APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED
OCT 15 2014
CITY CLERK

We need the following to process your appeal:

- [x] $25 filing fee (non-refundable) (payable to the City of Saint Paul)
  (if cash: receipt number Check 10573)
- [ ] Copy of the City-issued orders/letter being appealed
- [ ] Attachments you may wish to include
- [ ] This appeal form completed
- [ ] Walk-In *OR* [x] Mail-In

  for abatement orders only: [ ] Email *OR* [ ] Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, October 28, 2014

Time 2:30 PM
Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 295 Summit Avenue City: St. Paul State: MN Zip: 55102

Appellant/Applicant: Mark Saliterman Email mark@scpateam.com

Phone Numbers: Business 952-920-8555 Residence 952-544-4446 Cell 612-718-8282

Signature: _____ Date: _____

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? *Attachments Are Acceptable*

- **Vacate Order/Condemnation/ Revocation of Fire C of O** — See attached
- [ ] **Summary/Vehicle Abatement**
- [ ] **Fire C of O Deficiency List/Correction**
- **Code Enforcement Correction Notice** — See attached
- [x] **Vacant Building Registration**
- **Other** (Fence Variance, Code Compliance, etc.) — See attached

TEAM
PROPERTIES, INC.

October 11, 2014

St Paul City Council – Legislative Hearings
310 City Hall
15 W. Kellogg Blvd
St. Paul, MN 55102

RE: 295 Summit Avenue Unit #3 Carriage House

Dear members of the St. Paul City Council,

My tenant moved out of the Carriage House on September 1, 2014. During the month of September I have been in the process of repairing the interior of the building while trying to sell the property. I intended to rent the property so it would not remain vacant over the winter if it did not sell. I have invested over $500,000 into the purchase and restoration of the carriage house and I hope the sale will produce $350,000 to minimize my loss.

I requested that a manure shed attached to the back of the property be taken down as it was very expensive to restore. This request was denied. However, approval was given to partially take it down to see what could be saved. I had difficulty finding people who would work on the wall at an acceptable level. The first bid was almost $100,000. I did find someone that would work with me and the HPC to only remove a portion of a wall at a cost of $8,000. A meeting occurred and some items were added by the HPC. I submitted a permit to repair the wall for $8,700. We can commence the work when the permit is approved.

Shortly after the current tenant moved out of the Carriage House, I received the Revocation of Fire Certificate of Occupancy and Order to Remain Vacant, Ref. 122121 from AJ Neis, Fire Inspector.

At the meeting, the HPC and I missed a part of the requirement from the inspector regarding a different wall to be dealt with. In addition, he pulled the Occupancy Permit. I was informed that even if I fixed the manure shed the Occupancy Permit would not be re-issued until another wall was addressed.

The wall is leaning. I believe the large garbage and recycling trucks that drive down the alley which is just a dirt road, threatens the integrity of the homes, walls and historic structures; and cause damage on an ongoing basis. It is not deferred maintenance that is creating the problems, but the excessive weight of these trucks placed on the alley that make the walls unstable. The narrow nature of the alley and the width of the vehicles bring them within a few feet of the walls and the manure shed.

4725 Highway 7
St. Louis Park, MN 55416

Phone: 952.920.8555
Fax: 952.955.8455

I would request that the architects of the HPC and the structural engineers of the City examine the situation to determine if this matter reflects the City's neglect of the alley that is the cause or is a major contributor to the sheer effect causing the walls to lean and for the foundation and walls to disintegrate.

This leaning wall is not part of the Carriage House, Unit #3. I have attached the Declarations of the Condo Association clarifying the common area of the Association and CIC Plat. As I am a small member of the Association it is my opinion that the issue of this wall needs to be dealt with by the Association. In fact, the owner of the main house who controls the Association did not receive a letter of disrepair. In addition, I was unaware of the wall issue until it was part of the letter which rejected my Occupancy Permit without any advance notice.

I am requesting that the Revocation of Fire Certificate of Occupancy and Order to Remain Vacant of the Carriage House be dismissed either now or after the manure shed wall is repaired. I also request that the Association to be contacted regarding the leaning wall for its response. The proper authorities at the City should to be made aware that this wall is not part of the Carriage House Unit.

I think it is also premature to request the Association to address the wall until the alley is repaired and the truck traffic to be eliminated. In addition, efforts should be made to investigate if the city is actually responsible for the restoration of the manure shed and the leaning wall due to the condition of the alley and continuous truck traffic.

Sincerely,

Mark Saliterman,
MAS/vhl

Attachments

xc: Jason Burg, Cities Masonry Restoration, Inc.
David Brockpahler, Dayco Concrete
Scott Stangland, VAA LLC.
Amy Spong, Historic Preservation Specialist

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

651-266-8989
651-266-1919
www.stpaul.gov/dsi

September 24, 2014

Mark Saliteman/Beth Saliteman
4725 Highway 7
Saint Louis Park MN 55416-2203

VACANT BUILDING REGISTRATION NOTICE

The premises at **295 SUMMIT AVE UNIT 3**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required to register this building with the Department of Safety and Inspections, Vacant Buildings Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee o: **$1,440.00** The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by October 24, 2014.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (651) 266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection And Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this Notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer, Dennis Senty, at 651-266-1930 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building(s) to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building subject to demolition, the Enforcement Officer will notify all owners and interested parties of the Order to Abate, as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the Enforcement Officer, Dennis Senty, at 651-266-1930.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Thank You,

Steve Magner
Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: ds
vb_registration_notice 9/2013

City of Saint Paul
Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM

Date: _____

Address of Property: _____

Planned disposition of this building (please check one):

___ I plan to rehabilitate this structure commencing (date): _____

___ I plan to demolish (wreck and remove) this building by (date): _____

___ I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

___ This building is **vacant as a result of fire damage**. The fire occurred on (date)_____. I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

_____

Responsible Party: Persons/organizations who will ensure compliance with the ordinance:

NAME **ADDRESS** **PRIMARY PHONE** **ALTERNATE PHONE**

_____

_____

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME **ADDRESS** **PRIMARY PHONE** **ALTERNATE PHONE**

_____

_____

All persons listed here will receive letters for the annual fee renewal. Also use this form to de-register your interest.

