

RECEIVED SEP 20 2013

DEPARTMENT OF SAFETY AND INSPECTIONS  
Fire Inspection Division  
Ricardo X. Cervantes, Director



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989  
Saint Paul, MN 55101-1806 Fax: 651-266-8951

September 17, 2013

JONATHAN J LINDSAY  
3450 S COUNTY ROAD 101  
MINNETONKA MN 55345-1016

### CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 80 CLEVELAND AVE N  
Ref. # 101510

Dear Property Representative:

A re-inspection was made on your building on September 17, 2013, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately. A reinspection will be made on or after October 1, 2013.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

#### DEFICIENCY LIST

1. Exterior - SPLC 34.09 (1) b,c, 34.33 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
2. Exterior - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
3. Exterior - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.
4. Exterior - MSFC 307.1 Fire Prevention has been receiving complaints regarding fires conducted on your property. All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.-Exterior Open Burning: - MSFC 307.1 All fires on the ground must be a minimum of 25 feet from structures and property line or contained in an approved container grill or outdoor fireplace and 15 feet from structures and property line. Wind speeds must be under 10 mph,

constantly attended, a means of extinguishments must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.-Remove the fire pit and fire debris in the back yard.

5. Exterior - Chimney MMC 101: Immediately contact a licensed masonry contractor to repair and tuck-point Chimney. Remove any loose and damaged brick and repair the Chimney in an approved manner all work must be done under permit and approved.
6. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.
7. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window sash.
8. Exterior Front - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair or replace the front stairs to the public sidewalk in an approved manner.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

If you have any questions, email me at [mike.urmann@ci.stpaul.mn.us](mailto:mike.urmann@ci.stpaul.mn.us) or call me at 651-266-8990 between 7:30 a.m - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Michael Urmann  
Fire Inspector

Ref. # 101510



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

330

- Yog hais tias koj hais tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb zwb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

September 30, 2013  
Jonathan J Lindsay  
3450 County Road 101  
Minnetonka MN 55345-1016

RECEIVED OCT 2 - 2013

## CORRECTION NOTICE

RE: **80 CLEVELAND AVE N**  
File #: **10-898251**

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **September 30, 2013** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code<sup>1</sup> (see footnote 1, below).

- 1. RESIDENTIAL PARKING ON UNAPPROVED SURFACE: All residential parking spaces shall be paved with asphalt, concrete or other suitable surfacing as determined by Zoning Enforcement. CEASE PARKING ON UNAPPROVED SURFACES. For information on installation of an approved parking surface contact Zoning Enforcement at 651.266-9008 regarding submittal and approval of a site plan.**

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will reinspect these premises on or after **October 30, 2013**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges<sup>2</sup>** and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal, and pay a filing fee.)

**If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-1940.**

Sincerely,

Scott  
Badge # 330  
CODE ENFORCEMENT OFFICER

Footnotes:

- <sup>1</sup> To see the Legislative Code go to [www.stpaul.gov](http://www.stpaul.gov) on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.
- <sup>2</sup> Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

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**WARNING** Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

cn60100 4/13

## Pete Lehner

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**From:** Neis, Adrian (CI-StPaul) <adrian.neis@ci.stpaul.mn.us>  
**Sent:** Wednesday, October 02, 2013 3:36 PM  
**To:** Urmann, Mike (CI-StPaul); Pete Lehner  
**Subject:** RE: 80 CLEVELAND AVE N -- INSPECTION DETAILS

Mr. Lehner,

Thank you for being in communication with Inspector Urmann, and advising of the timelines.

I am ok with giving the additional time you have proposed for the chimney, roof, and handrail.

Based on the photographs of the property, it appears that there is already a concrete parking surface. Is this correct? If so, the driveway issue may be fixable by not allowing parking on the unapproved surface.

I cannot grant an extension until spring for the driveway, however I would strongly encourage you to appeal the order to the Legislative Hearing Officer to grant you additional time.

Michael,

I also notice that the Fire Certificate of Occupancy is also past due. Please schedule this with Mr. Lehner when you reschedule with him.

Thanks,



**A.J. Neis**  
***Fire Inspection Supervisor***

City of Saint Paul  
375 Jackson St. Suite 220  
Saint Paul, MN 55101  
P: 651-266-8992  
F: 651-266-8951  
[adrian.neis@ci.stpaul.mn.us](mailto:adrian.neis@ci.stpaul.mn.us)

The Most Livable  
City in America



Smoke Detectors Save Lives,  
Fire Sprinklers Save Lives and Property!

