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Dear Ms Vang,

I've lived in St. Paul all my life and in the Ramsey Hill area since 1975. I'm writing to express my concern with the demolition notice posted on 451 Selby Ave. and 466 Iglehart Ave. I live next door to 451 Selby, officially listed as the F. F. Abbott house. I understand that the city has a difficult situation on it's hands and unfortunately these two properties are not the only vacant structures with which the city has to deal. In fact my understanding is that the city is faced with an overwhelming amount of properties. I don't know about the others and I'm guessing there are thousands. I do know my immediate area and these two historic homes.

Both are frame structures, which lend an overall feel to the blocks and immediate neighborhoods in which they reside. In particular, 451 Selby is one of only five historic frame homes remaining on both sides of Selby from MacKuban down to the Cathedral, a distance of almost half a mile. It is positioned in a row of four frame homes and its loss would negatively effect the remaining homes.

That said, there is a substantial outlay required to bring this home up to city code. But, no where near the cost of building a new structure especially with the requirements to conform to historic sensitivities in our district. One need only look at the one story structures built with city approval in the late 60's to mid 70's to see the detrimental effect a lack of planning and understanding can have.

If a property can be obtained for the purpose of demolition, could it not also be obtained for the purpose of restoration? I believe there are State and Federal tax credit programs available to assist with restoration. Perhaps the city could do something along the following lines;

- Offer the property for an affordable price, maybe \$100.
- Require the purchaser to have qualified funding secured.
- Require the purchaser to post a performance bond.
- Establish a time table that would necessitate contractors to perform the restoration.

My sense is that in the case of 451 Selby an individual or family could get the property restored and back on the tax rolls for substantially less than the cost of demolition and new construction. The return would be almost immediate, within a year, versus a vacant city lot that may well remain so for years. Please do not let these structures be demolished.

Thank you,