

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 668-670 Conway Street
OWNER: Harbour Portfolio VI LP
AGENCY: Department of Safety and Inspections – Code Enforcement
DATE OF HEARING: March 12, 2015
HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District
CATEGORY: Non-Contributing
CLASSIFICATION: Demolition – VB3, Remove or Repair
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: March 6, 2015

A. SITE DESCRIPTION:

The Meline Duplex at 668-670 Conway Street is a two-story, frame, over / under flats taking the form of a side-hall constructed in 1912. Asphalt shingles protect the front gabled roof and its right (west) side gabled wall dormer. The wide, boxed eaves close the gable tympanums and overhang the top of the two-story bay window on the right side. Aluminum siding now covers the exterior, and the two-story, full-width, hipped front porch has been infilled with storm windows and siding. Most windows appear to be rectangular, wooded, one-over-one, double-hungs, and one leaded glass transom remains on the first story of the bay window. The piano windows and attic windows have been replaced. The window and house trim is mostly intact; recessed in the aluminum siding. The shaped concrete block (contour block) foundation visually appears sound, but plywood covers the openings and hides any presence of foundation windows. The property is classified as non-contributing to the character of the Dayton's Bluff Heritage Preservation District.

B. PROPOSED CHANGES/BACKGROUND:

This property became a Vacant Category 3 building on May 19, 2010. Records indicate that the owner is Harbour Portfolio VI LP and on December 2, 2014, an Order to Abate was issued. The Legislative Hearing Officer has continued the Legislative Hearing from February 10 to March 10 in order for the HPC to review a pending demolition permit application by the Department of Safety and Inspections (DSI) or the property owner or owner's representative. The DSI has issued a Remove or Repair order given the structure's nuisance conditions. The DSI has recommended removal of the structure to the Legislative Hearing Officer. Given the building is located within the Dayton's Bluff Heritage Preservation District, the HPC is required to review and approve or disapprove the issuance of city permits for demolition pursuant to Leg. Code § 73.06(a)(4) generally and Leg. Code § 74.90(j) specifically, with the exception for structures that are subject of a resolution adopted by the City Council requiring the demolition in accordance with Chapter 45 of the Legislative Code or MN Statutes Chapter 463. The property will go tax forfeit on July 31, 2015.

C. GUIDELINE CITATIONS:

Dayton's Bluff Historic District Guidelines

Leg. Code § 74.87. General principles.

(1) All work should be of a character and quality that maintains the distinguishing features of the building and the environment. The removal or alteration of distinctive architectural features should be avoided as should alterations that have no historical basis and which seek to create an earlier appearance. The restoration of altered original features, if documentable, is encouraged.

(2) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

- (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 (including consideration of proportion, texture and detail), color and overall appearance.*
- (4) *New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired.*
- (5) *The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided.*
- (6) *New construction should be compatible with the historic and architectural character of the district.*

§ 74.90. – New construction and additions.

- (j) *Demolition. Demolition permits will be reviewed on a case-by-case basis and will be determined by the category of building (pivotal, contributing and noncontributing) and its importance to the district, the structural condition of the building and the economic viability of the structure.*

§ 73.06(i)(2): Demolition

When reviewing proposals for demolition of structures within the district, the Heritage Preservation Commission refers to § 73.06 (i)(2) of the Saint Paul Legislative Code which states the following:

In the case of the proposed demolition of a building, prior to approval of said demolition, the commission shall make written findings on the following: the architectural and historical merit of the building, the effect of the demolition on surrounding buildings, the effect of any proposed new construction on the remainder of the building (in case of partial demolition) and on surrounding buildings, and the economic value or usefulness of the building as it now exists or if altered or modified in comparison with the value or usefulness of any proposed structures designated to replace the present building or buildings.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

District/Neighborhood

Recommended:

-Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

-Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

-Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

-Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind - or with a compatible

substitute material - of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.

-Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair - when the overall form and detailing are still evident - using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Alterations/Additions for the New Use

-Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. "Shared" parking should also be planned so that several business' can utilize one parking area as opposed to introducing random, multiple lots.

-Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

-Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended:

-Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

-Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.

-Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.

-Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

-Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

-Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.

-Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

-Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

E. FINDINGS: The following findings are based upon HPC records and research including a site inspection of the exterior of the property on March 6, 2015 by HPC staff.

