Attachment A

Letter from Hess Roise

Re: General information about historic tax credits

Historical Consultants

The Foster House
100 North First Street
Minneapolis MN 55401

612 338-1987 phone
612 338-2668 fax
www.hessroise.com

January 24, 2014

**Hess Roise**

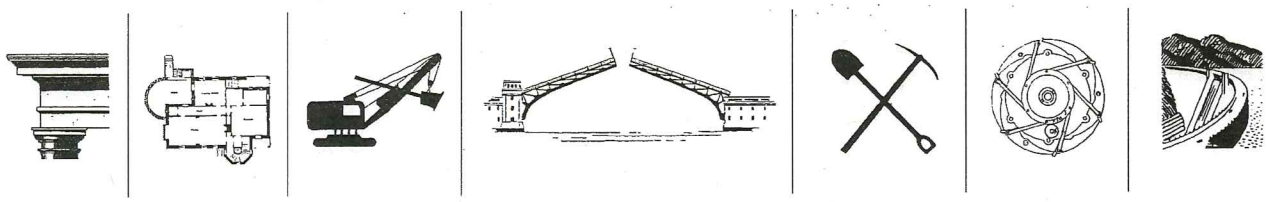
Roxanne Young
Senior Project Manager
Planning and Economic Development
City of Saint Paul
25 West Fourth Street, Suite 1100
Saint Paul, Minnesota 55102

Dear Ms. Young:

As we discussed on the phone, the National Register eligibility of the Euclid View Flats building at 234–238 Bates Avenue had been assessed a number of years before we were hired to prepare the National Register nomination. An inventory form prepared as part of a historic sites survey in 1982 called 234–238 Bates "a sophisticated apartment building" and "the largest and most costly of its type ever erected on Dayton's Bluff." It also noted that Euclid View "remains a fine example of a transitional building showing the change from the Queen Anne Style toward the Romanesque Revivalism of the late 1890's and early 1900's." As a result, the State Historic Preservation Office (SHPO) had made a "Considered Eligible Finding" (CEF) based on the building's architectural design. This finding, indicating that the SHPO believed the property qualified for the National Register, made us very confident that we would be able to officially nominate the property for that designation. The SHPO database of inventoried properties is very large, but most of the properties have not been evaluated. A majority of the inventoried properties do not qualify for the National Register, so simply being in the database has little meaning if the SHPO has not made a finding.

We nominated the Euclid View property under National Register Criterion C for its architectural significance. While we also considered the property's relationship to the Dayton's Bluff neighborhood and its role as a modern, multifamily alternative to the single-family houses that were more common in the city, we concluded that it was not of sufficient historical interest to qualify under Criterion A. In addition, it was not important for its relationship to a significant person (Criterion B).

For any of these criteria, the bar to qualify for listing in the National Register is very high. For Criterion A, it is necessary to evaluate a property in relation to others that might also represent the same historical trend; the property must stand out in that cohort. For Criterion B, the building must have a <u>significant</u>



association with a significant person. It must, in other words, be the best physical representation of someone who made a noteworthy historical contribution. Criterion C requires the building to be an outstanding example of an architectural style.

You had some questions about the nomination process. I recommend anticipating that the process will take about a year. Sometimes it goes more quickly, but this depends on a number of factors including how much research is required, how lengthy the document must be to make the case, and the timing of the State Review Board, which considers all nominations and meets only four times a year. A basic nomination usually costs $15,000-$20,000 for us to prepare.

Although I do not get involved in the financial side of historic tax credit projects, I understand that when only the federal credits were available, the rule of thumb was that a project had to be at least $5 million to justify syndication costs. With the introduction of the state historic tax credits, I have heard that the minimum size has dropped to around $3 million.

