



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

361

November 19, 2012

01-226462

Bankers Trust Co of CA, NA
400 Countrywide Way
Simi Valley CA 93065-6298

BAC Home Loan Servicing, LP
400 National Way
Simi Valley CA 93065

BAC Field Services
Escalation Dept
301 E Vanderbilt Ste 350
San Bernardino CA 92408

Order to Abate Nuisance Building(s)

Dear Sir or Madam:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

1054 CENTRAL AVE W

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Lindemanns Subdivision of lot Lot 4 Blk 4

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On November 15, 2012 a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a one-and-one-half story, wood frame, dwelling with a two-stall wood frame garage.

The following Deficiency List is excerpted from the September 30, 1998 Code Compliance Report.

BUILDING:

1. Evidence of water in cellar at one time. Seal foundation and correct as necessary.
2. Replace broken cellar stair tread (rear).
3. Repair or replace kitchen floor covering.
4. Repair or replace bath floor covering.
5. Refinish wood floors.
6. Repair walls and ceilings as necessary throughout.
7. Replace missing trim, etc.
8. Remove trees and brush from against house and garage.
9. Replace damaged or missing siding.
10. Repair rear entry step or replace.
11. Repair garage siding, trim, paint, etc.
12. Provide hand and guard rails all stairways and steps as per attachment.
13. Provide thumb type dead bolt rear for all entry door and remove surface bolt.
14. Repair or replace any deteriorated window sash, broken glass, sash holders, etc. as necessary.
15. Provide storms and screens complete and in good repair for all door and window openings.
16. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
17. Provide smoke detectors as per U.B.C.

ELECTRICAL:

Basement

1. Re-install panel cover and remove disconnected electrical boxes.

Second Floor

1. Bathroom - ground light and disconnect non-G.F.C.I. outlet.

General

1. Install outlets and lights per Bulletin 80-1.
2. Re-install all missing and broken electrical devices.
3. Correct reverse polarities at outlets.
4. Install smoke detectors per U.B.C.

PLUMBING: In compliance (*was in compliance at the time of inspection in 1998*).

HEATING:

1. Provide register covers.
2. Clean and ORSAT burner. Check controls for proper operation.
3. Provide support for gas lines to code.
4. Plug, cap and/or remove all disconnected gas lines.
5. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **December 19, 2012** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollar (\$5,000.00) performance bond with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

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If you have any questions or request additional information please contact **Matt Dornfeld** between the hours of 8:00 and 9:30 a.m. at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council

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