_____
Print Your Name (legibly)

_____
Signature **Date of Birth**

_____
Address

_____
City **State** **Zip**

_____
main contact telephone **alternate phone**

_____
Email address (print legibly)

NOTE NEW VB FEE of $1,440 effective for registrations due on or after January 1, 2013.

INSTRUCTIONS:

Complete and return this form with your VB registration fee payment of $1,440.00.

Make checks payable to: City of Saint Paul

Credit cards are accepted

Make Payment at, or mail payment to:

City of Saint Paul
Department of Safety and Inspections
Code Enforcement – Vacant Buildings
375 Jackson Street, Suite 220
St. Paul, MN 55101-1806

Thank you for your cooperation

City of Saint Paul
Department of Safety and Inspections
Vacant Buildings Program
Requirements, Regulations and Information

The Council of the City of Saint Paul has adopted ordinances regulating vacant and unoccupied structures.

You must register this building with St. Paul Department of Safety and Inspections, Vacant/Nuisance Buildings Code Enforcement Unit if the building is unoccupied and:

1. Unsecured, or
2. Secured by other than normal means (boarded), or
3. A dangerous structure, or
4. Condemned as uninhabitable, or
5. Condemned or Vacated by Fire Marshal Certificate of Occupancy Program, or
6. Has multiple housing or Building Code violations, or
7. Is condemned and illegally occupied, or
8. Has been unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

Registration Requirements

1. Submit the enclosed Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
2. Disclose all pertinent ownership information.
3. Disclose all pertinent lien-holders.
4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
5. Pay the $1,440.00 annual Vacant Building Registration fee within 30 days of receiving this letter. **If the registration fee is not received within 45 days of the due date the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.**

NOTE: If the building is vacant due to a fire, you may have a 90 day exemption from the registration fee. You must still submit the enclosed Vacant Building Registration Form within 30 days informing us of your plans for the building to qualify for this exemption. At the end of 90 days your rehabilitation must be complete OR you must pay the $1,440.00 registration fee.

6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

Owners, agents, assignees and all responsible parties are required to comply with the following requirements of the Saint Paul Legislative Code:

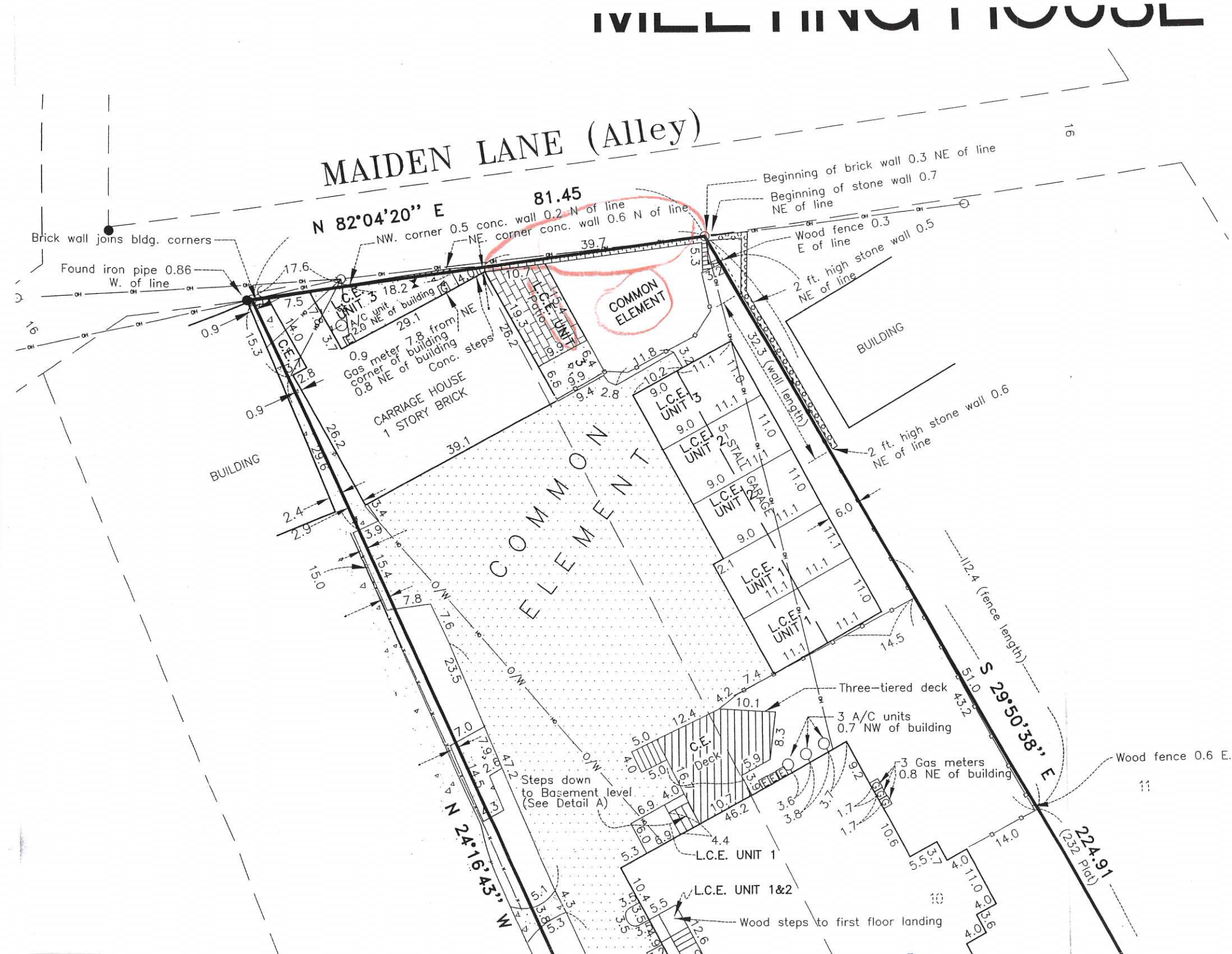
1. Keep all buildings secure.
2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris.
3. Cut grass and weeds.
4. Remove snow and ice from sidewalks.

Sale Requirements – Contact the Vacant Buildings section, 651-266-8989, for full details. There is a fee of $275.00 for the Sale Review Process.

VB1 – Current registration and fees; notify the City; restore utilities.

VB2 – No sale without City approval. Requirements include: current registration and fee payments, code compliance report, cost estimate for all repairs, a schedule for completion of the repairs, and proof of financial capability to complete all repairs.

