germany in 1857, moved to St. Louis to work with his brother Herman in 1871, then to Jefferson City to manage Dallmeyer and Company Dry Goods Store for W.Q. Dallmeyer & J.T. Craven. In 1881 Rudolph started his own store at 227 Madison St., with his family living upstairs. In 1888 he moved the business to 206-208 E. High St.. His father in law was Frank Schmidt, a contractor and builder, presumably the builder of this structure. Rudolph operated the business with his eldest child Frank William Dallmeyer until Rudolph was killed in an auto accident near

Lone Jack, MO on July 4, 1924. Frank Dallmeyer operated the store until August, 1929, when Millsap's moved into 206 and 208 E. High; 210 E. High was rented to Crown Drug Co. in November. On March 7, 1949, the city council approved a 10-year lease of the first floor of city hall at High & Monroe for Millsap's.

JC Penney moved into the space after Millsap's. In February, 1950, Roy Scheperle Construction Co. completed work on the new Penneys store, with the sales area about 40% larger due to expansion into the former Crown Drug Store location immediately to the east. The store occupied the main floor, basement & balcony level. Capital Mall, on the west end of town, opened in 1978. A single level 75,200 square foot JC Penney store was dedicated in the mall on January 7, 1981. This ended 93 years of retail use for 206 – 210 E. High St. The appraised value of the building reached its highest level in 2003. The space was used as a “downtown mall” with numerous small offices until 2014, when the building became vacant, transferring to the current owners in 2018.

PROJECT BUILDING AND COMMUNITY IMPACT:

Please see above in Historical Significance section for the building in focus, the history it represents to Jefferson City, why its an asset to the community. The façade of this former retail store at 206 – 208 E. High St. in Jefferson City's downtown is a two to 3-story brick building. The 3-story portion features distinctive window hoods above all the upper story windows and a tall cornice across the top edge of the front façade. There are seven 1/1 double hung sash on both the second and third floors, aligned vertically and horizontally. The first story is comprised of large glass windows and glass entry doors, protected by retractable awnings. In 1961, the adjacent building to the east was connected as part of the retail store. This building is taller than two stories, but less than three stories. The windows on the second floor continue the fenestration pattern and window hoods displayed on 206-208 E. High Street. In the space above, there are/were three distinct circular markings, with a small decoration at top, bottom and both sides. From the inside, these are clearly infilled with brick, perhaps originally. The exterior decoration no longer exists. The space behind these markings was never intended as usable space, as it is filled with rafters. On top of this section was a rather simple cornice. The large glass windows and doors on the first floor remain. The façade was until recently obscured by a corrugated metal covering. When this was removed, the ghost outlines of “J.C. Penney Co.” were clearly visible above the first floor windows.

Inside, the first floor has numerous partial height walls, as this was used as a “downtown mall” housing several small businesses. A stair with a “modern” (1920s – 1950s) wooden handrail leads to the next level. Most of the upper levels are one open space, but several significant items remain. First, the majority of the front windows are intact. Framework for a skylight remains, as well as a pair of wide round arched openings, a Victorian era staircase to the top floor and a pair of pocket doors with painted faux wood graining.

Its currently vacant and has been for since 2014. The improvements will change the current use from a vacant building to retail space that will be available for lease and will be the catalyst to start the rest of the renovations that will have residential housing units on the second and third floors. The project in itself will positively enhance the value of the building to the community by turning a vacant decaying historic building into a usable space the community can be proud to have back in its former glory and attract small business's like our neighbor Bar Vino.

PROJECT DESCRIPTION:

Doors and Windows: Three exterior steel doors installed in the front of the building for the main entrances to 206,208,210 E. High St. Leaving the recessed entrance at 208 E. High St to keep with the 19th and 20th Century style and match the historic pictures found in the City archives. Existing green tile flooring to remain in place, cleaned, and sealed. Three exterior steel doors installed in rear of building for ingress & egress access.

Wrap wood window frame and trim with aluminum sheet. Materials selected will be done so with the importance of retention of distinctive materials and features to the historical time period of the building as best possible while keeping within safety and health code regulations.