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. The property is categorized as non-contributing to the character of the Dayton's Bluff Heritage Preservation District. It was constructed during the period of significance for the historic district (1857-1930), but has been wrapped in aluminum siding and trim and the original one-story, open front porch is now an enclosed, two-story porch with a small entry stoop.
3. Leg. Code § 74.90.(j) - The Preservation Program for the Dayton's Bluff Historic District states that consideration of demolitions will be determined by the category of building (pivotal, contributing and noncontributing), its importance to the district, the structural condition of the building and the economic viability of the structure.
4. *The category of the building.* The building is classified as non-contributing to the architectural and historical integrity of the Dayton's Bluff Historic District. The aluminum siding and wrap, and the front porch alterations appear to have been installed and constructed after the period of significance for the Dayton's Bluff Historic District. This *change has not acquired significance in its own right* [See § 74.87(2)] given how it obscures and has altered the original features of the property. The building reads as a residence (duplex) constructed in the nineteen-teens. Staff considers the building exterior's historic and architectural integrity as fair to poor.
5. *The importance of the building to the district.* The house was constructed during the period of significance of 1857-1930. The Dayton's Bluff Handbook states the following about early twentieth-century vernacular properties;

Houses of this type accounted for a good number of the 150 buildings constructed in the District between 1900 and 1920. Vernacular houses built after the turn of the century showed the influence of the Classical and Colonial Revival styles. Their steeply-pitched, hipped roofs, which sometimes have flared ridges and eaves, are among their strongest architectural features. Builders on Dayton's Bluff designed a few of these houses for two or more families.

The number of houses still extant in the Dayton's Bluff Historic District during this time period is unknown.

The Sanborn Insurance map for this site indicates the footprint of the house has changed very little since 1925, with only the removal of one-story rear porch. There is no alley access on this block and parking in the rear yard is accessed by a curb cut and share driveway on the western portion of the lot.

The southern and northern block faces on Conway Street are contiguous, mostly with contributing structures. There is consistency in scale, rhythm, massing, and setbacks, specifically on the south side of the street.

Staff has not researched other historical associations with the subject building such as persons that have contributed in some way to Saint Paul's history and development or an architect or an association with an important event.

6. *Structural condition of the building.* On November 12, 2014, a Building Deficiency Inspection Report was compiled by the Department of Safety and Inspections. The list of deficiencies is not necessarily all the deficiencies present at the time and would not substitute for a team inspection and Code Compliance Report. During the March 6, 2015 site inspection, HPC staff observed exterior conditions. The interior was not accessible by staff. The original exterior features were obscured by aluminum siding and wrap and only once decorative window was visible in the first floor on the west elevation. HPC staff considers the overall exterior condition of 668-670 Conway Street as fair.
7. *The economic viability of the structure.* According to DSI Code Enforcement, the rehabilitation costs start at \$60,000 and demolition costs are estimated to start at \$12,000. For 2015, Ramsey County estimates the land value at \$10,800 and the house value at \$50,300. The property is sited on an 40 ft. wide by 120 ft. deep foot lot (0.11 acres).
8. In general, the Secretary of the Interior's Standards for Rehabilitation recommend against removing buildings that are important in defining the overall historic character and destroying historic relationships between buildings and open space. Given the alterations to the building and its current condition, HPC staff finds that the building generally reinforces the District's architectural and historic character and with the removal of non-original materials and restoration of siding, trim, the front porch, the property could be re-categorized as contributing to the historic district.
9. HPC staff finds that the proposed demolition of the building at 668-670 Conway Street will have a negative impact on the Dayton's Bluff Heritage Preservation District. A vacant lot can have a negative impact on the historic district and the loss of historic fabric is irreversible. If demolished, any future work at the site shall comply with the new construction guidelines for the Dayton's Bluff Historic District, specifically Leg. Code § 74.90.

F. STAFF RECOMMENDATION:

Based on the findings, the HPC encourages the City Council to delay an order to demolish the structure and fully consider options for rehabilitation prior to ordering removal with no option for repair.









CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

February 11, 2015

Joseph Palen
1055 – 5th Street North
Minneapolis MN 55403

Bill Barnett
2901 E. 22nd St
Minneapolis MN 55406

VIA US MAIL

VIA EMAIL: billbarnett@zebra.net

Re: Order to Remove or Repair at 688 Sixth Street East

Dear Mr. Palen & Mr. Barnett:

This is to confirm that on February 10, 2015 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer recommended the following conditions to be met by February 24, 2015 in order to receive a grant of time:

1. a work plan or sworn construction statement, with timelines, in accordance with the code compliance inspection report for the completion of the rehab;
2. a letter of commitment from the owner dedicating the amount of funds for the project;
3. bids from a general contractor and subcontractors;
4. financial documentation indicating the amount of funds to do the rehab (line of credit, construction loan, personal bank account);
5. post the \$5,000 performance deposit; and
6. the property must be maintained.

The City Council Public Hearing is scheduled for Wednesday, March 4, 2015 at 5:30 p.m. in Room 300 Council Chambers.

If you have any questions, you may contact me at 651-266-8563.

Sincerely,

/s/

Mai Vang
Legislative Hearing Coordinator

cc: Steve Magner (email)

688 Sixth St E

Page 2 of 2

Joe Yannarely (email)

Amy Spong (email)

Christine Boulware (email)

Vicki Sheffer (email)

Lou Sudheimer at historiclou@gmail.com

Viktor Vladyka at allsideconstruction@gmail.com



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

331.0

December 02, 2014

10-324827

Harbour Portfolio VI LP
8214 Westchester Drive Ste 635
Dallas TX 75225-6124

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:

668-670 CONWAY ST

With the following Historic Preservation information: District: HPL-DB
Building Name: Meline Duplex Inventory #: RA-SPC-2431

and legally described as follows, to wit:

Stinsons Re of B45 Lyman Dayt Lot 6 Blk 45

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 12, 2014 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, duplex.

The following is excerpted from the February 3, 2011 Code Compliance Inspection Report.

BUILDING

- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Install 20 minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Install rain leaders to direct drainage away from foundation.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Install tempered glass in window over first floor bathtub.
- Remove dropped ceiling from first floor bath ceiling and install 1 hour fire rated ceiling.
- Replace floor joist or sister floor joist over basement wash machine.
- Remove surface bolts and install single cylinder dead bolts on exterior doors.
- Move second floor entry door and rear entry to top of stairs and install 20 minute fire rated door with self-closing device.

- Install tempered glass in window on landing to second floor on window at rear of building at second floor hall.
- Install guardrail to code and second floor front porch.
- Install safety device to code for third floor bedroom window tempered glass or guardrail bar.
- Insulate floor and door to code in third floor east storage area.
- 2 feet of snow a time of inspection.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install globe-type enclosed light fixture on all closet lights
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Replace all painted-over receptacles.
- In basement rewire boilers to code. First floor sun room add second receptacle. Second floor center dining room add 4th receptacle.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

Unit 668

- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainers.
- First Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor - Lavatory - waste incorrect (MPC 2300) Ferncos
- Second Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainers.

- Second Floor - Sink - incorrectly vented (MPC 2500) Fernco
- Second Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300) Ferncos
- Basement - Unit 668 - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Unit 668 - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Unit 668 - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Unit 668 - Laundry Tub - unvented (MPC 0200 E)
- Basement - Unit 668 - Laundry Tub - water piping incorrect (MPC 0200 P.) split.
- Basement - Unit 668 - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Unit 668 - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Unit 668 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 668 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 668 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 668 - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Unit 668 - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)

Unit 670

- Basement - Unit 670 - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Unit 670 - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Unit 670 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 670 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 670 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 670 - Water Heater - not fired or in service (MPC 2180)
- Basement - Unit 670 - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Unit 670 - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Obtain plumbing permits prior to commencement of work.

HEATING

- Install approved lever handle manual gas shutoff valve on South boiler and remove unapproved valve.
- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Install approved metal chimney liner.
- Replace boilers flue venting to code.
- Connect boilers and water heater venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boilers to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.

- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines and any unapproved valves.
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms.
- Attach metal tag to expansion tank valve for Weil-McLain Boiler stating that this valve must be OPEN at all times except when draining the expansion tank.
- Support supply and return piping for heating system according to code.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- Install boiler pressure relief valve for Weil-McLain Boiler in upright position and pipe discharge to within eighteen inches of the floor.
- Install back flow preventer on city water fill line to hot water heating systems and pipe vents as required.
- Repair or replace radiator valves as needed.
- Gas and hydronic mechanical permits are required for the above work.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **January 1, 2015** 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.