VB3 – No sale without a Certificate of Code Compliance or Certificate of Occupancy.


MEETING HOUSE
MAIDEN LANE (Alley)
N 82°04'20" E 81.45
Brick wall joins bldg. corners
Found iron pipe 0.86 W. of line
NW. corner 0.5 conc. wall 0.2 N of line
NE. corner conc. wall 0.6 N of line
Beginning of brick wall 0.3 NE of line
Beginning of stone wall 0.7 NE of line
Wood fence 0.3 E of line
2 ft. high stone wall 0.5 NE of line
2 ft. high stone wall 0.6 NE of line
L.C.E. UNIT 3
A/C Unit 2.0 NE of building
0.9 Gas meter 7.8 from NE corner of building 0.8 NE of building
Conc. steps
CARRIAGE HOUSE 1 STORY BRICK
L.C.E. Patio
L.C.E. UNIT 4
COMMON ELEMENT
BUILDING
L.C.E. UNIT 3
L.C.E. UNIT 2
5' STALL
L.C.E. UNIT 2 GARAGE
L.C.E. UNIT 1
L.C.E. UNIT 1
32.3 (wall length)
112.4 (fence length)
S 29°50'38" E
224.91 (232 Plat)
Three-tiered deck
3 A/C units 0.7 NW of building
C.E. Deck
3 Gas meters 0.8 NE of building
Wood fence 0.6 E.
Steps down to Basement level (See Detail A)
N 24°16'43" W
L.C.E. UNIT 1
L.C.E. UNIT 1&2
Wood steps to first floor landing
O/W
16
11
10

Vi LaBelle

From: Spong, Amy (CI-StPaul) [amy.spong@ci.stpaul.mn.us]
Sent: Monday, September 29, 2014 10:41 AM
To: mark@salitermanltd.com
Cc: Vi Labelle; Neis, Adrian (CI-StPaul); Dornfeld, Matt (CI-StPaul); Richard Dana (redana748 @gmail.com)
Subject: 295 Summit #3 Carriage House wall
Attachments: decltr 295 Summit - demo2rev.doc.pdf; RevFireCofO.pdf; Saliterman9-22-14.pdf

Mr. Saliterman,
Thank you for your letter regarding the shed roof/brick structure at the rear of the carriage house at 295 Summit Avenue. You requested a meeting with myself and an inspector after your contractor has removed a portion of the wall you refer to as the "wing wall." Further, you propose capping a portion of the wing wall that comes down and leaving the remaining structure. This may or may not comply with the HPC Decision that is outlined in the letter dated October 2, 2013 (attached).

A meeting with myself, your contractor including the masonry specialist, our HPC Chair and Fire C of O Inspector needs to meet at the site **PRIOR** to any demolition of the structure so that we can all agree on the appropriate next steps. Once there is agreement on the next steps for any demolition and rebuilding or capping, then you may apply for the appropriate city permits for the work.

I too, agree that it would be best for the work to take place yet this fall as another long winter could further endanger the structure from complete loss. Please provide three meeting times that you and your masonry contractor can meet and I will coordinate with the city staff to finalize the time. I will be out of the office this Friday and next Monday.

Thanks, Amy

Amy H. Spong
Historic Preservation Specialist
Planning and Economic Development
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102
P: 651.266.6714
F: 651.228.3220
amy.spong@ci.stpaul.mn.us

Making Saint Paul the Most Livable City in America

DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Cecile Bedor, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

September 11, 2013 updated and reissued October 2, 2013

Mark Saliterman
4725 Highway 7
St. Louis Park, MN 55416

Re: 295 Summit Avenue, Unit #3- Hill Heritage Preservation District
Public Hearing, August 22, 2013 - Agenda Item VIII.A. – HPC File #13-029

Dear Mr. Saliterman:

The Heritage Preservation Commission (HPC) considered at its August 22, 2013 public hearing your application **for a demolition permit to raze the brick walled structure at the back of the brick carriage house** at the property listed above. The HPC discussed the proposal and **voted 7 – 0 to ~~deny~~ conditionally approve your application.**

The decision was based on the findings in the staff report, testimony and discussion at the public hearing which focused on the condition of the structure, structural integrity and repair options. The application will be partially approved provided the following condition(s) be met:

1. The application proposed complete removal from base to the top of the structure which is actually three connecting walls and a metal shed roof in the center. The HPC's decision is to partially approve the careful removal/deconstruction and salvage of only the loose and unstable portions of the three walls that makeup this structure (this is mainly at the top and exterior corner). This shall be done in consultation with a professional mason and the HPC.
2. Upon careful removal and salvage of the bricks and cap pieces, the applicant shall notify the HPC, DSI and staff and schedule a site visit with the mason to determine the appropriate repair methods to stabilize the structure. This could include stabilizing the structure at a lower height then ~~original or reconstructing back to it's original height.~~

~~The Commissioners encouraged you to submit an application for some partial and careful deconstruction of loose bricks and then a proposal for complete or partial repair of the structure.~~

You or any aggrieved party has the right to appeal the Heritage Preservation Commission's decision to the Saint Paul City Council under Chapter 73 of the Saint Paul Legislative Code. Such an appeal must be filed within 14 days of the date of the HPC's order and decision. Chapter 73 states:

> *(h) Appeal to city council: The permit applicant or any party aggrieved by the decision of the heritage preservation commission shall, within fourteen (14) days of the date of the heritage preservation commission's order and decision, have a right to appeal such order and decision to the city council. The appeal shall be deemed perfected upon receipt by the division of planning of two (2) copies of a notice of appeal and statement setting forth the grounds for the appeal. The division of planning shall transmit one copy of the notice of appeal and statement to the city council and one copy to the heritage preservation commission. The commission, in any written order denying a permit application, shall advise the applicant of the right to appeal to the city council and include this paragraph in all such orders.*

~~Staff could administratively approve an application for the rehabilitation of the brick structure.~~ Please contact me at 651.266.6714 with any questions you may have.

