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

FILE NAME: 275 Bates Avenue – Louis Hansen House and Bakery

DATE OF APPLICATION: September 17, 2015

APPLICANT: Saint Paul Housing and Redevelopment Authority (HRA)

OWNER: HRA

DATE OF PUBLIC HEARING: October 22, 2015

HPC SITE/DISTRICT: Dayton's Bluff Heritage Preservation District

CATEGORY: Pivotal

CLASSIFICATION: Demolition Permit

STAFF INVESTIGATION AND REPORT: Christine Boulware

DATE: October 5, 2015

**A. SITE DESCRIPTION:** The Louis Hansen House and Bakery, at 275 Bates Avenue, was constructed in 1884. It is a two-story, L-shaped, frame building with Italianate-derived design on a coursed limestone foundation with an intersecting gabled roof. Fenestration consists of two-over-two double-hung windows arranged symmetrically throughout the façade, and the roof is characterized by shallow, simple soffits and fascia. The clapboard exterior walls were covered with cement-shingle on the first floor and scalloped asphalt shingle on the second floor in 1935. Craftsman-style, canopies at the front entries replaced the one-story, open, wrap-around porch around the same time. The simple massing of the structure and presence of two front entryways make this a unique visual example of late nineteenth century live-work construction within the Dayton's Bluff Heritage Preservation District.

**B. PROPERTY HISTORY AND CONTEXT:** Constructed in 1884 for a cost of $800 by Saint Paul contractor M. Almquist, Louis Hansen's combined bakery and residence survives as a rare example of mixed-use residential architecture within Dayton's Bluff. Additions totaling $1450 were added in 1885 shortly after the original structure was completed by contractor C.P. McClellen. Hansen is listed as a baker in the 1886 City Directory, with Thomas Mullen employed as a clerk. By 1887, Hansen's business had grown to include another clerk, Theresa Meehan, and John F. Meehan, who was listed as the bakery's truckman. While running the bakery, Hansen also offered his services in order for others to learn his trade, taking out an ad in the "Situations Wanted" section of the *Saint Paul Daily Globe* for an "apprentice situation in a clothing store or to learn the "bakers" trade by a young Scandinavian who speaks good English; can give good references." Hansen also lent his hand in helping stop an unpopular proposal in 1889 to build a park within Dayton's Bluff that would only be accessible by well-off residents, signing a petition to "Protest against the action of the board in rescinding its resolution creating Indian Mound park and the proposed plan to condemn land for Lincoln park" *(Saint Paul Daily Globe).*

Hansen's bakery was in operation at 275 Bates until sometime in 1893, when the bakery either closed or relocated elsewhere. Hansen retained ownership of the building and performed $625 of alterations to the structure in 1894, presumably to convert the entirety of the structure into residential uses. The Louis Hansen House and Bakery would be home to railroad workers, stenographers, tailors, clerks, foremen, engineers, cigar makers, carpenters, elevator operators, musicians, painters, and many other renters well into the twentieth century as indicated in city directories. Staff has not determined when the property left Louis Hansen's ownership, but it is listed as owned by Fred A. Anselment, a designer at the Minnesota Chandelier Company, by 1924.

**C. PROPOSED CHANGES:** The applicant proposes to raze the residence; there are no current plans for new construction. The lot would be graded and seeded.

**D. TIMELINE:**

- July 23, 1992 - the Dayton's Bluff Heritage Preservation District was designated by the City Council for Heritage Preservation and established under Ordinance No. 17942 (Council File #92-900)
- June 2, 2006 - the property became a Category 1 vacant building - Single Family Residential
- June 6, 2007 – the property became a Category 2 vacant building
- December 7, 2007 – the HRA purchased the property for $80,000 with CDBG funds
- July 24, 2009 - Code Compliance Report generated (issued August 4, 2009)
- In 2009, the HRA offered the property for $1 as part of the Fourth Street Preservation Project and did not receive any proposals.
- Inspiring Communities RFPs were released on October 15, 2013 and November 3, 2014.
- In response to the October 15, 2013 RFP, the HRA received one proposal to demolish 275 Bates, renovate 279 Bates, and combine the lots. The total development cost proposed was $538,813 with a projected sale of the renovated house at $160,000 for a subsidy request of $378,813. This also assumed a land cost write-down to $3,000, for an additional $162,000 HRA investment (HRA acquired 275 and 279 Bates for a total of $165,000)