If you have any questions or request additional information please contact **Rich Singerhouse** between the hours of 8:00 and 9:30 a.m. at **651-266-1945**, or you may leave a voice mail message.

Sincerely,

Rich Singerhouse
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council



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

January 9, 2015

NOTICE OF PUBLIC HEARINGS

Harbour Portfolio VI LP
8214 Westchester Drive Suite 635
Dallas TX 75225-6124

To all Known Responsible and/or Interested Parties:

The Saint Paul City Council and the Legislative Hearing Officer of the City Council have scheduled public hearings to consider a Council Resolution ordering the repair or removal of the building(s) located at **668-670 CONWAY ST.**

With the following Historic Preservation information: NONE

District: HPL-DB Building Name: Meline Duplex Inventory #: RA-SPC-2431

In accordance with the provisions of the Saint Paul Legislative Code Chapter 45, all owners of record and other interested parties with a known interest in this building(s) are hereby notified of these hearings. At these hearings testimony will be heard from the Code Enforcement Officer and any other parties who wish to be heard. The Council will adopt a resolution describing what action, if any, the Council deems appropriate.

Please be advised the Public Hearing before the Legislative Hearing Officer is scheduled for:

Tuesday, February 10, 2015, at 9:00 a.m. in Room 330, City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102

The Legislative Hearing Officer will hear the evidence and make a recommendation for action to the full City Council:

Wednesday, March 4, 2015, at 5:30 p.m. in the City Council Chambers, 3rd Floor, City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102

668-670 CONWAY ST

January 9, 2015

Page 2

All costs incurred by the City, including inspection costs, administrative costs, title searches, filing fees and, if necessary, demolition and removal expenses, will be assessed against the real estate as a special assessment to be collected in the same manner as real estate taxes. If you have any questions concerning this matter please call the Vacant/Nuisance Buildings Code Enforcement Officer **Steve Wagner** at (651) 266-1928, or you may leave a voice mail message.

Sincerely,

Steve Wagner

Steve Wagner

Manager of Code Enforcement

SM:cs

pubhmg60183 07/11



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

February 03, 2011

FANNIE MAE C/O LENTZ TEAM ASSOCIATES
3464 WASHINGTON DRIVE SUITE 100
EAGAN MN 55122

Re: 670 Conway St
File#: 10 324834 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on January 19, 2011.

Please be advised that this report is accurate and correct as of the date February 03, 2011. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from February 03, 2011. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes).
- Maintain one hour fire separation between dwelling units and between units and common areas.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.

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BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Install rain leaders to direct drainage away from foundation.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Install tempered glass in window over first floor bathtub.
- Remove dropped ceiling from first floor bath ceiling and install 1 hour fire rated ceiling.
- Replace floor joist or sister floor joist over basement wash machine.
- Remove surface bolts and install single cylinder dead bolts on exterior doors.
- Move second floor entry door and rear entry to top of stairs and install 20 minute fire rated door with self closing device.
- Install tempered glass in window on landing to second floor on window at rear of building at second floor hall.
- Install guardrail to code and second floor front porch.
- Install safety device to code for third floor bedroom window tempered glass or guardrail bar.
- Insulate floor and door to code in third floor east storage area.
- 2 feet of snow a time of inspection.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.

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ELECTRICAL **Inspector: Jamie McNamara** **Phone: 651-266-9037**

- Install globe-type enclosed light fixture on all closet lights
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Replace all painted-over receptacles.
- In basement rewire boilers to code. First floor sun room add second receptacle. Second floor center dining room add 4th receptacle.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

Unit 668

- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainers.
- First Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor - Lavatory - waste incorrect (MPC 2300) Ferncos
- Second Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainers.
- Second Floor - Sink - incorrectly vented (MPC 2500) Fernco
- Second Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300) Ferncos
- Basement - Unit 668 - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Unit 668 - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Unit 668 - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Unit 668 - Laundry Tub - unvented (MPC 0200 E)
- Basement - Unit 668 - Laundry Tub - water piping incorrect (MPC 0200 P.) split.
- Basement - Unit 668 - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Unit 668 - Soil and Waste Piping - no front sewer clean out (MPC 1000)

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PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- Basement - Unit 668 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 668 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 668 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 668 - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Unit 668 - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)