Sincerely,

Amy Spong
Historic Preservation Specialist

cc: Colleen Staton, condo owner (via email)
Ken Eggers, Building Inspector (via email)
Joel Essling and Scott St. Martin, Code Enforcement (via email)
File

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
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

September 22, 2014

Mark Saliteman
4725 Highway 7
Saint Louis Park MN 55416-2203

Revocation of Fire Certificate of Occupancy and Order to Remain Vacant

RE: 295 SUMMIT AVE UNIT 3
Ref. # 122121

Dear Property Representative:

Your building was determined to be a registered vacant building on September 22, 2014. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

DEFICIENCY LIST

1. SPLC 40 - Building must not be occupied until inspected and approved by this office. **-All work required under this order must be completed and approved under permit, and a full interior inspection must be made before the building can be reoccupied.**

2. CARRIAGE HOUSE - EXTERIOR - SPLC 34.09 (1) b,c, 34.33 (1) b, c - Provide and maintain all exterior walls free from holes and deterioration. **-Rear brick wall is deteriorated and being held by temporary shoring attached to the neighboring structure and utility pole. Immediately repair this wall under permit and under the direction and approvals by HPC. Contact Amy Spong at 651-266-6714 for HPC approval and DSI at 651-266-8989 to obtain necessary building permits.**

3. SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. **–Brick retaining wall/fence is deteriorated and substantially leaning towards the alley. Immediately repair the retaining wall/fence under permit and under the direction and approvals by HPC. Contact Amy Spong at 651-266-6714 for HPC approval and DSI at 651-266-8989 to obtain necessary building permits.**

4. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

5. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

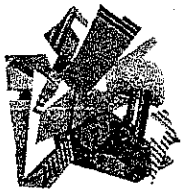
If you have any questions, email me at: adrian.neis@ci.stpaul.mn.us or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis
Fire Inspector

Ref. # 122121

CC: Amy Spong, HPC
Matt Dornfeld, Vacant Buildings



TEAM
PROPERTIES, INC.

September 29, 2014

Dennis Senty
Vacant Buildings Code Enforcement Officer
City of Saint Paul
Department of Safety and inspections
Code Enforcement – Vacant Building
375 Jackson Street #220
St. Paul, MN 55101-1806
Fax #651-266-1919

RE: 295 Summit Avenue, Unit #3

Dear Mr. Senty,

I have received two notices from the City of St. Paul a copy of each are attached. I am also attaching a copy of a letter that was sent to the HPC prior to receiving these notices.

My tenant just moved out September 1, 2014. During this month, we have been in the process of repairing the inside of the building while trying to sell the property during the past few months. We informed our broker that if it did not sell by the end of September, we would take it off the market and have another renter live there.

This situation is being escalated because I do not want to restore a manure shed located in the rear of the property that is not accessed from the building. I have restored the home and it is beautiful both inside and out. I have also created a more economical and practical solution to restore this manure shed than spend to $100,000 to restore a structure that will never be used.

I request that you remove the revocation of the vacant building status and reverse the decision to revoke the Certificate of Occupancy so I can rent the home until it is sold and the repair to the shed can be approved.

I am mailing this response and also faxing it as time is of the essence.

Sincerely

Mark Saliterman, President

MAS/vhl

Enclosure

4725 Highway 7
St. Louis Park, MN 55416

Phone: 952.920.8555
Fax: 952.955.8455

TEAM
PROPERTIES, INC.

RECEIVED
SEP 26 2014
BY:

September 23, 2014

Amy Spong, Historic Preservation Specialist
Planning & Economic Development
1400 City Hall Annex
25 West Fourth Street
St. Paul, MN 55102

RE: 295 Summit Avenue, Unit #3

Dear Amy,

It has been awhile since we addressed the wall situation behind my property. I recently had a group of contractors including a masonry specialist meet me at the property. They think there is a simple solution

The wall of concern is really a 4' to 5' wing wall in the NW corner that has deteriorated dramatically which serves little purpose and may or may not be attached to the adjacent property owner's home. In the attached pictures shown with an "A", it is clearly obvious to them that this wall needs to come down leaving the majority of the structure intact. They believe they can put an edge on the remaining wall that will keep it structurally sound and put back the bricks in the NE corner that are presently on the site along with the bricks which will be available due to the demolition of this little wall. We do not feel the remainder of the structure needs to be demolished and/or taken apart and rebuilt.

I would like to request that you have an inspector visit the property once the wing wall has been removed. I believe what is best for the property and it historic nature is to have this work completed if at all possible this fall, before the winter season. Please let me know if it is okay to proceed.