Sincerely,

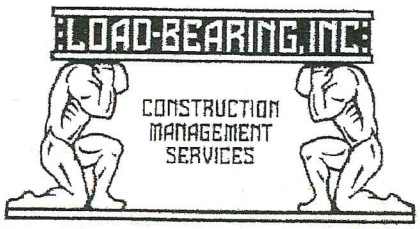
Charlene Roise

Charlene Roise

Attachment B

Letter from Load Bearing

Re: Structural Conditions at 216 Bates and 716 Wilson




January 24, 2014

Roxanne Young
Project Manager, City of St. Paul PED
25 West Fourth Street
Saint Paul, MN 55102

Dear Roxanne:

I'm writing in response to your request for information regarding the costs of proposed work related to the structural and civil engineering requirements in the renovation of 208-210 Bates, 216-218 Bates and 716 Wilson in St. Paul.

It's my hope that this letter will provide a more thorough understanding of the nature of these properties and their current condition, along with the resulting engineering which was required in developing a plan for their renovation, and ultimately the construction work that will be associated to the engineering needs to these properties. If you need further information, I'm happy to provide it. I can also direct you to the engineers who have provided services to the project to date:

Structural Engineer
Joe Cain
Mattson Macdonald Young
612-827-7825

Civil Engineer
Jonathan L. Faraci
Lake & Land Surveying, Inc.
Land Surveying – Civil & Geotechnical Engineering
651-776-6211 ext 222

<u>716 Wilson</u>

This single-family dwelling has a full basement which has deteriorated over time due to water infiltration. The structure is built into a hillside, and water movement within this topography has caused the masonry foundation to disintegrate. It was the consensus of the architects, engineers, consulting contractors and me that the damage was so extensive that repairs were not an option, and that even if repairs to the foundation were possible, that water infiltration would continue to be an issue at this particular site, given its topography.

The original plan called for the house to be shored up while a new foundation was installed. On the east elevation, the new foundation was engineered to resist both water infiltration and

lateral pressure (from hydrology). The civil engineer designed a system to capture water moving through the ground and manage this water by directing it into catch basins, which are in turn to be connected to the nearest city storm drain in the street north of 216-218 Bates.

During the bidding process, it was recognized that installation of this system would be costly, as it would require temporary shoring to OSHA standards. Excavators bidding the work recommended shifting the house to the west (while leaving the old wall in place) to avoid these shoring costs. This suggestion was ultimately incorporated into the project plans.

As the home has no garage, a new garage was engineered to sit behind the home at the southeast corner of the lot. This location, against the hillside, necessitated a similar footing design as the main house.

In order to facilitate the new garage and adjacent drive, a catch basin system was engineered to manage surface water runoff and direct the water to the storm sewer. The original plan called for the driveway to extend southward to provide access to a new garage a 208-210 Bates; when 208-210 Bates was eliminated from the overall project, the drive was altered so that it would terminated at the Wilson garage.

<u>216-218 Bates</u>

This building has extensive rot and mold from years of water infiltration. The architects and engineers determined that the entire length of the east wall, and the roof of the one story section of the building, should both be demolished.

The existing usable space in the building was not sufficient to successfully adapt the building to accommodate two dwelling units. Given this fact, and the deterioration of the existing structural members, the architects devised a plan that modified the building to both improve its structural integrity while increasing its usable space.

The building has a basement at its north end which can only be accessed via a ladder; after investigating, the architects determined that there was no way to accurately assess that structural integrity of the formed and poured concrete that make up the ceiling of this basement. As a result, their plan calls removal of the concrete ceiling, and infilling and repouring of the first floor once gas, sewer and water lines are installed in the basement.

On the north and west elevations, 216-218 Bates is constructed right up to the public sidewalks. This fact makes storm water management at the site difficult. The plan calls for all water at both addresses to be captured by a new catch basin system, and/or directed offsite via pipes connected to the underground storm sewer system.

