



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Minutes - Final Legislative Hearings

*Marcia Moermond, Legislative Hearing Officer*  
*Mai Vang, Hearing Coordinator*  
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Tuesday, February 22, 2011

9:00 AM

Room 330 City Hall & Court House

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### 9:00 a.m. Hearings

#### Remove/Repair Orders

[RES 11-231](#) Resolution ordering the rehabilitation or wrecking and removal of the structures at 803 - 805 YORK AVE within fifteen (15) days after the March 16, 2011, City Council Public Hearing.

**Sponsors:** Bostrom

**Attachments:** [803-805 York.photo1.12-30-08.doc](#)  
[803-805 York.appt letter.10-11-10.doc](#)  
[803-805 York.photo2.10-27-10.doc](#)  
[803-805 York.order to abate ltr.12-16-10.pdf](#)  
[803-805 York.public hrng ltr.1-28-11.pdf](#)  
[803-805 York Ave.Bid tab.pdf](#)  
[803-805 York Ave.R-R FTA Ltr 2-22-11.doc](#)

*Remove within 15 days with no option for rehabilitation.*

*No one appeared.*

*Steve Magner, Department of Safety and Inspections (DSI), Division of Code Enforcement, reported that 803-805 York Avenue is a two-story wood frame duplex on a lot of 4,792 square feet and has been vacant since December 8, 2008. The owner is listed as GMAC Mortgage Corporation per Ramsey County Property records. There have been thirteen (13) Summary Abatement Notices since 2008 resulting in fifteen (15) Work Orders for:*

- boarding/securing*
- garbage/rubbish*
- tall grass and weeds*
- snow/ice*
- accessory structure (shed)*

*On October 27, 2010, an inspection of the building was conducted; a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An Order to Abate a Nuisance Building was posted on December 16, 2010 with a compliance date of January 18, 2011. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.*

The Vacant Building registration fees were paid (by check on January 20, 2011). Taxation has placed an estimated market value of \$18,500 on the land and \$20,200 on the building. A Code Compliance Inspection was done on February 2, 2011. As of February 18, 2011, the \$5,000 performance deposit has not been posted. Real Estate taxes for the second half of 2010 are delinquent in the amount of \$114.36. Code Enforcement officers estimate the cost to repair this structure between \$50,000 and \$60,000; the cost for demolition between \$9,000 and \$11,000. The Department of Safety and Inspections (DSI), Division of Code Enforcement recommends removing this structure within fifteen (15) days.

Noticing that this duplex is on a very small lot, Ms. Moermond asked whether this was a nonconforming duplex because of the lot size. Mr. Magner responded that is most likely true; currently, a duplex would require a 6,500 square foot lot. She noted that although no one is here from GMAC, they did pay the Vacant Fee last month and applied for a Code Compliance Inspection. She asked if there had been any communication from GMAC. Mr. Magner replied that he was not aware of any communication. DSI has noted a pattern: once the bank receives the Order to Abate, they will generally order a Code Compliance Inspection to make an assessment in order to determine whether they want to go further or not. In this case, he continued, the List of Deficiencies is rather lengthy and they probably decided not to continue; otherwise, their legal representation would most likely be present.

Ms. Amy Spong, Heritage Preservation Commission (HPC), reported that this house was built in 1961. The integrity of the building is nearly gone and the context of the original neighborhood is also in demise; there are already a couple of vacant lots next to it. Across the street is a large development. Demolition would have no adverse effect.

Ms. Moermond will recommend removing the building within fifteen (15) days with no option for rehabilitation.

**Referred to the City Council due back on 3/16/2011 (remove within 15 days)**

**RES 11-232**

Resolution ordering the rehabilitation or wrecking and removal of the structures at 772 DESOTO ST within fifteen (15) days after the March 16, 2011, City Council Public Hearing.

**Sponsors:** Thune

**Attachments:** [772 Desoto St.Code Compliance Inspection.4-8-10.doc](#)  
[772 Desoto St.Order to Abate Nuisance Building.12-16-10.pdf](#)  
[772 Desoto.Public Hearing Notice.1-28-11.pdf](#)  
[772 Desoto St.Photos.11-22-10.pdf](#)  
[772 Desoto St.Bid Tab.pdf](#)  
[772 Desoto St.R-R FTA Ltr 2-22-11.doc](#)

Remove within 15 days with no option for rehabilitation.

No one appeared.

