

From: Walter [mailto:jiriwal_11day@q.com]
Sent: Wednesday, September 19, 2018 7:44 AM
To: Benner II, Jerome (CI-StPaul) <jerome.benner.ii@ci.stpaul.mn.us>
Subject: Appeal Hearing 1185 Dayton Ave

Mr. Benner,

I have attached a copy of the code compliance report of the deficiencies determined by the city when 1185 Dayton was for sale in 2009. Copies of this report were on the kitchen cabinet counter available for people interested in the bungalow. Did all of these items need to be completed before someone could have moved into the house, or enough to satisfy that the house was inhabitable? Could some of the projects then be completed while occupied over a determined period of time and supervised/certified for completion by the city? Many of the items I believe could be finished by an owner as DIY projects with basic skills. I have showed this list to a trades person who casually estimated possible cost to accomplish the deficiencies. He said the range of cost he thought would satisfy the deficiencies would be much less than the investment of the reconstruction. The range given was \$75,-85,000 not knowing exact conditions and done by trades persons.

I also spoke with Joe Holmes listed on top of report who was the listing agent for 1185 Dayton. He vividly remembered the house and still has records regarding the house. Informed him of what has happened to the house since the sale in 2009. In our discussion he agreed that this house was no way near condemnation and structurally sound. I asked if he felt that the total cost to satisfy the deficiencies was onerous. He expressed an opinion that a conscientious buyer could have financially met the requirements for the bungalow. Many of the deficiencies were minor and would not approach the cost of the reconstruction done by Jean Schroepfer. His opinion is that this bungalow could have been "a killer house" on the market if a buyer had fixed to own or to sell.

I do not know if you are defending the staff report this evening at the appeal before the city council. I feel that the staff reports are appropriate and right on. I am sending this if it helps to support any of the staff arguments or assertions made by Jean Schroepfer about the property. I happen to have the day off and am available if want to address any concerns. Cell = 612-819-6510.

Walter Jirik

CITY OF SAINT PAUL

Christopher B. Coleman, Mayor
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January 14, 2009

JOE HOLMES C/O LBJ REAL ESTATE SERV INC
11681 LANGFORD CIRCL
BURNSVILLE MN 55337

Re: 1185 Dayton Ave
File#: 08 091107 VB2

BUILDING

1. Jack-up rear porch and replace rotted wood and footing as needed per code.
2. Install handrail at front steps.
3. Remove fuel oil tank from basement.
4. Fill in water meter hole and cement over or install treated screw down cover.
5. Remove paneling from basement walls.
6. Remove rotted or decayed framing from basement.
7. Install tempered glass in windows within two feet of front door on each side to code also at stairs per code.
8. Insure basement cellar floor is even, is cleanable, and all holes are filled.
9. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
10. Tuck Point interior/exterior of foundation.
11. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
12. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
13. Provide complete storms and screens, in good repair, for all door and window openings.
14. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St. Paul Legislative Code, Chap. 34 for additional information).
15. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.
16. Provide general clean-up of premise.
17. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
18. Repair siding, soffit, fascia, trim, etc. as necessary.