

## Vang, Mai (CI-StPaul)

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**From:** Hank Hanten <hank@travelheadquarters.us>  
**Sent:** Monday, September 07, 2015 1:31 PM  
**To:** Vang, Mai (CI-StPaul)  
**Cc:** Hank Hanten  
**Subject:** 929 7th St. west  
**Attachments:** CustomReport\_Wrapper2.jsp.pdf; DOC090115-09012015123134.pdf; Hanten Report 2015.doc

Good afternoon Mai.

Attached are the confirmations on the required items and the architects email with drawings for the two General contractors who I have lined up for the completion of item # 4 of your letter dated August 2 which I was unable to complete as the contractors would not provide proposals unless I could provide plans. The plans should be completed this week and bids completed with timelines and work plans by the end of the week of August 14<sup>th</sup>. The property taxes have also been brought current however do not have a receipt.

Also I am prepared to have the roofing contractor begin as soon as a stay of enforcement is granted.

Thank you please contact me with any questions.

Copy of email from Architect:

Hank, I took the measurements and created the existing plan also attached are the plans for the first pass at the floor plan for the renovation.

The next step is to do the code review. I will work on that over the weekend. Then I will call the building official and set up a time to meet with him.

Please review as this layout and these square foot numbers are what I will use for the code review.

I believe we will have to show the mezzanine space and a ships ladder to access it.



# RECEIPT

## CITY OF SAINT PAUL

Department of Safety & Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
Phone: 651-266-8989  
Fax: 651-266-9124  
www.stpaul.gov/dsi

Payment #: 1092115

Payment Date: September 04, 2015

Paid HANK HANTEN  
By: 408 KNOLLWOOD DRIVE  
HUDSON WI 54016  
USA

Amount Paid: \$10,000.00

Payment Type: Check

### Transaction Description

Project Location: 929 7TH ST W  
ST PAUL MN 55102-3501

10-924310 TYPE: VACANT BUILDING

DSI CO program referral

SUB TYPE: CATEGORY 3 WORK TYPE: COMMERCIAL

### FEEES

Performance Deposit \$10,000.00


TOTAL \$10,000.00

\*\* To schedule a Vacant Building Code Compliance Inspection, call Jim Seeger at 651-266-8989 between 7:30 and 9:00 AM, Monday - Friday. \*\*

\*\* Questions regarding Vacant Building Performance Deposits can also be directed to Jim Seeger. \*\*



Member FDIC

Equal Housing Lender 

September 1, 2015

Isaac Graham  
Western Bank  
663 University Ave  
St. Paul MN 55104

Marcia Moermond  
City Council Offices  
15 W. Kellogg Blvd, Ste. 310  
Saint Paul, MN 55102

Re: Approval

Dear Ms. Moermond,

I am writing to inform you that Western Bank has approved a \$100,000 cash secured loan to Mr. Hank Hanten for the purposes of making improvements to a property located at 929 West 7<sup>th</sup> St. in St. Paul, MN. Loan approval subject to performance of conditions 2-5 as outlined on your letter dated August 27, 2015.

Mr. Hanten has been a valued customer of Western Bank for more than 30 years and maintains six figure depository accounts with the bank. Should you need further assurances, please feel free to contact me.

Sincerely,



Isaac Graham  
AVP Commercial Banking  
Western Bank  
651 290 7446

**Dobie Engineering**  
**1892 South Lane**  
**Mendota Heights, MN 55118**  
**651-452-7574**  
**tdobie@comcast.net**

Thomas S. Hanten  
929 West Seventh St.  
St. Paul, MN 55102

August 25, 2015

Dear Mr. Hanten,

Subject: Structural Condition, 929 West Seventh St., St. Paul, MN 55102,  
Originally constructed as the Garden Theatre

Dear Mr. Hanten:

In August, 2010, I inspected your building at the location referenced above and prepared a letter report describing the structural condition. That inspection was conducted in response to safety concerns of representatives of the City of St. Paul. In that letter, I concluded that the building structural system was in relatively good condition, in spite of long term roof leakage. I did make recommendations for repairs which would be considered cosmetic at that time, but which could lead to structural problems if left uncorrected.

In October and December, 2013 I inspected the building again. As with my report in 2010, I took many pictures to document my observations, and they are retained in my file.

I understand that the building was sold on a contract basis in 2014, and that some demolition and repairs were performed by the purchaser. However, the contract was cancelled for non-payment, and you have again taken possession of the building. On August 14, 2015, I inspected the building again. The following summarizes my inspection and conclusions.

## **INSPECTION REPORT**

At your request a limited inspection of the above property was performed on August 14, 2015. The sole purpose is the investigation of structural condition of the building. Terry Dobie, P.E, performed this inspection.

