



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806

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330.0

June 29, 2017

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

Sandra Horner  
1113 Galtier St  
St Paul MN 55117-4449

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1113 GALTIER ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **June 28, 2017** and ordered vacated no later than **June 28, 2017**.

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. **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has gross unsanitary conditions. Inspector found the home filled with flies, overwhelming smell of garbage, counters cluttered, rotting food, egress windows blocked, small walking path throughout the home. This is also a fire hazard due to the excessive combustibles.

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

2. **GARAGES AND ACCESSORY STRUCTURES.** All garages and accessory structures must be in sound condition and secure from unauthorized entry. Repair or replace any missing doors, windows, or hardware for same. **REPAIR OR REPLACE DAMAGED DOORS, WINDOWS AND HARDWARE THROUGHOUT GARAGE.**
3. 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. **PLEASE REPAIR OR REPLACE THE DETERIORATED AND DAMAGED EAVES, SOFFITS AND FASCIA AROUND THE HOUSE AND GARAGE.**
4. 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. **PLEASE REPLACE THE DETERIORATED ROOF ON THE GARAGE AND INSPECT THE ROOF ON THE HOUSE FOR WATER LEAKING INTO THE KITCHEN.**
5. **INTERIOR FLOORS THROUGHOUT: PLEASE REMOVE ALL THE STORAGE AND GARBAGE THROUGHOUT THE INSIDE OF THE HOUSE. CLEAN AND SANITIZE THE FLOORS THROUGHOUT.**
6. **INTERIOR WALLS THROUGHOUT: SCRAPE, CLEAN AND PAINT THE WALLS THROUGHOUT INSIDE OF THE HOUSE. FOUND PAINT CHIPPING AND PEELING IN THE KITCHEN.**
7. **INTERIOR CEILINGS THROUGHOUT: SCRAPE AND PAINT THE CHIPPING AND PEELING CEILINGS THROUGHOUT THE INSIDE OF THE HOUSE.**
8. **INSTALL MISSING LIGHT BULBS AND LIGHT COVERS THROUGHOUT THE INTERIOR OF THE HOUSE.**
9. **KITCHEN: FOUND FAUCET DRIPPING, PLEASE INSPECT THE PLUMBING THROUGHOUT THE HOUSE.**
10. **ELECTRICAL: MISSING COVER PLATE ON LIGHT SWITCH IN MAIN FLOOR NORTH BATHROOM AND LIVING ROOM CEILING.**
11. **ENTRY/EXIT DOORS: PLEASE REMOVE THE GARBAGE AND MATERIAL BLOCKING THE SOUTH ENTRY/EXIT DOOR, HALLWAYS TO BASEMENT AND 2<sup>ND</sup> FLOOR.**

12. **CHIMNEY: REPAIR CRACKED CEMENT AROUND THE EAST SIDE OF THE CHIMNEY STACK.**
13. **CUT BACK ALL OVERGROWN TREE LIMBS ALONG THE WEST SIDE OF THE HOUSE. PLEASE REMOVE ALL GROWTH FROM THE GUTTERS TO ALLOW FOR PROPER DRAINAGE.**
14. **GARAGE AND HOUSE: DEFECTIVE STAIRS.** Stairs are broken, defective, or in disrepair. Repair in a professional manner. **PLEASE REPAIR AND SEAL THE CRACKED CEMENT STAIRCASES.**
15. **REPAIR AND SECURE THE LOWER SECTION OF THE FRONT PORCH STORM DOOR.**

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, 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

c: Posted to ENS

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