Mr. Steve Magner, Department of Safety and Inspections (DSI), Division of Code Enforcement, reported that 772 Desoto Street is a two-story wood frame single-family dwelling with a detached one-stall garage on a lot of 4,792 square feet. It has been vacant since August 28, 2009. The current property owner is N. Paul Friederichs/Jill A. Friederichs per Ramsey County Property records.

There have been ten (10) Summary Abatement Notices since 2009 and eight (8) Work Orders issued for:

- boarding/securing
- garbage/rubbish
- vehicles
- snow/ice

On November 22, 2010, an inspection of the building was conducted and a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An Order to Abate a Nuisance Building was posted on December 16, 2010 with a compliance date of January 18, 2011. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code. The Vacant Building registration fees were assessed on September 17, 2010. Taxation has placed an estimated market value of \$11,600 on the land and \$38,400 on the building. A Code Compliance Inspection was done on April 8, 2010. As of February 18, 2011, the \$5,000 performance deposit has not been posted. Real Estate taxes are current. Code Enforcement officers estimate the cost to repair this structure between \$50,000 and \$60,000; the cost for demolition between \$9,000 and \$12,000. The Department of Safety and Inspections (DSI), Division of Code Enforcement recommend removing this structure with fifteen (15) days.

Ms. Moermond asked if bid tabs were available. Mr. Magner responded that hopefully the bids will come in between now and the City Council's public hearing. Ms. Moermond commented that this structure looks like a dilapidated rural property that's been dumped in the middle of the city.

Ms. Any Spong, Heritage Preservation Commission (HPC), reported that this house is an 1884 workers' cottage. The exterior has lost nearly all of its integrity. The front porch is still attached. Inside, there is still some nice woodwork in tact. The property at 647 Desoto has been noted in the 1983 survey. This is also part of the Payne-Phalen area going to be surveyed.

Mr. Magner commented that the previous owner took off all of the clapboard and put on cedar lap. He also built three (3) shed type structures on the lot without permits.

Ms. Moermond will recommend removing this building within fifteen (15) days with no option for rehabilitation.

**Referred to the City Council due back on 3/16/2011 (remove within 15 days)**

**RES 11-233**

Ordering the wrecking and removal of the structures at 101 - 103 WINNIPEG AVE within fifteen (15) days after the March 16, 2011, City Council Public Hearing.

**Sponsors:** Helgen

**Attachments:** [101-103 Winnipeg.Code Compliance Inspection Report.12-17-10](#)  
[101-103 Winnipeg.Order to Abate Nuisance Building.12-16-10](#)  
[101-103 Winnipeg.Public Hearing Notice.1-28-11](#)  
[101-103 Winnipeg St.Photos.11-19-10.pdf](#)  
[101-103 Winnipeg St.Photos.9-1-10.pdf](#)  
[101-103 Winnipeg St.Bid Tab.pdf](#)  
[101-103 Winnipeg Ave.R-R FTA Ltr 2-22-11.doc](#)

*Remove within 15 days with no option for rehabilitation.*

*No one appeared.*

*Mr. Steve Magner, Department of Safety and Inspections (DSI), Division of Code Enforcement, reported that 101-103 Winnipeg Avenue is a one and one-half story wood frame single-family dwelling on a lot of 4,792 square feet that has been a vacant building since April 16, 2010. The current property owner is Federal National Mortgage Association per Ramsey County Property records. There have been seven (7) Summary Abatement Notices since 2010 and nine (9) Work Orders issued for:*

- boarding/securing*
- garbage/rubbish*
- snow/ice*
- tall grass/weeds*

*On November 18, 2010, an inspection of the building was conducted; a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An Order to Abate a Nuisance Building was posted on December 16, 2010 with a compliance date of January 18, 2011. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code. The Vacant Building registration fees were assessed on June 17, 2010. Taxation has placed an estimated market value of \$17,000 on the land and \$21,100 on the building. A Code Compliance Inspection was done on December 17, 2010. As of February 18, 2011, the \$5,000 performance deposit has not been posted. Real Estate taxes are current. Code Enforcement officers estimate the cost to repair this structure to exceed \$75,000; the estimated cost for demolition is between \$10,000 and \$12,000. The Department of Safety and Inspections (DSI), Division of Code Enforcement, recommends removing this structure within fifteen (15) days.*

*Ms. Moermond had a question about the photos that looked as though chunks of the roof had been bitten off. Mr. Magner responded that it appears to have been from tree damage.*

*Amy Spong, Heritage Preservation Commission (HPC), reported that this is a 1880 workers' cottage on a very small lot. Removal of the structure will have no adverse effect.*

*Ms. Moermond will recommend removing the building within fifteen (15) days with no option for rehabilitation.*

**Referred to the City Council due back on 3/16/2011 (remove within 15 days)**

**RES 11-234**

Resolution ordering the rehabilitation or wrecking and removal of the structures at 1037 JESSIE ST within fifteen (15) days after the March 16, 2011, City Council Public Hearing.