**E. 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 businesses' 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 non-significant 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.*

**F. FINDINGS:**

**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 demolition within designated heritage preservation sites **§73.04.(4).**

**2.** ***The category of the building.*** The Louis Hansen House and Bakery at 275 Bates Avenue is classified as pivotal to the Dayton's Bluff Heritage Preservation District.

**3.** **Leg. Code § *74.90.(j)*** - The Preservation Program for the Dayton's Bluff Heritage Preservation District states that consideration of demolitions will be determined by the category of building (pivotal, contributing and non-contributing), its importance to the district, the structural condition of the building and the economic viability of the structure.

**4.** ***The importance of the building to the district.*** The building's integrity has been compromised; however, it has been classified as pivotal in contributing to the district's architectural and historical character. The building is important to the district and in a rehabilitated state would enhance the character of the district.

The Louis Hansen House and Bakery was constructed in 1884 with substantial alterations and additions in 1885 and 1894, all during the Period of Significance for the Dayton's Bluff Heritage Preservation District (1857-1930).

The Dayton's Bluff Handbook states the following:

*In the 1880s, and particularly during the peak years 1882-1884, Dayton's Bluff became a densely-built urban neighborhood. The construction of a series of bridges and the extension of streetcar service brought a new and diverse population to the bluff. Factory and railroad workers purchased small lots and erected a great variety of single and multiple-family houses. The newly-arrived settlers included recent immigrants from Sweden, Ireland, and Germany, but German-Americans were the predominant group. They joined a large contingent of well-established German-American business owners...*

The residential context of this structure is good, as it is one of three historic properties on this block face that were all built during the Period of Significance. They are all different in form, massing, style and setback given their dates of construction, styles, and historic uses. To the north, the John Kullberg house at 279 Bates Avenue was constructed in 1906 as a single family home and is currently being rehabilitated; to the south, the Krueger Double-house at 267-269 Bates is a side-by-side, double-residence constructed in 1885. 279 Bates resembles a farm house more than it does a mixed-use building.

Staff did not find any historical associations, other than Hansen, that have contributed in some way to Saint Paul's history and development or an architect or association with an important event, with this property. The 1989 Dayton's Bluff inventory form did not identify other individuals.

The 1903-25 Sanborn Fire Insurance Map for this site indicates the footprint of the building, as well as the other residences on the block that have not changed since 1925. Removal of this building on this block face will be the first principle structure change since 1925. The map shows that the building was used as a single-family dwelling by the time it was published in 1903. There were no other buildings constructed on this block. There is no alley and the grade drops steeply to the west and retained by concrete block walls.

HPC staff considers the architectural integrity to be fair-to-poor; the non-original siding materials would need to be removed for staff to accurately assess the presence of historic fabric and detailing.

5. ***Structural condition of the building.*** The current structural condition of the building is considered poor but the recent report did not note any imminent structural danger. The building has been classified as vacant since June of 2006 and the lack of maintenance and mothballing/stabilization is evident.

   Since the HRA's ownership in 2007, a Code Compliance Report was issued on August 4, 2009. The report called for repointing the interior/exterior foundation as necessary, installation of safety glass in the window over the stair landing, repair/replacement of deteriorated window sash and broken glass, complete storms and screens at all door and window openings, repair/replacement of doors, repair siding, soffit, fascia and trim as necessary.

   HPC staff conducted a site visit on October 1, 2015. Much of the original/early architectural or decorative features of the interior have been removed or covered by a drop-ceiling or wall paneling. The original, two-over-two, double-hung windows are intact along with the interior stairway and balustrade to the second floor. The exterior features of the house have been covered with asphalt cement- and shingle-siding. Staff observed general deferred maintenance. Staff cannot assess the condition of the original exterior materials given that they are not visible.