Thank you,

Jeffrey Garetz

CC: Jim Erchul, Dayton's Bluff Neighborhood Housing Services

LOAD-BEARING, INC.
PHONE 612-721-8747 FAX 612-721-1419
3010 MINNEHAHA AVENUE, MINNEAPOLIS, MN 55406

# Attachment C

# Structural Analysis and Mold Evaluation of 208 Bates

LSA Design, Inc.
One Financial Plaza
120 S. Sixth Street
Suite 1700
Minneapolis, MN 55402
T. 612.339.8729
F. 612.339.7433
www.lsadesigninc.com

Planning
Architecture
Urban Design

May 7, 2010

Mr. Jim Erchul
Executive Director
Dayton's Bluff Neighborhood Housing Services, Inc
823 East 7th Street
St. Paul, MN 55106-5016

**RE: Executive Summary of Structural Assessment, 208 Bates Avenue**

Dear Mr. Erchul:

LSA Design, Inc. and our sub consultant, Ericksen Roed and Associates have completed our preliminary assessment of the four-plex structure located at 208 Bates Avenue. The preliminary assessment is based on visual observation of the existing condition of the interior and exterior of the building. The extent of these observations is noted on the attached report. The conclusion of the preliminary assessment involves a number of recommendations that relate to the failures of two elements:

1. The brick façade was attached to the wood framed structure via square steel nails that have deteriorated over time. Two structural remedial options are identified in the attached report. The option selected will need to consider much more than the structural implications due to existing environmental contamination as well as constructability of vapor barriers and insulation. The suitability of the existing brick for re-use would also need to be determined since it appears to be porous and soft.

2. There appears to be significant differential settlement of the foundation creating sloping floors and bowed walls. The majority of the interior walls have been remodeled recently which removed much of the resulting distressed elements. The source of the movement would have been easier to identify prior to this occurring. Without construction documents, the walls and footings will need to be exposed in order to design the remedial foundation work necessary to limit the ongoing settlement.

The attached report identifies other structural elements that require additional information to analyze. If requested, we can also assist with demolition and restoration documents that address the environmental and life safety requirements, although they appear to be more significant than the property would warrant.

Please let me know if you have any questions or comments on this report, and how you would like to proceed.

Thank you,

William Fossing, PE
Principal

Enclosure ERA May 07,2010 Assesment
CC. Jeffery Garetz, Load-bearing Inc
Mike DeSutter, Ericksen Roed and Associates

Ericksen Roed & Associates
Structural Engineers
2550 University Avenue West Ste 201-S
Saint Paul, Minnesota 55114-1904
Telephone: 651-251-7570
Facsimile: 651-251-7578

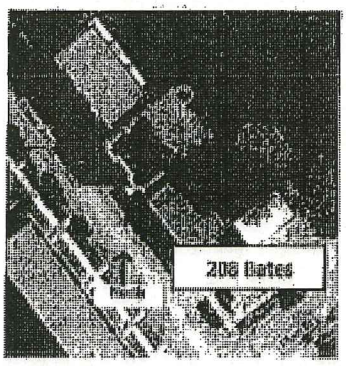
May 7, 2010

William Fossing
LSA Design, Inc.
120 South Sixth Street
Suite 1700
Minneapolis, MN 55402

Re: **208 Bates – Structural Assessment**
St. Paul, MN
ERA Commission Number: 2010-096

Mr. Fossing:

We have conducted a structural assessment of the four unit residential building at 208 Bates on the east side of St. Paul, MN. This assessment is based on a visual walk-through on May 3, 2010. Existing finishes were not removed, interior walls and ceilings were sheathed and generally not available for observation, and the roof was not accessed.

