



CITY OF SAINT PAUL

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

July 13, 2020

Quality Residences LLC  
9617 Oak Ridge Trail  
Hopkins MN 55305-4642

Jay Mitchell  
2355 Hwy 36 Suite 400  
Roseville MN 55113

Wells Fargo Bank, NA  
MAC #N9345-011  
425 Hennepin Avenue E  
Minneapolis MN 55414-2077

Park State Bank  
331 N Central Avenue  
Duluth MN 55807

## Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

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

**1355 PAYNE AVE**

With the following Historic Preservation information: Inventory #: RA-SPC-5537

**and legally described as follows, to wit:**

DENNY HILL ADDITION LOT 5 BLK 5

**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 July 8, 2020 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 two-story, wood frame, single-family dwelling with a detached metal shed.

The following is excerpted from the December 16, 2016 Revocation of Certificate of Occupancy and Order to Vacate:

**DEFICIENCY LIST**

1. 2nd Floor - Bathroom - Repair and maintain the walls in an approved manner. Repair the walls due to water damage, cracks and repaint.
2. 2nd Floor - Bathroom - Repair and maintain the ceiling in an approved manner. Repair the cracks, water damage, repair damage in an approved manner and repaint.
3. 2nd Floor - East Bedroom - Repair and maintain the walls in an approved manner. Repair the cracks in the walls in an approved manner and repaint.
4. 2nd Floor - East Bedroom - Repair and maintain the ceiling in an approved manner. Repair the cracks in the ceiling in the bedroom and closet in an approved manner and repaint.
5. 2nd Floor - West Bedroom - Repair and maintain the walls in an approved manner. Repair the cracks in the walls in an approved manner and repaint.
6. 2nd Floor - Stairwell - Repair and maintain the walls in an approved manner. Repair the cracks in the wall in an approved manner and repaint.
7. 2nd Floor - Stairwell - Repair and maintain the ceiling in an approved manner. Repair the cracks in the ceiling in an approved manner and repaint.
8. Exterior - Front - 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. Repair the deteriorating front steps and the retaining wall along the street.
9. Exterior - Front - Repair and maintain the window glass.
10. Exterior - Throughout - Provide and maintain foundation elements to adequately support this building at all points. Repair the cracks in the foundation and the foundation is falling into the crawl space and will requires permits and the work will need to be done by a licensed contractor. Documentation will need to be supplied to this department on the next inspection.
11. Main Level - Kitchen - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
12. Main Level - Kitchen - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. The lights in the pantry and above the stove are wired improperly; they will require a licensed contractor to do the work and will require permits.

13. Main Level - Kitchen - Repair and maintain the floor in an approved manner. The trap door in the floor space can't open all the way and is in need of repair.
14. Main Level - South Bedroom - Repair and maintain the walls in an approved manner. Repair the cracks in the walls in an approved manner and repaint.
15. Main Level - South Room - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. Properly wire the light in the room.
16. Throughout - Revocation of the certificate of occupancy is based on but not limited due to multiple violations of the MSFC, SPLC and to make repairs in a timely manner. Have all repairs and permits closed by the next inspection date.
17. Complete and sign the smoke detector affidavit and return it to this office.
18. Repair and maintain the floor in an approved manner. The floor is sinking in the center of the building and per the building inspector the floor joists have signs of dry rotten. This work will require permits and this work will need to be completed by a licensed contractor, Documentation of how to complete the repairs will need to be supplied by the next inspection.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **August 12, 2020** 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 dollars (\$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.

If you have any questions or request additional information please contact **Matt Dornfeld** at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

***Matt Dornfeld***

Vacant Buildings Enforcement Inspector