   On September 14, 2015, structural engineering firm, Mattson Macdonald Young, submitted a report to the HRA that summarized the observed conditions of the property. The report notes the structural elements of the building framing and foundation to be in poor condition, the front porch slab is displaced/settled, water damage was observed at the second floor ceiling and in the basement joists, the parging on the foundation wall are cracked/crumbling/bulging on the interior, shoring columns in the basement are rusted and bent, the retaining wall at the rear of the property is out of plumb, the stucco over the exterior foundation is deteriorated, the roof and exterior walls appear to be in good condition. The report summarized that 275 Bates Avenue is in generally poor condition based on visually observed conditions. It added the repairs are possible, but would likely be relatively costly.

6. ***The economic viability of the structure.*** The economic viability of the structure cannot be fully determined given that a rehabilitation estimate was never completed or provided.

   The HRA estimates the demolition costs to be $24,000. Staff did not receive a cost range to

rehabilitate the building. The HRA purchased the property on December 7, 2009 for $80,000 with CDBG funds. In 2014, Ramsey County estimated the 2015 land value at $9,100 and the building value at $31,500. In 2015, Ramsey County estimated the 2016 land value at $7,200 and the building value at $43,900. The 2013 bid that came from the Inspiring Communities RFP was to demolish this property in order to provide a larger lot for 279 Bates. The 1640 square foot property is sited on the west side of Bates Avenue between Conway and Surrey and the parcel size is 40 ft. wide by 54 ft. deep (.05 acres).

The property is currently zoned RTI with the use as Single Family - Residential.

**7.** The Secretary of the Interior's Standards for Rehabilitation recommend against removing buildings that are important in defining the overall historic character of the district or the neighborhood. Given the pivotal categorization, even with fair to poor architectural integrity, and good context, HPC staff finds that the building reinforces the District's architectural and historic character. The Standards also recommend against destroying historic relationships between buildings and open space. The demolition of the building would have a significant impact on the relationship of residential buildings along the west side of Bates Avenue.

The Dayton's Bluff Heritage Preservation District Design Guidelines, General Principle *(1)* states *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...*" The proposal to demolish this property does not comply with the guidelines as loss of the property would result in the loss of historic character.

**8.** This property is in the anticipated Area of Potential Effect for the Gold Line BRT and will be evaluated for National Register Eligibility. Proceeding evaluation, determined effects will be evaluated for impacts with potential mitigation.

**9.** HPC staff finds that the proposed demolition of the Louis Hansen House and Bakery at 275 Bates Avenue will adversely affect the Program for the Preservation and architectural control of the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)) for reasons outlined in the findings which include: pivotal classification, poor condition and lack of a rehabilitation estimate. A vacant lot would have a negative impact on the Dayton's Bluff Heritage Preservation District and the loss of historic fabric is irreversible.

**G. STAFF RECOMMENDATIONS:** Based on the findings, staff recommends denial of the demolition permit application.

**H. ATTACHMENTS**

1. HPC Design Review Application
2. Applicant Submittals:
    A. *Structural Report and Photographs*
    B. *Exterior Photographs*
3. August 4, 2009 Code Compliance Report
4. 2015 Photographs
5. Aerial Photographs
6. 1903-25 Sanborn Fire Insurance Map

Mattson Macdonald Young
structural engineers

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14 September 2015

Sarah Zorn
Planning and Economic Development
25 West Fourth Street, Ste. 1100
St. Paul, MN 55102

Project No.: 15536.00
Re: Structural Condition Review of the building at 275 Bates Ave.

Dear Sarah:

We visited the existing house at 275 Bates Ave. on Tuesday, August 25th, 2015. The purpose of our visit was to form an opinion of the building condition and to identify any areas of damage, deterioration, or deficiency and to assist the owner in planning the future of the house. The following is a summary of our observations and opinions:

**Scope**
This report concerns only the structural frame and elements that are an integral part of the load resisting system for the building. We did not observe and report on the building electrical systems, mechanical systems, fire protection, egress, and life safety compliance with the building code.