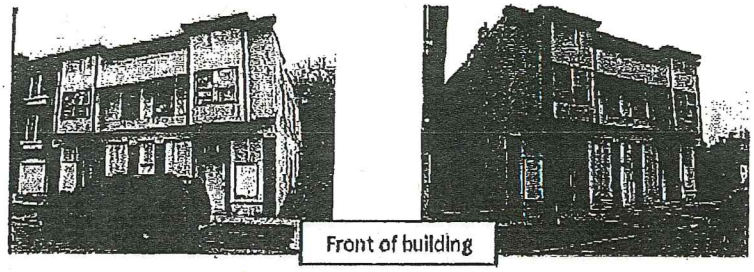


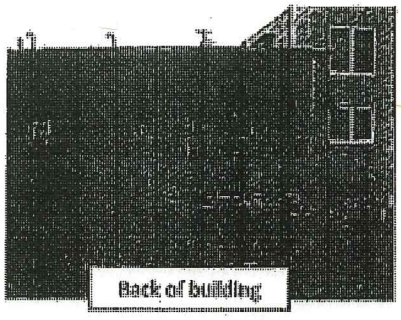

The intent of this report is to address the structural condition of the building as observed. It is not the intent of this report to address conditions that were not accessible. It is also not the intent of this report to address environmental issues or contamination; however, these items are noted where observed.

**Existing Building Description**

The existing building is estimated to have been built in 1880. The building has a basement and two floors. Each floor has two units for a total of four. The exterior grade is near the first floor elevation at the front of the building and slopes up to the second floor elevation at the back of the building.

The roof structure is generally flat and sloped slightly to drain. The exterior bearing walls were observed to be 2x4 wood framed in one location where the interior wall was opened. The exterior finishes are a mixture of brick and wood paneling.



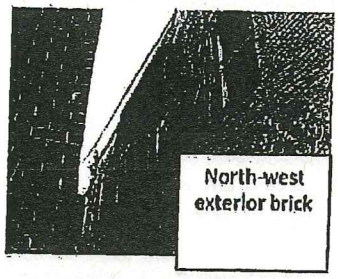



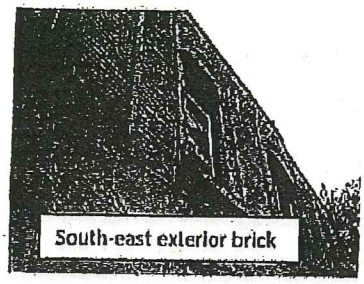
**Structural Condition**

A. **Exterior brick**

Observations:

1) A large portion of the brick along the north-west wall has fallen off from the wall. The exterior wood sheathing was still in place.
2) The south-east wall brick has been secured with wood planks securing the brick from falling off the building.
3) Wall sheathing boards were pulled away from the 2x4 wall studs in one location observed.




Discussion:

The existing brick was originally secured to the sheathing with box nails working as ties. Over the years these nails have deteriorated and vanished, thus leaving the brick with no lateral support. Without lateral support, the brick is susceptible to falling from the building, creating a hazardous situation for anyone in the vicinity.

Recommendations:

1) The brick should be completely removed from the building and a new brick wall should be built with galvanized ties for lateral support to the building structure. Prior to installation of new brick veneer, the exterior wall sheathing boards should be securely fastened to the wall studs.
2) Alternatively, a post installed re-securing system for the brick could be used; however, the existing wall sheathing boards would have to be fastened to the existing wall studs from the inside. This would require all interior sheathing on the exterior walls to be completely removed.

B. **Exterior walls**

Observations:

1) There are a number of large openings and cracks in the exterior walls that have allowed moisture and critters into the walls over the years. Deterioration and damage may have occurred, but could not be observed at this time. It is reasonable to assume that infiltration by water or critters is causing deterioration of the structure.

Recommendations:

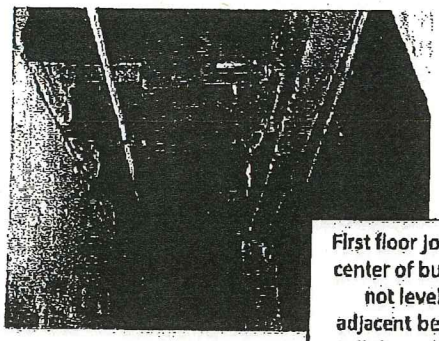
1) All interior sheathing will need to be removed in order to assess the damages further.
2) Structural members that have been damaged should be replaced or repaired.
3) Vapor barrier and waterproofing should be adequately designed in order to prevent further damage.

