

## Moermond, Marcia (CI-StPaul)

---

**From:** Ubl, Stephen (CI-StPaul)  
**Sent:** Thursday, May 07, 2015 1:10 PM  
**To:** Moermond, Marcia (CI-StPaul)  
**Cc:** Karpen, Brian (CI-StPaul); Magner, Steve (CI-StPaul)  
**Subject:** 605 Dale St. N.

Good morning Marcia,

Thank you for meeting with Brian Karpen and myself yesterday to review the property at 605 Dale St. N. We met the owner and other people from organizations in the community that are willing to assist the owner in providing services.

We observed two buildings on this property with a considerable amount of personal belongings in the backyard and in both buildings. The accessory structure shows signs of deterioration around the base of the building and at the roof. The exterior cladding, doors and framing all show signs of failing and are in disrepair.

The main building, mixed-use, is in serious disrepair. The roof shows signs of leaking for quite some time with rotted structural members, plaster and lath falling from the ceiling and a rear wall that is caving inward, most likely from water damage over the years. The rear wall is bulging out in a westward direction at the same time the second floor wall is caving inward. The ceiling and floor show signs of failing as well. The front room on the second level is covered in black plastic preventing us from observing the severity of the extent of the damage in that area. Additionally, the flooring on the main level at the rear of the building (this is the entry point for the upper level) is very soft, failing, and separated from the foundation, most likely from water damage. The windows show signs of excessive deflection and separation from the wall. The buildings appear unsafe and should not be occupied.

My recommendation at the site, with Brian Karpen in support, was to:

- 1.) Vacate the property immediately
- 2.) Collect necessary personal belongings in short order
- 3.) Secure the site
- 4.) Commission a registered professional to review the buildings and determine its integrity

Please contact me if you have any questions.

Thank you,



**Stephen Ubl**

**City of St. Paul Building Official**

Department of Safety & Inspections

375 Jackson St

Saint Paul, MN 55101

P: 651-266-9021

F: 651-266-9099

[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)

The Most Livable  
City in America



Making Saint Paul the Most Livable City in America