Our review concerned the basement level and the foundation walls that could be observed directly within that space, any visible roof systems, any visible wall structures, and any visible beams or joists. Observations that were performed are considered a cursory "walk-through" of the building. The performance of the structural system and framing elements was judged by visual observation only. This work should not be considered a detailed investigation of the building or of specific elements of the building framing system. During our walk through no finishes were removed to expose structural systems.

Calculations were not performed on the total building system nor were the apparent load capacities of the floor or roof determined as a part of this report.

**Qualifications of the Personnel**
Joe Cain P.E. is the author of this report, the lead investigator, and the Structural Engineer of Record (SER). Joe has 30 years of experience in the field of structural engineering and has performed condition reviews as the SER on numerous buildings that are similar to the subject building. Travis Stanley E.I.T. has aided in the observation work, analysis, and research and has contributed to the preparation of the report.

**Methods of Investigation**
The method of investigation was by casual observation and was limited to those structural elements that were exposed to view. However, much of the structural system was covered by finish material, in which case the performance of the finish material was assumed to reflect the performance of the structural elements to which the finish material was attached. No attempt was made to perform an exhaustive investigation of all structural elements. No finish material was removed or damaged to expose the underlying structural elements. No existing as built documents were available for our use. Nor were we made aware of any previous reports related to the structural condition of the building or investigation of building elements.

**Building Description**
The building is a two story house with a full basement. It was constructed on or about 1900. The roof is constructed with hand framed lumber joists which are supported on wood stud bearing walls at the building perimeter.

The foundation walls that could be observed were constructed with rubble limestone masonry. The first floor is supported at the interior of the basement level with heavy timber beams, supported on timber columns and steel shoring columns that extend to the basement floor. The basement floor areas that were not covered were observed to be concrete slab on grade. It is assumed that the building walls and interior columns rest on spread footings.

**Observed Conditions**
In general, the structural elements of the building framing and foundation were judged to be in poor condition. There were conditions of deterioration or damage noted in the observations and will be described below in more detail.

The front porch slab that is assumed to rest directly on grade has settled approximately 1". Picture 1 shows the displacement of a slab joint. The most likely cause of this settlement is water intrusion of the soil below the slab. Picture 2 shows the same slab from a different angle. Runoff along the foundation walls will continue to cause deterioration and may result in freeze thaw damage.

**Picture 1 – Front Slab Settlement**

**Picture 2 – Front Slab Settlement**

Some of the floors of the building were observed to slope. Picture 3 shows the underside of a floor that has sloped and Picture 4 shows a gap that was created from the movement that caused the floor to slope.

**Picture 3 – Underside of Uneven Floor**

**Picture 4 – Gap Due to Sloping**

Water damage was observed throughout the building. The ceiling of the second floor was observed to have water stains along with mold and peeling paint. Picture 5 shows the damage of the water to the ceiling of the second floor. Directly above the damaged area is the roof. It is likely that there is damage to the roof which is allowing water to enter the home. We were unable to observe the roof in its entirety. Picture 6 shows the underside of a ceiling system that is rotting. This is likely due to water infiltration and can be assumed to be found throughout the house. Wood rot was also found in the basement. Many of the joists had rot at each of its ends, where it connected to the foundation walls and were it connected to the center beam.

**Picture 5 – Water Damage on Second Floor Ceiling**

**Picture 6 – Deterioration of Ceiling System**

The foundation walls were observed to be crumbling, cracking, and bulging from inside the basement. Pictures 7 and 8 show portions of the walls that are deteriorating. In the basement there are a number of shoring columns that are holding up the beams of the first floor. The shoring columns are rusted and some of them are bent. Picture 9 shows two such shoring columns.

**Picture 7 – Crumbling and Cracking of Foundation Walls**

**Picture 8 – Crumbling and Cracking of Foundation Walls**

**Picture 9 – Shoring Columns Supporting a Beam**

We observed the retaining wall at the exterior of the house to be out of plumb. The wall itself is sturdy, as evidenced by the lack of cracking or breaking, but its foundation has rotated. Pictures 10 and 11 show the wall out of plumb.

