

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

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FILE NAME: 412 Holly Avenue – Dr. Louis Gilbert House RA-SPC-1777  
OWNER: Daniel E. Wagers  
AGENCY: Department of Safety and Inspections – Code Enforcement  
DATE OF HEARING: April 22, 2019  
NRHP: Historic Hill District (1976) RA-SPC-4581  
SRHP: Historic Hill District (1974)  
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District  
CATEGORY: Contributing  
CLASSIFICATION: Demolition – VB3, Remove or Repair  
CITY COUNCIL FILE NO: RLH RR 19-15                      ZONING: RT2  
WARD: 1    PLANNING DISTRICT: 8  
STAFF INVESTIGATION AND REPORT: Christine Boulware  
DATE: April 12, 2019

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**A. SITE DESCRIPTION:**

The Dr. Louis Gilbert House, at 412 Holly Avenue, was originally constructed c.1872-73. A substantial addition and remodeling, designed by Cass Gilbert, was carried out in the early 1900s (btw 1903-1925). Other architects that have been named in association with the building, but have not been verified, include: Charles T. Mould and the firm of Charles A. Reed and Allen H. Stem.

The two-and-one-half story building is L-shaped in plan. The foundation is limestone, the first-story is a narrow lap-siding, and the second-story as well as the gables ends are wood shake. Details on the 1900s addition add Tudor revival details while the entry stoop has a hint of the craftsman style. The windows are divided-light and one-over-one, in several styles including double-hung, casement and fixed. The property is categorized as contributing to the character of the Historic Hill Heritage Preservation District.

**B. PROPOSED CHANGES/BACKGROUND:**

This property became a Vacant Category 2 building on September 5, 2013, then was reclassified as a Vacant Category 3 on November 28, 2018. Records indicate that the owner is Daniel E. Wagers and on December 7, 2018, an Order to Abate a Nuisance Building was issued. A Code Compliance Inspection Fee was paid and on February 18, 2019, the Compliance Report was completed. The property was before the Legislative Hearing Officer on March 26, 2019. The Legislative Hearing Officer heard testimony and on April 24, 2019, will ask the City Council to refer the matter back to the Legislative Hearing on May 14, 2019. Given the building is located within the Historic Hill 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 only HPC review on file for the property is an administrative review to reroof the house and garage with asphalt shingles and repair/replace the wood shingle siding on the dormers, front porch, rear porches, and sides of the house to match the existing shingle siding – HP File# 07-175754, October 18, 2007.

**C. GUIDELINE CITATIONS:**

**Hill Historic District Guidelines**

**Leg. Code § 74.64. Restoration and Rehabilitation.**

**A. 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.*
- (7) *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.*
- (8) *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.*
- (10) *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.*

(Ord. No. 17815, § 3(II) 4-2-91)

#### **§ 74.67. Demolition**

*When reviewing proposals for demolition of structures within the district, the Heritage Preservation Commission refers to Section 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.*

(Ord. No. 17815, § 3(V) 4-2-91)

#### **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 by HPC staff.

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. 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. Leg. Code § 74.67. - The Preservation Program for the Hill Historic District states:

*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.*

3. *The category of the building.* The property is categorized as contributing to the character of the Historic Hill Heritage Preservation District. It was constructed in the 1870s and remodeled in the early 1900s during the period of significance for the historic district (1857-1930). Staff considers the building exterior's historic and architectural integrity to be good.

4. *Architectural and historical merit of the building and effect of demolition on surrounding buildings.* Although in need of repair, staff considers the building's historic and architectural integrity to be good. The house is an example of a blend of design and form; there are hints of shingle, Queen Anne and craftsman styles evident on the façade. The house was constructed prior to the building boom of the 1880s and early 1890s. The addition and remodeling were undertaken during the period of significance and during a time when other homes in the neighborhood were keeping up with the Joneses as far as architectural styles were concerned. The addition and remodeling, designed by Cass Gilbert, were completed during a time when new homes designed by this famous architect were being constructed throughout Ramsey and Summit Hill. The Saint Paul Historic Hill Heritage Preservation District Guidelines for Design Review Booklet states the following about late 19<sup>th</sup> century vernacular properties:

*The original Ramsey Hill neighborhood expanded north and west from Summit Avenue. Houses north of Summit were of wood frame construction with some brick or stone, contrasting with the more substantial masonry houses along Summit. While these houses are generally not of the same design quality as those found along Summit Avenue, they represent upper-middle class, late nineteenth-century architectural taste.*

The Sanborn Insurance map for this site indicates the footprint of the house since 1925 has not changed.

Holly Avenue, between Arundel Street and Western Avenue, retains a good degree of architectural integrity.

Staff has not researched other historical associations, such as persons that have contributed in some way to Saint Paul's history and development, other architects, nor associations with any important events. The building permit index card is missing, and staff has not located any early building permits for the property.

5. *Structural condition of the building.* Building deficiencies are noted in the Order to Abate letter dated December 7, 2018. The list of deficiencies is not necessarily all the deficiencies present at the time and does not substitute for a team inspection and Code Compliance Report. The Code Compliance Report, dated February 18, 2019, provides a more comprehensive list of necessary work at the property. While there is not an engineering report regarding the structural condition of the building, a visual assessment from the recent photos shows a lack of maintenance.
6. *The economic viability of the structure.* According to DSI Code Enforcement, the rehabilitation costs of the structure exceed \$200,000 and demolition costs are estimated to be \$30,000. For 2019, Ramsey County estimates the market value of the property to be \$319,300 with the land value at \$267,100 and the building value at \$52,200. The property is sited on a 92 ft. wide by 144 ft. deep parcel (13,248 sq. ft.).
7. 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 historic and architectural integrity of 412 Holly Avenue and its association with the work of Cass Gilbert, HPC staff find that the building reinforces and contributes to the architectural and historic character of the Historic Hill Heritage Preservation District and its removal would destroy the historic relationship of the built environment in the District and especially along the 400 block of Holly Avenue.
8. HPC staff finds that the potential demolition of the Dr. Louis Gilbert House at 412 Holly Avenue would have a negative impact on the Historic Hill Heritage Preservation District. A vacant lot can have a negative impact on the historic district and the loss of historic fabric is irreversible.

