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MAR 19 2013

CITY CLERK

Ms. Moermond

March 15, 2013

RE: 1054 Central Ave W.

I would like to request that the vacant building designation be removed from this property.

Grounds for this:

Installation of new front picture window to replace rotted and broken window (rock thrown through old window)

Repair of all broken windows and installation of storm windows where missing

Fabrication and installation of reinforced cement-mortar chimney cap (reduce heat loss and stop water-caused deterioration at base of chimney)

Removal of weed trees from around foundations of both house and garage (some showed evidence of being at least ten years old)

Repair of back concrete steps. Install new wooden rear storm door and insulated glass interior 'airlock' door at rear entry closet area

Garage 'squared up' with interior diagonal cable-and-turnbuckle arrangement

Several thousand dollars worth of building materials on-site - bought specifically for this property

Over fourteen years of keeping the grounds free of trash & with reasonably attractive yard plantings, and those same years of paying property taxes

Sound, well-built house with no imminent safety or health issues

Sideyard gradient drain (4" corrugated tube) to divert rainwater away from house foundation into back yard

Replacement of ductwork parts used by previous person(s) as a urinal

I am a semi-retired finish carpenter/cabinetmaker, 66 years old.. I have maintained a small shop for cabinetmaking and woodturning on the property. This working space allows me to earn about 50% of my current income, the other half from Social Security. Destruction of this shop would also remove the possibility of the first half of that income: the combination of my age, earning level, and current rental rates would eliminate any chance of 'setting up shop' elsewhere.

Destruction of the house would also leave me with about one half of a thirty-year term remaining on a contract for deed - nearly a \$25,000 obligation with no possible way to ever use the value of the house to offset the debt or eventually profit from sale.

I like to think I've been a small influence in the cause of neighborhood peace and tranquility:

sideyard fences to discourage kids from 'hanging out', tossing trash, busting windows, etc.

good relations with Father Kevin McDonough and a few others at neighboring St. Peter Claver Catholic Church

continuity of caretaking, neatly kept yard

I would value a chance to continue to upgrade and maybe 'rescue' this 1892 property from unnecessary destruction.

One advantage I have here is that I do not have to focus relentlessly on maximum immediate profit upon resale. Cost of improvements is cost of materials, basically, without the need for a fat percentage tacked on for profit. The focus for me would be to do a good job as efficiently as possible, and to make sure that any work done would not have to be re-done in the course of later work.

Designation of this property as just-another-old-house-that-needs-work, or 'work-in-progress' will give me some assurance that the value of repairs or improvements accrues to me, without constant threat of bureaucratic theft or confiscation.

The property is a good 'fit' for me:

space for a small shop, tools, ladders, lumber – a place to pursue my craft

modest monthly payments and utility bills

opportunity to work on an old house which has potential to be quite the 'little gem' with appropriate Victorian siding detail, paint, etc

The property has considerable inherent, existing value. Arbitrary destruction is senseless.

Destruction would cause severe disruption and waste to both life and property, for no good cause and to no purpose. There is no offense happening to anybody now because of this property.

After fourteen years of payments, I'd like to be treated as a more-or-less ordinary and responsible homeowner. Let me live in peace for while.

If for some reason I am not able to finish this restoration, the city has lost nothing.

Douglas Moore

1360 University Ave W.
Box 147
St. Paul, MN 55104

January 29, 2013

1054 Central Ave W.

This is a sound house which I feel is worthy of preservation and renovation. By now, I have some interest in the place and would like to keep and improve that interest.

My resources are limited – the proposed exterior painting and repair is just about the limit of what I can cause to happen this year, unless financial circumstances improve.

This work should bring the property to neighborhood standards of appearance.

Any leeway in demands for work on the property or further amounts of money will be very much appreciated.

(651) 485-5245

encl 4 photos

1054 Central Ave W.

built 1892

poured concrete foundation
hardwood floors

no bugs
no rot

85% furnace / new heat exchanger & forced-draft blower
2003-04 season
updated kitchen-area wiring / 100a. breaker box

blown-cellulose insulation in walls & roof
sewer tested clear Nov 8, 2010

work done

repair basement stair & kicked-in main floor balusters
window repair
back storm door & deadbolt
reinforced cement-mortar chimney cap
sideyard fences
" drain to back yard

clean yard maintenance

proposed work warm-weather 2013

install 1x6 fascia boards & drip edge @ E/W 2nd floor roof
complete exterior paint & minor carpentry repair

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