Unit 670

- Basement - Unit 670 - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Unit 670 - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Unit 670 - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Unit 670 - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Unit 670 - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Unit 670 - Water Heater - not fired or in service (MPC 2180)
- Basement - Unit 670 - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Unit 670 - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Install approved lever handle manual gas shutoff valve on South boiler and remove unapproved valve.
- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Install approved metal chimney liner.
- Replace boilers flue venting to code.
- Connect boilers and water heater venting into chimney liner.
- Provide adequate clearance from flue vent pipe on boilers to combustible materials or provide approved shielding according to code.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code.
- Plug, cap and/or remove all disconnected gas lines and any unapproved valves.
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms.
- Attach metal tag to expansion tank valve for Weil-McLain Boiler stating that this valve must be OPEN at all times except when draining the expansion tank.

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HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Support supply and return piping for heating system according to code.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- Install boiler pressure relief valve for Weil-McLain Boiler in upright position and pipe discharge to within eighteen inches of the floor.
- Install back flow preventer on city water fill line to hot water heating systems and pipe vents as required.
- Repair or replace radiator valves as needed.
- Gas and hydronic mechanical permits are required for the above work.

ZONING

1. This property is in a (n) RT1 zoning district.
2. This property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.) If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger, Code Compliance Officer
Phone: 651-266-9046 Email: james.seeger@ci.stpaul.mn.us
JLS:ml Attachments



Using the Power of History to Transform Lives
PRESERVING › SHARING › CONNECTING

STATE HISTORIC PRESERVATION OFFICE

December 4, 2014

Samantha Langer
City of St. Paul – PED
1400 City Hall Annex
25 W 4th Street
Saint Paul, MN 55102

RE: Demolition of 670 Conway Street
St. Paul, Ramsey County
SHPO Number: 2015-0670

Dear Ms. Langer:

Thank you for the opportunity to comment on the above project. It has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by Section 106 of the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

Based on available information, we conclude that **no properties** listed in or eligible for the National Register of Historic Places will be affected by this project.

Please contact our Compliance Section at (651) 259-3455 if you have any questions regarding our review of this project.

Sincerely,

Sarah J. Beimers

Sarah J. Beimers, Manager
Government Programs and Compliance

cc: Inventory File RA-SPC-2431



**Saint Paul Department of Planning and Economic Development
Historic Review Form**

Please type or print legibly. (Illegible forms will be returned.)

Project Address: 670 CONWAY ST Original Construction Year: 1912
Building Name: Meline Duplex Planning District Number: 4
Brief Project Description: Removal of Nuisance Building
Other HP Inventory Info: HPL-DB RA-SPC-2431 Peterson, Charles
Funding: CDBG X NSP Other Funding (list)
Form Completed by: Rich Singerhouse/Tom Friel Date: November 12, 2014
Title/Organization: Vacant Buildings Supervisor/Inspector Phone no: 651-266-1945/1906

Reviews will not be processed without the following information:

- *Photo of building attached below*
- *Map clearly showing location of site (attach)*

Completed review will be returned to this address:

Form submitted by: City of Saint Paul, Planning and Economic Development (PED)

Contact Person: Bill Dermody, City Planner (651-266-6617)

Street Address: 1400 City Hall Annex, 25 W. Fourth St., Saint Paul, MN 55102

Please complete Historic Review form for each address and send to **Samantha Langer**, Office Assistant at **1400 City Hall Annex, 25 W. Fourth Street, Saint Paul, MN 55102**

(To be completed by authorized PED staff.)

Name: Samantha Langer Date: 11/20/14

Located within a Saint Paul Historic District? Yes No

Located within a National Register District? Yes No

Listed in the 1983 survey? Yes No

Eligible for designation ☐

Additional site of major significance ☐

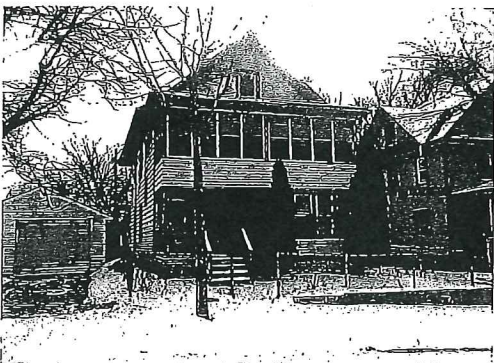
Survey form attached ☐

Recommendation: Eligible for National Register? Yes No

Further information required? Yes No

Additional Comments:

