



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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325.0

January 28, 2016

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

Robert J Jensen  
896 Cottage Ave E  
St Paul MN 55106-1808

Steven Jensen  
896 Cottage Ave E  
St Paul MN 55106-1808

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **896 COTTAGE AVE E** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **January 28, 2016** and ordered vacated no later than **January 28, 2016**.

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 SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT**

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

1. The dwelling is unfit for human habitation due to material endangerment and violations including a lack of maintenance and dilapidation.
2. The structure has broken windows and doors allowing unauthorized entry.
3. Unsanitary conditions and lack of general maintenance has caused the structure to be determined to be unfit for occupancy
4. Remove illegal upstairs apartment with full kitchen (stove, refrigerator, sink).
5. Remove illegal double deadbolt on upper floor south door.
6. Repair leaking plumbing in the kitchen and bathroom on the upper floor.
7. Remove illegal plastic funnel urinal from the basement. This has allowed urine to pool in the shower drain and is unsanitary.
8. Remove bed from the basement.
9. Remove illegal sink from the NW end of the basement.
10. Remove illegal shower in the basement.
11. Replace damage tile in the upper floor shower/tub.
12. Replace damaged flooring in the upper floor bathroom. This has caused water damage to the 1<sup>st</sup> floor ceilings.
13. Repair loose light fixture in the upper floor hallway near the kitchen and bathroom.
14. The interior ceilings are defective, there is visible evidence of water leaking from the roof into the 2<sup>nd</sup> floor. Repair all ceiling defects and finish in a professional manner.
15. The interior walls are defective. Repair all wall defects and finish in a professional manner.
16. 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.
17. 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.
18. Replace railing on the upper south balcony.
19. Replace flooring on the upper south balcony.
20. Due to the deteriorated and dilapidated condition of the structure a Code Compliance Inspection shall be required before re-occupancy is allowed.

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

2. Replace rusting gutters on the house.
3. Scrape and paint gutter downspouts.
4. 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.
5. The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required.
6. Remove rotting wood backyard patio.
7. The eaves and soffits on the house and garage 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.
8. The exterior walls and/or trim of the house has defective, peeled, flaked, scaled or chalking paint or has unpainted wood surfaces. Scrape and repaint to effect a sound condition in a professional manner.

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) 266-8688. 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.

**If you have any questions concerning this matter, please contact the Inspector, Ed Smith, at 651-266-1917. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Ed Smith**  
Enforcement Officer

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c: Posted to ENS

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