Sincerely,

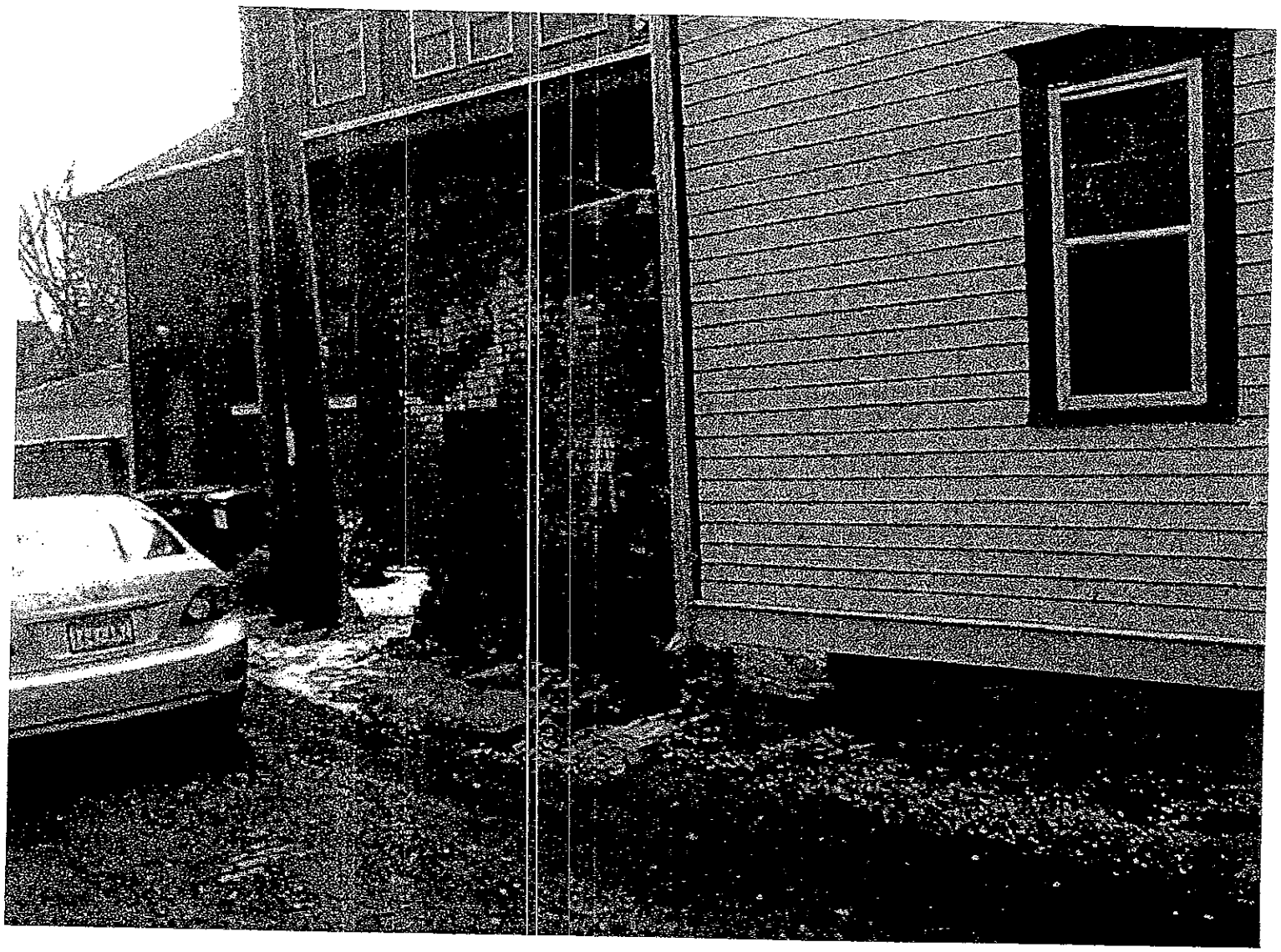
Mark Saliterman, President

MAS/vhl

Enclosure

4725 Highway 7
St. Louis Park, MN 55416

Phone: 952.920.8555
Fax: 952.955.8455



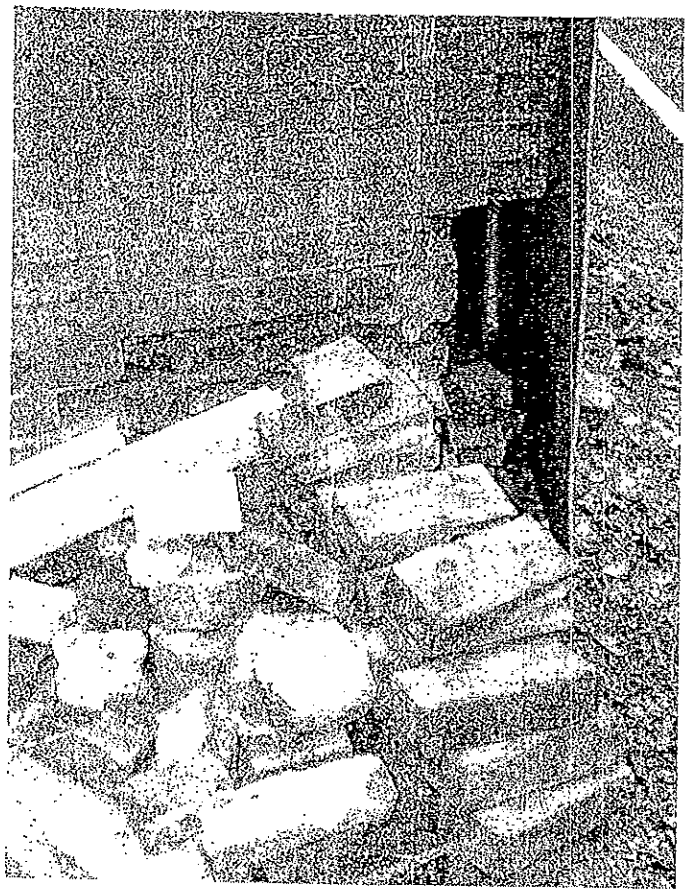


Photo 1 - Deterioration at NE Corner

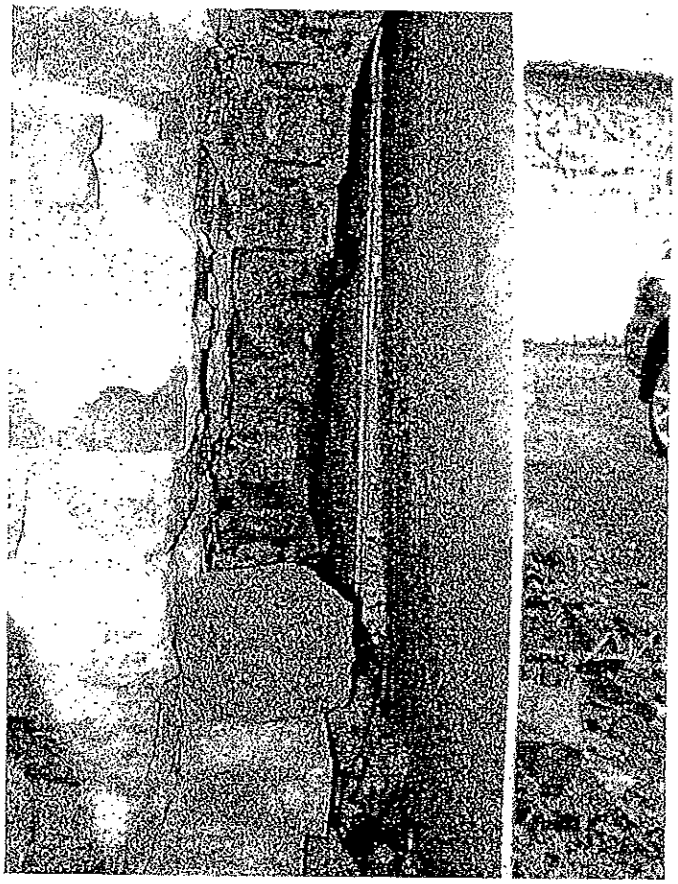


Photo 2 - Deterioration at NE Corner

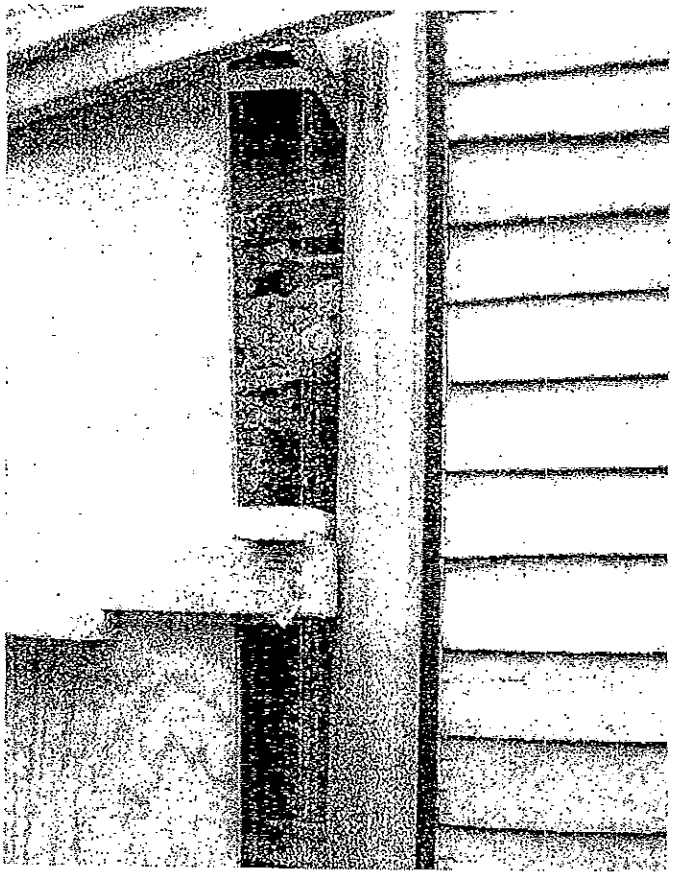


Photo 3 – Deterioration/Partial Collapse at NW End (Note the plywood in place as a safety measure due to the instability of the wall)