**F. STAFF RECOMMENDATION:**

Based on the findings, the HPC recommends that 412 Holly Avenue not be demolished and encourages the City Council to delay an order to demolish so the property owner can work toward options for rehabilitation, so the residence may continue contributing to the historic and architectural character of the Historic Hill Heritage Preservation District.



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)

December 07, 2018

Daniel E Wagers  
596 Summit Ave Apt 1  
St Paul MN 55102-2693

## 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:**

**412 HOLLY AVE**

With the following Historic Preservation information: District: HPL-Hill  
Building Name: Dr. Louis Gilbert Inventory #: RA-SPC-1777

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

SUBDIVISION OF BLOCKS 19, 21 A EX THE W 8 FT LOT 16 AND ALL OF LOT 17 BLK 20

**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 28, 2018 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 two-stall garage.

## **DEFICIENCIES**

- The chimney is defective, deteriorated or in a state of disrepair. Replace all missing or defective bricks, tuckpoint as needed to restore the chimney to a professional state of maintenance and repair. Permit may be required.
- The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, loose or rotting boards, to a professional state of maintenance. Permit may be required.
- The exterior walls and/or trim of the house and/or garage have defective, peeled, flaked, scaled or chalking paint or have unpainted wood surfaces. Scrape and repaint to affect a sound condition in a professional manner.
- The foundation is deteriorated, defective or in a state of disrepair. Repair all foundation defects in a professional manner to a weather-tight, water-tight and rodent-proof condition. Permit may be required.
- The roof is deteriorated, defective, or in a state of disrepair. Repair or replace the roof covering to a sound, tight and water impervious condition. Permit may be required.
- The exterior walls of the house and/or garage are defective. Repair all holes, breaks, loose or rotting siding, to a professional state of maintenance.
- Defective Stairs: Stairs are broken, defective, or in disrepair. Repair in a professional manner.
- The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight-fitting and securely fastened to the frames.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **January 6, 2019** 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 **Matt Dornfeld** at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

***Matt Dornfeld***

Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council





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)

February 22, 2019

## NOTICE OF PUBLIC HEARINGS

Daniel E Wagers  
596 Summit Ave Apt 1  
St Paul MN 55102-2693

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 **412 HOLLY AVENUE**.

With the following Historic Preservation information: NONE

District: HPL-Hill Building Name: Dr. Louis Gilbert Inventory #: RA-SPC-1777

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, March 26, 2019, 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, April 24, 2019, at 3:30 p.m. in the City Council Chambers, 3rd Floor, City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102**

412 HOLLY AVE  
February 22, 2019  
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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 Magner** at (651) 266-1928, or you may leave a voice mail message.

Sincerely,

***Steve Magner***

Steve Magner  
Manager of Code Enforcement

pubhrng60183 07/11



**DEPARTMENT OF  
ADMINISTRATION**

STATE HISTORIC PRESERVATION OFFICE

January 9, 2019

Bill Dermody  
City Planner  
City of St. Paul, Planning & Economic Development  
1400 City Hall Annex  
25 W 4th Street  
Saint Paul, MN 55102

Re: Demolition of 412 Holly Avenue  
St. Paul, Ramsey County  
SHPO No. 2019-0573

Dear Mr. Dermody,

Thank you for the opportunity to comment on the above project. Information received in our office on December 10, 2018 has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966, as amended, and implementing federal regulations at 36 CFR Part 800.

Your December 3, 2018 submittal to our office indicates that the City of St. Paul (City) proposes to utilize federal Community Development Block Grant funding to demolish the property located at 413 Holly Avenue. This constitutes a federal undertaking subject to review under Section 106. As the delegated federal agency for U.S. Department of Housing and Urban Development programs, pursuant to 36 CFR 800.3-6, it is the City's responsibility to determine the area of potential effect (APE) for the federal undertaking, to identify and evaluate historic properties that may be affected by the proposed federal undertaking, assess adverse effects to historic properties, if any, and resolve any adverse effects.

The City's December 3<sup>rd</sup> submittal only provides baseline information regarding the proposal to demolish an existing residential property and, aside from the identification of historic properties minimally indicated in the submittal, the City has not provided a formal determination of effect for the undertaking.

Your December 3<sup>rd</sup> submittal indicates, and our office agrees, with the City's identification of the property at 413 Holly Avenue as being located within the **Historic Hill District**, a historic property which is listed in the National Register of Historic Places (NRHP). To clarify, the property is a contributing element within this historic district.

It is our understanding that the subject property is also a local landmark within the Historic Hill District, as designated by the City's historic preservation ordinance.

Pursuant to 36 CFR 800.5(a)(2)(i), a proposal to utilize federal funding to demolish the historic property would be considered an adverse effect.

We urge the City to seek project alternatives that would avoid demolition and the anticipated adverse effect. Seeking alternatives to demolition, and providing our office and other consulting parties with the

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MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

[mn.gov/admin/shpo/](http://mn.gov/admin/shpo/) ■ [mnshpo@state.mn.us](mailto:mnshpo@state.mn.us)

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER

opportunity to participate in meaningful consultation in an effort to avoid adverse effects, is required by the regulations that implement the National Historic Preservation Act.

If a formal determination of adverse effect is made by the City, then the City will also need to notify the Advisory Council on Historic Preservation of this adverse effect, and allow them the opportunity to participate in consultation per 36 CFR 800.

Along with consultation with our office the City is also required to identify and invite any additional parties with an interest in historic preservation or the potential effects caused by this federal undertaking into the Section 106 review consultation process. The City is also required to notify the public of the potential adverse effect to the historic property and provide the public with an opportunity to provide comment.