**Picture 10 – Retaining Wall Out of Plumb**

**Picture 11 – Retaining Wall Out of Plumb**

The stucco on the exterior of the house was observed to be deteriorating. Although the stucco is not critical to the structural integrity of the building, the crumbling stucco suggests that water deterioration and/or movement has occurred in the foundation. Picture 12 shows the deterioration of the stucco and Picture 13 shows the stucco bulging, likely due to water. The stucco was observed to be deteriorating in multiple places along the exterior of the house.

**Picture 12 – Stucco Deterioration**

**Picture 13 – Stucco Bulging Out**

The roof and exterior walls, as observed from the outside, appeared to be in good condition. The roof was flat and there were no obvious problems. The exterior walls appeared to be plumb. Picture 14 shows one such roof and wall.

**Picture 14 – House Roof and Exterior Wall**

**Summary**
The residence at 275 Bates Ave. is in generally poor condition. As stated above, we made no attempt to remove finish material. Our analysis is based on what was in plain sight. The problems that were seen are likely more extensive than what we observed but were covered with finish materials. In addition to what was previously listed, there could be more issues that we could not observe. Repairs are possible, but it would likely be very costly. A more thorough structural review would be required in order to give details for the repair of any specific structural system.

**Limiting Conditions:**
The opinions and recommendations contained in this report are based on a cursory observation of the building. No attempt was made to perform an exhaustive investigation of all conditions and building elements. It is possible that conditions exist that cannot be discovered or judged as a result of this limited nature of investigation. The work provided in the preparation of the report concerns the structural system only and is not intended to address mechanical, electrical or plumbing systems, fire protection or handicap accessibility. The owner is encouraged to discuss these items with a building official and other design professionals for guidance and recommendations.

If you have any questions concerning the above, please do not hesitate to contact us.

Sincerely
Mattson Macdonald Young, Inc.

Travis Stanley

Travis Stanley, E.I.T.

Joe Cain

Joe Cain, P.E.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Joe Cain

Joe Cain, P.E.

09/14/2015 MN Reg. No. 40119

Attachment B – 275 Bates Exterior and Surrounding Photos

Taken 8/25/15

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Taken 8/25/15

DEPARTMENT OF SAFETY AND INSPECTIONS
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# Code Compliance Report

August 04, 2009

HOUSING AND REDEVELOPMENT
25 W 4TH ST STE 1300
ST PAUL MN 55102

Re: 275 Bates Ave
File#: 06 092130 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 23, 2009.

Please be advised that this report is accurate and correct as of the date August 04, 2009. 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 August 04, 2009. 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: Ken Eggers Phone: 651-266-9047**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Install plinth blocks under posts in basement
- 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
- Permanently secure top and bottom of support posts in an approved manner
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over stair landing to code

- 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 and operable latching device for all windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors
- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- Provide fire block construction as necessary
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Provide proper drainage around house to direct water away from foundation of house.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Remove stacked blocks under support posts in basement and provide posts going from footing to support beam.
- Clean basement foundation walls and tuckpoint and re-parge.
- Repair basement stairs and re-level.
- Repair or replace kitchen cabinets.
- Refinish wood floors, replace floor coverings.
- Repair or replace retaining wall at West side of property.
- Remove trees on west side, trees are rubbing on structure.
- This property is being converted to a Single Family Dwelling.

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

- 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
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.

- install/replace GFCI receptacle in basement/first/second bathroom adjacent to the sink
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- 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
- Install exterior lights at front/side entry doors
- Basement rewire furnace to code.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- 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).

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

- Basement - Laundry Tub - faucet is missing
- Basement - Laundry Tub - unvented
- Basement - Soil and Waste Piping - no front sewer clean out; no soil stack base clean out
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping
- Basement - Water Heater - No gas shut off or gas piping incorrect
- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - Remove steel from before meter
- Basement - Water Meter - meter is removed or not in service
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Lavatory - unvented
- First Floor - Sink - fixture is missing
- First Floor - Tub and Shower - provide stopper
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect
- Second Floor - Lavatory - incorrectly vented
- Second Floor - Lavatory - waste incorrect

- Second Floor - Sink - waste incorrect
- Second Floor - Tub and Shower - unvented
- Second Floor - Tub and Shower - waste incorrect

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

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Connect furnace and water heater venting into chimney liner.
- 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.
- Witnessed air test on new gas piping to furnace.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required).
- Install furnace air filter access cover.
- Clean all supply and return ducts for warm air heating system.
- Provide dampers in all supply runs.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Mechanical GAS permit is required for the above work and possible a Venation permit also.