C. **Interior floors levelness / foundation settlement**

Observations:

1) The floors in each unit are visibly not level. Generally the floors slope down towards the centerline of the building. Upon observation of the basement, it appears that this is due to settlement of the interior bearing walls.

2) Interior stairs are sloping from side to side indicating differential settlement at the center bearing walls.
3) First floor joists at the centerline of the building are not level due to the settlement of the interior bearing walls.
4) Existing floor joists observed in the basement appeared to be in good condition.



First floor joists at center of building not level – adjacent bearing walls have settled

Recommendations:

1) Improvements to the foundations at the interior walls along with jacking and leveling of the floor and roof structure will be necessary in order to achieve levelness of the floors. The wall sheathing on all walls within the interior of the building will need to be removed in order to do this, otherwise they will crack and work against the jacking effort.
2) Without improving the foundations there is no indication that the settlement will stop.

**D. Basement foundation walls**

Observations:

1) The basement exterior foundation walls were generally made of limestone. The walls appeared to be plumb and straight. Moisture and mold is observable throughout the basement. This indicates that water is infiltrating through the walls, likely on the back side where the grade is high. Due to the irregular nature and inherent cracking of limestone walls, it is difficult to identify specific locations where the water is infiltrating.

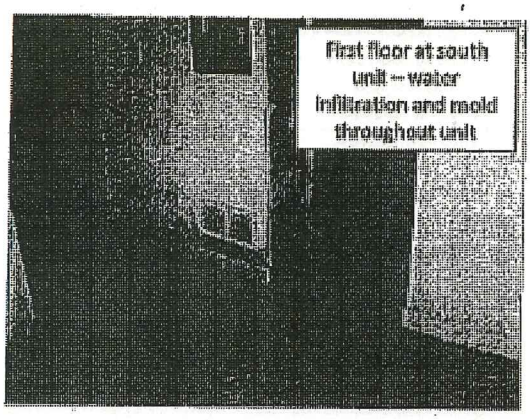
Recommendations:

1) These walls were not observed to be in distress; however, if water proofing is applied to the exterior face of the foundation wall, the existing wall may not be adequate to support the additional hydrostatic lateral pressures.

**E. Interior walls and ceilings**

Observations:

1) The walls and ceilings were covered with drywall and painted white, so the structure was not observable. However, it was apparent that there has been moisture in the walls and ceilings. Interior finishes have been damaged by water and mold.
2) Most of the windows appeared to have mold around the base of the window.
3) The first floor units in the back of the building had large amounts of water damage and mold growing on the walls, ceilings, and floors. Since the back of the building at first floor is below grade, it is likely that ground water is seeping through the wall.
4) Some walls are noticeably out of plumb and slightly sagging.



First floor at south unit – water infiltration and mold throughout unit

Recommendations:

1) If water proofing is applied to the exterior face of the below grade walls, the existing wall may not be adequate to support the additional hydrostatic lateral pressures.
2) In order to assess the condition of the bearing walls and the damage that the moisture infiltration has done to the structure, it will be necessary to remove the interior sheathing on the ceilings and walls throughout the building.
3) Remove or reinforce any structural framing that has deteriorated due to water damage.

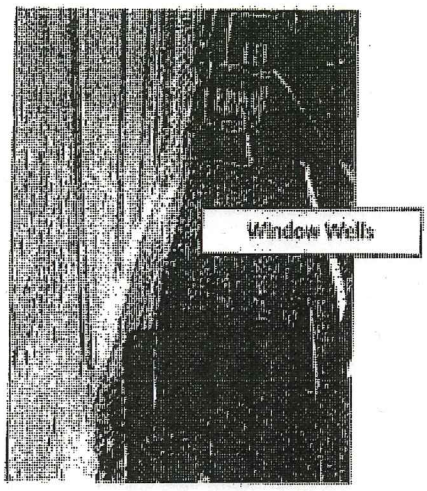
F. **Window wells**

Observations:

1) Window wells have been constructed with plywood and 2x wood framing retaining the earth pressures. This construction is not code compliant.