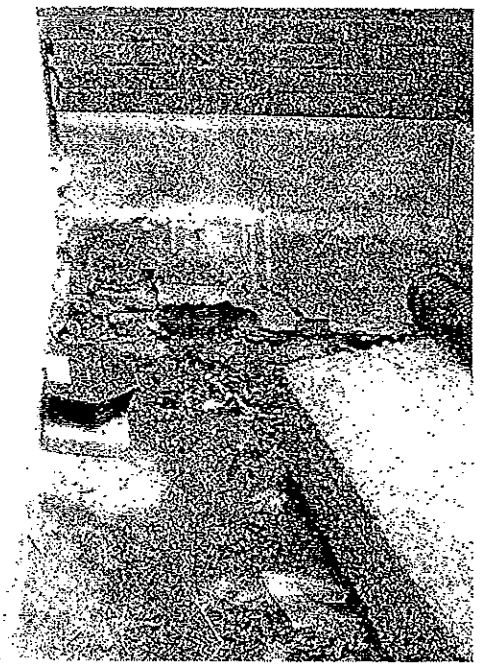
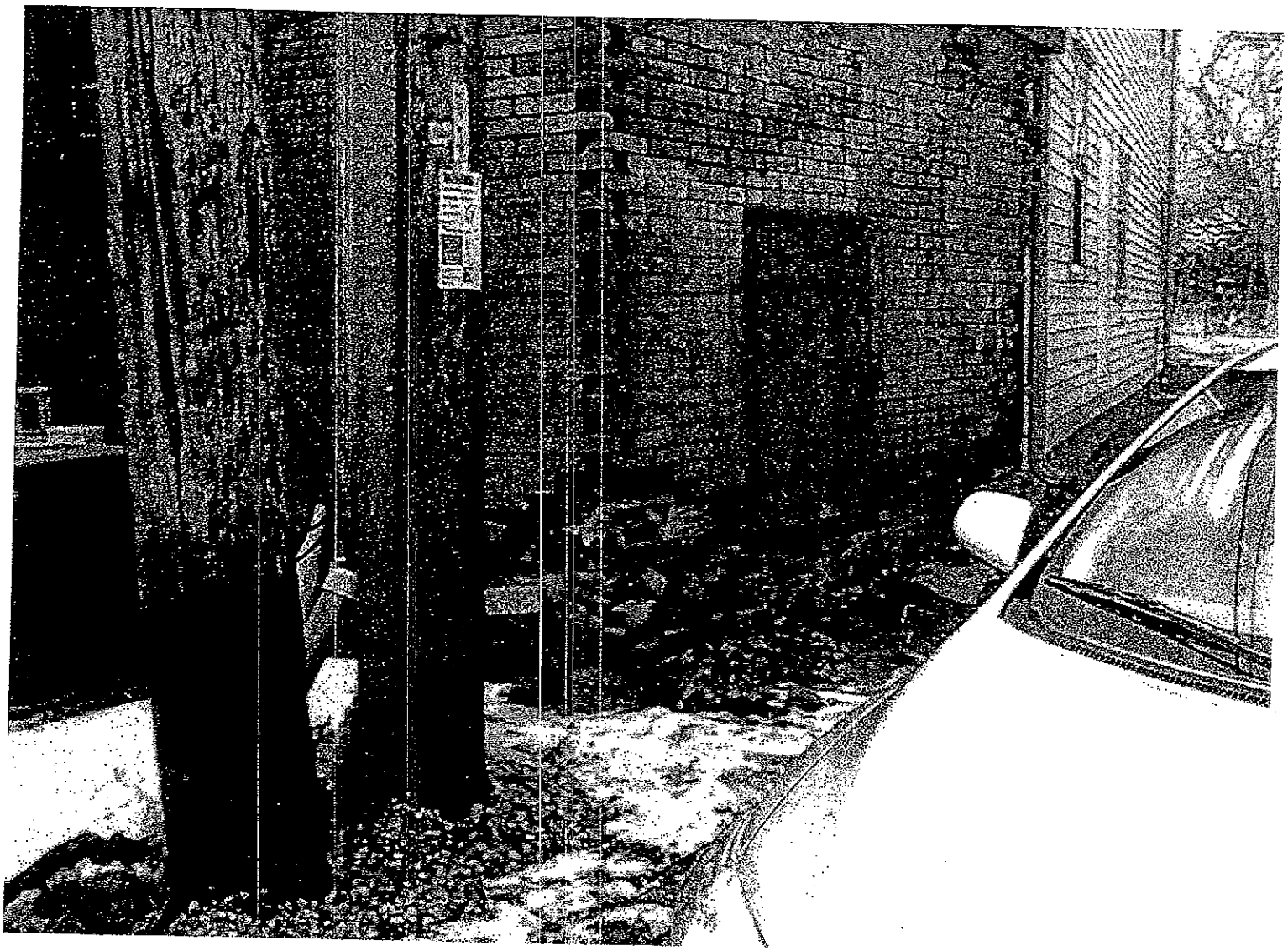
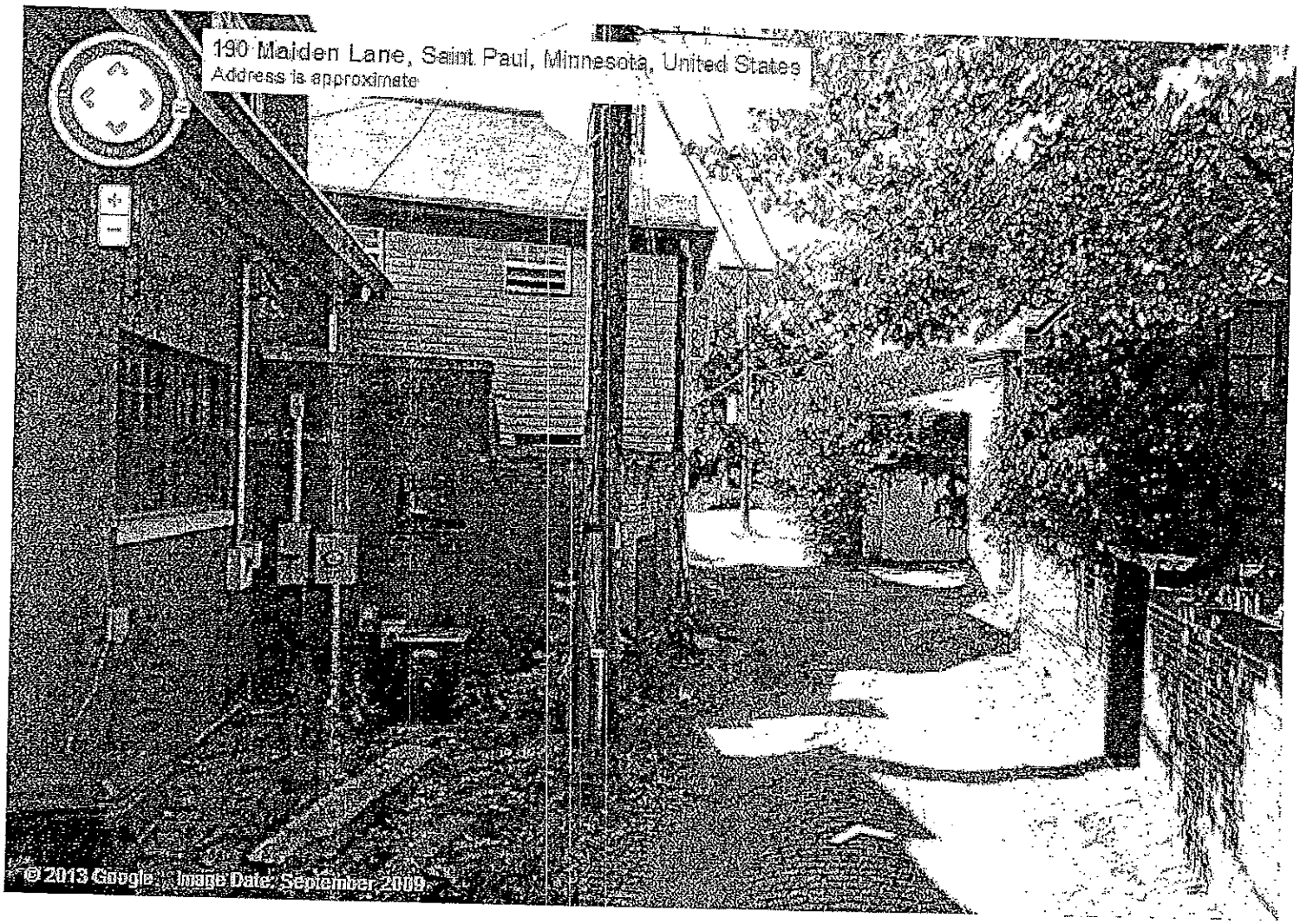


Photo 4 - Deterioration at NW End (Showing Current Drainage at Grade)



Vi Labelle

From: Joe Sandvik [j_sandvik@comcast.net]
Sent: Tuesday, July 16, 2013 10:15 AM
To: 'Vi Labelle'
Subject: Sent from Snipping Tool
Attachments: image001.png



https://maps.google.com/maps?q=295+summit+ave+st+paul&ie=UTF-8&hq=&hnear=0x87f62abbf22113a5:0x820a78ab91dd51ae,295+Summit+Ave,+St+Paul,+MN+55102&gl=us&ei=HmPlUffAKqazyAH04oAI&ved=0CDwQ8gEwAA

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

352.0

September 23, 2014

Mark Saliteman/Beth Saliteman
4725 Highway 7
Saint Louis Park MN 55416-2203

Dear Sir or Madam:

The Carriage House (only) located at 295 SUMMIT AVE is a Registered Vacant Building that requires a Code Compliance Inspection per the Vacant Building Statute (Chapter 43). This inspection can be obtained by calling Building and Inspections and Design at (651) 266-9016.

This dwelling cannot be occupied without a Certificate of Code Compliance. Call (651) 266-9016 for a permit sign-off.

THE VACANT BUILDING REGISTRATION FORM AND REGISTRATION FEE MUST BE RECEIVED BY THE VACANT BUILDING PROGRAM BEFORE DSI MAY ISSUE PERMITS.

Violation of the Vacant Building Statute (Chapter 43) will result in the issuance of a criminal citation.

Written permission from the City of Saint Paul is required before a Category 2 or Category 3 Vacant Building can be sold. Requirements that must be met for Category 2 vacant buildings include: 1. register/re-register the building, 2. Pay outstanding fees, 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use. In addition to meeting all 6(six) of these requirements a Category 3 vacant building must obtain a **Certificate of Occupancy** or a **Certificate of Code Compliance** prior to the sale of the building.