noncontributing to the local
district - BD



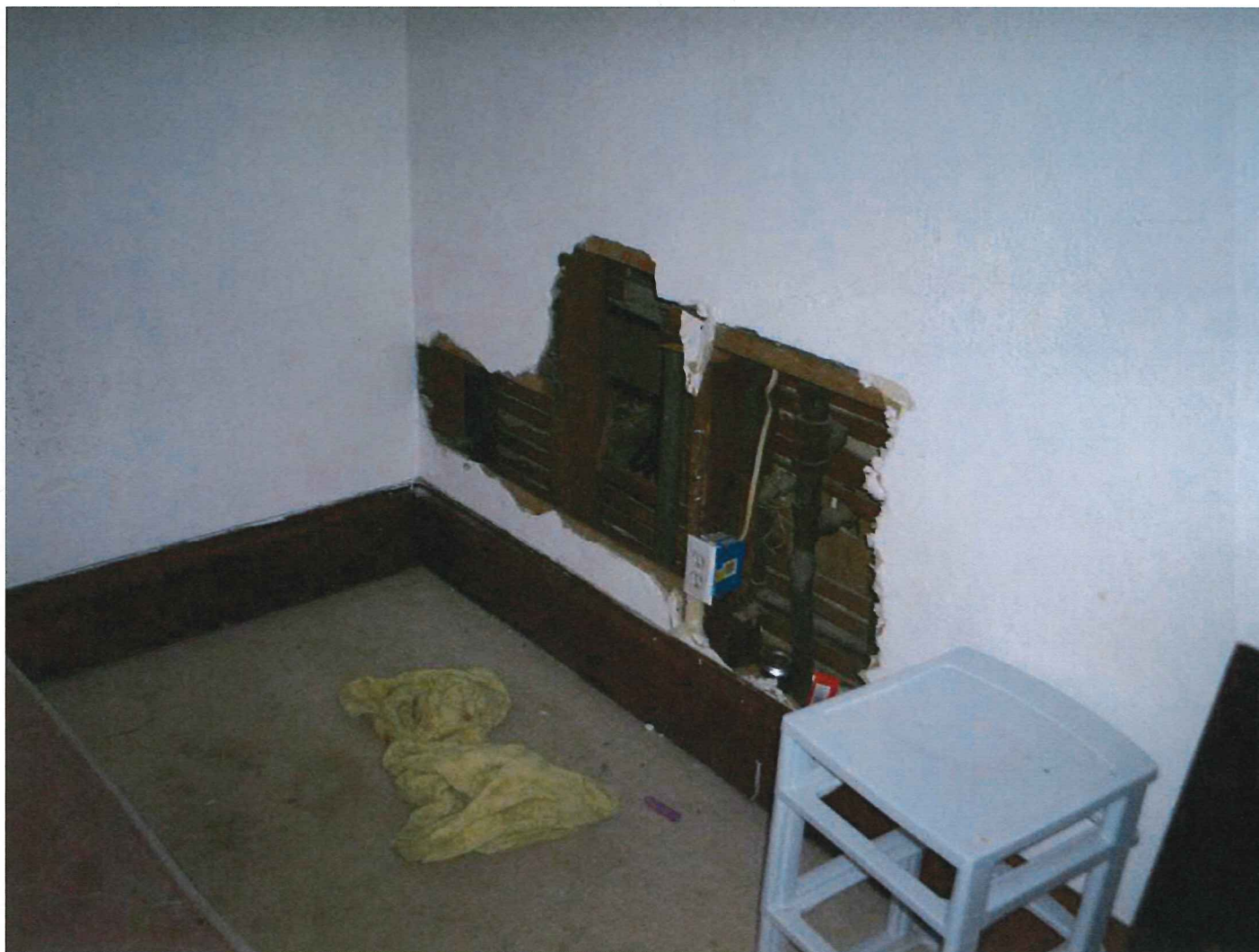
Date: October 12, 2012
File #: 10 - 324827
Folder Name: 670-668 CONWAY ST
PIN: 322922410075

HP District: HPL-DB
Property Name: Meline Duplex
Survey Info: RA-SPC-2431



Date: October 12, 2012
File #: 10 - 324827
Folder Name: 670-668 CONWAY ST
PIN: 322922410075

HP District: HPL-DB
Property Name: Meline Duplex
Survey Info: RA-SPC-2431



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