

Moermond, Marcia (CI-StPaul)

From: Karpen, Brian (CI-StPaul)
Sent: Friday, November 15, 2019 3:07 PM
To: Moermond, Marcia (CI-StPaul)
Subject: RE: 1258 Albemarle St. Engineering Report

Marcia:

I took a look through the materials and spoke with the engineer as well. I think that the direction to proceed with the minor repairs and monitor the wall for a year should be acceptable.

As the report notes the foundation wall seems to be level and plumb so the underlying issue here is moisture intrusion. The recommendations to repair trim and re-seal around the windows should mitigate some of that issue. This masonry is also a façade overlay and not a structural portion of the house, there is no danger to the house structure itself. Also, there is some room between the façade and any public right of way so danger to the public is fairly low in the event of further deterioration or failure.

Repair and seal around the windows as recommended in the report should be done immediately. The engineer should reassess the wall in a year to determine if any additional movement has occurred.

Please let me know if you have any questions or need further clarification.

Brian Karpen, PE (MN)
Structural Engineer

From: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Sent: Friday, November 15, 2019 2:40 PM
To: Karpen, Brian (CI-StPaul) <brian.karpen@ci.stpaul.mn.us>
Subject: 1258 Albemarle St. Engineering Report

Hi Brian,

This is the property I just talked to you about. I'm hoping you can look over the engineering report the owner got. As we discussed, my current recommendation is that he do all the measures outlined by his engineer and that we follow up in a year. Let me know your thoughts. Thanks, Marcia