We look forward to continuing consultation with the City as you seek ways to avoid this adverse effect. If you have any questions regarding our review, please contact me at 651-201-3290 or [sarah.beimers@state.mn.us](mailto:sarah.beimers@state.mn.us).

Sincerely,



Sarah J. Beimers  
Environmental Review Program Manager

Cc via email:

George Gause, St. Paul Heritage Preservation Commission

ST. PAUL MINNESOTA HERITAGE PRESERVATION COMMISSION

INVENTORY OF INDIVIDUAL CITY STRUCTURES  
AND HISTORIC SITES

HISTORIC NAME:	Dr. Louis Gilbert House	COMMON NAME:	
ADDRESS:	412 Holly	LEGAL:	WP; 20; 16 + 17
HPC DISTRICT:	Hill	HPC CATEGORY:	
ORIGINAL OWNER:	Dr. L. Gilbert	PRESENT OWNER:	Daniel E. & Karlene S. Wagers
ORIGINAL USE:	Residence	PRESENT USE:	Residence
		PRESENT ZONING:	RT-2

DESCRIPTION

CONSTRUCTION DATE:	1886	DATE SOURCE:	Permit
ARCHITECT:	Mould (Gilbert?)	BUILDER:	
ALTERATIONS:			
Date:		Work Completed:	Architect/Builder:

STYLE:	Shingle	PLAN:	Rectantular
		NUMBER OF STORIES:	2½

TYPE/MATERIAL:

Foundation: Coursed ashlar stone.

Exterior Wall: Clapboard on the first floor, shingles on the upper floor. Gable end on left, front facade.

Roof: Gable with wooden shingles.

Roof Trim/Cornice: Decorated eaves with dentils.

Chimneys: Three interior chimneys. One on the left, one on the right portion of plan.

Doorways: Entrance is slightly off-center to the right. Single leaf with glass pane. Entrance portico with a gable roof. Simple square columns with braces.

Porches: Open 3-bayed porch on the left side of the house. Back doorway. Plain back porch.

Fenestration: Two oriel windows on first level, one triple and two double sets evenly placed on the second level.

Dormers: One double hung, double unit with a gabled dormer on the right portion of roof.

OUTBUILDINGS: None

# Historic Sites Survey

Ramsey County Historical Society Saint Paul Heritage Preservation Commission

1. Street Address/  
Location: 412 W. Holly Avenue
2. District/village: 8 3. Common name: \_\_\_\_\_
4. Historic name: \_\_\_\_\_ 5. Original use: House
6. Present Use: House 7. Access:  Yes  No  Limited
8. Period of construction: ca. 1890 9. Style: Craftsman/Tudor Revival
10. # of bays: 3 11. # of stories: 2 1/2 12. Roof style: Gabled
13. Roof covering: asphalt shingle 14. Dormer style & #: 2 gabled (1 wall dormer)
15. Chimney style, material, location & #: 2 brick interior endwall
16. Type of fenestration: 1/1 rectangular, leaded glass
17. Type of foundation: limestone
18. Structural system/main exterior wall covering:  Wood frame:  clapboard  shingle  
 aluminum  asbestos  Brick:  stretcher bond  American bond  header bond  
 Stone:  random rubble  coursed rubble  random ashlar  coursed ashlar  
 Type of stone/brick or other bonding pattern: \_\_\_\_\_  
 Concrete block  Cast concrete  Stucco  Terra cotta  Curtain wall  
 Glass/metal  Other: \_\_\_\_\_
19. Other significant details:  
Large gabled roof house with projecting gable end which intersects main roof mass at main facade. Gable returns. Upper 1 1/2 stories covered in stained wood shingles. Projecting gable end has polygonal first story with leaded glass windows and rectangular second story with rectangular windows in frame with diagonal design. Small rectangular projection west of door has shed roof and rectangular windows with leaded diamond-shaped panes. Small gable roofed entrance porch has simulated #28
20. Integrity of Design:  basically intact & unaltered  altered slightly  
 alterations & additions more apparent than original  original design not apparent
21. Physical condition of building:  Excellent  Good  Fair  Poor  Deteriorated
22. Additions and alterations:  
Some aluminum combination windows.
23. If a corner lot, describe:  NW  NE  SE  SW corner of \_\_\_\_\_ cross street
24. Side of street: south
25. Setting:  agricultural  residential  commercial  industrial  suburban  
 Other: \_\_\_\_\_
26. Significant site and landscape features:
27. Threats to site: \_\_\_\_\_
28. Additional comments:  
#19. half-timbering, tie beams, square posts with simple brackets. One story hipped roof porch on east facade has square columns and simple square balusters. This porch wraps around to the rear of the house.

Planning district/  
village #: 8

Address/  
Location: 412 W. Holly Avenue

Historic  
Name: \_\_\_\_\_

Other  
Name: \_\_\_\_\_

33. Architect/engineer: \_\_\_\_\_

34. Builder/contractor: \_\_\_\_\_

35. Present Owner: Dan Wagers 36. Date built: \_\_\_\_\_

Address: 412 W. Holly Avenue 37. Date source: \_\_\_\_\_

38. Legal Description: East 1/2 of Lot 16-17, Block 20, Woodland Park Addition

39. Building Permit #: not on index card

40. Location of architect's drawings: \_\_\_\_\_

41. On National Register?  Yes  No 42. National Register potential?  Yes  No

43. HPC/local historic site?  Yes  No 44. Local designation potential?  Yes  No

45. In historic district?  Yes  No 46. Historic district potential?  Yes  No

Which? National Register, State, If yes, explain rationale: \_\_\_\_\_

H.P.C. Historic Hill Districts

47. Historical background:  
Unfortunately, the building permit index card for this house contains no original permit information. This building has been attributed both to Cass Gilbert and to the firm of Reed and Stem, though this has not been verified.

48. Level of significance:  Local  State  National

49. Statement of significance:  
This house is an amazing and sophisticated Tudor Revival/Craftsman building. Unfortunately, more research needs to be done on the house before the names of the architect, builder, and original owner are known.