Masonry & Tuckpointing: Use of mortar that was true to the time period of the building that is flexible, similar in color & composition, allows for expansion and contraction, and provides necessary strength needed for repair work on all four sides of the building. We would rely on approved masonry repair experts to complete the work in accordance with Secretary of the Interiors Standards for treatment of Historic Properties. Deteriorated bricks removed and replaced with like kind bricks to match if necessary. Importance to be placed on repairing mortar first before replacing existing brick that may or may not be too damaged or deteriorated. Exterior brick to be cleaned as gently as possible using low pressure water rinse and mild detergent while being brushed with natural bristle brushes.

Install I-Beams for structural integrity: Stabilization of the deteriorated portions of the history building is needed so that preservation and rehabilitation of the historic aspects of the building can be undertaken successfully. All steal I-Beams will be hidden structural reinforcement. The finished project will not leave them exposed visually and will not cover up any historical materials or features of the historic building. Four vertical I-beams to be installed from the top floor of the building to lower floor basement to secure the 3rd floor roof horizontal beam that is keeping the 3rd level roof secure and safe. This is needed to stabilize and conserve the existing historic materials and features of the 3rd level interior ceiling and exterior roof. We also have 100 year old wood beams and wood materials from an existing job that can be used, if approved by NPS, to additional support the 3rd level so that the exposed repairs are physically and visually compatible to the existing historic features of the ceiling, rafters, and wood beams.

Roof repairs have to be made to the top level of the building, which is level 3, of the front of the building that faces High St. Additional, flat roof repairs have to be made to the East section of the building and the flat roof in the middle of the building that houses a sky light. All need new drip edge flashing, ice & water, repair any seems that have tears in them, and additional coping cap installed in areas of existing damage to prevent further roof leaks.

On the interior; manual demolition (items within the building and not actually attached to the building in any way) of all metal framing, drywall, plaster, doors, windows (not attached to exterior of building), tile flooring, trash, ceiling tiles, damaged HVAC, plumbing pipes, electrical, HVAC systems located in basement of the building. Mold remediation to take place as precaution and regardless if mold is visible or not, its an old building so I'm sure there's some somewhere that will have to be removed. The entire main level, second level, and 3rd top loft level to remain exposed brick on the interior walls as finish product. Tuck pointing to be completed on interior where needed.

****Please see project bid provided by CAMEO Construction for detailed list of items.****

Total = \$609,775.61 project.

DELIVERABLES/MILESTONES: Based on approval from NPS to proceed with project on estimated date 9/1/2022

1. Installation of I-Beams to secure the structural integrity of the building will be completed by 3/1/2023. This allows for time for I-Beams to be ordered and reputable company to install all beams in designated places.
2. Demolition of interior items that are not fixtures to the Historic Building's structure, Trash and Mold Remediation for historic preservation and rehabilitation of main level and basement level will

be completed by 3/31/2023. This process will start in winter, 1/1/2023, and be completely finished by 3/31/2023 with demolition and trash clean up being first and mold remediation completed last. This allows for National Park Service's and Grant Programs environmental study to be completed, results reviewed, and action taken to remediate any findings in the report. Pending whether DNR existing report is provided by the City and whether we can use the existing report or if a new environmental study has to be completed. Demolition portion of project to be completed by 3/1/2023 and Mold Remediation completed by 3/31/2023.

3. Minor Roof Repairs to be completed by 11/15/2022 to area's not on the 3rd level which will require I-Beams to be installed prior to accessing the roof on the 3rd level. The roof replacement on 3rd level to be completed by 5/30/2023 weather permitting. We need consistent weather over 45 degrees to install roof properly. Existing roof materials have deteriorated too far for preservation and existing setup leads to further water damage to the historic brick work on the top 3rd level. This needs to be replaced in entirety so that further water damage to the History Building does not re-occur. Materials to be used and chosen from National Park Service acceptable materials list to compliment the historical time period of significance. Work to be completed within Secretary's Of Interiors Standards for the Treatment of Historic Properties and within City of Jefferson's building codes.
4. Tuckpointing on West, East, North sides of building to be completed by 7/30/2023 to allow ample time to review 3 required bids for the program and select a reputable company to complete the job weather permitting on timeframe requires above freezing temperatures for mortar to cure correctly. Minor Tuckpointing in certain areas on South and West facing exterior walls can be completed early in the process by 12/1/2022 but majority of significant Tuckpointing and Mortar work will be done in tandem with roof replacement on 3rd level and finished shortly there after on the 3rd Level North, East, South, and West sides. If National Park Service does not approve of any tuckpointing to be done before 1/1/2023 then all tuckpointing to be completed following spring once weather permits. Remaining last portion of Tuckpointing and Mortar work to be completed after South wall main level and basement level are framed in, water proof measures taken and ready for new mortar (meeting SOIS mortar guidelines for Historic Properties) and new brick to be installed. It is important to note that we believe 90% of the Tuckpointing and Mortar work, not on the South Wall, will be mortar replacement with comparable/matching existing mortar on the Historic Building and that it won't require much replacement of the historic bricks.
5. South Wall to be framed in and wrapped with water proof materials by 12/1/2022 prior to winter season. Wrap materials to allow breathability so there's consistent air flow in and out of the building structure. This will prevent stagnant air accumulation and potential for new mold growth during the rehabilitation project. New exterior brick wall to be complete by 8/1/2023 to allow ample time to review 3 bids for the program and select a reputable company to complete the work. If National Park Service does not approve of using new existing brick then another material to be chosen by owners and approved by National Park Service before installation that is on National Park Service's approved exterior material list that compliments the historic time period of significance.