Possible a furnace is in the attic – verify it is installed to code and provide access for inspection.

ZONING

1. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

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 Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

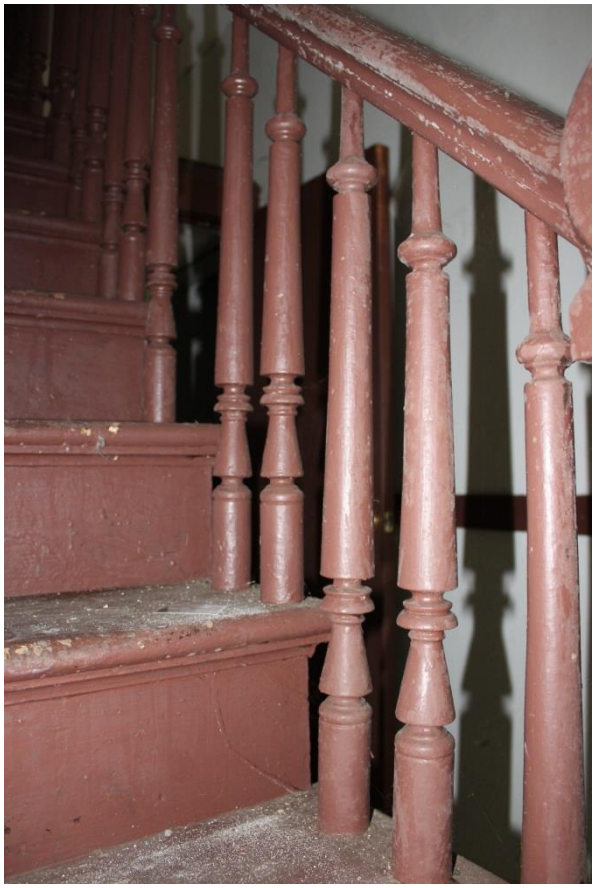
Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments


275 Bates Avenue northwest (top) and northeast (bottom) elevations

275 Bates Avenue southeast elevation (top), c. 1935 asbestos cement and asphalt shingle exterior walls (below) with exposed original clapboard (below left)

C. 1935 asphalt and asbestos cement shingle detail on north elevation (above), c. 1884 Eastlake style balusters and newel post detail in front hallway (below)



C. 1884 baluster detail in front hall (above), downstairs kitchen (below left) and upstairs kitchen (below right)

Downstairs bathtub (above) c. 1884
baseboard detail in first floor
southwest room (below)

Transom and trim detail of front door in first floor vestibule (above), similar trim detail in upstairs front room (below)


CONWAY ST
MARIA AVE
BATES AVE
SURREY AVE
EUCLID ST
3RD ST E
693
700
696
289
287
285
283
713
286
284
685
692
688
686
682
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703
701
699
697
695
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BATES AV. 12th W.P.

MARIA AV. 6th W.P.

HOFFMAN AV. 6th W.P.

CONWAY 6th W.P.

VAN BUREN PL. (RAVINE) 4th W.P.

EUCLID

HUDSON AV.

MOUNDS B'LV'D

HOLMAN MEMORIAL M. E. CHURCH
HEAT: HOT AIR. LIGHTS: GAS.
12' TO EAVES

HOFFMAN AV. PUBLIC PLAY GROUNDS
SHELTER HOUSE
HEAT: FURN. LIGHTS: ELEC.

BRICK & HOLLOW TILE (From Plans)

Scale of Feet.

Insurance Maps of St. Paul, Minnesota - Volume 2
Publisher: Sanborn Map Co.
1903 revised through September 1925
Handwritten notations by St. Paul Planning Commission

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