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**From:** Urmann, Mike (CI-StPaul)  
**Sent:** Monday, September 30, 2013 2:00 PM

**To:** Pete Lehner  
**Cc:** Neis, Adrian (CI-StPaul)  
**Subject:** RE: 80 CLEVELAND AVE N -- INSPECTION DETAILS

I will forward your request for extension to my supervisor. Please make sure that permits are pulled for the Chimney and reroof work as required, once the permits are in place I will work with you on the time needed for those items.

Michael G. Urmann, CFI  
Fire Inspector II

Division of Fire Inspection  
Department of Safety & Inspections  
375 Jackson St  
Suite 220  
Saint Paul, MN 55101

(651) 266-8990 Office  
(651) 266-8951 Fax  
[mike.urmenn@ci.stpaul.mn.us](mailto:mike.urmenn@ci.stpaul.mn.us)

Saint Paul Fire Inspectors...  
Protecting Lives & Property since 1915

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**From:** Pete Lehner [<mailto:plehner@lindsaygroup.com>]  
**Sent:** Monday, September 30, 2013 12:27 PM  
**To:** Urmann, Mike (CI-StPaul)  
**Cc:** Pete Lehner  
**Subject:** 80 CLEVELAND AVE N -- INSPECTION DETAILS

Dear Inspector Urmann:

The owner of 80 CLEVELAND AVE N, ST PAUL is in receipt of your correction notice as of Sept 20<sup>th</sup>, 2013.

I would like to inform you that since then the front steps have been replaced. The railing cannot be installed until the concrete is fully cured. It will be installed on Friday, October 11, 2013 after the proper 2 week concrete curing time.

The tenants have removed the fire ring per your instructions.

The peeling paint has been painted.

I have a chimney repair contractor that is contracted to repair the chimney. As many contractor doing exterior work this year, he is booked out for 2-3 weeks but is scheduled to show up as soon as his schedule allows.

The roof is schedule to be replaced in October as soon as New Line Roofing, the contracted vendor's, schedule opens up. He is also busy until later October. As the chimney should be done first before a full and proper reroofing job is completed, I would ask for more time to do this.

As for the parking lot, I have two contractors who are preferred contractors with the owner. Since May and June produced so much snow followed by rain, these contractor is busy and do not have room in the their schedule this year before the weather gets bad (ie too cold or wet or snowy). As the owner would like to have a good finished product, he is asking for an extension until early summer 2014 to complete this.

I trust that the amount of work completed to date, just one week after receiving your letter, would show good faith that the owner intends to complete the items on your correction letter.

Could you let me know that you have received this email and that you can extend the parking lot work until 2014?

Chimney and reroof are schedule for October.

Please let me know before you plan an official re-inspection. I would like to have the roof and chimney repaired before you stop by again.

Sincerely,

**Pete Lehner**

For owner of 80 CLEVELAND AVE N, LLC  
For JL STREAMS

3450 County Road 101 S.  
Minnetonka, MN 55345  
Cell (612) 963-4844  
[Pete@LindsayGroup.com](mailto:Pete@LindsayGroup.com)

## Pete Lehner

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**From:** Pete Lehner  
**Sent:** Friday, October 11, 2013 2:50 PM  
**To:** 'Neis, Adrian (CI-StPaul)'; Urmann, Mike (CI-StPaul)  
**Subject:** RE: 80 CLEVELAND AVE N -- INSPECTION DETAILS

REF. #101510

Dear Inspector Urmann:

I would like your help in deciphering where specifically you see holes and deterioration at this property, which were listed in your 10/03/13 letter.

Also where are there exterior unprotected wood surfaces that are not protected from the elements and maintained? Windows and trim were painted on Sept 27-28<sup>th</sup>.

May I ask why #4 on your 10/03/13 letter is listed? No fire ring was present. No record of complaints ever are listed with Fire Dept or on the DSI website at this property. I want to make sure this property is compliant but just do not see why this deficiency was listed a second time following your Sept 17<sup>th</sup> letter. Fire ring was removed as soon as I received the letter on Sept 20<sup>th</sup>.

Could you also help with item 6 & 7: "repair and maintain the window frame & sash". This is a bit vague since there are over 20 windows at this property. Can you specify where on the building, or which side needs attention? Or what you noticed during your last inspection?