This inspection report is limited to observations made from visual evidence. No destructive or invasive testing was performed. The report is not to be considered a guarantee of condition and no warranty is implied. This inspection and report have been conducted in compliance with the standards of practice of the National Academy of Building Inspection Engineers. As Professional Engineers, it is our responsibility to evaluate available evidence relevant to the purpose of this inspection. We are not responsible for conditions that could not be seen or were not within the scope of our service.

This report is not a warranty or guarantee that there are no wood-destroying organisms in this building, but an inspection report. No responsibility is assumed for any concealed damage caused by previous activity of wood-destroying organisms, or by any such activity that may be occurring, but was not visible during our inspection.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer facing the front of the building.

## **OBSERVATIONS AND RECOMMENDATIONS**

At the time of our inspection on August 14<sup>th</sup>, the entire lath and plaster ceiling had been removed. The considerable weight of the chiller equipment, estimated at two to three thousand pounds, had been removed since our 2010 inspection, and the doghouse that enclosed it has since been removed from the roof. In our previous report, we had recommended that any broken or rotted roof joists be replaced after removal of the chiller. As recommended in our previous report, many of the roof joists had been replaced in the area where the chiller had been. Roof sheathing had been replaced in these areas.

To avoid long term damage to roof boards from water leakage, we had recommended that a new roof be installed. Most of the roof is covered by a fiber-reinforced fabric at this time, but a permanent roof membrane has not been installed. We were told by you that there are only isolated leaks into the building.

On the right wall of the building, the facing brick and clay tile block curtain wall backup has been removed in a vertical "slot" in the area where the roof drain comes down from the roof and exits the building. This opening is about a foot wide extending from the roof to the floor below.

Our evaluation of this structure is based on many direct and some indirect observations. We can see most of the exterior walls and much of the roof framing. We look for cracks, bulges, rust, water staining and other evidence of distress or deterioration to help us evaluate the condition. As with any limited inspection, it is possible that there are structural deficiencies that cannot be known.

## **CONCLUSION**

The structural system of the building is essentially in the condition that it was constructed, and is satisfactory. Cosmetic repair of the curtain wall masonry exterior on the right side is recommended.

The structure is capable of supporting design snow loads and live loads. The removal of the old, multiple layer built up roof has reduced the load on the structure by approximately 7 pounds per square ft, or by a total of approximately 35,000 pounds. This load reduction would correspond to 12

to 16 inches of snow. For many years, with this weight of the old built-up roof in place, the roof has adequately supported the seasonal snow load.

The current plastic roof covering is not an adequate long term roof. There is no resistance to uplift, there are probable leaks that can result in long term rot of the roof sheathing and joists. Whether the building is planned for unheated or heated storage, a permanent roof system should be installed. At that time, the roof sheathing should be thoroughly inspected and any deteriorated sheathing replaced.

This report is the complete response to your request for an inspection and should be read in full. It supersedes any discussions during the inspection. Thank you for the opportunity to be of assistance.

Sincerely,

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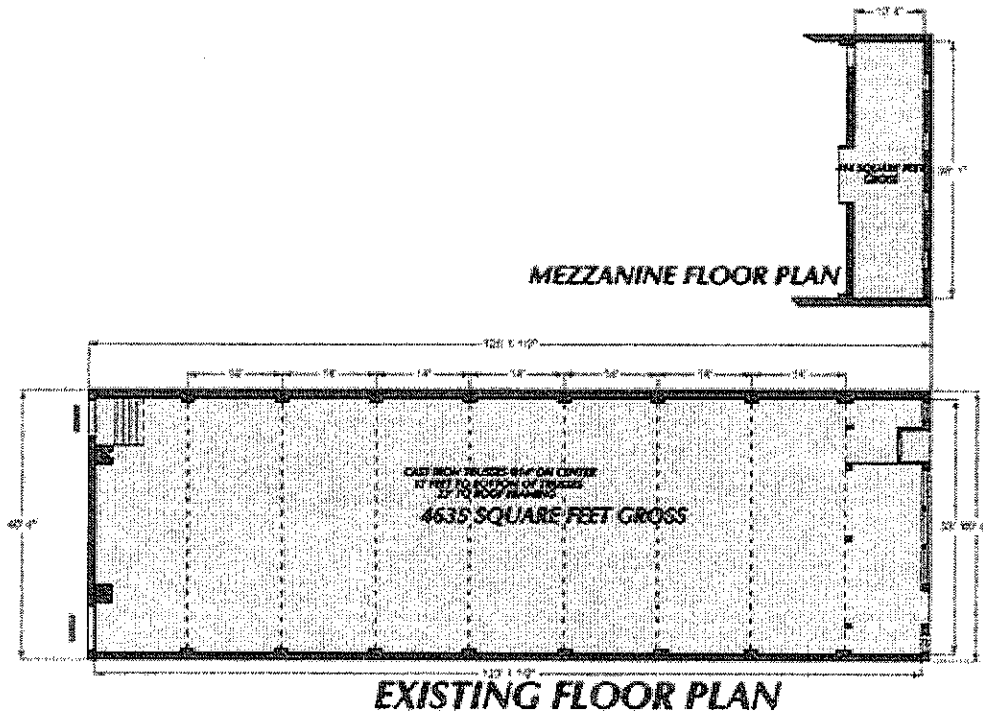
Terry Dobie, P.E.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