Recommendations:

1) Remove and replace non-compliant construction.




G. **Exterior concrete at building entrances:**

Observations / recommendations:

1) Some minor removal and replacement of concrete slabs at the front entrances will be necessary.

H. **Front second floor cantilevered structure:**

Observations:

1) The second floor at the front of the building that cantilevers out over the front wall was observed to deflect at the end of the cantilever. The structural framing members were not visible.

Recommendations:

1) In order to level the framing, the floor sheathing would need to be removed and a structural analysis and retrofit design will need to be provided for the cantilevered framing.

Please advise if you have any questions or comments.

Sincerely,

Terri Quimby

Terri J. Quimby, P.E., LEED AP
*Structural Engineer*
Ericksen Roed & Associates

# MOLD EVALUATION

**Quadruplex**
**208 and 210 Bates Avenue**
**St. Paul, MN 55108**

**AllPhase Companies, Incorporated**
**#1596-12S-U**

**May 10, 2012**

**Reported To**

**City of St. Paul, Planning & Economic Development**

**AllPhase Companies, Incorporated**
**404-A St. Croix Trail North, Lakeland, MN 55043**
**Phone: 651-436-2930 Fax: 651-436-3918**

# MOLD EVALUATION

**Quadruplex**
**208 and 210 Bates Avenue**
**St. Paul, MN 55106**
**AllPhase Companies, Incorporated**
**#1596-12S-U**

## Introduction

AllPhase assessed the property for mold and water damage on May 4, 2012. The building is a two-story quadruplex plus basement with what appears to be a flat roof. The ground slopes upward to the east so that the eastern end of the building is below ground level. Window wells exist below ground level.

The building on the property has significant water damage, and mold is present on a significant amount of building materials. Following is a summary of the site conditions:

## Findings

First-Floor Units

1. Mold was observed to be pervasive over the majority of the rooms in both units of the first floor with heavy mold near the basal portion of the walls and flooring. Mold was observed on the walls, ceiling, window wells and floor.

2. The eastern portion of the building, at the time of inspection, had observable standing water, saturated carpet and walls that were wet at the base. Water damage was evident throughout the majority of the first floor with water damage being evident on the flooring and lower portions of the walls.

Second-Floor Units

1. Localized areas of mold were observed on the ceiling of the NE-central room of Unit 210 (2nd Floor). The presence of mold was significantly less in Unit 208 (2nd Floor)—that is, concentrated areas of mold were not observed to have caused damage to building materials in this unit.

2. Water intrusion was evident on the ceiling of the NE-central room of Unit 210 (2nd Floor) and is associated with the mold discussed above. Also, water intrusion was observed on the window sill of that room—soft wood. Evidence of significant water intrusion was not observed in Unit 208 (2nd Floor).

Basement

1. Mold was observed to be over a significant area of the wall and ceiling sheetrock. Mold was also observed along the first floor—floor joist and underside of the first-floor decking.

2. A significant area of water intrusion was evident on sheetrock both at the base of the wall and on the ceiling. Evidence of water intrusion was observed as water stains and wetness observed at the base of support beams and on the rafters and underside of the decking.