50. Sources of information:  
See Historic Sites Survey Architect and Contractor File.

Photographs





CITY OF SAINT PAUL

## Code Compliance Report

February 18, 2019

**\*\* This Report must be Posted  
on the Job Site \*\***

Daniel E Wagers  
596 Summit Ave Apt 1  
Saint Paul MN 55102-2693

Re: 412 Holly Ave  
File#: 13 229120 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 06, 2015.

Please be advised that this report is accurate and correct as of the date February 18, 2019. 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 18, 2019. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

### ZONING

1. This property is in a(n) RT2 zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Jim Seeger**

**Phone: 651-266-9046**

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
4. Repair or replace damaged doors and frames as necessary, including storm



- doors. SPLC 34.09 (3f)
5. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
  6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
  7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  8. 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. SPLC 34.33 (1)
  9. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over- spanned, over- spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
  10. Re- level structure as much as is practical. SPLC 34.10 (2)
  11. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  12. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
  13. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  14. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
  15. Provide major clean- up of premises. SPLC 34.34 (4)
  16. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  17. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  18. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  20. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
  21. Provide general rehabilitation of garage. SPLC 34.32 (3)
  22. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
  23. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
  24. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
  25. House needs some footings under basement floor at post and install floor where missing.
  26. Foundation walls need repair at windows and at rear of house basement.
  27. Many walls and ceilings need loose plaster removed and repaired.
  28. Many parts of porches need framing and trim replaced.
  29. Some area's of house in basement had temp. post and beams , all need proper repair.
  30. Repair basement stairs and level them.
  31. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
  32. Permanently secure top and bottom of support posts in an approved manner.

MNRC Ch 1309 Sect. 407.3

33. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
34. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
35. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
36. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
37. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

**ELECTRICAL Inspector: Steve Reimers**

**Phone: 651- 266- 9037**

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1. Ensure/rewire all electrical associated with NM cables dated after \_\_\_\_\_ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
3. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
4. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
7. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
8. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
10. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
11. Properly strap and support cables and/or conduits. Chapter 3, NEC
12. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
13. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
14. Check all receptacles for proper polarity (including 2- prong) and verify ground on 3- prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC

15. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Troy McManus**

**Phone: 651- 266- 9053**

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1. Attic - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
2. Attic - Lavatory - (MPC 701) Install the waste piping to code.
3. Attic - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
4. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
5. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
6. Basement - Soil and Waste Piping - (MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.
7. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
8. Basement - Water Heater - (MPC 507.5) Correct the pressure and temperature relief valve discharge.
9. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
10. Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
12. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
13. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
14. Basement - Water Piping - (MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
15. Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
16. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
17. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
18. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
19. Second Floor - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
20. Second Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
21. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
22. Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
23. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

24. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
25. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
26. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
27. Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
28. Second Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
29. Second Floor - Tub and Shower - (MPC 417.3) Install a vacuum breaker for the hand held shower.
30. Second Floor - Tub and Shower - (MPC 401.1 & 409.2) Replace the waste and overflow.
31. Second Floor - Tub and Shower - (MPC 417.1) Provide a code compliant faucet with the proper air gap.
32. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

**Heating Inspector: Erin Powell**

**Phone: 651- 266- 9042**

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1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Provide thirty (30) inches of clearance in front of furnace/boiler for service.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
8. Provide adequate combustion air and support duct to code.
9. Provide support for gas lines to code.
10. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
11. Provide heat in every habitable room and bathroom.
12. Support supply and return piping from heating system according to code.
13. Conduct witnessed pressure test on hot water heating system and check for

leaks.

14. Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
15. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
16. Repair or replace radiator valves as needed.
17. Submit documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings.
18. Install isolation valves on boiler supply and return.
19. Mechanical permits are required for the above work.
20. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
5. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
6. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.
7. Interior of garage not available for inspection. Repair per applicable codes.

**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 in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval 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.)

Re: 412 Holly Ave  
February 18, 2019  
Page 7

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  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651- 266- 9046  
Email: [jim.seeger@ci.stpaul.mn.us](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments

**Date:** November 29, 2018  
**File #:** 13 - 229119  
**Folder Name:** 412 HOLLY AVE  
**PIN:** 012823240130

**HP District:** HPL-Hill  
**Property Name:** Dr. Louis Gilbert  
**Survey Info:** RA-SPC-1777



**Date:** November 29, 2018  
**File #:** 13 - 229119  
**Folder Name:** 412 HOLLY AVE  
**PIN:** 012823240130

**HP District:** HPL-Hill  
**Property Name:** Dr. Louis Gilbert  
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# Ramsey County Parcel Report

Report generated 12/14/2018 11:53:35 AM



Parcel location within Ramsey County



Taxlot highlighted in red

**Parcel ID:** 012823240130

**Owner(s):** DANIEL E WAGERS

**Site Address:** 412 HOLLY AVE, SAINT PAUL MN 55102-2204

[Link to Ramsey County Tax and Property Quick Info](#)

