

Stella Blue, 221 South 5th, Springfield, 2001

Stories: Two
Historic use: Commercial/ Office
New use: Night club for restaurant expansion
Exits: 2: 1 on the front, 1 to the rear
Sq Footage: 2,400 sq. ft.; building is 24' x 100'
Construction: Brick load bearing walls, plaster and lath interior, partitions, stone foundation, wood roof and floor.

Code Information:

Type of Construction: Type 3A
Occupancy Class: A-2, Assembly
Max Occupancy Load: 2,400 sq. ft./15 = 160
Min Number of Exits: Occ Load \geq 50 = 2 Exits
Vertical Exit Enclosure: Front stair is not enclosed, rear stair has a 2 hour fire-rated enclosure.

* Entire building is sprinkled



interior of Stella Blue

Comments:

When the current owners bought the building and restaurant, the second floor was in a pretty rough state. For years the space had been used as a storage room for the restaurant; the plaster was falling off, and some of the floor boards were missing. The renovation was spurred by the demand for a large private room at the restaurant. Even though the second floor space has a separate name and entrance, it is still part of the one business, Sebastian's Hideout, an upscale restaurant. Stella Blue is open from 10 p.m. until 3 a.m., which allows the space to act as a private room during lunch and dinner and a martini bar at night. The restaurant uses its basement for additional seating and a bar. A chair lift was installed on the railings of the main staircase to make the basement handicap accessible. Since all three floors are one establishment, this solution met the accessibility code and was approved by the local code official.

The upper-floor rehabilitation included new plumbing for public restrooms, HVAC, electrical, flooring, drywall, lighting, and fixtures and finishes. The owners did retain an original operable skylight and retrofitted it with speckled art glass. Stella Blue has a very contemporary and artistic feel that the owners felt was necessary to maintain the restaurant's high quality. The cost of the rehabilitation of the upper-floor space was approximately \$110,000 or \$45 per square foot. The owners did a lot of the finishes themselves to keep the cost relatively low. With this rehabilitation, the owners have nearly doubled the occupancy for the restaurant, are now able to accommodate private functions, and now have an additional source of income for the business.



Interior of Sebastian's lower level.
The main stairs and chair lift are at the right.