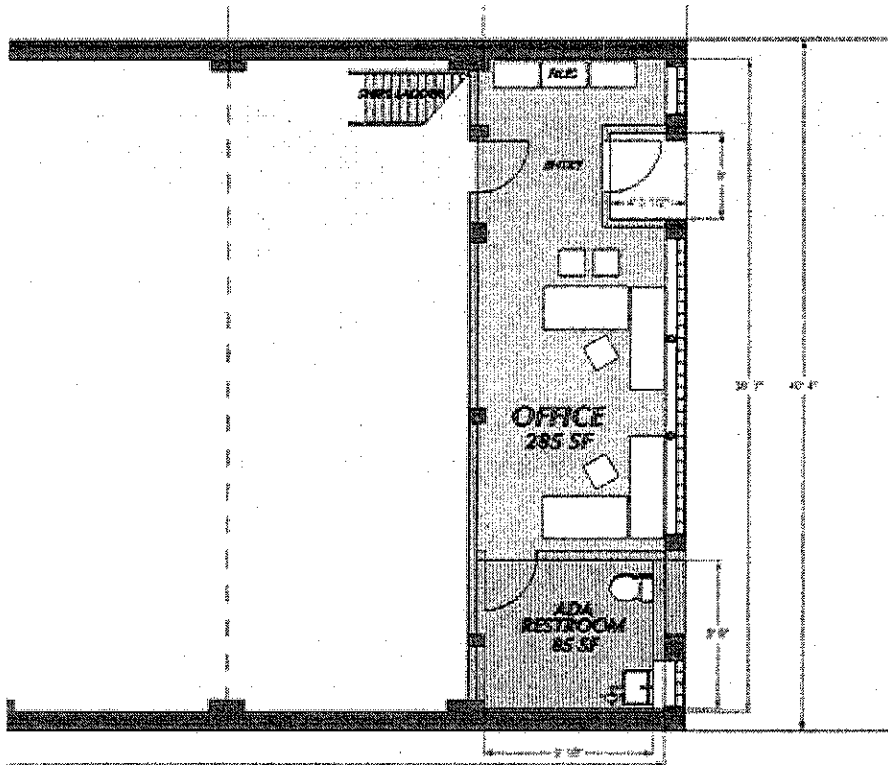
Signature \_\_\_\_\_ Name: Terry Dobie, P.E.

Date: \_\_\_\_\_ Registration No.: 12144

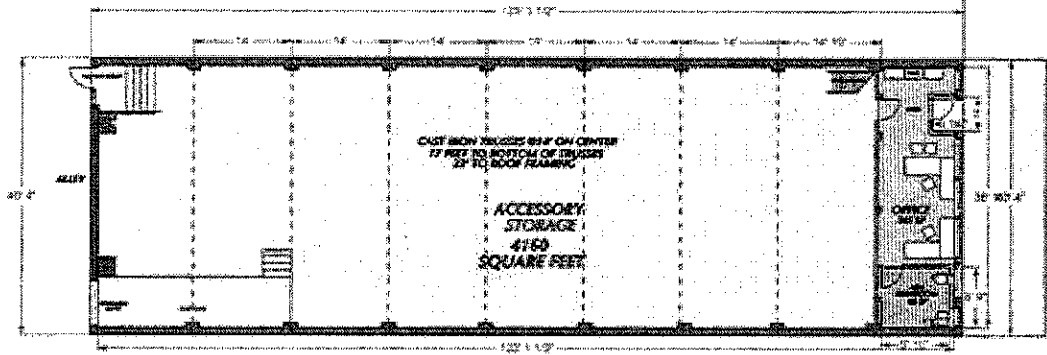
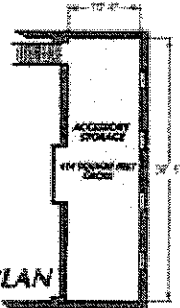
All of this will have to go on my drawing sheets with additional notes and probably



signed.



**MEZZANINE FLOOR PLAN**



Gregg Hackett, architect  
 4342 Abbott Avenue South  
 Minneapolis, MN 55410  
 612-708-7584 cell  
[www.gregghackettarchitect.com](http://www.gregghackettarchitect.com)

PLEASE NOTE NEW ADDRESS