



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
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330.0

July 25, 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 **July 25, 2019** and ordered vacated no later than **July 29, 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. **WATER SHUT OFF FOR TAMPERING ON THE BOULEVARD AND NON-PAYMENT. FOUND RESIDENT CONNECTED A WATER HOSE FROM THE SOUTH SIDE OF THE HIS HOUSE TO THE NEIGHBOR AT 1017 ARGYLE'S BACK SIDE OF THE HOUSE WALL SPIGOT. HOSE WAS DISCONNECTED BY SPPD.**
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 SERVICE DOOR ON THE GARAGE NOT SECURED AND MISSING A DOOR KNOB. PLEASE INSTALL THE MISSING DOOR KNOB. FOUND SHED DOORS IN DISREPAIR. PLEASE REPAIR OR REPLACE THE DAMAGED SHED DOORS.**
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 INSULATION ON THE SOUTHWEST CORNER OF THE HOUSE RUNNING TOWARDS THE GROUND, REMOVE THE BARE WIRE OR PULL A PERMIT.**
4. **SPLC 34.09 FOUNDATION:** Provide and maintain foundation elements to adequately support this building at all points. Repair deteriorated or defective foundation in a professional state of maintenance and repair. The foundation shall be free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit dampness to the interior portions of the wall or to the interior spaces of structures. Permit may be required. **FOUND CRACKED CEMENT AND SEPARATION BETWEEN THE EXTERIOR FOUNDATION WALLS AND SIDEWALKS AROUND THE HOUSE. PLEASE CLEAN OUT THE CRACKS AND SEAL THE FLOOR AND WALL. FOUND FOUNDATION BLOCKS AROUND THE GARAGE DETERIORATING. PLEASE EITHER CLEANUP AND REPLACE OR REPAIR THE DETERIORATING CEMENT BLOCKS AROUND THE GARAGE.**
5. **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 SNOWMOBILES, TARP COVER, TRASH AND OTHER DEBRIS FROM AROUND THE PROPERTY.**
6. **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. **PLEASE SEED AND WATER THE BACKYARD.**

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

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cc: Posted to ENS