Thank you for your help,

Pete Lehner  
On Behalf of the owner of 80 Cleveland Ave N  
Cell: 612-963-4844



*Copy*

# Invoice

**Noel Walters**  
**2406 96th Avenue North**  
**Brooklyn Park, MN 55444**  
**Cell - (612) 232-7976**

<b>DATE</b> 9/27/2013	<b>INVOICE #</b> 2382
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<b>BILL TO</b>	<b>Signature</b>
J. Lindsay 3450 County Rd. 101 Minnetonka, MN 55346	

<b>DUE DATE</b> 9/25/2013	<b>Job Name</b> 80
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ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	9-25-13 - meet with Pete to determine what needs to be done, remove rotonn facia and soffit boards, get new material, start to replace them	6.50	35.00	227.50
Material & Expenses	Materials Supplies and Expenses	1.0	115.38	115.38
Labor	9-26-13 - pick up supplies, finish installing new boards and caulk, install flashing on roof to help keep soffits water tight	6.50	35.00	227.50
Material & Expenses	Materials Supplies and Expenses	1.0	52.35	52.35
Labor	9-27-13 - Get supplies, Replace kitchen light and dinning room light switch. Replace batteries in all smoke/co's except one bedroom that was locked	2.50	35.00	87.50
Material & Expenses	Materials Supplies and Expenses	1.0	20.27	20.27
Total				730.50
Thank you for your business!			<b>Total</b>	<b>730.50</b>

Date: 9/28/13

INVOICE

To: The Lindsay Group  
3450 S Country Rd 101  
Minnetonka, MN 55345  
ATTN: Pete Lehner

From: Natalie Heggen  
68 Cleveland Ave N  
St. Paul MN 55104

For: Exterior Painting Improvements  
At 80 Cleveland Ave N  
St. Paul, MN 55104

Invoice Total:

Hourly plus materials at a x20% mark up

Hours

9/26/13 Thursday 11.5 hours  
9/27/13 Friday 16 hours  
Total 27.5 x \$20 per hour = \$550

Materials

Paint	\$127.96
Brush	\$34.28
Paint cup	\$3.29
Sand paper	\$2.98
Total with Tax	\$181.36
Total with x20%	\$217.63

Total hourly and materials \$767.63

Site: 80 Clew  
Code: 6230  
Paint Exterior  
OK: - PL

**Weldon  
Broberg  
Construction, LLC**

1719 17<sup>th</sup> Avenue NW  
New Brighton, MN 55112  
651-230-9715  
weldonbroberg@msn.com

# INVOICE

<b>Bill To:</b>
Lindsay Group Pete Lehner plehner@lindsaygroup.com 612-963-4844 JOB SITE: 80 Cleveland Ave

Date	Invoice No.	Terms
10/02/13	100330	<b>Due on receipt</b>

Description	Hours	Rate	Amount
- Remove existing steps @ city walk. Install new steps: 8 risers with 7" side curbs. Remove and install 4' x 4' section of sidewalk.		2,575.00	2,575.00
- Add extra section of concrete sidewalk.		400.00	400.00
- Above-grade exterior foundation work.		1,400.00	1,400.00
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>Site: 80 Clev. Code: 6210 Replace front steps Repair foundation OK: - PL</p> </div>			



**Thank you!**

# ESTIMATE

Dan Behnken



612.518.7320

dan@behnkenbrickandstone.com

14003 Jodrell Street Columbus, MN 55014

Pete Lehner

Job Address: 80 Cleveland Avenue, St. Paul

Date: 9/29/13

Fireplace:				
Stone				
Brick				
Arch				
Soldier Course & Ribbon				
Circle Hearth				
Wood Box				
Air Vents				
Stone Hearth				
Exterior:				
Black or Brown Mud				
Stone				
Brick	X	Estimate to tear down existing chimney and replace with new brick.	\$1,700	
Quoin Corners		New Portland cap poured. Flashing work done by Newline. Debris removed from site. All work done to code as required by St. Paul. All labor and materials included.		
Planters				
Angles				
Piers				
Keystone				
Address Stone				
Extras:				
10/8/13				
OK. Please schedule ASAP.				
Pete Lehner				
For JL streams, owner of 80 clev.				
<b>Total</b>			<b>\$1,700</b>	



# NEW LINE ROOFING

LICENSED • BONDED • INSURED

PREPARED BY:  
Brandon Haug  
phone: 763.450.2208  
fax: 763.322.8842  
cell: 612.251.1152  
email: Info@NewLineRoofing.com

## PROPOSAL SUBMITTED TO

Name: The Lindsay Group Date Prepared: 9-8-13  
Address: 80 Cleveland Ave. N. St. Paul  
Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