**Tax Payer(s):** DANIEL E WAGERS

**Homestead:** N

**Tax Address:** 596 SUMMIT AVE APT 1, SAINT PAUL MN 55102-2693

**Use Type:** SINGLE FAMILY DWELLING, PLATTED LOT

**Dwelling Type:** SINGLE FAMILY DWELLING, PLATTED LOT

**Home Style:** TWO STORY

**Lot:** 16      **Block:** 20

**Living Area:** 3942      **Sq. Ft.**

**Plat Name:** SUBDIVISION OF BLOCKS 19,,21 A

**Year Built:** 1885

**Area:** 0.3      **Acre(s)**

**Garage:** Y

2018 Pay 2019 EMV Land: 267100

**Garage Area:** 600      **Sq. Ft.**

2018 Pay 2019 EMV Building: 52200

**Heating Type:** HOT WATER

2018 Pay 2019 EMV Total: 319300

**Cooling Type:** CENTRAL

**Total Tax\* in 2018 :** 7680

**School District:** 0625

**Special Assessment in 2018 :** 2645.38

**Watershed District:** CAPITAL REGION W/S

**Tax Exempt:** N

**Green Acre:**

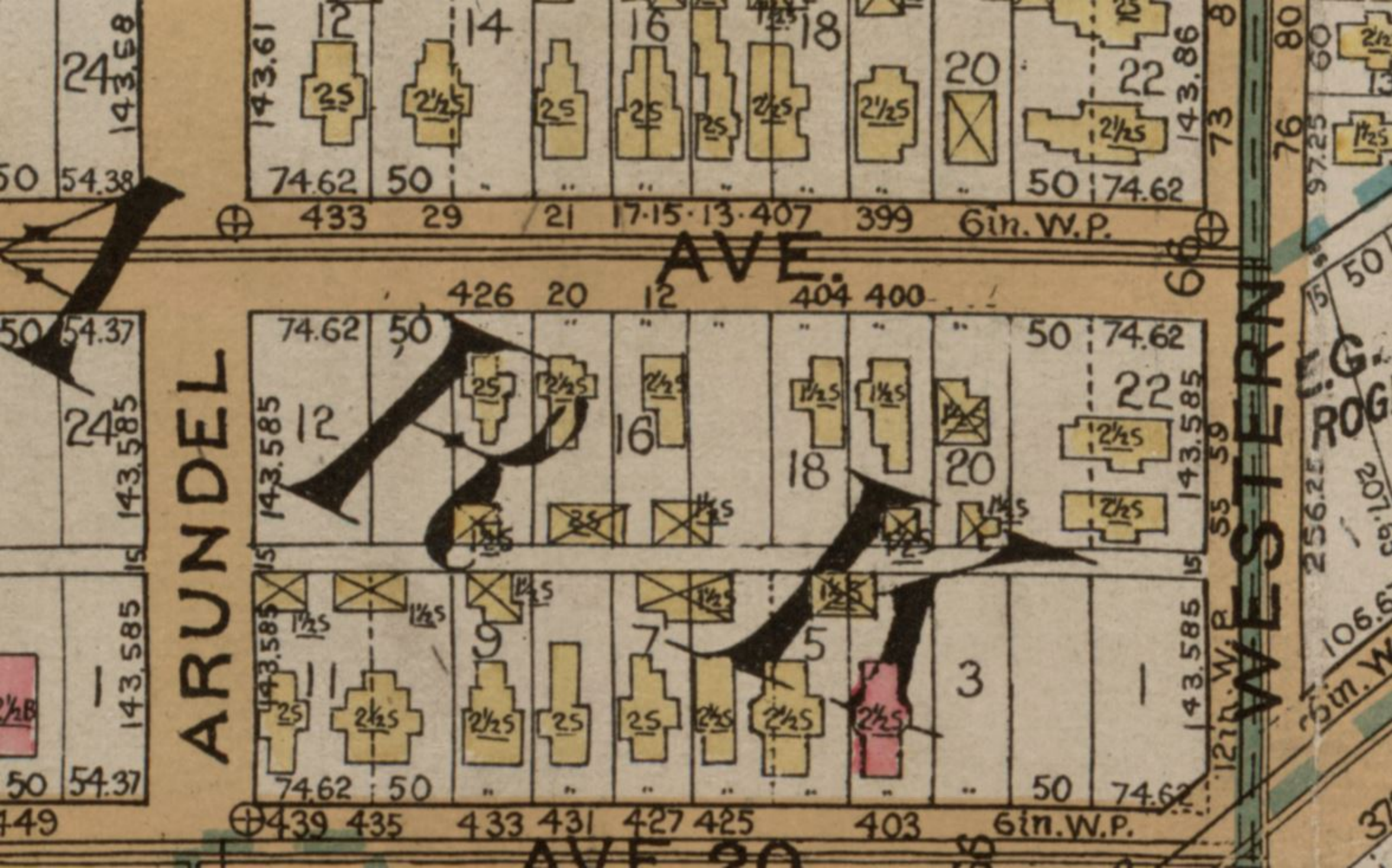
**Last Sale Date:**

**Open Space:** N

**Last Sale Price:**

**Agriculture Preserve:** N

*The user of this report acknowledges that the City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. \*Total Tax includes special assessment due if any.*