Initial project presented in the application with an expected completion date of 8/1/2023. We believe the Deliverables and Milestone's listed above will encompass the full \$200,000 in grant funds being applied for. The remaining portion of project included in the construction bid from Cameo Construction will be gradually implemented throughout this timeline but has an expected completion date of 5/1/2024. All remaining rehabilitation project items to be completed within Secretary of the Interior's Standards for the Treatment of Historic Properties and obtain prior approval by National Park Service for each project item explained in

CATALYST:

The completed project will, in my opinion, be the start of many renovations in the historic downtown area. Once the project is completed the Historic Building is then ready for occupancy by any interested tenants. Permanent job creation will be dependent on tenants that occupy the Historic Building once the project is

completed. While we can not guarantee additional and permanent jobs once the initial grant funds project is completed, we do feel that the Historic Building will have high interest from potential tenants that need/want space in Jefferson City's downtown Historic District. The final project will add 3-4 additional residential housing units to downtown area for the Community. It will provide 1500 sq.ft of retail window space that fronts High St giving maximum exposure for retail tenants from the Community. The size of the entire project, to be completed in phases, provides 1 to 1.5 million in construction, rehab, preservation, electrical, plumbing, and HVAC jobs for the Community to bid on and receive that business during this nationwide economic recession. We would prefer to use as many local companies as possible so it provides income for local citizens, as opposed to using larger, non-local companies that have no connection or interest in the Community of Jefferson City or its Historical Downtown District. The prior removal of the metal façade of the building creating great interest in the building from tenants and potential buyers but lack of Bank financing limits our options to provide finished useable space to the Community. We do feel the Grant Funds and our cash match will complete the necessary rehabilitation and preservation projects that get the Historic Building secure, safe, and sound in order to prevent further deterioration of the building to the point of too much damage to preserve any historical features or aspects of the building.

AVAILABILITY OF MATCH:

I've provided a bank statement from my LLC that I'm 100 percent owner off that has cash to cover the project match and further enhance the project towards its completion.

BUDGET:

Bids are obtained and 50% owner of the building is a licensed contractor that has the appropriate contractor software to provide estimates for project costs. Please see construction bid from Cameo Construction on project budget and breakdown of costs.

A: Property Owners: E&G Investments, LLC. 50/50% owners Ryan Gilmore and Derek Eilers.

B: Historic & architectural information: Please see description in the Historical Significance section above. I've also provided some historical pictures of the building.

C: Project Site Map: I've attached a MidMo GIS map view of the project site.

D: Establish a tie back to the structural survey: I've upload a copy of the Walter P. Moore structural survey, as well, as prior Engineer Survey Reports on the building for your reference. They address the areas of concern for tuckpointing, roof repairs, and structural area needing to be secured.

E: A detailed budget: Please see above breakdown for project costs and bid from Cameo Construction.

F: Detailed Scope of Work: Please see above description of work to be completed.

G: Elevation Drawings: Attached renderings of the building with the current construction completed on the South side of the building, as well as, floor plan renderings have been provided.

H: Project Feasibility: Please see timelines provided above.

I: Photographs: All attached photos of areas have been uploaded for reference.

J: Plans and Specifications: Please see description of work to be completed, costs, and renderings of the building.

K: Mission To Preserve Historic District: Please see description and explanation in Historic Significance and Community Impact sections above.

Pictures of Building for tuckpointing and mortar work areas of most concern:































































Looking East on High Street at Madison