If you have any questions you can call me at the number below.

PROPERTIES THAT ARE SUSPECTED TO BE ILLEGALLY OCCUPIED ARE SUBJECT TO INSPECTIONS AT ANY HOUR OF THE DAY OR NIGHT.

Sincerely,

Dennis Senty
651-266-1930
Vacant Buildings Code Enforcement Officer

ncc60120

CITY OF ST PAUL

Department of Safety and Inspections
375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

GENERAL BUILDING PERMIT APPLICATION

Visit our Web Site at www.stpaul.gov/dsi

	Number	Street Name	St. Ave. Blvd. Etc.	N S E W	Suite/Apt	Building Name	Date
PROJECT ADDRESS	295	Summit	Ave	N/A	3	Carriage House	10/9/14

Contractor (Include Contact Person)	(Permit will be mailed to the Contractor's Address)	Phone
Cities Masonry Restoration State Building Contr. Lic. # IR659302	Address 12289 48th Circle NE City State, Zip + 4 St. Michael MN 55376	763-439-3160

Contractor's Email: jason@citiesmasonryrestoration.com

Property Owner (Include Contact Person)		Phone
Mark Saliterman Mark Saliterman	Address 4725 Highway 7 City State, Zip + 4 St. Louis Park, MN 55416	952-920-8555

Select the Type of Work ► ☐ New Structure ☐ Addition ☐ Remodel/Alter ☒ Repair

Select Applicable Installation Below.

☐ Windows: # of windows ► _____

☐ Roofing: # of squares ► _____

☐ Siding: # of squares ► _____

► Note: 1 Square = 100 Square Feet

Select Type of Use ►

Mixed Commercial/ Residential buildings enter information for both the Residential and Commercial Use.

☐ Residential: # of Existing Dwelling Units ► _____
Final # of Dwelling Units ► _____
# of Dwelling Units Worked On ► _____

☐ Commercial: Value of Coml. Work ► $ _____

Est. Start Date ► 10/13/14

Est. Finish Date ► 10/23/14

Total Value ► $ 8,700.00

Description of Project:

See attached.

Applicant certifies that all information is correct and that all pertinent state regulations and city ordinances will be complied with in performing the work for which this permit is issued.

Applicant's Signature

PLEASE COMPLETE THIS SECTION ONLY FOR NEW STRUCTURE OR ADDITION

Structure Dimensions (In Feet)

Width	Length	Height	Total Square Feet (include basement)	Basement	# of Stories
				Yes No	

Is a Fire Suppression System Available? (i.e. – Sprinklers) Yes ☐ No ☐

Lot Dimensions (In Feet) / Set Backs from Property Lines

Lot Width	Lot Depth	Front	Back	Side 1	Side 2

For Office Use Only

Change/Expansion of Use? Yes / No

Existing Primary Use	Occupancy Group
Proposed Primary Use	Construction Type
Zoning District	Plan Number

PLAN REVIEW REMARKS

SUMMARY OF FEES	
Building Permit Fee	$
Plan Check Fee	$
State Surcharge	$
SAC	$
SAC Processing Fee	$
Design Review Fee	$
Park Dedication Fee	$
Total Permit Fee	$

S.A.C. #: Charge Credit	Reviewed By:	Date:	Warning Folder #
State Valuation : $			Vacant Bldg. Folder #

(For Office Use Only) PERMIT # ►

Signature of Cardholder (required for all charges):

☐ AMEX ☐ Discover ☐ MasterCard ☒ Visa Security Code ► 530 Expiration Month/Year ► 07 17

Enter Account Number ►► 4147 7685 6972 6134

Cities Masonry Restoration
for all your masonry needs

Mr. Mark Saliterman

October 8, 2014

Re: Masonry Restoration at 295 Summit Avenue, Saint Paul, MN.

After a thorough inspection during our site visit, we are pleased to submit the following proposal for your consideration.

Tuckpointing and Brick Resetting at Carriage House Storage Building Location:

We will remove approximately 45" of the wall from the adjacent building back to the return wall.

We will carefully tooth out the brick and finish the newly exposed end of the wall with salvaged bricks.

We will remove and reset the bottom 16" (approximately 6 courses). There have been several bricks removed from the corner which we will also reset. We will install new stainless steel wall ties 16" on center.

We will remove and replace 100% of the mortar joints. We will remove the deteriorated mortar to a minimum depth of ¾" and repoint with new mortar to match original mortar. New mortar samples will be provided for approval prior to installation. We are assuming it has been determined that a maximum comprehensive strength equivalent to type N mortar is to be used during the resetting of brick and repointing. We will submit all product data sheets for the materials to be used for the restoration for approval prior to installation.

We will saw cut the cap stone to match the adjusted length of the wall on the non-exposed end joint so that the exposed end will remain original. We recommend installing closed cell backer rod and sealant at all cap stone end joints to help prevent future water intrusion.

Our price for the work as stated above is $8,700.00.

This price does not include mortar analysis.

12289 48th Circle NE Saint Michael, MN 55376 Phone: 763-439-3160 Fax: 763-390-6346

Cities Masonry Restoration
for all your masonry needs

Chimney restoration:

We will remove and reset the top two courses of brick.

We will repoint 100% of the mortar joints from the roof line to the top of the chimney.

We will install a new concrete cap at the top of the chimney with proper slope to divert water away from the chimney top.

Our price for the chimney restoration is $3,600.00

Tuckpointing at north elevation of carriage house:

We will remove and replace deteriorated mortar joints above and surrounding the window location of the north elevation. We estimate that 10 bricks are in need of replacement. We will use salvaged brick to replace the cracked brick at this location.

Our price for the work as stated above is $1,200.00.

Our prices include all labor, materials, equipment, taxes, insurance, debris removal, and any other expenses necessary to complete the work as stated above.

A signature to this proposal will serve to bind Cities Masonry Restoration, Inc. and the below signed into a contractual agreement.

Signature Date

Work items excluded from this contract_____.

Please call me if you have any questions. Thank you!

Sincerely,

Jason P Burg
President
Cities Masonry Restoration, Inc.
Phone 763-439-3160 Fax 763-390-6346
jason@citiesmasonryrestoration.com