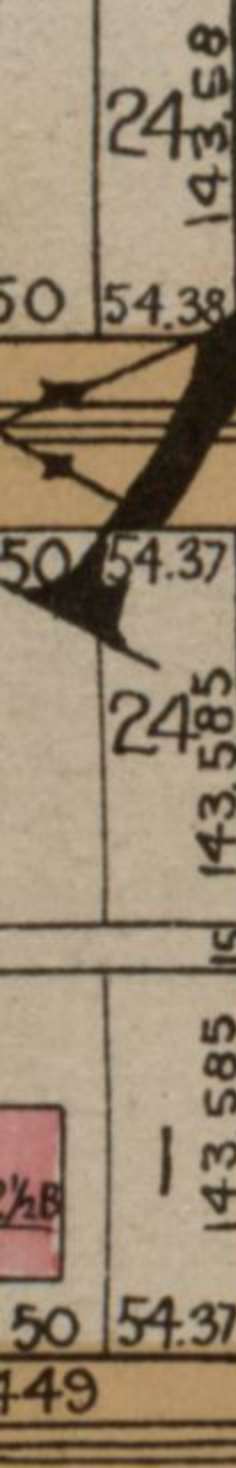
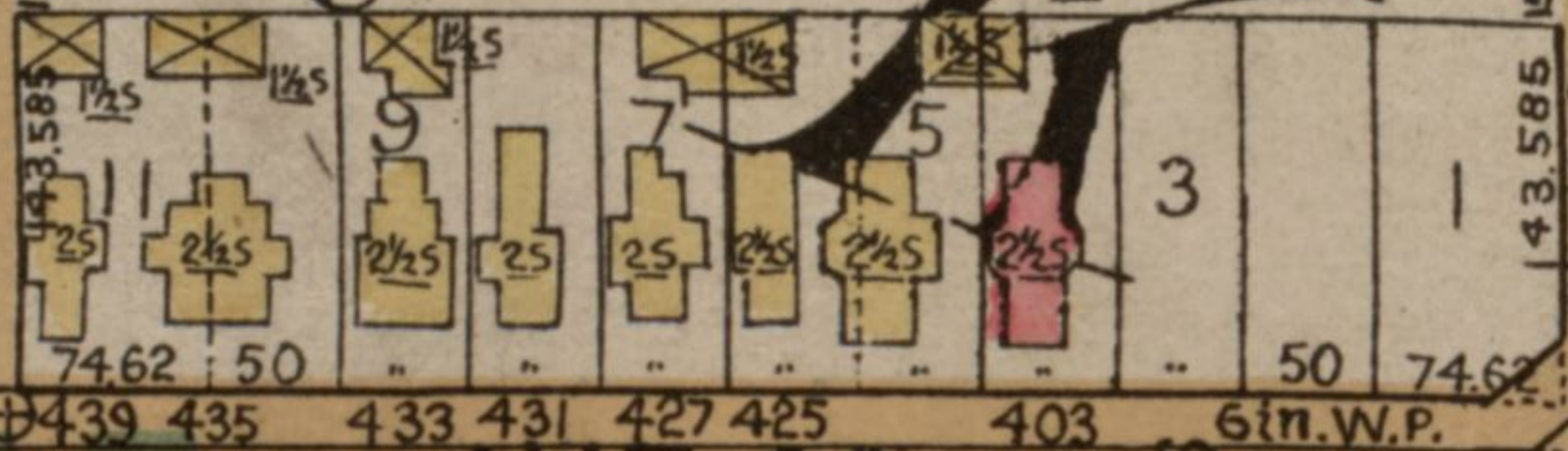
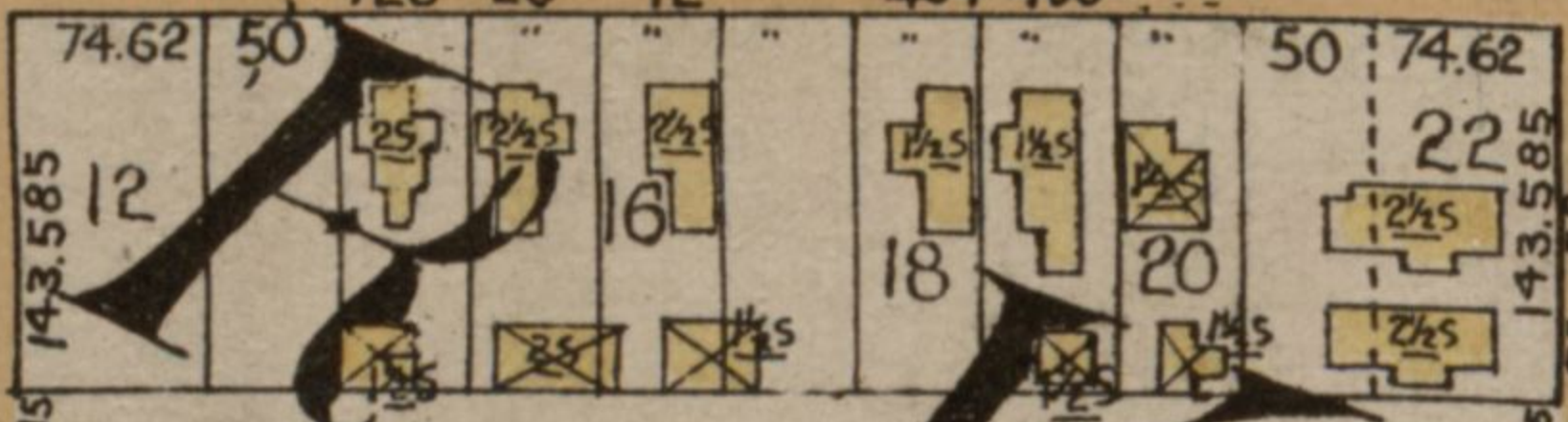
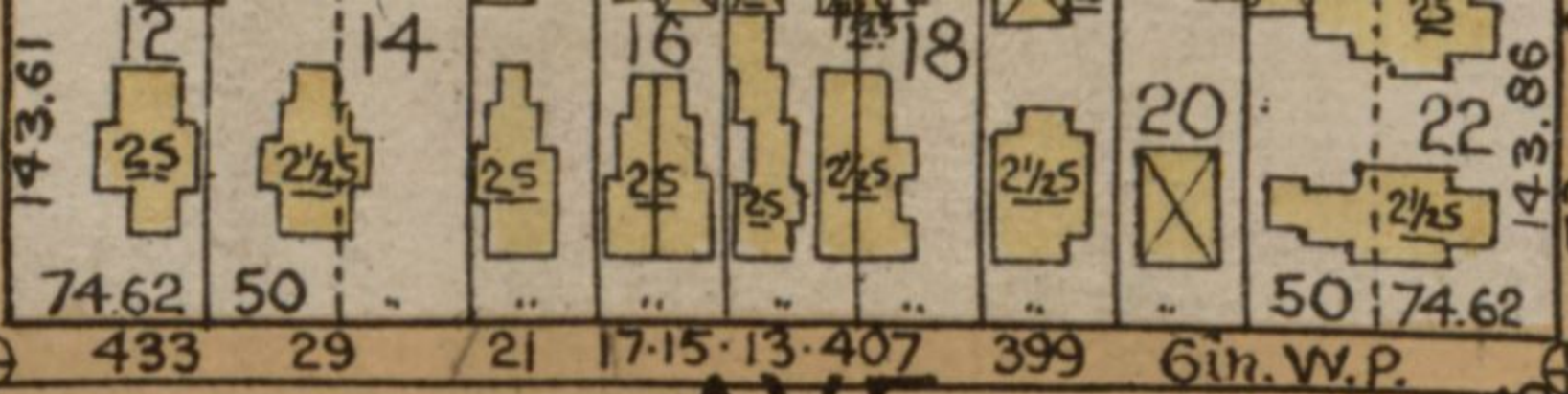


ARUNDEL

AVE.