**Photographic Documentation**

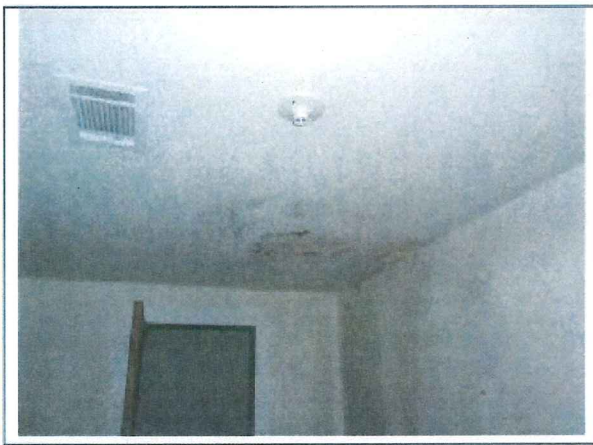
Photographs of site conditions are attached.

208 First Floor—kitchen: standing water on floors and saturated carpet plus mold were present on the kitchen floor and walls.

208 First Floor—SE-central room: saturated carpet and wet floors were present with mold located on the lower portion of the walls.

208 First Floor—SE-central room: mold present adjacent to window.

208 First Floor—east room: mold present on walls, flooring, door and door frame. Water present in building materials.

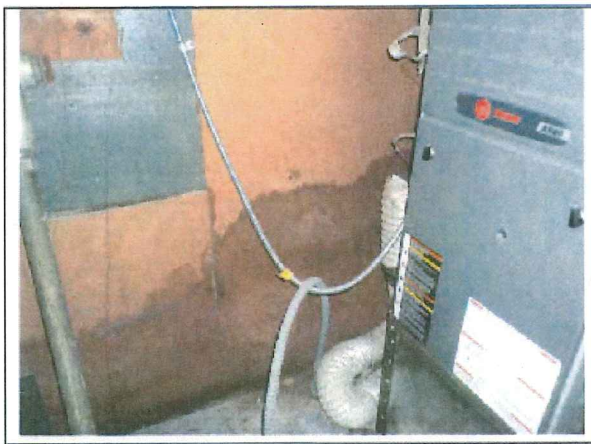


208 First Floor—east room: ceiling and wall mold.

208 First Floor—east room: mold around window area.

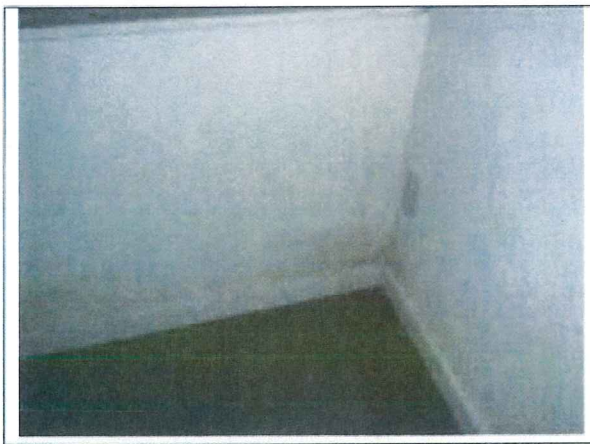
208 First Floor—mold present along lower portion of walls, east room. Floor and wall base were wet at time of visit.

208 First Floor—mold present along bathroom walls.



208 First Floor—saturated sheetrock present near furnace in utility room. It was wet at time of visit.

210 First Floor—floor in utility room wet at time of visit.



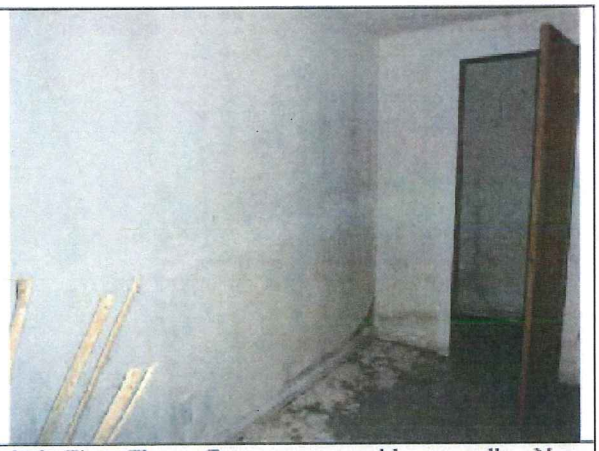
210 First Floor—mold present on the lower portion of the walls in NW-central room.