**Sponsors:** Helgen

**Attachments:** [1037 Jessie St.Order to Abate Nuisance Building.12-16-10](#)  
[1037 Jessie.Public Hearing Notice.1-28-11.pdf](#)  
[1037 Jessie St.Photos.11-17-10.pdf](#)  
[1037 Jessie St.Photos.7-23-10.pdf](#)  
[1037 Jessie St.Bid Tab.pdf](#)  
[1037 Jessie St.R-R FTA Ltr 2-22-11.doc](#)

*Remove within 15 days with no option for rehabilitation.*

*No one appeared.*

*Mr. Steve Magner, Department of Safety and Inspections (DSI), Division of Code Enforcement, reported that 1037 Jessie Street is a two-story wood frame single-family dwelling with a detached two-stall garage on a lot of 4,792 square feet, that has been a vacant building since July 23, 2010. The current property owner is BR Education Trust LLC per Ramsey County Property records. There have been three (3) Summary Abatement Notices since 2009 resulting in three (3) Work Orders issued for:*

- boarding/securing*
- garbage/rubbish*
- tall grass/weeds*

*On November 22, 2010, an inspection of the building was conducted; a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An Order to Abate a Nuisance Building was posted on December 16, 2010 with a compliance date of January 18, 2011. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code. The Vacant Building registration fees were assessed on September 17, 2010. Taxation has placed an estimated market value of \$14,600 on the land and \$114,600 on the building. As of February 18, 2011, a Code Compliance Inspection has not been done and the \$5,000 performance deposit has not been posted. Real Estate taxes for 2010 are delinquent in the amount of \$3,657.72 plus penalty and interest. Code Enforcement officers estimate the cost to repair this structure between \$80,000 and \$100,000; demolition between \$9,000 and \$11,000. The Department of Safety and Inspections (DSI), Division of Code Enforcement, recommends removing this structure within fifteen (15) days.*

*Ms. Moermond determined that since the taxes were delinquent in such a high amount, there must be many large clean-up assessments. Mr. Magner responded that the amount also includes the Vacant Building fee. Ms. Moermond asked when the fire took place. Ms. Magner replied, "5:33 a.m., September 28, 2010." It had been a Vacant Building; work had been progressing on rehab. He had met with the owner and contractor in November 2010. At that time, they said they were going to demo the house within the next month, but there was no commitment. Ms. Moermond noted that a placard was posted not to disturb an area of evidence. It was a suspicious fire. Ms. Amy Spong, Heritage Preservation Commission (HPC), said she was surprised the house hadn't collapsed under all of the snow and ice. Mr. Magner responded that it's shame because this is a fairly substantial house on a very good block of Jessie Street. DSI has not yet received the demo specs back. He asked Mai Vang to send a note to Joe asking for the demo specs on the four (4) properties discussed at this hearing; or to contact Bonnie in purchasing.*

*Ms. Amy Spong, HPC, reported that this is actually a substantial property. It's a two and one-half story Queen Anne style built in 1916. It has wide over-hanging eaves. Some leaded glass windows are still in tact, now, damaged by the fire. This house is also in a neighborhood with some substantial important historic properties. It's close to 955 Jessie, eligible for an Historic house designation. A preservation award was given to the owner of 955 Jessie Street for restoration. It's also close to the Wilder Playground building at 958 Jessie Street and the Ludwig Johnson at 601 Case. There are several buildings around here that were highlighted in the HPC 1983 survey. The area will also be re-surveyed in the 2011 HPC survey. This is a shame; 1037 Jessie Street would have been a contributing property as part of a potential*

*district of neighborhood.*

*Ms. Moermond will recommend removing the structure within fifteen (15) days with no option for rehabilitation.*

**Referred to the City Council due back on 3/16/2011 (remove within 15 days)**