WESTERN

AVE. 20

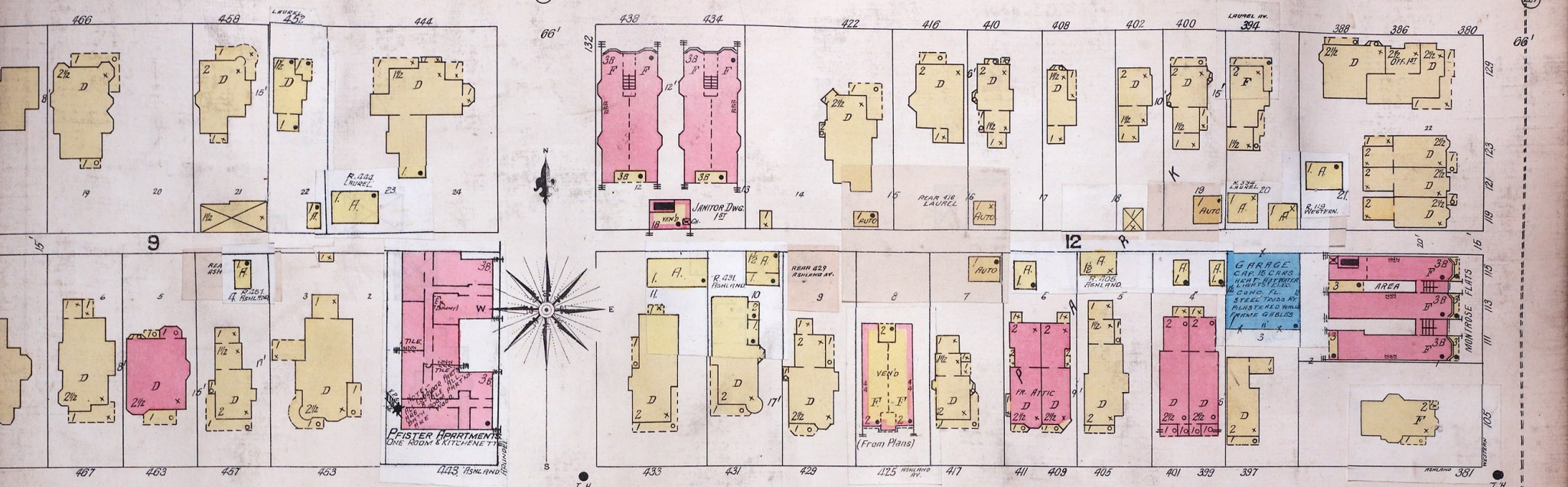


42

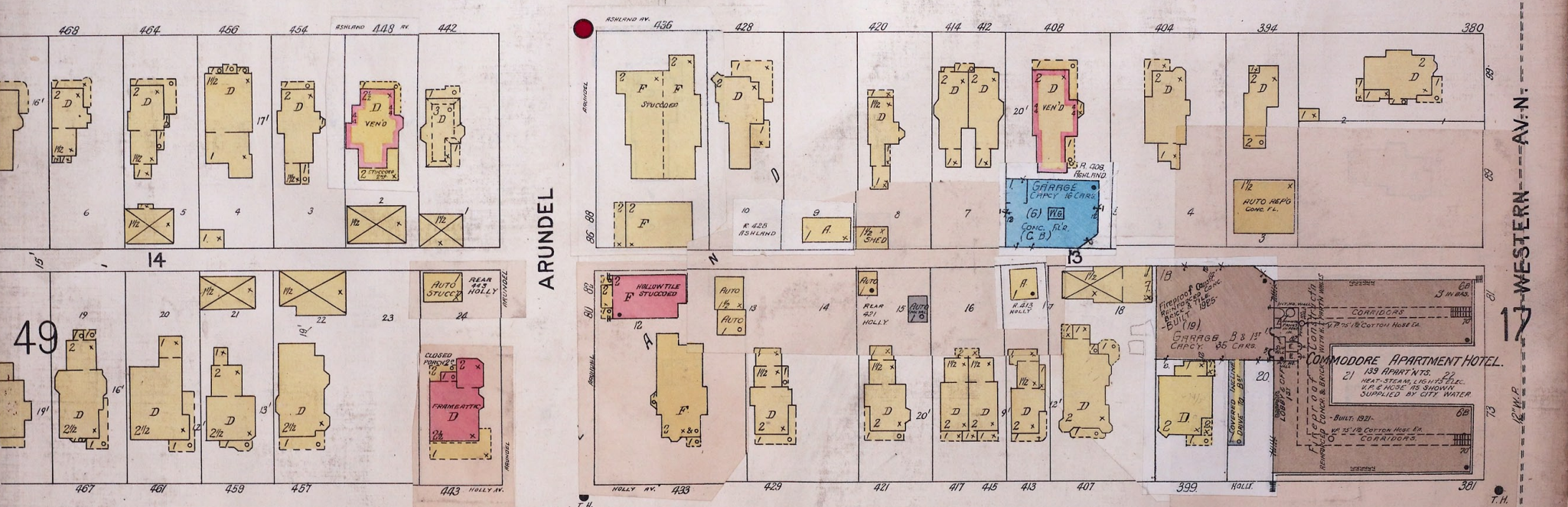
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LAUREL AV.