210 First Floor—NW-central room window well: mold

210 First Floor—mold present on the lower portion of the wall NE-central room.

210 First Floor—mold present on the lower and mid portions of the walls in the room off kitchen. Floor was wet at time of visit.

210 First Floor—East room mold present around window.



210 First Floor—East room: mold on walls. Note evidence on walls of wet studs. Floor was wet at time of visit.

210 2nd Floor—NE-central room. Staining and mold present on ceiling.

Basement south side—SW area: water damage to sheetrock.

Basement south side—Mold present on table and other materials.

Basement north side—Mold present on the lower and mid portion of the wall as well as water damage to sheetrock.

Basement north side—Mold and water damage present on the ceiling sheetrock.

Basement central corridor—mold present on floor joist.

Basement central corridor—water saturated on support beams

**Conclusions/Recommendations**

All three levels of the building had mold and water damage issues. The first floor had pervasive mold and water damage. The basement also had significant areas of mold and water damage. The second floor had the least observable mold and water damage issues with mold and water damage present in Unit 210 that appears to be extending into the space between the flat roof and ceiling.

Based on our observations and physical evidence, there is significant water intrusion in the first floor and to a lesser degree in the basement area. The roof and some window wells also appear to be compromised based on evidence of the damage to the ceiling area of the second floor and the mold and water intrusion around the windows. We recommend the following:

1. Roof should be repaired or replaced to prevent water infiltration.

2. Windows appear to be damaged and/or leaking. The windows should be assessed for damage or integrity problems and repaired or replaced, including appropriate flashing to prevent water infiltration.
3. The exterior siding and flashing should be assessed to confirm that the building has integrity. Any suspect locations should be assessed and repaired in accordance with building codes.
4. The perimeter below-grade walls should be inspected and assessed to determine if water infiltration is occurring and addressed if it is determined that water is seeping through foundation walls.
5. The foundation below grade should be repaired and/or designed such that water does not seep through the foundation. Surface drainage should be away from the foundation, and/or that foundation drainage is captured by a drain tile system and discharged to an appropriate location.
6. Window wells should be inspected to confirm or correct any runoff problems in order to prevent water infiltration.
7. Warning signs should be posted at all access points to the building to warn individuals that mold is present and appropriate personal protection equipment should be used while in the building.
8. All materials saturated or having elevated moisture content should be removed and/or dried out.
9. All carpet and porous materials should be removed from the subject site and disposed of.
10. Water/mold-damaged ceiling, walls, flooring should be removed, including any underlayment or structural items that are impacted by mold or having elevated moisture content.
11. The HVAC system should be cleaned to remove mold. The HVAC system is a forced-air system, and mold may be present in the duct work and associated circulation system.
12. Filters on the furnace should be replaced since it likely contains some of the mold structures.
13. Containment areas should be constructed to separate out areas decontaminated/clean zones from contaminated zones. Negative air pressure utilizing HEPAs should be used to contain mold within the remediation area and to prevent contamination entering remediated/cleaned areas.
14. HEPA air filters should be installed and operating during the removal of materials and during the removal and decontamination of the subject site.
15. Individuals should be protected and decontaminated during the removal process and when they leave the subject site.
16. After compromised materials have been removed, the entire building interior, including structural items, should be cleaned and followed by an application of dilute bleach to kill the mold then applying a mold inhibitor.
17. An assessment for the presence of water damage and mold should be made after work has been completed and periodically thereafter to confirm that water/mold issues have been resolved.

Date 5-10-12

David Jenkin, P.G.
Project Manager

Date 5-10-12

Rennie Smith, P.G.
Project Manager

# Attachment D

Photographs and background information regarding project analysis