## THIS ROOFING PROPOSAL INCLUDES

- Removal and disposal of old shingles, nails, and tar paper, as well as all applicable taxes and permits.
- Application of new shingles: Timberline HD (Lifetime) in color: Customer's Choice
- Application of ice and water barrier 6' upon eaves and 3' wide in valleys.
- Application of roofing underlayment felt in remaining roof areas.
- New self sealing starter strip at all eaves.
- Application of 24" preformed galvanized valley metal in valley sections of the roof.
- Installation of \_\_\_\_\_ metal bird proof attic vents, \_\_\_\_\_ bathroom vents, and \_\_\_\_\_ kitchen vents. Other ventilation:
- Installation of \_\_\_\_\_ 2" \_\_\_\_\_ 3" \_\_\_\_\_ 4" galvanized soil stacks.
- Evaluation of roof deck: any rotten or damaged roof decking will be repaired or replaced at a rate of \$50 per hour, per worker, plus materials. Additionally, any extra work for the removal and replacement of siding to allow for proper installation of step flashing at areas where rooflines meet sidewalls will be performed at a rate of \$50 per hour, per worker.

## OPTIONAL AND OTHER WORK

All flashings and vents replaced, including chimney flashing. This is included in bid price.

Up to 100 sq. ft. (3 sheets of 3/4" plywood) decking repairs included in bid price for repairs at vents.

Recomended - add drip edge to all roof edges for \$300 above bid price

Gutters at front - 5" k style with oversized, 3x4 downs \$178.25 Leaf Solution gutter guard \$104

Gutters at rear - 5" k style with oversized, 3x4 downs \$258.75 Leaf Solution gutter guard \$180

## NOTES

- Contract includes all applicable taxes and permits.
- Payment is due upon substantial completion of specified work.
- Shingles to be installed per manufacturer's specifications.
- Ridge cap to be nailed with a minimum of 2 nails per shingle.
- NLR will perform a clean up of roofing debris, including picking up nails with a magnet. A dumpster will be placed in close proximity to the house.
- NLR is not responsible for any damages due to circumstances or conditions beyond our control including, but not limited to ice damming, ice backup, condensation, fires or tornadoes.
- NLR is not responsible for damage to plants or homeowner property due to normal roofing operation. We will always do our best to protect your plants and other property, and will use tarps and plywood when necessary and possible to do so.
- NLR is not responsible for sheetrock or plaster cracks due to normal roofing operation.
- NLR is not responsible for driveway damage.
- NLR to provide mechanic's lien waiver upon full payment for the work in this contract.
- NLR provides a 2 year labor/workmanship warranty. Product warranties are as specified by the manufacturer of the product chosen by homeowner. Alteration or tampering with work will void the warranty, as will any fires, tomadoes, etc.
- All material is guaranteed to be as specified by manufacturer. All work to be performed in a workmanlike manner according to standard industry practices.

## PRICE AND TERMS

The price for the work in this contract is \$ 8,823.48 to be paid:  
\$ 0 when signed, \$ 0 when work starts, and  
the balance of \$ balance to be paid upon completion.

The estimated start date is: 2 weeks from signature  
NLR Signature \_\_\_\_\_ Date \_\_\_\_\_

## ACCEPTANCE OF CONTRACT

I agree to the specifications, terms, and prices listed on this proposal.  
New Line Roofing is authorized to do the work as specified and I agree to pay as outlined above.

Homeowner Signature Pete Lehman Date 9/18/13  
Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

\$9,575

bid

**Weldon  
Broberg  
Construction, LLC**

1719 17th Avenue NW, New Brighton, MN 55112  
651-230-9715 weldonbroberg@msn.com  
State License #20635941

# PROPOSAL

**Contact Name and Info:**

Lindsay Group  
Pete Lehner  
plehner@lindsaygroup.com  
612-963-4844  
JOB SITE: 80 Cleveland  
St. Paul, MN

Date:  
Plan #:

We hereby propose to furnish materials and labor necessary for the completion of:

Install a new concrete parking pad, 704 sq ft, 5" thick with rebar and fibermesh, one coat of cure and seal. Includes at least 4" of gravel base.	5,280.00
Remove existing steps @ city walk. Install new steps: 8 risers with 6" side curbs. Remove and install 4' x 4' section of sidewalk.	<del>2,175.00</del> <i>Completed</i>
Remove existing concrete garage slab.	325.00

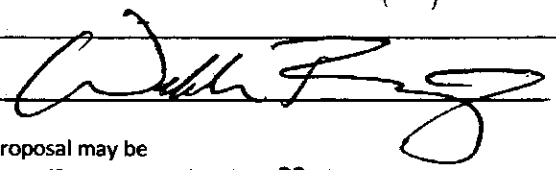
WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of: \$7,780.00

Payment to be made as follows:  
upon completion

\$5,605.00

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized  
Signature



Note: This proposal may be withdrawn by us if not accepted within 90 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_  
Signature \_\_\_\_\_

Pete Lehner 9/20/13