



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

1600 White Bear Ave N Tel: (651) 266-1900
Saint Paul, MN 55106 Fax: (651) 266-1926

April 13, 2007

**NOTICE OF CONDEMNATION AS
UNFIT FOR HUMAN HABITATION AND
ORDER TO VACATE**

John F Katter/Mary Jo Durand
1904 Princeton Ave
St Paul MN 55105-1523

Dear Sir or Madam:

The Department of Neighborhood Housing and Property Improvement, Division of Code Enforcement has determined that the dwelling and premises at **1904 PRINCETON AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **April 12, 2007** and ordered vacated no later than **April 25, 2007**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION
UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL;
DEPARTMENT OF NEIGHBORHOOD HOUSING AND PROPERTY
IMPROVEMENT.**

Principal Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. The house constitutes material endangerment. The conditions in the house are extremely unsanitary and a potential fire hazard. All floors are covered with trash, paper goods, clothing, household items, etc.
2. All the fire exits are blocked with debris.
3. There is evidence of a rodent infestation (**mice**). Immediately exterminate and eliminate all rodents from the entire building. Remove rodent harborages in the yard areas. Tuck-point the foundation if necessary to rodent-proof the building to prevent re-infestation. Immediately remove any dead rodents from the premises.
4. The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner.
5. Due to the amount of debris throughout the house, thorough inspection will be done when the home is cleaned out.
6. There are missing or defective guardrails. Provide all stairways, porches, decks or steps which are more than 30" high with guardrails and intermediate rails with openings in the guardrail no more than four (4) inches apart and in accordance with the State Building Code. (2nd floor stairs)

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

7. EXTERIOR SANITATION: Immediately remove improperly stored or accumulated refuse including; garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, tires, etc., from yard. The Saint Paul Legislative Code requires all exterior property areas to be maintained in a clean and sanitary condition. Usable materials must be stored in an approved manner, so as not to constitute a nuisance.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 8 Fourth Street, #200, Commerce Building, (651) 266-9090.

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 the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

November 1, 2019
1904 Princeton Ave
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If you have any questions concerning this matter, please contact the Inspector, Paula Seeley, at 651-266-1916. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me.

Sincerely,

RICHARD LIPPERT

Richard Lippert
Manager of Code Enforcement

dj

c: Ramsey County Assessor's Office
Public Housing Agency, Attn: Vera Johnson
Community Stabilization Project
NHPI: Stephanie Budge
HALO - Southern Minnesota Regional Legal Services