

RLH FCO 18-150



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

AUG 22 2018

CITY CLERK

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

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul (if cash: receipt number #361)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, August 28, 2018</p> <p>Time 1:30</p> <p>Location of Hearing: Room 330 City Hall/Courthouse</p>

Address Being Appealed:

Number & Street: 213 Bates Ave City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Heather Cothran Email heather@rbilmanagement.com

Phone Numbers: Business 612-844-2100 Residence _____ Cell 612-296-4595

Signature: Heather Cothran Date: 8-20-18

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
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

We are only appealing the time frame. This is a historical building and we need more time to complete the work as we have to get approval from them on all outside work.



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

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

August 17, 2018

HEATHER COTHERN
RBK MANAGEMENT
622 WELLS ST
ST PAUL MN 55130-4135 USA

FIRE INSPECTION CORRECTION NOTICE

RE: 213 BATES AVE
Ref. #103128
Residential Class: C

Dear Property Representative:

Your building was inspected on July 17, 2018 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

A re-inspection will be made on September 17, 2018 at 12:30 pm.

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

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. Exterior - Rear - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. Roof fascia board is disconnected and trim is rotting. Shingles are separating away from the roof.

2. Exterior - Throughout - SPLC 34.09 (1)(2), 34.33 (1) - 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. Chipped/peeling paint throughout. Cracks in the wall and stucco is starting to separate and peel. Immediately secure the stucco wall where separating away from the house. The wall has separated significantly since the original compliant inspection. Have a permit pulled for the wall by 7/20/18 with a plan to have the repairs to be completed by. Spray foam is being used to seal cracks. Permits will be required to make these repairs.
3. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame. Wood frames are rotting and chipped/peeling paint.
4. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) - Provide or repair and maintain the window screen. Torn screens.
5. Exterior - Throughout - MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas. Remove excessive vegetation.
6. Exterior - West - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. Remove vegetation that is blocking the window exit path.
7. Interior - Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing. Secure electrical panel to the panel.
8. Interior - Basement - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operator or repaired within a building. Remove grill from basement.
9. Interior - Basement - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-8989. Red tags may not be removed except by fire department inspector. Remove old furnace not in use in the basement.
10. Interior - Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
11. Interior - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Walls are peeling.
12. Interior - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
13. Interior - East Bedroom - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. Light cover missing.

14. Interior - Entry Door - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door frame. Repair damaged wood on entry door frame.
15. Interior - Entry Hallway - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. Missing hardwired smoke detector in the entry hallway.
16. Interior - Entry Hallway - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. Stained carpet and not attached to the floor.
17. Interior - Hallway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
18. Interior - Kitchen - MFGC 404.15 - Provide leak tight caps or plugs on disconnected or unused gas lines.
19. Interior - Throughout - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. Vent fan is dirty in the hallway. Floor vent cover missing in the East bedroom. Chirping smoke detector in the basement.
20. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Repair wall in the kitchen by the gas line. Hole in the wall by the front door.
21. 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>

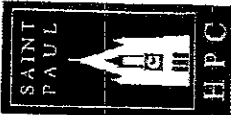
You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this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

If you have any questions, email me at: brian.schmidt@ci.stpaul.mn.us or call me at 651-266-8981 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Schmidt
Fire Inspector

Reference Number 103128



**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION
CERTIFICATE OF APPROVAL FOR WORK
FILE NUMBER: 18-093950**

**POST THIS PAGE
SO IT IS VISIBLE FROM THE STREET**

DATE: August 13, 2018
PROJECT ADDRESS: 213 BATES AVE
HPC SITE/DISTRICT: HPL-DB
APPLICANT: RBK Management
PHONE: 612-296-4595
SITE NAME: professional building
ARCHITECT/BUILDER: Hillstrom, Charles E.
DATE BUILT: 1926

PROPOSED CHANGES: Repairs to existing structure including fascia and trim board replacement, reroofing and window repairs. Limited demolition of stucco to assess the problems and to propose solution.

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS:

The following conditions must be met in order to comply with the applicable preservation program [Leg. Code, § 73.06 (c)(e)]:

1. Limited exploratory demolition of side facade stucco is approved to determine damage and plan an appropriate repair/replacement solution.
2. Authorization is written in conjunction with and referencing submitted application and plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
3. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to HPC staff prior to commencement.
4. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This authorization does not constitute or recommend a hardship for purposes of zoning review.
5. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.
6. There shall be no changes made to the existing window opening size.
7. All new fascia and soffit shall be in the same material, size, style and profile as the existing.
8. Any metal, including flashing, valleys or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
9. Any new venting shall be dark and have a low profile. Installation of venting is preferred on the non-visible portion of the flat roof.
10. Any TPO membrane to be wrapped over the parapet wall shall be capped with metal coping. Coping shall have a dark or painted finish.
11. New gutters or downspouts shall not hide or conceal any architectural features.
12. Any changes or additions to the work scope will require further review by Heritage Preservation (HP) staff. Changes should be sent to applyHPC@stpaul.gov
13. Questions for HP staff AskHPC@ci.stpaul.mn.us or (651) 266-9078

Signature of Authorized Official as stated in Legislative Code, § 73.06 (e)

NOTE: All plans must be stamped approved before a city permit is issued. This approval does not obviate the need for meeting applicable building and zoning code requirements. An HPC approval or conditional approval expires after one year if no permit has been issued. If revisions to the approved plan are made, be aware that an additional HPC and/or staff review will be required. Post this notice so that it is visible from the street and until completion of the project.



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HERITAGE PRESERVATION COMMISSION
CERTIFICATE OF APPROVAL FOR WORK
FILE NUMBER: 18-093950**

DATE: August 13, 2018
PROJECT ADDRESS: 213 BATES AVE
HPC SITE/DISTRICT: HPL-DB
APPLICANT: RBK Management
PHONE: 612-296-4595
OWNER INFORMATION: Bph 1 Llc
55 W 39th St Rm 806

PROPOSED CHANGES: Repairs to existing structure including fascia and trim board replacement, reroofing and window repairs. Limited demolition of stucco to assess the problems and to propose solution.

The work to be performed has been approved pursuant to the program for preservation and architectural control for the applicable heritage preservation site or district property [Legislative Code, Section 73.06]. In addition, the following findings have been made to support the approval or conditional approval:

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. According to the guidelines, all work should be of a character and quality that maintains the distinguishing features of the building and the environment.
3. Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event of replacement, new materials should match the original in composition, design, color, texture and appearance. Duplication of original design based on physical or pictorial evidence is preferable to using conjectural of "period" designs or using parts of other buildings.
4. The repairs at 213 Bates Avenue will not adversely affect the Program for the Preservation and architectural control of the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)) so long as the aforementioned conditions are met.

Please note: This approval is limited to the aforementioned work to the affected property. Any additional work to be done must be submitted to the St. Paul Heritage Preservation Commission. Any unauthorized work will be required to be removed.



City of Saint Paul
Department of Planning and Economic Development
25 West Fourth Street, Suite 1400
Saint Paul, MN 55102
Phone: (651)-266-9078
Fax: (651)266-6549