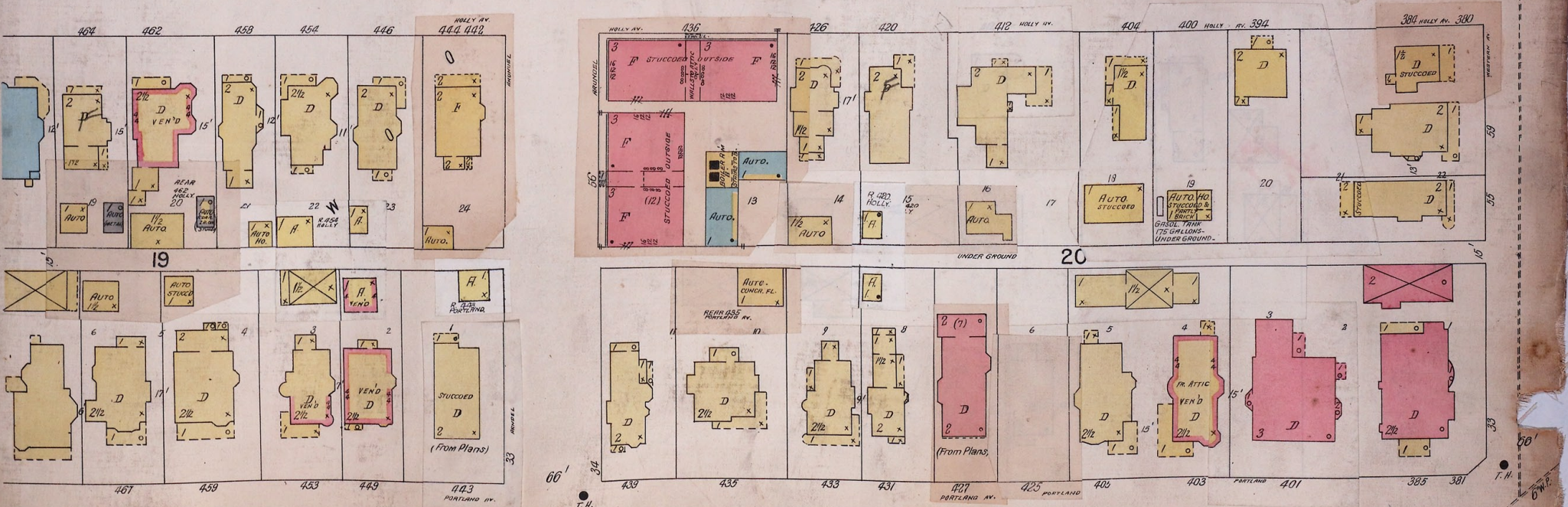
ST. PAUL VOL. 1



ASHLAND AV.



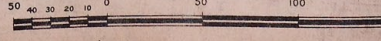
HOLLY AV.



PORTLAND AV.

58

Scale of Feet.





**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](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

March 29, 2019

Mary Wagers  
o/b/o Dan Wagers  
2787 Dellwood Avenue  
Roseville MN 55113

VIA EMAIL: [marywagers@yahoo.com](mailto:marywagers@yahoo.com)

Brian Alton  
McClay-Alton  
951 Grand Avenue  
St Paul MN 55105

VIA EMAIL: [brian@mcclay-alton.com](mailto:brian@mcclay-alton.com)

Erik Stadstad  
39 Clarence Avenue SE  
Minneapolis MN 55414

VIA EMAIL: [stad0042@gmail.com](mailto:stad0042@gmail.com)

Dan Wagers  
596 Summit Ave  
St Paul MN 55102

VIA EMAIL: [dan\\_wagers@yahoo.com](mailto:dan_wagers@yahoo.com)

RE: Remove or Repair of the Structure at 412 Holly Avenue  
File No. RLH RR 19-15

Dear Ms. Wagers, Mr. Alton, Mr. Stadstad & Mr. Wagers:

This is to confirm that on March 26, 2019 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer stated that on April 24, 2019 at the City Council Public Hearing at 3:30 p.m., she will ask the City Council to refer the matter back to **Legislative Hearing on Tuesday, May 14, 2019 at 9:00 a.m. in Room 330 City Hall** for the below conditions to be met. The matter will also be referred to the Heritage Preservation Commission (HPC) for review at their meeting on April 22, 2019.

1. a contractual agreement between Mr. Wager and Mr. Stadstad while Mr. Stadstad undertake the rehabilitation of the property while it is still owned by Mr. Wager;
2. a detailed work plan or sworn construction statement, including timelines, for the project;
3. documentation of financing sufficient to execute the work plan (e.g. line of credit, construction loan, or personal bank account);
4. if the funds being used are from a personal account, will need an affidavit dedicating the necessary funds set aside for the project;
5. provide general contractor and subcontractor bids; and
6. maintain the property.

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

Sincerely,

/s/

Mai Vang

Legislative Hearing Coordinator

c: Steve Magner - DSI  
Joe Yannarely - DSI  
Vicki Sheffer - DSI  
Reid Soley - DSI  
Christina Boulware - HPC  
Sonja Mason, [sonjainfo@comcast.net](mailto:sonjainfo@comcast.net)  
Tom Blanck, 228 Gibbs Street, Prescott WI 54021  
John Lynden, [john@lyndenrealty.com](mailto:john@lyndenrealty.com)  
Bill Wittenbreer, [wittenbr@gmail.com](mailto:wittenbr@gmail.com); [wittendr@gmail.com](mailto:wittendr@gmail.com)  
Jim Sazevich, [jimsazevich@yahoo.com](mailto:jimsazevich@yahoo.com)  
Sarah Kinney, [skinney@cbburnet.com](mailto:skinney@cbburnet.com)  
Aaron Gjerde, [president@ramseyhill.org](mailto:president@ramseyhill.org)  
Peter Carlsen, [peterc@carlsenfrank.com](mailto:peterc@carlsenfrank.com)  
Christopher Keith, [chrisjohnkeith@yahoo.com](mailto:chrisjohnkeith@yahoo.com)  
Michael Faricy, [mjf612@yahoo.com](mailto:mjf612@yahoo.com)  
Mason Riddle, [masonriddle@mac.com](mailto:masonriddle@mac.com)  
Ronald Zweber, [ronzweber@msn.com](mailto:ronzweber@msn.com)  
Carol Carey