



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
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May 16, 2019

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Charles E Guggenberger II/Jason
Guggenberger
1011 Argyle St
St Paul MN 55103-1203

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1011 ARGYLE ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **May 15, 2019** and ordered vacated no later than **May 20, 2019**.

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

“Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned.”

THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.

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

1. SPLC 34.23 **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The owners of the property found tampering with the stop box for the water service to the property. Lack of basic facility constitutes material endangerment to the property and occupant(s).
2. SPLC 34.08 **ACCESSORY STRUCTURES/FENCES:** All accessory structures including, but not limited to, detached garages, sheds and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks. **FOUND GARAGE OVERHEAD DOOR UNSECURED WITH TRAILER TONGUE STICKING OUT TOWARDS THE ALLEY, SERVICE DOOR IN DISREPAIR, REPAIR OR REPLACE THE DAMAGED DOOR, SHED IN THE BACKYARD FOUND UNSECURE.**
3. SPLC 45.03 **EXPOSED WIRES:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090. **FOUND BARE WIRES FROM THE INSULATOR ON THE SOUTHWEST CORNER OF THE HOUSE RUNNING TOWARDS THE GROUND. REMOVE THE BARE WIRE OR PULL A PERMIT.**
4. SPLC 34.08 **EXTERIOR SANITATION:** All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. Remove the accumulation of exterior storage that creates a nuisance or harbors rodents. **PLEASE REMOVE THE UNUSED EXPANSION JOINTS, OUTBOARD MOTOR, FIRE PIT AND ALL OTHER MISCELLANEOUS DEBRIS FROM THE BACKSIDE OF THE PROPERTY AND FROM AROUND THE GARAGE.**
5. SPLC 34.08 **GROUND COVER:** Provide and maintain suitable ground cover on all exterior areas to control erosion, dust and mud by suitable landscaping with grass, trees, shrubs or other planted ground cover. **FOUND BARE SPOTS IN THE BACKYARD. PLEASE SEED AND WATER THE BACKYARD.**
6. SPLC 34.09 **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame. **FOUND REAR STORM DOOR LATCH ASSEMBLY IN DISREPAIR. PLEASE REPAIR OR REPLACE THE DAMAGED LATCH ASSEMBLY.**

Other Violations: These deficiencies must be corrected in order to bring this property into

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, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. 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.

If you have any questions concerning this matter, please contact the Inspector, Sean Westenhofer, at 651-266-1914. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Sean Westenhofer
Code Enforcement Officer

SW

cc: Posted to ENS